

ACHS SUMMARY FORM

1. Name Hyattstown Mill
2. Planning Area/Site Number 10/5976 3. MNCPPC Atlas Reference Map 1
H-17
4. Address Hyattstown Mill Road, Hyattstown
5. Classification Summary
- Category building
 Ownership public
 Public Acquisition NA
 Status unoccupied
 Accessible no
 Present use park
 Previous Survey Recording M-NCPPC Federal State County X Local
 (Title and date: Inventory of Historical Sites - 1976)
6. Date Late 18th Century 7. Original Owner William Richards?
8. Apparent Condition
- a. fair c. original site
 b. altered
9. Description
- This large three bay by three bay, two and a half story gristmill is covered by corrugated metal siding. The mill is rectangular and was built into the side of a hill with access from the road and from the creek. The six over six double hung windows are broken or boarded over. There is a gable roof with raised seam metal covering.
10. Significance: One of only two mills in the County in potentially restorable condition, the Hyattstown mill has stood for almost 200 years. Its associated miller's house appears to be 125 years old. William Richards probably built the mill between 1783 & 1798. It changed hands frequently throughout its operating life: three times between Richards' death in 1800 and 1817 until it was sold to Frederick Baker, who operated the mill for 10 years. Then it changed hands again four times in the next 25 years when it was purchased by William H. Farrar (1853). Farrar made substantial improvements and ran the mill for 10 years before it again was sold. Under his ownership it was first described as having a large frame dwelling house and small dwelling house, and as being both a merchant or "flouring" mill (where wheat was ground) and a "country mill" for custom grinding corn, and as having a sawmill as well. George A. Darby seems to have owned the mill longest -- from 1872 to 1905. It ceased production in the 1940's and was purchased by the M-NCPPC in 1966.
11. Date researched and researcher January 1979 -- Mark Walston
Candy Reed - Architectural Description
12. Compiler Gail Rothrock 13. Date Compiled 2/79 14. Designation Approval
15. Acreage 12.74 acres

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Hyattstown Mill

AND/OR COMMON

2 LOCATION

STREET & NUMBER
Hyattstown Mill Road

CITY, TOWN
Hyattstown

___ VICINITY OF

CONGRESSIONAL DISTRICT

0

STATE
Maryland

COUNTY
Montgomery

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME
Maryland-National Capital Park and

Telephone #: 565-7401

STREET & NUMBER
Planning Commission

CITY, TOWN 8787 Georgia Avenue, Silver Spring, Md.
___ VICINITY OF

STATE, zip code
20907

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 3464
Folio #: 196

STREET & NUMBER

CITY, TOWN
Rockville

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
MCP+PC Historic Sites Inventory

DATE
1976

___ FEDERAL STATE COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS Park Historian's Office

CITY, TOWN
Rockville

STATE
Maryland 20855

7 DESCRIPTION

M:10-76

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hyattstown mill and miller's house are just to the south east of the site of Tabler's Tannery. The mill is located on the south side of Hyattstown Mill Road. This large two and a half story frame structure is built on stone foundations and is covered with corrugated steel siding. The building is rectangular, three bays by three bays is built into the side of the mill with access to the basement from below. The gable roof is covered by raised seam tin roof.

The miller's house is just east of the mill. This frame house is three bays by two bays and has a rear rectangular ell addition. The house is now covered by aluminum siding. The gable roof has boxed eaves and the second story is expanded by dormer windows. The house faces west and has a wooden front porch supported by four turned posts, decorated by fretwork.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M.10-76

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

SPECIFIC DATES late 18th century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The origin of this mill (one of only two mills standing in Montgomery County in a restorable condition) is at this writing still uncertain. The original owner and builder of this mill appears to be William Richards. The basic problem here, however, is that no deed conveying the property on which the mill sits to William Richards has been uncovered (or probably more accurately, recorded.) William Richards' name is absent from the 1783 tax list for Montgomery County, so one may assume that he came into possession of the property after that date. And, in the 1798 plat of Hyattstown as originally laid out by Jesse Hyatt, reference is made of "... the Grist Mill lately belonging to William Richards," [1] This would then lead to the conclusion that the mill was constructed sometime between the years 1783 and 1798, on land apparently obtained by William Richards from Jesse Hyatt.

William Richards died around the year 1800, and, by a decree of the Court of Chancery of the State of Maryland, the mill and a surrounding 20 acres of "Ivy Reach", "Hard Struggle" and "Resurvey on Discovery" was conveyed to George Wolfe, on August 17, 1807. [2] On April 1, 1814, Wolfe sold the property for \$5,000 to Benjamin Waters of Montgomery County and Frederick Baker of Frederick County, Maryland. [3] Three years later, Waters deeded over his interest in the mill to Frederick Baker. Baker operated the mill for ten years after taking sole possession, until April 20, 1827, when he sold the mill and 20 acres to Otho Norris, of Frederick County. [4] On April 2, 1834, Otho Norris and his wife Sarah Ann Norris, by this time residents of Montgomery County, conveyed the mill property to Christopher Zeigler. [5] Christopher Zeigler died in 1844, and by his will, bequeathed the mill to his wife, Ann Zeigler. However, due to Zeigler's departing without repaying a rather large debt to Levi Phillips, the property was offered up in a trustee's sale, held on May 10, 1848. At that sale, William T. Webster purchased the property for \$2,200. Yet, before the full sum had been paid, Webster assigned the property to William H. Farrer, and, by court order issued on January 4, 1853, Farrer was substituted in place of Webster as purchaser of the mill, Farrer having fully paid and satisfied the residue of the sum. [6]

Farrer made substantial improvements to the mill over the next five years. Then, in 1858, because William Farrer intended to move

CONTINUE ON SEPARATE SHEET IF NECESSARY

MAJOR BIBLIOGRAPHICAL REFERENCES

Montgomery County Land Records
 Montgomery County Equity Records
 Montgomery County Tax Assessment Records
 Montgomery County Sentinel, October 3, 1850

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 12.74 acres

VERBAL BOUNDARY DESCRIPTION

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

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

Candy Reed - Architectural Description

NAME / TITLE

Mark Walston

ORGANIZATION

Sugarloaf Regional Trails

DATE

January 1979

STREET & NUMBER

Box 87, Stronghold

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

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
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

Hyattstown Mill

from the county, he offered the property for sale. The published advertisement described the property as

25 acres of land, more or less, improved by one large frame dwelling house, one small dwelling house, one Flouring Mill, 2 pair of 4 feet burs, new, and all the latest improvements for a merchant mill, one country mill, one pair of 3 feet 7 inch burs, all new machinery, one saw mill connected with the merchant and country mill, [7]

The term "merchant" or "flouring mill" refers to the two runs of stones usually reserved for the grinding of wheat, while the "country mill" would be used primarily for custom grinding or the grinding of corn. All, it appears, was housed within the same building. Farrer failed to attract what he felt was a reasonable offer for the mill property, which consequently remained in his possession. Yet, in 1863, Farrer was brought into court to account for his unpaid debts. And, as a result of the execution issued out of the circuit court of Montgomery County on November 9, 1863, the parcel was put up for sale, being purchased by Abraham Tabler, of Hyattstown, [8] However, Abraham Tabler died in 1868 before a proper deed of conveyance had been drawn. And, subsequent to his death, Otho Dudderar and George Webster brought suit against the Tabler estate in order to recoup unpaid accounts. Therefore, the mill was again offered for sale as a means of satisfying debts. The trustee's sale handbill described the parcel as

The Hyattstown mills, on Bennett's Creek, improved by a first rate Grist and Saw mill with an excellent water power capable of driving two sets of burrs, [Also] a comfortable dwelling house containing 8 rooms, a miller's house containing 5 rooms, a large barn, carriage house, meat house with a never failing spring of pure water convenient to the buildings, [9]

At the sale, held March 21, 1872, George A. Darby was high bidder, purchasing the property for \$2,901. Darby owned and operated the mill for the better part of thirty years, finally selling the mill on July 19, 1905, to John W. Harris, [10] Although the property passed through many hands during the ensuing decades of the 20th century, the mill continued operating, as evidenced by this sale advertisement published in 1933;

[The mill property at Hyattstown] is improved by a grist mill with adequate water rights for the operation of same and is also equipped with gasoline power.

All the land is in cultivation and there is a good barn, a seven room residence, a tenant house, chicken houses, meat house and other necessary outbuildings. The mill has been in operation up until this time and has a well established business. It is noted for the fine quality of its water ground corn meal, [11]

The mill appears to have ceased production during the 1940's. Currently the mill property is owned by the Maryland-National Capital Park and Planning Commission, which purchased the parcel in 1966.

NOTES

1. Plat H/73, Montgomery County Land Records
2. Deeds N/384, N/386, Montgomery County Land Records
3. Deed R/189, Montgomery County Land Records
4. Deed BS 1/136, Montgomery County Land Records
5. Deed BS 6/543, Montgomery County Land Records
6. Judgment STS 3/25, Montgomery County Equity Records
Deed JGH 2/452, Montgomery County Land Records
7. Montgomery County Sentinel, October 8, 1858
8. Deed EBP 12/259, Montgomery County Land Records
9. Judgment EBP 10/1, Montgomery County Equity Records
10. Deed 182/405, Montgomery County Land Records
11. Judgment 60/447, Montgomery County Equity Records

M 12-78

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910

RECEIVED



MEMORANDUM

August 12, 1985

AUG 14 1985

MARYLAND HISTORICAL TRUST

TO: Richard Ferrara, Director
 Department of Housing and Community Development
 John L. Menke, Director
 Department of Environmental Protection
 ✓ J. Rodney Little, Director
 State Historic Preservation Office
 Priscilla Schwab, Chairperson
 Historic Preservation Commission

FROM: Melissa C. Banach, Coordinator *MCB*
 Community Planning North

SUBJECT: Final Draft Amendment to the Master Plan for
 Historic Preservation: Hyattstown Historic District

I am pleased to transmit to you this Final Draft Amendment to the Master Plan for Historic Preservation.

This document contains the recommendation of the Montgomery County Planning Board on the designation of a Historic District in Hyattstown, Maryland, to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Should you have any questions concerning this amendment, please do not hesitate to contact Marty Reinhart of Community Planning North staff at 495-4565.

MCB:MR:lyg
 Attachment

As a stop along the Great Road, better known today as Maryland Route 355, Hyattstown appears much as it did when wagoners, dignitaries and civil war troops passed through the town in the 19th Century. Interspersed among modest homes are the many structures essential to 19th century village life including an old school, churches, several shops and offices and a hotel. Both the number and integrity of period buildings retained in their historical relationship with the roadway, combine to produce a historical streetscape which conveys a strong sense of time -- the late 18th/early 19th century -- and place -- a rural village along the "Great Road" between Frederick and Washington.

District Boundaries

The boundaries for the Hyattstown historic district correspond to the original 1798 plat with additions as shown in Figure 2. The district includes the commercial area to the southern end of the town plus additional individual parcels located at the north end between the originally platted area and the Frederick County line.

A list of all properties within the district is provided in the Appendix of this Amendment.

Hyattstown Mill Complex (Site 10/76)

In addition to the Hyattstown District, this amendment also designates the Hyattstown Mill Complex as an individual Historic Site to be protected under the County's Preservation Ordinance.

Although historically associated with the town, the site is considerably removed from the district and does not visually contribute to the district's streetscape. As a non-contiguous resource, the site is more appropriately regulated as an individual historic site and is designated on the basis of the following findings of significance:

<u>Number</u>	<u>Site</u>	<u>Associated Acreage</u>
10/76	Hyattstown Mill Complex	12.74 Acres
-	Site of a grist mill operation in existence prior to the platting of Hyattstown in 1798. The current mill complex consists of the early 20th century frame mill building which replaced an earlier mill structure, the Miller's house, foundation of the Miller's stable and the mill race.	
-	The Hyattstown mill complex is a rare survivor of an industry which was an integral part of the County's rural heritage. The adjacent Miller's house predates the current mill structure and is noteworthy for its association with a series of mills at this site.	
-	The environmental setting of 3.3 acres as shown in Figure 2 incorporates the main elements of the mill complex and is intended to preserve the operational integrity of the site.	

M.10-76

FOR ADDITIONAL INFORMATION

See correspondence dated March 1986

ACTION TAKEN

M: 10/59.....Hyattstown Historic District

M: 10/76.....Hyattstown Mill Complex

THE AMENDMENT
HYATTSTOWN HISTORIC DISTRICT #10/59 AND
HYATTSTOWN MILL COMPLEX #10/76

The purpose of this amendment is to designate the Hyattstown District as shown in Figure 2 on the Master Plan for Historic Preservation to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

M:10-76

FOR ADDITIONAL INFORMATION

See correspondence dated August 12, 1985

ACTION TAKEN

THE AMENDMENT
HYATTSTOWN HISTORIC DISTRICT
#10/59

The purpose of this amendment is to designate the Hyattstown Historic District as shown in Figure 2 on the Master Plan for Historic Preservation to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

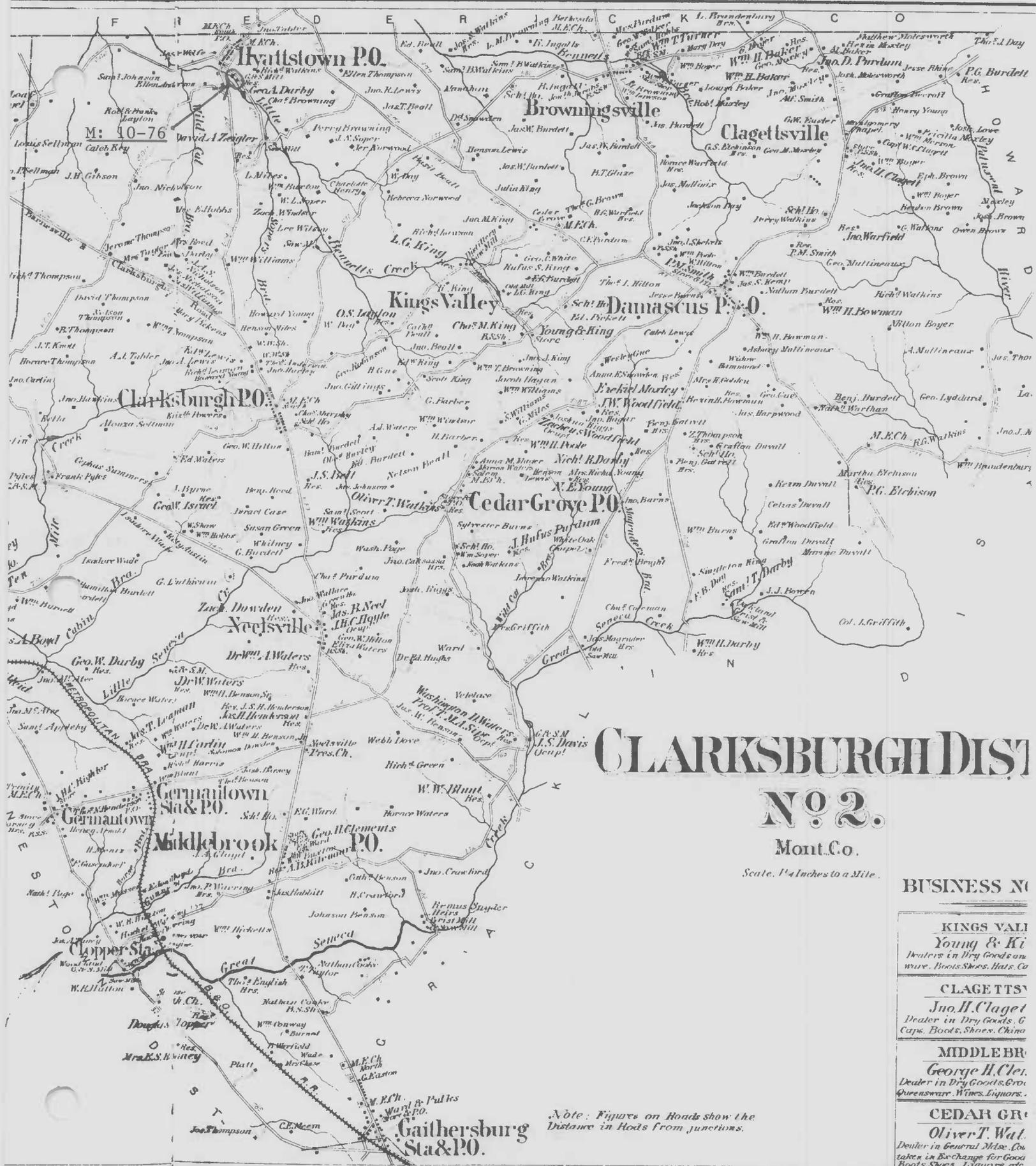
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- The environmental setting of 3.3 acres as shown in Figure 2 incorporates the main elements of the mill complex and is intended to preserve the operational integrity of the site.



CLARKSBURGH DIST

No. 2.

Mont. Co.

Scale: 1 1/4 Inches to a Mile.

BUSINESS NO

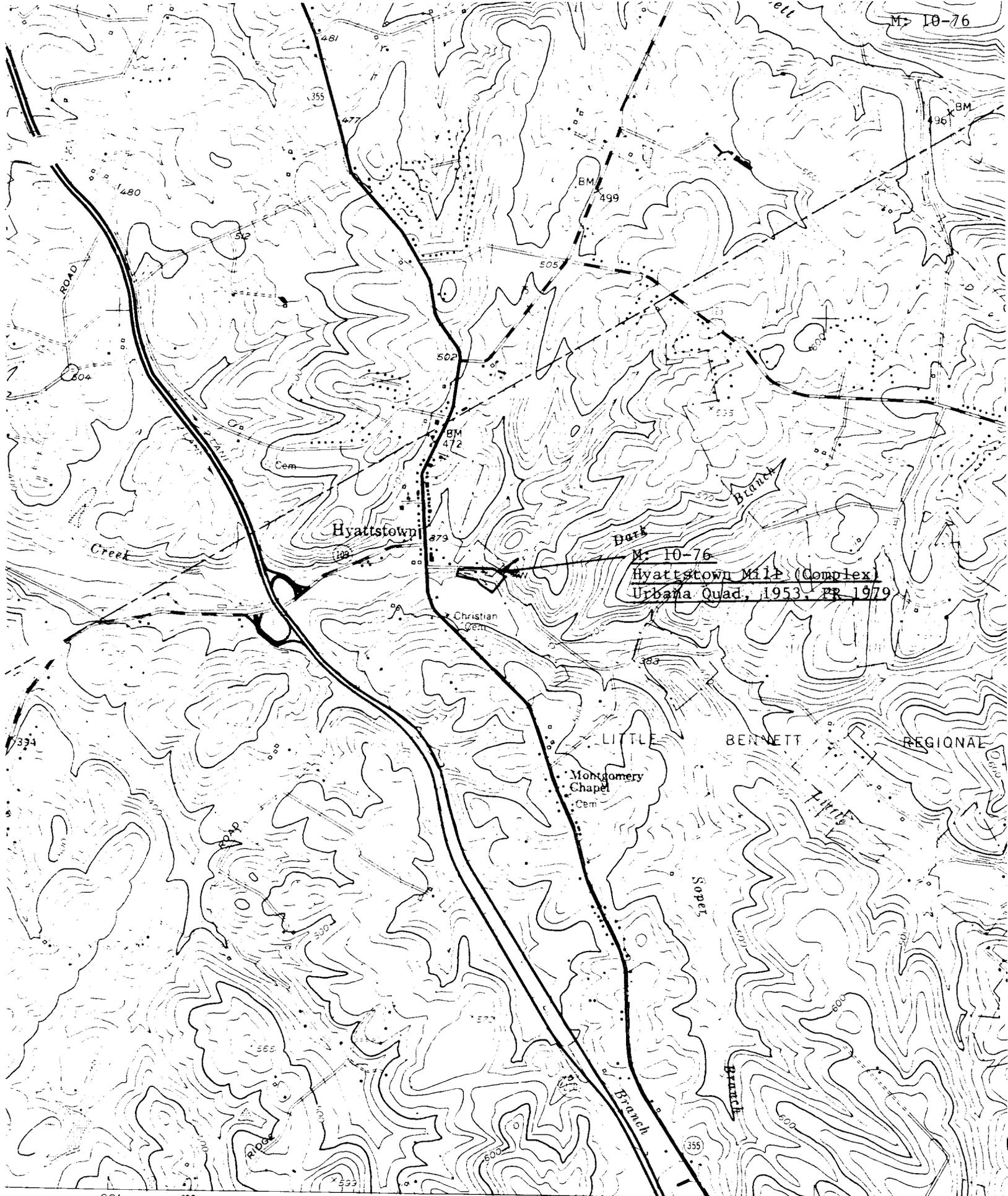
KINGS VAL
 Young & Ki
 Dealers in Dry Goods on
 ware, Boots, Shoes, Hats, Co

CLAGETT'S
 Jno. H. Clagett
 Dealer in Dry Goods, G
 Caps, Boots, Shoes, China

MIDDLEBR
 George H. Clei.
 Dealer in Dry Goods, Bro
 Queensware, Wines, Liquors.

CEDAR GR
 Oliver T. Wat.
 Dealer in General Misc. Co
 taken in Exchange for Good
 Boots, Shoes, Liquors, etc.

Note: Figures on Roads show the
 Distance in Rods from Junctions.



M: 10-76
 Hyattstown Mill (Complex)
 Urbana Quad, 1953. PR 1979

20' 299 300 (GERMANTOWN) 5562 III NE 301 CLARKSBURG 25 MI. WASHINGTON, D.C. 31 MI. 302 17'30" 303

SCALE 1:24000

1 MILE