Maryland Historical Trust
Maryland Inventory of Historic Properties Form

Survey No. M:35-69

1. Name of Property (indicate preferred name)

historic: No Gain

and/or common:

2. Location

street & number: 7121 Brookville Road / 3518 Thornapple Street — not for publication

city, town: Chevy Chase — vicinity of

state: Maryland — county: Montgomery

3. Classification

Category	Ownership	Present Use	
___ district)	___ public	___ agriculture	___ museum
X building(s)	X private	___ commercial	___ park
___ structure	___ both	___ educational	X private residence
___ site		___ entertainment	___ religious
___ object		___ government	___ scientific
		___ industrial	___ transportation
		___ military	___ other:

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

name: David L. & A.W. Joseph

street & number: 3518 Thornapple Street — telephone no:

city, town: Chevy Chase — state and zip code: Maryland 20815

5. Location of Legal Description

courthouse, registry of deeds, etc.: Montgomery County Courthouse — Tax Map and Parcel: HN352; P543

city, town: Rockville — state: Maryland — Liber and Folio: 05011/0011

6. Primary Location of Additional Data

___ Individually Listed in the National Register
___ Contributing Resource in National Register District
___ Contributing Resource in Local Historic District
___ Determined Eligible for the National Register
___ Recorded by HABS/HAER
___ HSR or Research report at MHT
___ Other:

7. Description

Survey No. M:35-69

Condition

X excellent ___ deteriorated
___ good ___ ruins
___ fair ___ altered

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

Resource Count:

See attached.

CONTINUATION SHEET

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7121 Brookville Road
Section 7:2

The No-Gain farmhouse is located on a two-acre parcel bounded on the west by Brookville Road, and on the north by Thornapple Street. The residence is situated on a knoll near the center of the property with a gentle slope to the south. The house faces south, built to face a tributary of Rock Creek. A stand of pine trees along the western edge of the property provide a buffer from Brookville Road traffic. Located at the northeast corner of the parcel is a small log house, accessed from Thornapple Street.

The main house is a 2 1/2 story frame structure covered with clapboard siding. Windows are 6/6 double hung sash. The front, south elevation is a seven bay side-gambrel block, protected by a two-level open porch that extends to the full width. A four bay, one story east wing also has an open porch on the south facade.

The main block originally had a saltbox roofline with the long roof slope extending on the north (rear) side. In the 20th century, probably in the 1920s when it was owned by the Shultzes, the roofline was changed to a modified gambrel.

The three-bay, 1 1/2 story log house has a side gable asphalt roof and 6/6 sash windows. Logs are hewn and joined at the corners with V-notches. A rubble stone chimney has a brick stack above the ridgeline. The main west facade has one full size window to the right of a centered door. Small fixed windows that light the upper half-story are located in each outer bay. Notches in the log running above the door apparently indicate removal of a former entrance porch. A rear frame one story addition was built in 1994.

A two by one bay 1 1/2 story frame outbuilding is located adjacent to the north entrance to the property. The side gable structure is covered with board and batten siding, 6/6 sash windows. Since the structure is built into a hill, the brick foundation cellar has a door and window on the north side.

8. Significance

Survey No. M:35-69

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

Specific dates c. 1780's **Builder/Architect**

check: Applicable Criteria: __ A __ B __ C __ D

and/or

Applicable Exceptions: __ A __ B __ C __ D __ E __ F

Level of Significance: __ national __ state __ local

HISTORICAL CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Rural-Agrarian Intensification 1680-1815

Prehistoric/Historic Period Theme(s): Architecture and Community Planning

Resource Type: Individual

Category: Residential

Historic Environment: Rural

Historic Function(s) and Use(s): Residential

Known Design Source:

CONTINUATION SHEET

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Section 8:2

No Gain is an established landmark which, according to tradition, dates from the 18th century. Originally established in the 1750s, the estate flourished under the ownership of Zacchariah MacCubbin who constructed the original section of the main house in the 1780s. The residence was renovated and enlarged in the 20th century when the property was used as a country estate.

In the 1750s, John Cartwright purchased three parcels of land amounting to 342 acres. Together these parcels became the plantation later known as No Gain. A tobacco planter, Cartwright probably emigrated from St. Mary's County where the family had settled in the late 1600s. If the log cabin dates from 1760 as has been suggested, it was built by John Cartwright.[1]

Cartwright's plantation was split between two buyers in 1767, yet by 1780, it was reunified by Zachariah MacCubbin. Of all the owners of this property over the years, MacCubbin is the most significant for he is responsible for building the farm house that still stands and for naming the plantation *No Gain*.

MacCubbin named the estate No Gain. Some have speculated that the name reflects the farmer's difficulty in working the poor clay soil. The name actually dates from a 1786 survey that corrected boundary errors from previous surveys, resulting in fewer acres than MacCubbin had previously believed he had--304 instead of 307.

Zachariah enlisted in the Montgomery County militia at the onset of the Revolutionary War. He had married Martha Needham about 1768, and by 1776, Zachariah and Martha were living at No Gain with two children. The family had as many as 10 children, though no more than seven lived to be adults.[2]

In 1783, the estate included "one old dwelling house, barn, two or three small outhouses (outbuildings), 200 acres cleared land" valued at L300. It is possible that the old dwelling house

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[1]Unless otherwise noted, the information in this research form is based on William LeoGrande, " 'No Gain': Portrait of a Yeoman Family Farm in Montgomery County, Maryland," CCHS manuscript, 1997. The No Gain property had been part of two separate patents known as *Charles and Thomas* and *Labyrinth*. In modern accounts, the log house has been dated as early as 1760. Michael Kernan, "The Oldest Living Cabin," *Washington Post*, 11-2-1969.

[2]Zachariah's brother Thomas and Martha's sister Eleanor married each other and lived with the Maccubbins at No Gain in 1776. Eleanor died the next year, however, and Thomas remarried and moved to West Virginia. LeoGrande, p6.

was the log structure, or it may have been part of the main house. According to modern accounts, Maccubbin built a house in the mid 1780s to accommodate his growing family. By 1785, the family included at least six children. According to tradition, the house he built was the present main house.[3]

Like most tobacco planters, MacCubbin owned slaves. Between 1777 and 1798, he owned between two and 14 slaves, the number varying with his financial situation. In general, he owned more slaves than most of his contemporaries.

In 1798, MacCubbin lost the No Gain estate after both incurring large debts and sustaining a drastic drop in tobacco prices. Zacchariah and Martha moved to a farm in Bethesda and in a few years he was imprisoned for his debts.

No Gain was purchased in 1798 at auction by Zachariah's first cousin, James Carroll, for £610. Ten years later, another first cousin, Nicholas Lingan, bought No Gain. Soon after, Lingan died, so the estate was sold to pay off the mortgage. Georgetown merchant Clement Smith, a son-in-law of another of Zacchariah's first cousins, bought No Gain in 1813, selling it three years later. With that sale, the property finally was sold out of the family. Until 1840, the estate was owned by a series of absentee landlords who hired tenants to operate the farm. During this period, cultivation probably shifted from tobacco to grain.

In 1840 the estate was purchased by William Allison, a 38 year old New Jersey clerk. He and his wife Rebecca and their six children worked the farm with the help of a hired man. The property was reduced in 1847 when the Allisons sold 166 acres west of Brookville Road sold. [4]

Samuel B. Anderson bought the No Gain land east of Brookville Road in 1853. For the first time in decades, the farm became a financial success. Anderson expanded the estate to more than 250 acres, including a slave cemetery used by both the Anderson and neighboring Watkins families.[5]

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[3]1783 State Tax Assessment cited in LeoGrande, p25, fn 20. Discussion of Maccubbin children, Ibid, p6.

[4]LeoGrande, p11.

[5]Ibid., 12. S B Anderson farm shown on 1865 Martenet and Bond map.

The farmhouse was used during the Civil War, according to tradition, as a hideout for regular Union soldiers. The east wing, said to have been damaged by fire when these soldiers clashed with regular Union troops, was rebuilt. In 1868, Anderson owned 12 slaves. At the time of his death in 1870, his real estate in Washington DC, Prince George's County, and Montgomery County was valued at the impressive sum of $35,000. Samuel's son John continued running the farm until his own death in 1882.[6]

Mary Florence Griffith Anderson inherited the farm from her husband, John. She remarried and lived at No Gain with her second husband Daniel Woodward until her death in 1891. Her siblings divided the 209-acre property into four lots in 1895. Mary's sister Isabella Griffith received Lot 2 which included the No Gain Farmhouse, outbuildings, and 63.75 acres.[7]

Isabella and her husband/cousin William R. Griffith subdivided No Gain once again, creating William R. Griffith's Addition to Chevy Chase. Before beginning development, they sold out to Harry Martin the majority of the property which became part of a community known as Martin's Additions.

The property containing the No Gain farmhouse, was reduced to a four acre parcel extending from the newly established Taylor Street (then known as Meadowbrook) north to Thornapple Street. This parcel was purchased by Minnehaha E. and Wentworth C. Brooke who named the house Brooke Farm Inn, operating it as a restaurant and hotel. The establishment was also known or remembered by some as Mrs. Brooke's Tea Room.[8]

In the 1920s, Dr. and Mrs. Frank Hood Shultz purchased the four-acre property and renovated the house for use again as a private residence, though commercial use continued when he opened an antique shop in the log house. The Shultzes managed a small farm, orchard, vineyard, and flower gardens. They constructed chicken houses, pheasant pens, a duck pond,

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[6]LeoGrande, p12. Civil War lore is recounted in Michael Kernan's "The Oldest Living Cabin," *Washington Post*, Nov.2, 1969. J. Hopkins Anderson is listed as a Bethesda farmer in Boyds 1879 Directory of Montgomery County, p120; and is shown on Hopkins 1878 Atlas.

[7]LeoGrande, p14. The 1890 Fava Naeff map show Woodward at this site, while 1894 Hopkins map has John B Griffith owning the 209 acre farm.

[8]1917 Deets and Maddox. Deed TD 6:34. Wallace Janssen, "A Look Back at the Village of Martin's Additions," 1985. *Journal*, 9-6-1973. *Sentinel*, 1-14-1976.

horse stable, and a tennis court. It was probably during this period that the roofline of the house was changed from a saltbox to a modified gambrel.[9]

About 1928, the Shultzes built a private school on the grounds, facing Brookville Road (now #7101). The school, known as the Bradford Home School, was in operation until 1932. Mrs. Shultz then converted the building into a restaurant known as Brooke Farm Tea House, capitalizing on the earlier commercial success of the Brooke family. In the 1940s the No Gain property was subdivided, and the restaurant was owned separately. By 1973, the place was known as Brook Farm Restaurant, and by 1985, La Ferme Restaurant.[10]

No Gain was subdivided again in 1971 by Thomas W. Sandoz who reduced the property surrounding the house to two acres. Sandoz had owned No Gain since about 1944. In 1971 the house was purchased by architect William Kenneth Frizzell. No Gain has been owned since 1977 by Dr. and Mrs. David I. Joseph.[11]

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[9]Deed 308:227. 1931 Klingé Atlas. *Journal*, 9-6-1973.

[10]1931 Klingé Atlas. *Journal*, 1973. *Sentinel*, 1976. Janssen, 1985.

[11]*Washington Post* 1969, and advertisement 1971. *Journal* 1973. Deed 5011:11 (1977).

9. Major Bibliographical References

Survey No. M: 35-69

See attached

10. Geographical Data

Acreage of nominated property 86,435 Sq. Ft.

Quadrangle name _____ Quadrangle scale _____

Verbal boundary description and justification

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

state	code	county	code
state	code	county	code

Form Prepared By

name/title	Clare Lise Cavicchi, Historic Preservation Planner		
organization	Maryland National Capital Park and Planning Commission	date	1/98
street & number	8787 Georgia Avenue	telephone	301-563-3400
city or town	Silver Spring	state	Maryland 20910-3760

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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CONTINUATION SHEET

M:35-69 No Gain
7121 Brookville Road
Section 9:3

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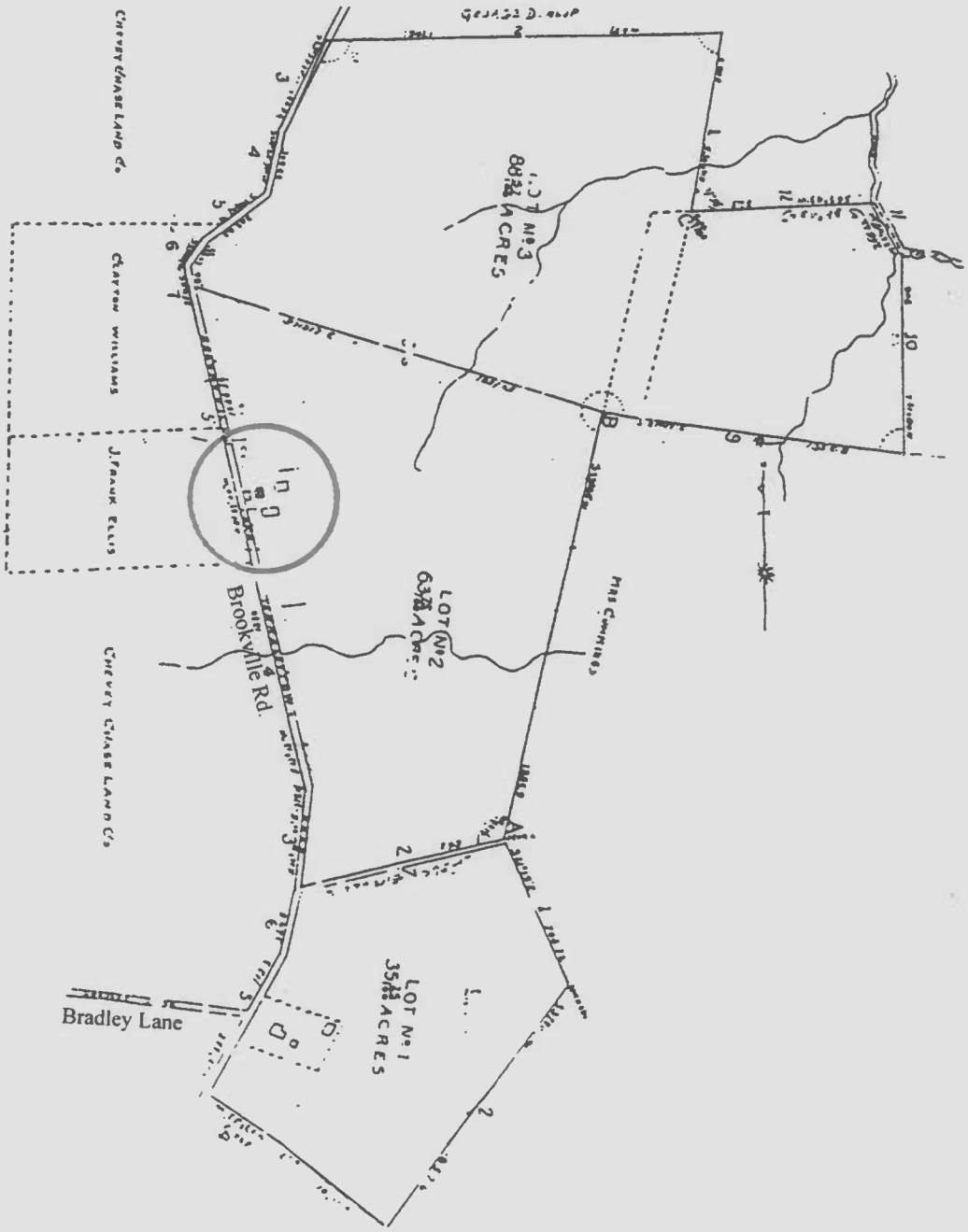
CONTINUATION SHEET

M:35-69 No Gain
7121 Brookville Road
3516 Thornapple Street

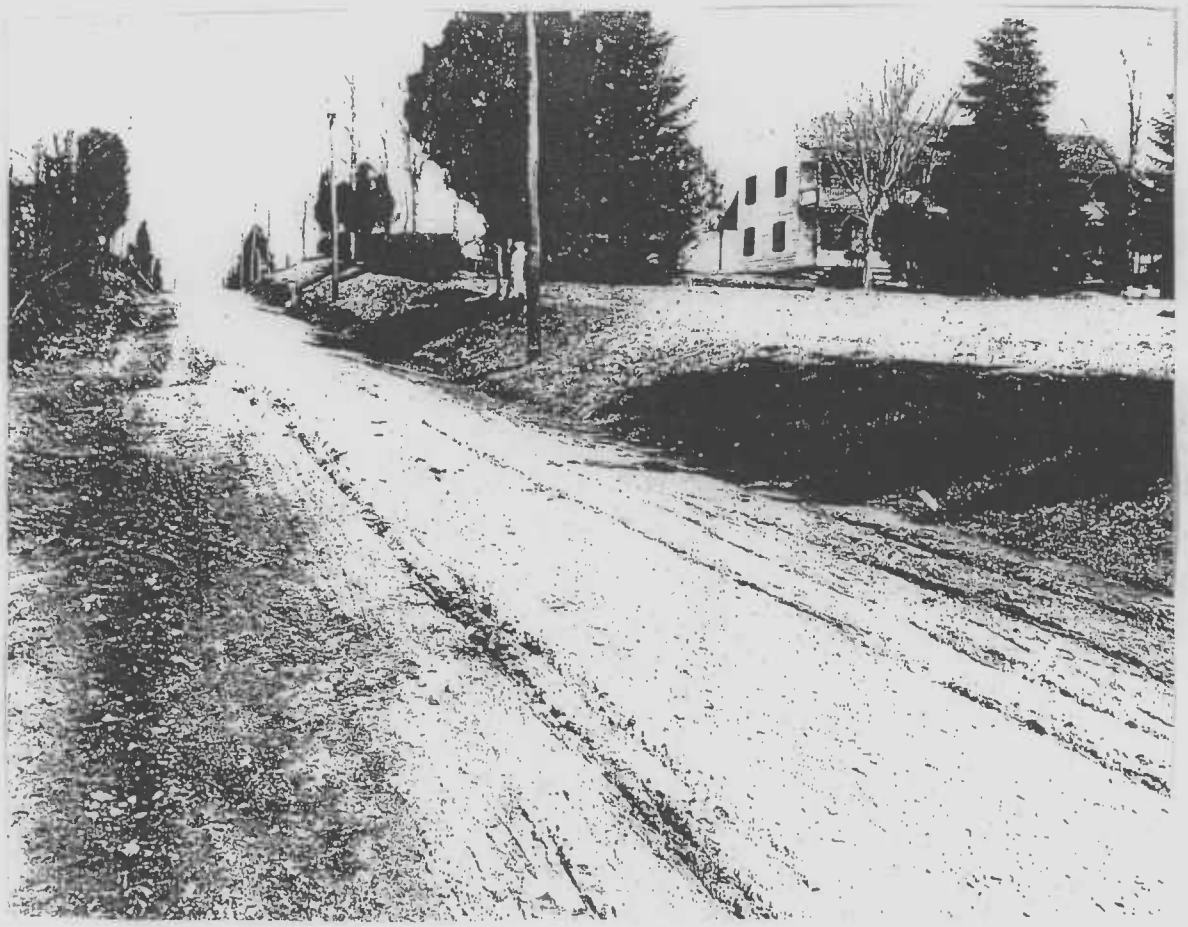


Plat of the Estate of John Hopkins Anderson. 187.67 acres. 1895.

Source: William M. LeoGrande, Department of Government, American University, Washington, D.C.

CONTINUATION SHEET

M:35/69 No Gain
7121 Brookville Road
3518 Thornapple Street



1910 View of No Gain House looking north on Brookville Rd. (MCHS)

CONTINUATION SHEET

M:35/69 No Gain
7121 Brookville Road
3510 Thornapple Street

CONTINUATION SHEET

M:35/69 No Gain
7121 Brookville Road
3510 Thornapple Street

VICINITY MAP FOR

CHEVY CHASE

No Gain, 7121 Brookville Road/
M:35-69 3518 Thornapple Street

Map compiled on November 19, 1998 at 3:13 PM

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