

14142 GREEN HILLS STATION WASH

ACHS SUMMARY FORM

1. Name Green Hills Farm

2. Planning Area/Site Number 14/42

3. MNCPPC Atlas Reference Map 8 C-9

4. Address 9001 Huntmaster Lane, Gaithersburg

5. Classification Summary

Category buildings

Ownership private

Public Acquisition NA

Status occupied

Accessible restricted

Present use agriculture

Previous Survey Recording M-NCPCC Federal State X County X Local Local

(Title and date: Inventory of Historical Sites - 1976 )

6. Date 1880

7. Original Owner Harry Riggs

8. Apparent Condition

a. good

c. original site

b. altered

9. Description: This 2½ story, L-shaped, frame house sits on a knoll, 3 miles from the road, facing south. It is 5 bays by 6 bays.

The original structure has a tin roof, a 3 bay porch with 4 chamfered posts, and 2 half-posts attached to the house. The interior has been very well maintained. The focal point is the open, modified geometric stair with ornamental brackets and carved balusters. A wing was added in the 1960s.

A dozen outbuildings are behind the house to serve the dairy business operated herer. The original barn has a fieldstone foundation, and hand hewn beams and uprights. An old mill race laces the southeastern section of the farm.

10. Significance: The farm is significant as a continuum of local history. A house and barns were built by Harry Riggs, deeded to his son, Remus D. Riggs, and now operated as a successful dairy business by Remus Riggs' daughter and her husband.

The house is typical of 19th century farmhouses built by a fairly prosperous farmer. Milk has been sold from the farm since the early 20th century, and still is.

11. Date researched and researcher: 1979 - Peg Coleman

12. Compiler Peg Coleman

13. Date Compiled 2/79

14. Designation Approval \_\_\_\_\_

15. Acreage 11.0 acres

MARYLAND HISTORICAL TRUST

M: 14/42  
Magi #

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Green Hills Farm

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

9001 Blunt Road (Huntmaster Lane) <sup>now</sup>

CITY, TOWN

Gaithersburg

— VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Maude B. Riggs (house) Green Hill Farms (farm) Telephone #: 926-701

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 925

Folio #: 106

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

MNCPPC Inventory of Historical Sites

DATE

1976

— FEDERAL  — STATE  — COUNTY — LOCAL

DEPOSITORY FOR SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Derwood

STATE

Maryland 20855

# DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED    DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This two and a half story L-shaped, 5 bay by 6 bay frame house sits on a knoll <sup>3</sup> miles north of Huntmaster Lane and faces south. A patterned tin roof covers the original house, and asphalt shingles the later part. Novelty siding is on two sides of the former, and matching bevel siding the remaining house. It has an uncoursed fieldstone foundation.

The kitchen wing was added by the current owners in the 1960s, replacing an older kitchen section.

The east facade has a one bay, two story, and a one bay story addition.

At the rear, facing north, is a one bay porch with a shed roof, enclosed on three sides.

The front entrance has a three bay porch with a shed roof, one story, an open-string stair, brick foundation posts connected with lattice, a railing and four chamfered posts with two half posts attached at the house, one on either side. The door has two lights, one pane is original, and two moulded panels with a rectangular transom window above the door. A half-moon palladian fanlight is centered in the peaked gable on this facade. The porch floor is tongue and groove, and the ceiling of 1" beaded boards.

Green painted louvered shutters face each of the two over two, double-hung windows.

There are two interior, and one exterior, brick chimneys.

Old boxwood plantings flank the porch.

The interior has been well maintained, and the focal point is the open, modified geometric stair with ornamental brackets, and carved balusters. The handrail curves and twists descending from the second floor, and ends at the carved newel.

The ceiling height on the first floor is approximately 14 feet.

A dozen outbuildings are behind the house to serve the needs of this dairy business. The original wood barn, directly north of the house, has a fieldstone foundation, hand hewn beams and uprights with adze marks clearly visible and a tin roof.

A large, cement block dairy barn built in the early 1930s, and a new cement block dairy are east of the old barn, and numerous smaller buildings, silos and sheds.

A stream which was a mill race laces the southeastern section of the farm, rerouting part of Little Seneca Creek.

The entire farm appears to be in very good condition.

CONTINUE ON SEPARATE SHEET IF NECESSARY

# 8 SIGNIFICANCE

## PERIOD

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Green Hills is a typical late-19th-century farm house. It was built in the 1880s by Harry Riggs, son of Remus D. Riggs of Fertile Meadows, Goshen, a member of the prominent Riggs family of Brookeville.

Riggs purchased the site in 1881 from David L. and Mary J. Pugh,<sup>1</sup> and built his farm house and a barn, with a stone foundation and a loft for hay and grain, shortly afterward. The farm encompasses parts of several tracts dating back to Revolutionary times: Lodewick's (Lodowick's) Range, Davis Content, Glasgow, and the Resurvey on Benjamin Square.

Riggs raised multi-purpose cows, a mixed breed used for both meat and milk. He evidently prospered, for in 1914 he bought an adjoining parcel, the "Mill Dam Lot", from William H. Fulk's.<sup>2</sup>

His son, Remus D., took over as farm manager in the early 1920s. He switched to registered Holstein dairy cattle and began shipping milk with Maryland-Virginia Milk Producers Cooperative Association in 1922 with 18 cows.<sup>3</sup> He was deeded the farm in 1926,<sup>4</sup> added a stanchion dairy barn about 1930, and built an addition around 1935.

Barbara Riggs, daughter of Remus, married dairyman Stanley Stiles, and lives in the farmhouse. She and Stanley operate the dairy business, now owned by a corporation consisting of the heirs of Remus D. and Maude B. Riggs. They upgraded the barn to include a milking parlor in 1958.

They have continued raising Holstein cattle and presently milk 120, shipping more than 5,000 lbs. of milk to market daily.

### FOOTNOTES:

<sup>1</sup> Land Records of Montgomery County, EBP 25/128 (10/31/1881).

<sup>2</sup> Ibid., 240/138 (1/9/1914).

<sup>3</sup> Telephone Conversation, Md.-Va. Milk Producers Association, April 2, 1979.

<sup>4</sup> Land Records, op. cit., 403/350 (6/22/1926).

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Land Records of Montgomery County, Maryland.

Telephone Interviews: Md.-Va. Milk Producers Association, April 2, 1979.  
Daughters of Remus D. Riggs - Mary Stinson and Barbara Stiles.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 11.0 (acreage with building)

VERBAL BOUNDARY DESCRIPTION

One-half mile south of Goshen Road on Huntmaster Lane.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Peg Coleman

ORGANIZATION

Sugarloaf Regional Trails

DATE

April 1979

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: ~~Maryland Historical Trust~~  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
~~(301) 267-1438~~

SUGARLOAF REGIONAL TRAILS  
Box 87, Stronghold  
Dickerson, Md. 20753  
(301) 926-4510



# Montgomery County Government

14/42 GREEN HILLS  
FARM

REMOVED

August 12, 1987

Mr. Norman Christeller, Chairman  
Montgomery County Planning Board  
Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Norman:

The Planning Board meeting on August 3, which discussed the probability of placing Green Hills Farm on Huntmaster Lane in the Goshen section of Gaithersburg on the Master Plan as an historic resource, emphasized a problem that continues to plague the efforts of both the Planning Board and the Historic Preservation Commission. That issue is the illegal destruction of historic resources.

In the particular instance of Green Hills Farm, I think it is instructive to try to outline the events to you so that we might draw some lessons for future actions or decisions.

Shortly after receiving notification of HPC review of Green Hills Farms, the owners contacted Mr. Jeff Miskin, a commissioner and neighbor about his thoughts regarding preservation of the property. Miskin pointed out that the research which the owner had received had noted the agricultural importance of the property, especially the dairy function.

Within a week of notification and before the Commission's meeting to decide on Master Plan status for Green Hills Farm, the owners razed the dairy barn without obtaining any permit from the County. This illegal action certainly constituted substantial alteration as it radically altered and destroyed the historic importance of the site under criterion 1(d).

What is especially disheartening to the Commission is that we had, over the past year, worked with the owners and developers during the subdivision review process to permit sympathetic development and, at the same time, preserve the historic site. At meetings on January 9, 1986 and February 19, 1987, the owners, including the Stinsons and Mrs. Hawkins, and the developers representatives, Benning and Associates, assured the Commission that preservation of the farm house was also their goal. So, in spite of the Commission's willingness to approve subdivision

Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850. (301) 279-1490

plans sympathetic to the historic resources, in the end the process was used to whittle away and finally illegally destroy a significant portion of the historic aspects of the site.

Most of all, I am distressed with the possible signal the Planning Board vote may have sent to the development community--that illegal destruction of historic resources will not be punished. I am certain that is not what you intended, but clearly such an inference can be drawn, especially as Mr. Keeney stated that he could not support Master Plan placement as the dairy farming structures no longer existed. Moreover, with several new members joining the Planning Board this summer, it is especially critical that they understand the implications of their decisions. Although I know that not every recommendation of the Historic Preservation Commission will be seconded by the Planning Board, I do not want to lose these resources for the wrong reasons or inaccurate information.

As the Commission has found direct meetings with the Planning Board extremely helpful in the past, I would like to arrange a meeting early in September to discuss this issue and other perceptions and concerns under which both groups operate. I'll ask Bobbi to call Susan within the next ten days to arrange such a meeting.

Sincerely,



Philip L. Cantelon  
Chairman

PLC:kk

✓cc: Roberta Hahn