

II D - Robin

18/12/920 Old Bucklodge Rd.
Boyds (White/Carlin Farm)

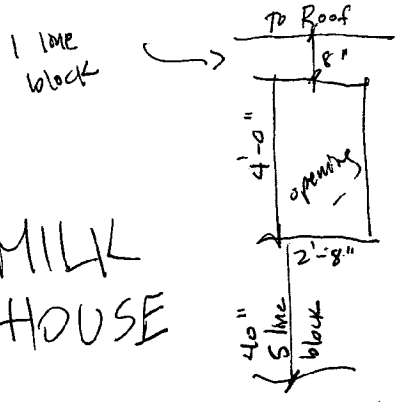
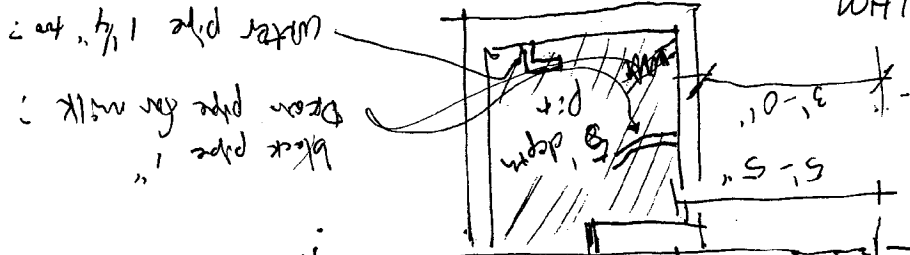
4/11/01 HPC CONDITION OF APPROVAL #1

4/26/01

(Mt. Hope Ohio - Rare Animal Sale ..)

RD2

WHITE-CARLIN FARM

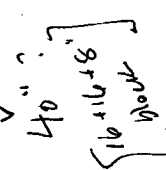
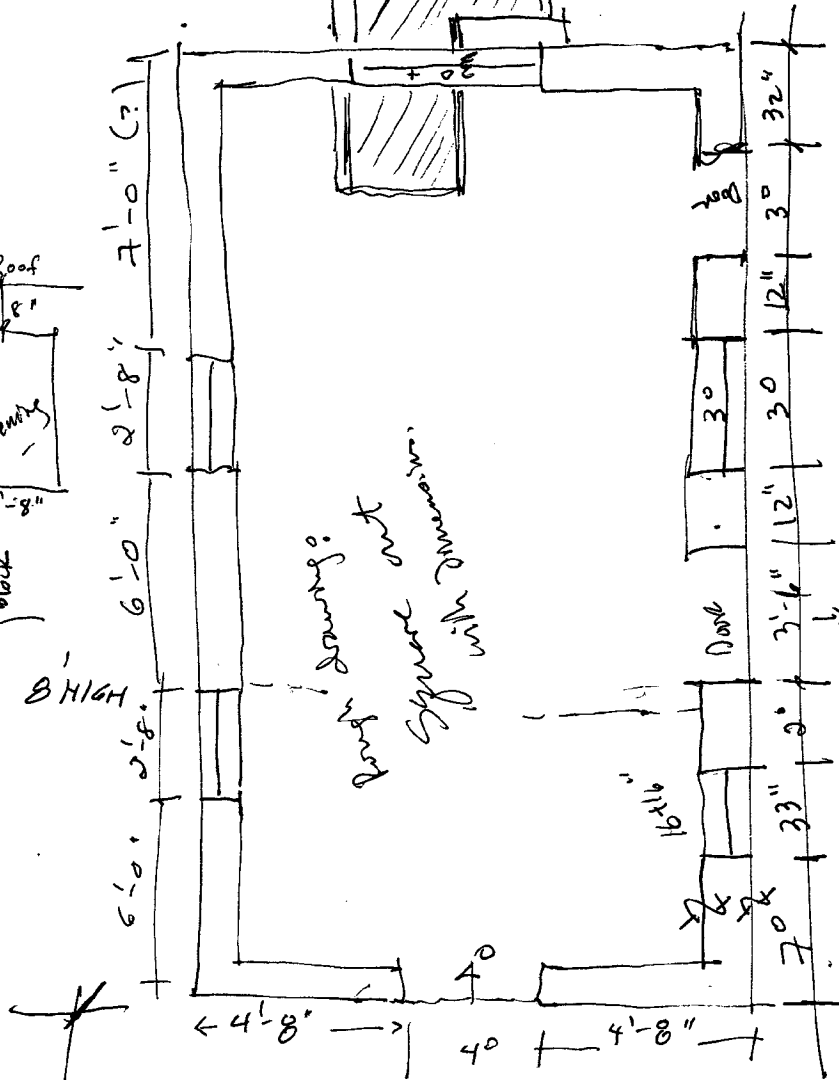


MILK HOUSE

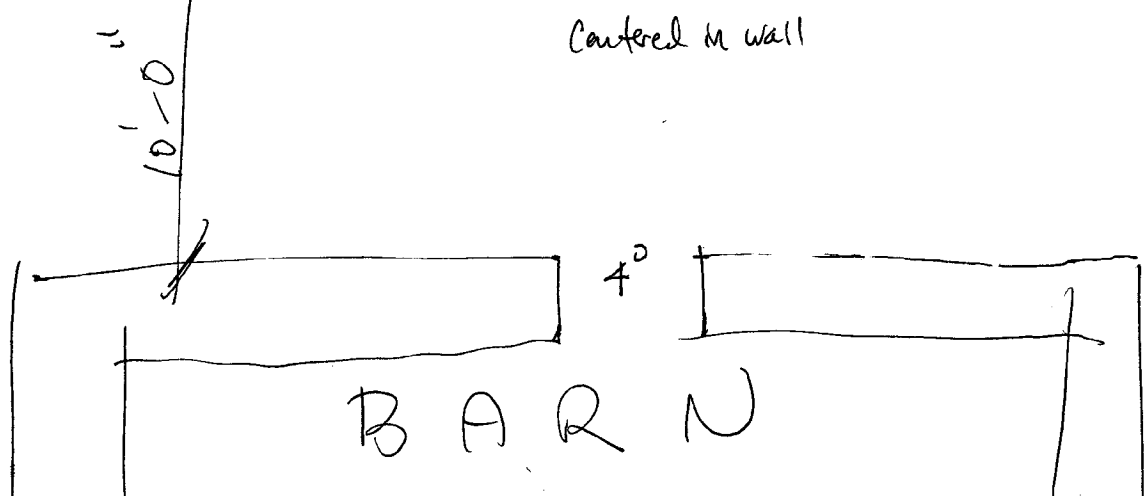
CAST CONCRETE WALLS 8' HIGH

DRAFTED EDGES.

- 8'x16"
- 8'x8"
- 12'x8"
- 4'x8"



Centered in wall



milkhouse plan

Windows - Single-Hung
(2-sash)
Fixed upper sash

brick chimney

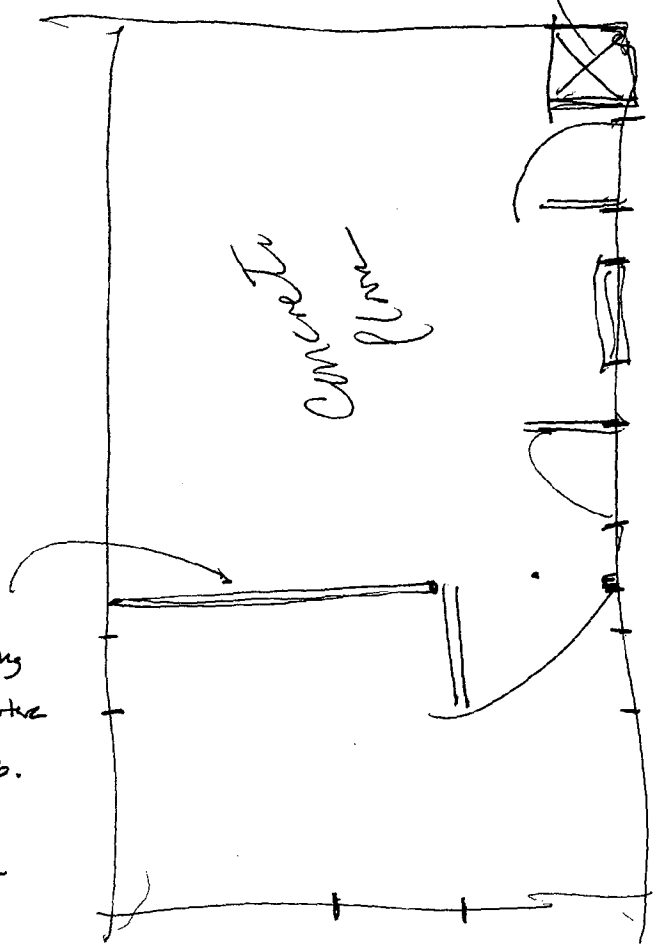
concrete floor

Board wall
Door framed opening
metal (left + pl-
finish both sides.

Block painted on
interior
concrete floor.

Beaded-board ceiling

Corrugated metal roofing

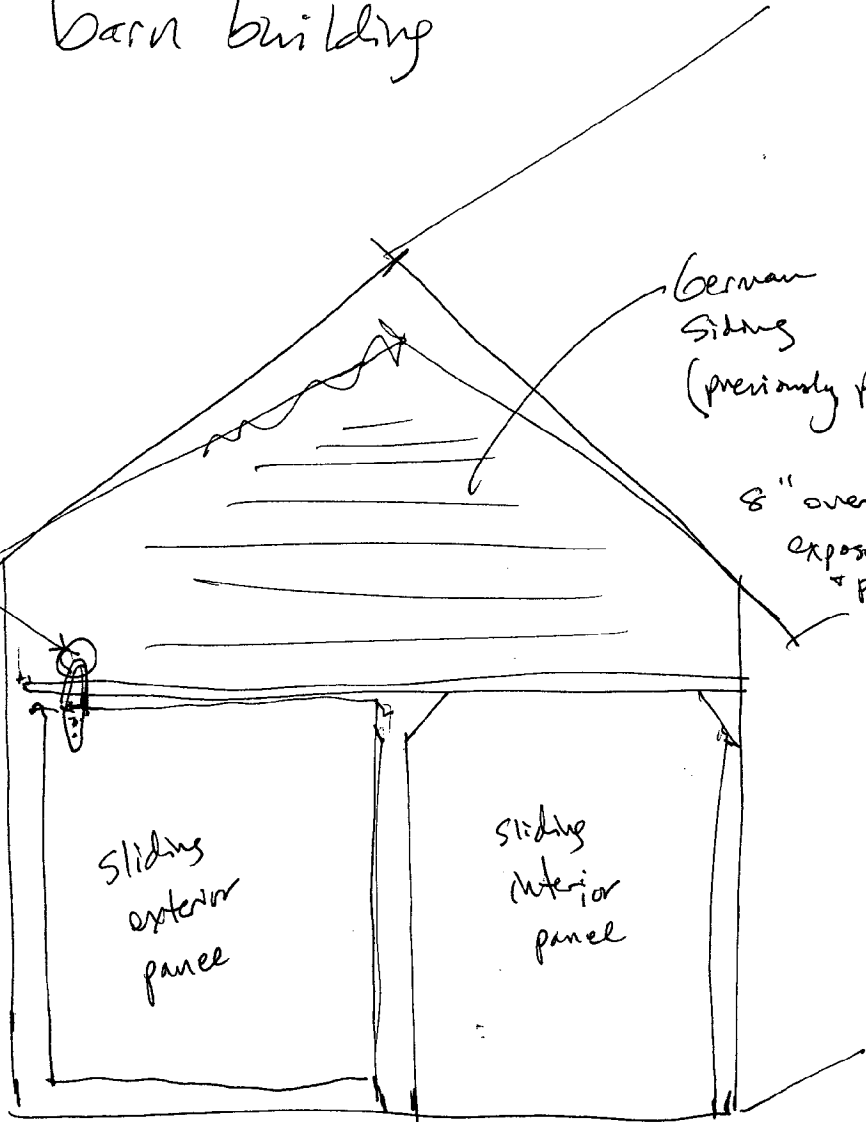


Small barn building

Aurora
Loom Mfg Co.
Aurora, Ill.

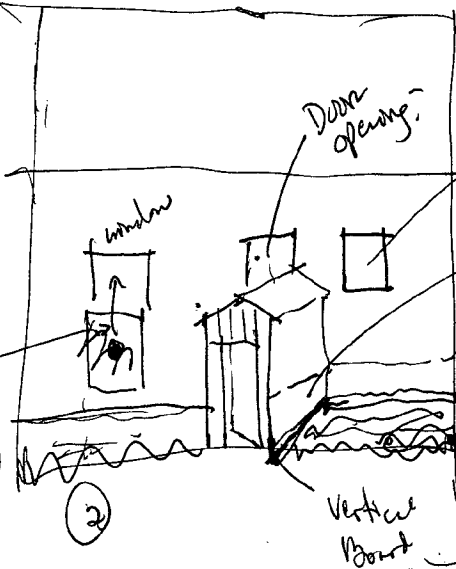
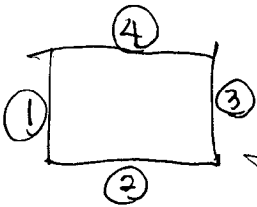
German
Siding
(previously painted)

8" overhang
exposed boards
& purlin end



③
1 single window
Sandstone finish

Facing farm lane ①



plywood
Board over window

concrete foundation 32' -
24" high

Seneca Rock
Sandstone
protection over steps lean
to basement -
concrete block
steps.

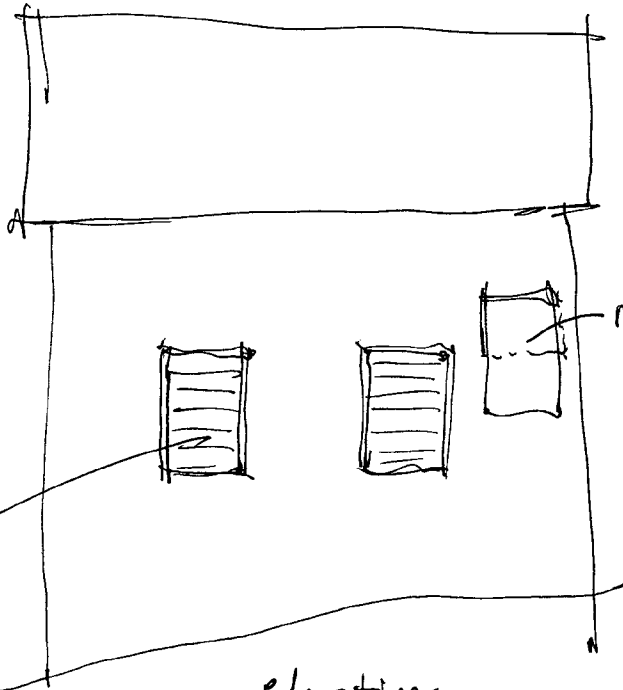
5' - 8" Door
opening

5' wide
(6 - 7'
high)

plywood
fill with
hole
(for chimney?
pipe?)

Home

Small barn building

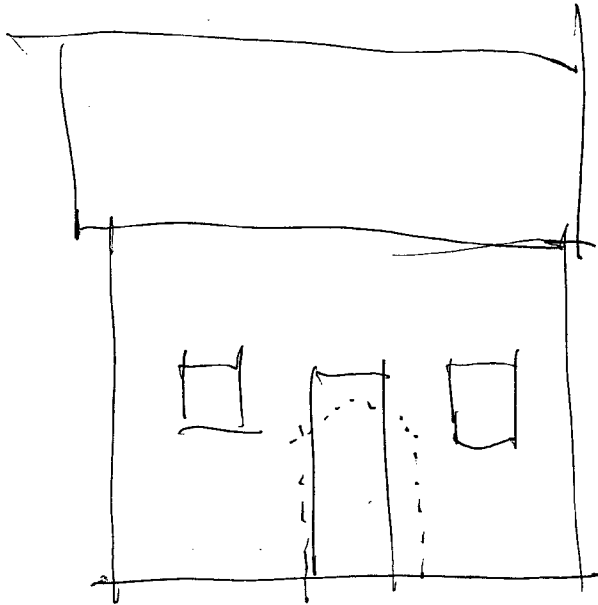


metal hood over opening

2 windows filled in with siding.

elevation facing far field

(4)



2nd drawing (3)

1st

and then center door was covered over with basement entrance.

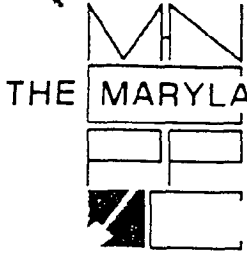
Sent Michael Rubin

Panel of Stabilization & "wrecking"
a house - ventilation, etc

Fence Maintenance @ White. Coll.

Current work

III D



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 7/11/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: ¹⁰⁰² Gwen Wright, Coordinator
Historic Preservation

Permit # 2424 33

SUBJECT: Historic Area Work Permit

#18/12-01A

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

 Approved

Approved with Conditions: Provide photographs & drawings to document the Milk House, and the outbuilding with a cellar, in consultation with staff.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Carlin Farm LLC (Michael Rubin, Agent)

Address: % Capitol Investment Assoc., 5454 Wisconsin Ave Suite 1265
Cherry Chase, MD. 20815

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 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

Re: #18/12- White/Carlin Farm 920 Old Buck Lodge



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
269 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michael D. Rubin
Daytime Phone No.: 301-529-5040

Tax Account No.: 3302384 Dist 11 Subdiv 01

Name of Property Owner: Carlin Farm LLC Daytime Phone No.: 301-951-8811, ext. 11
c/o
Address: Capitol Investment Assoc., 5454 Wisconsin Ave., #1265, Chevy Chase, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 920 Street: Old Bucklodge Road
Town/City: Boysd Nearest Cross Street: Bucklodge Road
Lot: _____ Block: _____ Subdivision: 01
Liber: 8080 Folio: 503 Parcel: P420 Tax Map DU32

DU32

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ _____

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.

Carlin Farm LLC

by [Signature]
Signature of owner or authorized agent
Michael D. Rubin, Managing Member

3/7/01
Date

Approved: X w/conditions _____ Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/11/01

Application/Permit No.: 242433 Date Filed: 3/9/01 Date Issued: 18/12-OTA

[Handwritten initials]

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

This 156 acre property includes the main Seneca red sandstone dwelling built around 1800, along with a summer kitchen, a smoke house, a spring house, and one of the largest sandstone-founded bank barns in Montgomery County. Associated buildings include a milk house, hog sheds, chicken sheds and several other smaller out buildings were built at a much later time. The farm served as a tobacco plantation, a wheat farm and a dairy complex. The main house has a porch and living addition and front portico, all of which were put on in the late 1950's
A number of the associated buildings are currently in ruins.

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

The intention is to raze those buildings which are in ruins and/or have no historical significance which include the milk house, chicken and hog sheds and the outbuildings which are clearly not of any significance and represent both a physical and a health hazard. Additionally, the intention is to remove from the house itself those structures which were added later so that the house can be restored to its original appearance with the possibility of a full renovation with additions to it which would be more appropriate and, of course, as approved by HAHP. This entire exercise is simply meant to clean up the site so that I can concentrate on the important structures, namely the barn, the summer kitchen, smoke house, spring house and the main residence, and also to remove, as I have said, what are essentially hazardous piles of rubble or unstable structures which will have no impact on the environmental setting or the historic district.

2. SITE PLAN I refer you to the accompanying plat, site plans and photographs. The work will also curtail some cleaning of underbrush. No trees of 6" diameter or above will be cut.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	920 Old Bucklodge Road	Meeting Date:	4/11/01
Applicant:	Carlin Farm LLC (Michael Rubin, Agent)	Date:	4/4/01
Resource:	White-Carlin Farm	Public Notice:	3/28/01
Review:	HAWP	Tax Credit:	No
Site Number:	18/12-01A	Staff:	Robin D. Ziek

PROPOSAL: Demolish several outbuildings

RECOMMEND: Approve w/Conditions

- 1) Provide drawings and photographs to document the Milk House, and the outbuilding with a cellar, in consultation with staff.

PROJECT DESCRIPTION

SIGNIFICANCE: White/Carlin Farm, *Master Plan* Site #18/12
STYLE: Federal; rural plantation with dwelling and associated outbuildings
DATE: ca. 1800

The White/Carlin Farm was originally one of the farms owned by the Chiswell family in the 18th century. In 1793, Stephen Newton Chiswell partitioned off 192 acres for his daughter's family; Peggy and Nathan White built the Seneca red sandstone dwelling around 1800. The farm served as a tobacco plantation, a wheat farm and as a large dairy complex, following the changes in the agriculture industry in Montgomery County in the 19th and early 20th centuries. Associated farm buildings include the high style dwelling with several additions, a summer kitchen, a spring house, one of the largest bank barns in Montgomery County (with sandstone foundations). Other farm buildings which are associated with 20th century farming at the site include the milk house, a chicken house, an open stable structure, and a shed.

The property has been neglected for well over 20 years. For many years, the property was rented so that the house was occupied and the land was farmed. In the most recent several years, the property has been vacant, although the land has been rented to a local farmer. During this time, little maintenance work has been undertaken at the property. Most recently, HPC staff has worked with the [previous] property owner to stabilize the bank barn, and secure the house from vandalism. In the meantime, the property continues to deteriorate (see Circle 18 -), with vegetation growing up and over the house and several outbuildings.

Recent Development

The majority of the White-Carlin Farm, 156 acres of the 184 acres in the environmental setting with the house, barn and outbuildings, has recently been purchased by the applicant. This new owner is pursuing land conservation options for this and other properties in the area. Recognizing that a vacant building is subject to rapid deterioration, the goal is to clean up the property to better evaluate it for resale. One scenario is that the house and farm buildings would be sold with 25 acres, but the bulk of the farmland would be maintained as active agricultural land. The actual environmental setting for the farm need not be reduced, and any consideration of this would have to come back to the HPC as a separate proposal.

PROPOSAL

This HAWP proposal is a first step towards the rehabilitation of the house and the significant outbuildings, while removing from the site buildings which have deteriorated to a high degree. The applicant proposes to remove non-historic additions to the **house**. This includes the front portico, the rear concrete block two-story addition on the north elevation, the one-story frame rear porch/kitchen addition at the northwest corner of the house, and the side garage/patio off of the east side of the house.

The applicant proposed to remove **three outbuildings** along the farm lane: a collapsed shed/chicken house, measuring 72' x 22'; a small wood shed (10' x 14.5') which is currently on skids; and a frame outbuilding with a cellar (10' x 16') which is currently toppling off its foundation. In addition, the applicant proposed to remove a **frame stable building** about 35' north of these other outbuildings, and also remove the concrete block **milk house** (13.6' x 25'), which has severe cracking.

STAFF DISCUSSION

The site was designated in 1979, and was noted as a farm complex that illustrates the various farming eras in Montgomery County. And the site is interesting for many reasons, including the notable interior trim details which relate this to other early homes in this part of the county: Joseph White House, Hanover Farm, Chiswell's Inheritance. The similar mantelpieces are a link to possible identification of craftsmen who may have worked on all of these early homes. The house at the White-Carlin Farm, and all of the early outbuildings utilized Seneca red sandstone for foundations, chimneys and/or the entire structure. This stone was mined by the Peters family at the quarry at the junction of the Potomac River and Seneca Creek. Many of the early buildings in this part of the county utilized the Seneca red sandstone.

The other significant outbuildings on the site include a **summer kitchen**, with the stone chimney and enormous fireplace along one wall. This is relatively close to the house. At the bottom of the hill to the north of the house is the **original spring**, lined with Seneca red sandstone. The frame **springhouse** stands adjacent to the early spring, with its portico and concrete basin. To the west of the summer kitchen, there is a **frame shed**, with sandstone foundations, which is in fairly good condition. Further along the farm lane, however, is the

frame **outbuilding** which is toppling off of its foundation. A notable feature of this building is that there are steps leading down to a cellar under it. This building is completely covered with poison ivy vines. West of this building is a small **frame shed** which has been moved from another location and is presently sitting on skids. It appears to be a 20th century structure. Across from this building are the collapsed remnants of a **chicken house**. Out of view from Old Bucklodge Road is a low stable building (see Circle 20).

The **bankbarn**, which may be the largest in the county, stands in the fields to the south of the farm lane. This building has sandstone foundations and partial sandstone endwalls. In 1998, stabilization efforts were undertaken here to repair the roof and select beams and columns to prevent collapse of the structure. The structure has been modified through its farming life, and in the 20th century was modified for a dairy operation. This includes the installation of several **silos** on the west side (one of which is still standing, but foundations for additional silos are still visible), and the construction of a **milk house** just north of the bankbarn.

As of 1998, when staff inspected the site for demolition by neglect, the staff determined that the milk house and the outbuilding with a cellar were both severely deteriorated. Staff efforts were focused on saving the bankbarn from collapse, and protecting the house from vandalism. In conjunction with the county, stabilization and protective measures were undertaken by the former owner, thereby securing the property for today, when a more sympathetic owner has come forward. This owner, and all future owners, will face the rehabilitation and maintenance of a farm property at a point when farming is struggling in the county. It is staff's feeling that this will change for the better, and that the White-Carlin Farm will continue to provide a presence in the county, illustrating our early settler history.

At this point, it is staff's feeling that the owner should focus on the rehabilitation of the earliest structures on the site, and this will be an enormous undertaking. The barn and the house will both require substantial work to make them useful and inhabitable. The early collection of buildings are readily identified by the use of the Seneca sandstone and include the house, the barn, the summer kitchen, the spring and springhouse, the shed west of the summer kitchen. Due to the poison ivy, staff has not had a close look at the frame outbuilding which is falling off its foundation.

The other outbuildings are 20th century and, while part of the farming story of the site, are not particularly significant structures. The proposition to demolish the milk house, while not surprising, presents a more difficult situation. The dairy industry was the 20th century farming practice, and was enormously successful financially up until WW II. Many farmers in the county moved from wheat farming (so successful in the 19th century) to dairy farming in the 20th century by adapting their farms and barns. At the White-Carlin Farm, silos were added at this time. The interior of the bankbarn was sanitized, with plywood paneling on some built-up beams and columns, and on the underside of the ceiling, all of which was then whitewashed. The new milk house was built at this time for the storage of the milk. The milk house was built of concrete block which was poured to simulate drafted masonry, with corners and window trim highlighted with lighter concrete.

The barn for the animals, the silos for feed, and the milk house for milk storage are the three components of the dairy farming industry. There are many good examples of the dairy barn complex in the county, some of which have been designated (#18/13, The White/Turner Farm; #20/32, Belward Farm; 17/2, Charline Manor/Hanover) and some of which will come to the HPC in the future for designation consideration as *Locational Atlas* resources.

Staff feels that the dairy industry is not the paramount story of the White-Carlin Farm, and that the dairy industry in the county is adequately illustrated at many other farm sites. If the milk house had been in good condition in 1998, staff would have asked the previous owner to stabilize the structure. As it is, the milk house was severely deteriorated at that point, and staff feels that the owner of the White-Carlin Farm should focus on the other older buildings on the site.

As with most demolition, staff feels that the buildings to be demolished should be adequately described and documented before being cleared off the property. This can be easily done with modest drawings of the milk house and the one outbuilding with the cellar, as well as color slides and black-and-white photographs.

STAFF RECOMMENDATION

Staff recommends, with the following condition, that the Commission find this proposal consistent with the purposes of 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 Guidelines #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

1. The Milk House and the outbuilding with a cellar should be documented with measured drawings and photographs, in consultation with staff prior to their removal.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



TURN TO: DEPARTMENT OF PERMITTING SERVICES
265 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20860
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michael D. Rubin

Daytime Phone No.: 301-529-5040

Tax Account No.: 3302384 Dist 11 Subdiv 01

Name of Property Owner: Carlin Farm LLC Daytime Phone No.: 301-951-8811, ext. 11

c/o
Address: Capitol Investment Assoc., 5454 Wisconsin Ave., #1265, Chevy Chase, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 920 Street: Old Bucklodge Road

Town/City: Boyd's Nearest Cross Street: Bucklodge Road

Lot: _____ Block: _____ Subdivision: 01

Liber: 8080 Folio: 503 Parcel: P420 Tax Map DU32

DU32

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: \$ _____

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: _____

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3A. Height _____ feet _____ inches

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

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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.

Carlin Farm LLC

by [Signature]
Signature of owner or authorized agent

3/7/01

Date

Michael D. Rubin, Managing Member

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 242437 Date Filed: 3/9/01 Date Issued: _____

18/12-OTA
3/12/01

(5)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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CARLIN FARM LLC
5454 WISCONSIN AVENUE
SUITE 1265
CHEVY CHASE, MARYLAND 20815
(301) 951-8811 ☐ FAX (301) 951-3585

WRITER'S EXTENSION: 11
WRITER'S E-MAIL ADDRESS:
RUBIN@CAPITOLINVESTMENT.COM

March 7, 2001

Department of Permitting Services
255 Rockville Pike (Route 355)
Second Floor
Rockville, Maryland 20850

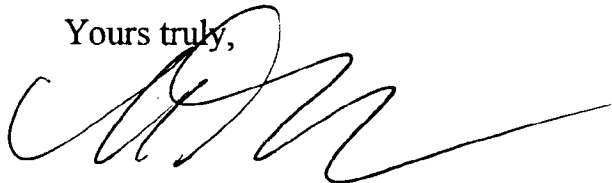
Re: HAWP Application for White Carlin Farm, 920 Old Bucklodge Road, Boyds,
Maryland 20841

Gentlemen:

Enclosed is my completed HAWP application for the above referenced property along with the requisite documentation. Please note that this HAWP application is for removal only of certain structures and additions. Provided you find the application in order, please have it scheduled as soon as possible.

If you have any comments or questions, please call me at 301-951-8811, extension 11.

Yours truly,



Michael D. Rubin, Managing Member
Carlin Farm LLC

AWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Paul & Betty Hawkins
1411 Old Bucklodge Road
Boyds, Maryland 20841

Earl B. Dillehay
600 Old Bucklodge Road
Boyds, Maryland 20841

Lucille Lutz
230 Old Bucklodge Road
Boyds, Maryland 20841

N. Anne Davies
305 Old Bucklodge Road
Boyds, Maryland 20841

Daniel Leppo
20221 Bucklodge Road
Boyds, Maryland 20841

Jan Lewandrowski
20201 Bucklodge Road
Boyds, Maryland 20841

Dorothy Rugin
20001 Bucklodge Road
Boyds, Maryland 20841

J. D. Weber
19901 Bucklodge Road
Boyds, Maryland 20841

Thomas W. Musser
19801 Bucklodge Road
Boyds, Maryland 20841

Manoucher Parvzian
19701 Bucklodge Road
Boyds, Maryland 20841

8

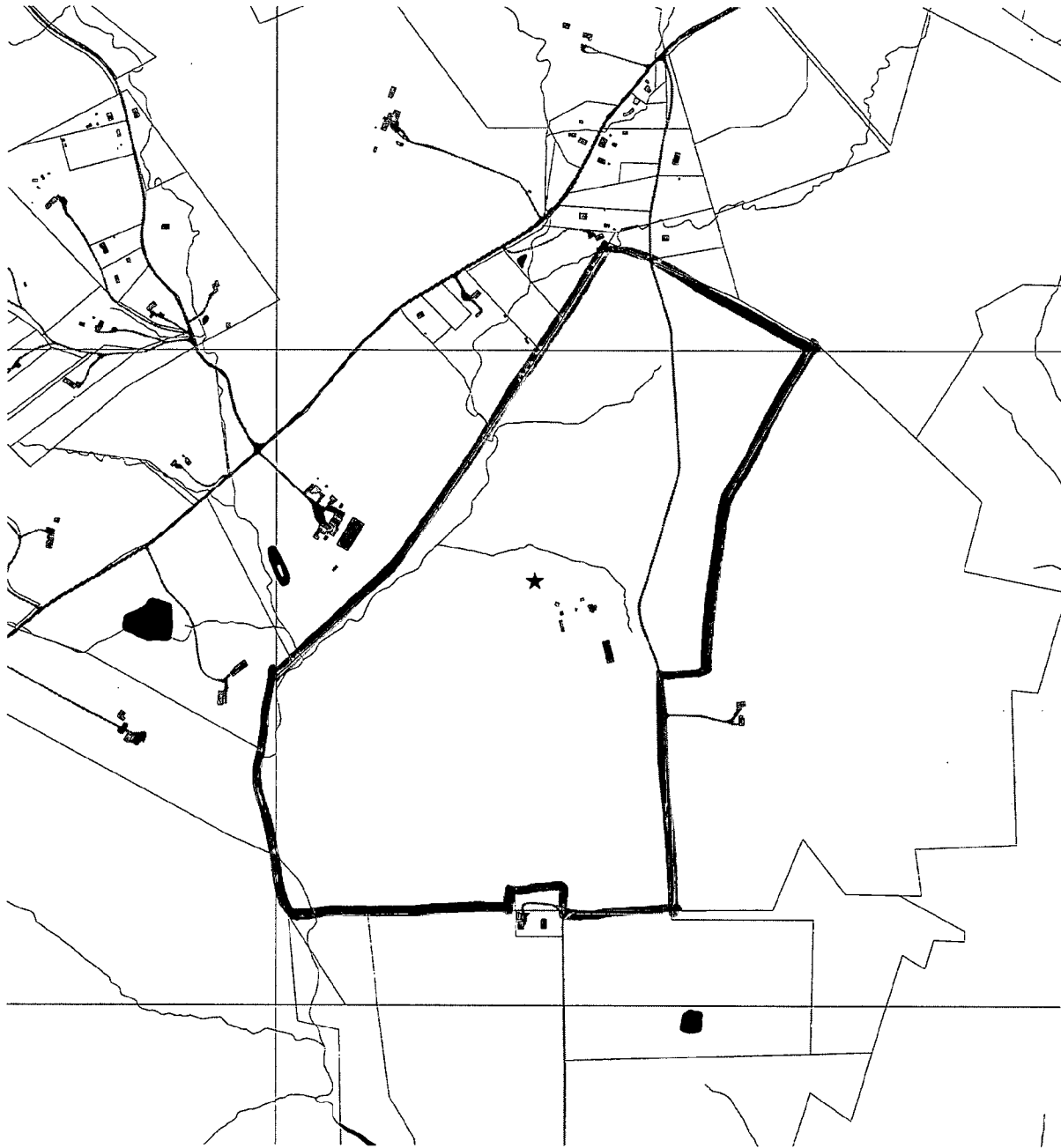
Rockville Crushed Stone, Inc.
Aggregate Industries-Mid Atlantic
6401 Golden Triangle Drive
Suite 400
Greenbelt, Maryland 20770

Historic Medley District Inc
c/o P. Kapsch
Box 232
Podesville 20837

OWNER:

CARLIN FARM LLC
MICHAEL D. RUBIN, MANAGING MEMBER
5454 WISCONSIN AVE # 1265
CHEVY CHASE, MD. 20815

WHITE CARLIN - PROPERTY LINES



Casual User Application

Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from MNCPPC.

Property lines are compiled by adjusting the property lines to topography, created from aerial photography, and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14,400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
P.O. Georgia Avenue - Silver Spring, Maryland 20910



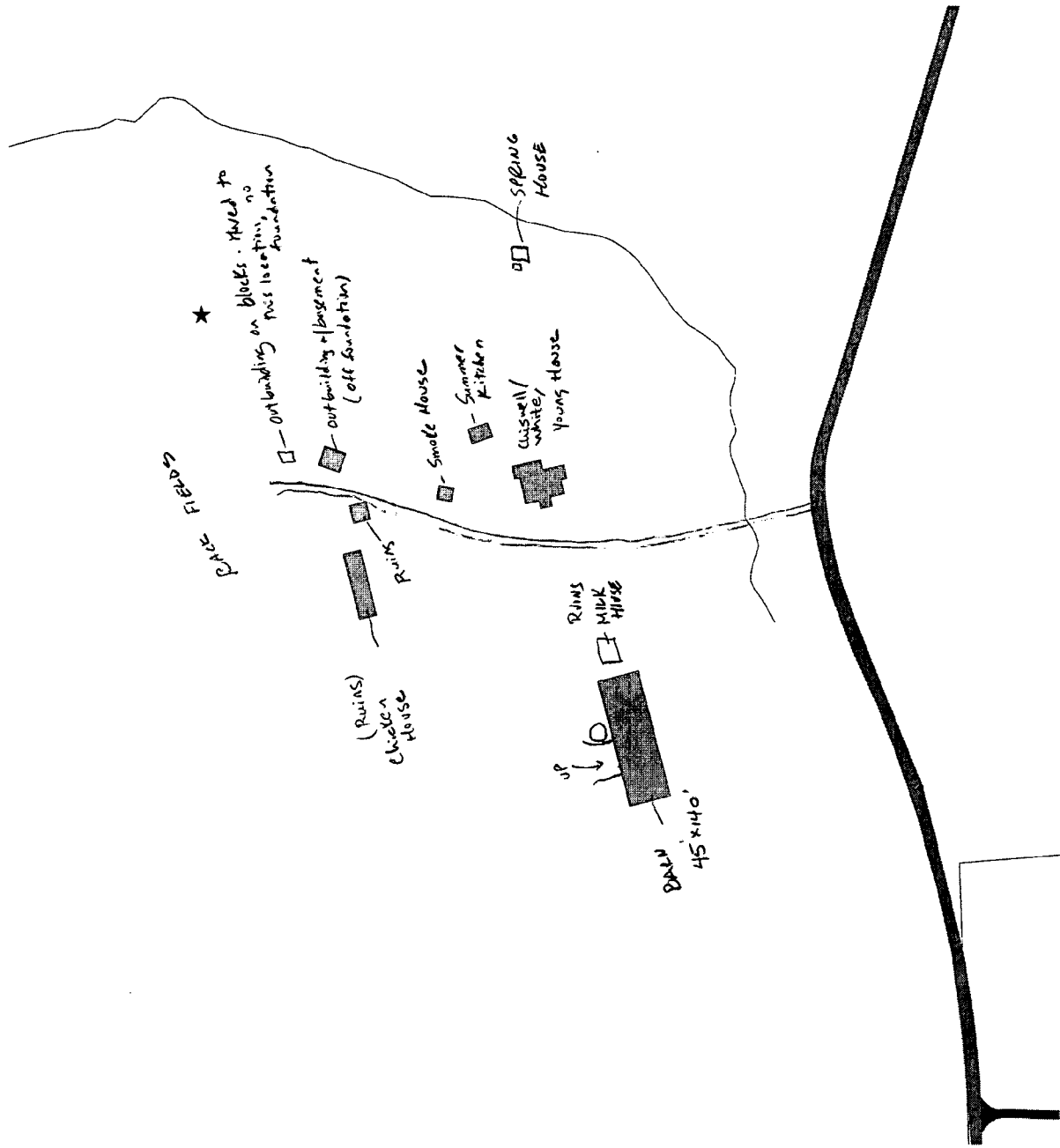
Scale: 1" = 1000'

Legend

- 2017 Map
- Buildings
- Bridges
- County Boundary
- Parking Lots
- lots, drives
- Cultural
- field, court
- pool
- Pavement Polygon
- pavement
- Hydrology - Line
- Hydrology - Poly
- Parcels

10

WHITE CARLIN-BUILDING LAYOUT



Casual User Application

Notice: The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from MNCPPC.

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This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
838 Gays Avenue • Silver Spring, Maryland 20903-7800



Scale: 1" = 170'

Legend

- 200' Map
- ▤ Buildings
- ⌘ Bridges
- ▭ County Boundary
- ▭ Parking Lots
- ▭ lots, drives
- ▭ Cultural
- ▭ field, court
- ▭ pool
- ▭ Pavement Polygon
- ▭ pavement
- ⌘ Hydrology - Line
- ▭ Hydrology - Poly
- ▭ Parcels

RDZ

(11)

2300.80
2,370.97

155.3375 AC. (SURVEY)
156.1 AC. (RECORD)

6/30/00
8/05/00

1" = 200'



SEE DETAIL

APPROX. LOCATION
OF ATLANTIC SEABOARD
CORPORATION CATHODIC
PROTECTION UNIT R/W
L.3075 F.72

ROAD

OLD
BUCKLUDGE

1471.34' (RECORD)
1471.14' (SURVEY)

N 0228' W
S 0158.03' E

S 86°13'40" E 667.40' (RECORD)
S 69°19'17" W 667.34' (SURVEY)

OVERHEAD WIRES (TYPICAL)

19-17' WIDE
ASPHALT

2ND. LINE
L.8090 F.903
280.29' (SUR.)
S 84°47'50" W

JRD. LINE L.8080 F.503

S 081°50' W

1054.52' (SURVEY)

STONE
HELD

S 327°50' W

MERI CONCRETE, INC.
AKA BARDON, INC.
L.3870 F.921

COMMENTS

3. Civil Case No. 188829 - judgement filed July 21, 1998 for \$12,000.00.
4. Incidental Easement of Trust dated May 1, 1985 and recorded in Liber 8723 of Folio 174.
5. Rights of the public in and to such parts of the property which lie in the bed of Old Suckcreek, Inc.
7. Providing sufficient corporate documentation to establish that Bardon, Inc. is the proper party of the property and appropriate seller of shares on the Agreement (to sell) acted upon 2000.

PAGES OF HEARINGS

OWNER

MERI CONCRETE, INC. AKA BARDON, INC. (PER TAX ASSESSMENT RECORDS)

BOUNDARY LINES

Boundary lines were established by field survey based on records obtained from the Land Records of Howard County, Maryland.

ADJACENT EIGHTH

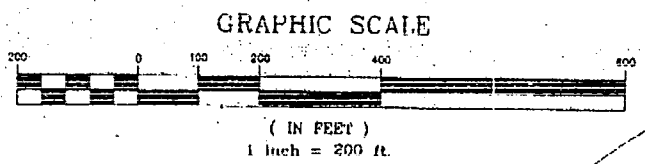
MERI CONCRETE, INC.
AKA BARDON, INC.
L.8080 F.503

12

MEBER
84

NAD83/91

6/30/00
8/03/00



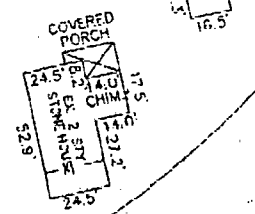
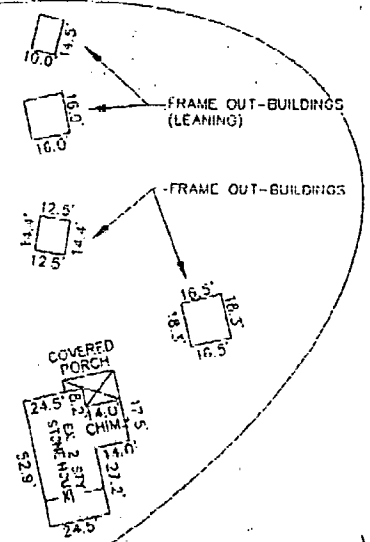
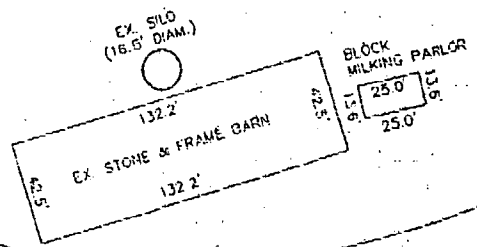
FEMA FLOOD ZONE C
FEMA FLOOD ZONE B
S 33°22' W 880.85' (RECORD)
N 48°35' 45" E 959.59' (SURVEY)

ATLANTIC SEABOARD CORPORATION GAS LINE RIGHT-OF-WAY L2870-E-124
EX BEAVER POND

M.H. & D.A.T. RUSIN
L.9261 F.897

**DETAIL
NOT TO SCALE**

NOTE: ALL STRUCTURES DETAILED
ARE APPARENTLY ABANDONED



S 37°35' W 2372.28' E

2390.60' (RECORD)
2390.97' (SURVEY)

JAN LEWANDROWSKI &
SUZANNE SHOYMAKER
L18975 F.483

PIPE FOUND 7.18' N.W. CORNER OF LINE

R. & N.E. CHAPMAN
L3411 F.532

DANIEL LEPPA
L18385 F.04

13

MADDOY

2 Site Plan Carlin Farm LLC

NELIA A. DAVIES
L:9431 F:246

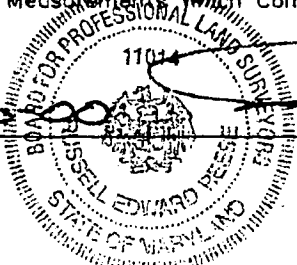
SURVEYOR'S CERTIFICATE:

I hereby certify to Michael D. Rubin, Wheeler & Korpeck, LLC, and Branch Banking and Trust Company of Virginia that to the best of my professional knowledge, information, and belief;

1. This survey which includes part of the property conveyed to RCS Land Company I, Inc. by deed dated December 18, 1987 and recorded in Liber 8080 at Folio 503 among the Land Records of Montgomery County, Maryland was done on the ground on June 1 through June 30, 2000;
2. This survey is comprised of "Parcel IV (1.13 Carlin)" aforesaid, and reference is hereby made to a metes and bounds description of the surveyed area prepared by this office as a separate document and submitted to Wheeler & Korpeck, LLC.
3. The information, courses, and distances are correct;
4. Except as shown, there are no other visible encroachments onto adjoining premises, streets or alleys by any buildings, structures or other visible improvements, and no visible encroachments onto the property by buildings, structures, or other visible improvements situated on adjoining premises;
5. Property corners shown as set, will be established when so engaged;
6. The survey correctly shows the location of the buildings, structures, and other visible improvements situated on the property;
7. The location, identification and/or existence of public or private utility facilities and/or other underground structures, as shown on this drawing, is based on the actual location and inspection of visible physical evidence of said utilities or structures that exist at or above the surface of the ground at the time of survey;
8. Old Bucklodge Road is a public roadways which, from physical inspection, appears to be complete and maintained by Montgomery County, Maryland. This property has physical access to said roadway via an existing gravel driveway, as shown hereon;
9. I have reviewed Wheeler & Korpeck, LLC Certificate of Title, Case No. 45329, with executed date of May, 2000, and all of the easements and Rights-Of-Way specifically referred by Liber and Folio have been shown or noted hereon;
10. The survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 7a, 8, 10 and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

MERIT CONCR
AKA BARDO
L.8080 F

8-03-00
Date




Russell E. Reese
Professional Land Surveyor
Maryland Registration No. 11014

14

Amendment

- 17/19 *Chiswell's Inheritance, Poolesville
- 1796--large, 2 story brick plantation house with attached kitchen wing. The front facade is of Flemish bond; there are 9 fireplaces.
 - One of the earliest consciously-styled houses in western County, built by Joseph N. Chiswell, son of one of the earliest settlers; its land has been farmed continuously.
- 17/20 Wallace Poole House (Dowden's Luck), Poolesville
- 1840--2 story frame house with a lower 2 story addition; outbuildings include a stone quarters, brick smokehouse, low dairy.
 - House and complex of seven (remaining of an original 10); outbuildings are significant for their age, and architectural integrity, and associations with two Poolesville families, Chiswells and Pooles.
- 17/52 *Seneca Quarry, Seneca (private and public ownership)
- 1785 (stone cutting mill, 1830's)--large red sandstone quarry now overgrown by vegetation; related buildings nearby are stone cutting mill (ruins) and overseer's house (deteriorated).
 - Source of stone for two Potomac River Canals: The Potomac Company's Canal and the Chesapeake and Ohio Company's Canal, and for important Washington buildings: the Smithsonian Building, Renwick Gallery.
- 18/10 Totten House (Winderbourne), Boyds
- 1884--large frame house with Queen Anne stylistic elements.
 - Boyds' only example of high style architecture; this house was built for the daughter of Wisconsin Senator Timothy Howe, heir to the Howe sewing machine fortune.
- 18/11 **Boys Negro School, White Grounds
- 1895--frame, 1½ story rectangular structure.
 - A one-room school for black children on this lot in 1879 was replaced by this structure, which was used until 1936.
- 18/12 White Carlin Farm, Bucklodge
- c. 1800--large, 2½ story fieldstone house, spring house, summer kitchen with very large two story bank barn.
 - Outstanding example of a farm complex illustrating the tobacco, wheat and dairy farming eras in Montgomery County.
- 18/21 *Darnall Place, Poolesville (Montgomery County)
- Late 18th century--unusual sandstone and frame farmhouse and outbuildings (meat house/dairy, slave quarter, and barn), and family graveyard.
 - A farm complex of extreme simplicity, solidity, and beauty; owned by early settler families; continuously used as a farm for 200 years.

A rustic Federal stone house and immense bank barn are key features of the White-Carlin Farm. In 1793, Stephen Newton Chiswell, owner of extensive land, gave 192 acres to his daughter Peggy Presbury White and her husband Nathan Smith White. The Whites raised tobacco, owned slaves, and constructed a mill. The house is constructed of local, undressed Seneca stone laid in irregular courses. Classical influence is evident in the symmetrical facade, keystone arches above first level windows, quoining blocks, and cornice enlivened with dentil molding. On the interior, the open-string staircase in the central hall has a ramped balustrade with shadow rail on the wall. Deeply recessed windows have paneled jambs. In the parlor, round-arched keystone niches flank the centered fireplace. A highly decorative mantelpiece has reeded molding, slender pilasters, and fan motifs. This design is also found on mantels at the Joseph White House and Hanover Farm.

With its collection of farm buildings, the White-Carlin Farm represents the eras of tobacco, wheat and dairy farming. Dominating the landscape is an enormous bank barn that represents a shift to wheat farming in the 1800s, and then dairying in the early 1900s. The barn, which was stabilized in 1996, is 140' x 45' on sandstone foundations and was aired with five wooden ventilators. In 1939, the barn housed 87 cows and 12 horses. An adjacent concrete block milk house supported dairy operations of that era. The farmstead includes a detached kitchen with massive stone chimney, springhouse with supported projecting roof, and smokehouse.

INTERIORS

The common 1½-story log house built in the 18th century had sleeping quarters in a second story loft. A staircase concealed within a closet, known as a box staircase, provided access to the upper level. Typical of the era is the staircase found at the one-room log house at **Moneysworth**, built by 1783. By the mid-1700s, staircases in upper-class Georgian-influenced houses began to take a more prominent position. **Clifton**, built about 1748, has a four-room plan and its open staircase rises in the entrance hall. A further development of the staircase was the opening of the ends of the stair treads, known as stringers. The staircase at **Chiswell's Inheritance**, in Poolesville, features open stringers decorated by applied scrollwork.⁴

Corner fireplaces are found in several early double-pile houses. At **Clifton**, corner fireplaces warmed the best room and two rear rooms. (Fig—HABS). The best room, adjacent to the unheated stair hall, features a paneled chimney pile and corner closet. Three corner fireplaces are also found in the 1755 residence built at **Greenwood**. At **The Ridge** (c1750) the interior is divided into a best room and two smaller rooms each having corner fireplaces. The staircase opens into a small hall behind the best room.⁵

Interior woodwork became more elaborate in the late 18th century upper-class residence, symbolizing the wealth of its inhabitants. In addition to highly decorative staircases, wainscoting, built-in cupboards and other rich elaborate woodwork became a status symbol for wealthy citizens through the century. Fireplace walls were often fully covered with paneled wainscoting, while other rooms were paneled up to a chair rail with plastered walls above. Cupboards, known as buffets, were built into walls to store tablewares. They flanked a fireplace, as at **Chiswell's Inheritance**, or were built into a corner, as at **Clifton**.

For the most part, little is known about the craftsmen responsible for intricate details found on many early houses. Patterns in the design of details often link the unknown craftsmen to a local region. Historians, for example, have identified several patterns of mantelpieces found in Poolesville area houses. One highly decorative mantel, dating from the late 1700s-early 1800s, with reed molding, slender pilasters, and fan motifs is found at the **White-Carlin House**, **Joseph White House**, and **Hanover Farm**. In the late 1820s to 1830, another design with tapered, reeded columns set in pairs graces mantels of the **Old Chiswell Place**, **East Oaks**, and the **Dr. Thomas Poole House**. A third design, dating from the mid-1800s, has a beveled frieze and reeded pilasters. It has been found in at least four Poolesville-area houses, including **Mt. Nebo** and **Valhalla**.⁶

⁴Carl Lounsbury, *An Illustrated Glossary of Early Southern Architecture and Landscape* (1994). The earliest portion of **Valhalla** built in 1835 was a two-room structure with the door opening into the larger room and an enclosed staircase was built on the interior wall of the smaller room, presumably the parlor. The two-room **Duvall-Kruhm House** (c1864), has an open staircase directly opposite the front door.

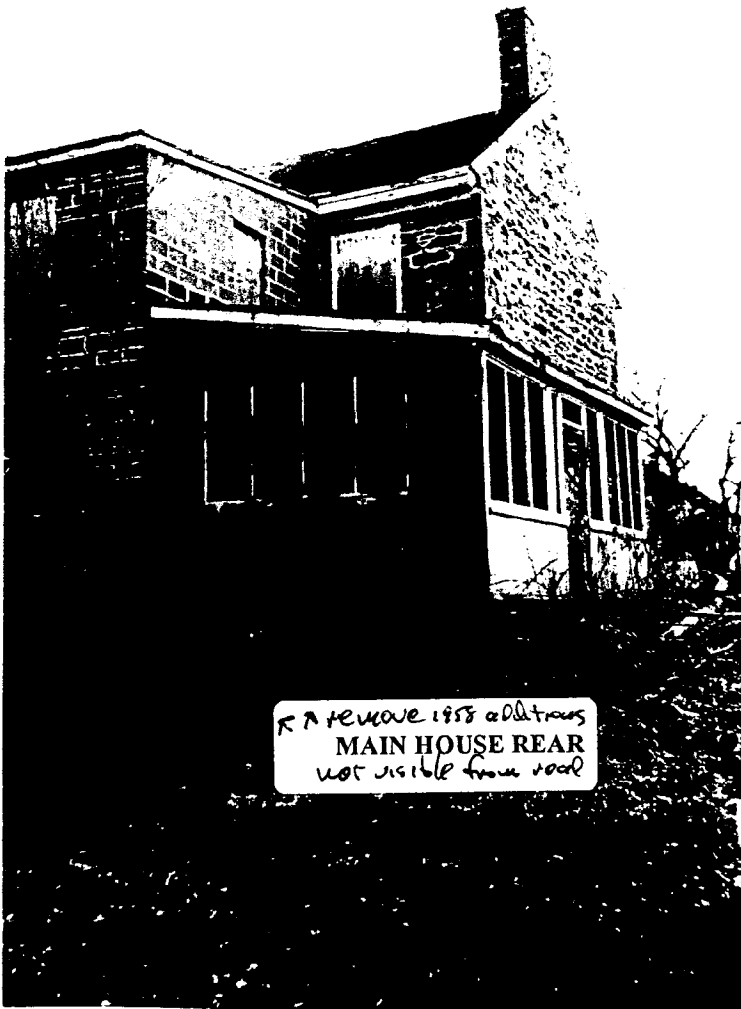
⁵Other residences with corner fireplaces include Bloomfield, near Sandy Spring, and the Riley House, near Rockville, known familiarly as Uncle Tom's Cabin.

⁶On a more modest level, a simple yet distinctive design of gouged stars and reeded bars found at **Chiswell's Inheritance** was also found in other Poolesville houses, including the **Wallace Poole House** (demolished). Source:

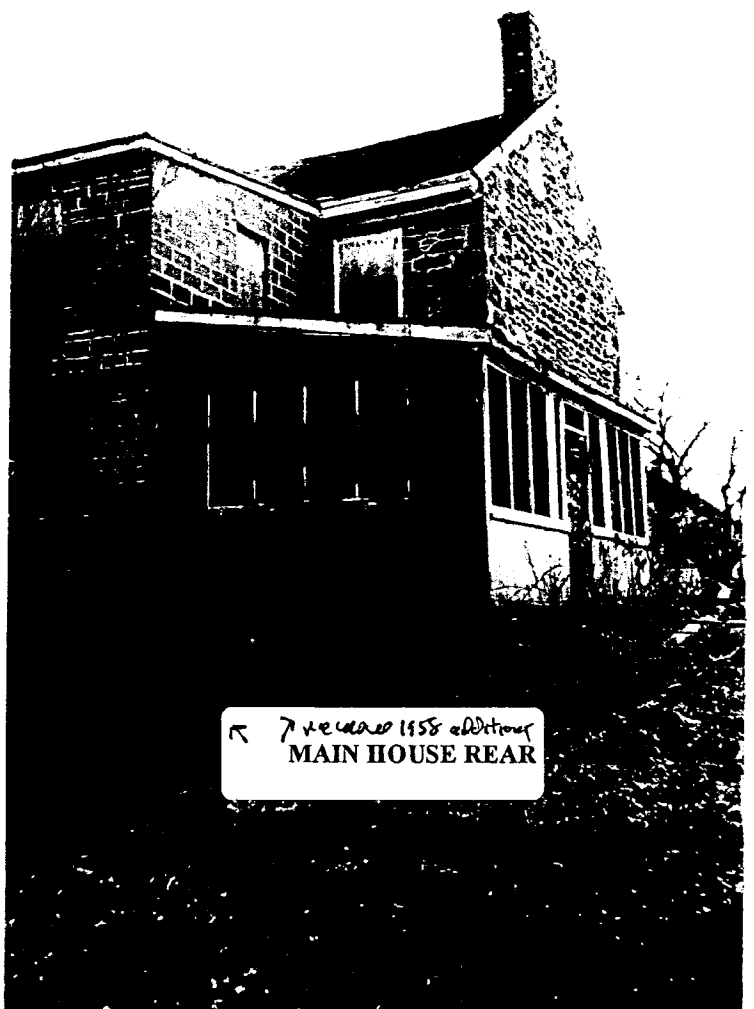


remove postice →
MAIN HOUSE SIDE
NOT VISIBLE FROM ROAD

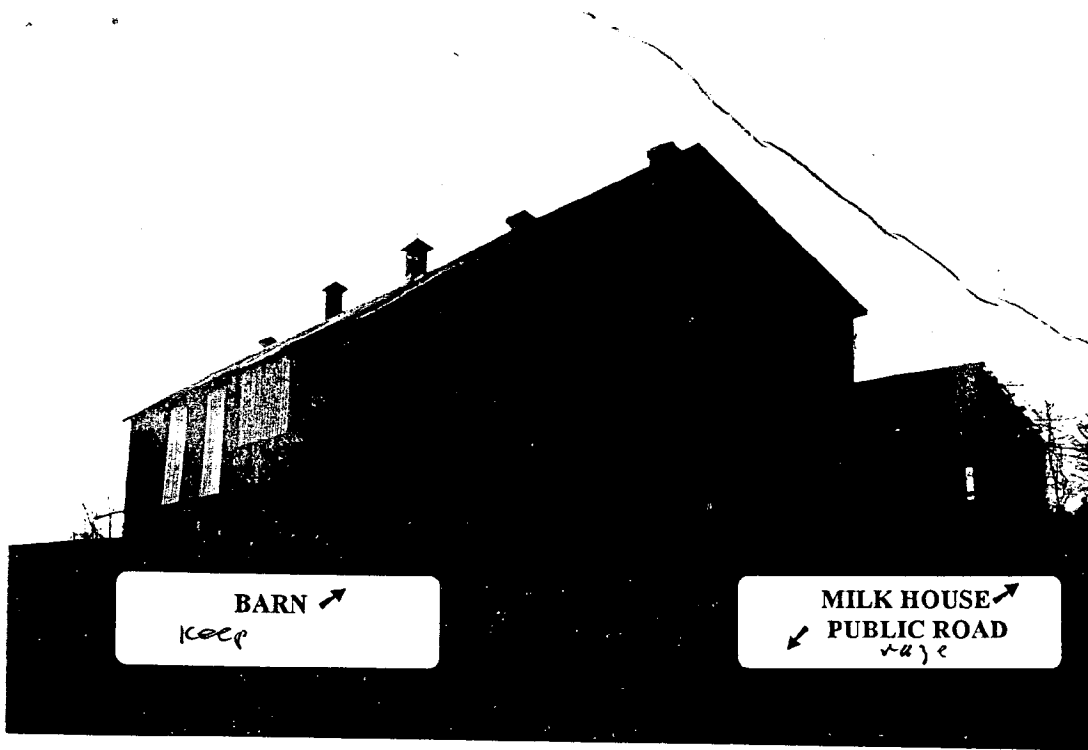
HAWP Application
920 Old Bucklodge Rd.
Boys, MD 20841
March 7, 2001



✓ remove 1958 additions
MAIN HOUSE REAR
not visible from road



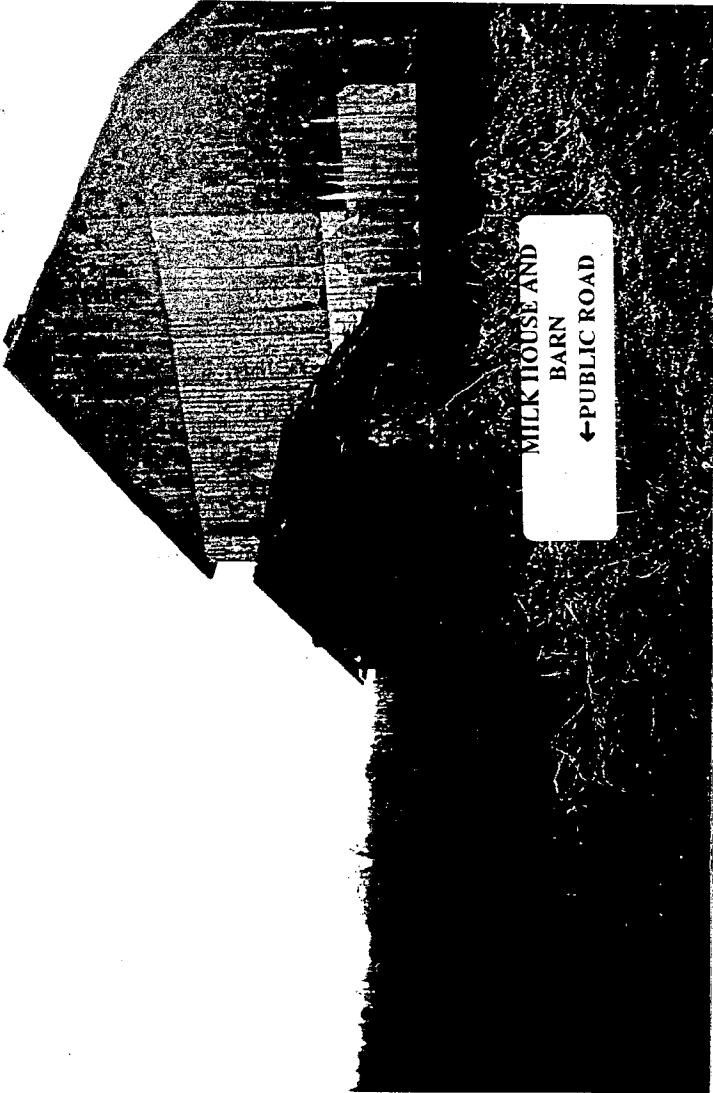
✓ remove 1958 additions
MAIN HOUSE REAR



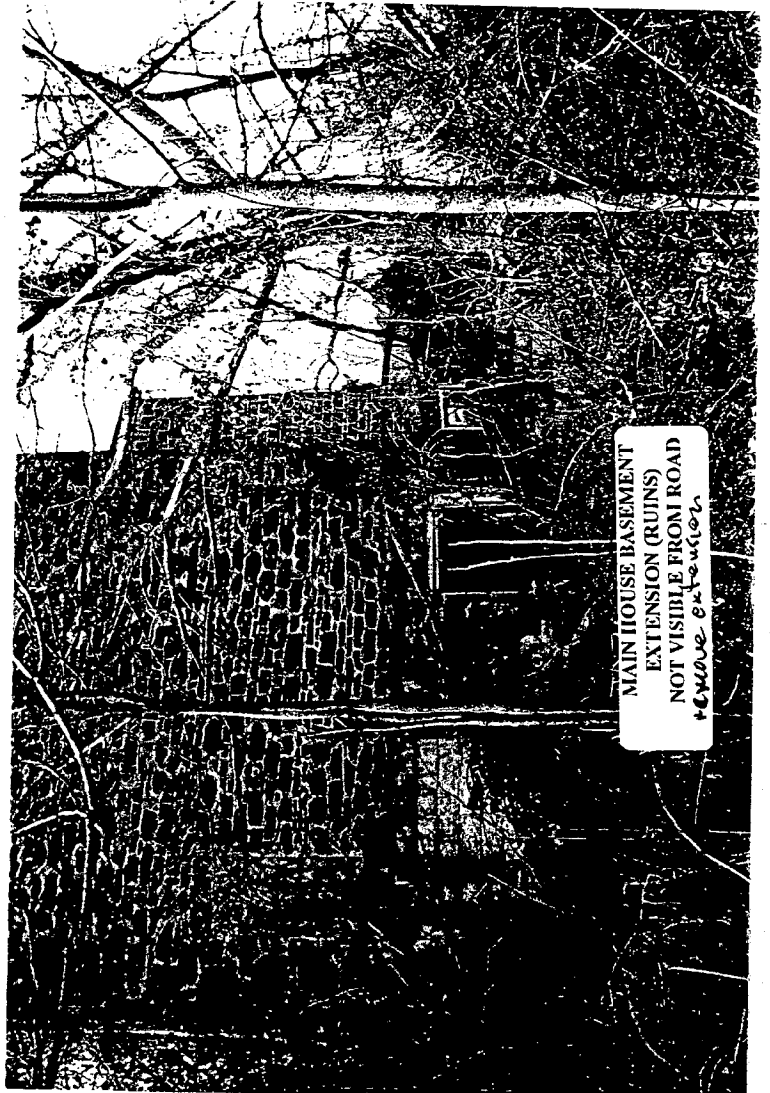
HAWP Application
920 Old Bucklodge Rd.
Boys, MD 20841
March 7, 2001

BARN ↗
KCCP

MILK HOUSE ↗
PUBLIC ROAD ↙
v-43e



MILK HOUSE AND
BARN
← PUBLIC ROAD



MAIN HOUSE BASEMENT
EXTENSION (RUINS)
NOT VISIBLE FROM ROAD
+ above extension



HAWP Application
920 Old Bucklodge Rd.
Boys, MD 20841
March 7, 2001



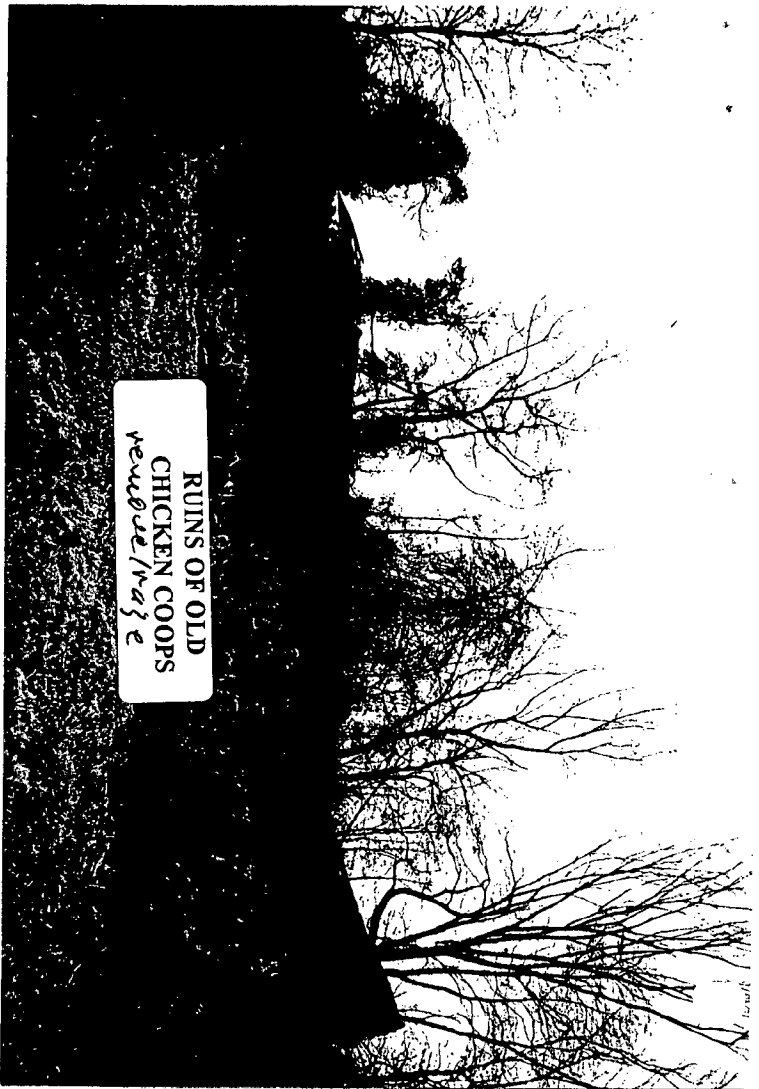


OFF FOUNDATION
SHEDS *vaz e*
NOT VISIBLE FROM ROAD



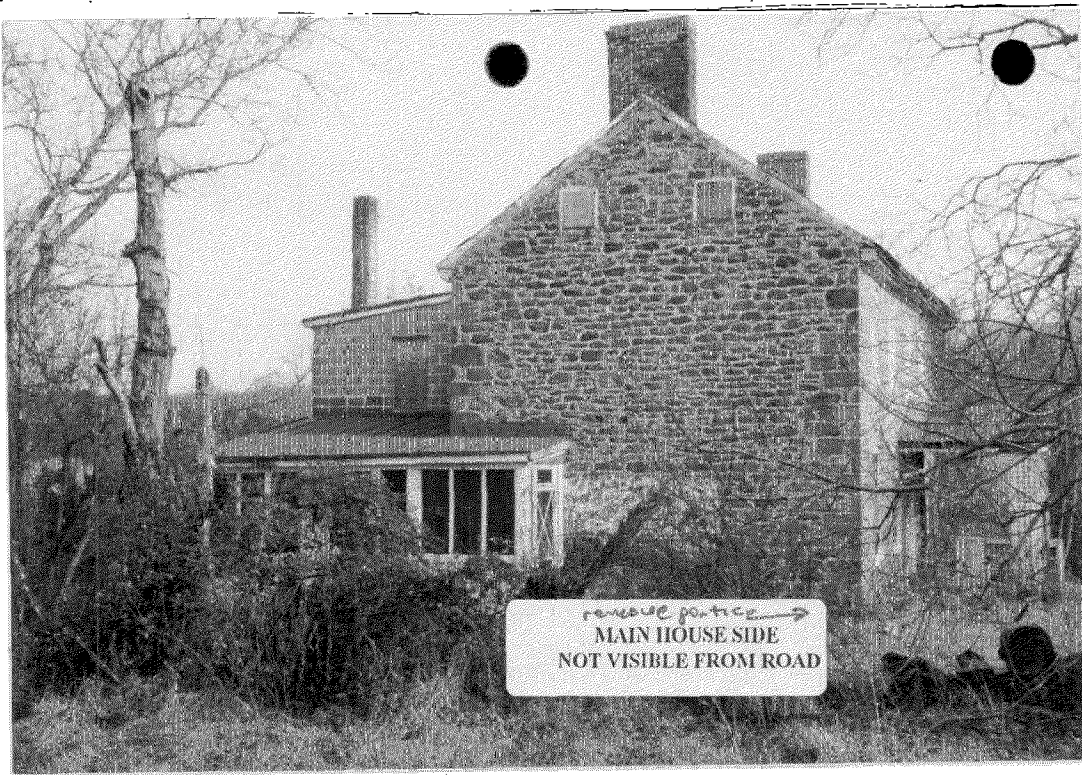
OFF FOUNDATION SHEDS
NOT VISIBLE FROM ROAD
vaz e v e n d u e

(21)



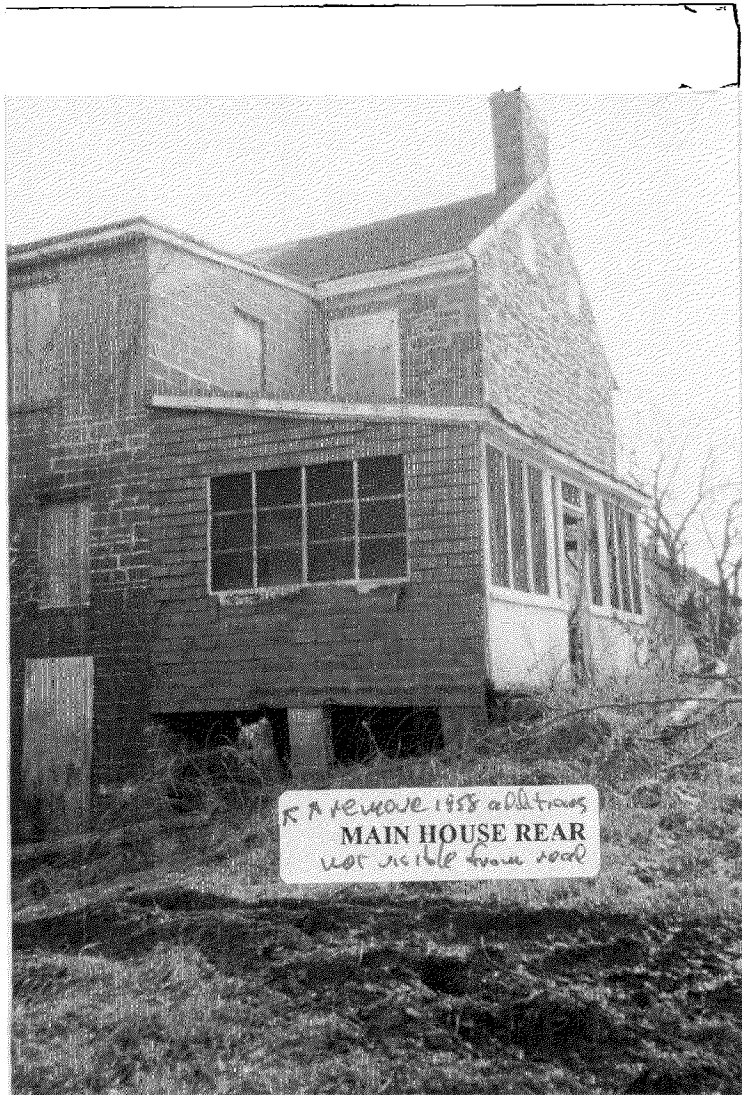
RUINS OF OLD
CHICKEN COOPS
v e n d u e / v a z e

HAWP Application
920 Old Bucklodge Rd.
Boyd's, MD 20841
March 7, 2001

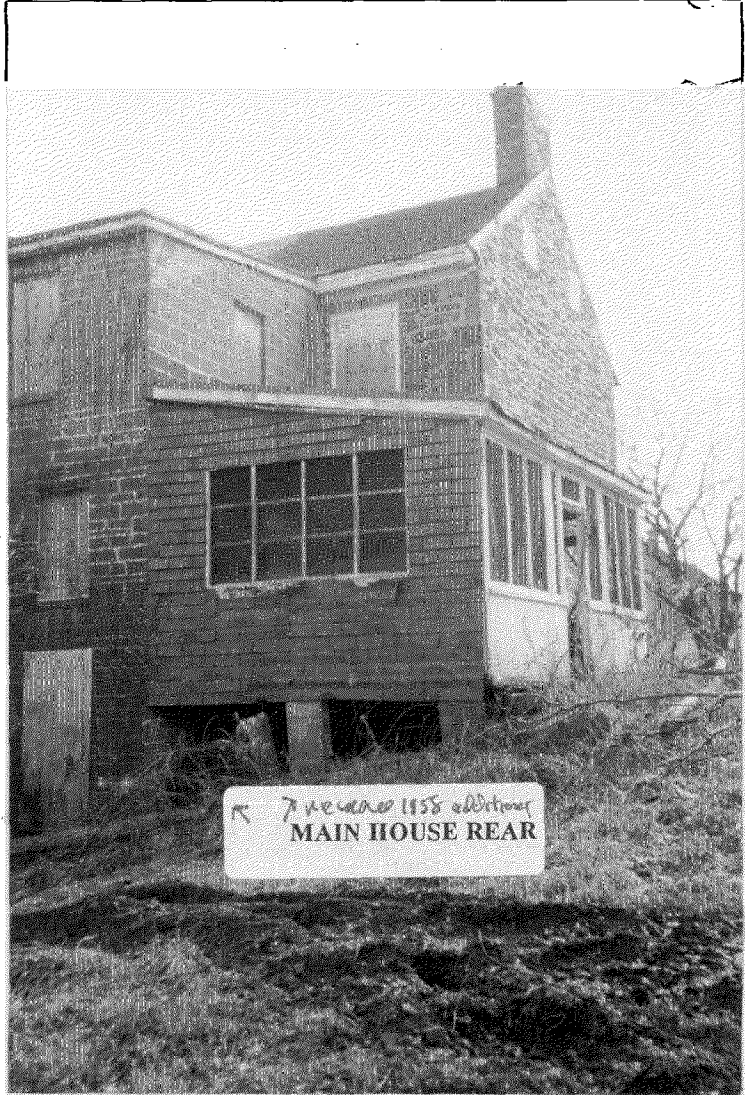


remove portico →
MAIN HOUSE SIDE
NOT VISIBLE FROM ROAD

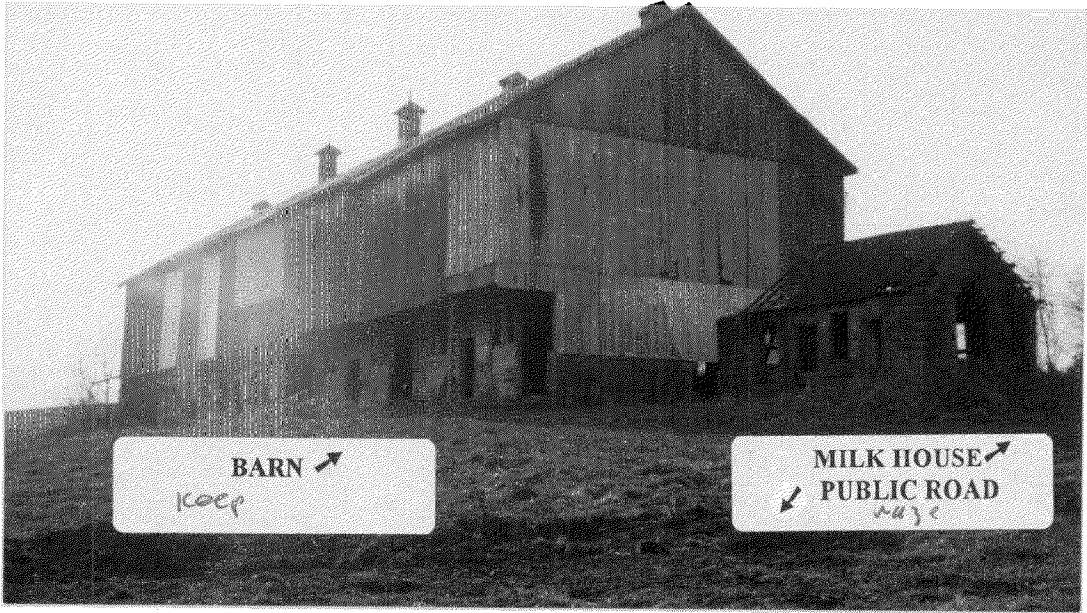
HAWP Application
920 Old Bucklodge Rd.
Boys, MD 20841
March 7, 2001



R REMOVE 1958 additions
MAIN HOUSE REAR
not visible from road



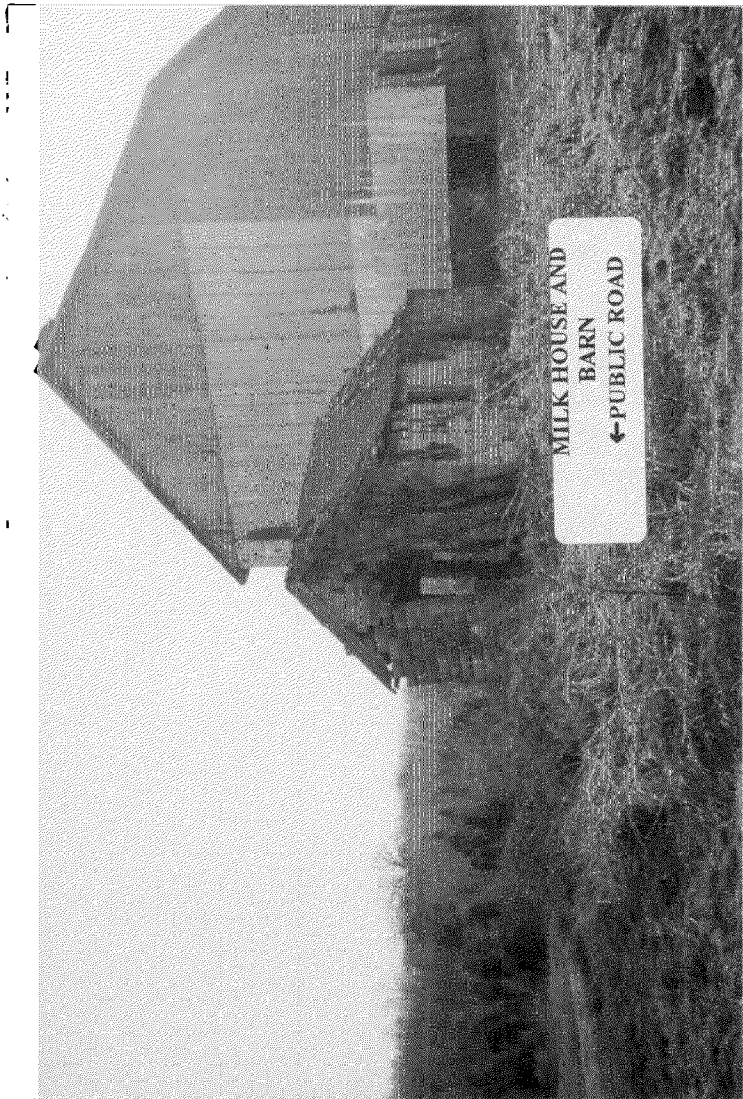
R REMOVE 1958 additions
MAIN HOUSE REAR



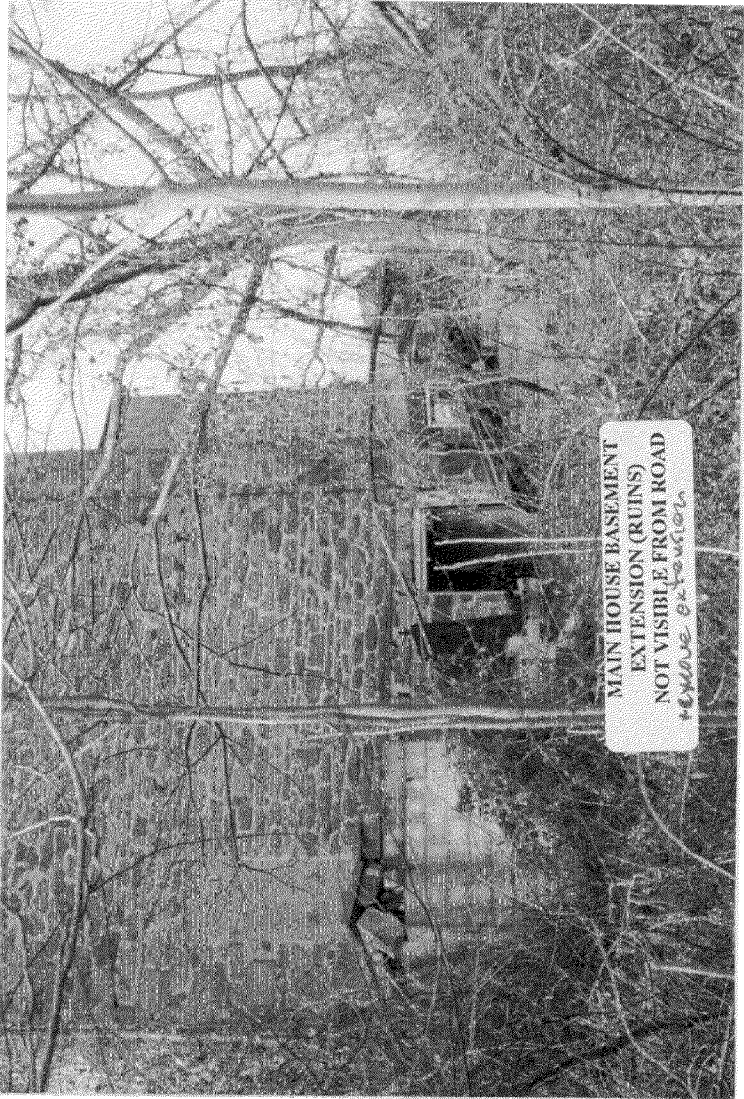
HAWP Application
920 Old Bucklodge Rd.
Boys, MD 20841
March 7, 2001

BARN ↗
1000p

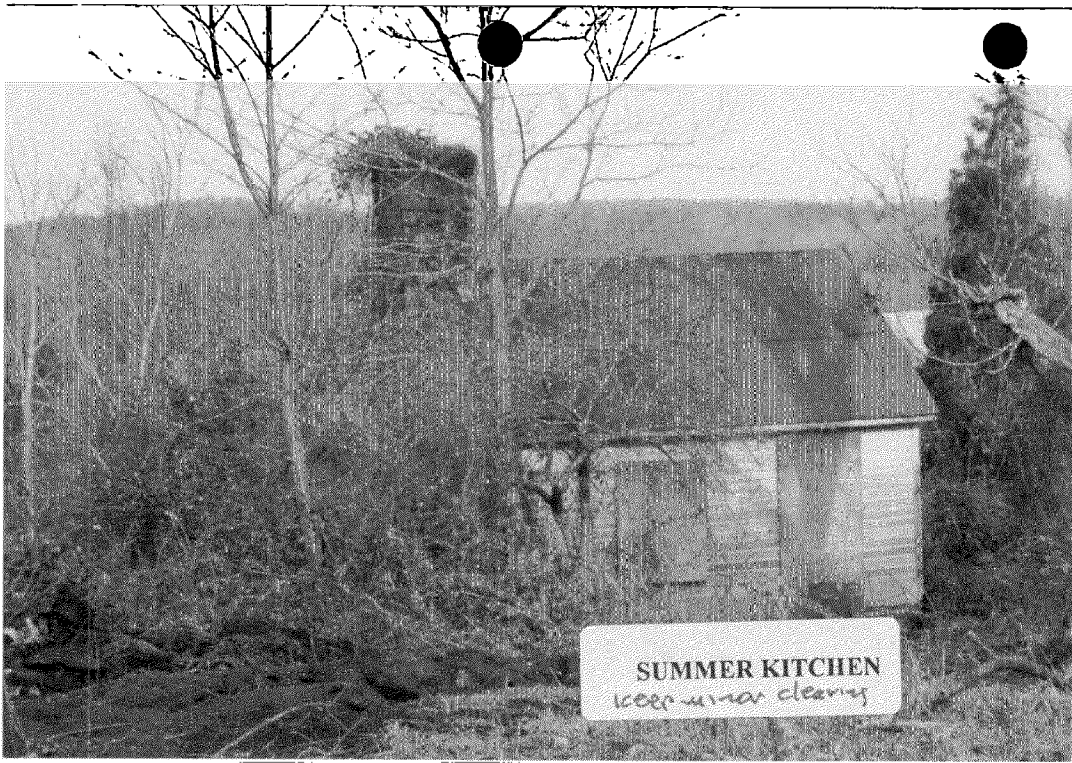
MILK HOUSE ↗
PUBLIC ROAD ↙
2-43c



MILK HOUSE AND
BARN
← PUBLIC ROAD



MAIN HOUSE BASEMENT
EXTENSION (RUINS)
NOT VISIBLE FROM ROAD
16-1100e 02-10-01

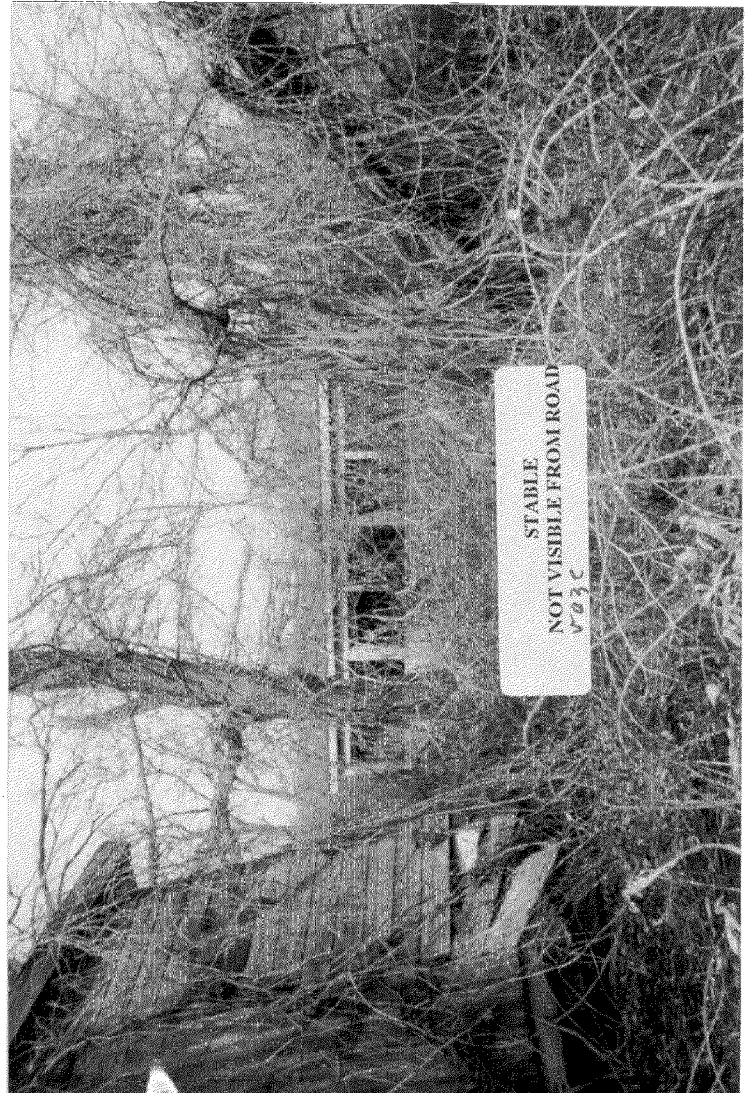


SUMMER KITCHEN
keep area clean

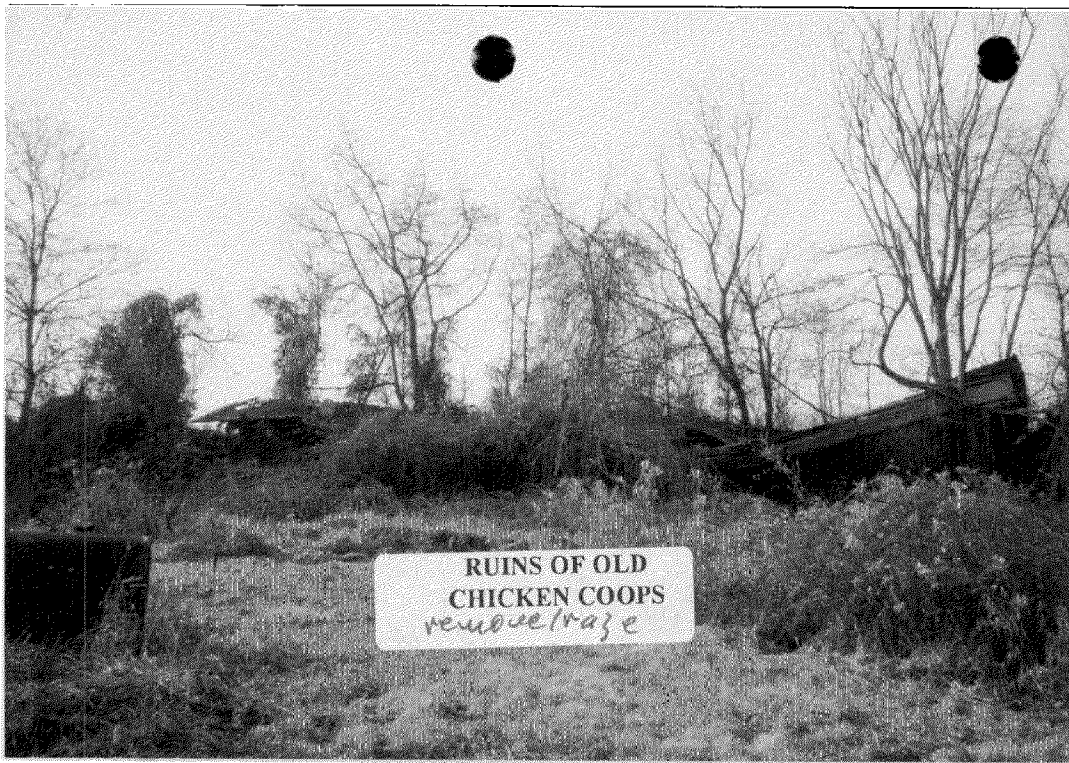
HAWP Application
920 Old Bucklodge Rd.
Boys, MD 20841
March 7, 2001



SMOKE HOUSE
keep area clean



STABLE
NOT VISIBLE FROM ROAD
1/23/01



HAWP Application
920 Old Bucklodge Rd.
Boys, MD 20841
March 7, 2001

