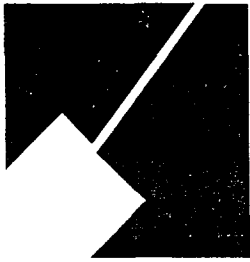


#22/3 Relocation of mill building from  
6116 Olney-Laytonsville Rd. to 1201  
Goldmine Road, Brookeville

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 02/01/00

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation (M)

SUBJECT: Historic Area Work Permit #22/3-2000A

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

           Approved

  X   Approved with Conditions: (1) THE APPLICANT PROVIDE STAFF W/ B+W

PHOTOS OF EACH ELEVATION, A SKETCH OF THE EXISTING SITE,  
A SKETCH OF THE EXISTING FLOOR PLAN, AND A BRIEF HISTORY

AND ARCH. DESCRIPTION BEFORE BLDG. IS DEMANTLED. (2) THE  
APPLICANT WILL RECONSTRUCT MILL ON RIVERTON SITE WITHIN 1 YR OF  
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying  
for a building permit with DPS; and HPC APPROVAL

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON  
ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: STEVEN + JENNIFER EWER

Address: 204 HALPINE WALK CT. ROCKVILLE, MD 20851

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Jennifer or Stephen Eller

Daytime Phone No.: 301-652-2215 (Stephen)
202-861-6601 (Jennifer)

Tax Account No.:

Name of Property Owner: Harry Frye Daytime Phone No.: 540-496-3444

Address: 230 Fryetown Lane Saltville VA 24370
Street Number City State Zip Code

Contractor: Peter Bugler Phone No.: 717-642-6365

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: Associated with 6116 Street: Olney-Laytonsville Rd (Rt. 108)

Town/City: Claysville Nearest Cross Street: Riggs Rd

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

1-2-99 Date

Approved: W/CONDITIONS

Signature of Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 2/1/00

Application/Permit No.: Date Filed: Date Issued:

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure is a mill located at 6116 Olney-Laytonsville Road, in Claysville, Maryland. The mill is located approximately 40 feet from Olney-Laytonsville Road, approximately 0.1 miles west of the intersection of Riggs Road and Olney-Laytonsville Road. The Claysville area, including the mill, is currently listed on the Locational Atlas. The mill is a post and beam structure approximately 30 feet by 40 feet. The beams are oak and chestnut. The siding is poplar, the floors are some walls are likely oak and pine. Sheds are located on either end of the mill. A faded sign on the face of the mill indicates that it was a feed, hay, and straw mill.

The mill was apparently built in the 1880s and used as a mill until approximately 1930. Beginning in the early 1930s, a trucking company operated out of the mill. The trucking company was owned by a Mr. Baker, who operated it until approximately 1969. In order to fit the large trucks into the mill, the trucking company apparently enlarged on of the bays on the front of the mill by removing a section of beam. This caused one large center beam to fail. Although the mill appears structurally sound, some beams may have been damaged by water. The siding is in poor shape and the inside of the structure has been used for several years to store various equipment, furniture, wood, paints, and some farm animals.

- b. General description of project and its effect on the historic resources(s), the environmental setting, and, where applicable, the historic district:

The proposed project involves cleaning out the mill, salvaging some lumber, removing the siding, sheds and roof, and moving the beams to another property. Once the mill is moved, a foundation will be laid and the mill will be reconstructed on the new property. The mill will then be used as a garage, workshop and guesthouse. Any original beams that are no longer structurally sound will be replaced with new beams. However, the structure and arrangement of the posts and beams will be the same as in the mill currently.

The effect of the project will be to move the mill from its historic location in order to preserve it. The mill will be moved to 1201 Gold Mine Road, Brookeville, Maryland 20833. This property, known as Riverton, is a 6 acre property located approximately 6 miles from the current mill site. The house on the Riverton is a mid-19<sup>th</sup> century Greek Revival stone dwelling originally constructed by Joshua and Edward Peirce.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 02/01/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits #22/3-2000A

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

RAW. APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Baker  
6128 Olney-Laytonsville Rd  
~~Gaithersburg, MD~~

Brooksville 20833

Ayton  
6106 Olney-Laytonsville Rd.  
Laytonsville 20833  
Brooksville

Troxler  
6112 Olney-Laytonsville Rd

Tidings  
6121 Olney-Laytonsville Rd

Miller  
6101 Olney-Laytonsville Rd

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b> 6116 Olney-Laytonsville Rd. to 1201 Gold Mine Rd	<b>Meeting Date:</b> 01/26/00
<b>Resource:</b> <u>Locational Atlas Resources</u> #22/3 and #23/90	<b>Report Date:</b> 01/19/00
<b>Review:</b> HAWP	<b>Public Notice:</b> 01/12/00
<b>Case Number:</b> 22/3-2000A	<b>Tax Credit:</b> None
<b>Applicant:</b> Harry Frye Jennifer and Steven Eller	<b>Staff:</b> Michele Naru
<b>PROPOSAL:</b> Relocation of Mill	<b>RECOMMEND:</b> Approve w/ cond.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Locational Atlas Resources: 22/3 and 23/90  
**STYLE:** Turn of the century mill  
**DATE:** c.1880

This 2-1/2-story, three-bay frame mill is located in an area identified on the Locational Atlas as Claysville (#22/3). The feed, hay and straw mill is a post and beam structure measuring approximately 30' x 40'. The beams are oak and chestnut. The mill has two, one-story shed roof extensions projecting out from each gable end. The exterior walls are clad in poplar wood siding and the roof is sheathed with standing seam metal.

The mill was apparently built c.1880 and used as a mill until approximately 1930. Beginning in the early 1930s, a trucking company operated out of the mill. The trucking company was owned by a Mr. Baker, who operated it until approx. 1969.

**PROPOSAL:**

The proposed project involves cleaning out the mill, salvaging some lumber, removing the siding, sheds and roof, and moving the interior structure/ framework to Locational Atlas Resource, Riverton. Once the structural elements are moved, a foundation will be laid and the mill will be reconstructed at the new site with new wood siding. The mill will then be used as a garage, workshop and guesthouse at Riverton. Any original beams that are no longer structurally sound will be replaced with new beams. However, the structural configuration of the post and beams will be the same as in the mill currently.

## STAFF DISCUSSION

The applicant, Mr. Eller, contacted staff in early December inquiring about the procedure for moving a historic mill from one Locational Atlas property to another. The applicant expressed his concern for the mill stating that Montgomery County Housing Code Enforcement staff had ordered the present owner, Mr. Frye, to undertake significant renovation or demolish the building, citing it as a safety hazard. Mr. Frye was making plans for demolition.

The mill is presently situated in the Locational Atlas area called Claysville. The potential historic district presently contains the mill and a double house, perhaps a tenant house. Both structures are in fair condition. It is the staff's initial feeling that the potential for Claysville to become a Master Plan Historic District is weak because its lack of extant historic resources. Conversely, the proposed relocation site is Riverton (#23/90), already recommended by staff for designation as a Master Plan site (HPC will review in Feb./March). Riverton is a 6-acre property located approx. 6 miles from the current mill site. Riverton, built prior to 1848, is directly associated with the Pierce family and provides an important link to Montgomery County's pre-civil war history and heritage.

As a general rule the relocation of historic structures is discouraged. The historic relationship between the building and its landscape features are important in retaining the integrity of the resource. However, staff is of the opinion that, in order to save this historic structure from demolition, relocation is the favored option. The owner of the mill has indicated that if the mill cannot be relocated, he will apply to demolish it.

Staff would encourage the applicant to document the existing mill prior to dismantling. The documentation should include: B/W photographs of each elevation, a sketch of the existing site, sketch of the existing a floor plan, and a brief history and architectural description of the building.

## STAFF RECOMMENDATION

Staff recommends that the Commission **approve with condition** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guideline #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

1. The applicant provide staff with B/W photographs of each elevation, a sketch of the existing site, a sketch of the existing floor plan, and a brief history and architectural description before the building is dismantled.
2. **THE APPLICANT WILL RECONSTRUCT MILL ON RIVERTON SITE** with the general condition applicable to all Historic Area Work Permits that **the applicant will**

WITHIN  
1 YR  
OF  
HPC  
APPROVAL



**present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

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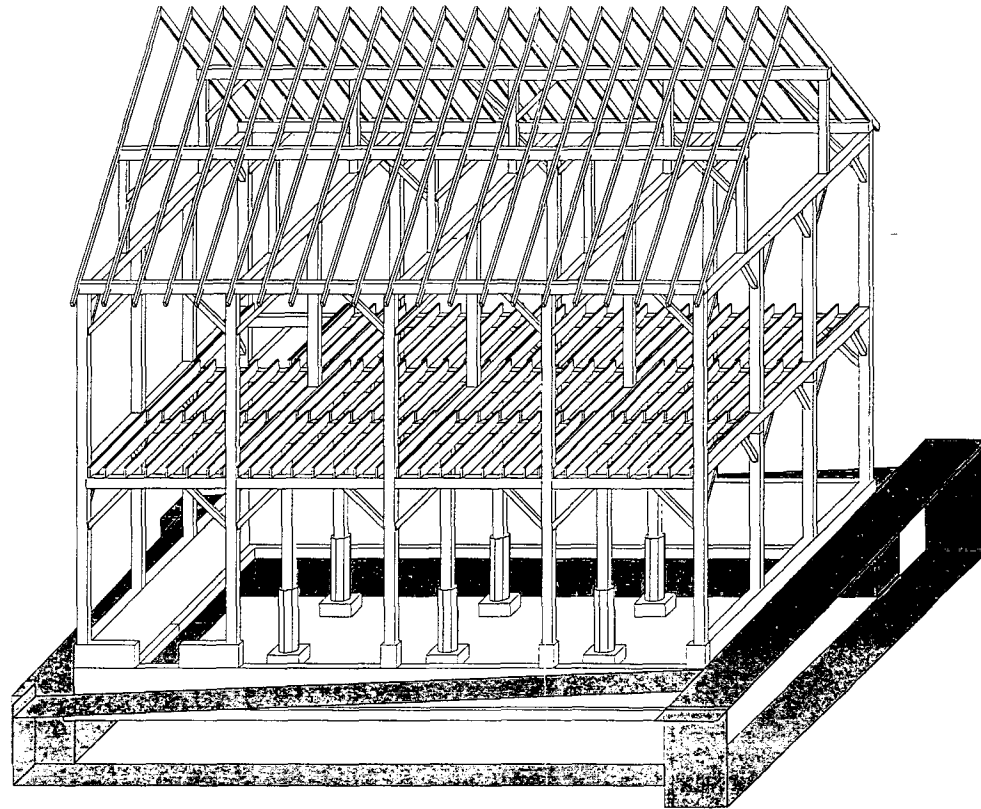
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Timber Frame  
West Perspective

x, y scale 1" = 8'  
z scale 1" = 16'

Note: All framing timbers 8" by 8"

6112  
Teatler

6116  
Frye

6116-A  
Frye

6106  
Ayton

work  
shop

shed

MILL

shed

6128  
Baker

Gravel  
Drive

OLNEY-LAYTONSVILLE Rd (Rt. 108)

Riggs Rd

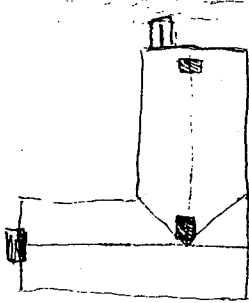
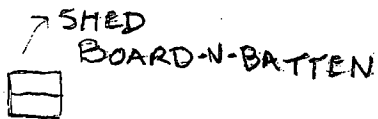
6121  
Tilings

6101  
Miller

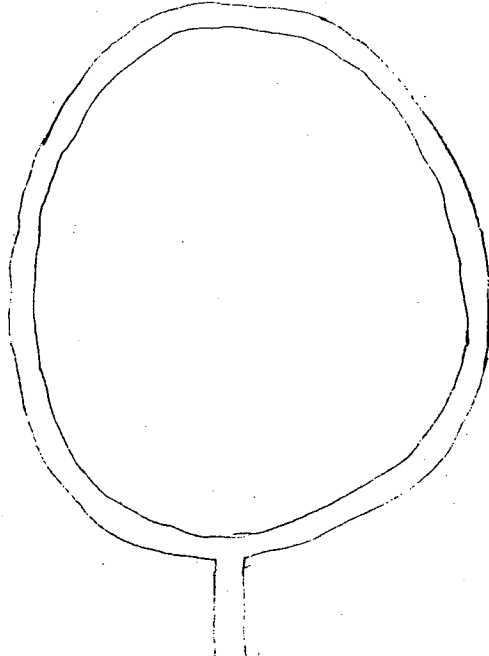
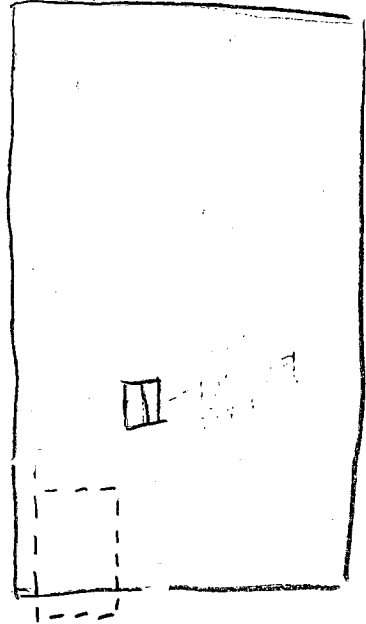
Approximate scale:  
1" = 80'



RIVERTON



FENCED GARDEN



Approximate Proposed location of Mill

GOLD MINE RD

1 December 1999

Gwen:

Here is the information from my conversation yesterday with Mr. Tim Eller reference a mill building at 6116 Olney-Laytonsville Road.

Tim Eller is interested in purchasing the mill building at 6116 Olney-Laytonsville Road. (Near intersection of Rt. 108 and Riggs Road) to dismantle it, then reconstruct it at his home, Riverton, near Brighton.

Current owner, Mr. Harry Frye, reportedly has been ordered by Montgomery County to demolish the building, as it is a "safety hazard." Apparently Mr. Frye has been given until Christmas to complete this action. Mr. Frye has reportedly tried to have the local fire department burn it down, only to be told that he must first knock down the structure. (540) 496-3444

Mr. Eller has "spoken" to Mr. Frye indirectly, through his associate, Barry Van Riper, a local restoration contractor for Oak Grove Company. Mr. Frye is apparently interested in selling the structure to Mr. Eller.

Mr. Eller states the conditions of this action:

- he has the financing for the project
- he has available space at Riverton to reconstruct the building
- he has reportedly interviewed a "few" contractors for estimates on the job
- he has been told that there is electric power service that serves adjacent properties that is attached to the building. The service would have to be moved, perhaps to a power pole.
- adjacent neighbors are currently storing items in the building that would have to be removed.
- the building is apparently full of other "junk" belonging to Mr. Frye that would also need to be removed.
- he asks for at least 60 days to address these conditions.

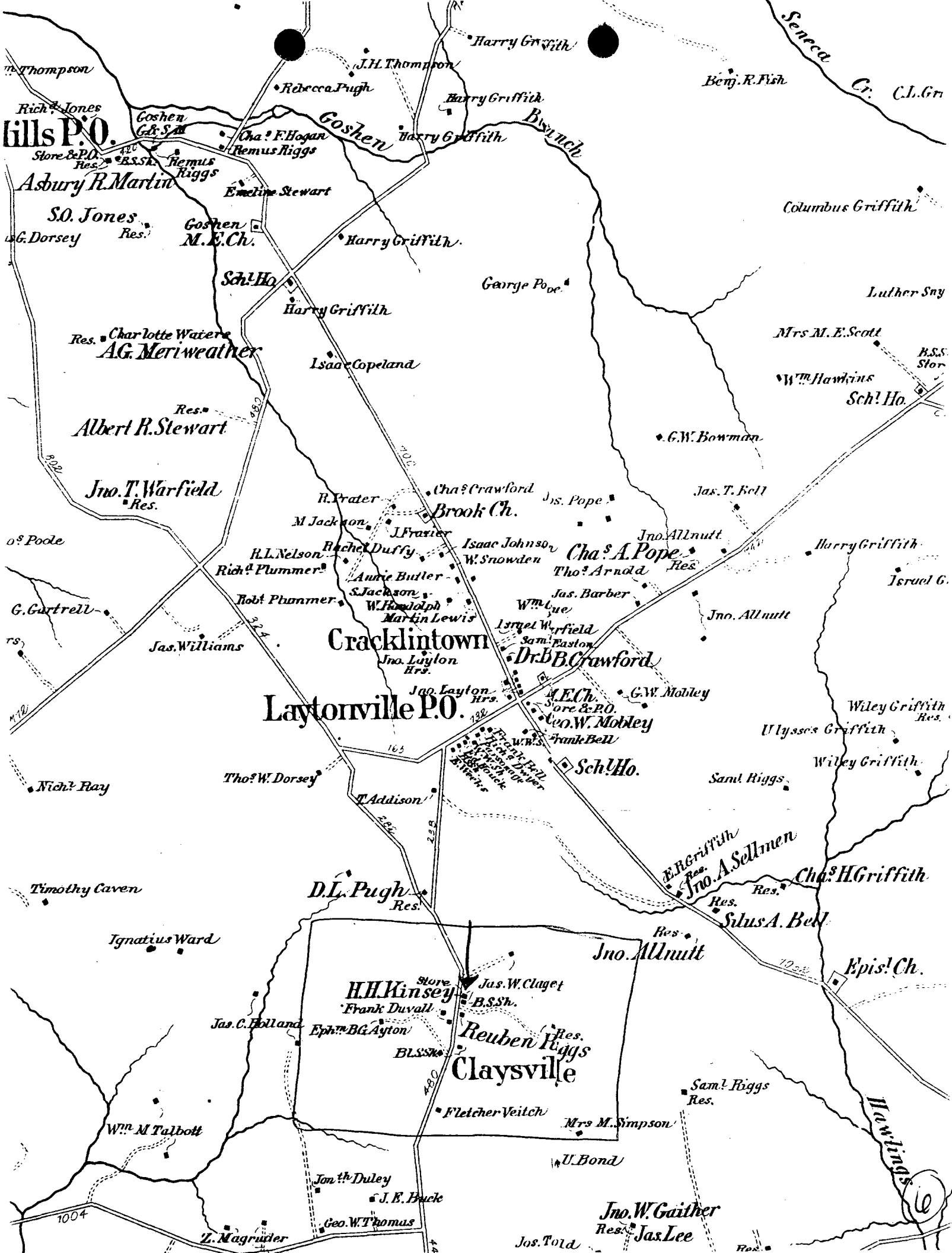
Mr. Eller gave the name of Mr. Robert Bell at "Code Enforcement" as a potential contact about this action.

Mr. Eller will be travelling in the coming weeks. His son, Steve Eller, is knowledgeable about this action and should be used as the contact person from now on. He can be reached at 301.652.2215 ext 209 (office) and 301.770.1210 (home).

Mr. Eller has a documented history of care for historic structures (Riverton at al). He cites the building's age (built c1880s), history, and his own plans for re-use as reasons to pursue this action.

Brian Lions

STEVE ELLER/JENNIFER ELLER  
204 HALPINE WALK CT.  
ROCKVILLE, MD  
20851



**Hills P.O.**

**Asbury R. Martin**

**S.O. Jones**

**AG. Meriweather**

**Albert R. Stewart**

**Jno. T. Warfield**

**o. Poole**

**G. Gartrell**

**Nich. Ray**

**Timothy Caven**

**Ignatius Ward**

**Wm. M. Talbott**

**1004**

**Z. Magruder**

**Laytonville P.O.**

**Cracklintown**

**Brook Ch.**

**Cha. Crawford**

**Jas. Pope**

**Jno. Allnutt**

**Isaac Copeland**

**Harry Griffith**

**Sch! Ho.**

**Goshen M.E.Ch.**

**Emeline Stewart**

**Remus Riggs**

**Goshen G. & S.**

**J.H. Thompson**

**Rebecca Pugh**

**Harry Griffith**

**Tho. W. Dorsey**

**T. Addison**

**D.L. Pugh**

**Res.**

**Ignatius Ward**

**Jas. C. Holland**

**Eph. B.G. Ayton**

**B.L.S.S.**

**Jon. Duley**

**J. E. Buck**

**Geo. W. Thomas**

**Z. Magruder**

**44**

**H.H. Kinsey**

**Frank Duvall**

**Reuben Riggs**

**Claysville**

**Fletcher Veitch**

**Mrs. M. Simpson**

**U. Bond**

**Jno. W. Gaither**

**Res. Jas. Lee**

**Jos. Told**

**Dr. B.B. Crawford**

**Wm. Mobley**

**Wm. Mobley**

**Sch! Ho.**

**Wm. Bell**

**E. Griffith**

**Jno. A. Sellmen**

**Res. Silus A. Bell**

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**Israel Warfield**

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**Benj. R. Fish**

**Mrs. M. E. Scott**

**Wm. Hawkins**

**Sch! Ho.**

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**Israel G.**

**Wiley Griffith**

**Ulysses Griffith**

**Wiley Griffith**

**Sam. Riggs**

**Wiley Griffith**

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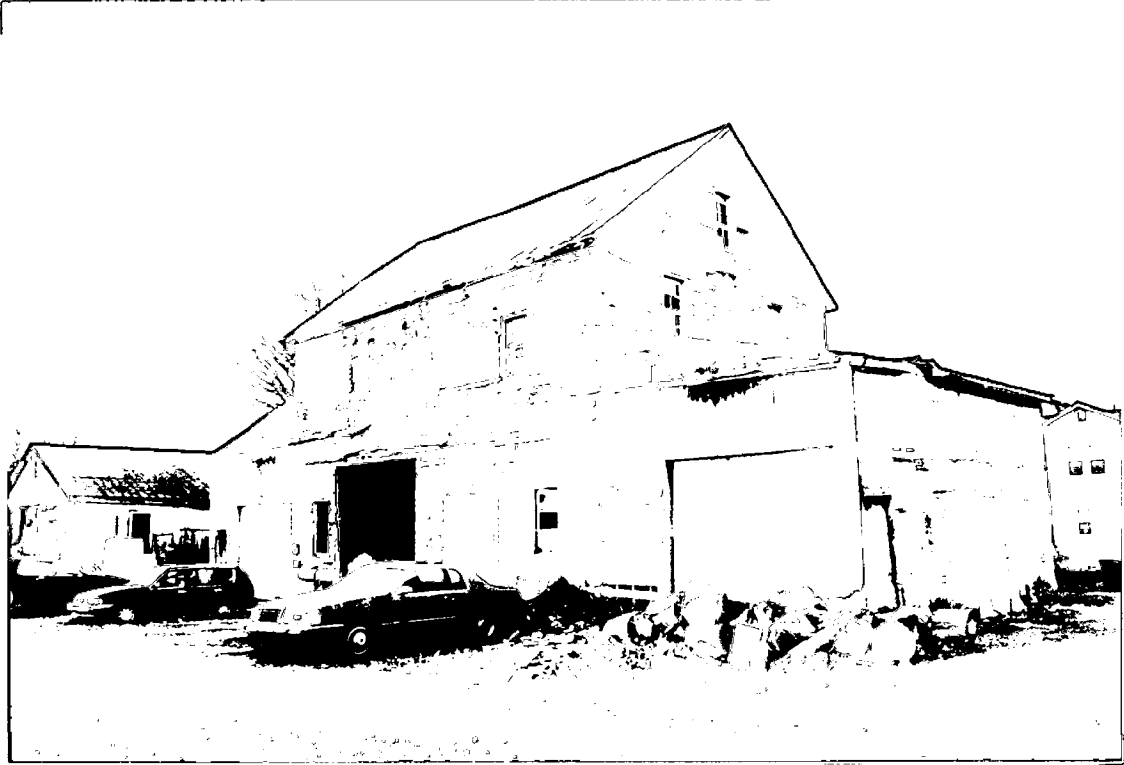
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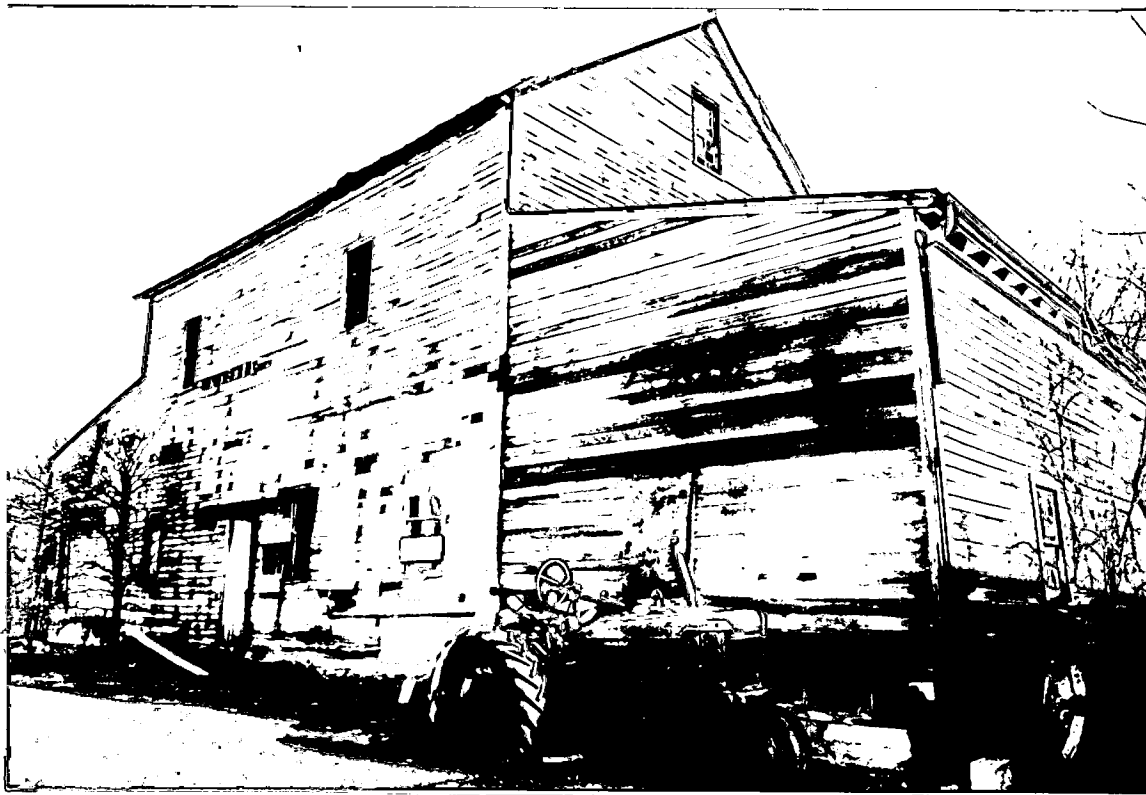


View of mill from north



View of mill from east





View of mill from southwest



View of beam in mill