

3rd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|-------------------|--|-----------------------|--------------|
| Address: | 14601 Berryville Rd., Germantown | Meeting Date: | 8/14/2019 |
| Resource: | Master Plan Site #24/24 (Montanverde) | Report Date: | 8/7/2019 |
| Applicant: | Tucker and Meakin Bennett (Thomas Taltavull, Architect) | Public Notice: | 7/31/2019 |
| Review: | 3 rd Preliminary Consultation | Tax Credit: | N/A |
| | | Staff: | Michael Kyne |

PROPOSAL: Building addition

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC's comments and return with a HAWP application.

PROPERTY DESCRIPTION:

SIGNIFICANCE: *Master Plan Site #24/24 (Montanverde)*
 STYLE: Federal
 DATE: c. 1806-1812

The following was excerpted from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland, and amended as necessary:

Montanverde is an important resource for its association with Major George Peter, an influential figure in both military and political spheres. In addition, the early-19th century house is architecturally significant for its outstanding integrity and noteworthy details. George Peter was appointed Second Lieutenant in the 9th Infantry, in 1799, by President John Adams, receiving his commission from George Washington at Mt. Vernon. Serving in the Missouri Territory, he was said to have fired the first salute upon the return of the Lewis and Clark expedition. He was assigned to watch the movements of Aaron Burr, serving later as a witness at Burr's trial, in 1807. He was made a Captain in the Artillery and then promoted in 1808 to major.

Peter established Montanverde between 1806 and 1812 as a summer estate, with an inheritance from his prominent father, Robert Peter, first mayor of Georgetown. With this fortune and a new bride, in 1809, Peter resigned from distinguished military service and began a well-acclaimed political career. Over the following fifty years, Peter served in both the U.S. Congress and the Maryland General Assembly.

In the 1820s, Major Peter became a permanent Montgomery County resident, making Montanverde his year-round home. During this period he served as the County delegate to the first two sessions of the C&O Canal Convention. Peter held a well-documented political rally at Montanverde in 1848 that was attended by freshman Congressman Abraham Lincoln. Some sources note that Lincoln stayed overnight at the house

in the west wing room still referred to as the Lincoln Room.

The two-story, five-bay Federal-style house is remarkable in its high level of architectural integrity. In plan, the dwelling is one room deep with a center passage. Noteworthy details typical of this era include half-round molding that frames six over six sash windows, a three-light transom over the front door, and exterior brick chimneys. Covered with clapboard siding, the house is said to be of brick construction, possibly brick nogging, a material not uncommon in this era.

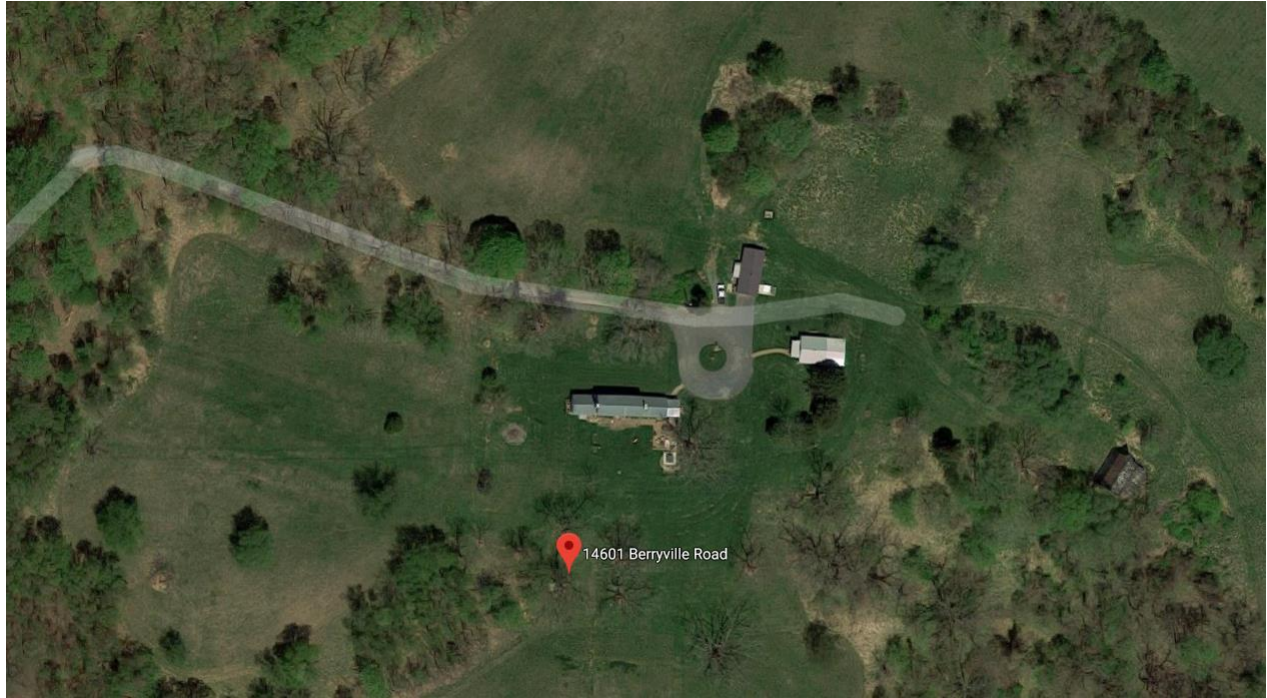


Fig. 1: Subject property.

BACKGROUND:

The applicants previously appeared before the Commission at the March 13, 2019 HPC meeting for a preliminary consultation regarding a proposed second-story addition above the existing one-story east wing and a two-story ell addition adjacent to the east wing.¹ The applicants returned at the May 7, 2019 HPC meeting for a 2nd preliminary consultation, where they proposed a one-story addition adjacent to the existing c. 2014 mudroom at the east side of the house.²

PROPOSAL:

The applicants propose to construct a two-story addition adjacent to the east wing of the historic house.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction to *Master Plan* Sites several documents are to be utilized

¹ March 13, 2019 HPC Meeting Recording: http://mncppc.granicus.com/MediaPlayer.php?publish_id=26ba14b8-467f-11e9-aee3-0050569183fa

² May 7, 2019 HPC Meeting Recording: http://mncppc.granicus.com/MediaPlayer.php?publish_id=8aec1013-719b-11e9-a164-0050569183fa

as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.
Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is a narrow single-pile Federal-style house, which was constructed c. 1806-1812. The house consists of the main two-story five-bay massing with center passage, a single-story east wing, dating from the 1930s, with adjacent single-story mudroom that was approved by the Commission at the May 21, 2014 HPC meeting, and a single-story west wing dating from the 1830s, which is known as the Lincoln Room (see excerpt on Circle 1). As noted in *Places from the Past*, the house exhibits a high level of architectural integrity, as it retains many Federal-style details. The house is accessed via a long gravel drive on the north side, although, historically, the south side overlooking Seneca Creek and the Potomac River may have been considered the front.

The applicants previously appeared before the Commission at the March 13, 2019 HPC meeting for a preliminary consultation regarding a proposed second-story addition above the existing one-story east wing and a two-story ell addition adjacent to the east wing. The applicants returned at the May 7, 2019 HPC meeting for a 2nd preliminary consultation, where they proposed a one-story addition adjacent to the existing c. 2014 mudroom at the east side of the house.

In the staff report for the May 7, 2019 preliminary consultation, staff recommended the following:

- The proposed one-story addition was in the preferred location.
- The roof pitch and width of the proposed addition should be more compatible with the historic house.
- The projection of the addition should be to the north.
- The proposed covered porch should be on the north elevation of the proposed addition.

Several commissioners suggested exploring a rear-projecting addition - either a one-story addition to the existing wing additions, or a two-story addition to the main/historic massing. The consensus was that the location of such additions would be to the north.

However, the majority were in general agreement with the recommendations of the staff report, with four of the six commissioners present suggesting further revisions to the addition in the proposed location (i.e., east of the existing mudroom). Three of the four commissioners disagreed with staff's recommendation to justify the proposed addition's projection to the north, finding that the proposed placement was appropriate. These commissioners also found the porch appropriate. The Commissioners offered the following suggestions regarding compatibility:

- Expression of the proposed addition as a two-part volume, with the dominant roof pitch matching that of the historic house.
- Reduction of the perceived width/mass of the proposed addition by expressing it as a two-part volume.

Since the May 7, 2019 preliminary consultation, staff architectural historian, John Liebertz, reviewed and augmented the existing architectural and historical documentation regarding the subject property. The research (which is included as an attachment to this staff report) resulted in the following recommendation:

Potential additions to Montanverd present design challenges due to the overall building form and a lack of clarity regarding the significance of each individual element. For these reasons, any addition should be placed on the east side of the building adjacent to the c. 2014 mudroom to retain the greatest degree of historic fabric and limit potential adverse effects to the dwelling. While the proposal may create an exaggerated linear form, the addition would adhere to the Secretary of the Interior Standards for Rehabilitation. On the other hand, ell additions to the north or south of the two-story, central massing would remove the original context of an I-house that has existed for over 200 years, and therefore, have additional adverse effects to the resource.

Staff concurs with the architectural historian's recommendations, finding them generally consistent with those of staff and the Commission at the May 7, 2019 preliminary consultation.

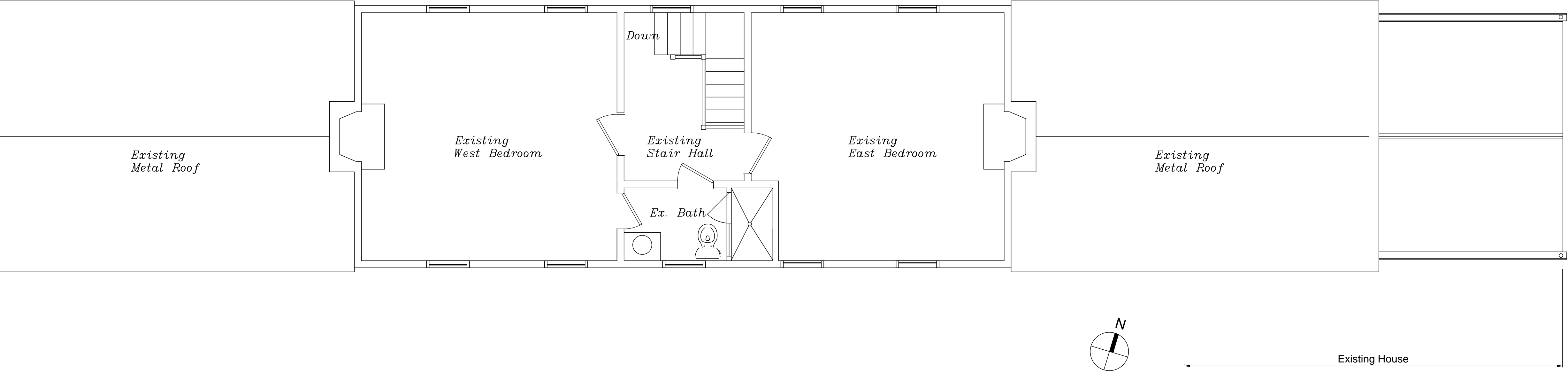
Current Proposal

The applicants propose to construct a two-story addition at the east side of the building adjacent to the c. 2014 mudroom. The c. 2014 mudroom will also be extended, providing interior space for a laundry room. The proposed addition will have gable ends to the south and north, and there will be a one-story porch on the south side of the addition. While the Commission was supportive of the previously proposed one-story addition, and staff finds that the scale and massing of the current proposal is generally compatible with the historic house, the Commission has not yet reviewed and commented on a two-story addition in the proposed location. Staff asks for the Commission's guidance regarding the following:

- Is a two-story addition appropriate in the proposed location?
- Is the scale and massing of the proposed addition appropriate, or does the proposed two-story addition have the potential to compete with or overwhelm the historic house?
- Is the fenestration of the proposed addition compatible with the historic house, specifically regarding the lack of fenestration on the first-floor of the north elevation and the asymmetrical fenestration pattern on the east elevation of the addition?

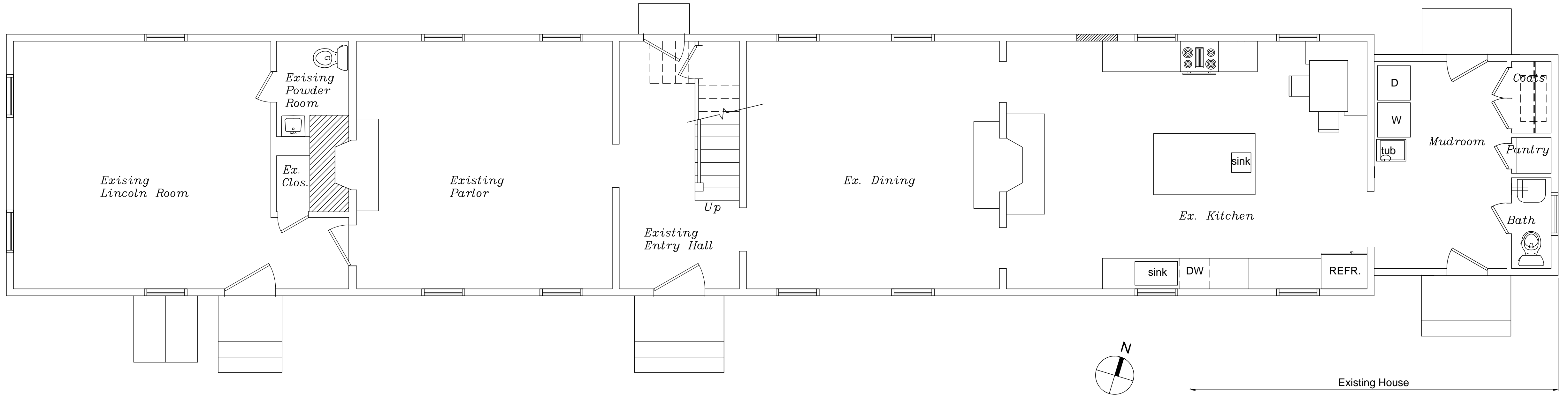
STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC's comments and return with a HAWP application.



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

2



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

1



THOMAS J. TALTAVULL
ARCHITECT
20650 PLUM CREEK COURT
GAITHERSBURG, MARYLAND 20882
301.840.1847

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No.9083, Expiration Date: 6-13-2016.

Professional Seal

Revisions

Drawing Title

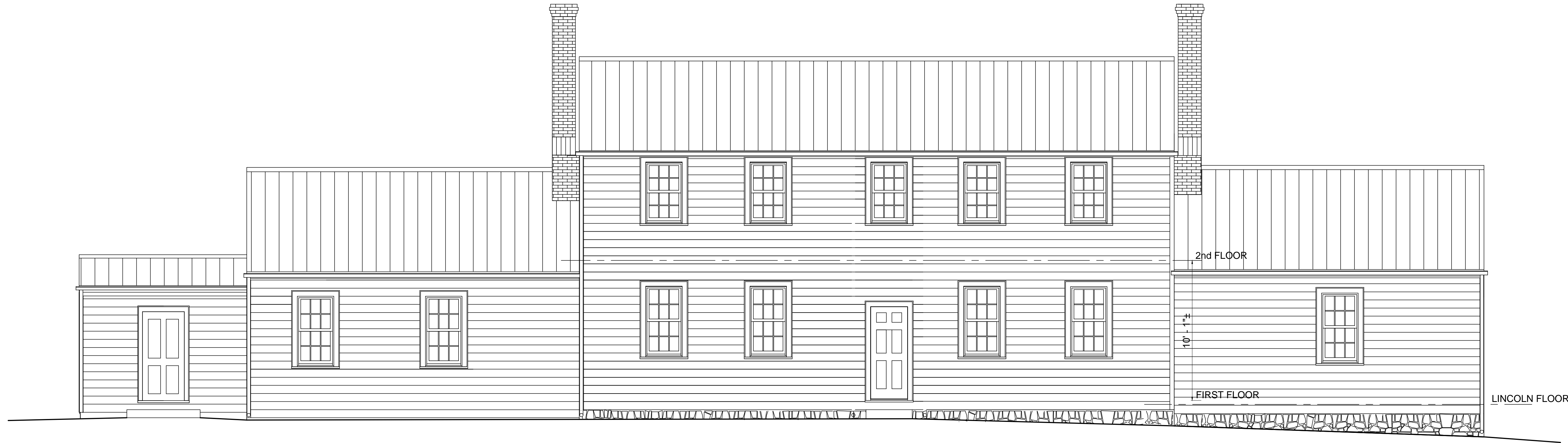
EXISTING FLOOR PLANS

Date: July 3, 2019

Addition to:
MONTANVERDE
M. Tucker and Meakin Bennett
14601 Berryville Road
Darnestown, Maryland

Drawing Number

EX1.0



EXISTING NORTH ELEVATION

1/4" = 1'-0"

2

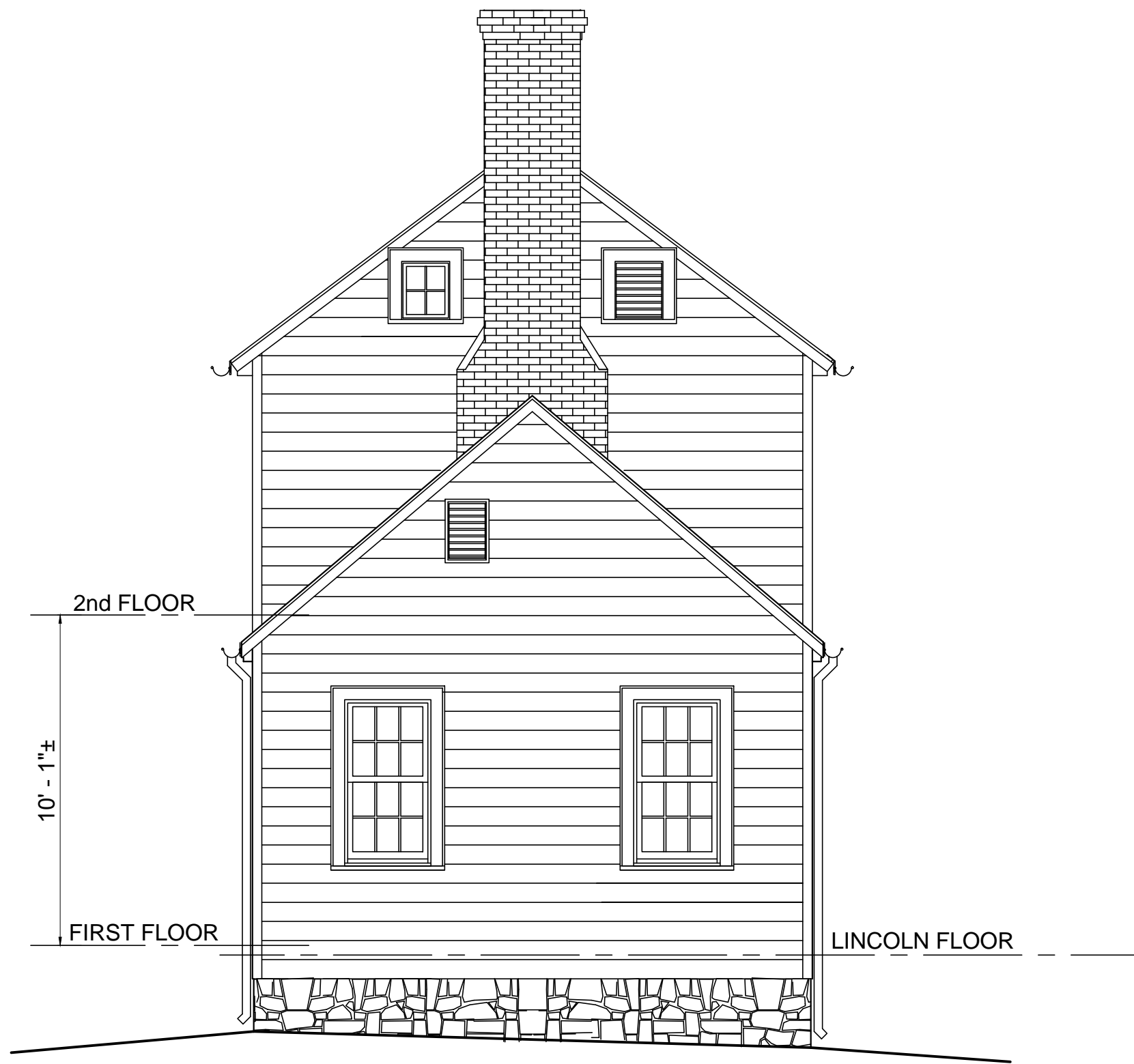


EXISTING SOUTH ELEVATION

1/4" = 1'-0"

EXISTING WEST ELEVATION

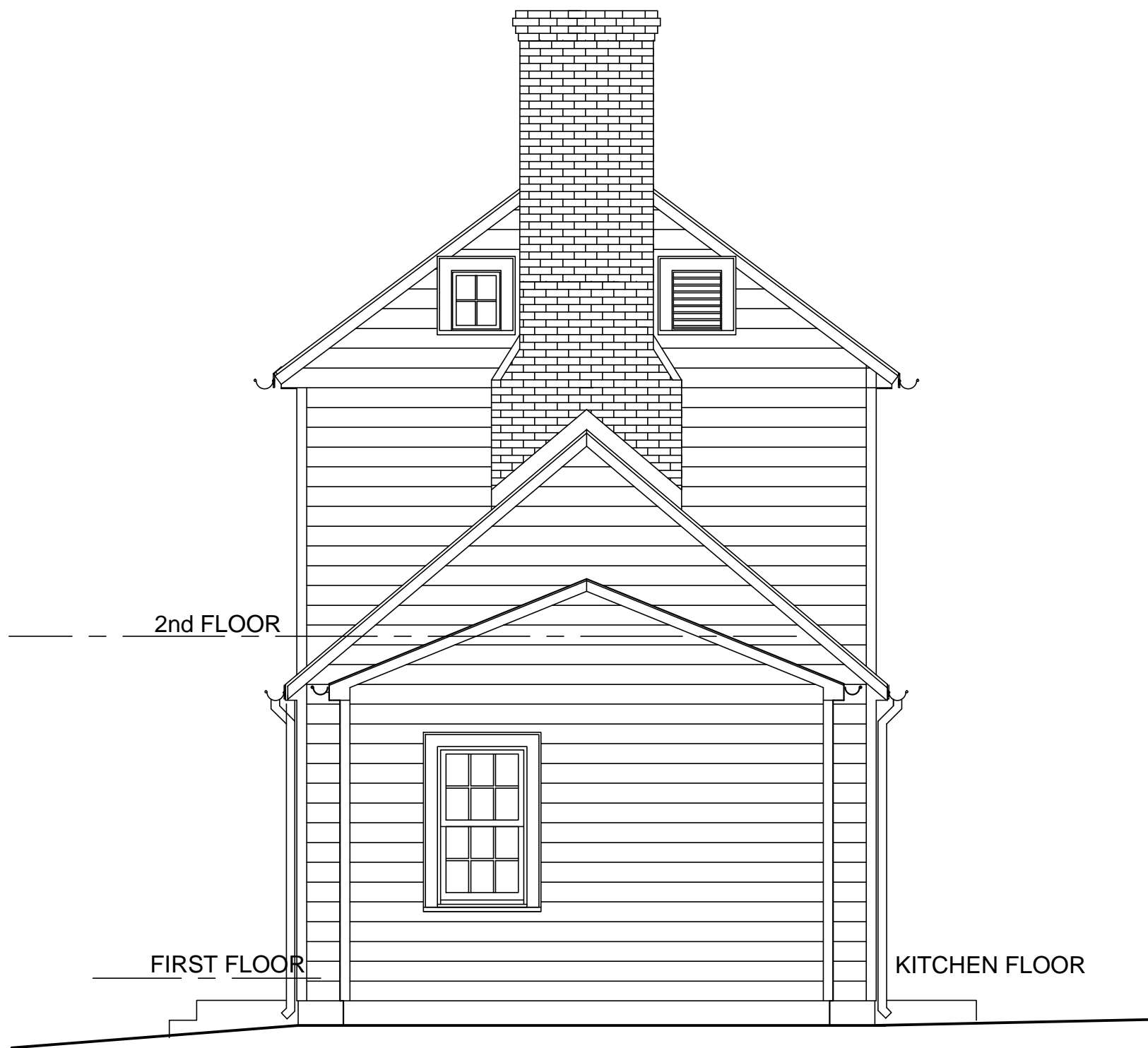
1/4" = 1'-0"



2

EXISTING EAST ELEVATION

1/4" = 1'-0"



1



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Professional Certification:
I hereby certify that these
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or approved by me, and that
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License No.9083,
Expiration Date: 6-13-2016.

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Revisions

Drawing Title

EXISTING ELEVATIONS

Date: July 3, 2019

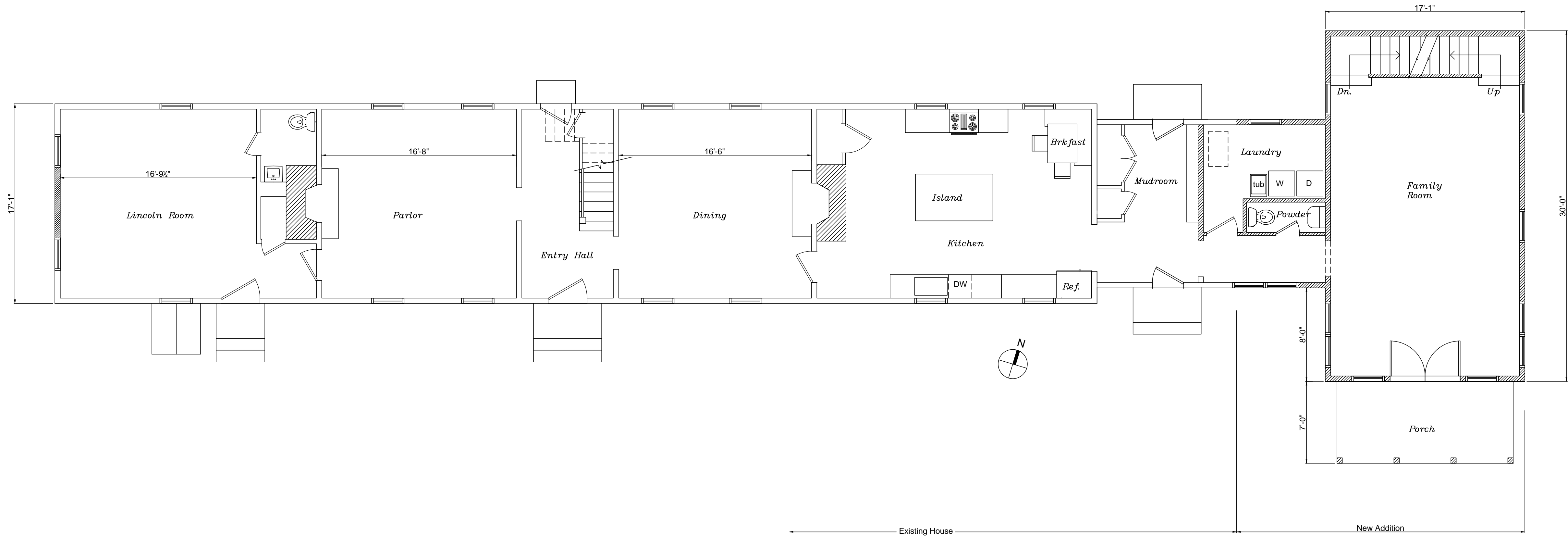
Addition to:
MONTANVERDE
M. Tucker and Meakin Bennett
14601 Berryville Road
Darnestown, Maryland

Drawing Number

EX2.1

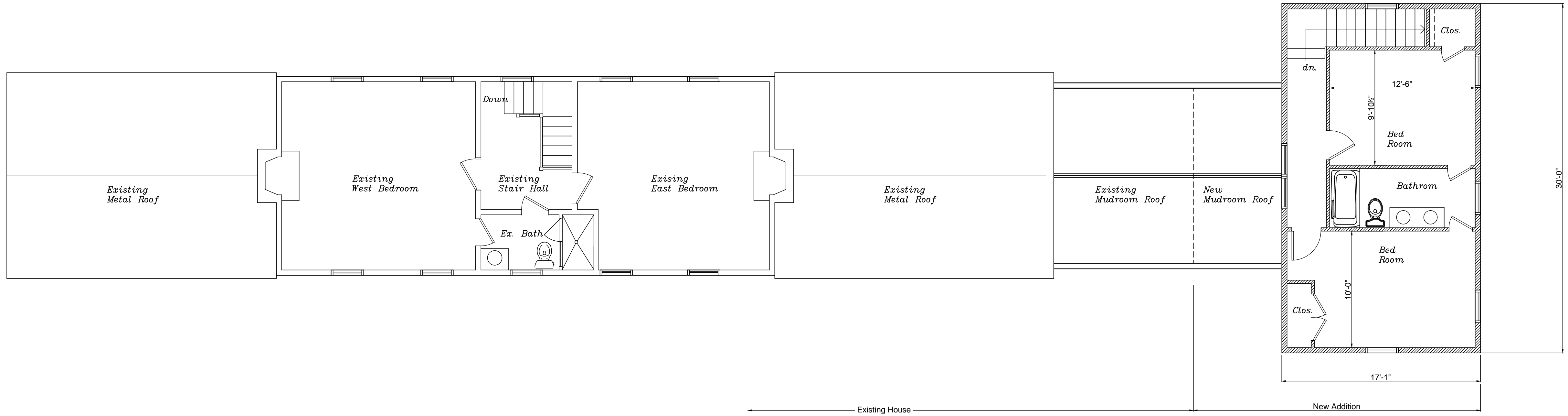
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PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



1

PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"



2



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Revisions

Drawing Title

PROPOSED PLAN

Date: July 3, 2019

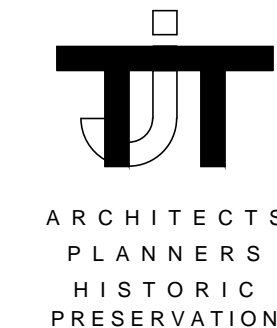
Addition to:
MONTANVERDE
M. Tucker and Meakin Bennett
14601 Berryville Road
Darnestown, Maryland

Drawing Number

A1.0



PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



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Revisions

Drawing Title

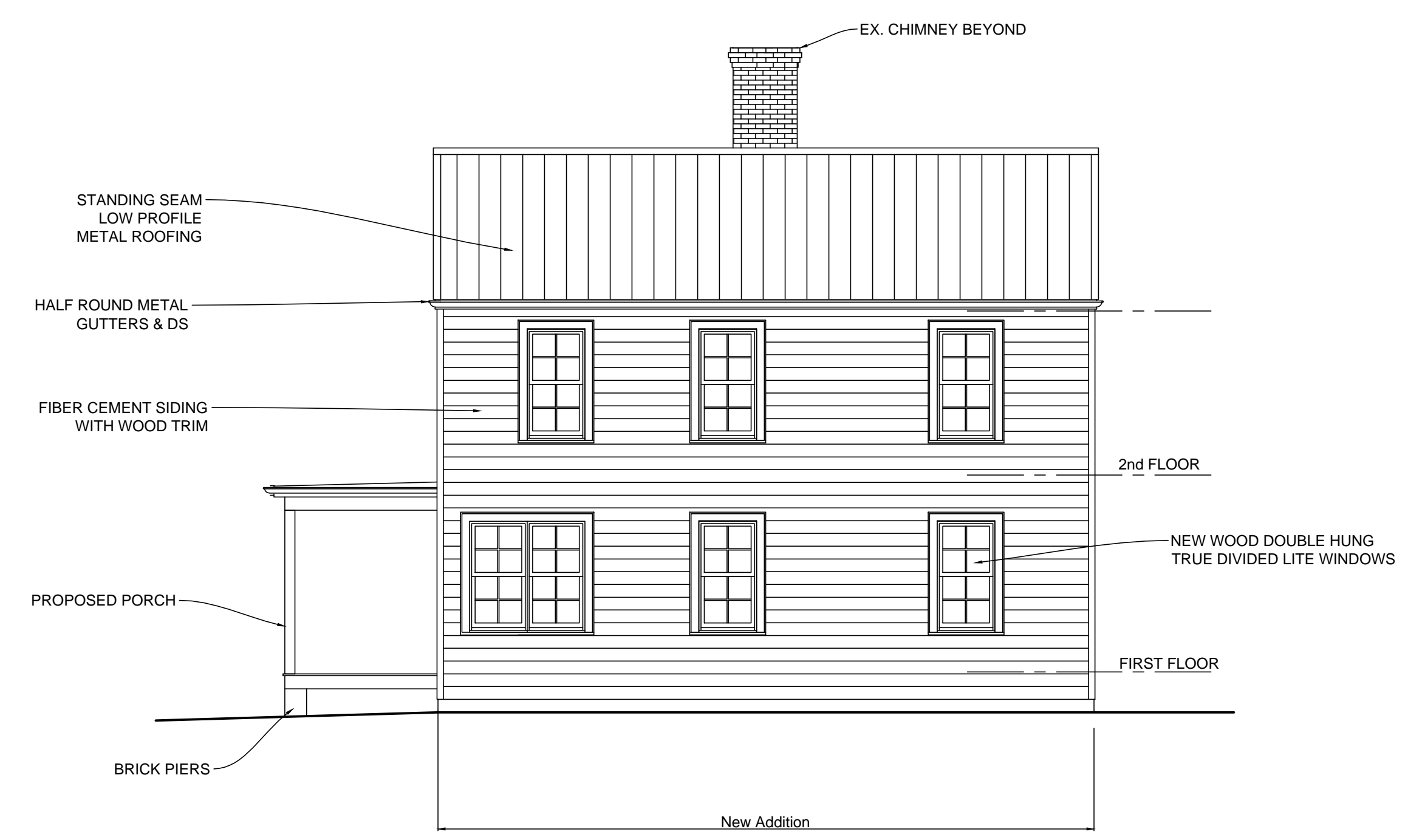
PROPOSED ELEVATIONS

Date: July 3, 2019

Addition to:
MONTANVERDE
M. Tucker and Meakin Bennett
14601 Berryville Road
Darnestown, Maryland

Drawing Number

A2.0



PROPOSED EAST ELEVATION

3/16" = 1'-0"

1



PROPOSED NORTH ELEVATION

3/16" = 1'-0"

1





Historic Preservation Office staff reviewed and augmented the existing architectural and historical documentation regarding Montanverd. Staff performed archival research at the Jane C. Sween Library (Montgomery Historical Society), Maryland State Archives, and the Fred W. Smith National Library for the Study of George Washington, Mt. Vernon, Virginia.

- The Jane C. Sween Library holds primarily secondary records relating to the Peter family and Montanverd. Vertical files provided interviews with later property owners and mid-to-late twentieth century newspapers clippings. Staff reviewed the Mutual Insurance Records, but there was no reference to the subject property.
- The Maryland State Archives holds the Equity Papers related to court decisions as referenced in the deed records for the property.
- The Fred W. Smith National Library for the Study of George Washington holds the Peter family papers, including the writings, receipts, and other records of Major George Peter (who constructed the subject dwelling in the early 1800s).
 - This archive represents only one-third of the available Peter family papers. Tudor Place, Washington, D.C., (the home of Thomas Peter and Martha Parke Custis Peter) and the University of Virginia's Small Special Collections Library in Charlottesville, VA, hold the remaining records. The Peter family records were divided among the grandchildren of Britannia Kennon, a longtime owner of Tudor Place, after she died in 1911. The two other archives may hold additional information relating to the property.

Name of the Property

The Maryland Inventory of Historic Places (MIHP) form incorrectly spelled Montanverd with an "e" at the end. The correct spelling per all nineteenth-century documents is Montanverd. The exact derivation of the name is unknown. The French word "Montanvert" was the common name in the 18th century for a portion of an Alps glacier, now known as Mer de Glace. Translated it means "green mountain."¹

The MIHP form noted that family history suggests that Peter purchased 500 acres of land from "General Montanverd, a member of General Lafayette's staff," accounting for the name of the property. A review of the deed index fails to show a conveyance from this individual, but additional review of each individual deed would need to be completed to confirm.² George Peter's will, however, does reference a 50-acre property from "General Rust Montanverd" that he leaves to his daughters: Sarah A., Margaret D., and Elizabeth Peter.³ There is a General George Rust from Virginia who fought in the War of 1812, entered politics, and had land transactions with the Peter family.⁴ Further research would need to be completed to determine if Montanverd in "General Rust Montanverd" referred to a place or a last name.

General Architectural Description

The Maryland Inventory of Historic Places (MIHP) form incorrectly describes the structural system and height of the house. The two-story, five-bay original section of dwelling features braced framing infilled with brick nogging between the vertical studs. The use of braced frame construction, with its mortise and

¹ Henry Morford, "Appletons' Short-Trip Guide to Europe," (New York: D. Appleton, 1868), 194.

² Montgomery County Circuit Court, "Land Records, Grantee Index, 1777-1927," Folio 750, MDLandRec.

³ Maryland Register of Wills, "George Peter," Liber J.W.S. 1, Folio 99, FamilySearch.

⁴ "John Marberry, Esq. Trustees of David Peter to George Rust," December 28, 1836, Fred W. Smith National Library; Montgomery County Circuit Court, "George Peter to George Rust," January 12, 1838, Liber B.S. 8, Folio 515-517, MDLandRec; John Marberry, Esq. (on behalf of George Rust) to George Peter, August 9, 1842, Fred W. Smith National Library.

tenon joints and diagonal bracing, was typical into the mid-nineteenth century. The building was clad with siding due to general construction practices, the quality of the brick, and the general abundance of wood. The frame walls support a gable standing seam metal roof highlighted by gable end brick chimneys. Information about the design of the original dwelling remains limited as the property underwent a renovation in the 1930s.

New Information on Montanverd

Major George Peter's father, Robert Peter, died in 1802 and left his children 2,500 acres in Seneca. According to historical records, George Peter acquired one-fifth of the property and built the subject dwelling.⁵ The exact date of construction for Montanverd remains unknown, but letters from the property are evident by the late 1810s.⁶ Peter resigned from service upon receiving his father's inheritance coupled with military command decisions, but he later volunteered during the War of 1812.⁷

In 1815, constituents of the Sixth District of Maryland elected Peter to Congress for the first time. His opponents unsuccessfully contested his seat claiming he was not a resident of the district. Peter had lived in Georgetown at 3017 N Street NW (Figure 1) but amassed substantial land holdings in Montgomery County.⁸ The house reflects the political and social clout of George Peter.

In all likelihood, Montanverd served as a farm house for his sizeable plantation, but not as a familial seat such as other family properties (i.e. Tudor Place or Montevideo). Primary sources show that Peter owned at least 75 enslaved persons at this property and secondary sources note that he may have been one of the largest slaveholders in the state (Figure 2).⁹ Receipts from George Peter's papers revealed an individual who had substantial wealth (both land and cash) and purchased expensive products (including but not limited to brandy, clothing, cloths, etc.).¹⁰ The simplicity of the subject dwelling fails to correspond with the apparent wealth of Peter. Historians suggest that Peter moved to Montanverd fulltime following the sale of his Georgetown property in the 1830s, but limited additions or alterations occurred on the property other than the two wings.¹¹

When George Peter died at Montanverd on June 22, 1861, his will noted the following item:

I devise and bequeath unto Sarah A. Peter, Alexander Peter, Margaret D. Peter, Elizabeth Peter, Armistead Peter, and Walter G. Peter, the use and occupation of the dwelling and the fifty acres of land attached thereto which I purchased from Mr. Thomas Plater with the furniture attached therefore and the provisions on hand at the time of my decease for and during the term of ten years after my decease and after the expiration of said time said

⁵ Maryland Inventory of Historic Properties Form, "Montanverde," M: 24-24 (1976): 8.

⁶ Further review of the Peters family records and tax research may provide information regarding the date of construction of Montanverd. For letters addressed to Montanverd, see the Peters Family Papers, Fred W. Smith National Library for the Study of George Washington.

⁷ There are numerous secondary resources that provide further information about Peter's life in the military and public service. Maryland Inventory of Historic Properties Form, "Montanverde," M: 24-24 (1976): 8.1.

⁸ The house, known as the Newton D. Baker House, is a National Historic Landmark. Grace Dunlop Ecker, *A Portrait of Old George Town* (Richmond, VA: Grace G.D. Peter, 1951), 150-153.

⁹ Peters Family Papers, "Letterbooks," Box 41, Fred W. Smith National Library for the Study of George Washington.

¹⁰ Ibid.

¹¹ Grace Dunlop Ecker, *A Portrait of Old George Town* (Richmond, VA: Grace G.D. Peter, 1951), 150-153; Maryland Inventory of Historic Properties Form, "Montanverde," M: 24-24 (1976): 8.1-8.2.

property to be sold and equally among my heirs, and also to have Martha for cook during said term of ten years.

I give and bequeath to my daughters Sarah A., Margaret D., and Elizabeth Peter the lands I bought of General Rust Montanverd including the fifty acres purchased of Mr. Plater and the mill site I bought from Charles Gassaway.¹²

Additional deed research and analysis is required to determine the location of the subject dwelling with respect to the properties listed in the will. One item references the only dwelling in the deed, but another item noted land from “General Rust Montanverd.” The deed index, however, listed no transfers of land from an individual with the last name of Montanverd or Plater. There is a mortgage from George Rust to George Peter in 1838.¹³ Thomas Plater, however, is Peter’s father-in-law from his first marriage to Ann Plater. The couple were married in 1809, but she died five years later.

After George Peter’s death, the family attempted to rent Montanverd. On May 28, 1863, a notice in the *Evening Star* stated:

FOR RENT – The RESIDENCE of the late Maj. George Peter, situated in Montgomery Co., Md. For further particulars, address “Montanverd”¹⁴

On October 13, 1867, six years after Peter’s death, the heirs sell Montanverd, then consisting of 97 acres, to Charles A. Balluff (also known as Karl Anton Balluff) an immigrant from Germany for \$3,000. In the 1870s, Charles A. and Maria L. Balluff mortgaged the property twice to George H. Peter for \$200 and \$800 but failed to make the necessary payments. George Peter and James B. Henderson, administrators of George H. Peter (then deceased), auctioned Montanverd to Margaret A. Peter for \$970 on November 19, 1881.¹⁵ The property was described as follows:

The farm is situated on Big Seneca Creek, about two and a half miles from Darnestown, and one mile from Seneca Mills, and adjoins the land of James N. Benton, Hilleary T. Higgins and others. It is improved by a large and comfortable FRAME DWELING HOUSE and the necessary Out-Buildings, and has upon it a large number of Fruit Trees. It is well wooded and watered. The soil is of good quality and well adapted to the cultivation of fruit and vegetables. The location is a healthy one, and there is a Spring of the finest and purest water near the house.¹⁶

On June 2, 1884, Margaret Peter placed advertisements for tenant farmers in the *Evening Star*:

PURE AIR, GOOD BOARD, FRUIT IN ABUNDANCE, excellent water, ice and large, shady, grassy lawns, at Montanverd. Terms reasonable.¹⁷

¹² Maryland Register of Wills, “George Peter,” Liber J.W.S. 1, Folio 99, FamilySearch.

¹³ Montgomery County Court, “George Peter to George Rust,” January 12, 1838, Liber BS 8, Folio 515-517.

¹⁴ “For Rent,” *Evening Star*, May 28, 1863, Chronicling America.

¹⁵ Montgomery County Circuit Court, “Equity Papers, Case Number 326,” Box 64, Maryland State Archives.

¹⁶ Montgomery County Circuit Court, “Equity Papers, Case Number 326,” Box 64, Maryland State Archives.

¹⁷ “Advertisement,” *Evening Star*, June 2, 1884, Chronicling America.

Margaret Peter transferred the property to her son David Peter. David, however, defaulted on a mortgage and she repurchased the property at auction on August 13, 1898, for \$1,200.¹⁸ The property was described as follows:

This property is located about two and half miles from Darnestown, and two miles from Seneca Mills, it abuts on the public road extending from the road leading from Darnestown to Seneca Mills to the road leading from Darnestown to Poolesville, and it adjoins the lands of John McDonald and James S. Windsor, and others.

The improvements consist of a comfortable Frame DWELLING HOUSE, containing six rooms, Stable, Meat House and Hen House, and there is a well of water in the yard, a garden and orchard.

About sixty acres are cleared, fertile, and in a good state of cultivation, and the balance of the farm is in hard wood timber. It is fairly well fenced and well watered.¹⁹

Margaret A. Peter died in November 1911 and left the property to David and Lavenia Peter. Her will stated:

Second, I give, devise and bequeath to David F. Peter and Lavenia Peter, his wife, the home farm in Montgomery County, Md., known as "Montanverd." Should the said David F. Peter and wife Lavenia, desire to sell this home in order to purchase a more desirable home elsewhere, near some town or railroad, they may do so, but the whole of the money received from this sale must be used to purchase the new home.²⁰

David Peter, however, died in December 1911. The property then transferred to Lavenia Peter, his wife, for the benefit of the school-age children. Lavenia had no interest in retaining Montanverd and asked the court to sell the property. She testified:

The land mentioned in the deeds..., as the Home Farm in Montgomery County, Maryland, known as "Motanverd..." The land aforesaid consists of a farm situate near the village of Seneca, in a rural community, far removed from any railroad, and inconvenient to schools and churches. I am not able to manage or maintain said farm. In fact, it is quite inconvenient for me to educate my children at my present residence and I believe that it will be to the interest and advantage of myself and my children that all of the land be sold and the proceeds derived therefrom be invested....

The property, in my judgement, is worth between \$1500 and \$2000 and I am very anxious that it should be sold. The improvements on this farm consist of a large old-time frame dwelling, small barn and some other necessary outbuildings, all of which are in a bad state of repair.²¹

¹⁸ Montgomery County Court, "David Peter to James Anderson," December 9, 1890, Liber JA 22, Folio 299-300; Montgomery County Circuit Court, "Equity Papers, Case Number 1642," Box 134, Maryland State Archives.

¹⁹ Montgomery County Circuit Court, "Equity Papers, Case Number 1642," Box 134, Maryland State Archives.

²⁰ Maryland Register of Wills, "Margaret A. Peter," Liber H.C.A. 14, Folio 4, FamilySearch.

²¹ Montgomery County Circuit Court, "Equity Papers, Case Number 2947," Box 201, Maryland State Archives.

Lavenia Peter sold the property at auction on July 18, 1913, to William Barnum for \$1,800.²² Four years later, Barnum conveyed Montanverd to Frank P. Harman, Sr.²³ Family records suggest that Frank P. Harman, Jr., and Anita Harman utilized the dwelling as their summer home, raised cattle on the property, and renovated the house ca. 1937.²⁴ The Harmans both enlisted during World War I. Frank served as a training sergeant and Anita as a Yeomanette in the communications bureau. Frank returned and entered a career in the banking industry, ultimately serving as a vice-president.²⁵ During World War II, Anita served as a Red Cross Grey Lady, working at the Navy Blood Donor Center and assisting in physical therapy to wounded soldiers at Bethesda Naval Hospital.²⁶ In 1962, the Harmans transferred Montanverd to their son. The property remained in the family for a number of years.

Montanverd and Abraham Lincoln

Existing documentation on the property noted that Abraham Lincoln visited Montanverd and stayed overnight in the west wing of the dwelling when stumping for Zachary Taylor in 1848. Historic Preservation Office confirmed that Lincoln held a join meeting with Peter on August 24, 1848, in Seneca. The *Republican Citizen* (Frederick, Maryland) stated:

About 600 persons attended bipartisan meeting. Major George Peter, a thorough free-trade democrat, and the owner of a large number of slaves, and Mr. Lincoln, ... a high protective tariffite, free soil—Wilmot Proviso—abolition whig, supported the cause of [Zachary] Taylor....²⁷

Two days later, Lincoln addressed the Rough and Ready Club at the Rockville courthouse.²⁸ The exact lodging location of Lincoln on this trip remains limited to oral tradition, but additional research may shed light on the subject.

Future Research Efforts

The current information provided in the MIHP form and other M-NCPPC documents fail to provide adequate historic context or information about the following: 1) the role of George Peter's three wives (Ann Plater, Agnes Buchanan Freeland, and Sarah Norfleet Freeland); 2) the harrowing experience and life of the at least one hundred enslaved persons; and 3) the significance of twentieth century owners and their impact on the dwelling and property. Future efforts by the Historic Preservation Office will endeavor to augment the existing history to discuss other narratives to allow for a greater discussion about the legacy of the property within the built environment of Montgomery County.

²² Montgomery County Circuit Court, "Equity Papers, Case Number 2947," Box 201, Maryland State Archives.

²³ Montgomery County Court, "William Barnum to Frank P. Harman," September 21, 1917, Liber PBR 268, Folio 103-104.

²⁴ Elsie White Haines, "Sidelights," *The News*, September 9, 1955, Newspapers.com; Interview with Frank P. and Anita Harman, undated, Montgomery Historical Society, Vertical Files; "Frank P. Harman, 84, Retired Bank Vice President," *Washington Post*, July 28, 1977, ProQuest.

²⁵ "Frank P. Harman, 84, Retired Bank Vice President," *Washington Post*, July 28, 1977, ProQuest.

²⁶ "Anita Harman, of Sulgrave Club," *Washington Post*, May 18, 1977, ProQuest.

²⁷ Microfilm copies of the newspaper are available at the Maryland Historical Society. *Republican Citizen*, September 1, 1848, quoted in "The Lincoln Log," <http://www.thelincolnlog.org> (accessed June 7, 2019).

²⁸ "The Whig Convention of Montgomery County," *Weekly National Intelligencer*, September 2, 1848, Chronicling America.

HPO Recommendations

Potential additions to Montanverd presents design challenges due to the overall building form and a lack of clarity regarding the significance of each individual element. For these reasons, any addition should be placed on the east side of the building adjacent to the c. 2014 mudroom to retain the greatest degree of historic fabric and limit potential adverse effects to the dwelling. While the proposal may create an exaggerated linear form, the addition would adhere to the Secretary of the Interior Standards for Rehabilitation. On the other hand, ell additions to the north or south of the two-story, central massing would remove the original context of an I-house that has existed for over 200 years, and therefore, have additional adverse effects to the resource.



Figure 1: George Peter's Georgetown residence at 3017 N St. NW, 2017.

| Men & Boys | | Women & Girls | | |
|------------------|-------|-------------------|-------------|----|
| | Years | | Years | |
| Oliver Nelson | 72 | Hersie Cotts | 64 | |
| Serry | 65 | Rose | 64 | |
| Harry | 65 | Fanny | 55 | |
| Walt | 60 | Betsy | 55 | |
| Adam | 55 | Ellen | 15 2 | |
| Noel | 42 | Sally | 35 3 months | |
| William | 42 | Daughter | 4 | |
| Robert | 24 | Martha | 33 | |
| Moses | 30 | Harriet | 30 | |
| Henry | 19 | Daughter | 5 | |
| Jack | 17 | Perin | 42 | |
| Elick | 15 | Clara Ann | 13 | |
| Douglas | 12 | Daughter to Perin | 5 | |
| John | 8 | Sara | 28 | |
| Ralph | 6 | Daughter | 4 | |
| John Adul | 38 | Susan | 21 | |
| Jim - R | 35 | Daughter | 2 | |
| Forrester | 28 | Mary | 38 | |
| Jim - R | 22 | Sally | 10 | |
| Jim - G | 23 | Mary Ann (Child) | 25 | |
| Daniel | 19 | Patty | 21 | |
| Sam | 16 | Hellen | 36 | |
| Jeff | 16 | Henrietta | 14 | |
| Boy | 8 | Patty - 28 | Daughter | 11 |
| Boy | 5 | Daughter - 2 | Daughter | 4 |
| John | 36 | Daughter - 2 1/2 | Daughter | 9 |
| Boy | 3 | Henry (boy) - 50 | Patty | 28 |
| Jim | 42 | Daughter | 6 | |
| Andrew | 21 | Daughter | 2 | |
| Perrey | 19 | Robert | 44 | |
| George | 8 | Charity | 17 | |
| Boy | 2 | Sarah | 14 | |
| Sister (Cripple) | 30 | Molly | 11 | |
| William | 14 | Daughter | 2 | |
| Boy | 52 | | | |

List of slaves at Montanverd.

Figure 2: List of enslaved persons at Montanverd, undated.

REGULATORY REVIEW STAFF COMMENTS

Regulatory review staff concurs with the architectural historian's comments above, finding the recommendations generally consistent with those of the May 7, 2019 preliminary consultation staff report. To reiterate, the recommendations of the May 7, 2019 staff report were:

- The proposed addition is in the preferred location.
- The roof pitch and width of the proposed addition should be more compatible with the historic house.
- The projection of the addition should be to the north.
- The proposed covered porch should be on the north elevation of the proposed addition. *However, considering the commission's comments at the May 7, 2019 HPC meeting (see below), staff would also be willing to consider a more compatibly-designed porch on the south elevation.*

At the May 7, 2019 HPC meeting, several commissioners suggested exploring a rear-projecting addition - either a one-story addition to the existing wing additions, or a two-story addition to the main/historic massing. The consensus was that the location of such additions would be to the north.

However, the majority of commissioners were in general agreement with the recommendations of the staff report, with four of the six commissioners present suggesting further revisions to the addition in the proposed location (i.e., east of the existing mudroom). Three of the four commissioners disagreed with staff's recommendation to justify the proposed addition's projection to the north, finding that the proposed placement was appropriate. These commissioners also found the porch appropriate, although staff suggests that the design of the porch may change as the design of the proposed addition is revised to be more compatible with the historic house. Specific suggestions regarding compatibility included:

- Expressing the proposed addition as a two-part volume, with the dominant roof pitch matching that of the historic house.
- Reducing the perceived width/mass of the proposed addition by expressing it as a two-part volume.

Given the information uncovered by the architectural historian, as well as the comments of the commissioners at the May 7, 2019 HPC meeting, staff recommends that the applicants submit revisions consistent with the recommendations of the May 7, 2019 staff report. The submitted revisions should explore the suggestions of the commissioners, as detailed above.