

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21210 Martinsburg Road, Dickerson	Meeting Date:	5/8/2024
Resource:	Master Plan Site #12/31 <i>Lawrence White Barn</i>	Report Date:	5/1/2024
Applicants:	Greg Glenn of Rocklands Livestock Co. (Agent James Harne of Montgomery Soil Conservation District)	Public Notice:	4/24/2024
Review:	HAWP	Tax Credit:	n/a
Permit #:	1066539	Staff:	Chris Berger
Proposal:	Fence, water tank, and trough installations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.



Figure. 1: The section of the Lawrence White Barn property subject to this application is outlined in red.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site No 12/31, *Lawrence White Barn*
 STYLE: Gothic Revival
 DATE: circa 1932-1935

Excerpt from *Places from the Past*:

This unusually fine dairy barn is one of only three Gothic roofed barns in the County. Walter Matthews bought the Lawrence White farm in 1932. He converted the traditional general farm into a dairy operation, delivering milk as far as Washington, D.C. Matthews built the barn during this era. In contrast to earlier general-purpose bank barns of post and beam construction, the modern dairy barn reflected new interest in sanitation. Concrete floors and walls were more easily cleaned and disinfected and ceilings with tight-fitting boards kept debris from falling below. Hopper windows and steel cupolas ventilated both levels. The arched roof with its self-supporting truss, or braced rafter frame, sheltered an unobstructed hayloft for increased storage capacity. The dairy barn is comprised of a large first level with dairy stanchions, airy second story hayloft, silo, and attached milk house. In 1935, Matthews converted part of the farm into Linden Park, a private retreat with a bandstand where local residents gathered for picnics and concerts. The site is once again a community gathering place as Sugarloaf Citizens' Association, in a joint effort with Montgomery County government, has restored the barn for its headquarters.

According to the National Register of Historic Places nomination form for Martinsburg Road, the dry stone walls along the road (Master Plan Site #12/32) are believed to date to the 1870s and were laid to delineate the edge of agricultural fields.



Figure 2: The applicant provided this photo of the subject property along Martinsburg Road. The wood post and wire fence will be installed at least 10 feet from the stone wall.

PROPOSAL

The applicant seeks to install a wood post and wire fence around the perimeter of the 90-acre section of the Lawrence White Barn property that is located on the south side of Martinsburg Road. (The barn, also known as the Linden Farm, is located on a separate parcel on the north side of the road.) The fence will contain livestock and measure 48 inches tall and be set back at least 10 feet from the perimeter of the property, which is lined by trees. The fence may be electrified with solar power. The applicant also seeks to install 3,000-gallon water tank measuring 7-feet wide and 9-feet tall and three large tires to serve as water troughs. The parcel was most recently used for crop production, and the applicant said the alterations are necessary to convert the land to livestock pasture. The trees along the perimeter of the property will be pruned as part of the conversion, but the work does not require a HAWP. However, removal of trees does require a HAWP.

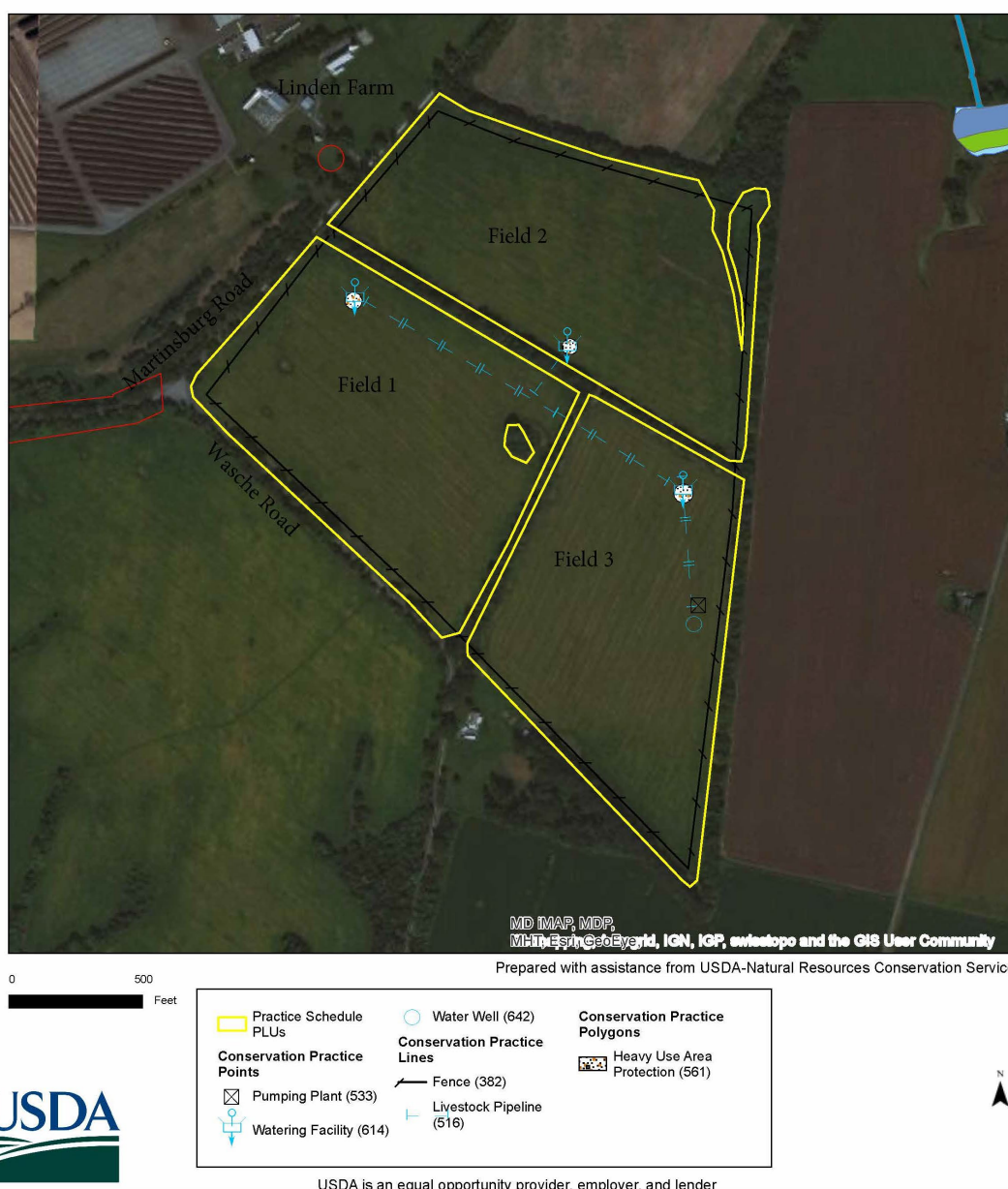


Figure 3: The fence is the black line, the water storage tank is the blue circle, and the troughs are the white circles. The blue marks indicate the underground water pipes.



Figure 4: The applicant proposes to install a wood post and wire fence with metal gates.



Figure 5: The plastic water storage tank will measure 7-feet wide and 9-feet tall and be solar powered.



Figure 6: Three tires like this example will serve as water troughs.

APPLICABLE GUIDELINES:

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses Chapter 24A-8 of the Montgomery County Code (Chapter 24A), *the Secretary of the Interior's Standards for Rehabilitation (Standards)*, and guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code Chapter 24A-8

- (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 ensure 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

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." The *Standards* are as follows:

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.

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

Staff finds the proposal to install the fence, water storage tank, and troughs meet the applicable regulations and recommends approval.

Per Chapter 24-8A(b)(1), the improvements will not substantially alter the exterior features of the 90-acre property. The fence will be installed at least 10 feet away from the circa 1870s dry stone stacked wall along Martinsburg Road, and its minimalist design and low height will not visually conflict with the wall. The water tank will stand 9 feet tall, but it will be sited about 2,000 feet from Martinsburg Road, so its visual presence will be minimal. The closest trough will be approximately 300 feet from the road and will be low to the ground. In accordance with Chapter 24-8A(b)(2), the designs of the fence, tank, and troughs match those found throughout the Agricultural Reserve and are compatible in character with the historical and cultural features of the historic site, traditionally used for pasture and farming uses for the past few centuries. Similarly, in conformance with Chapter 24-8A(b)(3), the installations will enhance the private utilization of the historic site in a manner compatible with its historical and cultural values as the property is converted from crop production to livestock pasture.

In conformance with the *Standards*, the character of the property will not be affected by the installations; the features will not destroy materials that characterize the property; and the form and integrity of the property will remain should the features be removed in the future.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with final review and approval of all details delegated to staff under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (3), having found that the proposal is consistent the purposes of Chapter 24A;

and meets the *Secretary of the Interior’s Rehabilitation # 2, 9, and 10*;

and with the general condition that the applicants shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicants shall notify the Historic Preservation Staff if they

propose to make any alterations to the approved plans. Once the work is completed the applicants will contact the staff person assigned to this application at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1066539
DATE ASSIGNED _____

APPLICANT:

Name: Rocklands Livestock Co. c/o Greg Glenn
Address: 15811 DARNESTOWN RD
Daytime Phone: 240-671-8883

E-mail: greg@rocklandsfarmmd.com
City: Germantown Zip: 20874
Tax Account No.: 160303142178

AGENT/CONTACT (if applicable):

Name: Montgomery Soil Conservation District c/o J. Harne
Address: 18410 Muncaster Road
Daytime Phone: 301-590-2855

E-mail: james.harne@md.nacdnet.net
City: Derwood Zip: 20855
Contractor Registration No.: n/a

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 12-31

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Lawrence White Farm (Linden)

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: none Street: Martinsburg Road
Town/City: Dickerson Nearest Cross Street: Wasche Road
Lot: none Block: none Subdivision: none Parcel: P236

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>ag well, watering trough</u> |

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

James J. Harne 3/20/22
Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
 Sugarloaf Citizens Association
 PO BOX 218
 DICKERSON MD 20842-0218

Rocklands Livestock Co.
 15811 DARNESTOWN RDGERMANTOWN, MD
 20874

Owner's Agent's mailing address
 Montgomery Soil Conservation District
 18410 Muncaster Road
 Derwood, MD 20855

Adjacent and confronting Property Owners mailing addresses

David O. Scott
 20400 DARNESTOWN RD
 DICKERSON MD 20842-9103

James B. Evans
 20700 DARNESTOWN RD
 DICKERSON MD 20842-9200

John W. Donaldson
 20425 WASCHE RD
 DICKERSON MD 20842

M-NCPPC
 2425 REEDIE DR
 11TH FLOOR
 WHEATON MD 20902

Montgomery County
 EOB 101 MONROE ST
 ROCKVILLE MD 20850

NRG MD Ash Management LLC
 1360 POST OAK BLVD
 #2000
 HOUSTON TX 77056-

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is used for agriculture. There are three fields split internally by hedgerows. The exterior boundary of the fields that run along Martinsburg Road and Wasche Road are lined by a stacked stone wall. The fields have been used for crop production for many years and are now being converted to pasture for livestock. There is no existing infrastructure on this parcel.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The Sugarloaf Citizens Association is leasing the land with account ID number 160303142178 to Rocklands Livestock Company owned by Greg Glenn. The land has been used for row crop production and is being converted to a pasture based system for livestock. The proposed work includes an external wood post and wire fence for animal confinement. An agricultural well, underground water lines, and several watering troughs are proposed. An above ground water storage tank is also proposed. Additionally, trimming and removal of dead trees and overhanging limbs along the property line is proposed to prevent future damage to the proposed agricultural fence. Livestock will be maintained on the property. There are no living quarters on the property so the animals will be unattended for portions of each day. Fence maintenance will be critical to keep livestock contained on the property.

Work Item 1: Exterior Fence

Description of Current Condition:

A stacked stone wall runs along Martinsburg and Wasche Roads.

Proposed Work:

A new fence consisting of wood posts and steel wire will be constructed inside the property adjacent to the stacked stone wall and will enclose the entire property to confine future livestock.

Work Item 2: Agricultural Well, underground pipeline, watering troughs

Description of Current Condition:

No well, pipelines, or watering troughs exist at this time.

Proposed Work:

An agricultural well will be drilled in a crop field. The site is yet to be determined. Underground pipelines will be run to new watering troughs inside each field.

Work Item 3: Tree trimming

Description of Current Condition:

Trees exist adjacent to the historic stone wall. Some are dead or in poor health.

Proposed Work:

Dead tree limbs and large limbs overhanging the farm field and proposed fenceline are to be trimmed or cut to prevent future damage to the proposed livestock fence.

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

RCCP Conservation Plan Map T2572

Montgomery County, Maryland
Approximate Acres: 81.91

Assisted By: James Harné
MONTGOMERY SCD



MD iMAP, MDP, MDT, Esri, GeoEye, IGN, IGP, swisstopo and the GIS User Community

Prepared with assistance from USDA-Natural Resources Conservation Service



Practice Schedule PLUs	Water Well (642)	Conservation Practice Polygons
Conservation Practice Points	Conservation Practice Lines	
Pumping Plant (533)	Fence (382)	
Watering Facility (614)	Livestock Pipeline (516)	



Fencing and Watering Troughs

Attached below are photos representative of the type of fencing proposed for the pasture fields at the Sugarloaf Citizens Association Property (Lawrence White-Linden Farm) in Dickerson. Wood posts will be utilized along with woven wire or high tensile wire. Metal gates will be utilized at strategic points to allow for movement of machinery and livestock. An agricultural well and watering troughs will be installed.



Woven Wire with Wood Posts



High Tensile Wire with Wood Posts

Sheep and goats require woven wire to help with containment. The high tensile wire often accompanied by one or more electrified wires is sufficient for cattle. Mr. Glenn will be following Natural Resource Conservation Service standards and specifications for the fencing.



Rubber Tire Waterer for Livestock

Tree Trimming

A perimeter livestock fence is proposed for the farm. Mr. Glenn would like to fence in as many acres as possible in order to utilize a rotational grazing system for the animals that will occupy the space. He would also like to maximize his return on investment with the fence and the more acres he can utilize for pasture, the greater the pasture carrying capacity. Mr. Glenn is proposing tree trimming at strategic locations along the tree lines surrounding the farm. Containment of the animals is important for their safety and that of the public. Tree limbs and unhealthy trees falling on a fence will provide an exit point for livestock. Specific trees for trimming have not yet been identified.



Eastern property boundary with Scott Farm. Looking North.



Looking west along Wasche Road



Looking west along Wasche Road



Looking North-West at intersection with Martinsburg Road



Looking south along Martinsburg Road across from Linden Farm gate



Looking north along Martinsburg Road across from Linden Farm gate

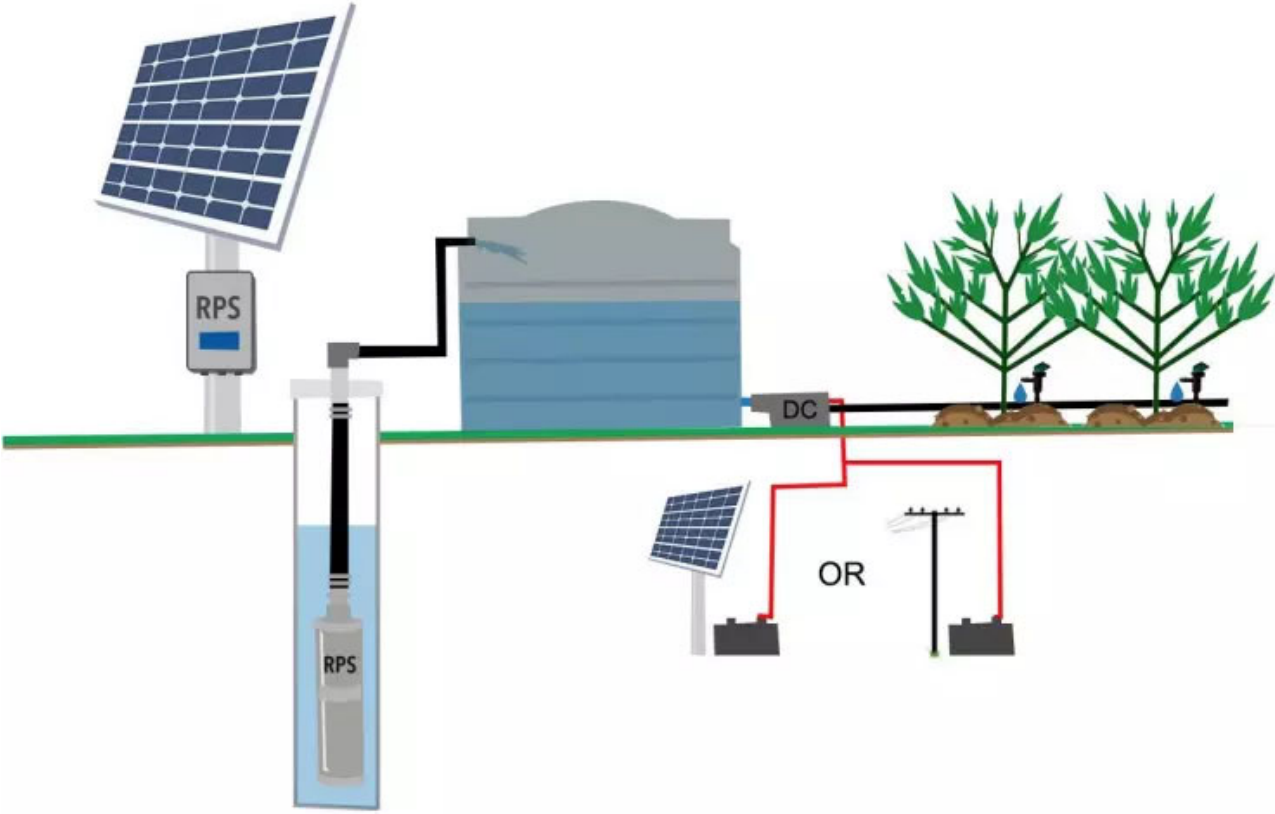
Sample Photos of Proposed Materials for Rocklands Livestock Grazing System



Sample woven wire fence with pressure treated wood posts



Sample woven wire fence with metal gate



Sample Diagram of a solar powered pumping system for agricultural use



Sample photo of solar charger and above ground plastic water storage tank



Sample image of a rubber tire watering trough



Typical solar charger used for electrifying agricultural fences.

From: [Harne, James - FPAC-NRCS, MD](#)
To: [Berger, Chris](#); greg@rocklandsfarmmd.com
Subject: RE: 21210 Martinsburg Road, Dickerson - HAWP No. 1066539
Date: Thursday, April 25, 2024 12:34:01 PM
Attachments: [LawrenceWhite Linden Farm Sample Photos for Grazing System.pdf](#)
[RCPP Conservation Plan Map Rocklands Livestock T2572 2024.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chris,

I have attached a copy of the plan map for the farm. This shows the proposed location of the fence, the agricultural well, and watering troughs that will be fed by it. The fence will be set a minimum of 10' inside the stone wall. This will allow for maintenance on the outside of the livestock fence. The fence may need to be offset even further depending on the size of trees growing along the stone wall. The farm operator does not want to risk limbs falling on the livestock fence. There will likely be three permanent troughs with the ability to connect additional mobile troughs to the water line. Rubber tire troughs have been proposed to save on cost as well as utilize available used materials. I will attach sample photos for your use. The fence will be 48 inches high and made of treated wood posts and woven wire. Gates would be metal. An electrified wire may be attached at the top. A solar charger would be utilized to power the hot wire. See attachment for photos. The water storage tank would be permanent and up to 3,000 gallons in size. A 3,000 gallon tank is 7' wide and 9' tall. See attachment for photos. A solar panel will power the pump for the agricultural well. See attachment for sample photos. There are no specific trees marked for removal at this time. Tree trimming will likely be all that is required.

Please let me know if there is anything I left out.

Regards,

J. Harne
Montgomery Soil Conservation
18410 Muncaster Road
Derwood, MD 20855
301-590-2855

From: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Sent: Monday, April 22, 2024 4:51 PM
To: greg@rocklandsfarmmd.com; Harne, James - FPAC-NRCS, MD <James.Harne@md.nacdnet.net>
Subject: [External Email]21210 Martinsburg Road, Dickerson - HAWP No. 1066539

You don't often get email from chris.berger@montgomeryplanning.org. [Learn why this is important](#)

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;

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Good afternoon,

Staff has reviewed your Historic Area Work Permit application to install a fence, water storage tank, and troughs at the Lawrence White Barn Master Plan Historic Site. While staff has no concerns about the work you propose, we need the following before the Historic Preservation Commission can review your application:

- Mark the proposed fence and gate locations on a site plan. Also mark the distance from the proposed fence to the stone wall.
- Provide the height of the proposed fence.
- Mark the water storage tank location on the site plan if it will be permanent. (Please also provide the approximate dimensions of the tank and a representative photo.)
- Show the approximate trough locations on the site plan if they will be permanent. If the troughs will not be fixed then their locations do not need to be marked.
- Show the aboveground equipment, if any, associated with the electric fence on the site plan. (Please also provide the approximate dimensions and representative photos.)
- Mark trees on the site plan if any will be completely removed. (Tree trimming does not require a review.)

If you could email me the additional information by this Thursday, April 25, the Historic Preservation Commission can review at its May 8 meeting.

Let me know if you want to arrange a time to walk the site to determine the locations for the fence, tank, and troughs. And let me know if you have any questions.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

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