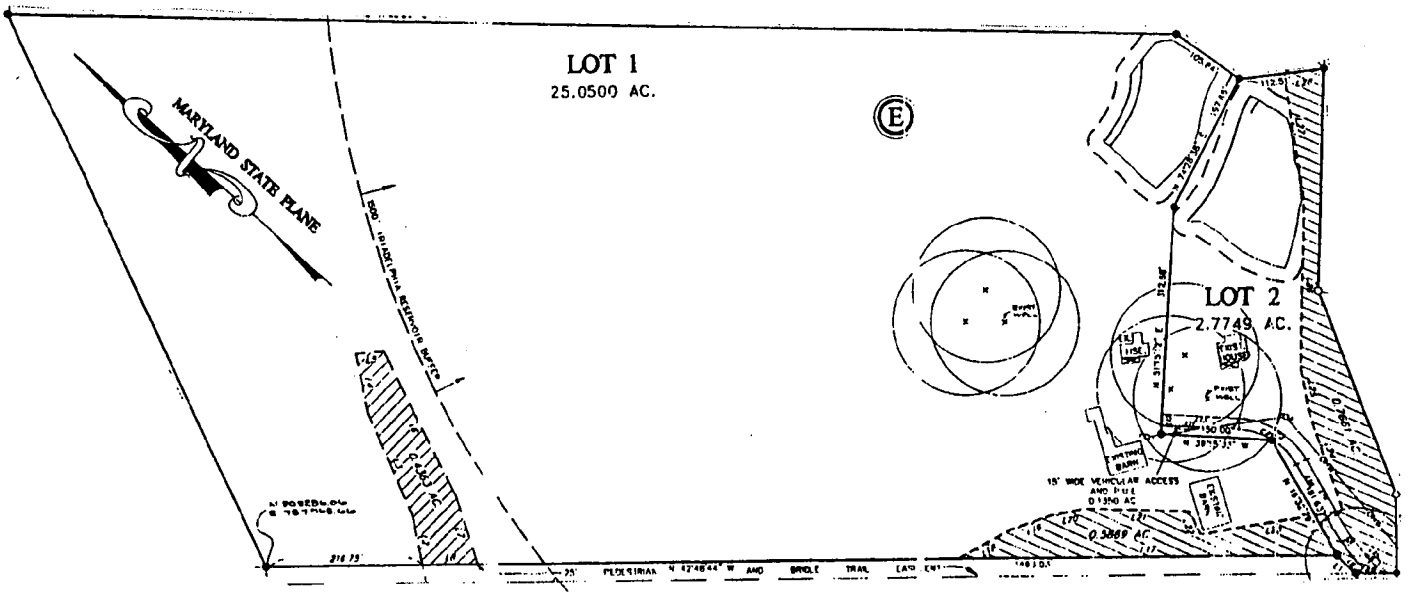
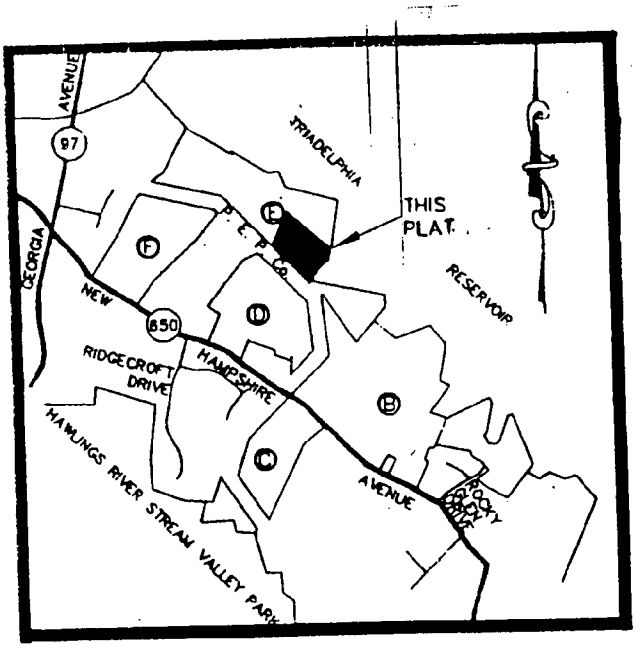
23140 ELISHA RIGGS HOUSE DEMO
21651 NEW HAMPSHIRE AVE 7-2002

ELISHA RIGGS HOUSE #23/40





VICINITY MAP

23/40 Elisha Riggs House

ENVIRONMENTAL SETTING: 27.8 acres
(25 acre Lot 1, and 2.8 acre Lot 2, Block E, Plat 514-03)
Not included is the 1930s house on Lot 2.
New construction within the setting requires HPC review.

Elisha Riggs House
New Hampshire Avenue
#23/40

The Elisha Riggs House is located near Sunshine in rural northeastern Montgomery County. The prop-erty includes the circa 1865 Riggs house, a 1930s bungalow tenant house, a bank barn, a drive-thru corn crib with an attached stable and equipment shed, and a non-contributing privy in deteriorating condition.

The house is a two-story, two-bay stone structure covered with a gable roof clad with standing seam metal, and features an interior end brick chimney. The house is the surviving rear wing of a two-story, L-shaped circa 1865 log and frame structure with large, external stone chimneys. Circa 1968 the front block of the house was removed and the rear wing was renovated and enlarged by a single-bay, two-story frame addition into the single family residence it is today.

The tenant house, built in the 1930s, is a 1-1/2-story frame bungalow located east of the Elisha Riggs stone house. The house closely resembles "The Kilbourne" house, available through Sears and Roebuck house catalogs in 1921, 1925, 1926, 1928 and 1929 and available for $2,500 to $2,700.

The Elisha Riggs House was built by a member of the prominent Riggs family of Montgomery County and Washington, D.C. (founders of Riggs National Bank). Although the extant house is only one section of the original dwelling on the site, the property is significant for its associations with the Riggs family and serves as a visual reminder to the area's rich history and architecture. In addition, the Sears and Roebuck Company bungalow is a distinctive residential building form of the second quarter of this century.

CRITERIA: 1A, 1C, 1D
ENVIRONMENTAL SETTING:25 acres, lots 1N and 2N, tax map K-8.

23/40

LERCH, EARLY & BREWER
CHARTERED

LAW OFFICES

SUITE 380
3 BETHESDA METRO CENTER
BETHESDA, MARYLAND 20814-5367

TELEPHONE: (301) 986-1300
FACSIMILE: (301) 986-0332

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ROBERT G. BREWER, JR.
ERIC M. CORE
GEORGE F. PAXTON
MARTIN J. HUTT
STANLEY J. REED
CINDI E. COHEN*
PAUL J. DI PIAZZA
R. DENNIS OSTERMAN*
RICHARD G. VERNON
JAMES L. BAER
CYNTHIA M. BAR
JOHN C. JOYCE
LAURI E. CLEARY*
JOHN R. METZ
SIGRID C. HAINES
JEFFREY VAN GRACK
SUSAN BERRY BLOOMFIELD
CHARLES T. HATHWAY

RICHARD N. RUPRECHT
PAUL E. ALPUCHE, JR.
TAMARA A. STONER**
DEBORAH L. WEBB
ANDREA L. CIOTA
SHERYL D. HANLEY
MELANIE K. SNYDER
JASON E. FISHER**
SUZANNE S. NASH**

OF COUNSEL
CHARLES L. WILKES
CONSTANCE B. LOHSE
ROBERT L. SALOSCHIN
ELIZABETH J. WEISBERG
J. BRADFORD McCULLOUGH
DOROTHY W. LORENZ

EXECUTIVE DIRECTOR
PETER T. MICHAELS◊

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WASHINGTON, D.C. 20036
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SUITE 1100
FAIRFAX, VIRGINIA 22031
(703) 273-5911

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228 WEST PATRICK STREET
FREDERICK, MD 21701

ALL MEMBERS OF MD & DC BARS
EXCEPT AS OTHERWISE NOTED

*ALSO MEMBER VA BAR
**MEMBER MD BAR ONLY
◊CPA, MBA, NOT BAR MEMBER

HENRY F. LERCH 1950-1986
WILTON H. WALLACE 1950-1959

WRITER'S DIRECT DIAL NUMBER:
(301)

657-0170

February 4, 2000

Montgomery County Historic Preservation Commission
C/O Brian Michael Lione
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Elisha Riggs House
#23/40

Dear Historic Preservation Commissioners:

We represent the Helen P. Denit Charitable and Educational Trust (the "Trust"), owner of the above referenced resource in Sunshine, Maryland. The property on which the Elisha Riggs House is located is part of the preliminary plan 1-92004 which consists of over 600 acres of land. The preliminary plan was approved by the Montgomery County Planning Board on May 8, 1997.

The preliminary plan and the above referenced resource was reviewed with Planning Board Historic Preservation staff during the preliminary plan review period and was brought to the Historic Preservation Commission on April 12, 1995. At that time the HPC recommended approval of the preliminary plan to the Planning Board with conditions. A memorandum from Gwen Marcus (Historic Preservation Coordinator) to Joe Davis (Development Review), dated April 13, 1995 conveys HPC's recommended conditions with respect to the Elisha Riggs House as follows:

1. The lot which contains the Elisha Riggs historic property and all outbuildings shall be no less than 25 acres.

2. The environmental setting of the Elisha Riggs historic site shall be the 25 acre lot noted above.

3. A tree survey which demonstrates that the plan will avoid destruction of significant tree specimens near the historic site shall be provided for review and approval by staff.

A copy of the April 13, 1995 memorandum is enclosed.

The approved preliminary plan of subdivision reflects these conditions. As the enclosed record plat reflects, the Riggs house is on a 25 acre lot and contains its outbuildings (the two existing barns). A copy of the plat is enclosed.

During the 4 years this preliminary plan was being considered by the Planning Board we had many discussions with HPC staff about several historic preservation issues they had concerning the Denit Property. In addition to the Riggs house these included two slave cemeteries. With respect to the Riggs house the discussions related only to the outbuildings and the size of the lot. These discussions culminated with our presentation before the Historic Preservation Commission in April 1995. At no time prior to or before the HPC was there any reference to the 1930's 1 ½ story bungalow tenant house being part of the environmental setting of outbuildings for the Riggs house or having any historic significance of its own. The bungalow is a 4-5 bedroom house, it hardly can be considered to be an "out building" which generally is understood to be a building such as a barn, stable or wood shed separate, but accessory to a main building.

Therefore, we are quite surprised at this time to be advised that the 1 ½ story frame bungalow is now being recommended for Historic Master Plan designation. We unfortunately cannot attend the Commission's February 9, 2000 public hearing but we respectfully request based upon the above information and the extensive discussions with Historic Preservation staff over the past years, including our presentation before HPC in April 1995, that the 1 ½ story bungalow not be recommended for Historic Master Plan designation.

Very truly yours,

Martin J. Hutt

MJH:kls

cc: Brenda Hough

enclosure

G:\Dept\RE\MJH\40372\Historic Master Plan Designation.doc

23/40

Attachment 5

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

April 13, 1995

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review

FROM: Gwen Marcus, Historic Preservation Coordinator
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division

SUBJECT: HPC Review of Denit Property Subdivision

On April 12, 1995, the Historic Preservation Commission (HPC) reviewed the proposed subdivision for the Denit Property. This subdivision directly involves one Locational Atlas Resource, the Elisha Riggs House, and is adjacent to one Master Plan Site, Far View.

After a detailed presentation by staff and by the applicant's representative, John Westbrook, the HPC formulated its recommendation on this case. The HPC recommends approval of this subdivision plan with the following conditions:

1. The lot which is described to contained the Elisha Riggs historic property and all outbuildings shall be no less than 25 acres.

2. The environmental setting of the Elisha Riggs historic site shall be the 25 acre lot noted above.

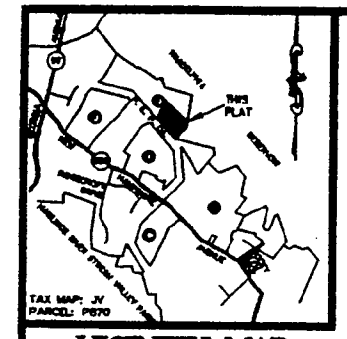
3. A tree survey which demonstrates that the plan will avoid the destruction of significant tree specimens near the historic site shall be provided for review and approval by staff.

4. The historic drive location will remain as situated and as gravel.

5. A substantial buffer of heterogeneous plantings of evergreen and deciduous trees would be established at the rear of Lots #471 and #475-#480 for purposes of screening the new construction from the Far View historic site. A landscaping/planting plan shall be submitted for review and approval by staff.

6. All efforts shall be made to locate the two cemeteries reported to be in the vicinity of the Denit house. If either or both cemeteries are located, they will be preserved in a designated conservation area. If graves are located during construction, construction will be stopped immediately.

Please include the conditions noted above in any information transmitted to the Planning Board. Staff will be available during the Board's hearing on this case to provide additional information if necessary.



VICINITY MAP

SCALE: 1" = 4000'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 01°59'21" E	30.48'

25' I/E EMT TABLE		
LINE	DIRECTION	DISTANCE
L28	N 19°33'39" E	32.10'
L29	N 39°13'33" W	104.85'
L30	N 51°13'12" E	35.00'
L31	S 39°13'33" E	104.63'
L32	S 19°33'39" W	92.16'
L33	N 42°48'44" W	35.53'

CONSERVATION TABLE		
LINE	DIRECTION	DISTANCE
L2	N 30°57'39" E	38.17'
L3	S 48°04'39" E	32.35'
L4	S 37°28'48" W	221.78'
L5	S 39°52'08" W	108.43'
L6	N 42°48'44" W	33.17'
L7	S 08°18'35" W	32.50'
L8	N 85°13'04" W	108.39'
L9	N 44°24'08" W	138.29'
L10	N 39°48'33" W	103.86'
L11	N 02°18'15" E	107.88'
L12	N 67°12'08" W	178.78'
L13	N 39°30'33" E	146.77'
L14	S 47°33'48" E	346.39'

BUFFER TABLE		
LINE	DIRECTION	DISTANCE
L15	N 42°48'44" W	302.70'
L16	S 71°40'32" E	81.15'
L17	S 62°14'02" E	38.85'
L18	S 33°38'10" E	47.83'
L19	S 48°48'23" E	142.83'
L20	S 24°00'40" W	34.40'
L21	S 52°10'30" E	163.52'
L22	N 30°10'16" E	146.31'
L23	N 39°03'44" E	57.68'
L24	N 49°35'40" E	232.10'
L25	N 39°44'01" E	304.38'
L26	N 34°58'27" E	133.56'
L27	S 09°10'35" W	138.07'

25' INGRESS / EGRESS EASEMENT TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	372.50'	83.30'	41.90'	83.08'	N 17°54'17" E	13°09'33"
C2	87.50'	88.80'	48.30'	85.01'	N 09°34'32" W	58°10'02"
C3	112.50'	113.45'	63.30'	110.45'	S 08°35'32" E	58°10'02"
C4	387.50'	103.88'	52.05'	103.55'	S 09°30'28" W	28°08'13"

NOTES

SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON REAPPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

LOTS 1 AND 2 ARE APPROVED FOR 6 BEDROOM HOUSES.

DEVELOPMENT SUBJECT TO THE FOREST CONSERVATION LAW OF 1992 AND THE APPROVAL OF A FOREST CONSERVATION PLAN PRIOR TO THE ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.

THE LOCATION OF THE 1500' TRADELPHIA RESERVOIR BUFFER IS FROM M-NCPPC 5' CONTOUR TOPOGRAPHY AND AS DEPICTED ON THE APPROVED PRELIMINARY PLAN.

ALL AGRICULTURAL USES WITHIN THE 1500' TRADELPHIA RESERVOIR BUFFER WILL BE SUBJECT TO AN ONGOING CONSERVATION PLAN DEVELOPED IN COOPERATION WITH AND APPROVED BY THE SOIL AND WATER CONSERVATION DISTRICT, OR ANY SUCCESSOR AGENCY RESPONSIBLE FOR REGULATING AGRICULTURAL ACTIVITY NEAR THE TRADELPHIA RESERVOIR INCLUDING THE M-NCPPC DEPARTMENT OF PARKS AND PLANNING.

OPEN SPACE DESIGNATION SHOWN HEREON IS TO BE CREDITED TOWARD THE TOTAL OPEN SPACE REQUIREMENT OF THIS DEVELOPMENT PER THE APPROVED PRELIMINARY PLAN (No. 1-82004).

TOTAL OPEN SPACE ON THIS PLAN: 25.7353 AC.

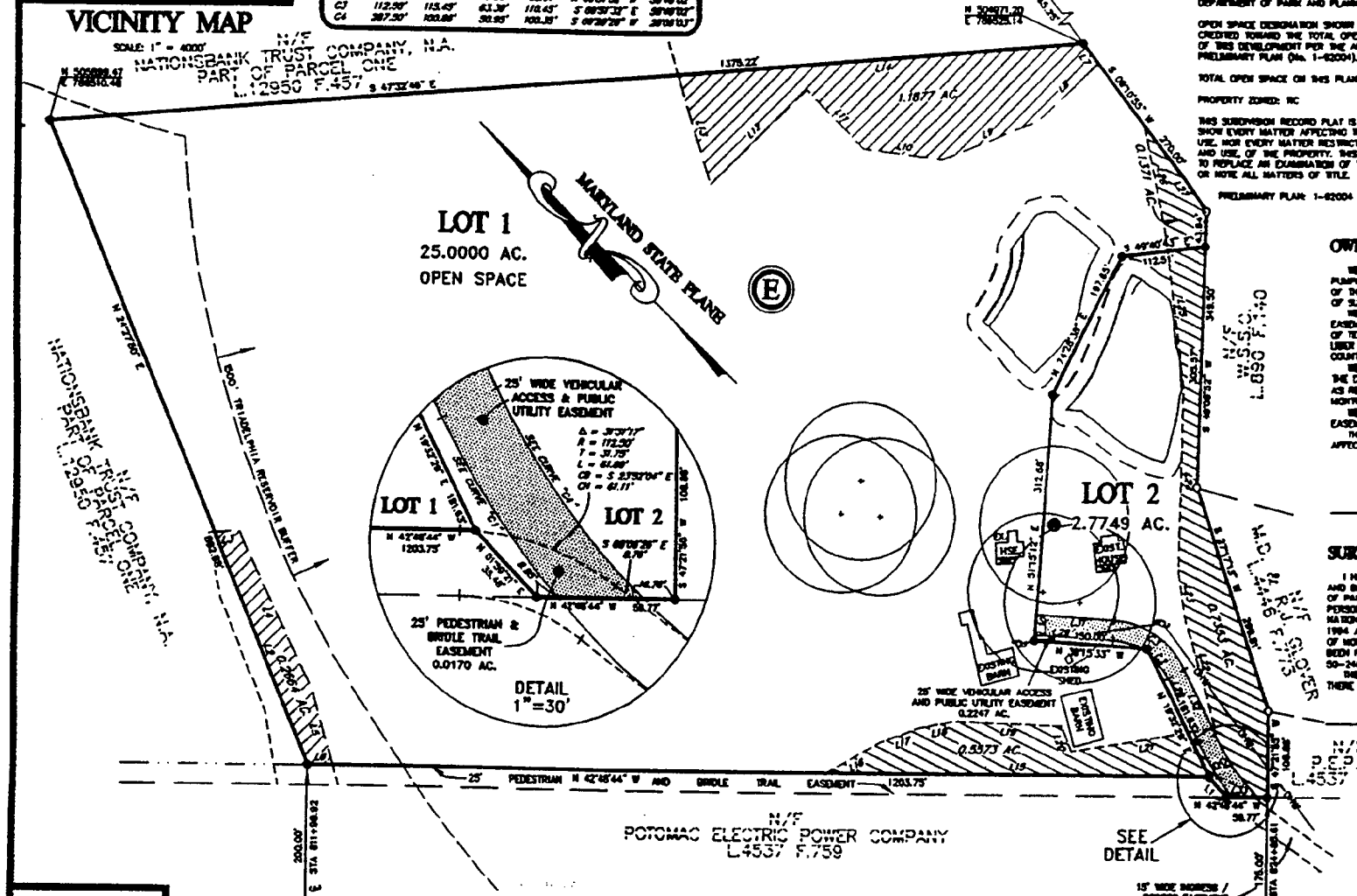
PROPERTY ZONED: RC

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS OF TITLE.

PRELIMINARY PLAN: 1-82004

LEGEND

- INITIAL ABSORPTION SYSTEM
- LIMITS OF TOTAL ABSORPTION SYSTEM
- 25' SEPTIC B.R.L.
- PROPOSED WELL
- EXISTING WELL
- IRON PIPE AND I.D. CAP SET (CORP. No. 258)
- PROPERTY MARKER FOUND
- EXISTING UTILITY POLE AND OVERHEAD WIRES
- OPEN SPACE, STREAM BUFFER AND CONSERVATION EASEMENT CATEGORY I, L.13178 F.412
- OPEN SPACE, CONSERVATION EASEMENT CATEGORY I, L.13178 F.412
- 25' WIDE VEHICULAR ACCESS AND PUBLIC UTILITY EASEMENT 0.2247 AC. ESTABLISHED BY THIS PLAT



OWNERS' CERTIFICATE

WE, NATIONSBANK TRUST COMPANY, N.A., SUCCESSOR TRUSTEE FOR THE HELEN PUMPHREY DENIT TRUST FOR CHARITABLE AND EDUCATIONAL PURPOSES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER GRANT UTILITY EASEMENTS, SHOWN HEREON AS "PUBLIC UTILITY EASEMENT" TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 3634 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH A CONSERVATION EASEMENT IN ACCORDANCE WITH THE DOCUMENT ENTITLED: "CONSERVATION EASEMENT AGREEMENT, CATEGORY I", AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH VEHICULAR ACCESS, PEDESTRIAN AND BRIDAL TRAIL EASEMENTS AS SHOWN HEREON.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

WITNESS DATE BRENDA L. ROUGH
VICE PRESIDENT
NATIONSBANK TRUST COMPANY, N.A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY NATIONSBANK TRUST COMPANY, N.A., PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN P. DENIT UNTO NATIONSBANK TRUST COMPANY, N.A., TRUSTEE BY DEED DATED AUGUST 19, 1994 AND RECORDED IN LIBER 12950 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN IS 27.7749 ACRES OF LAND.

THERE IS NO DEDICATION BY THIS PLAT.

DATE DANIEL L. CATWOOD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND NO. 408

SUBDIVISION RECORD PLAT
LOTS 1 AND 2
BLOCK E
DENIT ESTATES

ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
JUNE, 1998 SCALE: 1" = 100'

MADDOX INCORPORATED
ENGINEERS • SURVEYORS

DATE.....
PLAT BOOK.....
PAGE.....

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED _____
CHAIRMAN ASST. SECRETARY - TREASURER

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED _____

GRAPHIC SCALE
(IN FEET)

23140

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

Go Back
View Map
New Search

STR

Account Identifier: **District** - 08 **Account Number** - 03317294

Owner Information

Owner Name: PRETTY PENNY LLC

Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: C/O N G SHERWOOD
11249 FERN ST
WHEATON MD 20902-4643

Deed Reference: 1)
2)

Location & Structure Information

Premises Address	Zoning	Legal Description
21601 NEW HAMPSHIRE AVE	RC	DENIT ESTATES

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	21659
JV22			57		E	2	82	Plat Ref:	

Special Tax Areas **Town** **Ad Valorem** **Tax Class** 42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2.77 AC	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2000	Phase-in Assessments As Of 07/01/2001	As Of 07/01/2002
Land:	125,770	125,770		
Improvements:	0	0		
Total:	125,770	125,770	125,770	125,770
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

23/40

Real Property Information

Maryland Department of Assessments and Taxation
Real Property System

[Go Back] [Start Over]

MONTGOMERY COUNTY

DISTRICT: 08 ACCT NO: 03073263

Owner Information

Owner Name: NATIONSBANK TRUST CO NA TR
C/O MAILSTOP MD4-302-17-07

Use: AGRICULTURAL

Mailing Address: PO BOX 995
BALTIMORE MD 21203-0995

Principal Residence: NO

Transferred

From: NATL BANK OF WASHINGTON **Date:** 09/28/1994 **Price:** $0

Deed Reference: 1) /12950/ 457
2)

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

Tax Exempt: NO

Location Information [View Map]

Premises Address:
21601 NEW HAMPSHIRE AVE
BROOKEVILLE 20833

Zoning: RC

Legal Description:
TRIDELPHIA FARM
SAPLING RIDGE

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
JV13		P611	501				82	Plat Ref:

Special Tax Areas

Town:

Ad Valorem:

Primary Structure Data

Year Built:	Enclosed Area:	Property Land Area:	County Use:
1938	1,915 SF	135.29 AC	818

Value Information

	Base Value	Current Value As Of 01/01/2000	Phase-In Value As Of 07/01/2000	Phase-in Assessments As Of 07/01/1999	Phase-in Assessments As Of 07/01/2000
Land:	187,980	187,980			
Impts:	159,900	160,480			
Total:	347,880	348,460	348,073	143,550	143,620
Pref Land:	43,980	43,980	43,980	21,990	21,990

PREFERENTIAL LAND VALUE
INCLUDED IN LAND VALUE

Partial Exempt Assessments

	Code	07/01/1999	07/01/2000
County	000	0	0
State	000	0	0
Municipal	000	0	0

[Go Back] [Start Over]

June 15, 1999

To: Gwen Wright
and/or
Perry Kephart

From: Anita Greenstone - Tel: 301-587-0910
FAX: 301-5704936

Re: Historic Riggs Stone House in Brookeville
(see 2 page attachment ltr. MJH to JD)

Recently, Nations Bank (Brenda Hough, Trustee for Helen P. Deist Estate) spoke w/ my husband Todd Greenstone to let him know the bank will be appraising the stone house + bungalow, once again. She mentioned to Todd that their intention was to sell the houses separately. In order for them to do so, I recall yourself + Joe Davis requiring the following from Nations Bank:

(1) A separate well/septic system must accompany each home, as required by Montg. Cty Well + Septic + the State of Md.

(2) A home cannot be built on the site, leaving the Riggs home as an accessory building. (See MJH letter to the contrary 3/10)

Please call me or respond as soon as possible to verify #'s 1+2. Thanks!

Letter never responded to...

LERCH, EARLY & BREWER
CHARTERED

LAW OFFICES

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3 BETHESDA METRO CENTER
BETHESDA, MARYLAND 20814-5367

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WASHINGTON, D.C. 20036
(202) 331-7120

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SUITE 1100
FAIRFAX, VIRGINIA 22031
(703) 273-5911

FREDERICK OFFICE
225 WEST PATRICK STREET
FREDERICK, MD 21701

ALL MEMBERS OF MD & DC BARS
EXCEPT AS OTHERWISE NOTED

*ALSO MEMBER VA BAR
**MEMBER MD BAR ONLY
***J.D. NOT BAR MEMBER
†MEMBER DC AND WV BAR ONLY
©CPA MBA NOT BAR MEMBER

HENRY F. LERCH 1950-1968
WILTON H. WALLACE 1950-1960

March 11, 1999

WRITER'S DIRECT DIAL NUMBER:
(301)
657-0170

3/99:
Per Gwen Wright, meeting w/M.J.H., following stated:
① Gwen does not expect any homes to be built on historic site, (period)
② Bungalow is part of historic site.
③ Must separate well/septic from stone house, if stone house + bungalow sold separetly.
per Joe to Gwen

Joe Davis, Acting Chief
Development Review Division
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Helen P. Denit Trust for Charitable And Educational Purposes
Preliminary Plan 1-92004

Dear Joe:

This letter shall confirm our phone conversations and meeting regarding the intentions of the Helen P. Foundation (the "Foundation") regarding the 107+ acre parcel (the "Parcel") located in the northern portion of the above referenced preliminary plan. In response to the comments you may have heard regarding this Parcel, the Foundation wishes to confirm the following for you:

1. the Foundation does not intend to seek permission from the Planning Board to subdivide the Parcel into single family lots.

2. The Foundation is aware that the Parcel is part of the approved "open space" for the approved preliminary plan of subdivision (1-92004). As "open space", the Parcel may be used for agricultural purposes. However, the Board's opinion did not limit its use <u>only</u> to agricultural purposes only.

3. Lot 1N, is the 25 acre lot containing the historic Riggs house. As an alternative to adding onto the existing Riggs house, a new principle house may be constructed on the 25 acre lot with the Riggs house being an accessory building, under the provisions of the County Zoning Ordinance, if (a) the Planning Board approves the new house, (b) the new house is located outside the 1,500' Triadelphia Reservoir setback and (c) the new house's location and design are approved by the

LAW OFFICES
LERCH, EARLY & BREWER, CHARTERED

Montgomery County Historic Preservation Commission as part of an historic area work permit application and (d) the Riggs house has its own well and septic system separate from the adjacent Sears house.

4. The Planning Board staff will contact PEPCO staff (Michael Boland, Esq. at (202)-872-2520) to obtain easements over Pepco's property to connect the trail system being dedicated by the Foundation.

We hope this clarifies for you the intentions of the Foundation.

Very truly yours,

Martin J. Hutt

cc: Brenda Hough

G:\Dept\RE\MJH\40372\Foundations intentions.doc

Jim Greenstone

301-587-0910

Gwen - Please
let me know if you
and/or Joe will be
responding to #3. Seems

they did not
hear you last
time you spoke to
Marty Huff...
Anita

LERCH, EARLY & BREWER
CHARTERED

LAW OFFICES

SUITE 380
3 BETHESDA METRO CENTER
BETHESDA, MARYLAND 20814-5367

TELEPHONE: (301) 986-1300
FACSIMILE: (301) 986-0332

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SUITE 600
WASHINGTON, D.C. 20036
(202) 331-7120

VIRGINIA OFFICE
9302 LEE HIGHWAY
SUITE 1100
FAIRFAX, VIRGINIA 22031
(703) 273-5911

FREDERICK OFFICE
228 WEST PATRICK STREET
FREDERICK, MD 21701

March 11, 1999

MAR 12 1999

WRITER'S DIRECT DIAL NUMBER:
(301)
657-0170

Joe Davis, Acting Chief
Development Review Division
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Helen P. Denit Trust for Charitable And Educational Purposes
Preliminary Plan 1-92004

Dear Joe:

This letter shall confirm our phone conversations and meeting regarding the intentions of the Helen P. Foundation (the "Foundation") regarding the 107+ acre parcel (the "Parcel") located in the northern portion of the above referenced preliminary plan. In response to the comments you may have heard regarding this Parcel, the Foundation wishes to confirm the following for you:

open space

1. the Foundation does not intend to seek permission from the Planning Board to subdivide the Parcel into single family lots.

2. The Foundation is aware that the Parcel is part of the approved "open space" for the approved preliminary plan of subdivision (1-92004). As "open space", the Parcel may be used for agricultural purposes. However, the Board's opinion did not limit its use only to agricultural purposes only.

3. Lot 1N, is the 25 acre lot containing the historic Riggs house. As an alternative to adding onto the existing Riggs house, a new principle house may be constructed on the 25 acre lot with the Riggs house being an accessory building, under the provisions of the County Zoning Ordinance, if (a) the Planning Board approves the new house, (b) the new house is located outside the 1,500' Triadelphia Reservoir setback and (c) the new house's location and design are approved by the

Montgomery County Historic Preservation Commission as part of an historic area work permit application and (d) the Riggs house has its own well and septic system separate from the adjacent Sears house.

4. The Planning Board staff will contact PEPCO staff (Michael Boland, Esq. at (202)-872-2520) to obtain easements over Pepco's property to connect the trail system being dedicated by the Foundation.

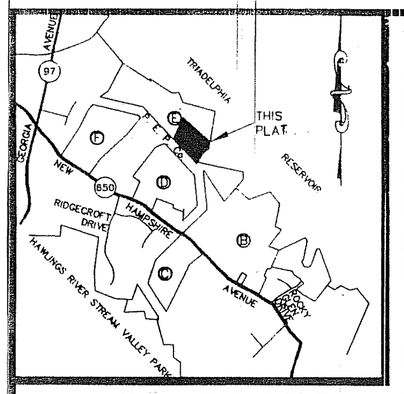
We hope this clarifies for you the intentions of the Foundation.

Very truly yours,

Martin J. Hutt

cc: Brenda Hough

G:\Dept\RE\MJH\40372\Foundations intentions.doc



VICINITY MAP

SCALE: 1" = 4000'

NOTES:

THE SEPTIC FIELD BUILDING RESTRICTION LINES SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

DEVELOPMENT ON THIS LAND IS SUBJECT TO THE FOREST CONSERVATION LAW OF 1992 AND THE APPROVAL OF A FOREST CONSERVATION PLAN PRIOR TO THE ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.

THIS DEVELOPMENT IS SUBJECT TO AN ADEQUATE PUBLIC FACILITIES ORDINANCE AGREEMENT DATED JANUARY 14, 1998.

LOTS 1 AND 2 ARE APPROVED FOR 6 BEDROOM HOUSES.

THE LOCATION OF THE 1,500' TRIADELPHIA RESERVOIR BUFFER IS FROM M-NCPPC 5' CONTOUR TOPOGRAPHY AND AS DEPICTED ON THE APPROVED PRELIMINARY PLAN. NO STORM WATER MANAGEMENT FACILITIES ARE TO BE LOCATED WITHIN 1500' OF THE TRIADELPHIA RESERVOIR. ANY AGRICULTURAL USE WITHIN THIS BUFFER IS SUBJECT TO AN ONGOING CONSERVATION PLAN DEVELOPED IN COOPERATION WITH AND APPROVED BY THE SOIL CONSERVATION DISTRICT, OR ANY SUCCESSOR AGENCY RESPONSIBLE FOR REGULATING AGRICULTURAL ACTIVITY NEAR THE TRIADELPHIA RESERVOIR INCLUDING THE M-NCPPC DEPARTMENT OF PARK AND PLANNING.

THE OPEN SPACE DESIGNATION SHOWN HEREON IS TO BE CREDITED TOWARD THE TOTAL OPEN SPACE REQUIREMENT OF THIS DEVELOPMENT PER THE APPROVED PRELIMINARY PLAN (No. 1-92004). THE TOTAL OPEN SPACE ON THIS PLAN IS 25.8161 ACRE.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS OF TITLE.

THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN (No. 1-92004). ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

TRAIL SYSTEM FOR BLOCK E TO BE COMPLETED BY THE POINT OF 70% OCCUPANCY OF THE NEW DWELLING UNITS IN BLOCK F. ENTIRE TRAIL SYSTEM TO BE COMPLETED BY THE POINT OF 70% OCCUPANCY OF NEW DWELLING UNITS OF THE ENTIRE SUBDIVISION.

THIS PROPERTY IS ZONED RC.

TAX MAP JV13, PARCEL P873.

PARCEL A

OWNERS' CERTIFICATE:

WE, THE PRETTY PENNY, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER GRANT UTILITY EASEMENTS, SHOWN HEREON AS "P.U.E.," OR "10' P.U.E.," TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITIES EASEMENTS," AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH A CONSERVATION EASEMENT IN ACCORDANCE WITH THE DOCUMENT ENTITLED: "CONSERVATION EASEMENT AGREEMENT, CATEGORY I," AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH THE 15' VEHICULAR ACCESS AND P.U.E. FOR USE AND BENEFIT OF LOT 1 AND 2 AS SHOWN HEREON.

WE FURTHER ESTABLISH PEDESTRIAN AND BRIDLE TRAIL EASEMENTS AS SHOWN HEREON, IN ACCORDANCE WITH THAT DOCUMENT RECORDED IN LIBER 16882 AT FOLIO 798 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTION AT LAW LEASE, LIENS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

Robert E. Marsh 8-23-00
WITNESS DATE

CLARKSON R. SHERWOOD JR
MANAGER, THE PRETTY PENNY, L.L.C.

Robert E. Marsh 8-23-00
WITNESS DATE

TODD G. GREENSTONE
MANAGER, THE PRETTY PENNY, L.L.C.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY BANK OF AMERICA, TRUSTEE, UNDER THE WILL OF THE HELEN PUMPHREY DENIT TRUST FOR CHARITABLE AND EDUCATIONAL PURPOSES WHO DIED ON MARCH 2, 1988 (FORMERLY KNOWN AS, NATIONS BANK TRUST CO., N.A.) UNTO THE PRETTY PENNY, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED MAY 20, 2000 AND RECORDED IN LIBER 18203 AT FOLIO 110 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN IS 27.8249 ACRES OF LAND.

THERE IS NO DEDICATION BY THIS PLAT.

8-22-00
DATE

DANIEL T. CAYWOOD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND NO. 406

15' INGRESS / EGRESS EASEMENT TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	307.50'	81.31'	40.90'	81.09'	N 11°57'53" E	15°09'12"
C2	92.50'	94.93'	52.12'	90.82'	N 09°51'32" W	58°48'02"
C3	107.50'	110.32'	60.57'	105.55'	S 09°51'32" E	58°48'02"
C4	292.50'	77.36'	38.91'	77.13'	S 11°57'53" W	15°09'12"

15' I/E ESMT TABLE

LINE	DIRECTION	DISTANCE
L9	N 04°23'17" E	11.17'
L10	N 19°32'29" E	82.29'
L11	N 39°15'33" W	104.81'
L12	N 51°15'12" E	15.00'
L13	S 39°15'33" E	104.68'
L14	S 19°32'29" W	87.23'
L15	S 04°23'17" W	25.06'
L16	N 42°48'44" W	20.44'

BUFFER TABLE

LINE	DIRECTION	DISTANCE
L17	N 42°48'44" W	510.74'
L18	S 71°40'52" E	81.15'
L19	S 62°16'02" E	56.85'
L20	S 53°38'10" E	47.83'
L21	S 40°45'23" E	142.82'
L22	S 24°00'40" W	34.40'
L23	S 52°10'20" E	193.52'
L24	N 30°10'16" E	146.31'
L25	N 38°03'44" E	57.68'
L26	N 48°35'40" E	232.10'
L27	N 39°44'01" E	175.76'
L28	S 49°40'43" E	51.82

LINE TABLE

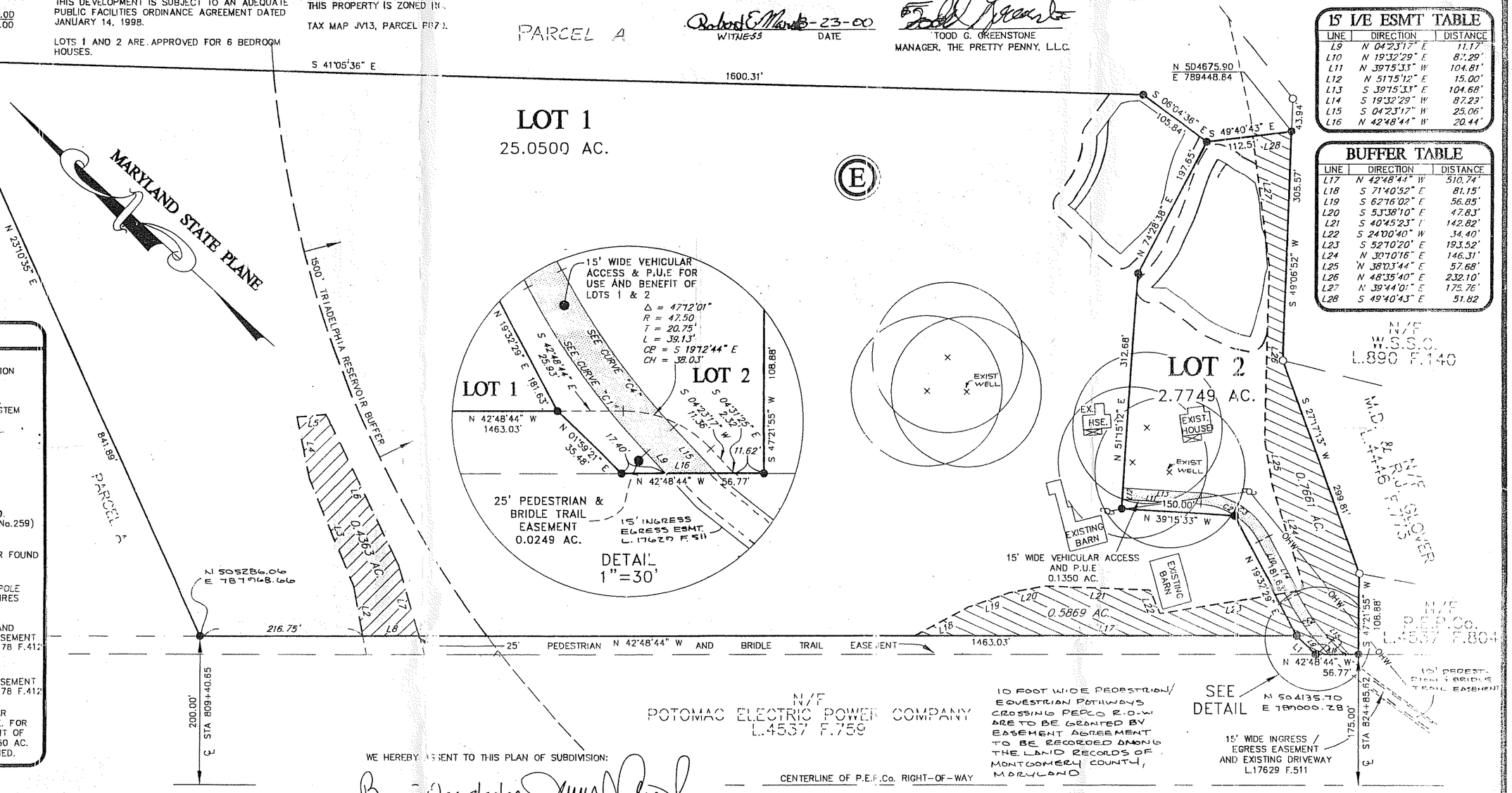
LINE	DIRECTION	DISTANCE
L1	N 01°59'21" E	35.48'

CONSERVATION TABLE

LINE	DIRECTION	DISTANCE
L2	N 36°50'45" E	68.33'
L3	N 24°51'12" E	154.45'
L4	N 36°01'11" E	84.35'
L5	S 48°04'56" E	39.19'
L6	S 21°36'40" W	221.79'
L7	S 30°52'09" W	100.42'
L8	N 42°48'44" W	75.69'

LEGEND

- INITIAL ABSORPTION SYSTEM
- LIMITS OF TOTAL ABSORPTION SYSTEM
- 20' SEPTIC B.R.L.
- PROPOSED WELL
- IRON PIPE AND I.D. CAP SET (CORP. No.259)
- PROPERTY MARKER FOUND
- OHW — EXISTING UTILITY POLE AND OVERHEAD WIRES
- OPEN SPACE, STREAM BUFFER AND CONSERVATION EASEMENT CATEGORY I, L.13178 F.412
- OPEN SPACE, CONSERVATION EASEMENT CATEGORY I, L.13178 F.412
- 15' WIDE VEHICULAR ACCESS AND P.U.E. FOR THE USE & BENEFIT OF LOTS 1 & 2. 0.1350 AC. HEREBY ESTABLISHED.



WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

Bonnie Clay 8/30/00 James D. Aird
ATTEST DATE JAMES D. AIRD, REGIONAL MANAGER
MIDATLANTIC FARM CREDIT, ACA
(FORMERLY CENTRAL MARYLAND FARM CREDIT, ACA)

DATE 12/6/2000
PLAT BOOK .....
PAGE 216.59

299220192004 TIC032101

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED August 5, 1999

CHAIRMAN ASST. SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 614-03

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED Dec 1, 2000
FOR DIRECTOR

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 '

MADDOX INCORPORATED
ENGINEERS • SURVEYORS
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2699
(301) 762-9001

SUBDIVISION RECORD PLAT
LOTS 1 AND 2
BLOCK E
DENIT ESTATES

ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SEPTEMBER, 1999 SCALE: 1" = 100'

614-03

~~Perry~~

~~Perry~~ Michael Freeman 6/19/45

Bought property

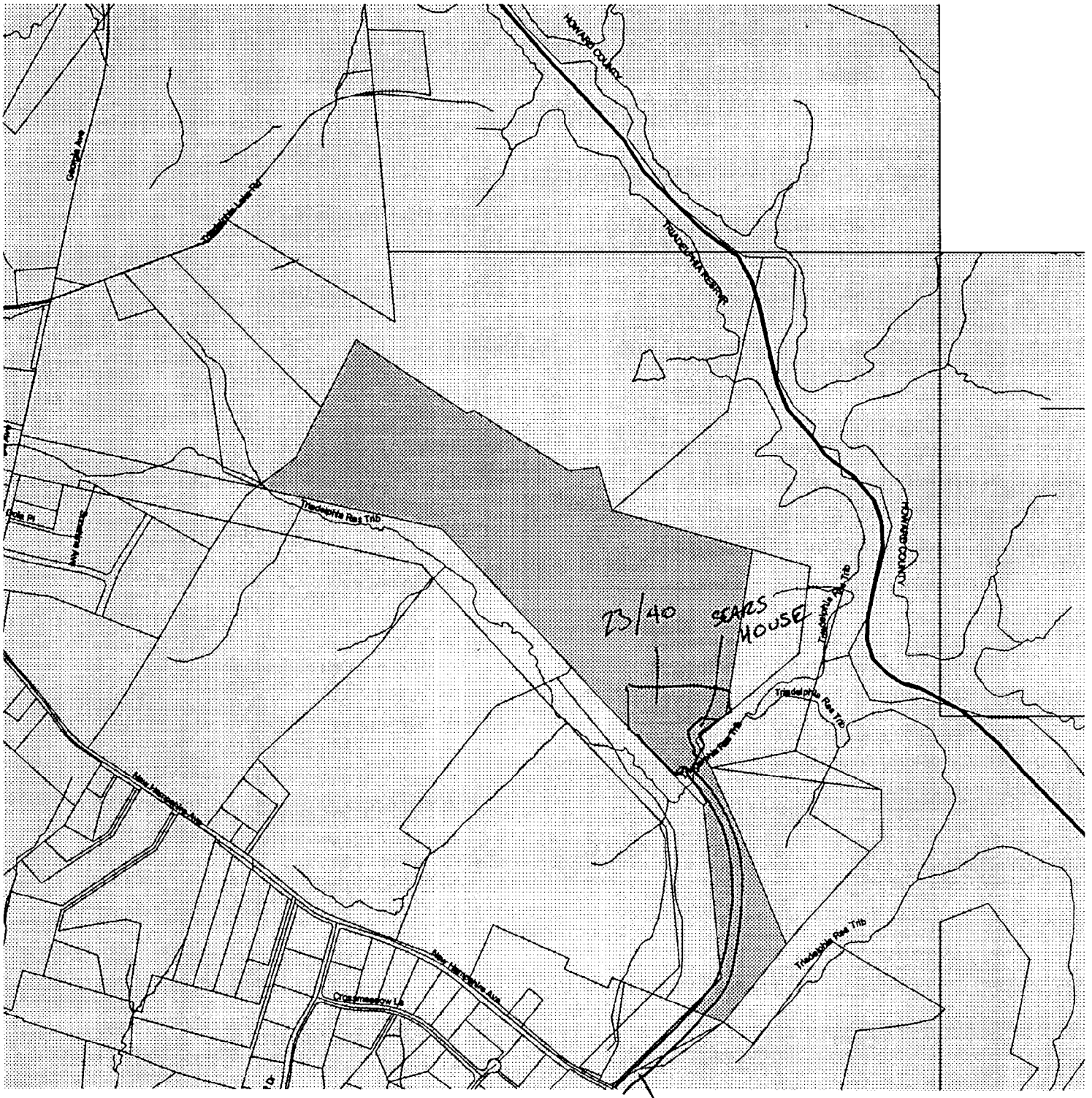
~~Please call~~ Doug Horseman re: Elisha Rigg house

301-370-7658.

(Give file back to me) A

file Olney drawer in Perry's office

Michael -
Talked to DH ↑ - been
hired to fix up
stone house (+addition)
& outbldgs -
Will call Tues am
to make appt w/
you -
Per. 6/21
1120


HOWARD COUNTY
TRACEY'S LANE RD
Georgia Ave
Thackeville Res Trib
Thackeville Res Trib
Thackeville Res Trib
Thackeville Res Trib
Thackeville Res Trib
Thackeville Res Trib
Thackeville Res Trib
Thackeville Res Trib
New Hampshire Ave
New Hampshire Ave
Crossmeadow Ln
HOWARD COUNTY
23/40
SEARS HOUSE

ROW DRIVE


NORTH
Georgia Ave
Dola Pl
Sunshine Ave
Triadelphia Res Trib
APPROXIMATE PARCEL SIZE
Triadelphia Res Trib
Triadelphia Res Trib
Triadelphia Res Trib
HOWARD COUNTY
New Hampshire Ave
New Hampshire Ave
Crossmeadow Ln
Ridgecroft Dr
Triadelphia Res Trib
Triadelphia Res Trib

31 January 2000

Marty Hutt
3 Bethesda Metro
Suite 380
Bethesda, MD 20814

Mr. Hutt:

Thank you for taking the time to speak with me this afternoon. As discussed, I am sending you copies of all information that has been mailed to all property owners and interested parties this past month. Additionally, a draft Agenda for the 9 February meeting is enclosed. The contents of the agenda were published in the *Montgomery County Journal* last week for all interested parties; I am sending you the agenda in case you were not notified.

The hearing will proceed through the properties as listed on this agenda. Not all properties will have a representative. If you are unable to attend, correspondence may be sent to the Historic Preservation Commission (HPC) at 8787 Spring Street, Silver Spring, Maryland, 20910. All testimony and correspondence will be considered by the HPC and recommendations will be formulated at the 8 March work session as listed.

I would be happy to answer any other questions you may have concerning this matter. I am available, Monday through Wednesday, at (301) 463-3400.

Sincerely,

Brian Michael Lione
Historic Preservation Planner

Elisha Riggs House
M:23-40
Montgomery County, Maryland

The Elisha Riggs House is located on the south side of New Hampshire Avenue extended, near Sunshine in rural northeastern Montgomery County. The property includes the circa 1865 Elisha Riggs house, a 1930s bungalow, a bankbarn, a drive-thru corn crib with an attached stable and equipment shed, and a non-contributing privy in deteriorating condition.

The Elisha Riggs House was built circa 1865 by Elisha Riggs, a member of the prominent Riggs family of Montgomery County and Washington, D.C. (founders of Riggs National Bank). Although the extant house is only one section of the original dwelling on the site, the property is significant for its associations with the Riggs family and serves as a visual reminder to the area's rich history and architecture. In addition, the property includes a 1930s Sears and Roebuck Company bungalow, a distinctive residential building form of the second quarter of this century. The Elisha Riggs House property meets Criterion C of the Maryland Inventory of Historic Properties.

MARYLAND HISTORICAL TRUST Inventory No. M-23-40
MD INVENTORY OF HISTORIC PROPERTIES

==========

1. Name of Property

==========

historic name Elisha Riggs House
common/other name _____

==========

2. Location

==========

street & number 21601 New Hampshire Ave. Not for publication ____
city or town Sunshine vicinity X state Maryland ____ code MD
county Montgomery ____ code _____ zip code 20833

==========

3. State/Federal Agency Certification N/A

==========

==========

4. National Park Service Certification N/A

==========

==========

5. Classification

==========

Ownership of Property (Check all that apply)

X private
____ public-local
____ public-State
____ public-Federal

Category of Property (Check only one box)

X building(s)
____ district
____ site
X structure
____ object

Number of Resources within Property

Contributing	Noncontributing	
4	____	buildings
____	____	sites
____	1	structures
____	____	objects
4	1	Total

Is this property listed in the National Register?
Yes ____ Name of Listing _____ No X

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single Dwelling
AGRICULTURE/SUBSISTENCE	Barn; Equipment Shed

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Other: Vernacular

Materials (Enter categories from instructions)

foundation Stone
roof Standing Seam Metal
walls Stone
other

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

==========

8. Statement of Significance

==========

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

__X__ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

==========

Areas of Significance (Enter categories from instructions)
Architecture

Period of Significance circa 1865-1930

Significant Dates circa 1865
circa 1930

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder Sears and Roebuck Company

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

==========

9. Major Bibliographical References

==========

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Boyd, T.H.S., *History of Montgomery County*, 1879. Reprint. Baltimore, MD: Clearfield Comp., 1989.

Farquhar, Roger Brooke. *Old Homes and History of Montgomery County, MD.* Silver Spring, MD., 1952, 1962.

Genealogical Abstracts, *Montgomery County Sentinel 1855-1899.*

Jandl, Ward and Katherine Cole Stevenson, *Houses By Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: The Preservation Press), 1986.

MacMaster, Richard K. and Ray Eldon Hiebert. *A Grateful Remembrance: The Story of Montgomery County, Maryland, 1776-1976.* Rockville, MD.: Montgomery County Historical Society, 1976.

Montgomery County Historical Society, Rockville, MD., Vertical Files.

Montgomery County Land Records, Montgomery County, Maryland.

Mutual Assurance Society Records, Montgomery County Historical Society.

Noble, Allen G. and Richard K. Cleek. *The Old Barn Book: A Field Guide to North American Barns and other Farm Structures.* New Brunswick, NJ: Rutgers University Press, 1995.

Sandy Spring Museum, Sandy Spring, Maryland, Vertical Files.

Sears, Roebuck Catalog of Houses, 1926 (An unabridged reprint, New York: Dover Publications), 1991.

Maps and Drawings and Photographs

Hopkins, G.M., comp. *Atlas of Fifteen Miles around Washington, including the County of Montgomery, Maryland*, 1879. Reprint. Rockville, MD.: Montgomery County Historical Society, 1975.

Martenet, Simon L. *Martenet and Bond's Map of Montgomery County*, 1865.

==========

10. Geographical Data

==========

Acreage of Property 25 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The Elisha Riggs Property occupies future lots 1N and 2N of Montgomery County Tax Map K-8.

Boundary Justification (Explain why the boundaries were selected.)

This 25-acre tract of land is part of a larger tract historically associated with the Elisha Riggs property and including the circa 1865 dwelling and its associated buildings.

==========

11. Form Prepared By

==========

name/title Kimberly Williams/Michele Naru, Architectural Historians
organization M-NCPPC date
street & number 8787 Georgia Avenue telephone 301/563-3403
city or town Silver Spring state MD zip code 20910

==========

12. Property Owner

==========

name Nation's Bank Trust Co.
street & number 2 North Charles St. telephone
city or town Baltimore state MD zip code 21203

==========

The Elisha Riggs House is located on the south side of New Hampshire Avenue extended, near Sunshine in rural northeastern Montgomery County. The property includes the circa 1865 Elisha Riggs house, a 1930s bungalow, a bank barn, a drive-thru corn crib with an attached stable and equipment shed, and a non-contributing privy in deteriorating condition.

ARCHITECTURAL DESCRIPTION:

The Elisha Riggs House:

The Elisha Riggs House is a two-story, two-bay stone structure covered with a gable roof, clad with standing seam metal, and featuring an inside end chimney with a brick stack. The house is the surviving rear wing of a two-story, L-shaped log and frame structure with large, external stone chimneys, as shown in circa 1940 photographs.[1] In circa 1968, the main block of the house--the five-bay frame structure--was removed and the rear wing was renovated and enlarged by a single-bay, two-story frame addition into the single family residence it is today.

The south elevation of the house consists of the two-bay stone house and its single-bay frame addition. The first story of the stone section has a side entry door and a 6/6 window, while the second story has two evenly placed 6/6 windows. The frame wing, recessed slightly from the stone facade on the west end, has single 6/6 windows on both the first and second stories. A shed roof porch with plain wood posts supporting the roof extends across the full width of the stone section. Both the stone section and the frame wing have boxed wood cornices.

The east end elevation is unfenestrated save for two, four-light casement windows to either side of the inside end chimney at the attic level. The chimney shaft, above the roofline, is constructed of brick. The stone wall surface displays well-crafted stonework, including large corner quoins.

The north elevation includes the two-bayed stone section and the single-bay frame addition, recessed slightly from the stone wall. A shed-roofed frame wing clad with vertical boards and battens, extends off this elevation and spans the western half of the stone section and the eastern portion of the frame addition. The stone section of the house has three exposed window openings, including a 6/6 window on the first story with a large stone lintel and two, asymmetrical 6/6 windows on the second story. The frame addition

[1] The frame structure appears to have been built in two sections.

to the west has single windows in the first and second stories.

The west end elevation consists of the end wall of the two-story frame addition to the stone structure. This wall has paired 6/6 windows on both the first and second stories.

Tenant House:

The Elisha Riggs Tenant House, built in the 1930s, is a 1-1/2-story frame bungalow located east of the Elisha Riggs stone house. The house closely resembles "The Kilbourne" house, available through Sears and Roebuck house catalogs in 1921, 1925, 1926, 1928 and 1929 and available from $2,500 to $2,700.[2]

Built into a hillside, the L-shaped bungalow is set upon a raised, rusticated concrete foundation, is covered with a cross gable roof and features the character-defining low profile, projecting gables, gabled dormers, integrated porch and multi-sash windows of the typical craftsman house.

The south elevation of the house is four bays wide with a projecting gable and integrated porch spanning the three western bays, including the entry, with the wing of the L-shaped house extending to the east. The front gable covering the porch is supported by squat wood columns atop rusticated concrete piers and features wide, overhanging eaves with brackets. The porch is reached by a set of steps in the eastern bay, while a flat-sawn balustrade spans the central pier and west end pier. A single entry door and two, 6/1 windows open onto the porch, while a pair of 6/6 windows light the attic level of the projecting gable. The east wing of the house features a group of three, 3/1 windows in the raised first story and a gabled dormer with paired windows in the half story. The gabled dormer features broad, overhanging eaves and wood brackets.

The west end of the house is defined by three windows on the first story (two, large 6/1 with a smaller window between), and a pair of 6/1 windows in the gable end of the half-story. The west end of the house rises above the

The north elevation consists of the fully exposed, raised foundation level and the first and half-stories above. A brick chimney is located towards the front of this elevation, and pierces

---

[2] Katherine Cole Stevenson and Ward Jandl, *Houses By Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: The Preservation Press, 1986), 211. Also, *Sears, Roebuck Catalog of Houses, 1926* (An unabridged reprint, New York: Dover Publications, 1991), 79.

the eaves of the overhanging roof. Several 6/1 windows, grouped single, and in pairs, pierce this wall.

Bank barn:

The bank barn is located southeast of the Elisha Riggs house, across the entry drive and overlooking fields. Built into a slight incline, this barn is a large, three-bay, frame structure with vertical board walls raised upon a stone foundation, thereby adding a lower story. The main entry to the upper level of the barn is via an earthen ramp leading to the centrally placed, double, hanging trolley doors. The interior of the barn is divided into three bays, used for the storage and threshing of grain, and is constructed of timber frames with mortise-and-tenon joints.

The basement level of the barn is reached on the downside slope of the hill. It is similar to a Sweitzer barn in that the basement is recessed from wall of the upper barn; it differs however, in that the upper barn does not have an overhanging forebay, but is instead supported by wooden piers and the stone foundation walls. The basement level is divided into five bays, each bay being an animal stall that extends the depth of the barn at this basement level. The bays are constructed of timber posts and beams and mortise-and-tenon joints.

Drive-thru Corn Crib and Attached Stable and Equipment Shed:

The drive-thru corn crib is located south of the Elisha Riggs house and northwest of the basement barn. It is a drive-thru frame structure covered with a gable roof with cribs to either side of the central drive. A loft level is located above the central drive, while a shed wing extension and animal shed is located to the east. A long, one-story frame stable connects the crib barn at its northwest corner to a gable-roofed frame equipment shed.

Privy:

A frame privy building in deteriorating condition and overgrown with vegetation is located between the basement barn and crib barn.

==========

STATEMENT OF SIGNIFICANCE

The Elisha Riggs House was built circa 1865 by Elisha Riggs, a member of the prominent Riggs family of Montgomery County and Washington, D.C. (founders of Riggs National Bank). Although the extant house is only one section of the original dwelling on the site, the property is significant for its associations with the Riggs family and serves as a visual reminder to the area's rich history and architecture. In addition, the property includes a 1930s Sears and Roebuck Company bungalow, a distinctive residential building form of the second quarter of this century. The Elisha Riggs House property meets Criterion C of the Maryland Inventory of Historic Properties.

Historic Context

The land on which the Elisha Riggs House stands was originally part of a 1763 land patent to Stephen Gartrell and owned, in the early 19th century, by Edward Penn. In 1841, Elisha Riggs purchased 122 acres of the tract, dubbed "Resurvey of Little Worth and Beggar's Purchase." That same year, Elisha Riggs acquired 113-1/2 acres from his father, Thomas Riggs, who had previously purchased the land from Stephen Gartrell (via Edward Penn).

The Riggs family first established itself in the area in 1723 when John Riggs (1687-1762) came to Maryland and acquired Riggs Hills, a large tract of land between Laurel and Brookeville in what is today Howard County. John Riggs continued to acquire land in the area, and upon his death in 1762, left a large estate, along with a large family, many of whom rose to great prominence. In particular, the Riggs name in The Washington Banking firm of Corcoran, Riggs and Company, and predecessor of the Riggs National Bank of Washington, D.C., traces its roots to John Riggs.

Tradition holds that Elisha Riggs lived on his property during this time and that he (or his son) was in the Confederate Army and hid out here during the Civil War.[3] However, the 1861 Assessment of Elisha Riggs shows 242 acres of "Little or Nothing and Beggar's Purchase," $200 assessment for household goods, but no assessment for any improvements on the entire parcel of land.[4] The 1865 Martenet and Bond map of Montgomery County, Maryland, however, clearly identifies the Elisha Riggs residence at that location.

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[3] This is based upon information recorded on the 1974 Maryland Historical Trust Inventory form, as related to the author of the 1974 form by the Poole sisters of the Montgomery County Historical Society.

[4] Tax Assessment Records of Montgomery County, 1861.

Elisha Riggs lived at the property until his death. In 1883, Elisha Riggs' estate was divided, and his heirs sold Lot 2 in the division of the Elisha Riggs Estate to William Downs. Lot 2 contained 113.5 acres, including the Elisha Riggs house. In 1897, William Downs foreclosed on his mortgage and the property was put up for sale. An equity suit involving the foreclosure described the house at that time as a "large house part frame and part stone, two stories high plus attic with 9 rooms and front porch." The grounds contained a stable, granary, cornhouse and others."[5]

Henry and Mattie Marsh of Baltimore purchased the property at the sale, holding onto it until 1915, when they sold it to Arthur and Mary Gray. In the 1930s, Arthur and Mary Gray built the Sears and Roebuck bungalow on the property, adjacent to the 19th-century dwelling. The old house was left abandoned and began to deteriorate until the frame section was in ruins and the stone section in poor repair. In 1968, Washington developer Helen Denit purchased the property, and commenced renovation of the historic house. The deteriorating frame sections were removed, but the stone section was retained and added onto.

In 1975, the property came under the possession of the National Bank of Washington, as appointed by a representative of Helen Denit's Estate. The present owner is Nation's Bank, currently proposing a residential subdivision on the property, with the retention of the two dwellings.

[5] Circuit Court of Montgomery County, Equity Case #1483.

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HISTORIC CONTEXT:

Geographic Organization: Piedmont

Chronological/Development Period (s):
Agricultural/Industrial Transition(1815-1870)
Industrial/Urban Dominance (1870-1930)

Prehistoric/Historic Period Theme (s):

RESOURCE TYPE(S)

Category: Standing Structure

Historic Environment: Rural

Historic Function (s): Domestic

Known Design Source:

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

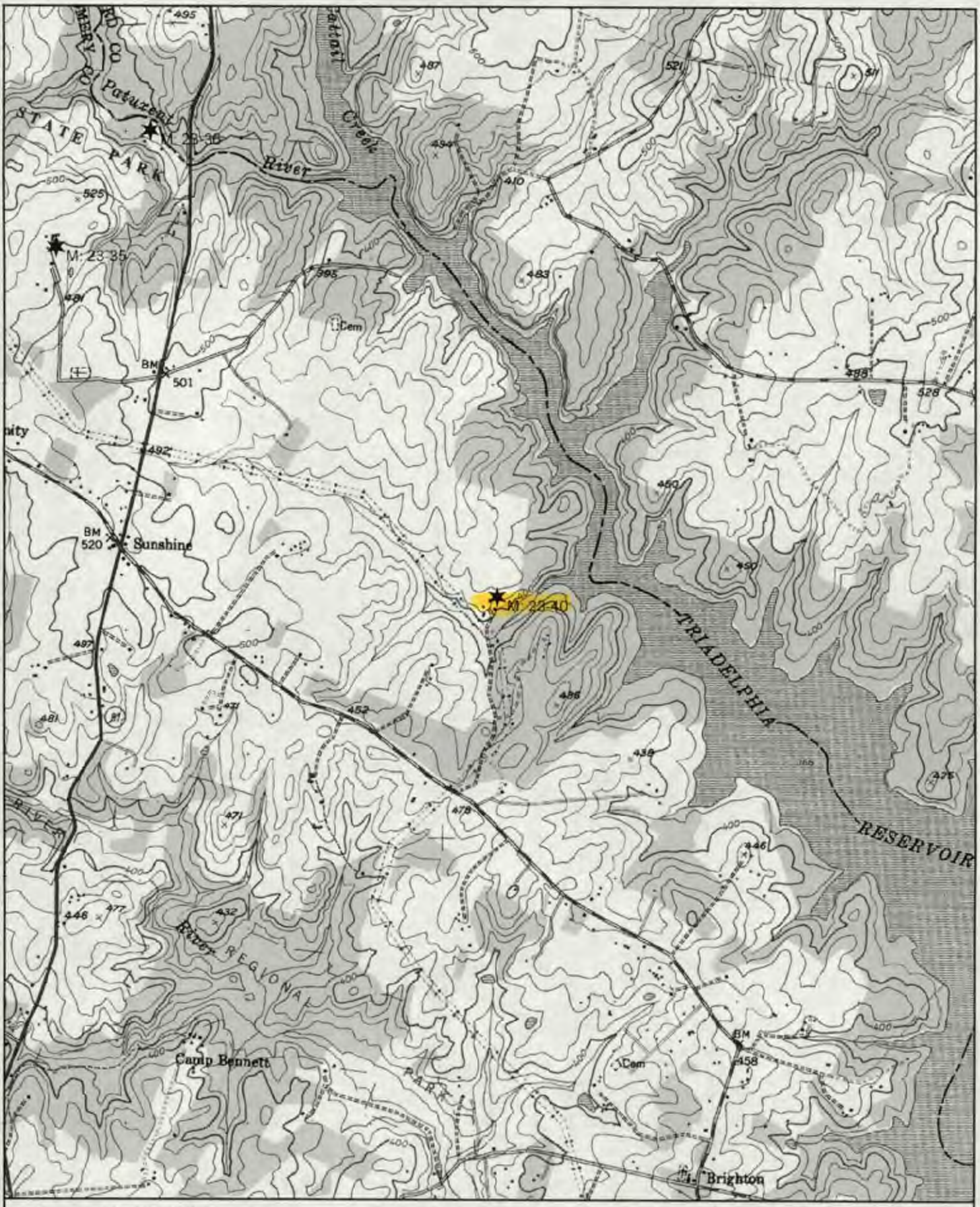
Inventory No. M-23-40
Elisha Riggs House
name of property
Montgomery County, MD
county and state

==========

Chain of Title:

1763	This parcel of land was originally part of a patent to Stephen Gartrell. (Referred to in Deed Book Y liber 40; April)
Early 1800s	Edward Penn bought the property.
	Edward Penn died.
1841	Edward Penn's heirs sold the property to Elisha Riggs. Tract of land called "Resurvey of Little Worth and Beggar's Purchase". Containing 122 acres. (Deed Book BS 10 Folio 413)
August, 1841	Elisha Riggs bought 113.5 acres of adjoining land from his father Thomas Riggs. (Thomas had purchased this land from Samuel Gartrell(via John Penn) in 1825.) (Deed Book BS 10 Liber 477)
February, 1842	Elisha Riggs bought acres of land from (Deed Book BS 11 Folio 39)
	Elisha Riggs Died
May, 1884	Elisha Riggs heirs sold the property to William Downs. 148.5 acres of "Little Worth and Beggar's Purchase."--Lot 2 in the division of the Elisha Riggs Estate (Deed Book EBP 32 Folio 231)
1897	Mortgage Foreclosure on William Downs. Estate is put up for sale. (Equity Case #1483)
May, 1897	Henry and Mattie Marsh purchase the property. (Deed Book JA 58 Folio 272)
March, 1915	Henry and Mattie Marsh to Arthur and Mary Gray. (Deed Book 248 Folio 399)
1930	Arthur and Mary Gray build the Craftsman Sears & Roebuck House adjacent to the Elisha Riggs House.
June, 1968	Arthur and Mary Gray to Helen Denit (Deed Book 3793 Folio 803)

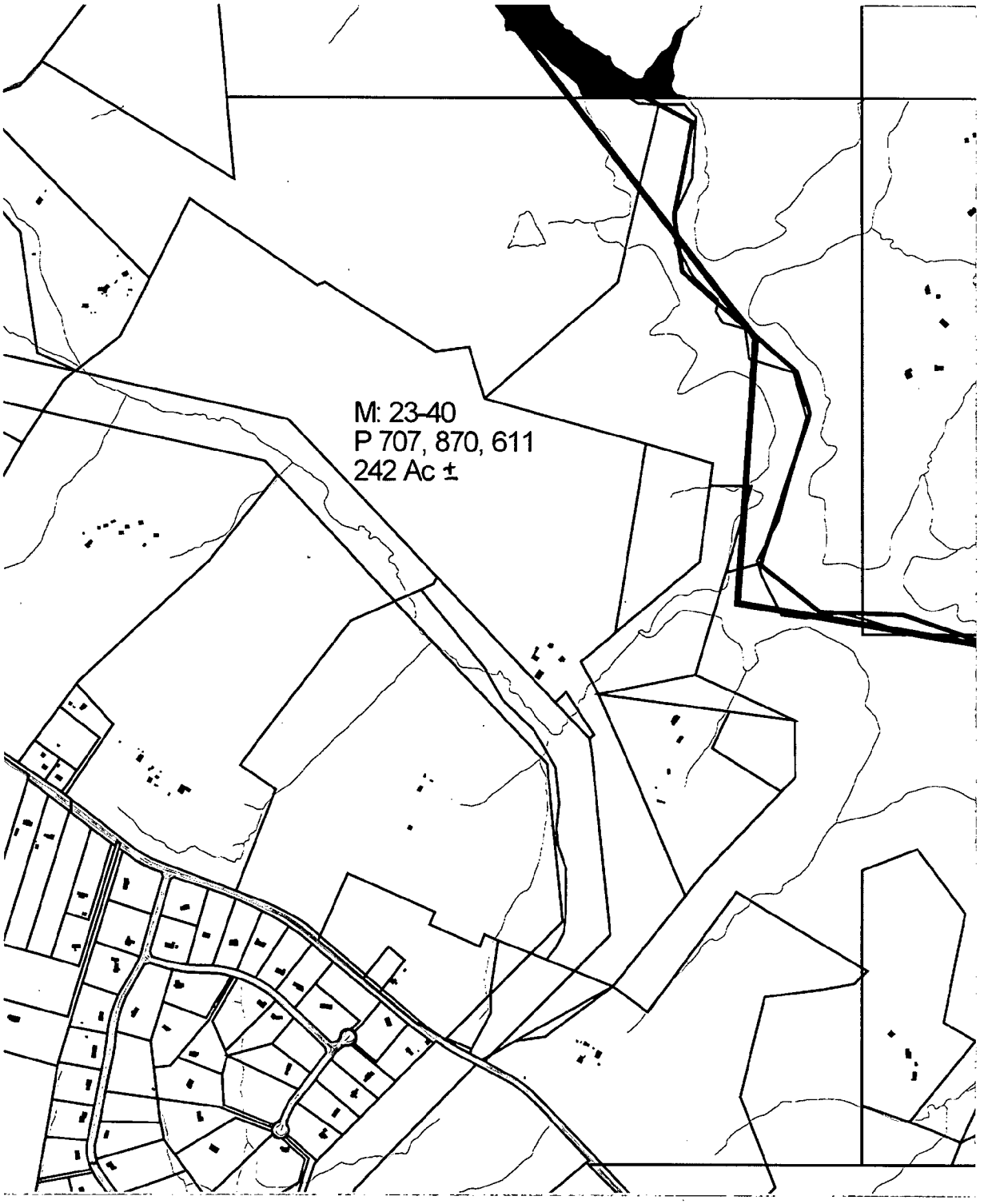
October 5, 1975	Helen P. Denit's estate to National Bank of Washington (Appointed representative of H.Denit's Estate.) (Deed Book 4731 Folio 516)
December 5, 1975	Maryland National Bank is appointed the successor trustee by National Bank of Washington. (Referenced in Deed Book 12950 Folio 457)
October 20, 1989	Maryland National Bank substituted Security Trust Co. (Presently Nation's Bank, present owner) as successor fiduciary. (Referenced in Deed Book 12950 Folio 457)



Name: SANDY SPRING
Date: 7/13/99
Scale: 1 inch equals 2000 feet

Location: 039° 13' 06.9" N 077° 02' 20.0" W
Caption: ELISHA RIGGS HOUSE (M: 23-40)
21611 New Hampshire Av.

ELISHA RIGGS HOUSE (M: 23-40)



Casual User Application

M-NCPPC

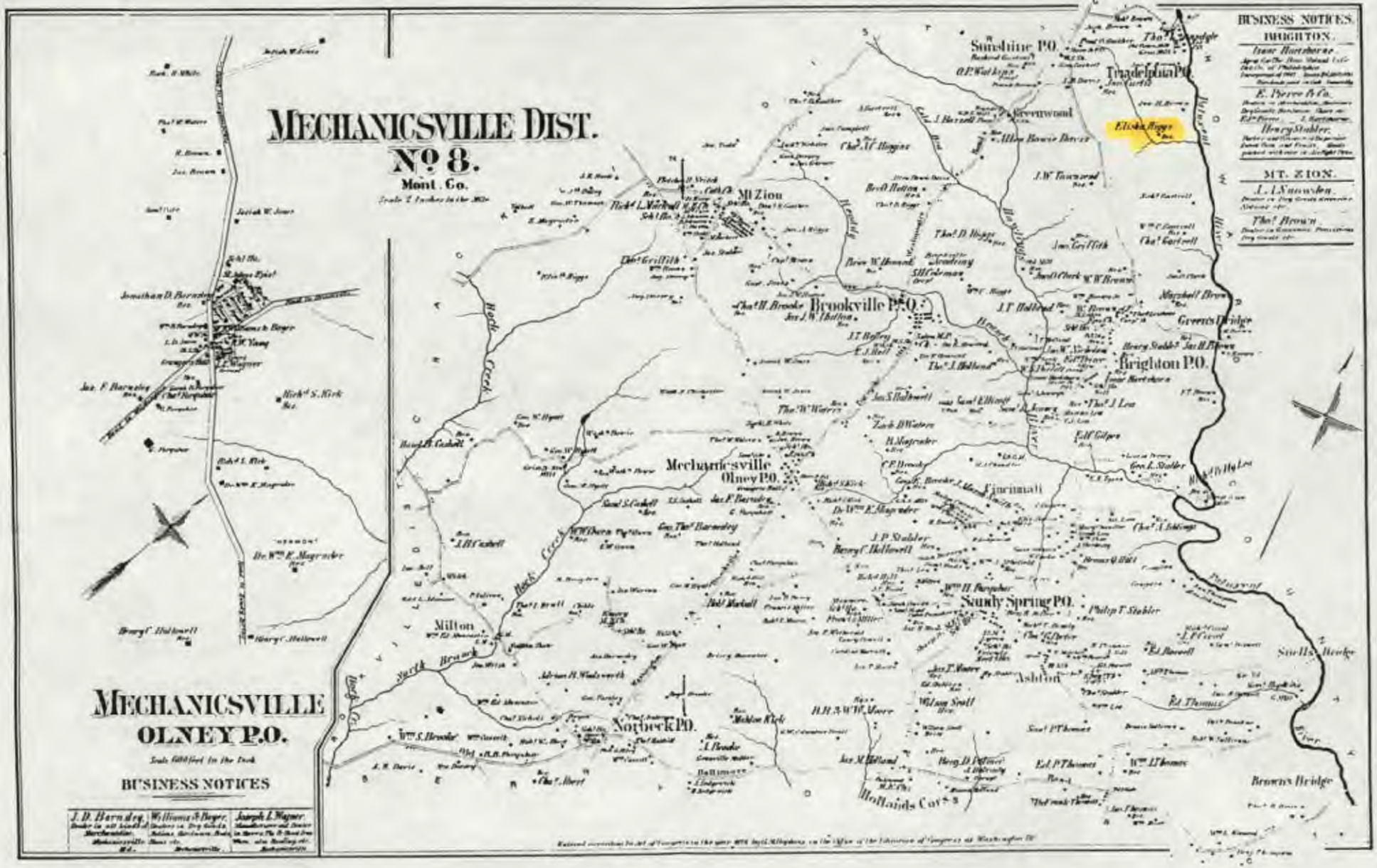
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

N

Scale 1' = 1125"

Research & Technology
Research & Technology Center

TO NEW HAMPSHIRE AVE
(USO)
STONE FOUNDATION
BARN (BANK)
BARN
OUTBUILDING
ELISHA PIGGS HOUSE
1930'S
BUNGALOW
N



Hopkins, G.M., comp. Atlas of Fifteen Miles around Washington, including the County of Montgomery, Maryland, 1879. Reprint. Rockville, MD.: Montgomery County Historical Society, 1975.

SEARS, ROEBUCK CATALOG OF HOUSES, 1926

FIVE OR EIGHT ROOMS AND BATH

A CUSTOMER who built The Kilbourne bungalow recently wrote us as follows: "Our house has been the object of much admiration, not only from our friends, but strangers, who in passing by will stop to look at the artistic front. Many have remarked about the 'homey' porch. We have no hesitancy whatever in recommending Sears-Roebuck lumber, which came in plenty of time, and in splendid condition. Also must thank you for the courteous treatment and helpful suggestions you have given us. We know we saved nothing less than $1,500.00."

The Kilbourne bungalow satisfies every family that has built it. Judge for yourself! The photograph and floor plan reproduced on this page shows the reason why The Kilbourne is such an outstanding value. See its sloping roof, the dormer, the overhanging eaves, the fireplace chimney, the large porch and the massive porch pillars!

The Living Room. Size, 21 feet by 13 feet 3 inches. Interest is centered on the fireplace and mantel, at each side of which is a window. There are three additional windows overlooking the front lawn. The large size of this room allows for a pleasing arrangement of furnishings.

Honor Bilt

The Kilbourne

No. P17013 "Already Cut" and Fitted

$2,700.00

The Dining Room. French doors connect the living room and dining room. Floor size of the dining room, 12 feet 10 inches by 13 feet 8 inches, just the right size for the modern home. A double side window and two high sash windows provide light and air.

The Kitchen. From the dining room a swinging door opens into the kitchen. Size of kitchen, 12 feet 5 inches by 10 feet 4 inches. It has a built-in cabinet, Nos. P9260 and P9261 shown on pages 110 and 111, space for sink, range, table and chairs. A double window affords light and ventilation.

In one corner of the kitchen there are five shelves, and on the opposite side a door opens to stairway leading down to the basement. At another end a door opens to stairway leading to the second floor. A door leads to the rear entry, which has space for a refrigerator, and door to grade stairs.

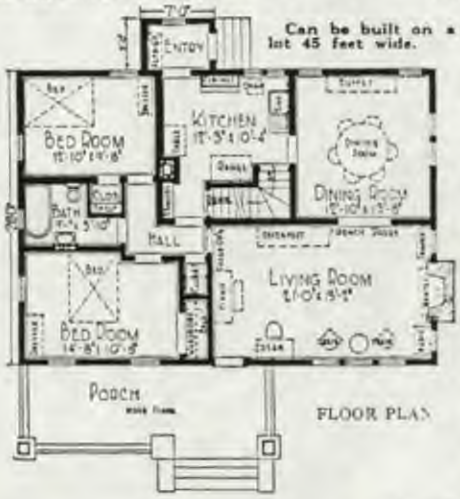
The Bedrooms. A hall connects the living room, the kitchen, the two bedrooms, the bathroom, and the hall coat closet. The front bedroom, 14 feet 8 inches by 10 feet 8 inches, has a big combination wardrobe, No. P9265, as illustrated on pages 110 and 111. Two front windows and one side window provide light and cross current of air. The rear bedroom, 12 feet by 9 feet 8 inches, has a clothes closet, and a window on each outer wall.

The Bathroom has a built-in medicine case.

The Basement. Room for furnace, laundry and storage.

Height of Ceilings. First floor, 9 feet from floor to ceiling. Basement, 7 feet from floor to joists.

ATTIC FLOOR PLAN
See Options



Can be built on a lot 45 feet wide.

FLOOR PLAN

What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

Lumber; Lath;
Roofing, Best Grade Clear Red Cedar Shingles;
Siding, Clear Cypress or Clear Red Cedar, Bevel, Best Grade of Clear Red Cedar Shingles on Porch Gable Wall;
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
Flooring, Clear Oak and Maple;
Porch Flooring, Clear Edge Grain Fir;
Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
Finishing Lumber;
High Grade Millwork (see pages 110 and 111);
Interior Doors, Two-Panel Design of Douglas Fir;
Trim, Beautiful Grain Douglas Fir or Yellow Pine;
Windows, California Clear White Pine;
Medicine Case; Wardrobe;
Kitchen Cabinet; Brick Mantel;
Eaves Trough and Down Spouts;
40-Lb. Building Paper; Sash Weights;
Chicago Design Hardware (see page 132);
Paint for Three Coats outside Trim and Siding;
Stain for Two Brush Coats for Shingles on Porch Gable Wall;
Shellac and Varnish for Interior Trim and Doors;
Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors.

Complete Plans and Specifications.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bilt" Houses on pages 12 and 13.

OPTIONS

Furnished with three rooms on attic, with single floor, $300.00 extra. See attic plan above.

Sheet Plaster and Plaster Finish to take the place of wood lath, first floor, $132.00 extra; for first floor and attic, $293.00 extra. See page 100.

Oriental Asphalt Shingles guaranteed 17 years, instead of wood shingles, $57.00 extra.

Oak Doors and Trim for living room and dining room, $84.00 extra.

Storm Doors and Windows, $73.00 extra; with attic, $100.00 extra.

Screen Doors and Windows, galvanized wire, $46.00 extra; with attic, $63.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

View of front bedroom showing wardrobe.

For Our Easy Payment Plan See Page 144

Houses By Mail

THE KILBOURNE

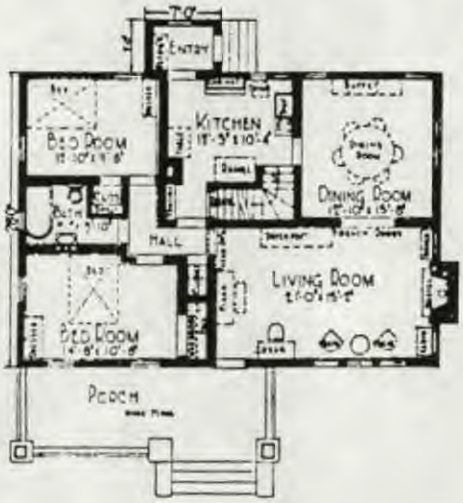
A customer who built the Kilbourne bungalow recently wrote to us as follows: "Our house has been the object of much admiration, not only from our friends but strangers, who in passing by will stop to look at the artistic front." The Kilbourne bungalow satisfies every family that has built it. Judge for yourself! The photograph and floor plan show the reason why the Kilbourne is such an outstanding value. See its sloping roof, the dormer, the overhanging eaves, the fireplace chimney, the large porch and the massive porch pillars!

Details and features: Five or eight rooms and one bath. Front porch with steeply pitched gabled roof supported by tapered piers; exposed roof rafter tails. Optional second floor; fireplace flanked by windows in living room; French door between living and dining rooms.

Years and catalog numbers: 1921 (7013); 1925 (17013); *1926* (P17013); 1928 (P17013); 1929 (P17013)

Price: $2,500 to $2,780

Location: St. Matthews, Ky.



M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

February 8, 1999

Mr. & Mrs. Todd and Anita Greenstone
21513 New Hampshire Avenue
Brookeville, Maryland 20833

Re: Status of open space/agricultural parcels that are part of the approved Denit property cluster plan (Preliminary Plan No. 1-92004)

Dear Mr. And Mrs. Greenstone:

I am writing this letter in response to our recent conversations concerning the development status for the open space/agricultural parcels that are included in the Denit Property Cluster Development Plan, approved by the Montgomery County Planning Board on May 8, 1997. More specifically, you are interested in purchasing and farming the approximately 108 acre open space/agricultural area located in the northwest portion of the property, adjacent to the PEPCO right-of-way. In addition to the farmland, I understand that you are interested in purchasing a second parcel containing about 25 acres. This second parcel contains two future lots (Lots 1N & 2N) which contain an existing home and a tenant dwelling. One of the homes has been identified as being historic and an historic setting encompassing the full 25 acres has been established on the approved cluster plan around the houses. I understand that you have been farming the combined parcels for many years and that you want to continue farming the property in the future.

I am concerned that in discussions that you have had with representatives of Nation's Bank, you report that the Bank has stated that the subject open space/ agricultural parcel may have to be sold to a developer as open space for adjacent lots included in the project or owned by the future homeowners association (HOA). I want to clarify that for cluster projects in the Rural-Cluster Zone, such as the Denit property, it is permissible for open space/ agricultural parcels within rural cluster developments to be owned and farmed by individuals other than the developer or HOA. One of the purposes of the Zone is to promote agriculture by providing for a compatible mixture of agricultural uses and low-density residential development. I believe that the approved Denit cluster plan meets the purposes of the Rural-Cluster Zone by providing for large parcels of open space/ agricultural land as part of the overall project. In fact, when the Planning Board reviewed the final version of the preliminary plan , this area of the property was shown as being retained in agricultural use. The Board members even commented on the appropriateness of agriculture being retained in this area.

You also mentioned to me that the bank indicated an intent to hold onto the subject open space/agricultural parcel because they believe that it may be possible to rezone that area in the future and accommodate more housing on the Denit property. I want to assure you that as part of a cluster plan, rezoning of this area in the future and adding additional dwelling units is not appropriate and would be contrary to the approved master plan for the area. Modifying an approved cluster plan to add development is not easily done since open space/agricultural areas included in cluster plans typically are platted as open space. Approval of a resubdivision at some future date would be very unlikely and contrary to the purposes of cluster development.

Prior to any plats being recorded for the Denit property by Nation's Bank, acting as Trustee for the property, the open space/agricultural areas on the site must be platted as open space with a standard note appearing on all of the plats stating that the property is part of an approved cluster development plan and that "resubdivision is strictly controlled". We could entertain a proposal to not require plats for open space/agricultural areas if the Bank agrees to record appropriate covenants in the land records stipulating that open space/agricultural parcels cannot be developed with more lots, in the future, and they are subject to the limitations provided for in the Planning Board's approval of the cluster plan of development.

I am sending a copy of this letter to Mr. Martin Hutt who is with the law firm of Lerch, Early & Brewer. Mr. Hutt has represented the Bank in the processing of the subdivision application and the agreements associated with the project. I have spoken with Mr. Hutt about this issue previously and he is aware of your concerns. I am also sending a copy of this letter to Ms.Brenda Hough of Nation's Bank for her information. I hope that this letter adequately addresses the development status of the open space/agricultural parcels that are part of the Denit property cluster plan approval. If you have further questions concerning the Denit property project, please contact me at 301-495-4591.

Sincerely,

Joseph R. Davis

Joseph R. Davis
Acting Chief
Development Review Division

cc: William H. Hussmann, Chairman MCPB
The Hon. Constance A. Morella, Member of Congress
Martin Hutt, Esq.
Brenda L. Hough

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT
OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RETURNED TO SENDER
FORWARDING ORDER EXPIRES
Downtown Annex 21202

SUBURBAN BALTIMORE MD PM 03 JAN 2000

SILVER SPRING MD JAN-3'00 PB METER 6752748

U.S. POSTAGE

JAN 2000:

Bad address

ADDRESS CHG

c/o Mailstop MD4-302-17-07
PO BOX 995
BALTIMORE MD 21203-0995

23/040
Nation's Bank Trust Co.
2 North Charles St.
Baltimore MD 21203

Moved 2 yrs ago

21201+3754

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-10-99
MARYLAND SHPO
NORTH OBLIQUE
4 OF 13


19 3'99

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-99
MARYLAND SHPO
NORTHEAST OBLIQUE OF ORIGINAL STRUCTURE
(LOOKING SOUTHEAST)
3 OF 13

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-09
MARYLAND SHPO
SOUTHWEST OBLIQUE LOOKING NORTHEAST
OF ORIGINAL STRUCTURE
2 OF 13

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-10-99
MARYLAND SHPO
NORTH ELEVATION OF BANK BARN
12 OF 13

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-99
MARYLAND SHPO
WEST ELEVATION OF BANK BARN
11 OF 13

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-10-99
MARYLAND SHPO
SOUTH ELEVATION OF BARN
10 OF 13

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-10-09
MARYLAND SHPO
NORTH ELEVATION OF BARN
9 OF 13

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-90
MARYLAND SHPO
EAST ELEVATION OF BARN
8 OF 13

23-40
ELISHA RIGGS HOUSE
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-99
MARYLAND SHPO
OUTBUILDING; LOCATED ON NORTH
SIDE OF BANK BARN
13 OF 13


19 3'99

23-40
ELISHA RIGGS HOUSE/1930'S BUNGALOW
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-99
MARYLAND SHPO
SOUTHWEST FACADE OF 1930'S BUNGALOW
5 OF 13

23-40
ELISHA RIGGS HOUSE/1930'S BUNGALOW
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-99
MARYLAND SHPO
WEST OBLIQUE LOOKING EAST/1930'S BUNGALOW
6 OF 13


19 3'99

23-40
EUSHA RIGGS HOUSE/1930'S BUNGALOW
MONTGOMERY CO., MD
KIM WILLIAMS
3-19-09
MARYLAND SHPO
SOUTH OBLIQUE LOOKING NORTH/1930'S BUNGALOW
7 OF 13


19 3 99


19 3'99


'93 3'99


19 3'99

(1)

ELISHA RIGGS HOUSE + 1930'S BUNGALOW. 23/40

Current owner:
Nationsbank Trust Co Na tr.
2 N. Charles St.
Baltimore, MD 21203

Deed Reference:
12950/457 Transferred from NATL Bank of Wash. 9/28/94

Date	Grantor	Grantee	ref book
8-19-94	Helen P. Denit (MD National Bank repres. for deceased H. Denit)	Nations bank	12950/457
10-5-75	Helen P. Denit, widow (Helen Pumphrey Weedon)	National Bank of Washington.	4731/516.

She conveyed property under an unrecorded revocable trust agreement.

The following is all from: 12950/457:

→ whereas, Nat'l Bank of Wash. was appointed conservator of the property of H. Denit + Robin P. Nelson was appointed conservator of the person of H. Denit by virtue of S.C. order dated 11/2/77 Fiduciary # F-135-77

→ whereas, on NOV. 23, 1987 Robin P. Nelson (also known as Ellen Nelson) as conservator of H. Denit pursuant to the authority under the H. Denit Trust agreement of 12-5-75, executed an amendment to the trust agreement, appointed MD Nat'l Bank as successor trustee under trust agreement 12-5-75 →

and accepted the resignation of Nat'l Bank of Wash. as trustee thereunder.

→ Whereas by resolution dated Oct. 20, 1989 the aforesaid MD Nat'l Bank substituted Security trust co. as successor Fiduciary, vesting title to the subject property in Sec. Trust co.

→ Whereas pursuant to the directions contained in the first article of the trust agreement → upon the death of Helen P. Denit, the Trustee is obligated to pay over the entire principal or corpus of the trust, together w/ all accrued + accumulated but undistributed income therefrom into the duly appointed executor or admin. of the estate of H. Denit.

→ Whereas Helen Denit died March 2, 1988

→ Md Nat'l bank was appointed representative of H. Denit's estate.

→ Md. National Bank on Oct 20, 1989 appointed Security Trust Co (Now Nations bank) as successor Fiduciary → active Dec. 31, 1989.

→ Helen P. Dent in item XV of her Will dated June 29, 1972 appointed Nat'l Bank of Wash as trustee.

→ Item X in will provides that the residue of her estate, incl the real property is devised to the trustee named in item XV in the will.

Date	Grantor	Grantee	ref Book
			3100/624

Parcel 1 → "all land known as parcels A + B in the subdivision known as and called "Olney Gardens" " → plat book 91 @ plat 9843 more fully described in 4088/9

→ lot #9 in Olney Gardens
Plat book 91 @ plat 9890

→ lots # 1, 2, 3, Parcel "C" + Outlot "A" in Olney Gardens
Plat book 92 @ 10074

→ lot #6 in Olney Gardens
Plat book 92 @ 10450, said lot being a resubdivision of Outlot "A" as per 92@10074

Parcel 2 → "parcel of land situate in MC on the NE side of Viers Mill Rd, being part of lot #1 of "Hermitage" →

+ more particularly described as follows:
Beginning @ a point making an
E right of way line of Randolph Rd +
the Southwest corner of the tract of
land conveyed by Rose Campitelli et als
to Connecticut Ave Park by deed dated
Sept 30, 1957 in 2389/267; thence
departing from said point + running
w/ the south line of the parcel
conveyed to Conn Ave. park; (1) S. 55°, 20 min,
0 sec east, 148.96 ft. to a pt making the
said S line + the NW corner of lot #2
of "Hermitage"; thence departing + running
w/ the west line of lot 2 (2) S12°, 34 min
20 sec West 276.34 ft to a pt making
the SW corner of lot 2 + the N right
of way line of Vreis Mill Rd.

→ being the same land
conveyed by Lloyd Odendhal + wife
to Helen P. Demit + Wm. C. Frogale
on June 15, 1959 — 2612/478
→ 36,243 sq. Ft.

Saving + excepting that part of a tract
or parcel containing 35,243 sq ft
conveyed by Wm. C. Frogale + Mary Lucy
Frogale, wife to Helen P. Demit → March 29, 1968
2722/333. See plat book 57 - 4611

Parcel 3 → Part of the land conveyed to Mary Brisker, Adelaide Marchetto & Rose Campitelli as tenants in common, by Genevieve D. Hiness, unmarried by deed Jan 19, 1950 → 1484/57

saving & excepting that part of Hermitage, Wheaton District.

All of that piece or parcel of land called "Hermitage", situate, lying & being a part of that same tract of land conveyed by Conn Ave Park to Helen P. Denit by deed dated Oct 13, 1960 & 2789/372
→ 1.0647 acres

Parcel 4 → Part of lot #2 of tract of land known as the "Hermitage" on an unrecorded plat of part of the estate of Nicholas J. Welsh.
by deed from Gladys E. Bitzer 9-23-1955 in liber 2127/238 → .868 acres

Parcel 5 → "Not worth naming," "What's left" containing 110.17 acres + 7.07 acres.
land conveyed unto Simon Bube by deed from Rush S. & Ella R. Wright (wife) June 8, 1932 540/196 & also the same

land which the said Simon Buse et ux
conveyed unto Simon Buse, trustee
under will of John C. Weedon → May 8, 1933
582/172.
Also all those tracts called "Whatsley"
containing 100 acres
deed from George E. Gregg + Sadie A.
Gregg, wife to John C. Weedon
dated April 12, 1919 — 278/374, it also
being the same land which was
conveyed by Nicholas Gartrell
unto Benjamin Gartrell by deed
dated March 8, 1840 BS10/112 etc.
+ the same land which was
conveyed by Thomas Dawson, Mortgagee,
unto George E Gregg Nov 23, 1916
260/341.

10 more pgs getting a copy
from archives.

Photo (ca. 1940 Elisha Riggs of "T." Stone House - Built 18th Century, and bungalow

Sunshine, Md.

- Thomas + Mary Riggs original owners (Thomas is brother of the founder of the Riggs Bank in Wash. D.C.), then to
- Elisha Riggs of "T." son of Thomas + Mary Riggs, then to
- Joshua W. (Warfield) Riggs, son of Elisha ... raider w/ Col. Mosby in Sunshine, Md. — Civil War

Photo (ca), 1940 Front view, Elisha Riggs of T. house and wheat field

Photo (ca). 1940 Elisha Riggs of T. Stone house + bungalow
(back view facing porch)

Home (ca). 18th century, Thomas + Mary Riggs

LOCATIONAL ATLAS HISTORICAL SURVEY OF 400 RESOURCES
SURVEY FORM
ROBINSON & ASSOCIATES, SUMMER 1989

PRINCIPAL BUILDING

OUTBUILDINGS: X YES ___ NO

HISTORIC NAME: _____

COMMON NAME: Elisha Riggs (Stone) House

ADDRESS: off New Hampshire Avenue extended

SITE NUMBER: 23/40 ATLAS MAP: 9 ATLAS COORDINATES: K-8 TAX MAP: JV

	EXCELLENT	VERY GOOD	FAIR	POOR	N/A	UNKNOWN
INTEGRITY*		X*				
ARCHITECTURAL SIGNIFICANCE			X			
ASSOCIATIVE HISTORY	X					

Resource is: ___ demolished ___ could not locate
___ threatened, explain: _____

ASSIGNED CATEGORY: I II (III) IV V VI
(See reverse side for explanation.)

NOTES: This house is located at 21611 New Hampshire Avenue, immediately after the PEPCO lines as one travels south on New Hampshire. It is down a long driveway--take a left at the fork in the drive. On the property are two houses, the Elisha Riggs House, and a small, early Bungalow. (The bungalow is not shown on the topo map.) Also on the property are a large bankbarn and a stable. The Elisha Riggs house is in good condition.

*Integrity is defined as the maintenance of original features and/or lack of substantial alteration to the resource.
*Integrity ranking refers to the house described on the survey form, (the remnants of the L-shaped farmhouse; not to the original L-shaped house.)

Category Explanation:

I. Outstanding resource architecturally and/or historically. Most resources in Category I either maintain the highest level of integrity or are invaluable as ruinous evidence of former significant structures. Should be evaluated immediately for Master Plan designation.

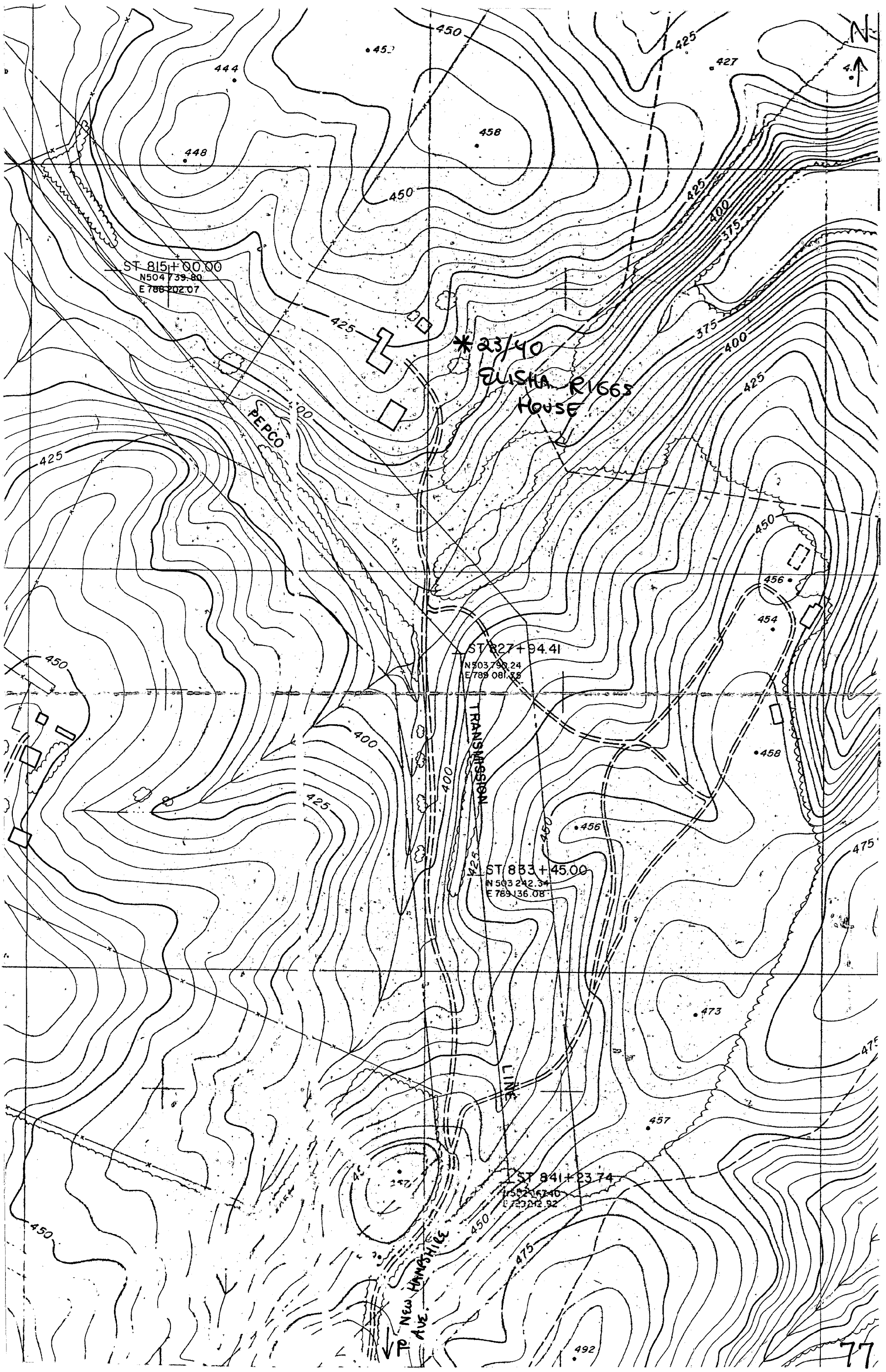
II. Very good resource architecturally and/or historically. Most resources in Category II maintain their basic integrity. Should be evaluated promptly for Master Plan designation.

III. Good resource architecturally and/or historically. Some resources in Category III have a diminished level of integrity. Should be evaluated for Master Plan designation, but with lower priority.

IV. Marginal resource. Falls into one or more of the following categories: 1) severely deteriorated, 2) heavily altered, 3) architectural character not strong, 4) historical significance not apparent, 5) only typical of a large number of comparable resources. Lowest priority for evaluation for Master Plan designation.

V. Resource which is either demolished or which could not be located based on information given on survey form. Remove demolished structures from Locational Atlas and, if after further study the resources not located to date cannot be located, remove from Locational Atlas.

VI. Resource was inaccessible at time of survey.


N
450
444
448
458
425
427
400
375
ST 815+00.00
N504739.80
E786202.07
*23/40
ELISHA RIGGS
HOUSE
PEPCO
456
454
ST 827+94.41
N503790.24
E789081.55
TRANSMISSION
LINE
458
456
ST 833+45.00
N503242.34
E789136.08
475
473
457
ST 841+23.74
N502667.40
E789212.92
NEW HAMPSHIRE
AVE.
492

#23-40

ELISHA RIGGS HSE (DENIT PROPERTY)
off Nth Ave extd., Sandune, Md

Miss Katherine Poole of MCHS 10/12/73 —

Said Elisha Riggs was her great grandfather (& he was the son of Thomas Riggs) - bought this house which was known as "Littlewoith". He died in 1869. Miss Poole visited the house about 1934 (see pix c mont Co Hist Soc) and it was vacant at that time. It had an old frame w/ brick-nogging section — [redacted] the stone section was ~~of~~ newer but had reportedly been built before 1858, when Miss Poole's mother was born there. (A table shown in the book Baltimore Painted Furniture was purchased in the city and sent to Elisha when he married)

M Dwyer 10/22/73

#23-40

ELISHA RIGGS HSE (DENIT PROPERTY)
off Nth Ave extend., Sandlino, Md

Miss Katherine Poole of MCHS 10/12/73 —

Said Elisha Riggs was her great grandfather (& he was the son of Thomas Riggs) - bought this house which was known as "Littlewoth". He died in 1869. Miss Poole visited the house about 1934 (see pix c mont to this Soc) and it was vacant at that time. It had an old frame w/ brick-nogging section — [redacted] the stone section was ~~of~~ newer but had reportedly been built before 1858, when Miss Poole's mother was born there. (A table shown in the book Baltimore Painted Furniture was purchased in the city and sent to Elisha when he married)

M Dwyer 10/12/73

#23-40

Greetel ph...
[illegible]

PHOTO BY POOLE SISTERS (RELATIVES OF ABOVE) Ca. 1930

#23-40

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON
Elisha Riggs (Stone) House

2 LOCATION

STREET & NUMBER
off New Hampshire Ave. extended

CITY, TOWN
Sunshine ___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE
Maryland

COUNTY
Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	✓PUBLIC	✓OCCUPIED	__AGRICULTURE	__MUSEUM
✓BUILDING(S)	✓PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	✓PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	✓YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		✓NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. Helen P. Denit Telephone #:

STREET & NUMBER
Pretty Penny Farm

CITY, TOWN
Sunshine ___ VICINITY OF

STATE, zip code
Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Montgomery County Courthouse

Liber #:
Folio #:

STREET & NUMBER

CITY, TOWN
Rockville

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
✓ EXCELLENT	DETERIORATED	UNALTERED	✓ ORIGINAL SITE
✓ GOOD	RUINS	✓ ALTERED	MOVED DATE
FAIR	UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

According to a ca. 1930 photo, this place was once an L-shaped farmhouse, with the earliest portion being a large, two-story log and frame house with large, external stone chimneys. This part has since been torn down; the later stone wing that completed the L-shape remains.

This latter section is an unusual, small, two-bay structure of two stories. The door is in the east end bay, and a one-story open porch crosses the main (south) facade. The walls are of local fieldstone, and have quoin blocks at the corners. There are small, gable-end windows in the attic, and the internal fireplaces have a brick chimney stack on the west end. There is a lower, one-bay frame section attached to the east end of the house. This probably does not include any of the old frame/log house that sat here in the 1930's photo.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
✓ 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

According to the Poole sisters of the Montgomery County Historical Society, Elisha Riggs (or his son) was in the Confederate Army and hid out here during the Civil War.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION	DATE
M-NCPPC	July, 1974
STREET & NUMBER	TELEPHONE
8787 Georgia Ave.	589-1480
CITY OR TOWN	STATE
Silver Spring	Maryland

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

#23-40

Bridal photo

PHOTO BY POOLE SISTERS (RELATIVES OF ABOVE) Ca. 1930

Elisha Riggs stone house 23/40
New Hampshire Ave.
Sunshine, Md. 171.67 Acres

x

x
local history

This small stone house with its modern frame addition has long been associated with Elisha Riggs, son of Thomas and Mary Riggs and grandson of Samuel Riggs. All were members of the illustrious family which settled in Maryland in the 18th century and have ever since played an important role in the agricultural, political, and financial life of Montgomery County.

This property, originally part of the 1763 patent to Stephen Gartrell[1], had all become the property of Edward Penn by the early 1800's. When the heirs of Edward Penn sold 122 acres of 'Resurvey of Little Worth and Beggar's Purchase' to Elisha Riggs in 1841[2] they specifically reserved the family burying ground, which indicates that the family had lived somewhere on the property for some number of years. The Penn family burying ground, however, is quite a distance from this particular house. One of the additional pieces of land acquired by Elisha Riggs in 1841 was 113½ acres from his father, Thomas Riggs of S[4] for $1. Thomas had purchased this land from Samuel Gartrell (via John Penn) in 1825 at which time the deed also mentions Improvements.[4] In fact, the third and final purchase of adjoining land which Elisha Riggs made at about this same time[5] also mentions improvements.

It seems most likely that Elisha lived on the piece of property owned by his father and retained his residence there after becoming the owner. Local history has it that this was indeed Elisha's house and that one of his sons hid in he woods behind it when Union soldiers came to recruit him into the army during the Civil War. Oddly, the 1861 Assessment of Elisha Riggs shows 242 acres of 'Little or Nothing and Beggars Purchase, $200 assessment for household goods, but no assessment for any improvements on the entire parcel of land.[6] The 1865 Martinet and Bond map, however, clearly shows the Elishas Riggs residence in this location.

The Riggses lived on the property until Elisha's death. This portion was sold for $3712.58 by Elisha's heirs to William Downes in 1883.[7] It was described in that deed as 148½ acres of 'Little Worth and Beggar's Purchase', being Lot 2 of the divided estate of Elisha Riggs. An equity suit involving a mortgage foreclosere on WilliamsDownes's estate in 1897 described the house at that time as a large house part frame and part stone, two stories high plus attic with 9 rooms and front porch. The grounds contained a stable, granary, corn house and others.[8]

Henry and Mattie Marsh of Baltimore purchased the property at the sale[9] and owned it until 1915 when it was sold to Arthur and Mary Gray[10] with whom it was associated for any years. In the 1930's the Gray's built a frame house for themselves next to the old dwelling. The old house was allowed to deteriorate until the frame section was completely gone and the stone part was in very poor repair. After the property was purchased by Washington developer Helen Denit in 1968[11] the stone house was completely renovated and a small frame addition was added where the old frame section had been. Immediately behind

the house is a rundown log building. The property also has two barns, one an old frame bank barn.

---

[1] referred to - Land Records of Montgomery County, Deed, Y 40, 4/1825.
[2] Deed BS 10/413, 5/1842.
[3] Ibid. BS 10/477, 8/1841.
[4] Ibid., Y 40, 4/1825.
[5] Ibid., BS 11/39, 2/1842.
[6] Tax Assessment Records of Montgomery County, 1861.
[7] Deed, EBP 32/231, 5/1884.
[8] Circuit Court of Montgomery County, Equity Case #1483.
[9] Deed, JA 58/272, 5/1897.
[10] Deed, 248/399, 3/1915.
[11] Deed, 3793/803, 7/1968.

Info

1-92004 from Mr. Rogers.

THE SOURCE OF WSSC WATER SUPPLY & DISTRIBUTION — July 1992

Montgomery and P.G. Cos.

About 680 acres of steep eroding lands flow to its East shore lines, and into three critical coves: #3, #4, and #5, below Unity Pt.

Brightom Bam in all its splendor, filled to 365 elevation, and the mighty barrier to floods below, has no-control over flooding above.

See rock boulders to East end, exposed on the surface of wood lands, the over-flow when gates are open seasonally; but when bottom valves are open, silt debris, and rocks flow with the mud to form new islands, that require excavating and costly removal---so surface waters can flow again, to the Royal Gorge reservoir.

Triadelphia need help, along its spring-fed streams and coves.

The acid soils, mixed with "No-Till" spreys for weed control, and minerals added for higher yields on barren sub-soils flow unchecked and un-controlled into the drinking waters for millions of people.

Suppl. tour---

Our limited soil sampling turned to observations of eroded materials from Brighton Dam Road North on Rt. 650 to Unity/ Sunshine, and the flood water gage on Route 97 on the Patuxent River, where an automatic gage moniters the flow of river waters at bridge to SE of the Patuxent State Park. The Montgomery sign is to right where run-off in the rover feeding into Upper Triadelphia was muddy on July 18th, '92. Other samples and test are shown below:----

GRAVEL —SIGN—

Montgomery sign about controling drugs, but usual sign about entry to Soil & Water Conservation District was missing:-------

Add'l samples include there:-

Nutrients		#1	#2	#3	#4	#5	Remarks
Elevations:-		400	368	500	450	480	
Location		Above	Cove 7	Rt.97	Hunting	Ridge	7/18/ 92
Lime (Acid)		3	4	6.6	6.4	Clay	Ave 5.0
Material		SL	SL	Loa.	Sand	solid	varid colors
Nitrogen	N	6.0	6.0	4.0	5.0	4.0	Low to high
Phospous	P	14.0	15.0	16.0	12.0	15.0	By colors.
Potash--	K	B-4	B-3	A-3	B-4	C-6	6 & 7 mix.
Description:		Storm water mud-- mica & pebles	clear alluv. above water level	Silt in a drain under Pepco	dark brown in a ditch bank.	grey Red - sticky solids	(Samples were taken too far apart for firm conclusion)

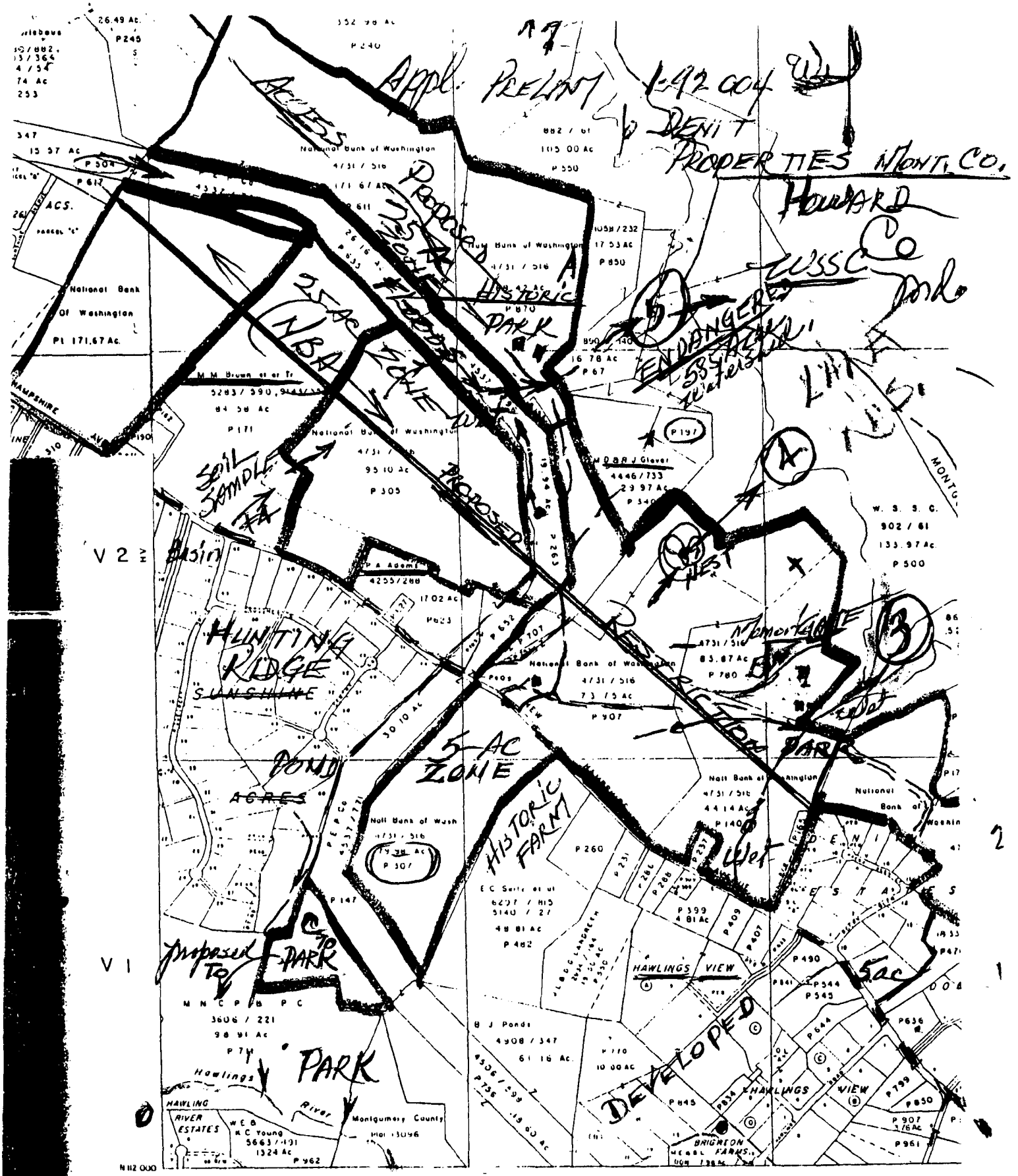
Sunbury Tests →

At Brightom Dam it aas found the WSSC has employed Cons. engineeer, who will test water and soil samples in coves, and apparent effects of surface run-off on the reservoir. Flood gate level was said to be at elevation 365 when lake is full, and variations in seasons of low and heavy rainfall.

Private boats on shore at Green Bridge Landing, Cove #1 Elev that day about 360 ft.

Steep slope to left is fractured rock w/ shallow surface soil and in native woods.

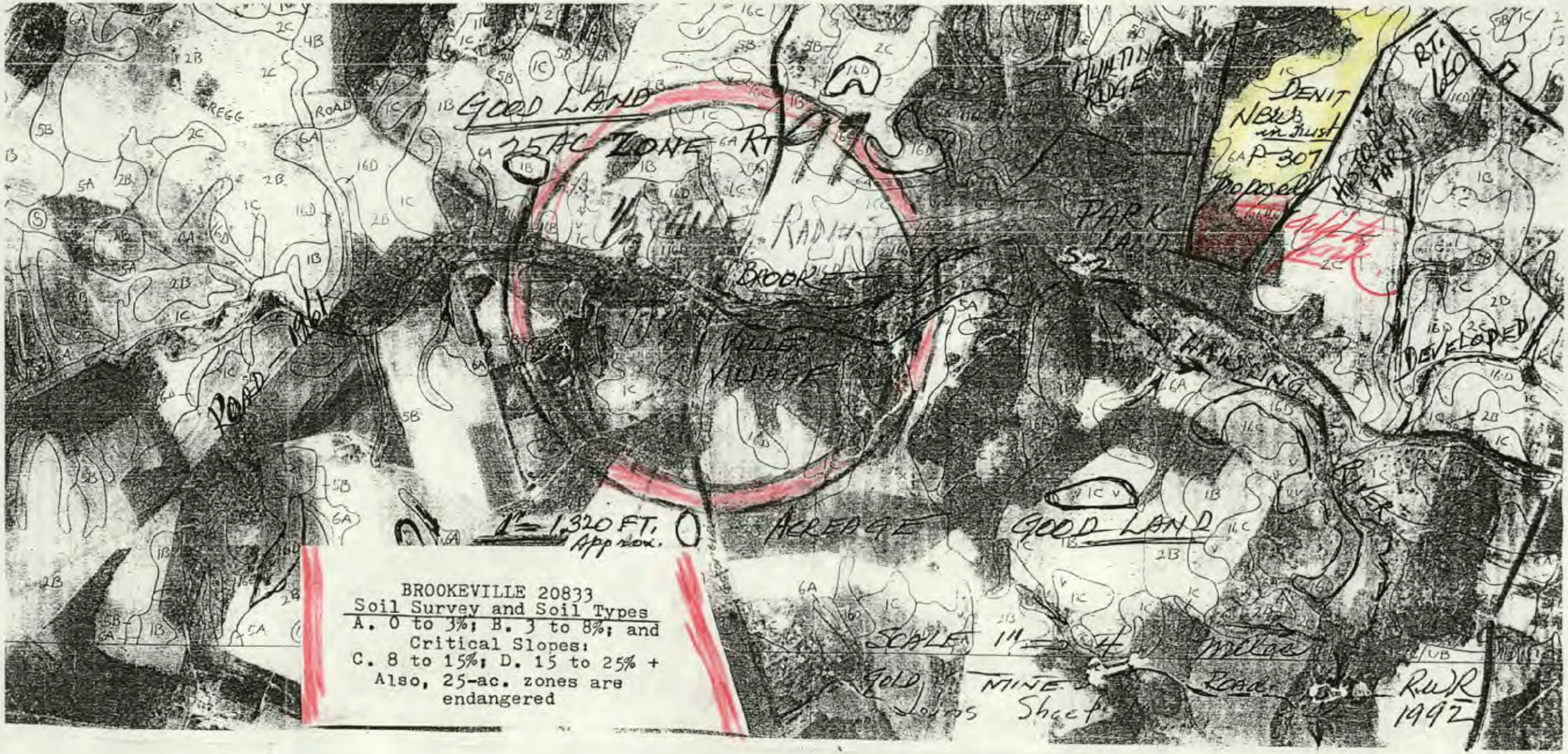
— ROCK —



PROPOSED DEDICATIONS:--- A---The Stone House and cottage with barns abd sheds to Historical Park, Park and Pl. Comm.;

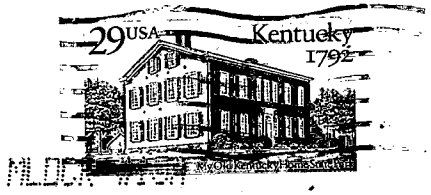
B- A Memorial Park with all fours houses to WSSC, as Memorial to Mrs. Denit, and strict supervision to include the Garden House as a wardens station; and

6- To SW of Pepco line existing and steep lands above existing Park lands on Hallings River; all acreage to be determined by the Pk. and Pl. Board.



BROOKEVILLE 20833
Soil Survey and Soil Types
A. 0 to 3%; B. 3 to 8%; and
Critical Slopes:
C. 8 to 15%; D. 15 to 25% +
Also, 25-ac. zones are
endangered

ROGERS
4701 Willard
Ch. Ch., Md
20815



Mr. Mary Ann Rowland
Historic Preservation Dept.
Park and Planning Comm.
8787 Georgia Ave
Silver Spring Md
~~20907~~

Re-1-92-004

Slave graves on the site?
locate on site


WSSC
RESERVOIR
#3

Former residence
of Mrs Helen Denit

A garden house (Left)
Main house in trees
& Cottage.

Guest House —
(white)
all on Septic —
adjoining WSSC —
Boundary.

Buffer wooded
above Cove #3 —
to "filter" run-
off - on Wetlands.

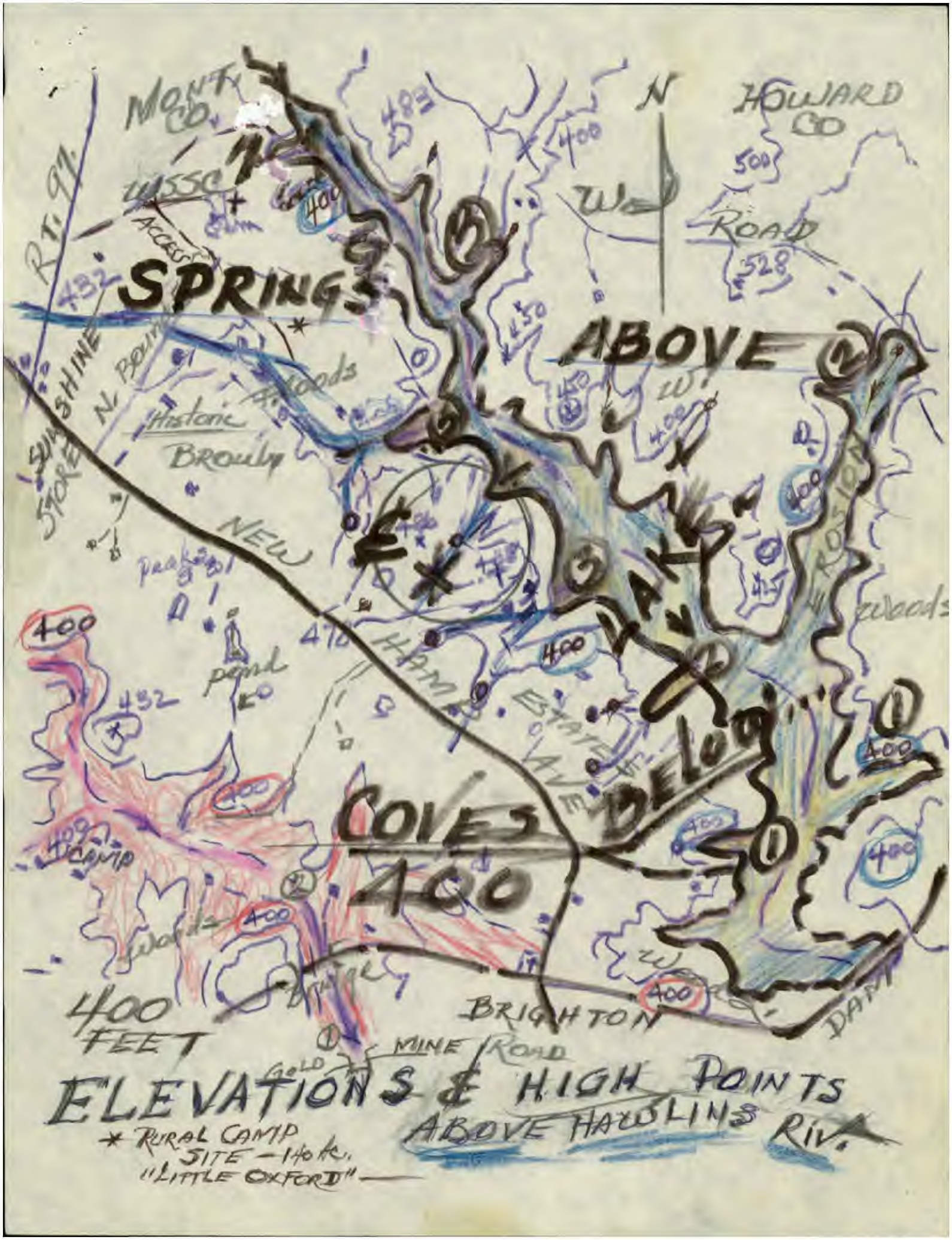
NOT FOR RELEASE
OR
Public Files
STAFF-USE ONLY

SECLUDED COVES AT TRIADELPHIA

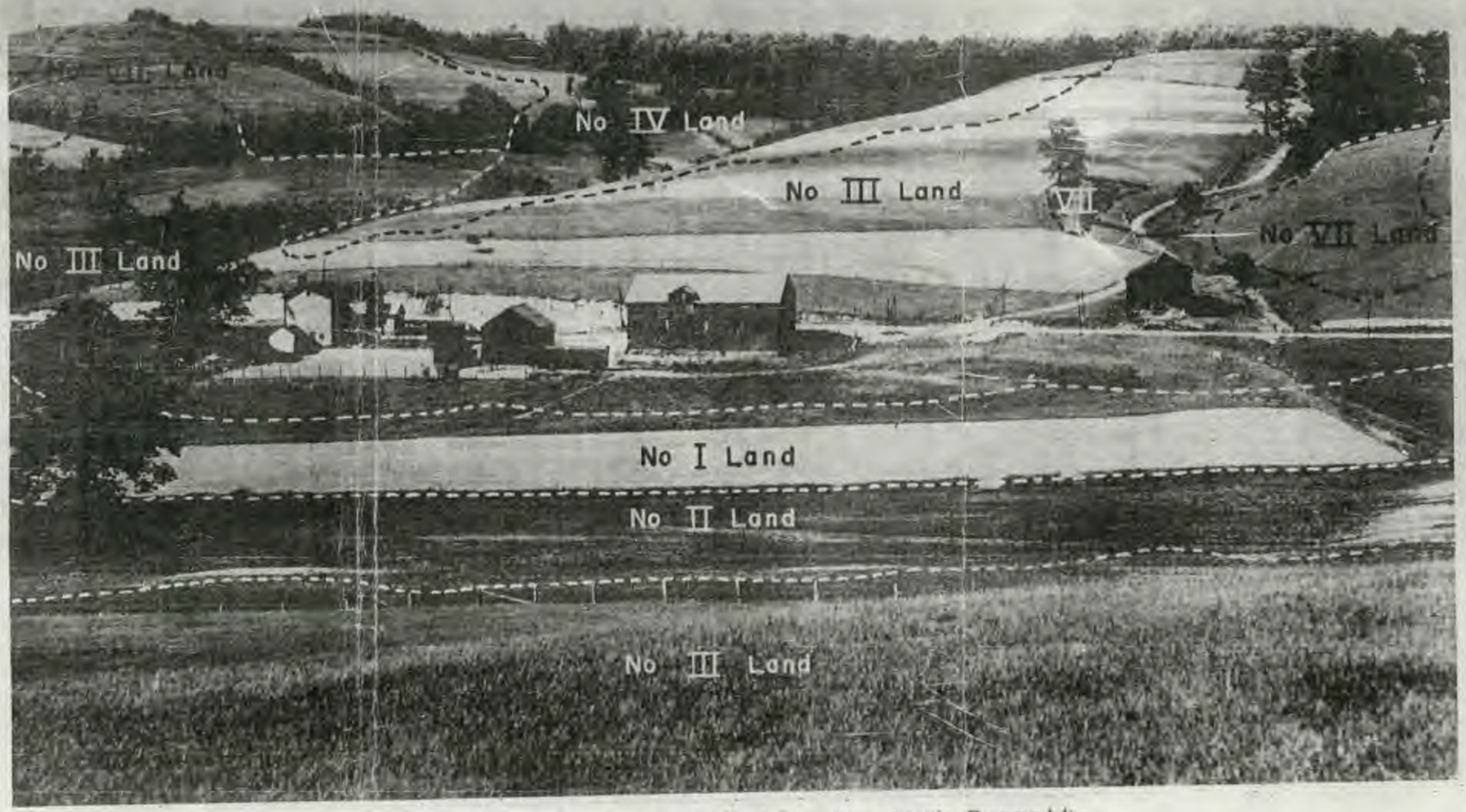
MONTGOMERY COUNTY, MD

by

R. W. Rogers


MONT. CO.
HOWARD CO.
N
W
ROAD
SPRINGS
ABOVE
NEW
COVES
ABOVE
BELOW
BRIGHTON
MINE ROAD
GOLD
DAM
SUNSHINE STORE
Historic
BROWN
woods
pond
400
FEET
ELEVATIONS & HIGH POINTS
ABOVE HAWLINS RIV.
* RURAL CAMP SITE - 140 ac.
"LITTLE OXFORD"

6d.



A land capability chart developed by Dr. Hugh Bennett. Classes I, II and III are best suited to croplands. Class IV is highly errosive, suitable for grasses and/or trees, and subject to extreme soil losses when plowed. Class V is low, wet, and swampy land (not shown herein), which with suitable drainage become highly productive in crops. Classes VII and VIII best suited to permanent vegetation.

SCS Photo.

R.W.R.

15-JUL-92

COOPERATIVE EXTENSION SERVICE
UNIVERSITY OF MARYLAND SYSTEM

R.W. ROGERS
4701 WILLARD AVE
CHEVY CHASE, MD 20815

RECEIPT
9462

Soil Testing Laboratory

SOIL TEST RESULTS

LAWN AND GARDEN

Date Mailed 12101-12103

Lab No.

Contacted

SAMPLE NO.	SOIL TEXTURE*	pH	MAGNESIUM Mg	PHOSPHATE P_2O_5	POTASH K_2O	NO3 Lb/A	O.M. --%--	S.S. -PPM-	SPECIAL TEST
1GOLD MINE RD	SL	5.7	123M	60L	103M	27.0	1.9	133.0	
2 HAWLING RIVE	SL	5.9	55L	46L	59L	23.8	0.4	~~******~~ 10,000	
3 BELOW SPRING	SL	6.9	267VH	70M	67L	18.5	1.8	133.0	

* F - Fine; S - Sand or Sandy; L - Loam or Loamy; Si - Silt or Silty; Cl - Clay

VL . . . . . Very Low
L . . . . . Low
M . . . . . Medium
H . . . . . High
VH . . . . . Very High

RECOMMENDATIONS

SAMPLE NO.	CROP TO BE GROWN	LIME REQUIREMENT (1)			SUGGESTED FERTILIZER			SPECIAL NOTES (4)	REMARKS
		LBS. PER 1000 SQ. FT.	KIND (2) HIGH CAL.	KIND (2) HIGH MAG.	LBS. PER 1000 SQ. FT.	ANALYSIS	HOW TO APPLY (3)		

(1). Given in terms of pulverized limestone (unless otherwise stated). Equivalent amounts of hydrated or burnt lime may be used.

(2). High calcium lime is one containing less than 6% magnesium (Mg). High magnesium lime contains 6% or more magneisum (Mg). 6% magnesium (Mg) is equivalent to 10% Magnesium Oxide (MgO).

(3). P.A.—Planter attachment; Br.—Broadcast; S.D.—Sidedress; T.D.—Topdress; Dr.—Drill; P.D.—Plow Down.

(4). See reverse side of sheet.

Recommendations made by

SPECIAL NOTES

Only numbers shown on front of page under "Special Notes" applies to your sample

1. Organic matter needed, apply manure, compost, green manure, etc. Work into soil or turn under 300 to 500 lbs. per 1000 square feet in addition to fertilizer for maximum yields.
2. Turn one-half of limestone under. Work remainder thoroughly into surface soil.
3. Apply one-half of recommended amount of limestone now. Apply the other half within the next year or two.
4. When topdressing lawns, apply no more than 50 lbs. of limestone per 1000 square feet in any one application. If larger amounts are recommended, the remainder can be applied in 50 lbs. applications in succeeding spring and fall treatments until the full amount has been applied.
5. Do not lime above pH 5.2 because high pH favors scab development in potatoes.
6. Use a starter solution in the transplanter tank.
7. Turn one-half of the fertilizer under. Work the remainder thoroughly into the surface soil.
8. For leafy vegetables apply 1 pint of nitrate of soda per 100 feet of row as a side dressing when plants are several inches tall. Equivalent amounts of other nitrogen fertilizers may be used for side dressing.
9. Because neither field history nor information concerning crop to be grown was received with your sample, we cannot make specific recommendations. To obtain specific recommendations complete a field history sheet and return to us together with the soil test results.

FERTILIZER SUBSTITUTION TABLE

FOR EACH 10 LBS.	YOU MAY SUBSTITUTE							
OF THIS ANALYSIS	LBS.	ANALYSIS	LBS.	ANALYSIS	LBS.	ANALYSIS	LBS.	ANALYSIS
5-10-5	6.3	8-16-8	5.0	10-20-10	4.2	12-24-12		
5-10-10	8.3	6-12-12	6.3	8-16-16	5.0	10-20-20		
10-10-10	8.3	12-12-12	7.7	13-13-13	6.7	15-15-15	5.0	20-20-20
10-5-5 or 10-6-4	8.3	12-6-6	7.1	14-7-7	6.3	16-8-8	5.0	20-10-10
12-4-8	10	10-3-7	6.3	16-5-11				

Example: Ten lbs. of a 5-10-5 fertilizer will supply the same amount of nitrogen, phosphate, and potash as 6.3 lbs. of 8-16-8 or 5 lbs. of 10-20-10 fertilizer, etc.

Fertilizer analyses other than the ones listed may also be used as long as the ratio is the same. For example: the nitrogen to phosphate to potash ratio of 5-10-10 is 1-2-2. Any fertilizer with this ratio may be substituted for 5-10-10. To determine the quantity to use, divide the first number of the fertilizer you want to use into the first number of the recommended analysis. Multiply this number times the original recommendation. For example: Suppose 15 lbs. of 5-10-10 per 1000 sq. ft. were recommended, and you want to use 8-16-16.

$$\frac{0.62}{8 / 5.0}$$

0.62 x 15 = 9.3 lbs. of 8-16-16 per 1000 sq. ft.

NITROGEN CONVERSION TABLE

1 lb. of nitrogen is supplied by any one of the following nitrogen fertilizers:

6.3 lbs. of nitrate of soda (16% N)
5.0 lbs. of sulfate of ammonia (20.5% N)
5.0 lbs. of ANL (20.5% N)
3.0 lbs. of ammonium nitrate (33.5% N)
2.6 lbs. of Ureaform (38% N)
2.2 lbs. of Urea (45% N)

Note: *Liquid nitrogen solutions of varying nitrogen content may also be used.*

Issued in furtherance of Cooperative Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture, University of Maryland and local governments. Craig S. Oliver, Director of Cooperative Extension Service, University of Maryland System.

R. W. Rogers, Realty; An Independant Agency
(654-3399) Since 1958, Mont County:--

August, 30, 1992

Mrs. Mary Ann Rolland
Historic Preservation Branch
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryalnd 20910

Ref: Your recent request---

Dear Mrs. Rolland;

CONFIDENTIAL

Reference is made to your request for certain facts on the Helen P. Denit properties, Brookeville, Md., in trust and my reply of August 21, 1992, with some key elevations.

Please consider the report, and comments CONFIDENTIAL for inter-office uses only and NOT FOR RELEASE TO ANY OTHER PUBLIC AGENCIES. After request by Mr. Westbrook, and your calls, I had anticipated approval to tour parts of property in question,---and to be of such assistance as being sought.

The reply to Mr. Westbrook; and letter of August 27th, clearly shows an objection by Security Trust Company, as conveyed by Mrs. Brenda L. Hough, Asst. V. P.. For that reason, the proposed tour for September 2nd, is hereby cancelled,-------indefinately. (*)

Also, you will notice- -"By copy of this letter to Mr. Rogers, all correspondence and/or questions that he may have concerning the Denit Properties, shall be directed to our attorney," -----etc. This is to say I have NO QUESTIONS, and do not expect to comply. In fact, I consider such restriction as inappropriate for any public agency or individual involved in public affairs.

You and others of staff to Park and Planning may call at any time for such information as I may have.

Sincerely Yours;

R. W. Rogers

R. W. Rogers, a Lic.
Real Estate Broker

(And required by law to disclose facts as known of interest, and public safety.)

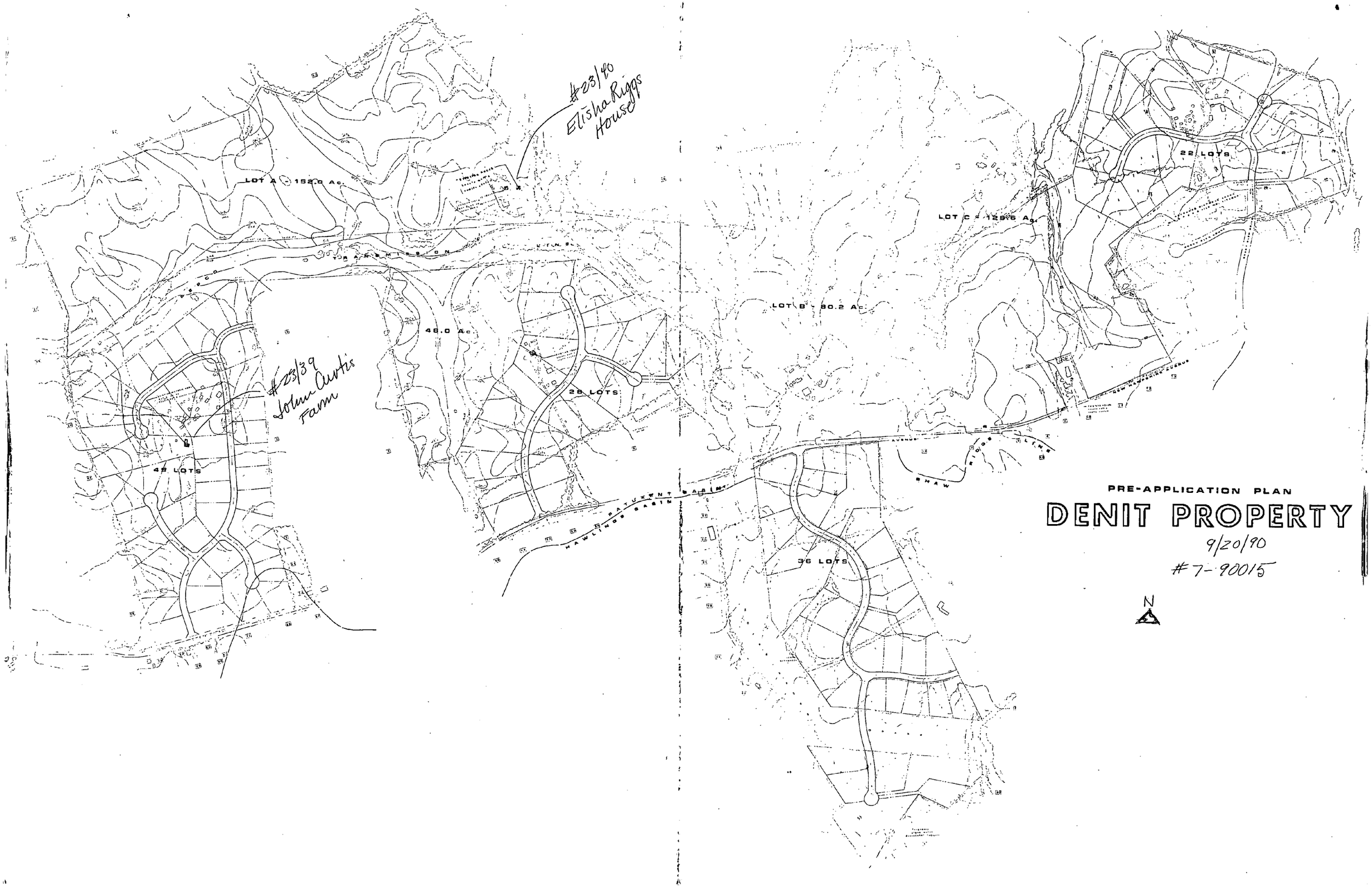
PS:---Some residents of Denit Estates, and of community
(*) have been warned by said attorney against trespass on Posted lands, and others deeply concerned. RWR.

COVE #2.

NOT FOR RELEASE.

springs

4-HOUSES ON SHALLOW WELLS & SEPTIC.


#23/40
Elisha Riggs
House
LOT A - 152.0 Ac.
46.0 Ac.
#23/39
John Curtis
Farm
28 LOTS
49 LOTS
HAWLINGS RATUXENT BASIN
LOT B - 80.2 Ac.
LOT C - 129.6 Ac.
22 LOTS
36 LOTS
SHAW
PRE-APPLICATION PLAN
DENIT PROPERTY
9/20/90
#7-90015
N

23/40

B&A
Benning & Associates, Inc.
Land Planning Consultants

8933 Shady Grove Court
Gaithersburg, Md. 20877
(301) 948-0240

August 31, 1990

Ms. Laura McGrath
Historic Preservation Commission
51 Monroe Street
Rockville, MD 20850

Re: Denit Property, File No. 7-90015

Dear Ms. McGrath,

On January 12, 1990 we submitted a Pre-Application Plan for the subject property. There are two houses on the Denit Property that we identified on the Location Atlas of Historic Sites. These two buildings are shown on Map 9 and are the Curtis (John) House, 23-39, J-8 and the Riggs (Elisha) Stone House, 23-40, K-8. The plan that we submitted to the Planning Commission recommended that the setting for both of these houses remain undisturbed by retaining them on very large farm parcels. The Planning Commission staff, however, did not like the idea of clustering the lots on the eastern end of the project and they want us to distribute the lots about the property as shown on the plan which we submitted to you. If we are to do this, there is very little possibility that the setting of the Riggs (Elisha) Stone House will be disturbed in any way. However, the Curtis (John) House may present a problem for us.

I would like an evaluation of these two buildings and their settings for either placement on the Master Plan or deletion from the Atlas. We anticipate taking the revised Pre-Application Plan to the Planning Board for approval in concept in the near future and it would be very helpful to the Board if it had your commission's guidance in these matters.

Yours truly,

Stanley O. Benning

cc. Gwen Marcus, M-N C P & P C
Francis Yeatman

23/40

Benning & Associates, Inc.
Land Planning Consultants

8933 Shady Grove Court
Gaithersburg, Md. 20877
(301) 948-0240

August 14, 1990

Mr. Jared Cooper
Montgomery Co. Historic Preservation Commission
Executive Office Building
101 Monroe Street
Rockville, MD 20850

Re: Denit Property, File No. 7-90015

Dear Mr. Cooper,

On January 12, 1990 we submitted a Pre-Application Plan for the subject property. There are two houses on the Denit property that we identified on the Location Atlas of Historic Sites. These two buildings are shown on Map 9 and are the Curtis (John) House, 23-39, J-8 and the Riggs (Elisha) Stone House, 23-40, K-8. The plan that we submitted to the Planning Commission recommended that the setting for both of these houses remain undisturbed by retaining them on very large farm parcels. The Planning Commission staff, however, did not like the idea of clustering the lots on the eastern end of the project and they want us to distribute the lots about the property as shown on the enclosed Study Plan. If we are to do this, there is very little possibility that setting of the Riggs (Elisha) Stone House will be disturbed in any way. However, the Curtis (John) House may present a problem for us.

I would appreciate it if the Historic Preservation Commission would make an assessment of this old house. I have looked it over and it doesn't seem to have any particularly outstanding architectural characteristics. Asbestos siding has been added and there are a number of extraneous additions. Also, the outbuildings are common place and in very poor condition.

I will be reviewing these plans with the Planning Commission staff in the near future and would appreciate whatever opinions and information that you can provide.

Yours truly,

See Joe Davis
on Background
letters.

Security Trust

2 NORTH CHARLES STREET
P.O. BOX 995
BALTIMORE, MARYLAND 21203-0995
410-244-6590

(410) 244-5900 August 27, 1992

#222296- Tr. u/w of Helen P. Denit

Ms. Gwen Marcus
Historic Preservation Unit
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Denit Property

Dear Ms. Marcus:

Pursuant to my conversation with Mr. Bob Rivers of your office, please be advised that Mr. Robert W. Rogers is not an agent for the owner and does not have our authorization to act in our behalf. All requests concerning the property should be directed through my office at the following address:

Security Trust Company, N.A.
Trust Real Estate Department
M.S. 10-03-16
P. O. Box 995
Baltimore, MD 21203

By copy of this letter to Mr. Rogers, all correspondence and or questions that he may have concerning the Denit properties should be directed to our attorney, Francis E. Yeatman.

Should you have any questions, please contact me at (410) 244-5900.

Sincerely,

Brenda L. Hough

Brenda L. Hough, CPM
Assistant Vice President

BLH/llg
#4161N

cc: Mr. Robert W. Rogers
Francis E. Yeatman

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

April 13, 1995

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review

FROM: Gwen Marcus, Historic Preservation Coordinator GKM
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division

SUBJECT: HPC Review of Denit Property Subdivision

On April 12, 1995, the Historic Preservation Commission (HPC) reviewed the proposed subdivision for the Denit Property. This subdivision directly involves one Locational Atlas Resource, the Elisha Riggs House, and is adjacent to one Master Plan Site, Far View.

After a detailed presentation by staff and by the applicant's representative, John Westbrook, the HPC formulated its recommendation on this case. The HPC recommends approval of this subdivision plan with the following conditions:

1. The lot which is described to contained the Elisha Riggs historic property and all outbuildings shall be no less than 25 acres.

2. The environmental setting of the Elisha Riggs historic site shall be the 25 acre lot noted above.

3. A tree survey which demonstrates that the plan will avoid the destruction of significant tree specimens near the historic site shall be provided for review and approval by staff.

4. The historic drive location will remain as situated and as gravel.

5. A substantial buffer of heterogeneous plantings of evergreen and deciduous trees would be established at the rear of Lots #471 and #475-#480 for purposes of screening the new construction from the Far View historic site. A landscaping/planting plan shall be submitted for review and approval by staff.

6. All efforts shall be made to locate the two cemeteries reported to be in the vicinity of the Denit house. If either or both cemeteries are located, they will be preserved in a designated conservation area. If graves are located during construction, construction will be stopped immediately.

Please include the conditions noted above in any information transmitted to the Planning Board. Staff will be available during the Board's hearing on this case to provide additional information if necessary.

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

January 17, 1992

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review

FROM: Gwen Marcus, Historic Preservation Coordinator
Mary Ann Rolland, Historic Preservation Planner
Urban Design Division

SUBJECT: Review of Subdivision Plans

We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#7-92003 Johnson's Cole (In the vicinity of Locational Atlas Resource #12/10, the James Lauman House, not yet reviewed by HPC. No impact.)
#7-92004 Berlu Manor
#1-92001 Great Falls Estates
#1-92002 Northwood Park
#1-92003 Potomac Chase (In the vicinity of Master Plan Site #24/16 Poplar Grove Baptist Church. No impact.)
#1-92005 Travilah Meadows (In the vicinity of Locational Atlas Resource #25/13, the Harris House, not yet reviewed by HPC. No impact.)
#1-92006 Dover Woods (In the vicinity of Master Plan Site #24/16 Poplar Grove Baptist Church. No impact.)
#1-92007 Friendship Knolls (In the vicinity of Locational Atlas Resource #10/1, Friendship, recommended for placement on the Master Plan by HPC. No impact.)

#7-92001, Abrams Property, is adjacent to Master Plan Site #23/65, Brookeville Historic District. Although there is no direct impact on the district, the HPC may wish to review the subdivision plan.

#7-92002, Johnson's Original, involves Locational Atlas Resource #12/9, the Welling House. This resource has not yet been reviewed by HPC. This subdivision plan should be reviewed by HPC and written comments sent to M-NCPPC within 30 days.

#1-92004, Denit Property, directly impacts two Locational Atlas Resources. It is currently being revised and will be flagged when resubmitted.

cc: Elizabeth Davison, OPP


3

Mrs Helen P Domitz
home, garden house,
servants cottage, and
guest house — Case
#3 on Tri-adelphia
Algonquin WSC Land.
Courtesy of R W Rogers
Garden House last rented
to WSC — Warden's office.

845'
Elevations:---- Damascus & the Patuxent Watershed

(Highlands)

688' Laytonsville, Md.

568' When its fill was full; they

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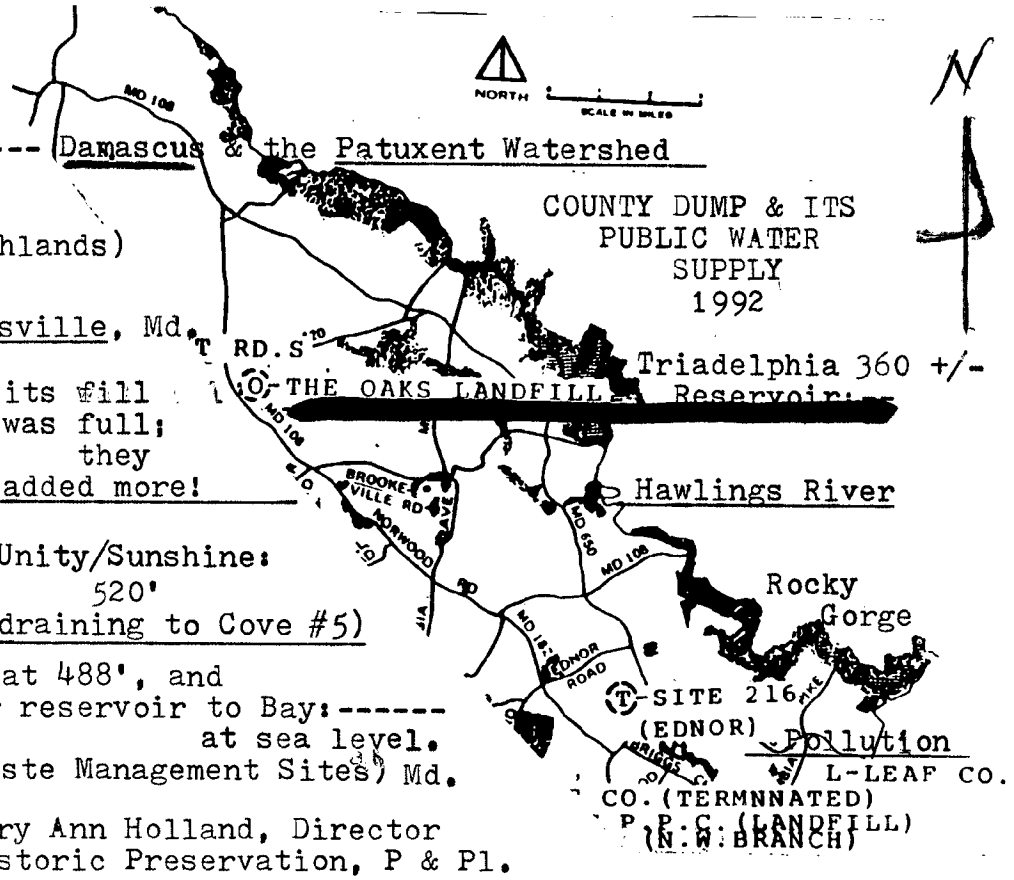

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Clustering, lack of Storm Water Controls, density in 5-acre zones---on separate farms, and the Eagle's nest frought with all kinds of public concerns for hazards to WSSC water supplies are among problems that can be remedies with improved planning:---- As a life-time conservationist, and agent/broker, I know how!

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This report is more objective with an objective of approval in line with restrictions, codes and regulations acceptable to the planning authorities, and public agencies. The on-site, and some off-site elevations, along with soil conditions; surface run-off, and possible sub-surface contamination are of much concern to the tenants, and local residents within 2-miles or more each way. The WSSC and Health Department, with Environmental Agency, it seems must assume more active parts, to have acceptalbe subdivision.

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Its size would include lands within the "restricted line", (including Mrs. Glover, the old abandoned cemetary; and to vicinity of Mrs. Denit's home with others so near Cove #3. Allof which needs be under supervision of WSSC (as to uses and re-vegation of field borders) and also a buffer in the existing woodlands*--Above Cove #4; and above Cove #3. In fact- a public park could be about ten-acres between said cove boundary--and the proposed restriction line as shown, to NW---extending from existing Denit Estates---all the way?-- I would suggest to vicinity of Pepco;--at least 300 feet to West of Unity Creek, ---flowing deep to Cove #5. (You have clean copies of the same map for transposing such of these concepts as may become appropriate or required.)

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Sincerely yours,

R. W. Rogers

R. W. Rogers, Privately.

SECLUDED COVES AT TRIADELPHIA

Eagles like dead fish,

MONTGOMERY COUNTY, MD

Geese prefer clean water.

by R. W. Rogers

SOURCES OF DRINKING WATER
(and dead fish)

COVES:
3, 4 & 5

Ducks like either!

--GEESE: Swan
and ducks

Inspecting
the coves.

Swan

Queens;

and Geese

Aug 17, 1992

Seven coves, and eleven houses on Denit Farms.!.

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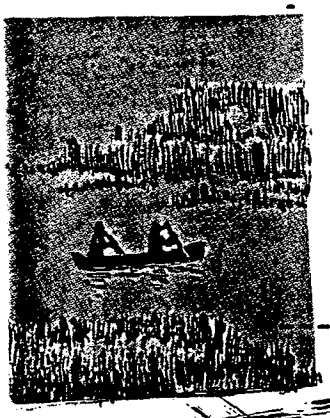

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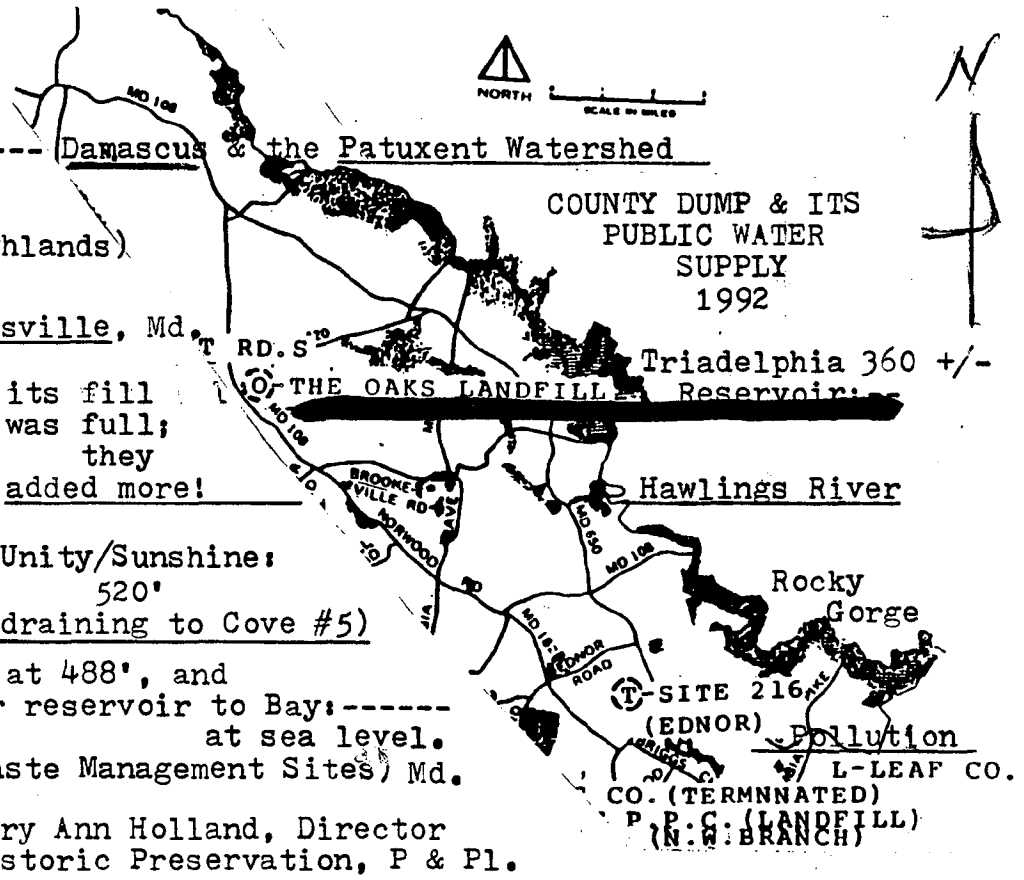

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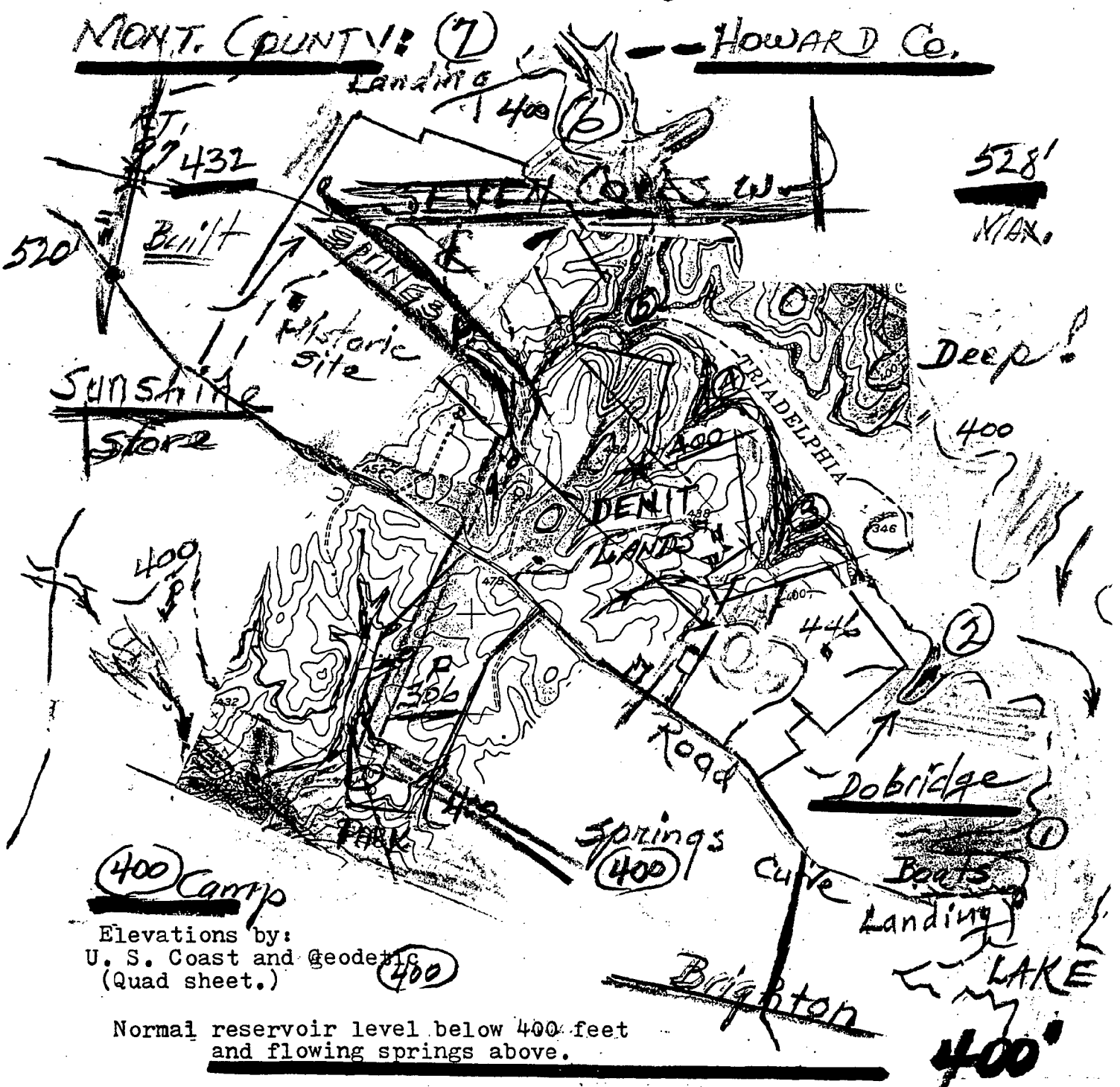
PROPOSED RURAL CLUSTERS

Denit Properties
File
(1-92004)

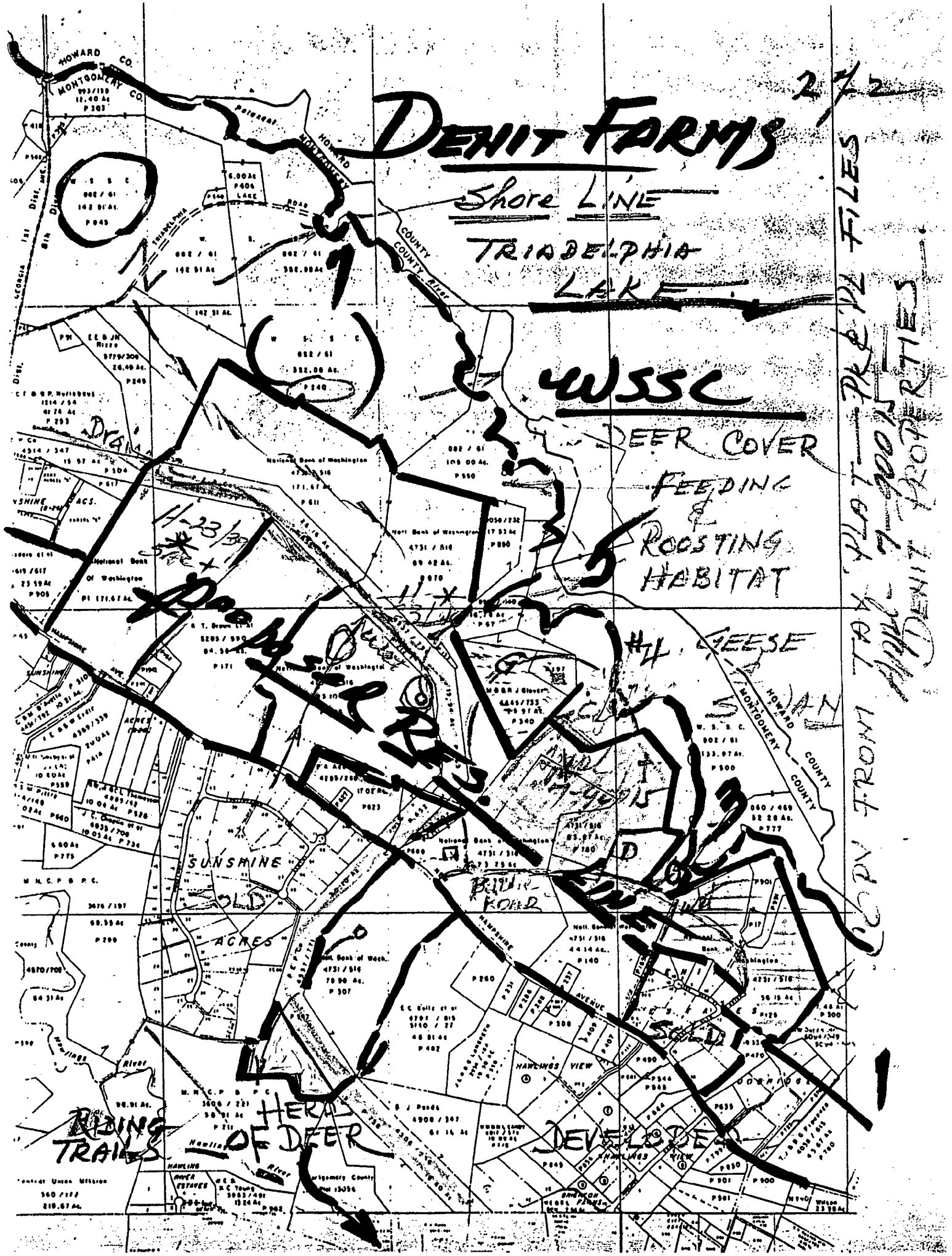
======= A Plan for Disaster =======



Elevations by:
U. S. Coast and Geodetic
(Quad sheet.)

Normal reservoir level below 400 feet
and flowing springs above.

Lands above elevations 420 are endangered by development on fragile soils, added pollution, septic disposals, and existing shallow wells within adjoining communities.


DEWIT FARMS
Shore LINE
TRIADELPHIA LAKE
WSSC
DEER COVER
FEEDING & ROOSTING HABITAT
#4 GEESE
SUNSHINE ACRES
SOLD
HAWLINGS VIEW
DEVELOPED
RIDING TRAILS
HERD OF DEER
HOWARD CO.
MONTGOMERY CO.
HOWARD COUNTY
MONTGOMERY COUNTY
HAMPSHIRE AVENUE
TRIADELPHIA ROAD
Patuxent River
Hawlings River
Dry Run
PLAT FROM TAX PLAT PK&PL FILES
PLAT FROM DEWIT PROPERTIES

SOIL SURVEY OF HOWARD COUNTY, MARYLAND

Also, the up-dated Soil Survey of Montgomery County, and structural features of soils, along with surface conditions. Earlie4 Mapping prior to 1961 showing shopes and erosion are changed substantially,-------due to removal of sod, and top soils two or more time, thereby adding to surface run-off.(*)

SELECTED EXCERPTS ONLY

(*) Slopes eroding, No-till spreys, and some toxic materials flowing---

(*) Removal of sod, & native plants adds--

Loses of top soils!--

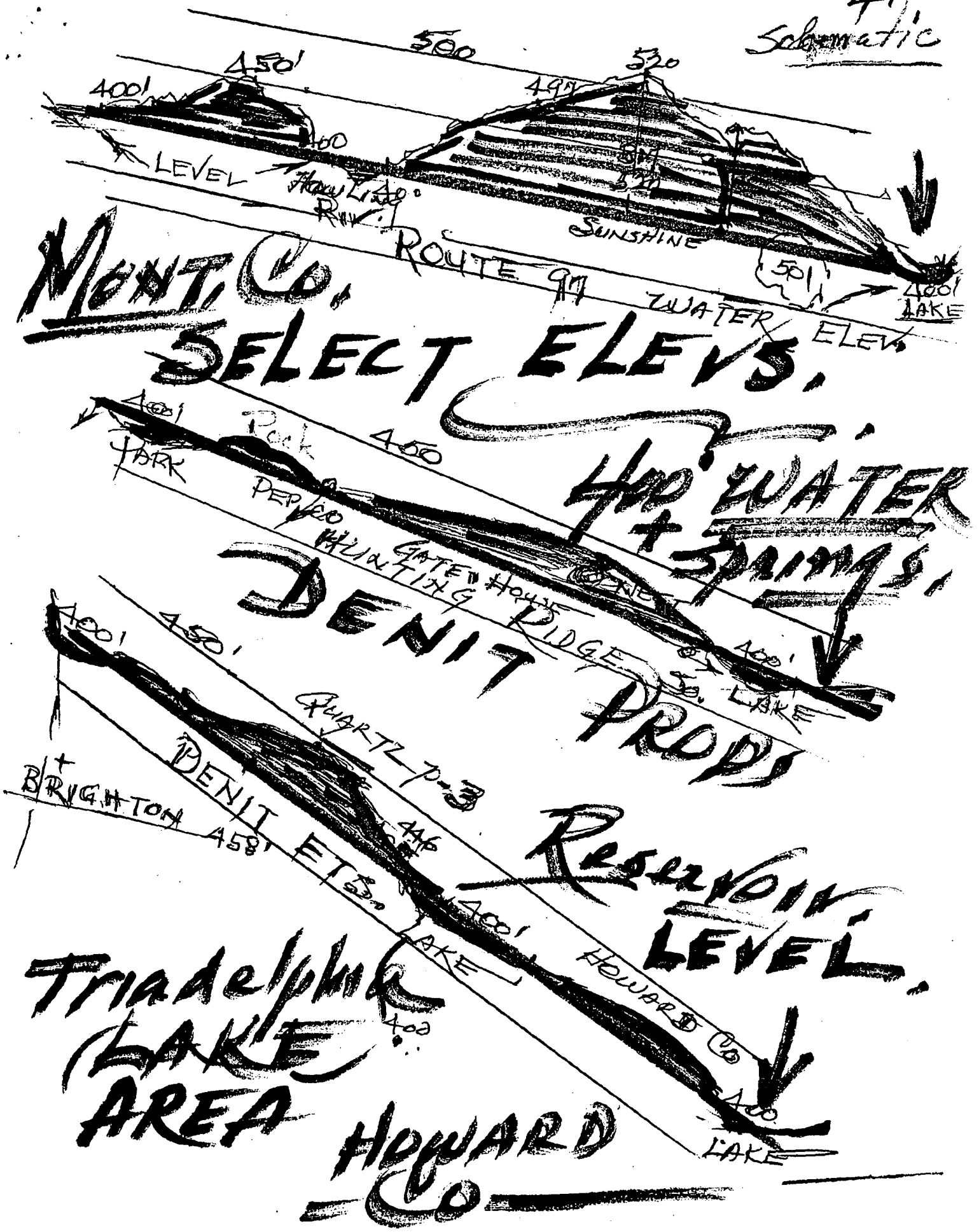
Profile on Denit Estates in Montgomery County above Triadelphia would show thin layers of any soil above white quartz, and trees growing in crevaces, where surface water drains below to un-known depth among "fractures" in stratas.

Water Supply

The rate of runoff in Howard County is about 873,500 gallons per square mile per day, which is over 1,200 gallons per acre per day. This amount of runoff indicates that the supply of water would be ample for all domestic and commercial uses if the water could be stored until needed. The combined capacity of Triadelphia Reservoir and Rocky Gorge Reservoir is 27,050 acre-feet, the equivalent of 6¼ days runoff for the whole county. Obviously, only a small proportion of the water available is being stored for future use.

The amount of water that can be stored underground depends upon the porosity of the underlying rocks or sediments. Most of Howard County is underlain by hard, unweathered crystalline rocks of low porosity. Because of this, the water table may fall so low in dry periods that the yield from wells and springs decreases. Yields from wells range from very low to fairly high. The highest yield recorded, which is from a well in schistose rock, is 60 gallons per minute. Generally, wells in schistose rock yield about 20 gallons per minute. Wells in harder or more dense crystalline rocks yield about 11 gallons per minute.

4 Schematic


500
450'
400'
520
497
LEVEL
400
Rivi
Sunshine
501
ROUTE 91
WATER
ELEV.
400'
LAKE
MONT. CO.
SELECT ELEVS.
400'
PARK
Park
450
PERVIO
HUNTING RIDGE
GATE HOUSE
CONE
400'
LAKE
HP WATER
+ SPRINGS.
DENIT
PROPS
400'
450'
QUARTZ P-3
BRIGHTON
458'
DENIT ELEV.
446
400'
LAKE
HOWARD CO
400
LAKE
Reservoir
LEVEL.
Triadelphia
LAKE
AREA
HOWARD
CO

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

MARYLAND AGRICULTURAL EXPERIMENT STATION

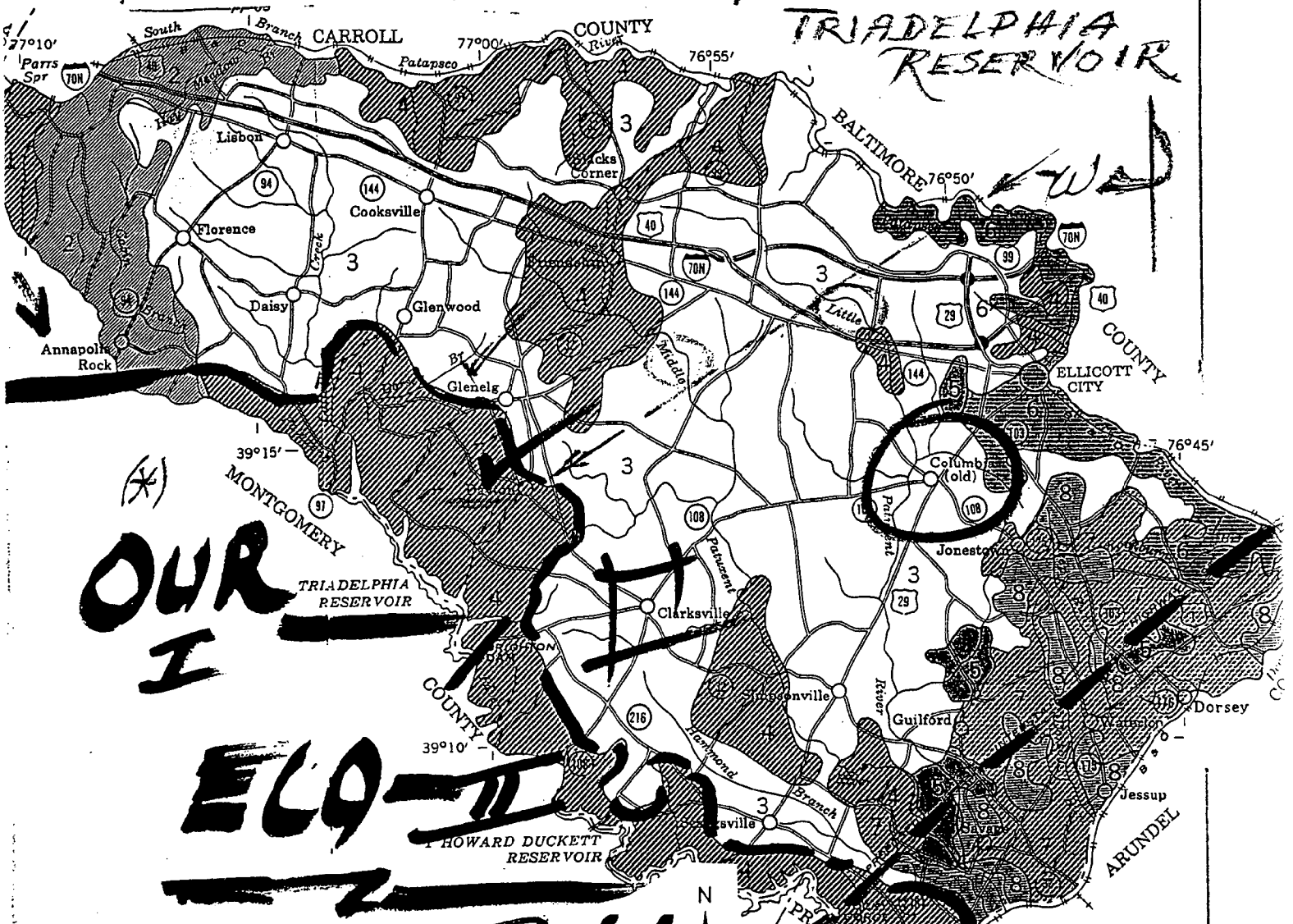
Denit Estates Citizens Group,
an association of people who are concerned
about Pre-Preliminary Plan #7-90015.

5

GENERAL SOIL MAP

HOWARD COUNTY, MARYLAND

To West of TRIADELPHIA RESERVOIR



OUR I

ECO-II

Rocky Gorge Res.

III

CYCLE THE BAY

SOIL ASSOCIATIONS

1 Mt. Airy-Linganore-Glenelg association: Dominantly moderately deep, somewhat excessively drained and well-drained, moderately sloping to steep soils

2 Mt. Airy-Glenelg-Chester association: Moderately deep and deep, somewhat excessively drained and well-drained, moderately sloping to steep soils

3 Glenelg-Chester-Manor association: Deep, well-drained, gently sloping and sloping soils

4 Glenelg-Manor-Chester association: Deep, well-drained, moderately steep and steep soils

Neshaminy-Montalto association: Deep, well-drained, moderately slowly permeable, gently sloping to steep soils

Relay-Brandywine-Legore association: Deep and moderately deep, well-drained, steep and very steep soils, mostly very stony

December 1967

(*)

SCALE IN MILES

1 0 1 2 3 4 Miles

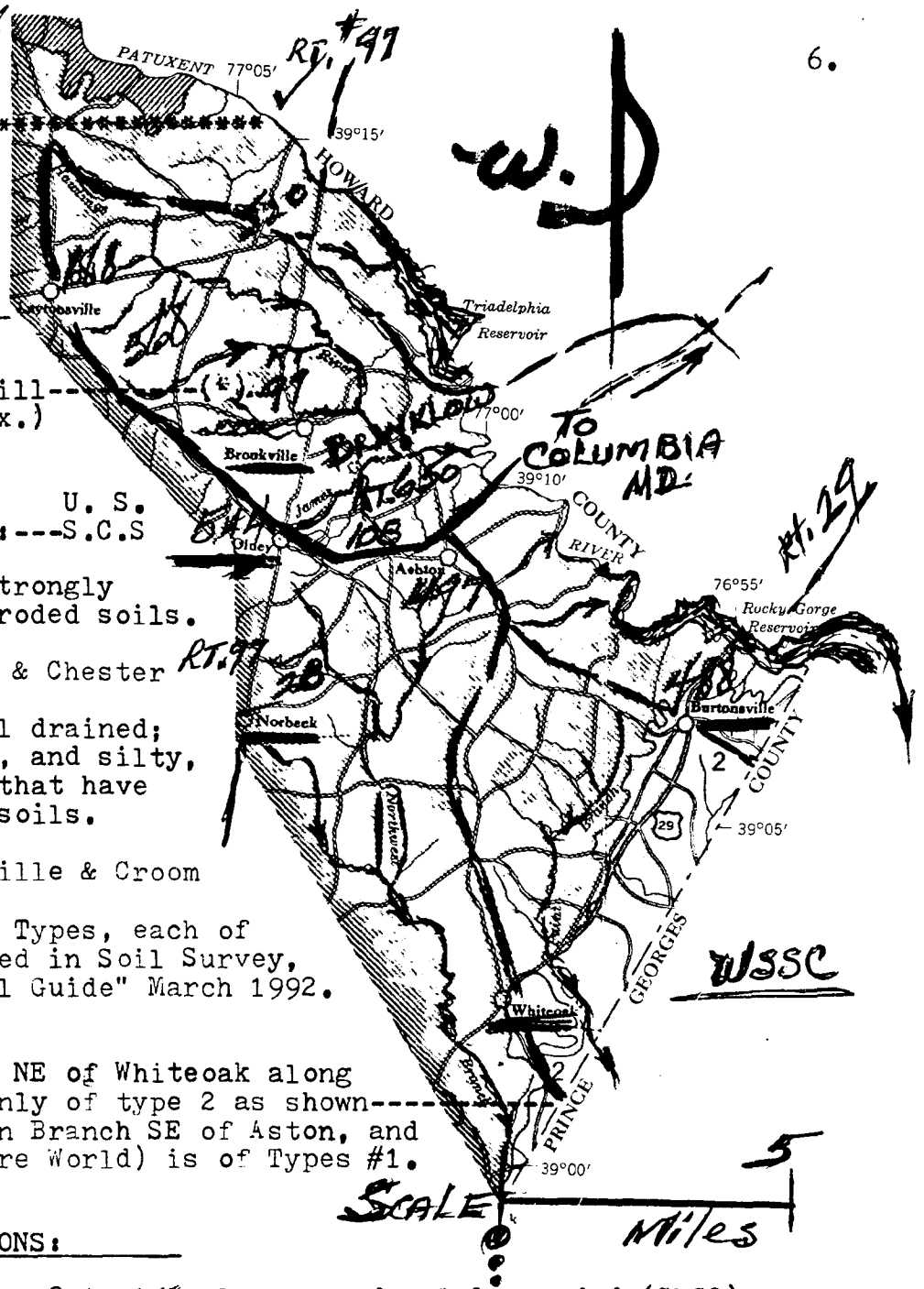
(*) Two-decades, in Trust; and Np-Till residues.!.

WATERSHEDS OF THE PATUXENT RIVER **********

In Montgomery County, Md.

Laytonsville

Land-fill---------
(Approx.)



U. S.
Soil Associations:---S.C.S

1. Well drained strongly sloping, and eroded soils.

   Gleneig- Manor & Chester

2. Moderately well drained; gently sloping, and silty, gravely soils that have compacted sub-soils.

   Chillum-Beltsville & Croom

   (Dominent Soil Types, each of which described in Soil Survey, and "Technical Guide" March 1992.

The topography to NE of Whiteoak along Route #29 are mainly of type 2 as shown---------- while the Northern Branch SE of Aston, and Norbeck (at Liesure World) is of Types #1.

EXAMPLE DESCRIPTIONS:

Gleneig Silt Loam, 8 to 15% slopes, moderately eroded (GhC2);-- This soil is strongly sloping, and has hazards to much erosions, capability III e-25, quite low for cropping. (Ranges in slopes to 25% and rocky.)

Gleneig gravely loam, 8 to 15% slopes, severely eroded GgC-3):--- This soil has had most of its originial surface removed by erosion. Some shallow gullies were found. (IVe-25).

The Manor Series:-----"The Manor soils consists of rather shallow somewhat excessively drained areas that have a weakly developed sub-soil---(from original rock formations). These soils developed (over long periods of time)from weathered materials in place from hard slaty-schist or softer micaceous schist (Some with crevaces, and leaks in fractured rock, including quartz boulders on surface.

I

HAWLINGS RIVER SW BASIN ELEVATIONS (Approx)

From U. S. Coast & Geodetic Topographic:

PREPARED BY R. W. R.

Aug. 1992

7a.

Guide to ps. 7 to 11 incl.

(Indicating SW Bounds of Lower Elevations North Eastern Montgomery County, Md.

9 Damascus:---------Elev. 845

Laytonsville, on Route 108, Crossroads:---
688 Elevation:

8 800'

I

Wells.

125'

75'

Water

W.S.S.C.

7 Claysville ====568

(Approx Land fill)

II

6 625'

BROOKEVILLE, on Rt. 97

Olney, 97 & 108 ======

III

IV

Howard County

544 (on Public water & Sewer)

Aston=======497 (Approx)

5 Burtonsville, Route 29======= 488 (about 200

UNITY/===Rt. 97
Elev. 520; and
Triadelphia area
down to 360 +/-

Gravity Flow:

4 400' Above Rocky Gorge Reservoir (Est)

See----Page #6 for Locations: Lower Patuxent River Flow:-

3 ILLUSTRATIVE OF HAWLINGS RIVER WESTERN WATERSED BOUNDS:*****

250' Aside from measured distances to Scale on page #6, Elevations at Claysville (above) and Burtonsville is about 80 feet vertical; ~~while the vertical difference between Laytinsville & Burtonsville~~
2 is about 200 feet vertical in over twice the dist ance.

That difference suggests that run-off between Damascus and Olney in the Hawlings River surface drainage is much faster; ~~and more gradual below, with time for more absorption of water,~~ including contiminates that may have originated at Landfill.

1 100'

Subject to actual Profile Survey of River.

August 17th--- R. W. R.

THE BAY AT LOW TIDE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: October 3, 1990

CASE NUMBER: M-NCPPC #7-90015

TYPE OF REVIEW: Subdivision Review

SITE/DISTRICT NAME: Curtis Farm; Riggs House

PROPERTY ADDRESS: New Hampshire Avenue, Sunshine/Brighton

TAX CREDIT ELIGIBLE: N/A

DISCUSSION:

A pre-preliminary plan application has been filed for the development of almost 680 acres east and west of New Hamphshire Avenue in Sunshine, Maryland. 135 lots are proposed. Located on this property are two Atlas resources: Number 23/39, John Curtis Farm and Number 23/40, Elisha Riggs Stone House. As proposed, no subdivision will take place in proximity to the Riggs House and existing access from New Hampshire Avenue will remain. A proposed parcel containing 49 lots on the west end of the property, however, would directly impact the John Curtis Farm.

Upon field inspection of the John Curtis Farm, staff could not locate the original log house identified as existing on the property; a two-story frame house with tin roof is on the property. A number of outbuildings are also standing. From the Historic Sites Survey completed in 1976, there appears to be some uncertainty about whether the original house exists. The study of Atlas resources commissioned by M-NCPPC in 1989 categorizes the Curtis Farm as a VI; this means that the resource was inaccessible at the time of the survey. It is staff's opinion that more research is needed on this site for an evaluation for placement on the Master Plan before a determination of the subdivision's impact on it can be determined. Because the Riggs House could be impacted in possible future subdivisions, it should also be researched and evaluated.

STAFF RECOMMENDATION:

Staff recommends that the Commission reserve comment on the proposed subdivision until both sites can be researched and evaluated for Master Plan designation and so that a more informed determination of the subdivision's impact could be made. Because this is a pre-preliminary plan, the Commission should have time to complete this research and evaluation before it is asked to comment on the preliminary plan.

ATTACHMENTS:

1. Packet prepared by M-NCPPC staff.

2145E

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

RECEIVED
OCT 1 - 1990
HISTORIC PRESERVATION COMMISSION, MONTG CTY

URBAN DESIGN DIVISION
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
RECEIVED
FEB 08 1990
SILVER SPRING, MD

FROM: Subdivision Office - M-NCPPC

NAME: Denit Prop

FILE NO.: 7-90015

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Feb. 26, 1990 (no meeting scheduled if blank).

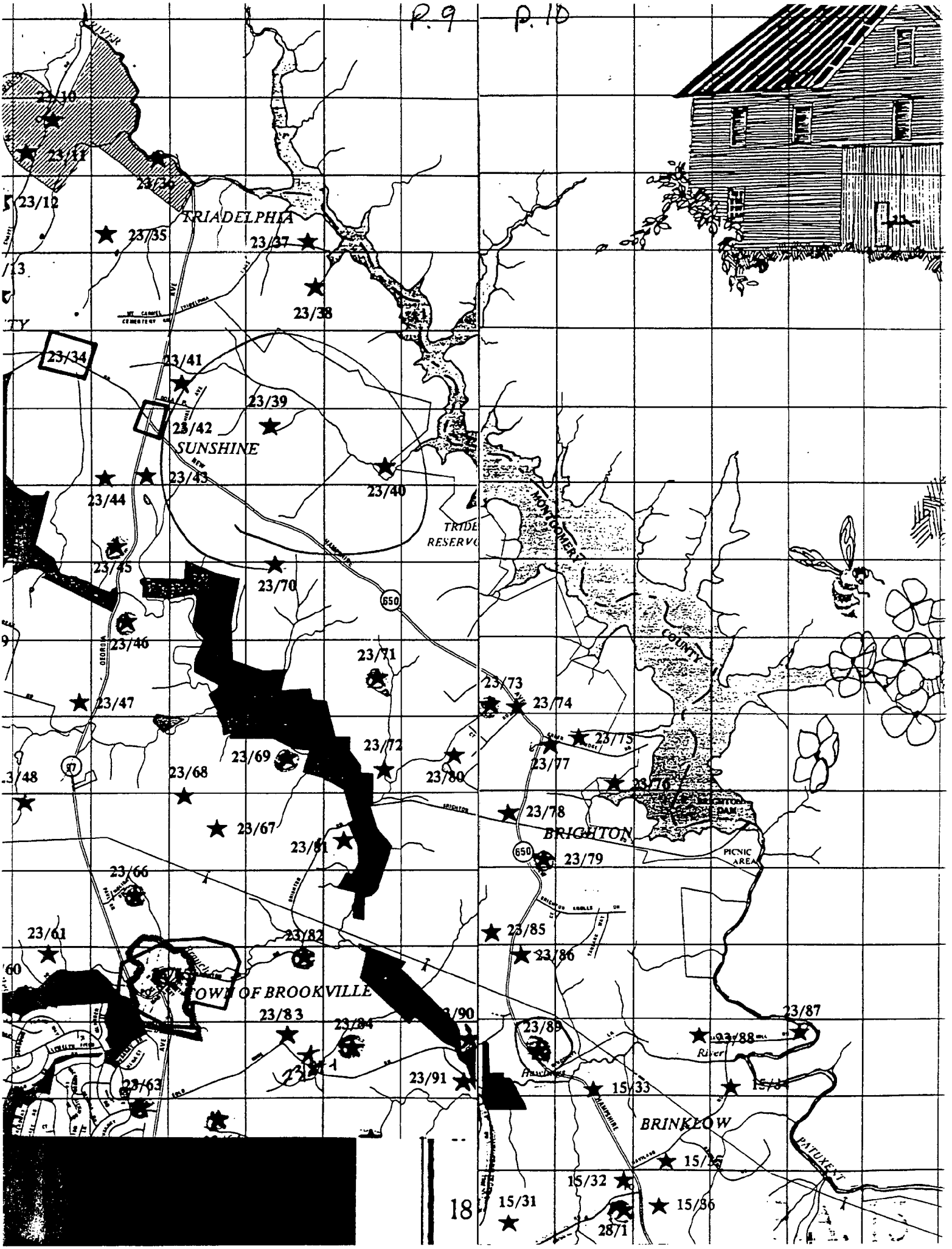
_____ New preliminary plan application with supporting material as appropriate

_____ Supporting material for previously reviewed preliminary plan

_____ Revised preliminary plan drawing

✓ New pre-preliminary plan application

P.9 P.10


TRIADELPHIA
SUNSHINE
TRIDE
RESERVO
MONTGOMERY
COUNTY
BRIGHTON
PICNIC AREA
TOWN OF BROOKVILLE
BRINKLOW
River
PATUXENT
650
97
23/10
23/11
23/12
23/35
23/37
23/38
23/34
23/41
23/39
23/42
23/43
23/44
23/40
23/45
23/70
23/46
23/71
23/47
23/73
23/74
23/75
23/77
23/72
23/69
23/68
23/80
23/76
23/78
23/67
23/81
23/79
23/66
23/61
23/82
23/85
23/86
23/83
23/84
23/89
23/88
23/87
23/63
23/91
15/33
15/32
15/31
15/36
28/1

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, Md. 20877
(301) 948-0240

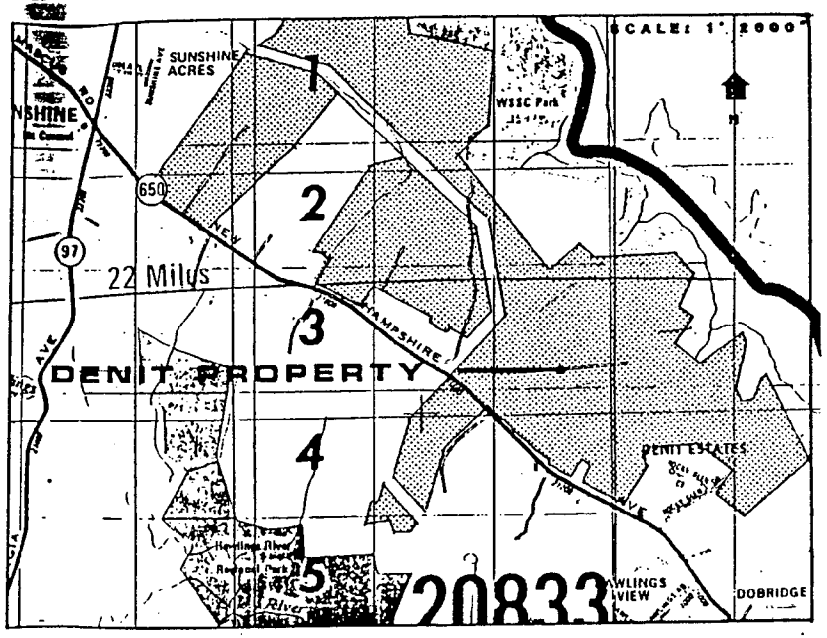
S

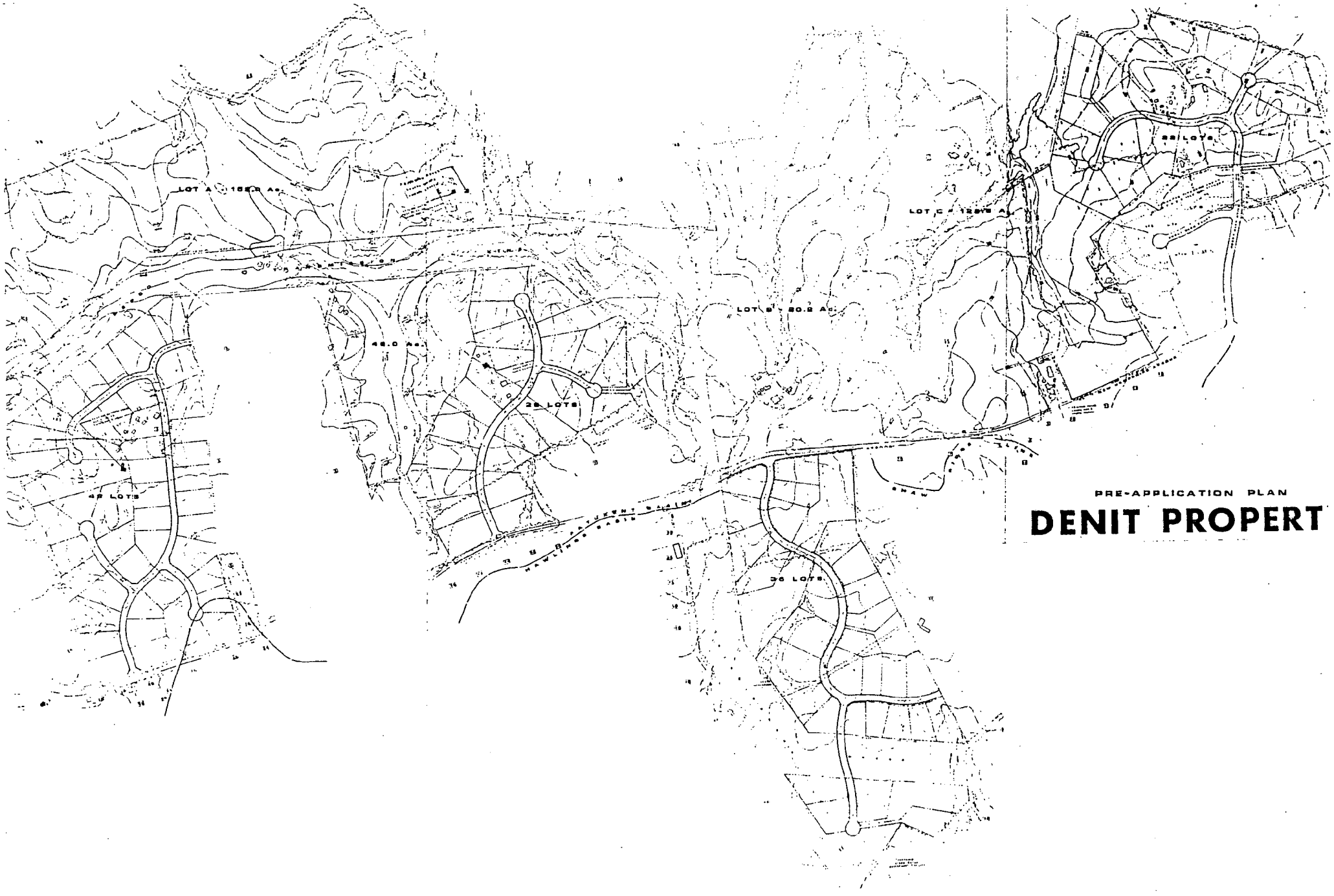
AREA - 679.64 AC.
G ZONING - RC
'S SHOWN - 135
PACE REQUIRED
0% - 407.78 AC.
PACE SHOWN -

152.0 Ac.
80.2 Ac.
129.6 Ac.
46.0 Ac.
407.8 Ac.

ERVED BY INDIVIDUAL WELLS &
AGE DISPOSAL SYSTEMS

VICINTY MAP





PRE-APPLICATION PLAN

DENIT PROPERT

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
John Curtis Farm

AND/OR COMMON

2 LOCATION

STREET & NUMBER
22011 New Hampshire Ave.

CITY, TOWN
Sunshine

__ VICINITY OF

CONGRESSIONAL DISTRICT

STATE
Maryland

COUNTY
Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	✓PUBLIC	✓OCCUPIED	✓AGRICULTURE	__MUSEUM
✓BUILDING(S)	✓PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	✓PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	✓YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		✓NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. Helen P. Denit (tenant-Moore Family) Telephone #:

STREET & NUMBER
Pretty Penny Farm (New Hampshire Ave.)

CITY, TOWN
Sunshine

__ VICINITY OF

STATE, zip code
Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC
Montgomery County Courthouse

Liber #:
Folio #:

STREET & NUMBER

CITY, TOWN
Rockville

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	✓ORIGINAL SITE
✓GOOD	__RUINS	✓ALTERED	__MOVED DATE_____
✓FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This house was not visited at the time of the survey, but it appears to be a two-part building that is of log construction. The main section is a small, one-story-with-attic house, with a three-bay (west) facade and a central entrance. There are two "lie on your stomach" windows tucked under the eaves on this side. On the north end of this section is a brick chimney stack. The base of the chimney is obscurred by a small, kitchen-type wing, attached onto the main house. This may also be of log construction and have a fireplace. The siding is covered at present with asbestos shingles.

There are a number of good, frame farm buildings on the property.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION	DATE
M-NCPPC	July, 1974
STREET & NUMBER	TELEPHONE
8787 Georgia Ave.	589-1480
CITY OR TOWN	STATE
Silver Spring	Maryland

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

Maryland Historical Trust
State Historic Sites Inventory Form

Magi No.

DOE __yes __no

1. Name (indicate preferred name)

historic John Curtis Farm

and/or common

2. Location

street & number 22011 New Hampshire Ave. ___ not for publication

city, town Sunshine ___ vicinity of congressional district 1st

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use	
___ district	X public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	___ not applicable	X no	___ military	___ other:

4. Owner of Property (give names and mailing addresses of all owners)

name Helen P. Denit

street & number Pretty Penny Farm, New Hampshire Ave. telephone no.:

city, town Sunshine state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Court House liber 3587

street & number folio 28

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title MNCPPC Historic Sites Inventory

date 1976 ___ federal X state X county ___ loca

depository for survey records Park Historians Office

city, town Rockville state Maryland

7. Description

Survey No.

Condition		Check one	Check one
____ excellent	____ deteriorated	____ unaltered	____ original site
____ good	____ ruins	____ altered	____ moved date of move _____
____ fair	____ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

8. Significance

Survey No.

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates circa 1870 **Builder/Architect**

check: Applicable Criteria: __A __B __C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state __local

Prepare both a summary paragraph of significance and a general statement of history and support.

The John Curtis Farmhouse is significant as an example of vernacular architecture typical to that constructed in Montgomery County from the mid-nineteenth through the early twentieth centuries. The house is believed to have been built by John Curtis, a farmer, about 1870.[1] The farm rested on 198 acres of a tract of land referred to as "Sapling Ridge." John's house was a two story log and frame dwelling of eight rooms. Also on the farm was a two story frame tenant house of four rooms, a bank barn measuring 40'x 60', a wagon shed, corn house, a large granary and other necessary outbuildings. The farm was described in 1892 as "in a good state of cultivation" with 190 acres of cleared land and 5 or so of apple orchards.[2]

In 1888, John Curtis died leaving his estate to his wife, Sarah Jane.[3] In 1891 Sarah Jane also died and the property then went to their children, George, Josephine, Mary, John, Lewis and Sally. However, due to an over-accumulation of debts, the farm was sold by trustees to George Myers for $5513.64 in March of 1892.[4]

In April of 1920, George Myers passed the farm on to his family, William L., George L., Robert C., and Sallie A. Myers.[5] The farm was later conveyed to the heirs of William Myers, Mary and Spencer Brown, etc.[6] Since there were too many heirs, the farm, including an eight room frame house with a tin roof, a garage, a chicken house and six other outbuildings, was sold to P.H. Magee in January of 1966.[7] However, Magee did not hold on to the farm. He sold the 198 acre farm almost immediately to the present owner, Helen P. Denit.[8]

see attachment sheet A

Mont. Co. Land Records
Mont. Co. Judgement Records
Mont. Co. Comm. Tax Asses. Bk.

10. Geographical Data

Acreage of nominated property 171.67 acres

Quadrangle name _____ Quadrangle scale _____

UTM References do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Catherine Crawford

organization Mont. Co. Hist. Preservation Comm. date 8/82

street & number telephone

city or town Rockville state Maryland

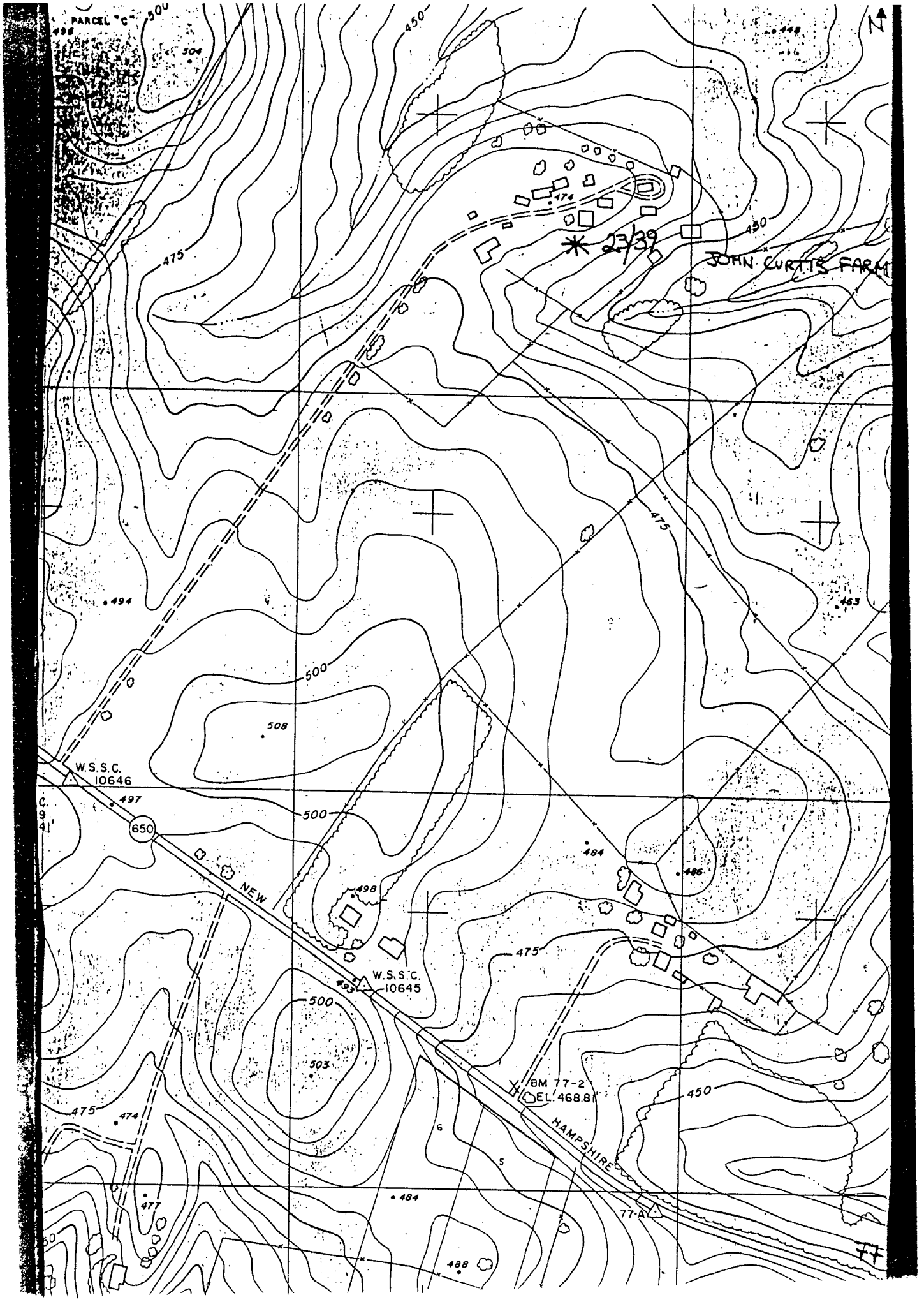
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

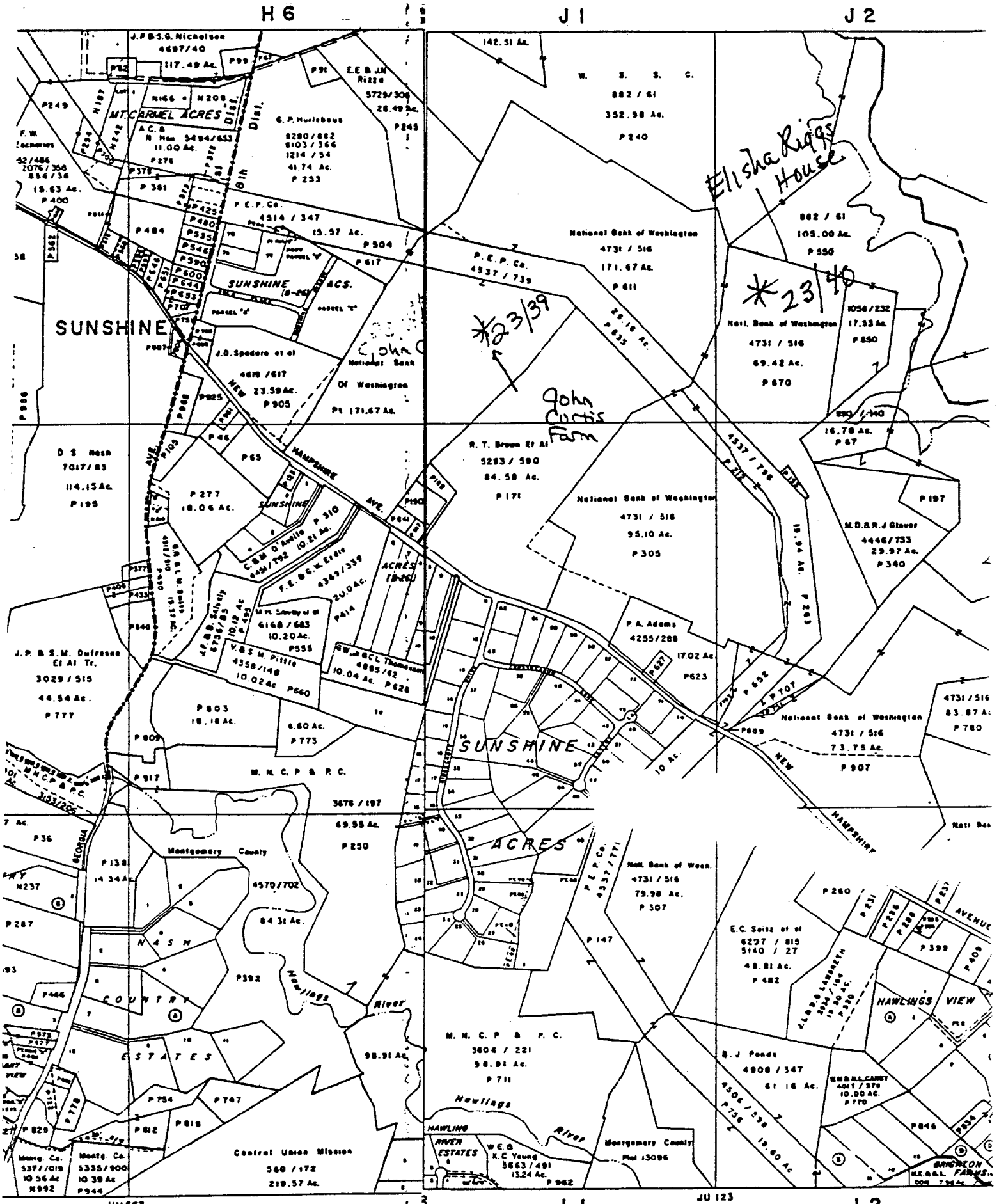
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

attachment sheet A
John Curtis Farm

[1]Mont. Co. Comm. Tax Asses. Bk., 1869-1876.
[2]Equity JA 8/26, Mont. Co. Judgement Records.
[3]Equity JA 8/974," "
[4]Ibid., and deed JA 33/39, Mont. Co. Land Records.
[5]Deed 292/115, Mont. Co. Land Records.
[6]Deed 4366/313," "
[7]Equity # 30,898, Mont. Co. Judgement Records.
[8]Deed 3587/28, Mont. Co, Land Records.


PARCEL "C"
500
450
475
474
23/39
JOHN CURTIS FARM
494
463
508
W.S.S.C.
10646
497
650
NEW
498
484
486
W.S.S.C.
10645
493
503
BM 77-2
EL. 468.81
HAMPSHIRE
77-A
477
488
77



ROADS AND STREAMS ARE CONTROLLED FROM PLANIMETRIC MAPS COMPILED BY M.N.C.P.&P.C. AND U.S.G.S.; COORDINATES SHOWN ARE BASED ON W.S.S.C. COORDINATE SYSTEM. PROPERTY LINES ARE COMPILED BY THIS OFFICE FROM DEED DESCRIPTIONS AND ARE NOT TO BE INTERPRETED AS ACTUAL FIELD SURVEYS. USERS NOTING ERRORS ARE URGED TO NOTIFY THE DRAFTING SECTION.

ELECTION
CORPORAT
PARCEL
IDENTIFIC

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON
Elisha Riggs (Stone) House

2 LOCATION

STREET & NUMBER
off New Hampshire Ave. extended

CITY, TOWN
Sunshine ___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE
Maryland

COUNTY
Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	✓OCCUPIED	__AGRICULTURE	__MUSEUM
✓BUILDING(S)	✓PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	✓PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	✓YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		✓NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. Helen P. Denit Telephone #:

STREET & NUMBER
Pretty Penny Farm

CITY, TOWN
Sunshine ___ VICINITY OF

STATE, zip code
Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Montgomery County Courthouse

Liber #:
Folio #:

STREET & NUMBER

CITY, TOWN
Rockville

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

SIGNIFICANCE

)D

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

STORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
699	__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
799	__ART	__ENGINEERING	__MUSIC	__THEATER
899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

IC DATES

BUILDER/ARCHITECT

MENT OF SIGNIFICANCE

According to the Poole sisters of the Montgomery County Historical Society, Elisha Riggs (or his son) was in the Confederate Army and hid out here during the Civil War.

INUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

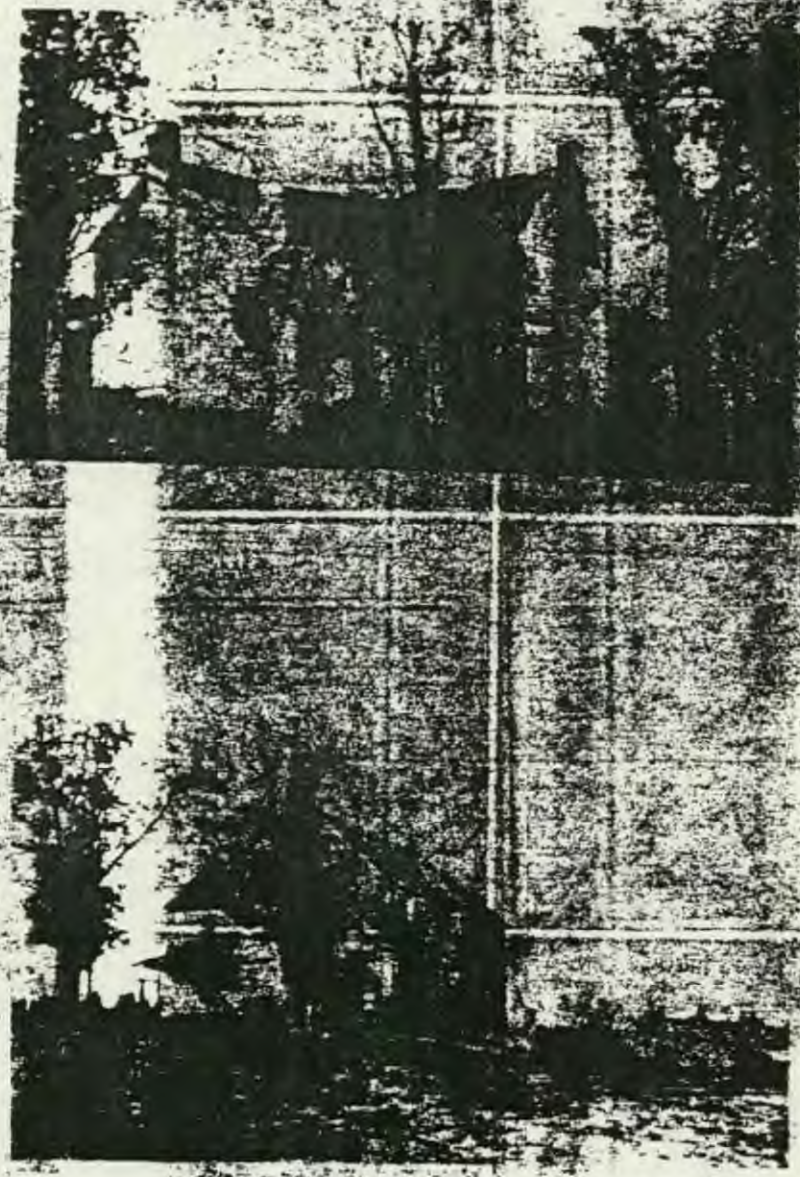
Michael F. Dwyer, Senior Park Historian

ORGANIZATION	DATE
M-NCPPC	July, 1974
STREET & NUMBER	TELEPHONE
8787 Georgia Ave.	589-1480
CITY OR TOWN	STATE
Silver Spring	Maryland

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



Elisha Riggs stone house 23/40
New Hampshire Ave.
Sunshine, Md. 171.67 Acres

x

x
local history

This small stone house with its modern frame addition has long been associated with Elisha Riggs, son of Thomas and Mary Riggs and grandson of Samuel Riggs. All were members of the illustrious family which settled in Maryland in the 18th century and have ever since played an important role in the agricultural, political, and financial life of Montgomery County.

This property, originally part of the 1763 patent to Stephen Gartrell[1], had all become the property of Edward Penn by the early 1800's. When the heirs of Edward Penn sold 122 acres of 'Resurvey of Little Worth and Beggar's Purchase' to Elisha Riggs in 1841[2] they specifically reserved the family burying ground, which indicates that the family had lived somewhere on the property for some number of years. The Penn family burying ground, however, is quite a distance from this particular house. One of the additional pieces of land acquired by Elisha Riggs in 1841 was 113½ acreas from his father, Thomas Riggs of S[3] for $1. Thomas had purchased this land from Samuel Gartrell (via John Penn) in 1825 at which time the deed also mentions Improvements.[4] In fact, the third and final purchase of adjoining land which Elisha Riggs made at about this same time[5] also mentions improvements.

It seems most likely that Elisha lived on the piece of property owned by his father and retained his residence there after becoming the owner. Local history has it that this was indeed Elisha's house and that one of his sons hid in he woods behind it when Union soldiers came to recruit him into the army during the Civil War. Oddly, the 1861 Assessment of Elisha Riggs shows 242 acres of 'Little or Nothing and Beggars Purchase, $200 assessment for household goods, but no assessment for any improvements on the entire parcel of land.[6] The 1865 Martinst and Bond map, however, clearly shows the Elishas Riggs residence in this location.

The Riggses lived on the property until Elisha's death. This portion was sold for $3712.58 by Elisha's heirs to William Downes in 1883.[7] It was described in that deed as 148½ acres of 'Little Worth and Beggar's Purchase', being Lot 2 of the divided estate of Elisha Riggs. An equity suit involving a mortgage foreclosere on WilliamsDownes's estate in 1897 described the house at that time as a large house part frame and part stone, two stories high plus attic with 9 rooms and front porch. The grounds contained a stable, granary, corn house and others.[8]

Henry and Hattie Marsh of Baltimore purchased the property at the sale[9] and owned it until 1915 when it was sold to Arthur and Mary Gray[10] with whom it was associated for any years. In the 1930's the Gray's built a frame house for themselves next to the old dwelling. The old house was allowed to deteriorate until the frame section was completely gone and the stone part was in very poor repair. After the property was purchased by Washington developer Helen Denit in 1968[11] the stone house was completely renovated and a small frame addition was added where the old frame section had been. Immediately behind

the house is a rundown log building. The property also has two barns, one an old frame bank barn.

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[1] referred to - Land Records of Montgomery County, Deed, Y 40, 4/1825.
[2] Deed BS 10/413, 5/1842.
[3] Ibid. BS 10/477, 8/1841.
[4] Ibid., Y 40, 4/1825.
[5] Ibid., BS 11/39, 2/1842.
[6] Tax Assessment Records of Montgomery County, 1861.
[7] Deed, EBP 32/231, 5/1884.
[8] Circuit Court of Montgomery County, Equity Case #1483.
[9] Deed, JA 58/272, 5/1897.
[10] Deed, 248/399, 3/1915.
[11] Deed, 3793/803, 7/1968.

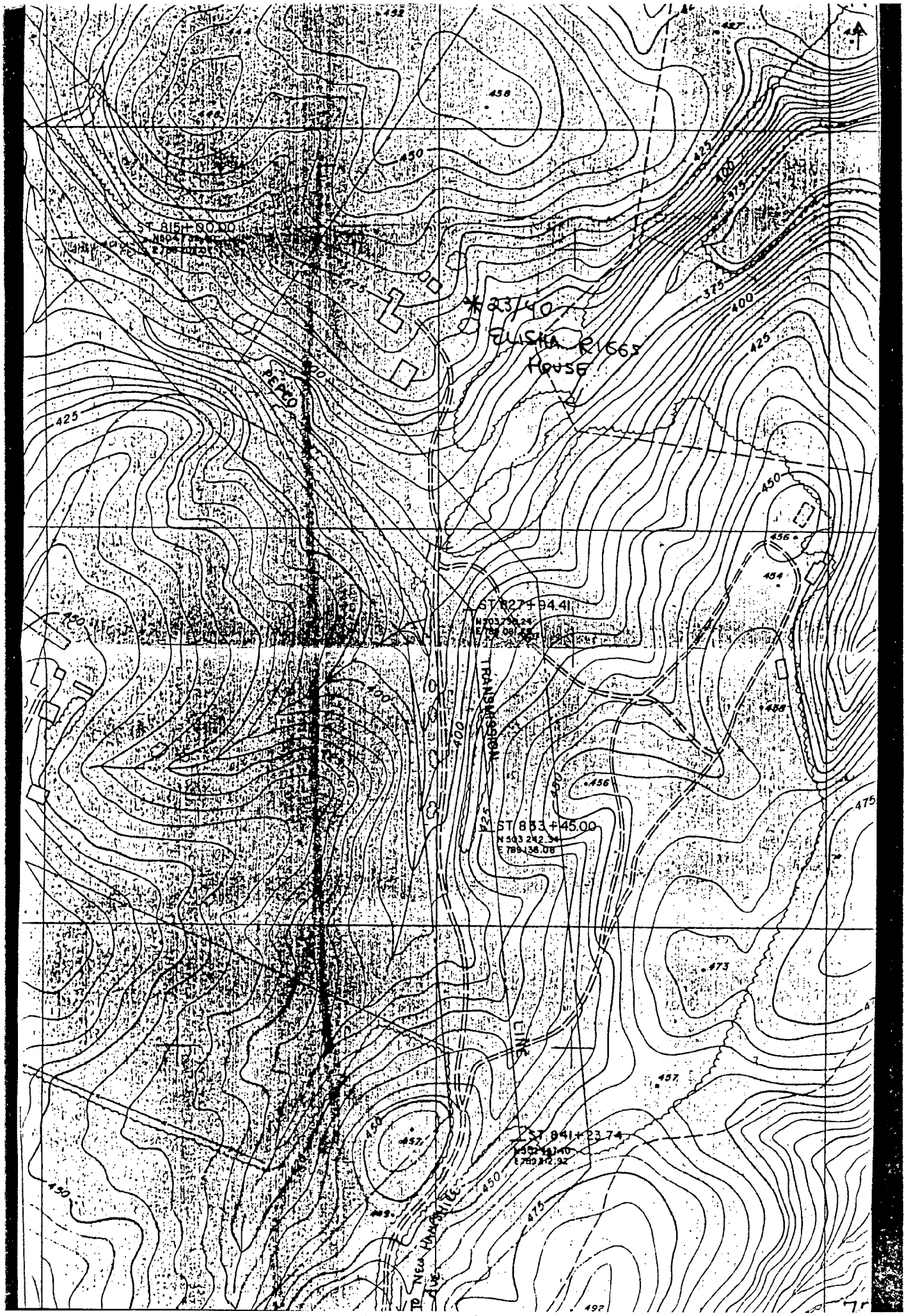
#23-40

ELISHA RIGGS HSE (DENIT PROPERTY)
off Mt Ave extd., Sandy Spring, Md

Miss Katherine Poole of MCHS 10/12/73 —

Said Elisha Riggs was her great grandfather (& he was the son of Thomas Riggs) - bought this house which was known as "Littlewoods". He died in 1869. Miss Poole visited the house about 1934 (see pic c mont Co Hist Soc) and it was vacant at that time. It had an old frame w/ brick-nogging section — [redacted] the stone section was ~~of~~ newer but had reportedly been built before 1858, when Miss Pooler's mother was born there. (A table shown in the book Baltimore Painted Furniture was purchased in the city and sent to Elisha when he married)

M Durye 10/23/73


ST 815+90.00
23/40
ELISHA RICE
HOUSE
PEPCO
ST 827+94.41
TRANSMISSION
LINE
ST 833+45.00
N 503 242.34
E 789 136.08
ST 841+23.74
NEW HAMPSHIRE
AVE.

MEMORANDUM

TO: Joseph Davis, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Laura McGrath, Planning Specialist LM
Division of Community Planning and Development
Department of Housing and Community Development

SUBJECT: Historic Preservation Commission Review of
Pre-Preliminary Plan #7-90015

DATE: October 17, 1990

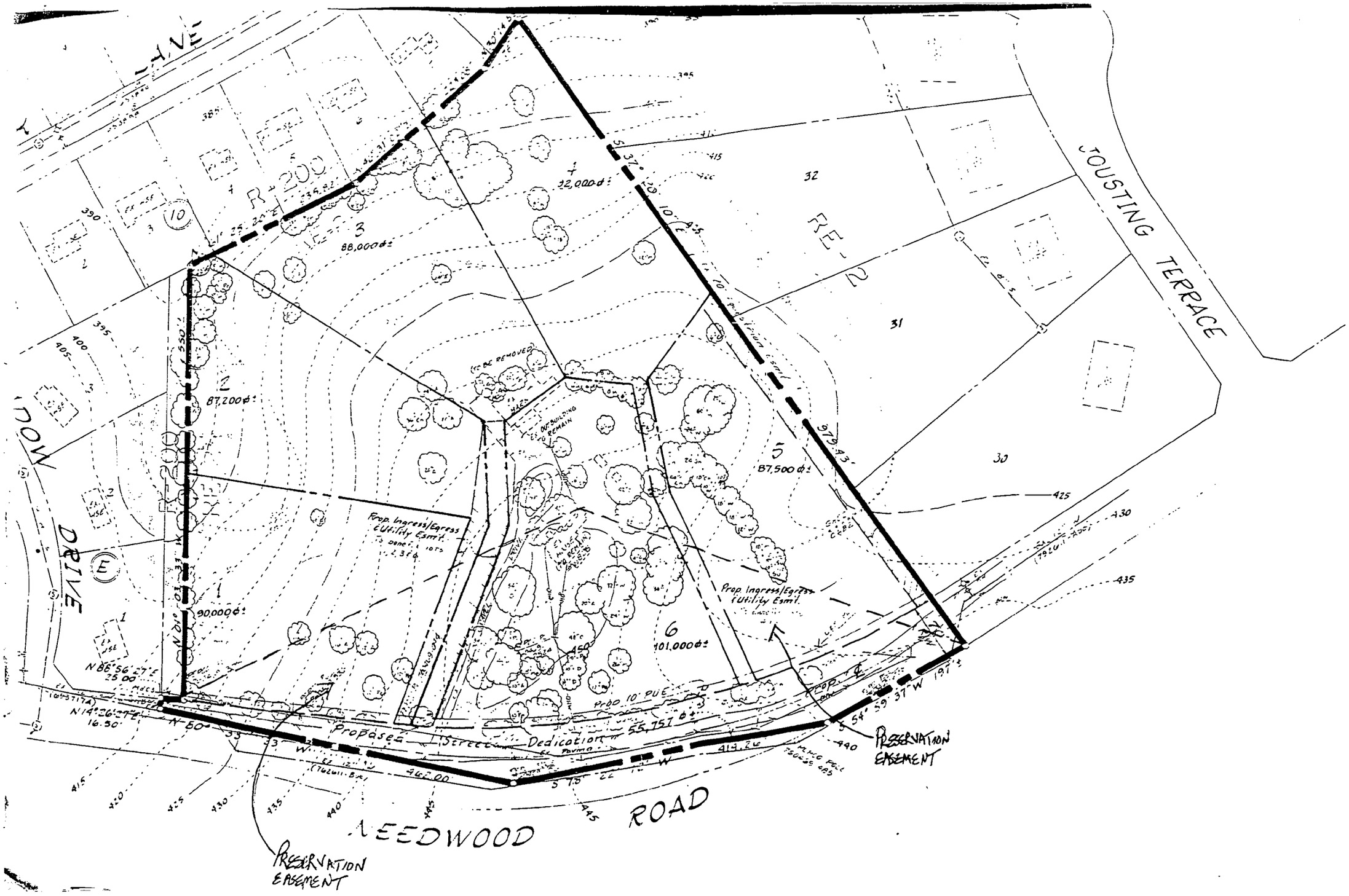
At its October 10, 1990 meeting, the Historic Preservation Commission reviewed M-NCPPC Pre-Preliminary Plan No. 7-90015 (Denit Property), covering 680 acres in the Sunshine area of the County. At present, two properties located within the proposed subdivision are listed on the Locational Atlas and Index of Historic Sites in Montgomery County. These sites are Atlas Site No. 23/39, the John Curtis Farm at 22011 New Hampshire Avenue, and Atlas Site No. 23/40, the Elisha Riggs Stone House at 21611 New Hampshire Avenue.

The Commission found the information on both sites insufficient and believes that additional information is needed in order to evaluate the historic significance of these properties so that a more informed determination of the subdivision's impact can be made. The Commission, therefore, reserves comment on the proposed subdivision until after additional research has been completed. It is hoped that this research will be completed prior to or during review of the preliminary plan.

If you have any questions, please feel free to call me at 217-3625.

cc: Gwen Marcus, Historic Preservation Planner

2185E


JOUSTING TERRACE
RE-2
R-200
32
31
30
3
88,000 ϕ±
32,000 ϕ±
2
87,200 ϕ±
5
87,500 ϕ±
6
101,000 ϕ±
1
90,000 ϕ±
379.43'
Prop. Ingress/Egress & Utility Esmt.
Prop. Ingress/Egress & Utility Esmt.
Prop 10' PUE
Proposed Street Dedication
55,751 ϕ±
462.00
419.26
197±
N 50°
S 37° 20' 10" E
S 54° 59' 37" W
N 88° 56' 27" E
25.00
N 14° 26' 27" E
16.50
PRESERVATION EASEMENT
PRESERVATION EASEMENT
NEEDWOOD ROAD
DRIVE

call Denit Property owner,

John Westbrook ~~McGuire~~? interested citizen

(B) 652-7890 for date 1st week in Sept.

#1-92004 Denit Property

Mr. R.W. Rogers 654-3399

Callfirst - Stan Benning Engr.

should have more land around historic houses on the property.

Geisler House - 1st beyond power lines

Stone House

Mrs. Denit's hse. - 25 acres

Cave #3

Brinklow/Brighton Area Citizens' Association
B/BACA
Box 56
Brinklow, MD 20862
with
Denit Estates Citizens' Group Subcommittee
2 Rocky Glen Court
Brookeville, MD 20833

>>>

July 17, 1992
10:00 AM

Re: Denit property preliminary plan #7-90015, and#1-92004

Agenda
Prepared by Irene Grunberger, B/BACA & DECGS

1. **Present** list of private groups who have serious reservations about RC 5 on this land.

2. **Suggest** list of public agencies at local, state and federal levels and possible names of contact people in each who have a significant interest in the plan should be kept informed of progress where pertinent.

3. **Request** list of all agencies, public and private, and names of contact people in each who are presently responsible for reviewing the plan at all stages.

4. **List** of serious concerns about the preliminary plan presently in the file.

5. **Affirm** that waivers and special exceptions need to be discussed at least at a meeting if not at a public hearing, inviting all concerned.

6. **Propose** land use changed from RC 5 to R 25 or no clustering with R5 or more.

Agenda
July 17, 1992
B/BACA & DECGS

7. **Propose** land use if the land remains RC 5.
    a. Land buffer of 1500' or more of normal shoreline of Triadelphia reservoir must remain firm, no special exceptions, no waivers without a public hearing.

    b. Covenant prohibiting use of any kind of pesticides or herbicides, applied either by householder or employee(s) such as a lawn service.

    c. Establish a permanent preserve around the bald eagles' nest with a radius no less than 1320' with buffer of trees and hedge row with cyclone fence to be maintained jointly by Montgomery County DNR and MNCPPC park personnel.

    d. Cluster with contiguous open space and developed space.

8. **Review** Olney Master Plan of June 1980.

9. **Propose** nonpaid citizen advisory committee (CAC) for staff and land planning consultant.

10. **Request** record for file of minutes of meetings held with land planning consultant and/or the personal representatives of the Security Trust Bank as well as civic organizations.

Agenda
July 17, 1992
B/BACA & DECGS

Serious concerns with preliminary plan #1-92004 currently on file

1. Clustering is with land parcels not contiguous with one another. This defeats the purpose and spirit of the concept of clustering.

2. Buffer of 1500' from normal shoreline of Tridelphia reservoir must remain firm. Planning board voted unanimously on this at last hearing (10/3/91). It was a conservative estimate of reasonable length.

3. Though lot size as proposed is 2 acres there is still need for storm water management for this fragile land.

4. Flood plain exists beneath PEPCO lines and extends on both sides. This needs to be addressed in future plans with strict adherence to state and federal guidelines.

5. There are 12 perennial and 3 seasonal springs on the land. The Tridelphia reservoir bottom is at 366' above sea level while the surface water is 400' above sea level, as are all the springs and the shallow wells of residents east and west of the proposed development. When bluing is placed in one of the springs it is later seen in the reservoir. This leads to the conclusion that there is an underground pond of water from which the wells and the springs draw, and which washes into the reservoir. The reservoir backwashes during storms and at high water stages.

6. When bluing is placed in one of the wetlands it is also later seen in the reservoir.

7. The wetlands are found at the springs, surrounding the small streams and around the coves on the western side of the reservoir.

8. Proposed roads traverse slopes rather than follow contours, and traverse wetlands, streams and springs as well.

9. Proposed lots exceed LDA and NDA requirements.

10. Proposed lots are perpendicular rather than parallel to LDA and NDA's.

11. Proposed agricultural lot is on a flood plain and has the poorest prospects for crops or grazing.

12. Siltation in the coves on the west side of the reservoir has reduced the depth of these coves from ten to twelve feet, to six to eight feet., reported by the Hill Bros., Inc. guides for fishermen fishing the many reservoirs of the state.

13. Increased imperviousness of the land will contribute substantially to non point source pollution and runoff with serious implications for the reservoir. In the past 200 years imperviousness has only increased in this watershed. It has never decreased. Retrofitting is very expensive with the cost born by the all the taxpayers. At present a 2.5 million dollar program under the direction of the Army Corps of Engineers is underway in the Anacostia watershed. Sediment and nutrient loadings of reservoir are the mechanisms for its degradation due in part to high imperviousness from development and poor agricultural practices.

14. Geology of the land indicates that deep trenching of septics would lead to failed systems polluting other wells along with the reservoir. The debate over this issue continues between the Health Department and WSSC. It is best to take a conservative approach with the physical health of the public rather than the fiscal health of the property owner.

15. EPA regulations for drinking water for 1993 will necessitate significant changes in the ways any development or agricultural use proceeds anywhere near the reservoir.

16. A cemetery of unmarked graves of slaves is reputed to be located due west of the Denit houses. Sink holes of a characteristic size and depth were noted when the land was used for grazing. The area is now planted in corn.

Agenda
July 17, 1992
B/BACA & DECGS

17. Hydro-geological report issues proposal
    - I.) must be site specific
        - 1.) comprehensive statement of geology of the site
    - II.) water flow rate through variety of geological sites on the property
    - III.) sedimentation rate for
        - 1.) springs
        - 2.) coves
        - 3.) wetlands
        - 4.) streams
    - IV.) water quality
        - 1.) pathogens
            - A.) bacterial
            - B.) viral
        - 2.) organic toxins
            - B.) soluble
            - b.) insoluble
        - 3.) inorganic toxins
            - A.) heavy metals
            - B.) soluble
            - C.) insoluble
    - V.) projected imperviousness percentage

18. Add wild minks to catalogue of observed wildlife, seen in Hawlings River July 1992, along with one immature bald eagle seen soaring on thermals over farm lands east of New Hampshire Avenue July 1992.

19. Degraded water quality has far reaching implications, both commercial and public.

20. Transportation studies indicate nearest intersections will be at or exceed failure.

PRELIMINARY PLAN #1-92004 INTERESTED PARTIES

AGENCY ORGANIZATION PERSON	AREA OF CONCERN	CONTACT PERSON	TITLE
Agricultural Lands Preservation Program	agricultural land use	Chris, Jeremy	agronomist
Agricultural Lands Program/Maryland State	agricultural land use	Chris, Jeremy	agronomist
Agriculture, Maryland Department of	agricultural land use		
Agriculture, U.S. Department of	agricultural land use		
Alliance of Local Associations for Regional Monitoring, Inc./ALARM	land use in northeastern Mont. Co.	Reed, Sue	President
Ashton-Sandy Spring Civic Association	effects on Ashton-Sandy Spring area		
Audubon Naturalist Society	environmental issues	Fitzpatrick, Neal	Director
Barrett, Curt	expert hydrologist	Barrett, Curt	expert hydrologist
Benning and Associates	land planning consultants	Benning, Stanley	President & Owner
Benoit, Mr.	oak tree 240 yrs. old at 650 & Rocky Glen Dr.	Brnoit, Mr.	owner
Brinklow/Brighton Area Civic Association/B/BACA	land use from Ashton to Sunshine 1 mile either side N. Hamp Ave	Murch, Robert	President
Chesapeake Bay Foundation	Chesapeake Bay watershed	Baker, William	President
Chesapeake Bay Foundation	Chesapeake Bay watershed	Bohlen, Dr. Curtis	Naturalist
Chesapeake Bay Foundation	Chesapeake Bay watershed		
Chesapeake Wildlife Sanctuary	endangered species of Patuxent River watershed	Pearce, Dianne	Executive Director
Community & Environmental Defense Services	environmental issues	Klein, Richard	President
Department of Health/Division of Lincensure and Regulatory Services	septics and wells	Carty, Robert	Division Director
Department of Health/Division of Lincensure and Regulatory Services	septics and wells	Sandberg, Harry	Public Health Engineer
Department of Natural Resources, Maryland	non-tidal wetlands	Jenkins, William	Naturalist
Department of Natural Resources, Maryland	non-game and urban wildlife program	Therres, Glen	Supervisor
Department of Natural Resources,Maryland	Maryland Scenic and Wild Rivers	Wilson, John	Director
Environmental Protection Agency/Department	water, air, noise, quality in Montgomery County	Graham, Ted	Director
Environmental Protection Agency/Department	water, air, noise, quality in Montgomery County	Hoey, Ann	Deputy Director
Environmental Protection Agency/Department	water, air, noise, quality in Montgomery County	Lake, David	Assistant
Flanagan, Robert	legislative district and constituents	Flanagan, Robert	Maryland Delegate
Fowler, Bernie	legislative district and constituents/Patuxent River Watershed	Fowler, Bernie	Maryland Senator
Grunberger, Irene	land use	Grunberger, Irene	Board of Directors B/BACA
Hunting Ridge Homeowners Assoc	development vic a vis environmental issues	Mc Clure, Dr. Charles	President
Interstate Commission on the Potomac River Basin	Potomac River Watershed		
Izaak Walton League of America-Bethesda /chevy chase chapter	wise use of America's soil, woods, water, & wildlife	Fisher, Warren	President
Kauffenger, Richard	Montgomery County Civic Federation	Kauffenger	civic leader
Kittleman, Robert	legislative district and constituents	Kittleman, Robert	Maryland Delegate
Maryland Natural Heritage Program	preservation of endangered species & their ecosystems in MD		
Maryland Ornithological Society	birds		
Mc Cabe, Christopher J.	legislative district and constituents	Mc Cabe, Christopher J.	Maryland Senator
Mc Cabe, Thomas	development vic a vis environmental issues	Mc Cabe, Thomas	B/BACA Vice Pres
Montgomery County Environmental Network	environmental issues	Greenspan, Nancy	President
Montgomery County Green Democrats	environmental issues	Abraman, Robert	Director
Morella, Constance	legislative district and constituents	Morella, Constance	U. S. Rep/MD District 8
Nature Conservancy	preservation of endangered species & their ecosystems	Bender, John	Naturalist
Nature Conservancy	preservation of endangered species & their ecosystems	Bender, John	Naturalist
Nature Conservancy	preservation of endangered species & their ecosystems	Droege, Mary	Land Protection Analyst
Nature Conservancy	preservation of endangered species & their ecosystems	Klockner, Wayne	Naturalist

PRELIMINARY PLAN #1-92004 INTERESTED PARTIES

AGENCY ORGANIZATION PERSON	AREA OF CONCERN	CONTACT PERSON	TITLE
Nature Conservancy	preservation of endangered species & their ecosystems	Klockner, Wayne	Naturalist
Patuxent River Commission	preserving water quality in Patuxent River Watershed	Burke, David	Member
Potter, Neal	Montgomery County	Potter, Neal	County Executive
Preston, Patrick E.	environmental issues & the law	Preston, Patrick E.	attorney at law
Project Open Space	establishing and preserving open space in Mont Co.	Chris, Jeremy	agronomist
Project Open Space for Montgomery County	establishing and preserving open space in Mont Co.	Brower, Timothy	agronomist
Rogers, Robert	soil conservation	Rogers, Robert	soil conservation expert
Security Trust Bank of Baltimore	Denit property	Yeatman, Francis	Personal representative
Soil Conservation Service/Maryland	agricultural practices to prevent soil erosion		
Soil Conservation Service/U. S.	agricultural practices to prevent soil erosion		
The Backyard Naturalist	birds/habitat of bald eagle	Klein, Debi & Michael	retailers/birders
Trail Riders of Today	horseback riding		
Trout Unlimited National Hdqts	environmental issues	Blalock, Richard	civic leader
U. S. Army Engineer District, Baltimore Corps of Engineers	water quality of the Chesapeake Bay Watershed	Mc Kevitt, Mark E.	Director
U. S. Fish and Wildlife Service, Division of law enforcement	enforcement of endangered species act	Lacey, Skip	Director
U. S. Fish and Wildlife Service, Division of law enforcement	enforcement of endangered species act	Bavin, Clark	Director
U. S. Fish and Wildlife Service, Division of law enforcement	information on endangered species act	Bavin, Clark	Director
Washington Suburban Sanitary Commission/WSSC	water for Montgomery and Prince George's Counties	Gans, Roger	Division Head, Engineering Support
Washington Suburban Sanitary Commission/WSSC	WSSC watershed management	Grear,Michael	Triadelphia Reservoir manager
Washington Suburban Sanitary Commission/WSSC	water for Montgomery and Prince George's Counties	Habibian, Mohammed T.	Environmental Engineering & Scien
Washington Suburban Sanitary Commission/WSSC	water for Montgomery and Prince George's Counties	Hocevar, Richard	General Manager
Washington Suburban Sanitary Commission/WSSC	WSSC watershed management	Yaeger, Larry	WSSC police
Watson, Pat	legislative district and constituents of Flanagan & Kittleman	Watson, Pat	Legislative Assistant

PRELIMINARY PLAN #1-92004 INTERESTED PARTIES

AGENCY ORGANIZATION PERSON	PHONE	STREET	CITY	ZIP	AGCY ORG TYPE
Agricultural Lands Preservation Program	301-217-2345		Rockville	20850	public
Agricultural Lands Program/Maryland State	301-217-2345		Rockville	20850	public
Agriculture, Maryland Department of	261-8106				public
Agriculture, U.S. Department of					public
Alliance of Local Associations for Regional Monitoring, Inc./ALARM	301-4219333	P.O. Box 94	Ashton	20861	private/civic
Ashton-Sandy Spring Civic Association		P.O. Box 60	Ashton	20861	private/civic
Audubon Naturalist Society	301-652-9188	8940 Jones Mill Road	Chevy Chase	20815	private/civic
Barrett, Curt	301-774-0243				private consultant
Benning and Associates	301-948-0240	8933 Shady Grove Court	Gaithersburg	20877	private
Benoit, Mr.	301-774-4395	New Hampshire Avenue	Brookeville	20833	private
Brinklow/Brighton Area Civic Association/B/BACA	301-774-6463	Box 28	Brinklow	20862	private/civic
Chesapeake Bay Foundation	301-261-2350	162 Prince George Street	Annapolis	21401	private/civic
Chesapeake Bay Foundation	301-261-1131	162 Prince George Street	Annapolis	21401	private/civic
Chesapeake Bay Foundation	301-268-8816	162 Prince George Street	Annapolis	21401	private/civic
Chesapeake Wildlife Sanctuary	301-390-7011,7010	17308 Queen Anne Bridge Road	Bowie	20716	private/civic
Community & Environmental Defense Services	301-329-8194	P.O. Box 206	Maryland Line	21105-0206	private consultant
Department of Health/Division of Lincensure and Regulatory Services	301-217-7272	100 Maryland Avenue, 4th floor	Rockville	20850	public
Department of Health/Division of Lincensure and Regulatory Services	301-217-7272	100 Maryland Avenue, 4th floor	Rockville	20850	public
Department of Natural Resources, Maryland	301-974-3654				public
Department of Natural Resources, Maryland	410-827-8612	Route 662 P. O. Box 68	Wye Mills	21679	public
Department of Natural Resources,Maryland	410-974-3654				public
Environmental Protection Agency/Department	301-217-2380		Rockville	20850	public
Environmental Protection Agency/Department	301-217-2380		Rockville	20850	public
Environmental Protection Agency/Department	301-217-2380,7280		Rockville	20850	public
Flanagan, Robert	410-841-3200,301-854-6020	Lowe House Office Bldg	Annapolis	21404	public
Fowler, Bernie	1-800-492-7529	James Senate Office Bldg	Annapolis	21401	public
Grunberger, Irene	301-774-7718, 937-1000	2 Rocky Glen Court	Brookeville	20833	private/civic
Hunting Ridge Homeowners Assoc	301-774-0970	21605 Gentry Lane	Brookeville	20833	private/civic
Interstate Commission on the Potomac River Basin	301-984-1908	6110 Executive Boulevard	Rockville	20852-3903	public
Izaak Walton League of America-Bethesda /chevy chase chapter	301-926-8712	6700 Needwood Road	Derwood	20855	private/civic
Kauffenger, Richard	301-871-1369				private/civic
Kittleman, Robert	410-841-3401,301-854-6020	Lowe House Office Bldg	Annapolis	21404	public
Maryland Natural Heritage Program	301-974-2870,410-858-8041		Annapolis		private/civic
Maryland Ornithological Society					private/civic
Mc Cabe, Christopher J.	858-3671	James Senate Office Bldg	Annapolis	21401	public
Mc Cabe, Thomas	301-774-0875,596-3080	900 Rocky Glen Court	Brookeville	20833	private/civic
Montgomery County Environmental Network					private/civic
Montgomery County Green Democrats	301-933-2225	12022 Milton Street	Wheaton	20902	private/civic
Morella, Constance	202-225-5341	1024 Longworth HOB	Washington	20515	public
Nature Conservancy	301-656-8673	2 Wisconsin Avenue, Suite 600	Chevy Chase	20815	private/civic
Nature Conservancy	301-656-8673	2 Wisconsin Circle, Suite 600	Chevy Chase	20815	private/civic
Nature Conservancy	301-656-8673	2 Wisconsin Avenue, Suite 600	Chevy Chase	20815	private/civic
Nature Conservancy	301-656-8673	2 Wisconsin Avenue, Suite 600	Chevy Chase	20815	private/civic

PRELIMINARY PLAN #1-92004 INTERESTED PARTIES

AGENCY ORGANIZATION PERSON	PHONE	STREET	CITY	ZIP	AGCY ORG TYPE
Nature Conservancy	301-656-8673	2 Wisconsin Circle, Suite 600	Chevy Chase	20815	private/civic
Patuxent River Commission					public
Potter, Neal		101 Monroe Stree	Rockville	20850	public
Preston, Patrick E.	301-952-1852	14324 OLd Marlborough Pike	Upper Marlboro	20772	private consultant
Project Open Space	301-217-2345		Rockville		public
Project Open Space for Montgomery County	301-974-3581				public
Rogers, Robert	301-654-3399	4701 Willard Avenue	Chevy Chase	20815	private consultant
Security Trust Bank of Baltimore	301-565-2130	8720 Georgia Ave Suite, 706	Silver Spring	20910	private
Soil Conservation Service/Maryland					public
Soil Conservation Service/U. S.					public
The Backyard Naturalist	301-924-0024	180600 Georgia Avenue	Olney	20832	public
Trail Riders of Today	301-588-TROT,301-926-4723	13700 Darnestown Road	Gaithersburg	20878	private/civic
Trout Unlimited National Hdqts	703-281-1100	800 Follin Lane S. E.	Vienna		private/civic
U. S. Army Engineer District, Baltimore Corps of Engineers	410-862-2650	P. O. Box 1715	Baltimore	21203-1715	public
U. S. Fish and Wildlife Service, Division of law enforcement	410-329-6083	P. O. Box 390	Parkton	21120	public
U. S. Fish and Wildlife Service, Division of law enforcement	703-358-1949	4401 North Fairfax Drive	Arlington	22203	public
U. S. Fish and Wildlife Service, Division of law enforcement	703-358-2171	4401 North Fairfax Drive	Arlington	22203	public
Washington Suburban Sanitary Commission/WSSC	301-206-8000	14501 Sweitzer Lane	Laurel	20707	public
Washington Suburban Sanitary Commission/WSSC	301-774-9124	2 Brighton Dam Road	Brookeville	20833	public
Washington Suburban Sanitary Commission/WSSC	301-206-8000	14501 Sweitzer Lane	Laurel	20707	public
Washington Suburban Sanitary Commission/WSSC	301-206-8000	14501 Sweitzer Lane	Laurel	20707	public
Washington Suburban Sanitary Commission/WSSC		Brighton Dam	Brookeville	20833	public
Watson, Pat	410-841-3200,301-854-6020	Route 108 & Ten Oaks	Clarksville		public

OPTIL.

RESERVE

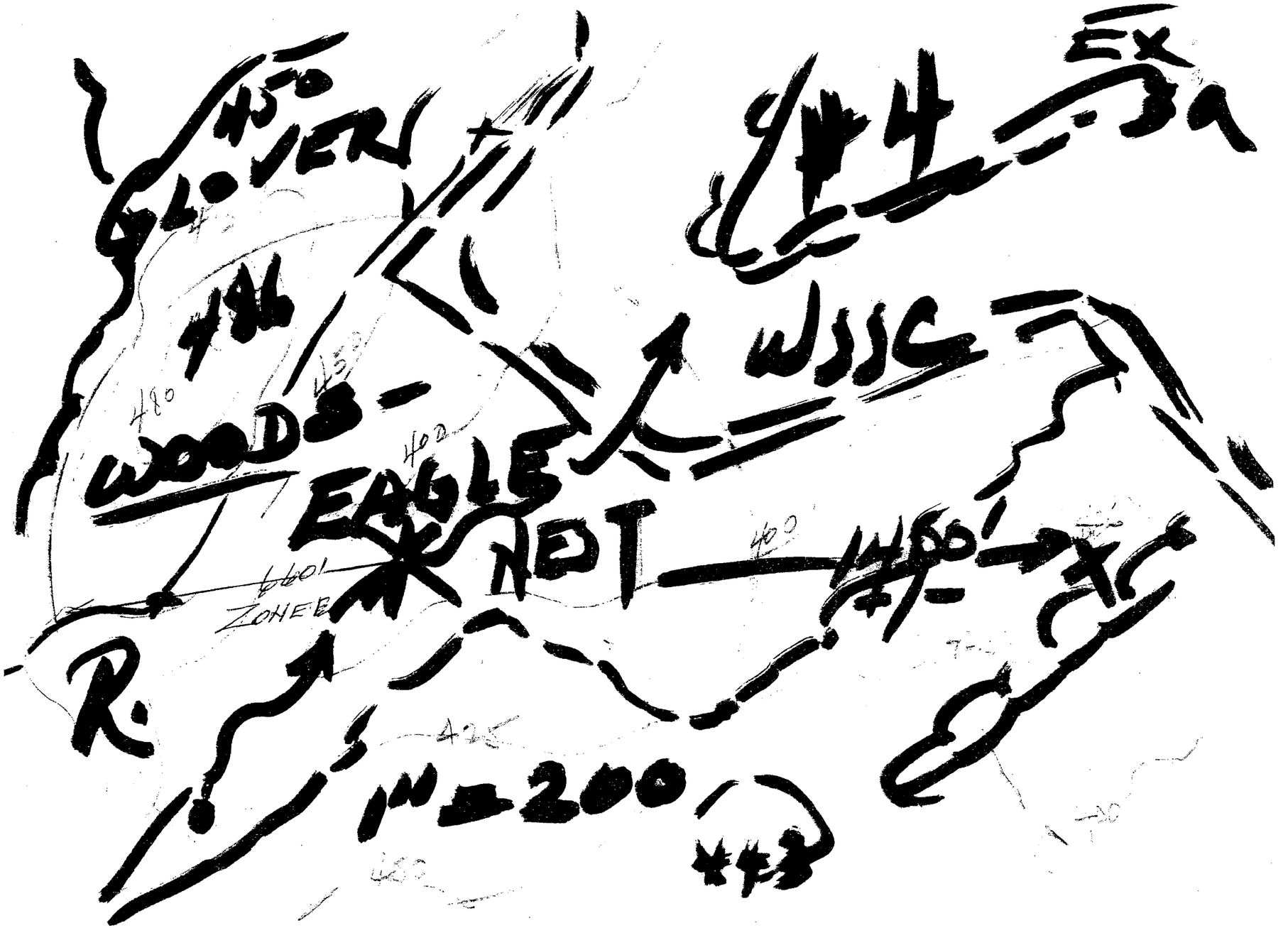
SEE ITM* PLOT / SPACING + TO THE BUFFER

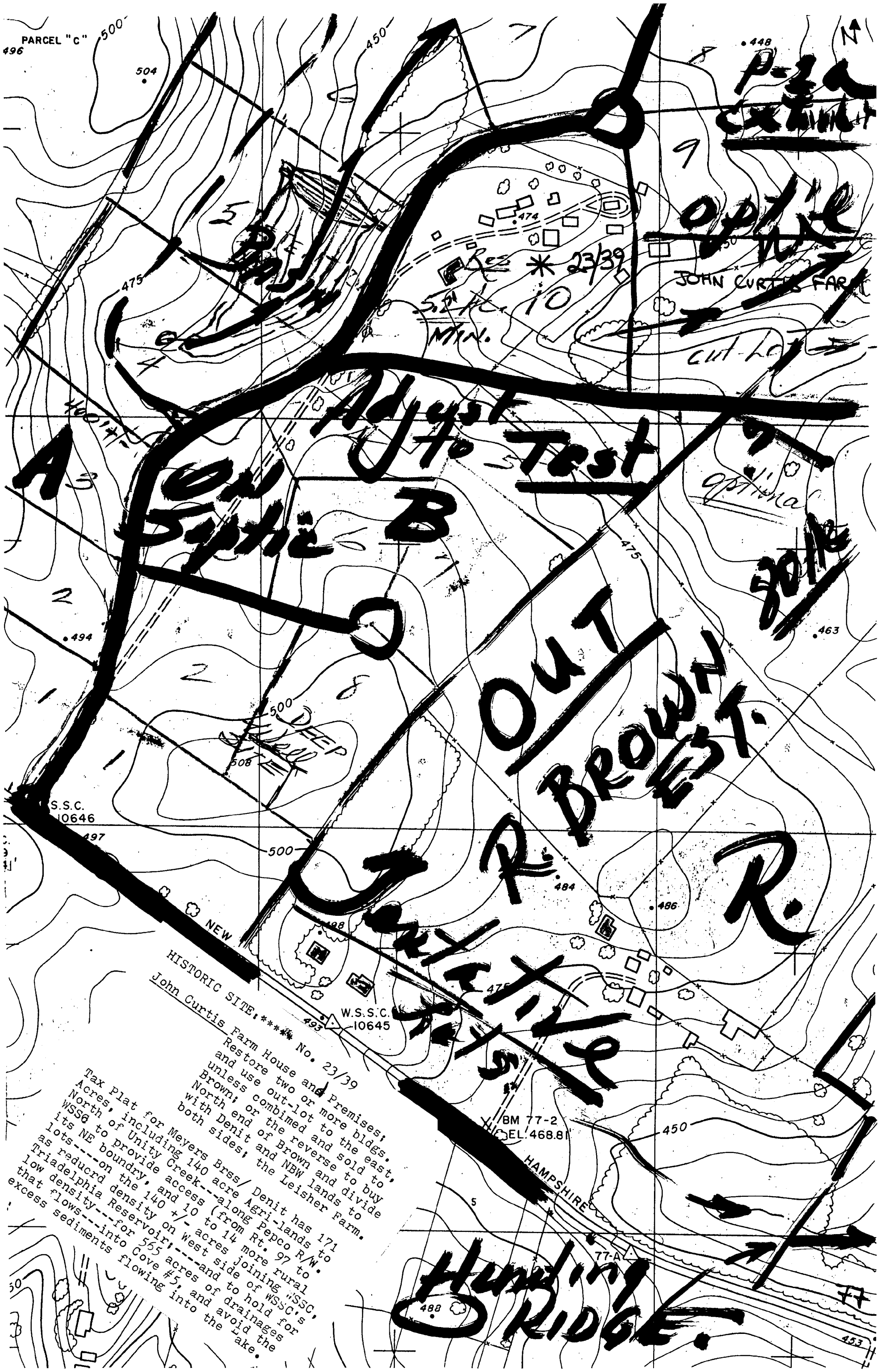
TO BENTS HOMES

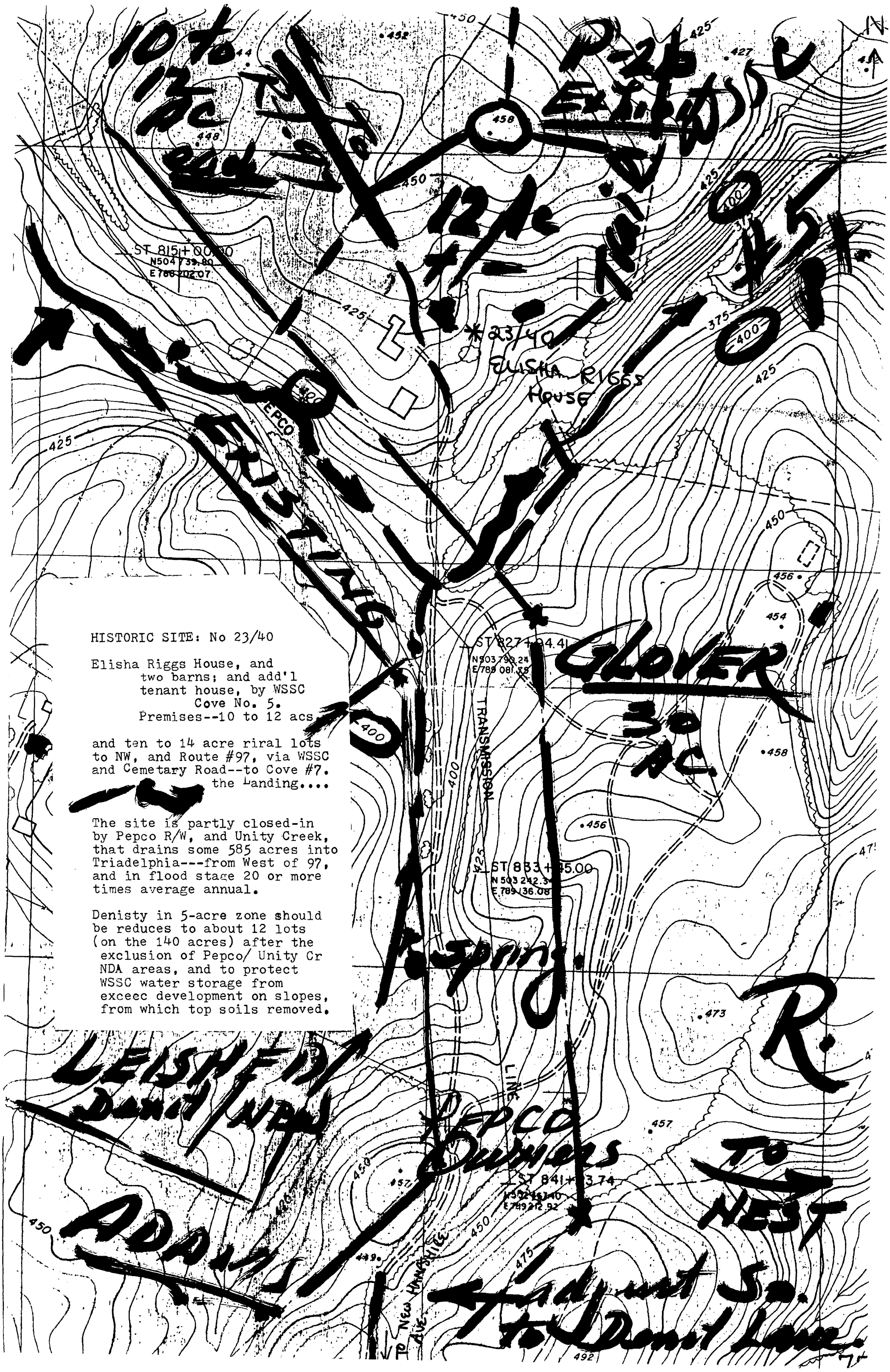
COVE #3

PROPERTY USED BY BUFFER

THREADBARE


EX
39
#4
WJJC
WOODS
EAGLE
NOT
ZONED
R
1" = 200'
**3


PARCEL "C"
496
500
504
450
448
N
474
Res
23/39
JOHN CURTIS FAR
475
MIN.
494
463
500
508
S.S.C.
10646
497
500
484
486
NEW
HISTORIC SITE; **** No. 23/39
John Curtis Farm House and Premises;
Restore two or more bldgs.
and use out-lot to the east,
unless combined and sold to
the reverse to buy
Brown; or the reverse to buy
North end of Brown and divide
with Denit and NBW lands to
both sides; the Leisher Farm.
Tax Plat for Meyers Brss/ Denit has 171
Acres, including 140 acre Agri-lands to
North of Unity Creek---along Pepco R/W.
WSSC to provide access (from Rt. 97 to
its NE boundry, and 10 to 14 more rural
lots---on the 140 +/- acres joining WSSC,
as reducrd density on West side of WSSC's
Triadelphia Reservoir;---and to hold for
low density---for 565 acres of drainages
that flows---into Cove #5, and avoid the
excess sediments flowing into the Lake.
W.S.S.C.
10645
493
BM 77-2
EL. 468.81
450
HAMPSHIRE
77-A
488
453
Adjust
Test
Public
B
OUT
BROWN
EST.
R.
Hunting
RIDGE.



HISTORIC SITE: No 23/40

Elisha Riggs House, and
two barns; and add'l
tenant house, by WSSC
Cove No. 5.
Premises--10 to 12 acs.

and ten to 14 acre riral lots
to NW, and Route #97, via WSSC
and Cemetary Road--to Cove #7.
the Landing....

The site is partly closed-in
by Pepco R/W, and Unity Creek,
that drains some 585 acres into
Triadelphia---from West of 97,
and in flood stage 20 or more
times average annual.

Denisty in 5-acre zone should
be reduces to about 12 lots
(on the 140 acres) after the
exclusion of Pepco/ Unity Cr
NDA areas, and to protect
WSSC water storage from
exceec development on slopes,
from which top soils removed.

23-40

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

March 6, 1995

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division

SUBJECT: Review of Subdivision Plans

We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#1-93027 Good Hope Estates - No impact.
#1-95068 Catawba Manor - No impact.
#1-95069 Beallmont Grove Lot 1 & 2 - No impact.

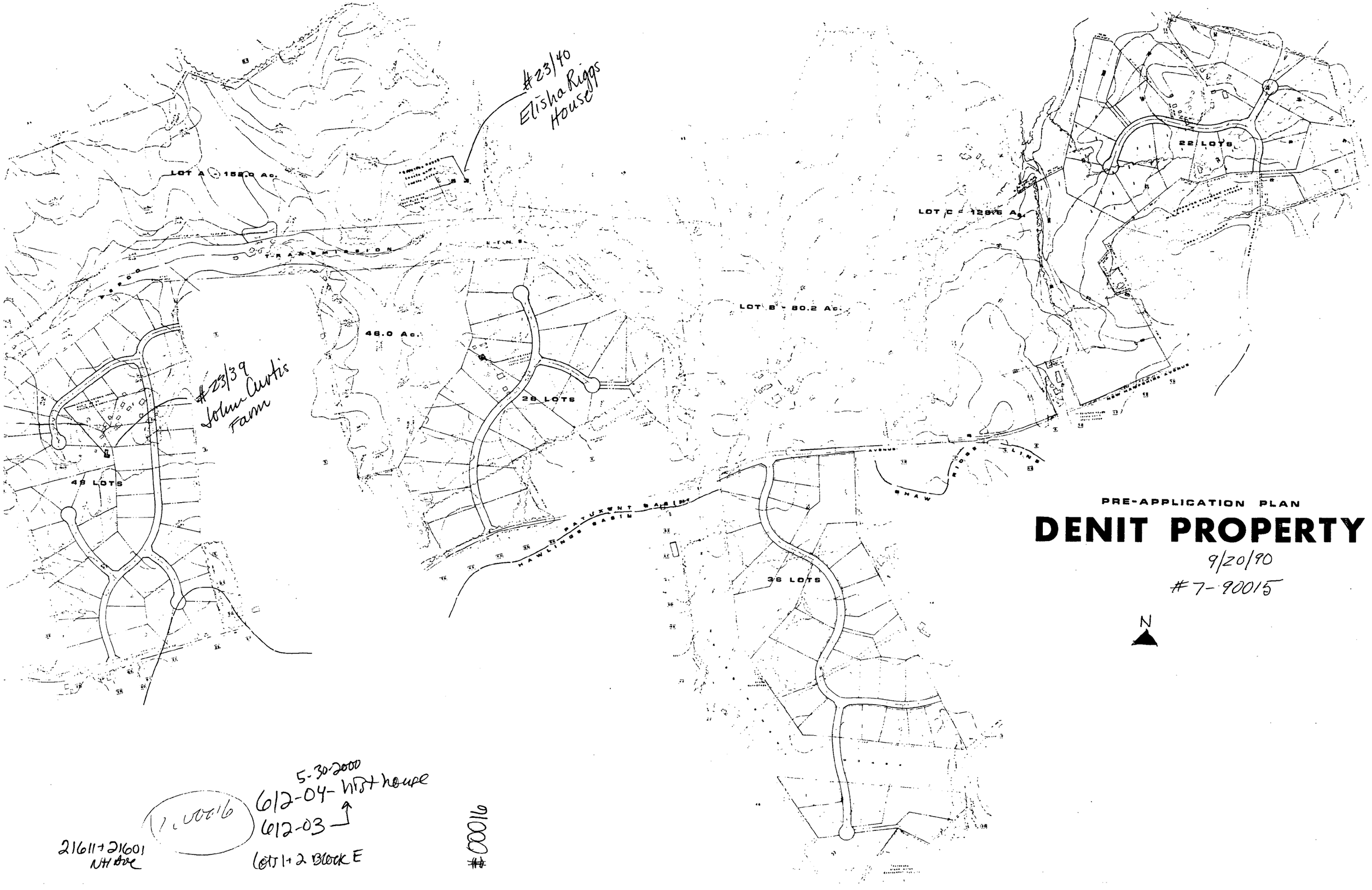
#1-92004 **Denit Property** - this property involves Locational Atlas Resource # 23/40, the Elisha Riggs House and is adjacent to Master Plan Site #23/71, Far View. The preliminary plan will be scheduled for review by the HPC, with written comments forwarded to M-NCPPC.

#7-95038 Cooley Property - No impact.
#7-95039 Kiplinger Foundation Property - No impact.

#7-95036 **Takoma Park** - located within Master Plan Site #37/3, the Takoma Park Historic District. Accordingly, the preliminary plan will be scheduled for review by the HPC, with written comments forwarded to M-NCPPC.

#7-95037 Comus/Strahler - This property is adjacent to Locational Atlas Resource #12/8, Comus Historic District. This subdivision will impact the resource. Staff will provide comments.

cc: E. Davison, OPI

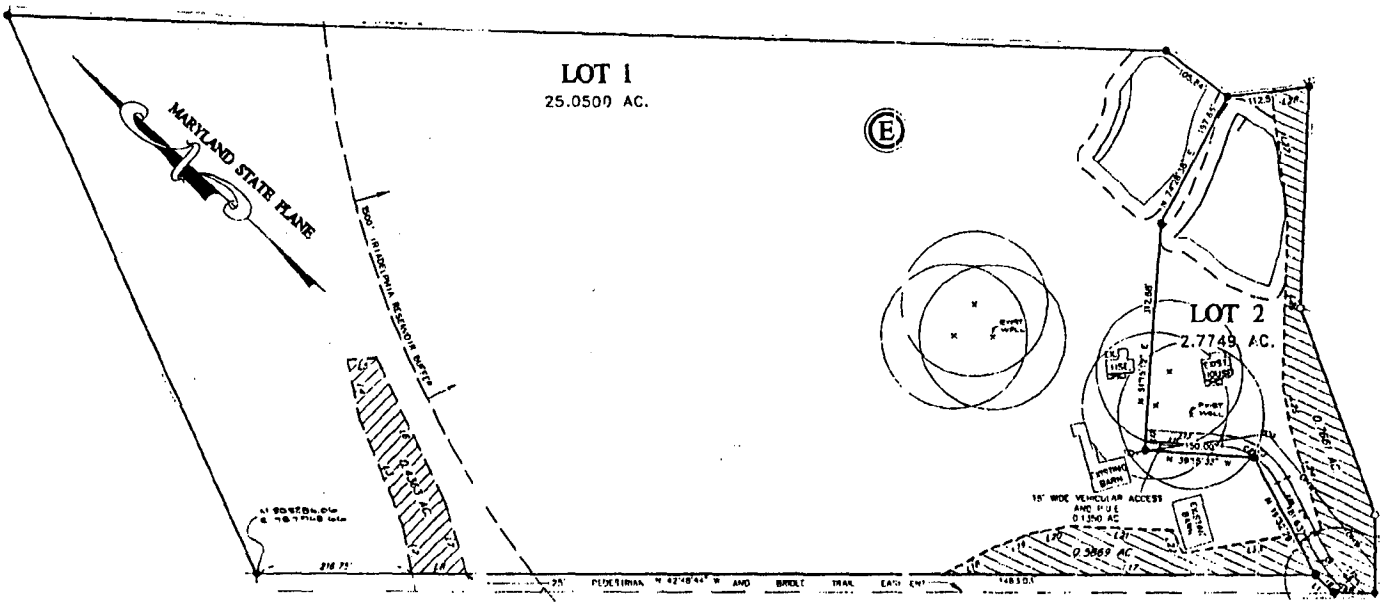


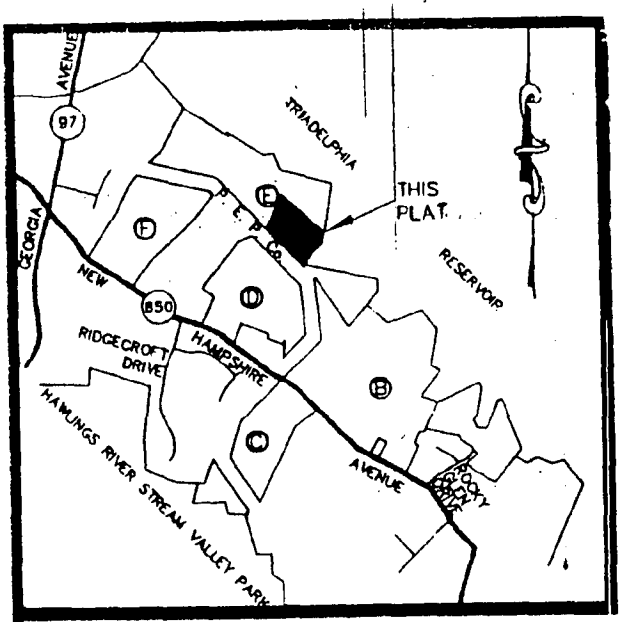
5-30-2000
612-04- NBF house
612-03
Lots 1+2 Block E

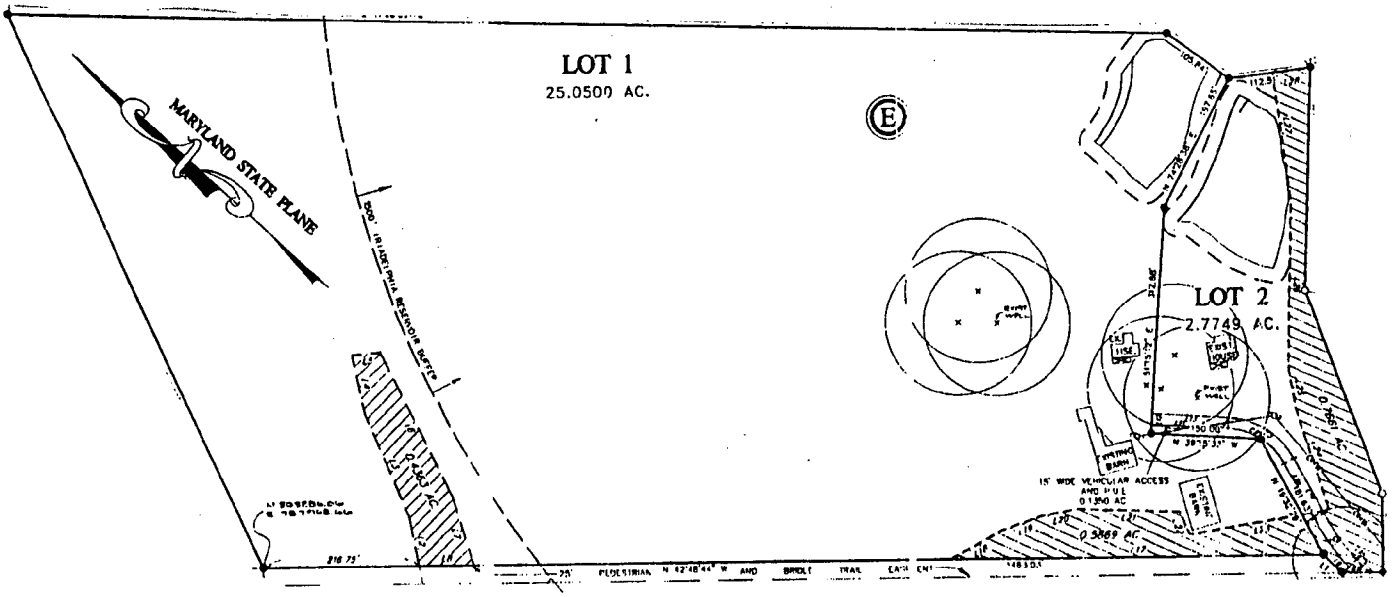
1.00016

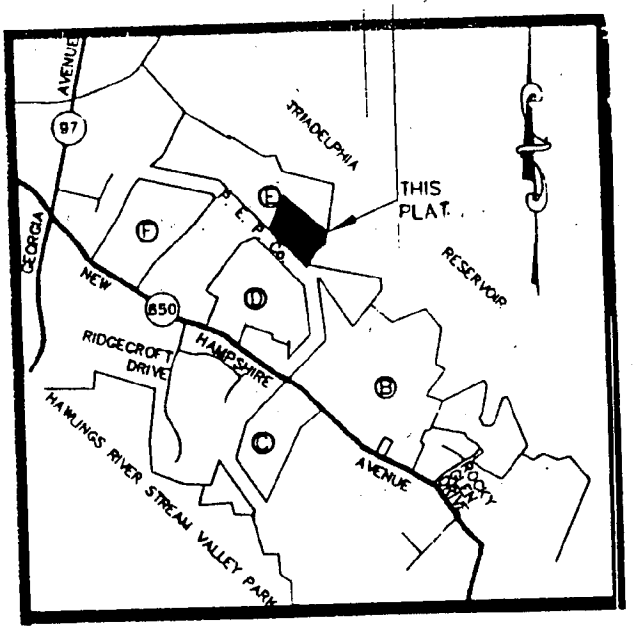
21611+21601
NH Ave

#00016


LOT 1
25.0500 AC.
MARYLAND STATE PLANE
LOT 2
2.7749 AC.
15' WIDE VEHICULAR ACCESS
AND PUE
0.1350 AC
0.5869 AC


GEORGIA AVENUE
97
TRIADELPHIA
THIS PLAT
RESERVOIR
NEW
850
RIDGECROFT DRIVE
HAMPSHIRE
AVENUE
HAWLINGS RIVER STREAM VALLEY PARK


LOT 1
25.0500 AC.
MARYLAND STATE PLANE
LOT 2
2.7749 AC.
15' WIDE VEHICULAR ACCESS AND P.U.E.
0.1360 AC.
0.5869 AC.
PEDESTRIAN AND BIKE TRAIL EASEMENT


AVENUE
97
PHILADELPHIA
THIS PLAT
RESERVOIR
GEORGIA
NEW
650
RIDGECROFT DRIVE
HAMPSHIRE
AVENUE
HAMMONGS RIVER STREAM VALLEY PARK

BY THE PLANNING BOARD AND ARE FOR PUBLIC REVIEW DURING NORMAL HOURS.

ENT ON THIS LAND IS SUBJECT TO THE CONSERVATION LAW OF 1992 AND VAL OF A FOREST CONSERVATION PLAN THE ISSUANCE OF A SEDIMENT CONTROL COPY OF THE APPROVED PLAN MAY AT 8787 GEORGIA AVENUE, SILVER ARYLAND.

OPMENT IS SUBJECT TO AN ADEQUATE CILITIES ORDINANCE AGREEMENT DATED 4, 1998.

2 ARE APPROVED FOR 5 BEDROOM

OWNERSHIP AND USE, OF PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS OF TITLE.

THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN (No. 1-92004). ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

TRAIL SYSTEM FOR BLOCK E TO BE COMPLETED BY THE POINT OF 70% OCCUPANCY OF THE NEW DWELLING UNITS IN BLOCK F. ENTIRE TRAIL SYSTEM TO BE COMPLETED BY THE POINT OF 70% OCCUPANCY OF NEW DWELLING UNITS OF THE ENTIRE SUBDIVISION.

THIS PROPERTY IS ZONED R.

TAX MAP JV13, PARCEL P172.

WE FURTHER ESTABLISH PEDESTRIAN AND BRIDLE TRAIL EASEMENTS AS SHOWN HEREON, IN ACCORDANCE WITH THAT DOCUMENT RECORDED IN LIBER 16882 AT FOLIO 798 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTION AT LAW, LEASE, LIENS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

Robert E Marsh 8-23-00
WITNESS DATE

CLARKSON R. SHERWOOD JR
MANAGER, THE PRETTY PENNY, LLC.

Robert E Marsh 8-23-00
WITNESS DATE

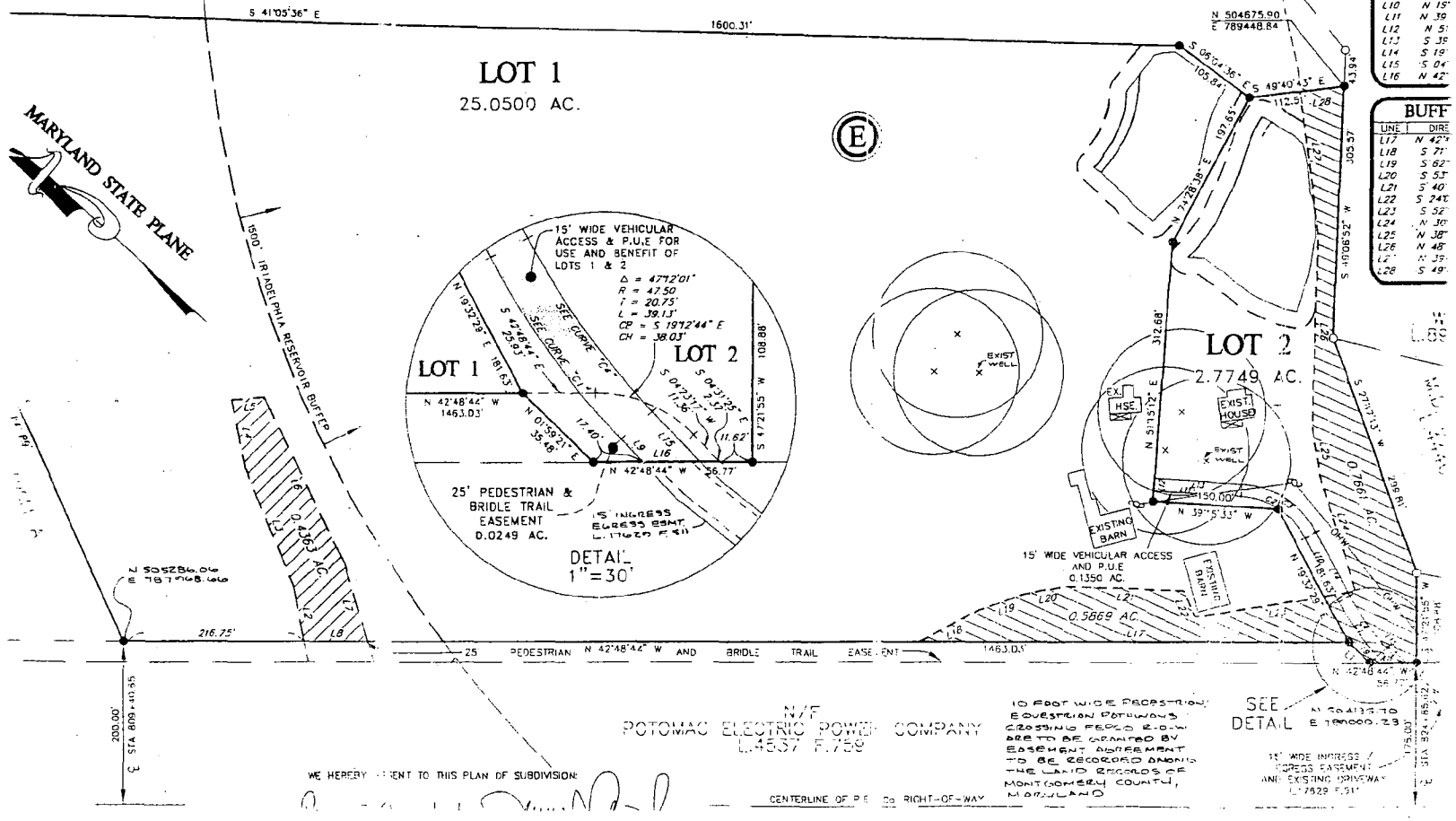
TODD G. GREENSTONE
MANAGER, THE PRETTY PENNY, LLC.

REGISTERED PROPERTY LA
MARYLAND NO.

15' INGRESS / EGRESS EASEMEN					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	B
C1	307.50'	81.33'	40.90'	81.09'	N 1
C2	92.50'	94.93'	52.12'	90.82'	N 09
C3	107.50'	110.32'	60.57'	105.55'	S 09
C4	292.50'	77.36'	38.91'	77.13'	S 11

15' I/E E	
LINE	DIR
L9	N 04
L10	N 19
L11	N 39
L12	N 5
L13	S 39
L14	S 19
L15	S 04
L16	N 42

BUFF	
LINE	DIRE
L17	N 42
L18	S 71
L19	S 62
L20	S 53
L21	S 40
L22	S 24
L23	S 52
L24	N 30
L25	N 38
L26	N 48
L27	N 39
L28	S 49



WE HEREBY CONSENT TO THIS PLAN OF SUBDIVISION:

Estate trustees' charity battle

JOURNAL 5/17/95

By BARBARA GOFFMAN
Journal staff writer

Seven years after her death, Helen Denit remains a woman of mystery.

Would she want part of her 666 acres in the northeast part of the county to be converted into homes? Or would Denit prefer the watershed land to be a park? People who knew her disagree.

Both sides will come together tomorrow afternoon before the county Planning Board when it considers a plan to build 133 homes on the land. The property is in Sunshine, about two miles northeast of Brookeville near the Triadelphia Reservoir.

Denit willed her land to a trust with instructions that proceeds from the property's development be given to several charitable institutions, including Montgomery General Hospital in Olney. The trust, now managed by NationsBank, has been working on development plans for several years.

The trustees believe building the homes would enable them to fulfill Denit's charitable wishes.

"Mrs. Denit created Denit Estates. She did the same in Olney: bought land and developed it," said Stanley Bennett, the developers' engineer. "It doesn't sound reasonable to say she wouldn't have built more houses."

But some local residents, who want the project cut in half, say that protecting the environment would have been more important to Denit.

Please see EAGLE, A8

Battle over charitable Sunshine estate

EAGLE from A1

"She would be rolling over in her grave if she knew what was going on," said Debi Klein, spokeswoman for the Brinklow/Brighton Area Citizens Association. "This is a quality of life issue. Mrs. Denit wanted the land to be used in the best interests of the community, and we don't think threatening the reservoir is in the best interest."

The developers' preliminary plan, to be discussed tomorrow, calls for building five clusters of homes on the land. Sixty percent of the property will become forested, said Joe Davis, a county planner. Most of the land is now agricultural.

In 1991, the Planning Board issued seven guidelines for the development, including that no homes be built within 1,500 feet of the reservoir — the equivalent of the length of five football fields. The commissioners feared contaminating the reservoir, which supplies water to nearly 1 million people.

Since then, however, the county's planning department has agreed to a modified proposal, which would allow homes 600 feet from the reservoir, Davis said. That proposal will be discussed tomorrow.

The change of heart came after examining a developer-funded hydrogeological study, Davis said. The study concluded that building within 1,500 feet of the reservoir would not pose an environmental danger. Key county departments that examined the study, including Health and Environmental Protection, agree.

But members of the Brinklow/Brighton Area Citizens Association remain concerned.

Barbara Fraser lives on a leased farm on the Denit property, and she said she regularly sees eagles, wild canaries, turkey vultures and foxes. She said she fears what will happen to the animals if the Denit land is converted into homes.

By studying if homes could be closer to the reservoir than 1,500 feet, the developers violated the spirit of the Planning Board's guidelines, Klein added.

"If they've ignored that, we can't trust that there will be adequate adherance to any of the other guidelines," she said.

Klein and BBACA Vice President Irene Grunberger also worry that improved technology could one day find that homes so near the water do pose a danger, and they say traffic safety issues have not been adequately addressed.

"The planning commission said in 1991 that it wanted to err on the side of caution, and that's what they should do," Klein said.

But Benning, the developers' engineer, said the activists' concerns are unnecessary.

"The study used the most conservative standards," he said. "The development is not going to hurt anything. The Health Department standards are extremely strict."

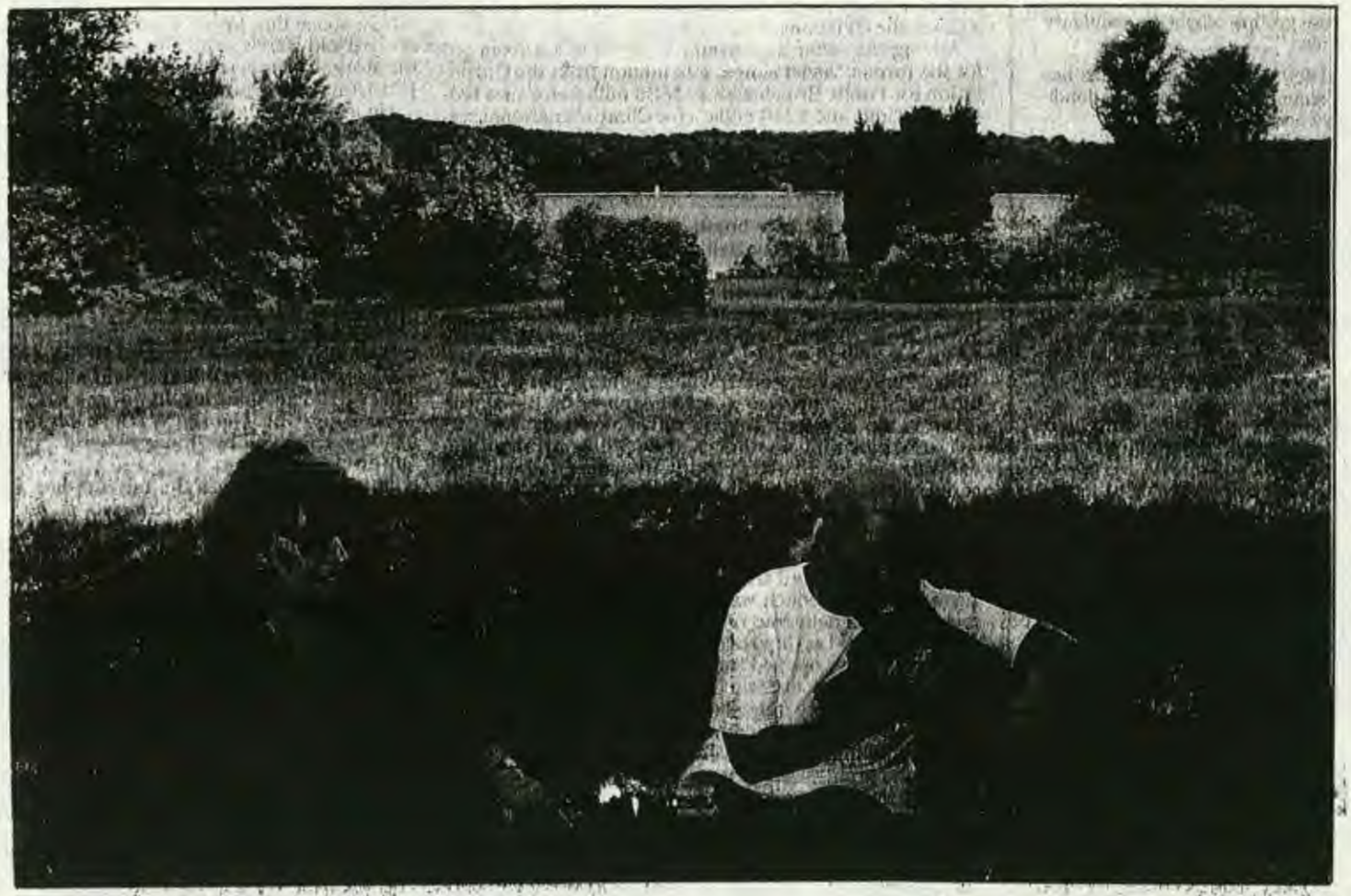
If the Planning Board approves the development, construction could begin as early as fall, Davis said.

Tomorrow's meeting will be in the auditorium of the Planning Board building at 8787 Georgia Ave. in Silver Spring.

2340

30

PICTURE ON NEXT PAGE



Jeff Taylor/Journal

Barbara Fraser (right), who lives on the Denit land with her dogs, talks with area citizen association member Debi Klein.

31

23-40

Denit houses threaten more than reservoir, resident says

Possible grave sites need identification

9

S.S. Gazette 5/24/95

by Jeff Allanach
Staff Writer

Adverse affects a proposed development might have on the Triadelphia Reservoir is not the only concern of local residents opposed to the plan.

Though the Planning Board deemed the plan unacceptable last week and asked the developers to redesign it to protect the drinking water supply, the property could be the home to as many as 50 graves, not counting potential slave graves, belonging to the family of former property owners.

The problem, however, rests in identifying the location of those grave sites on the 667-acre property.

"I urge the planning commission to require every effort to locate these cemeteries and not allow development on these lots," said Brookeville resident Mary Gardner at a hearing on the proposed development before the Planning Board last week.

Gardner appeared before the Planning Board with Charles Gartrell IV, whose family owned what is now known as the Denit property generations ago.

Gartrell, who now lives near Baltimore, met Gardner when she was researching the Brookeville "Book of Names" for the town's bicentennial last year. One element for the "Book of Names" is listing the burial sites of people who used to live in Brookeville.

Gardner said Gartrell told him that as many as 50 of his ancestors are buried somewhere on the Denit property, the site proposed for development.

Gartrell, 85, told Gardner that Helen Denit, who owned the 667 acres until her death in 1988, removed the fence surrounding the cemetery along with the headstones.

"He told me at that point he did not know exactly where they were because he had not been there for years," said Gardner.

Gardner and Gartrell walked the property anyway, found the fence and some headstones now used on a foot path.

Gardner guessed that the last person buried on the site was probably in the 1800s, in the generation of Gartrell's grandfather, and that she will do more research with the Montgomery County Historical Society in an attempt to locate the grave sites for the Gartrell family.

"It will be very hard (to locate the graves). It seems pretty certain that it's somewhere on the plan," said Gardner. "But without some extensive research, it's hard to know where it is."

If the grave site can not be located before development of the property, Gardner suggested to the Planning Board that it require the developer to cease construction if they come across any remains while building the homes.

Before Denit's death, she willed the property to a charitable trust fund with NationsBank as the trustee. Martin Hutt, a lawyer with Lerch, Early & Brewer Chartered, represented the trust at the hearing last week.

Hutt said the developer is willing to work with any citizen willing to reciprocate in finding the grave sites, but that he needs more of a definitive location on the property.

"We can only respond to information that's provided to us with specifics," said Hutt.

Board to discuss affordable housing

Gazette 5/24/95

The Montgomery County Planning Board will hold a work session on the recommended site plan guidelines for projects containing moderately priced dwelling units (MPDUs) on June 1.

Guidelines address where MPDUs should be located on a site, how many MPDUs should be grouped together, which housing types are best suited for MPDUs and what unit types and amenities the Planning Board should encourage.

Copies of the proposed guidelines and a companion planning department staff report may be obtained by calling the planning department at 495-4610.

The work session will be in the Planning Board's auditorium, 8787 Georgia Ave. in Silver Spring.

Poolesville Gazette
Wednesday, May 24, 1995

Business leaders applaud repeal of construction tax

Representatives of the business community are applauding the County Council's vote last Thursday to repeal the controversial construction excise tax.

The tax, which required developers to contribute money for roads and other infrastructure, was approved by the council in December 1991 but never collected.

The bill to repeal the tax, first introduced in September 1992 by Councilman William E. Hanna Jr., won approval from the council in a 6-3 vote yesterday. The repeal was supported by County Executive Douglas M. Duncan.

"I've slept with this bill under my pillow for the last several years, waiting for the tooth fairy to arrive," Hanna said.

Hanna (D-Dist. 3), of Rockville, said the tax was particularly troublesome given the federal government's plans to downsize its operations in Montgomery County.

"We are going to need every conceivable device that we can think of to try an attract new businesses in order to support the tax base," Hanna said.

Councilwoman Nancy Dacek (R-Dist. 2) of Darnestown and Councilman Isiah Leggett (D-At large) of Burtonsville, who had supported the tax in the past, provided the needed votes for repeal.

Sitting tight for six-lane highway

Gaith. Gazette 5/24/95

by Anna Joyce
Staff Writer

Lane closures and minor tie-ups on Route 28 west of Interstate 270 are due to the ongoing extension of Key West Avenue.

Currently, lane closures between the highway and Shady Grove Road are due to pipe and drainage work and relocation of utility lines along Route 28.

The State Highway Administration is building a six-lane highway that will extend from the west ramps of I-270 on Route 28 to West Gude Drive at Key West Avenue.

The new 1.4-mile strip of road that will cut through the Thomas Farm parallel to Research Boulevard will be called Key West Avenue. Once it is completed, it will be designated Route 28.

Excavation and some temporary surfacing at West Gude should start this summer, said SHA spokeswoman Valerie Burnette Edgar.

The total cost of the project is about $10.7 million and is expected to relieve current traffic congestion and provide infrastructure for future developments, like the Thomas Farm.

"You'll probably see a lot more noticeable work next spring," including the new tie-ins to existing roads, Edgar said.

Francis O. Day Co. has been awarded the contract and the entire project should be done in 1997.

The current Route 28 from Hunting Hill Road to Shady Grove will be called Darnestown Road.

From the I-270 interchange to Shady Grove Road, Route 28 will be known as West Montgomery Avenue. The SHA will transfer jurisdiction of both Darnestown Road and West Montgomery Avenue to Montgomery County when those roads are finished, SHA officials said.

Single lane closures along Route 28 are occurring weekdays between 9 a.m. and 3 p.m.

8