

ACHS SUMMARY FORM

1. Name The Higgins Place (indicated on Atlas as Hoskinson House)
2. Planning Area/Site Number 24/9 3. MNCPPC Atlas Reference Map 14
C-7
4. Address 13415 Darnestown Road, Darnestown
5. Classification Summary
- Category building
 Ownership private
 Public Acquisition NA
 Status occupied
 Accessible no
 Present use private residence
 Previous Survey Recording M-NCPCC Federal State X County X Local
 (Title and date: Inventory of Historical Sites - 1976)
6. Date c. 1904 7. Original Owner George Higgins
8. Apparent Condition
- a. excellent c. original site
 b. altered

Description The main section of this frame house is L-shaped, 2½ stories, three bays by two bays. It faces west, and is removed a considerable distance from the road. The house is built on fieldstone foundations, and the main section is covered with brown-stained shingles. There is a cross gable roof with grey asbestos shingles; there are white butt shingles in the west cross gable. There are 6-over-6 double-hung windows on the east ell and 2-over-2 double-hung windows on the west section.

On the north side of the house is a one-story, 1 bay by 1 bay, flat-roofed addition. The extreme east section is a 3 bay by 1 bay stucco-over-cinderblock addition with a three-stepped south facade. There are 2 chimneys.

10. Significance: The land on which this house stands was once part of "Mitchell's Range". As it was bought and sold over the years, it also carried the names of "Treble Trouble" and "Baker's Chance". By 1856 Samuel Higgins and his wife, Eliza, owned 115 acres nearby, and others in the Higgins family bought parts of Baker's Chance. In 1897 Sam and Eliza lost their nearby property by defaulting on a mortgage, and their son, George, took them in to live with him and his family. Needing room to accommodate three generations of Higginses, George built the present house about 1904. (Thereafter, George's old house was only used to store grain and by the 1930's was torn down.) The property was sold in 1921. A later owner added the adjoining property "Treble Trouble". Approximately 100 acres along Great Seneca Creek has been sold to the State as part of Great Seneca State Park.

11. Date researched and researcher 1/79-Nancy Houston Candy Reed
Arch. Description
12. Compiler Gail Rothrock 13. Date Compiled 2/79 14. Designation
Approval
15. Acreage 240 acres

MARYLAND HISTORICAL TRUST

M: 24/9
Magi #

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC The Higgins Place
AND/OR COMMON

2 LOCATION

STREET & NUMBER 13415 Darnestown Road
CITY, TOWN Darnestown VICINITY OF _____ CONGRESSIONAL DISTRICT 8
STATE Maryland COUNTY Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" 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 Mrs. Paul Culbertson Telephone #: 948-5874
STREET & NUMBER 13415 Darnestown Road
CITY, TOWN Darnestown VICINITY OF _____ STATE, zip code Maryland 20760

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Montgomery County Courthouse Liber #: 855
Folio #: 495
STREET & NUMBER _____
CITY, TOWN Rockville STATE Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE MNCPPC Inventory of Historical Sites
DATE 1976 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Park Historian's Office
CITY, TOWN Derwood STATE Maryland 20855

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7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" 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 type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The main section of this frame house is L-shaped, 2½ stories, three bays by two bays. It faces west, and is removed a considerable distance from the road.

The house is built on fieldstone foundations, and the main section is covered with brown-stained shingles. Two fieldstone steps lead to the glass-and-wooden-paneled west door. There is a cross gable roof with grey asbestos shingles; there are white butt shingles in the west cross gable. The cornice line is boxed and returned. There are six-over-six double-hung windows on the east ell and two-over-two double-hung windows on the west section. West windows are flanked by white wooden paneled shutters. There is a bay window on the north elevation.

On the northwest corner, there is an exterior stone and brick chimney, large at the base and tapering as it reaches the height of the central gable. There is an interior chimney at the south end of the house.

On the north side of the house is a one-story, one bay by one bay, flat-roofed addition. The extreme east section is a three bay by one bay stucco-over-cinderblock addition with a three-stepped south facade. There is an L-shaped one-story lean-to on the east and south elevations.

The house is set in a beautifully landscaped area of maples, birches, boxwoods, and cedars.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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 type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Local History	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES c. 1904

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This house is known as "the Higgins Place". The land was once part of "Mitchell's Range" and was bought and sold in various bits and pieces since c. 1800, also carrying names of "Treble Trouble" and "Baker's Chance".

By 1856, Samuel Higgins and his wife, Eliza, owned 115 acres nearby. In 1872, others in the Higgins family bought two small pieces of land near Seneca Creek of 15 1/8 acres and 16 1/2 acres,¹ and in 1886, Sam's son, George, added to it by buying 108 acres.² This total of 139 acres was all part of "Baker's Chance".

When Sam and Eliza Higgins lost their nearby property in 1897 due to defaulting on a mortgage, son George took them in to live with him and his family. With a small house and this addition to the family, they needed more room. Accordingly, George built the present house about 1904, large enough to accommodate three generations of Higginses. Thereafter, George's old house was no longer occupied and was used to store grain. What remained by the 1930s was torn down.

The Higgins family lived there until 1921 when the property was sold to William Warfield.³ In 1930, at which time Karl Fenning was the owner, the adjoining property of 204 acres, known as "Treble Trouble", was added.⁴ This property had previously belonged to the Hoskinson family. In 1940 the total of approx. 340 acres was bought by Paul Culbertson, whose widow is the present owner. Approximately 100 acres along Great Seneca Creek has been sold to the state of Maryland for use as part of Great Seneca Creek State Park.

FOOTNOTES:

- 1 Land Records of Montgomery County, Md.
- 2 Ibid., JA 2/1
- 3 Ibid., 498/45
- 4 Ibid., 508/413

M:24-9

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Md.
Interviews with: Mrs. Paul Culbertson, Mrs. Helen Bowman, Mr. Edgar Lee Higgins

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 240 acres

VERBAL BOUNDARY DESCRIPTION

Bounded by Bondbrook subdivision on the N.
Seneca Creek St. Park on the W.

Off Route 28, east of Darnestown

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE	Reed/McGuckian, Arch. Description
ORGANIZATION	DATE
Sugarloaf Regional Trails	1/79
STREET & NUMBER	TELEPHONE
Box 87	926-4510
CITY OR TOWN	STATE
Dickerson	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, State Circle
Annapolis, Maryland 21401
(301) 267-1438~~

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

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Hoskinson House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

13415 Darnestown Road

CITY, TOWN

Darnestown

VICINITY OF

(Gaithersburg P.O.)

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Paul Culbertson

Telephone #:

STREET & NUMBER

13415 Darnestown Road

CITY, TOWN

Gaithersburg

VICINITY OF

Maryland

STATE, zip code

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

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CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a two-story, frame farmhouse of three bays on its main (south) facade. There is a central door and a tall center gable. The molded cornice is returned at the gable ends. Stove-type chimneys in internal end walls. Tall, 2/2 windows. Old siding, covered with newer wooden shingles.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

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PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input checked="" 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"/> 10-1499	<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 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 type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Possibly the Hoskinson house that appears on the 1878 Atlas.

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

11 FORM PREPARED BY

NAME / TITLE		Michael F. Dwyer, Senior Park Historian	
ORGANIZATION	M-NCPPC	DATE	2/26/75
STREET & NUMBER	8787 Georgia Ave.	TELEPHONE	589-1480
CITY OR TOWN	Silver Spring	STATE	Maryland

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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

Frank Higgins House
24/9

Resolution No. 10-777
Introduced: June 11, 1984
Adopted: June 11, 1984

M.24-9

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

SUBJECT: Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland

WHEREAS, in September, 1983, the Montgomery County Planning Board transmitted to the Montgomery County Council the Final Draft Amendment to the Historic Preservation Master Plan, proposing the addition of several historic sites for inclusion in the Master Plan and the removal of several sites from the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland; and

WHEREAS, on December 13, 1983, the Montgomery County Council held a public hearing wherein oral and written testimony was received concerning the Final Draft Amendment to the Historic Preservation Master Plan; and

WHEREAS, on May 22, 1984, the Council Planning, Housing and Economic Development Committee reviewed the Final Draft Amendment to the Historic Preservation Master Plan and the issues raised at the public hearing with the Montgomery County Planning Board, staff and affected parties; and

WHEREAS, the Montgomery County Council reviewed the recommendations of the Planning, Housing and Economic Development Committee at a worksession held on June 11, 1984.

NOW, THEREFORE, BE IT RESOLVED by the County Council, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, that -

The Historic Preservation Master Plan is hereby amended by the inclusion of the following sites and/or resources:

1. Dickerson Station
2. Brewer Farm
3. Bussard Farm

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- 4. Pleasant View Church #2
- 5. Pleasant Hills
- 6. Glen Store and Post Office
- 7. Locust Grove I (Magruder House)
- 8. Ellerslie
- 9. Hayes Manor
- 10. Woodend

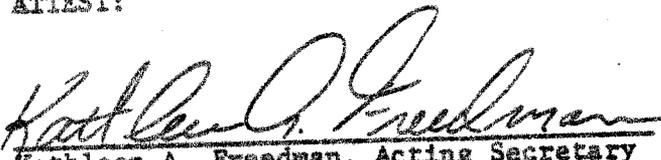
BE IT FURTHER RESOLVED that the following sites and/or resources are hereby removed from the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland as not suitable for regulation under the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code:

- 1. Darby/Offutt Farm
- 2. Frank Higgens (Hoskinson) House
- 3. Rudolph Beall House
- 4. Nathaniel Clagett
- 5. Jones House
- 6. Travilah Baptist Church
- 7. Greenbury Jackson House
- 8. Samuel Ford House
- 9. Granger Estate (Holton Arms School)

BE IT FURTHER RESOLVED that the decision regarding the proposed deletion of the Samuel Higgens House and Rammed-Earth House (Oakmont) from the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland, is hereby deferred for further review and consideration by the Council.

A True Copy.

ATTEST:


 Kathleen A. Freedman, Acting Secretary
 of the County Council for
 Montgomery County, Maryland

APPENDIX

SITES NOT RECOMMENDED FOR REGULATION UNDER THE HISTORIC PRESERVATION ORDINANCE CHAPTER 24A OF THE MONTGOMERY COUNTY CODE

The following sites have been reviewed and found not suitable for regulation under the Historic Preservation Ordinance. Those sites also listed on The Locational Atlas and Index of Historic Sites in Montgomery County, Maryland will no longer be subject to regulation under the Moratorium on Alteration and Demolition, Section 24A-10 of the Historic Preservation Ordinance. Although removed from the Locational Atlas, these sites will remain on the Maryland Historical Trust's State Inventory.

<u>Site No.</u>	<u>Name</u>	<u>Planning Board Hearing Date</u>	<u>Map Page Number</u>
24/3	Darby/Offutt Farm	7/12/83	11
24/9	Frank Higgens (Hoskinson) House	7/12/83	17
24/11	Rudolph Beall House	7/12/83	17
24/31	Nathaniel Clagett	7/12/83	18
25/7	Jones House	7/12/83	19
25/10-2	Travilah Baptist Church*	7/12/83	20
29/14	Greenbury Jackson House	7/12/83	21
29/24	Samuel Ford House	7/12/83	22
35/17	Granger Estate (Holton Arms School)	3/3/83	23

* No longer standing.



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FOR ADDITIONAL INFORMATION

See correspondence dated MAY 1983

ACTION TAKEN

Resources one through seven for placement on the Master Plan

Resources eight through fifteen found not to meet Ordinance criteria for placement and are recommended to be removed from Locational Atlas

1. Samuel Higgens House, Site 24/10
12901 Meadow View Dr.
Gaithersburg, MD 20760
2. Pleasant View Church #2, Site 24/13
Darnestown Rd.
Gaithersburg, MD 20760
3. Pleasant Hills, Site 24/21
14800 Darnestown Rd.
Germantown, MD 20767
4. Glen Store and Post Office, Site 29/3
11530 S. Glen Rd.
Potomac, MD 20854
5. Locust Grove (Magruder House), Site 29/16
7401 Lakeview Dr.
Bethesda, MD 20034
6. Ellerslie, Site 29/36
9030 Saunders Lane
Bethesda, MD 20034
7. Brewer Farm, Site 12/38
20201 Darnestown Rd.
Beallsville, MD 20753
8. Darby Offut Farm, Site 24/3
15330 Darnestown Rd.
Germantown, MD 20767
9. Frank Higgens (Hoskinson) House, Site 24/9
13415 Darnestown Rd.
Germantown, MD 20767
10. Rudolph Beall House, Site 24/11
15700 Norman Dr.
Gaithersburg, MD 20760
11. Nathaniel Clagett Farm, Site 24/31
13611 Deakins Lane
Germantown, MD 20767
12. Jones House, Site 25/7
Potomac Horse Center
Gaithersburg, MD 20760
13. Travilah Baptist Church, Site 25/10-2
12811 Glen Rd.
Gaithersburg, MD 20760
14. Greenbury/Jackson House, Site 29/14
10220 Kentsdale Dr.
Potomac, MD 20854
15. Samuel Ford House, Site 29/24
10800 Cripplegate Rd.
Potomac, MD 20854

POWER

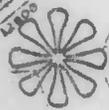
COMPANY

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24/9

FRANK HIGGENS



24/11

RUDOLPH BEALL

