

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no

Property Name: Benson-Sibley Farm Inventory Number: M: 14-50

Address: 10715 Brink Road Historic district: ___ yes no

City: Germantown Zip Code: 20876 County: Montgomery

USGS Quadrangle(s): Germantown

Property Owner: Bethel World Outreach Ministries Tax Account ID Number: 00028903

Tax Map Parcel Number(s): 999 Tax Map Number: FV22

Project: Mid County Corridor Study, Montgomery County, Maryland Agency: Montgomery Co. Dept. of Public Works & T

Agency Prepared By: Paula S. Reed & Associates, Inc.

Preparer's Name: Eddie Wallace (see note in Justification) Date Prepared: 7/15/2011

Documentation is presented in: Maryland Inventory of Historic Properties (MIHP) # M:14-50

Preparer's Eligibility Recommendation: ___ Eligibility recommended Eligibility not recommended

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ___ yes Listed: ___ yes

Site visit by MHT Staff ___ yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Note: The Description, Integrity Assessment, Resource History, and Montgomery County Historic Context were authored by Eddie Wallace of Paula S. Reed & Associates, Inc., while Christeen Taniguchi of RK&K, LLP completed the evaluation. Additional resources consulted by RK&K are noted with an asterisk in the Bibliography.

Assessment of the Property's National Register Eligibility

The Benson-Sibley Farm is recommended not eligible for the National Register of Historic Places (NRHP) under Criteria A, B, and C.

Criterion A

This estimated 120 acre farmstead was established during the second half of the eighteenth century, originally growing tobacco, as evidenced by the tobacco house that once existed on this property. Tobacco was the main cash crop in Maryland (including Montgomery County) at that time. Like a typical farm of the mid-19th century, the property was used to produce wheat, corn, and rye, and raise cows. This is when the now collapsed bank barn was constructed. By at least 1930, the property was being used for dairy, as is evidenced by the milk house that stands on the property today, along with a ca. 1920 farmhouse and shed. The

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MHT Comments:

Jim Salmons
Reviewer, Office of Preservation Services

12/20/2011

Date

[Signature]
Reviewer, National Register Program

12/22/11

Date

property's evolution from tobacco to grains to dairy was a common transition for farmsteads in northern Montgomery County. This is still reflected today on many of these farms where the buildings and structures vary widely in age. The property's potential significance could be its association with early 20th century dairy farming in northern Montgomery County. Although in poor condition, the milk house is still a good representative of a building type associated with this historic context. The property maintains its historic acreage and portions of the property are still being farmed today, although there are no longer any dairy operations. However, the property does not have a significant association with this important local historic trend. The property is simply one of many other farmsteads of the period that converted to dairy when it was a popular industry. In addition, the property has lost at least two of the farm buildings that existed in the early 20th century, a tobacco house and bank barn. Therefore, the evaluated property does not appear to qualify for the NRHP under Criterion A.

Criterion B

The residence was constructed when the property was owned by James E. L. Sibley after he acquired it in 1904 from his great uncle William H. Benson, Sr. Sibley was a farmer and responsible for converting the farm to dairy in circa 1930 and building the existing milk house. The property remained in the Sibley family until 2004. There is also no evidence that either Benson or Sibley, nor any of his descendants associated with the property, were significant. Therefore, the property does not appear to qualify for the NRHP under Criterion B.

Criterion C

The Benson-Sibley Farm is on about 120 acres of land and includes a ca. 1920 wood frame farmhouse, cast block milk house, and wood shed. The modest vernacular house was built with Colonial Revival and Craftsman influences, styles that were fashionable at that time. The house's porch and the milk house exterior walls are made of cast block, a popular building material because of its economical and practical nature. Its application can be seen throughout the northern Montgomery County area. However, neither the individual buildings nor the property as a whole contains enough distinctive characteristics to be considered truly representative of a particular type, period, or method of construction. The farm house is not significant, and has modifications that include replacement windows, doors and front porch flooring. In addition, the farmstead has lost at least two important agricultural buildings, namely the tobacco barn and barn. Because this property does not clearly possess the defined characteristics required to be strongly representative of the historic context, it was evaluated against other examples of the property type to determine eligibility. This northern area of Montgomery County is located within a local agricultural preserve which contains numerous other examples of early 20th century dairy farmsteads. These include the Byrne-Magee Farm (22415 Clarksburg Road, Boyds; M: 13-24), which has a 1912 vernacular house, cast block dairy barn, milk house, garage, hen house, smokehouse, and corncrib/wagon shed. The house is a well-preserved example of a rural vernacular building with several unusual stylistic features, and the agricultural buildings are good examples of buildings associated with early 20th century farming. The Kingstead Farm (11415 Kingstead Road, Damascus) is a distinctive example of a late 19th to early 20th century farmstead. Its timberframe bank barn, concrete block dairy barns, and milk house are highly representative of late 19th and early 20th century farm building construction methods. The property also includes a farmhouse. The Darby-Green Farm (23101 Woodfield Road, Gaithersburg) is a strong representation of an early 20th century dairy farm, with its comprehensive grouping of early to mid-20th century agricultural buildings including a substantial dairy barn, dairy, milk house, calf barn, pumphouse, equipment building, and smokehouse. In other words, there are numerous other examples farmsteads that better represent the early 20th century dairy farmstead historic context than the Benson-Sibley Farm. Therefore, the property does not appear to qualify for the NRHP under Criterion C.

Description

The Benson-Sibley Farm buildings stand on the north side of Brink Road, approximately one mile east of the intersection with Maryland 27, Ridge Road. The farmland, which extends to the west, north and east of the buildings contains approximately 120

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acres currently mostly under cultivation and in wood lots. Despite the busy two-lane Brink Road, and expanding suburban development in Montgomery County, the setting of this property retains its rural character.

Buildings include a ca. 1920s frame house, a shed and a cast block milk house. Adjoining the milk house to the north is the collapsed ruin of the farm's bank barn. The barn was noted in the 1974 recordation of the property. The log tobacco barn, also noted in the 1974 MIHP form, no longer stands.

The house, which dates from the 1920s, is a two story, three bay frame dwelling with a central entrance and double windows. A hipped roof porch crosses the front elevation with battered square posts resting on rusticated cast block piers with cast egg and dart molding. A one-story hipped roof projecting bay extends from the west end wall of the first story. Two paired windows light the second story at the front elevation, with no opening in the central bay. A central, shallow shed dormer with three small windows protrudes from the front (south) slope of the roof. Windows overall are single pane replacement vinyl sash with the original wood frames still intact. The house is covered with lapped wood siding with vertical wood corner boards. The somewhat wide cornice overhang is boxed wood with deep gable returns. The roofing material is asphalt shingles. There is a brick central chimney. There is a shed roofed porch across the rear elevation with approximately two thirds of the north end enclosed. The remaining open third of the back porch has square posts resting on a new concrete deck with replacement railings. The house foundation is concrete and there is a ground-level entrance into the basement.

To the east of the house is a small gable-roofed shed. Like the house it is covered with lapped wood siding and has a door at its west gable end. The shed's roof is covered with asphalt shingles.

Behind the house to the north, on the far side of a paling/chain link fence is the site of the agricultural buildings. All that remains is a rock-faced cast block milk house with rusticated cast corner blocks. The building is covered with a channel drain sheet metal roof, with a corner portion of the roof missing at the south end. There are two round projecting roof ventilators. The building's windows and door are no longer in place and the plastered interior is beginning to degrade.

To the northwest of the milk house is a collapsed ruin of the barn. A concrete pad appears to cover the bank access to the old bank barn. The foundation appears to be stone. The channel-drain metal roof covers most of the barn frame debris. The frame appears to have been sawn as opposed to hewn. There are metal milking stations still in evidence.

Integrity Assessment

The house, shed and milk house are the three remaining buildings in this agricultural landscape. The three survivors all date from the early 20th century and, together with the farmland still under cultivation, retain integrity of location, setting, design, materials, workmanship, feeling and association.

Resource History

The Benson-Sibley Farmstead stands on 119 acres of a larger tract of 630 acres called "Thomas' Hog Pasture," patented in 1768 by Richard Thomas (MSA S 1595-3334, Montgomery Co. Patent Record BC and GS 33, p. 450, www.msa.md.gov, Plats.net). Located between Little Seneca Creek and Great Seneca Creek, the land was well-watered and suited for agricultural development. By 1794, Dennis Griffith's "Map of the State of Maryland" showed a road (now Brink Road) passing through the area occupied by "Thomas' Hog Pasture" and the nearby "Crows" mill (later Davis' Mill) on Great Seneca Creek (Papenfuse and Coale, pp. 50-51). Though named as a pasture for hogs, it is likely that Thomas grew tobacco on his large tract as evidenced by the remnant log tobacco house still located on the property as late as 1974 (MIHP M:14-50 documentation).

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The Thomas family appears to have held ownership of the land into the first half of the 19th century, but by the 1840s, at least 115 acres of "Thomas' Hog Pasture" was owned by Richard Neeld, Charles Harvey, and Joseph Brown (MC DB STS 1, p. 255). The group sold the parcel to Edward Trail in 1845, just three years after the marriage of Trail's daughter Jane to William H. Benson (online genealogy, <http://edlrs.org/notes/p24.htm>).

The Benson family lived in Montgomery County by the 1780s. William H. Benson, son of Ninian Benson, was born in the county in 1790 (to differentiate himself from his cousin of the same name, Benson always listed himself as William H. Benson of N, meaning "of Ninian"). A long-time member of the Neelsville Presbyterian Church, William H. Benson of N married Jane Trail in 1842 (Mont. Co. marriage license). The couple settled in the Clarksburg District (No. 2) of Montgomery County on the west side of the Frederick to Georgetown Road (today Rt. 355) just south of Neelsville (see 1865 wall map of Montgomery County). On the 1850 census, William and Jane Benson were listed with three children, Harriet A., James W., and John E. The 1865 map shows the subject 115-acre "Thomas' Hog Pasture" parcel with a building located northward from the road (today's Brink Road) along a small creek, under the name "Edw. Trails P.," presumably meaning "Pasture." (see attached) In 1867, Trail sold the farm to his son-in-law William H. Benson (Sr.) for \$920 (MC DB EBP 4, p. 207).

Benson appears to have purchased the farm for his oldest son James W., who was shown at this location on the 1879 Atlas Map of Montgomery County. James Benson's house was by then identified on the map immediately adjoining the road -- described in the 1867 deed as "the main road." Though not the dwelling currently occupying the subject property, James Benson likely built the bank barn (now collapsed) nearby for the operation of a typical mid-19th century farm in mid-Maryland, producing wheat, corn, and rye along with a small number of "milch" cows (typically about eight). James W. Benson apparently had no children and by 1900 was no longer listed on the census for Montgomery County. William H. Benson Sr. (by this time he dropped the "of N") still owned the 115-acre farm in 1900 and the census for that year indicates that it was probably occupied by his youngest son Richard J. Benson (age 41).

William H. Benson Sr. died in 1903 and the farm was sold in 1904 to James Sibley (MC DB 178, p. 128). James E. L. Sibley was the son of Joseph and Harriet A. (Benson) Sibley, the family listed in the 1880 census as living in the Clarksburg District (James age 14). The 1904 deed indicated that Benson conveyed the farm to Sibley prior to his death, with a balance due of \$2,900. It was James Sibley who constructed the new house, probably in the same location as the old house formerly occupied by his uncle and name-sake James Benson. Sibley, listed as a "General Farmer" on the 1920 census, also converted the farm to dairy, probably about 1930, adding the then-state of the art cast block milk house to the old barn.

The farm passed to the Sibley children, Joseph and Edward Sibley, and Frances (Sibley) Arnold, after the death of James and then his wife Lillie Sibley. In 1971, son Joseph Sibley passed away, and later Edward Sibley, leaving Frances Arnold as the owner by 1997 (MC DB 14853, p. 145). The farm was documented on the Maryland Inventory of Historic Properties 1974, at that time the bank barn and old log tobacco house still standing. Beginning with Edward Trail's purchase in 1845, the 115-acre parcel of "Thomas' Hog Pasture" remained in the same family through marriage (Benson, Sibley, Arnold) until 2004 when it was sold to the current owner (MC DB 27762, p. 1), a total of 159 years.

Montgomery County Historic Context

Montgomery County is geographically located on the fall line between the coastal plain of Maryland west of the Chesapeake Bay, and the Piedmont southeast of the Catoctin Mountain range. The land is watered by two major rivers, the Patuxent to the north and the Potomac along the southwest, each fed by many smaller creeks and runs. The soils range from sandy loam in the southern region of the county to the rich silt loam of the northern region. The geographical differences between the northern and southern

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areas of the county affected not only the people who settled there but also the types of agriculture they pursued and later the density of development in the 20th century.

Despite its appearance today, much of the history of Montgomery County is rooted in agriculture. However, the cultural landscape of the county reflects not just changes in agricultural practice, but also development of transportation systems and the growth of nearby Washington, D.C. in both influence and size.

Montgomery County was initially in the western part of Maryland outside of any county designation. The wilderness of the western lands, considered too far from navigable waters, were included within Prince Georges County when it was created in 1695. Through the first decades of the 18th century, land grants along the Potomac and Patuxant Rivers were large, often thousands of acres (Scharf 1882: 647-651). Tobacco culture, the cash crop of Maryland and its official currency, required large tracts in order to cultivate new fields as old ones became infertile. Early roads, little more than bridle paths, became "rolling roads" over which the hogsheads of tobacco could be rolled to the nearest inspection warehouse. In Prince Georges County, tobacco warehouses were located at Bladensburg, Piscataway, Port Tobacco, and "the Rolling-House which George Gordon built" near the mouth of Rock Creek. George Gordon's warehouse was designated an official tobacco inspection house in 1747 by the Maryland Assembly (Archives of Maryland, Vol. 44, p. 607 and p. 609).

Through the 1720s and 1730s, settlement on the western lands of Prince Georges County was supplemented by a steady migration of Germans from Pennsylvania. Frederick County was carved from the western region of Prince Georges County in 1748, with Frederick Town as its seat of government. The southern boundary of the new county began at the mouth of Rock Creek on the Potomac River. By 1755, according to historian Thomas Scharf (1882: 652), all of the land area of southern Frederick County (later Montgomery County) was claimed.

Transportation of agricultural products through and out of Frederick County, its northwestern sections far from the navigable creeks and rivers, determined many of the ensuing routes. Bulk grains produced for sale were converted to flour and whiskey to ease their transport by wagon; subsistence wheat and corn also had to be ground for home use. Secondary roads from farms to mills began to spider web across the countryside. But cultivation of tobacco continued as an important cash crop and George Gordon's warehouse was the only tobacco inspection warehouse located in Frederick County. The significance of this Potomac River port to the growth of west-central Maryland trade and transportation was emphasized by the 1751 Act of the Maryland Assembly establishing Georgetown. The new town of eighty lots was located partially on George Gordon's land adjoining the tobacco warehouse (Archives of Maryland, Vol. 46, p. 630).

By the 1770s, settlement within the extensive boundaries of Frederick County was relatively advanced. In 1774, the Georgetown Road was defined by the Maryland General Assembly as one of the "Principal market roads" of Frederick County, and appropriated \$1,200 in the form of a loan for improvements to the road (Archives of Maryland, Vol. 64, p.394). This growth prompted the creation of two new counties in 1776 when Washington County was carved from the western-most area of Frederick County and Montgomery County from the southern region.

During this first period of settlement and building construction in west-central Maryland most buildings were likely constructed of logs or timber framed. One of the earliest documents describing housing in the region was a 1767 inventory of the tenant properties on Lord Baltimore's Conococheague Manor in what is now Washington County. Most of the 80 tenants had dwelling houses, and nearly all of them were of log construction, with only a few frame houses noted. ("A List of Tenements on His Lordship's Manor of Conococheague --- 1767," copy of original in Canadian Archives)

Montgomery County was established as a political entity in 1776 on the eve of the American War for Independence. The

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prosperity that grew in Montgomery County in the period leading up to the Revolution was the result of agricultural intensification as frontier conditions lessened and farming and support networks matured. Most prominent in the developing economy during the time period was the growing shift to wheat and small grains away from less profitable tobacco. Wheat was a more saleable product than tobacco and was not restricted by production legislation as tobacco had been. Wheat was, however, on the list of commodities that by law had to be shipped to England in pre-Revolutionary days. Therefore, in the 1760s and 1770s, wheat profits were limited by market conditions in England. No wonder then that county residents were at the forefront of the colonial rebellion.

Despite the economic difficulties for farmers caused by the Revolutionary War and then the War of 1812, the first decades of the 19th century brought extensive changes in the transportation options of Maryland farmers. Plans for construction of the National Road to connect with the territory encompassed by the Louisiana Purchase spurred a rash of like-minded private road improvements. Local banks and public stock sales financed the turnpike road companies. In 1805, the Washington Turnpike Company was established, a corporation to improve the road between Frederick and Georgetown (Archives of Maryland, Vol. 607, pp. 53-56). Completed by 1828, road conditions were reportedly continuously bad, often washed out by bad weather and rutted by wagons ("Transportation in Rockville," McGovern and Cummings, Peerless Rockville).

On the heels of the road improvements came the Chesapeake & Ohio (C&O) Canal and the Baltimore & Ohio (B&O) Railroad in 1828 and construction continuing through the 1840s. Although the B&O Railroad did not directly impact Montgomery County, the C&O Canal ran the length of the county's southern border along the Potomac River to Georgetown. Both of these important advancements in transportation improved the ability of local farmers and mill operators to transport their grain products to the ports of Baltimore and Georgetown more cost-effectively.

Peace and improved transportation were a boon to the producers of wheat in Maryland, part of the American "breadbasket" through the second quarter of the 19th century. That peace and prosperity was interrupted through the 1860s by the American Civil War, a conflict that divided Montgomery County politically. The county, which bordered both the Federal City of Washington, D.C. and the Confederate state of Virginia, experienced continuous occupation along its Potomac River and Washington borders by the Union Army.

After the Civil War, Maryland's urbanization accelerated. While industry blossomed in Baltimore, the significant enlargement of the federal government during Lincoln's presidency signaled the expansion of civil service jobs in Washington. In Montgomery County population growth on the outskirts of the city began to accelerate. This trend moved further into the county's interior with the addition of the Metropolitan Branch of the B&O Railroad in 1873. But more importantly, the railroad provided Montgomery County farmers direct access to urban markets.

Wheat and other grains still formed the bulk of Montgomery County farm production through the last quarter of the 19th century and into the early 20th century. In 1880, Montgomery County farms produced the second highest amount of wheat per acre in the state, second only to Washington County. With the nearby city of Washington, as well as Baltimore, growing in population each year, in addition to dairy production some farmers shifted to market gardening and orchard fruits. In 1910, when the federal census began recording such data, Montgomery County farms produced vegetables at an aggregate value of \$237,505 and fruits valued at \$145,363. By 1920, those numbers soared to \$648,866 for vegetables and \$304,303 for fruits. ("Geostat Center: Collections, Historic Census Browser," UVA, <http://fisher.lib.virginia.edu>)

The period of the railroad, industrial growth, and urbanization was identified by architectural exuberance among the well-off families of the region. Late 19th-early 20th century Queen Anne and Colonial Revival styles were well-suited to the purpose of suburban or summer dwellings outside of the city. Farmers who were reaping the rewards of using fertilizers and labor-saving

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equipment, also sought to identify themselves with the upper classes by constructing large, stylish houses.

It was in the first decades of the 20th century that the next transportation innovation, the automobile, began to take hold and change the cultural landscape of the county once again. Following the lead of bicycle enthusiasts of the late 19th century, the first automobile owners insisted on "Good Roads" over which to drive their new machines. By 1917, automobile ownership was relatively widespread and a revival of road travel began. The old Washington Turnpike became a two-lane paved road in 1925 and in 1926 it was added to the U.S. highway system, designated U.S. Route 240 (www.mdroads.com).

The trend toward urbanization and the shift of population to Baltimore had a profound impact on the agricultural landscape of the region. By 1920, Maryland had become 60% urban with slightly over half the state's population in Baltimore (Brooks in Walsh and Fox, p. 590). By the end of the 1920s, the number of farms in Maryland had decreased by 4,704 (Brown in Walsh and Fox, p. 704). Meanwhile suburban residential districts and recreational areas spread outward from Washington D.C. and Baltimore into Montgomery and Baltimore Counties. The conversion of farmland use to dairy changed the look of the landscape. Dairy herds required more forage, larger pastures, and more of the land was devoted to hay crops, clover, timothy and, from the late 19th century, alfalfa. Wheat and corn were still grown, wheat as a cash crop with its byproduct, straw, for bedding and corn both as a cash crop and as a feed crop. Federal sanitation requirements added new buildings to the agricultural landscape as well with the addition of the milk house. Often built of concrete block or glazed tile, these small buildings usually had gabled roofs and easy access to the lower levels of the barn where the cows were milked. The function of the milk house was to store milk, placed in steel cans and chilled until picked up by the "milk truck."

A new era of suburban development also grew with the popularity of the automobile. Not limited by rail lines as with the railroad and trolley systems, automobile suburbs first lined primary routes, identified by linear developments of 1920s and 1930s Colonial Revival, Craftsman, and American 4-Square style houses - most with their attendant one-car garage in the rear of the lot. Middle class neighborhoods grew off the main roads using the Federal Housing Administration small house design guidelines beginning in the 1930s and 1940s, and continued after WWII in the 1950s at an accelerated pace.

In 1944, Congress passed the Federal-Aid Highway Act establishing "The National System of Interstate Highways...to connect by routes, direct as practical, the principal metropolitan areas, cities and industrial centers to serve the National Defense." (www.interstate50th.org) Slowed by a lack of funding, it was not until 1956 that President Dwight D. Eisenhower gained Congressional approval and funding for what he designated the National Defense Highway System. It was designed to facilitate evacuation of metropolitan areas in the event of nuclear attack (Sudia 1978) The Washington National Pike, a new four-lane highway, was completed in 1957 roughly paralleling old U.S. Route 240. While the new interstate highway was first designated new U.S. Route 240 and then Interstate 70S (south), the old Route 240 became State Route 355, as it is known today. In 1975, I-70S was renamed I-270.

Washington metropolitan expansion continues at an astonishing rate along the route further into the Montgomery County interior, resulting in the dense suburban development seen today. Montgomery County agriculture today survives in the 93,000-acre Agricultural Reserve located in the northwestern third of the county.

Bibliography

"A List of Tenements on His Lordship's Manor of Conococheague --- 1767." copy of original in Canadian Archives.

Archives of Maryland Online. www.msa.md.gov/.

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* Cavicchi, Clare Lise. Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland. Silver Spring, MD: The Maryland-National Capital Park and Planning Commission, 2001.

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Montgomery County Department of Transportation (MCDOT)
Midcounty Corridor Study

**MCDOT's Recommendations concerning
National Register of Historic Places (NRHP) Eligibility for
Benson-Sibley Farm (M14-50) and Woodfield Farm (M14-49)**

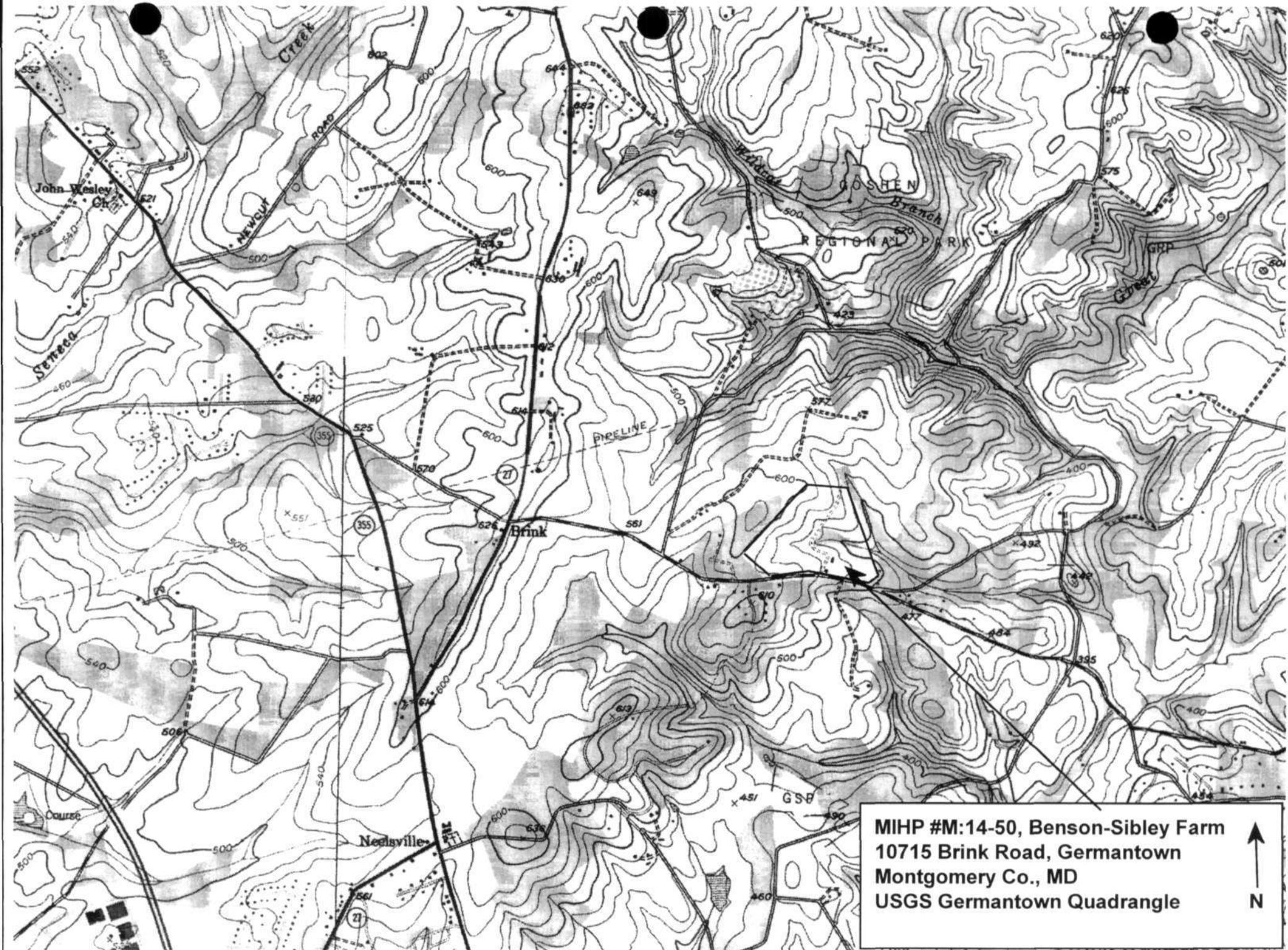
November 21, 2011

Benson-Sibley Farm

The Benson-Sibley Farm is recommended not eligible for the NRHP under Criteria A, B and C. This property does not clearly possess the defined characteristics required to be strongly representative of an early twentieth century dairy farmstead in northern Montgomery County. When evaluated for Criterion C against other examples of the property type, it was found that there were numerous other similar farmsteads still in existence in the area that were better representations of this context.

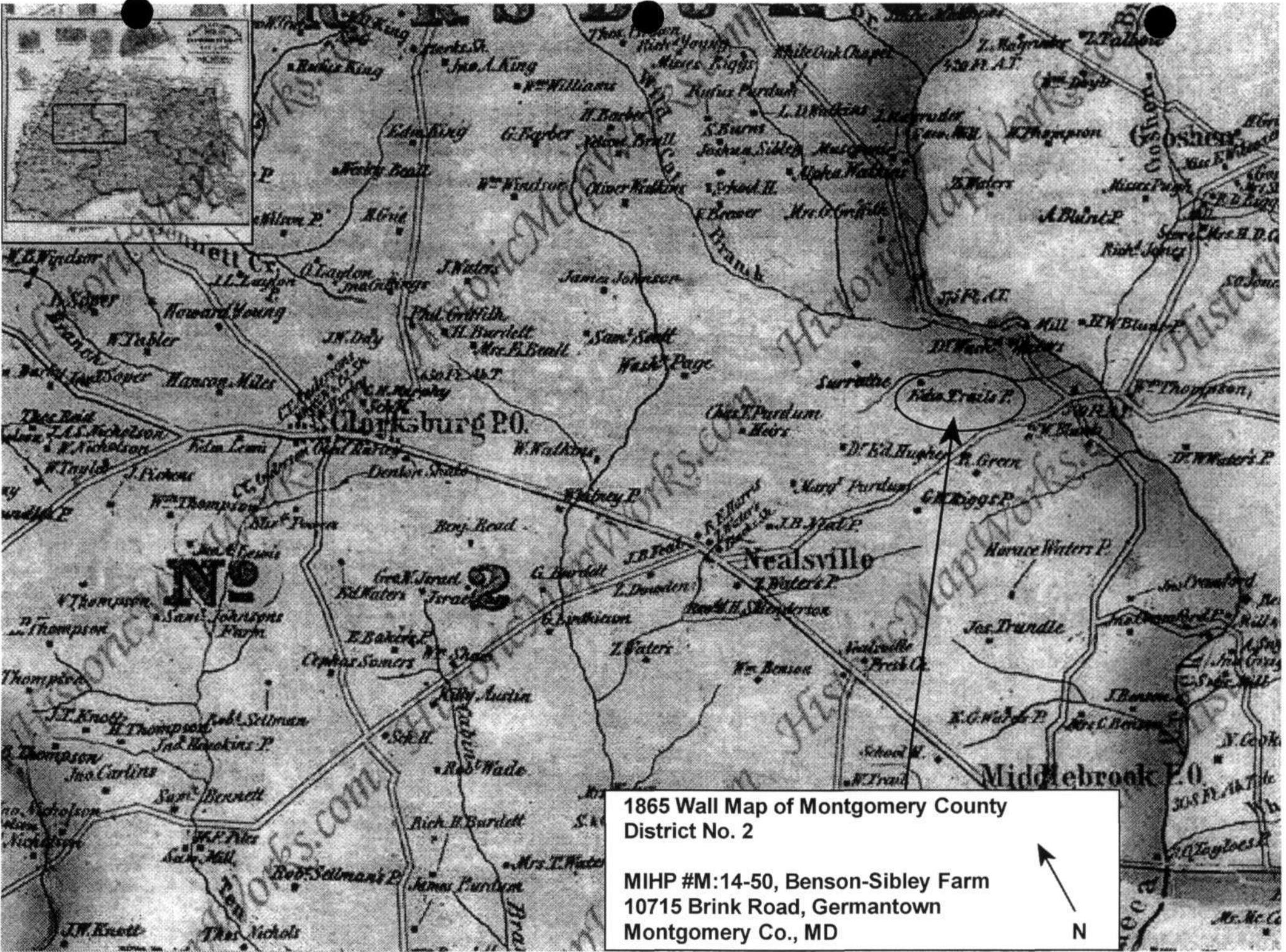
Woodfield Farm

The Woodfield Farm is recommended not eligible the NRHP under Criteria A, B, and C. When the Maryland-National Capital Park and Planning Commission evaluated this property in 2004, during an update of the master plan for the Goshen Planning Area, Woodfield Farm was recommended eligible for the Montgomery County Master Plan for Historic Preservation. The 1903 dwelling was noted for its stylistic detailing, uncommon in this part of Montgomery County. The recommendation noted the pedimented polygonal projecting pavilion, slender pilasters, and scroll porch brackets as outstanding architectural features. The property was lived-in at that time. Due to the objections of the owner, the County Council did not include the property in the Master Plan for Historic Preservation. However, the property continues to be listed on the Montgomery County Locational Atlas and Index of Historic Sites, which is an inventory of historic properties that conveys a lower level of protection. Since that time, the property was abandoned, no maintenance has been performed, the property has not been secured, and it has been subjected to vandalism. In addition, a two-story double corn house, barrack barn, hog house, and poultry shed (that still existed in 2004) have been demolished. The house, a wagon shed, and another small shed are all that remain from the farmstead. While these buildings retain much in the way of original materials and features, their deteriorated condition, combined with the alteration of the setting through loss of support buildings and landscape features, instills an erosion of integrity of setting, design, materials, workmanship, association, and feeling.



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10715 Brink Road, Germantown
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USGS Germantown Quadrangle

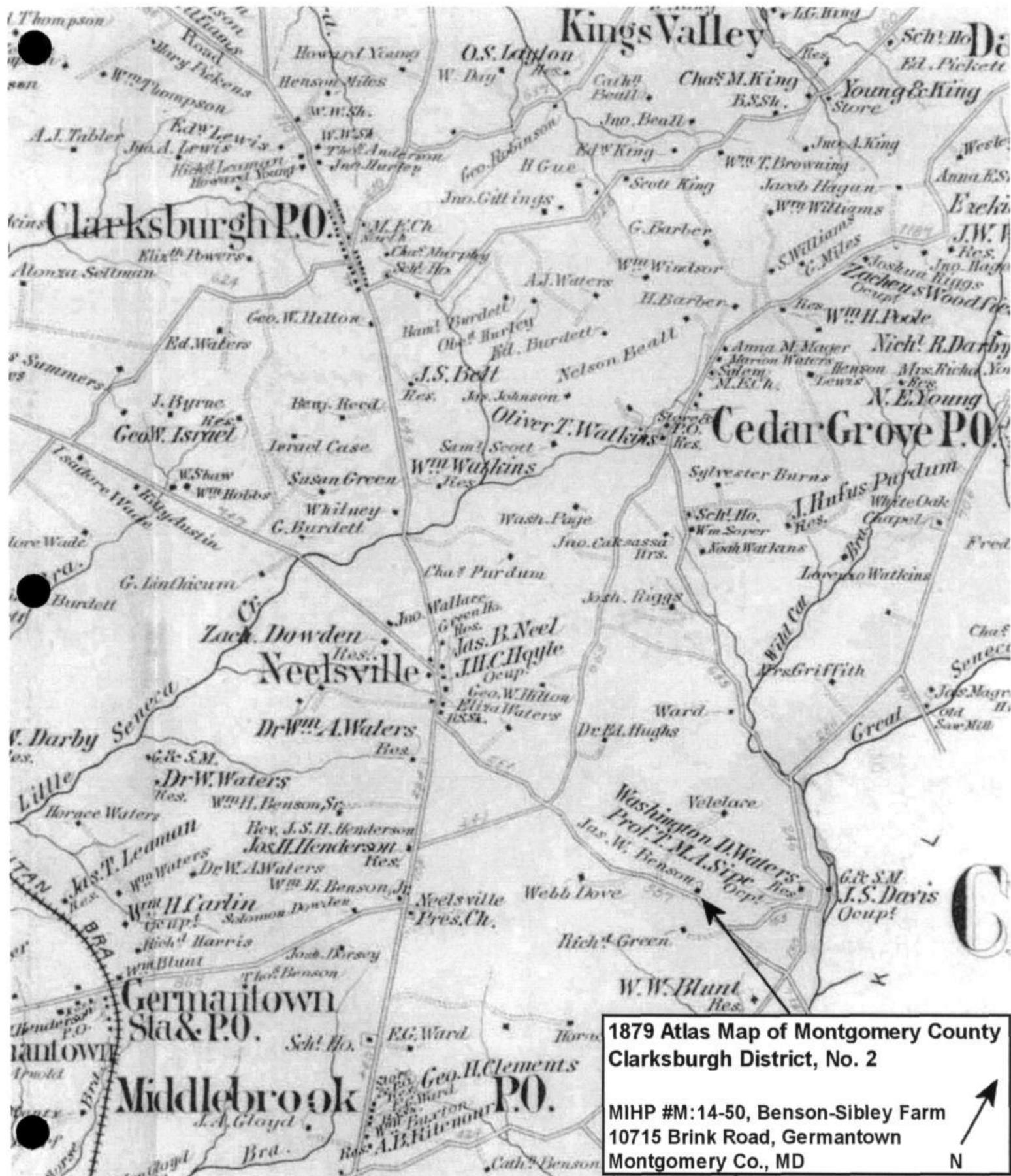




1865 Wall Map of Montgomery County
District No. 2

MIHP #M:14-50, Benson-Sibley Farm
10715 Brink Road, Germantown
Montgomery Co., MD

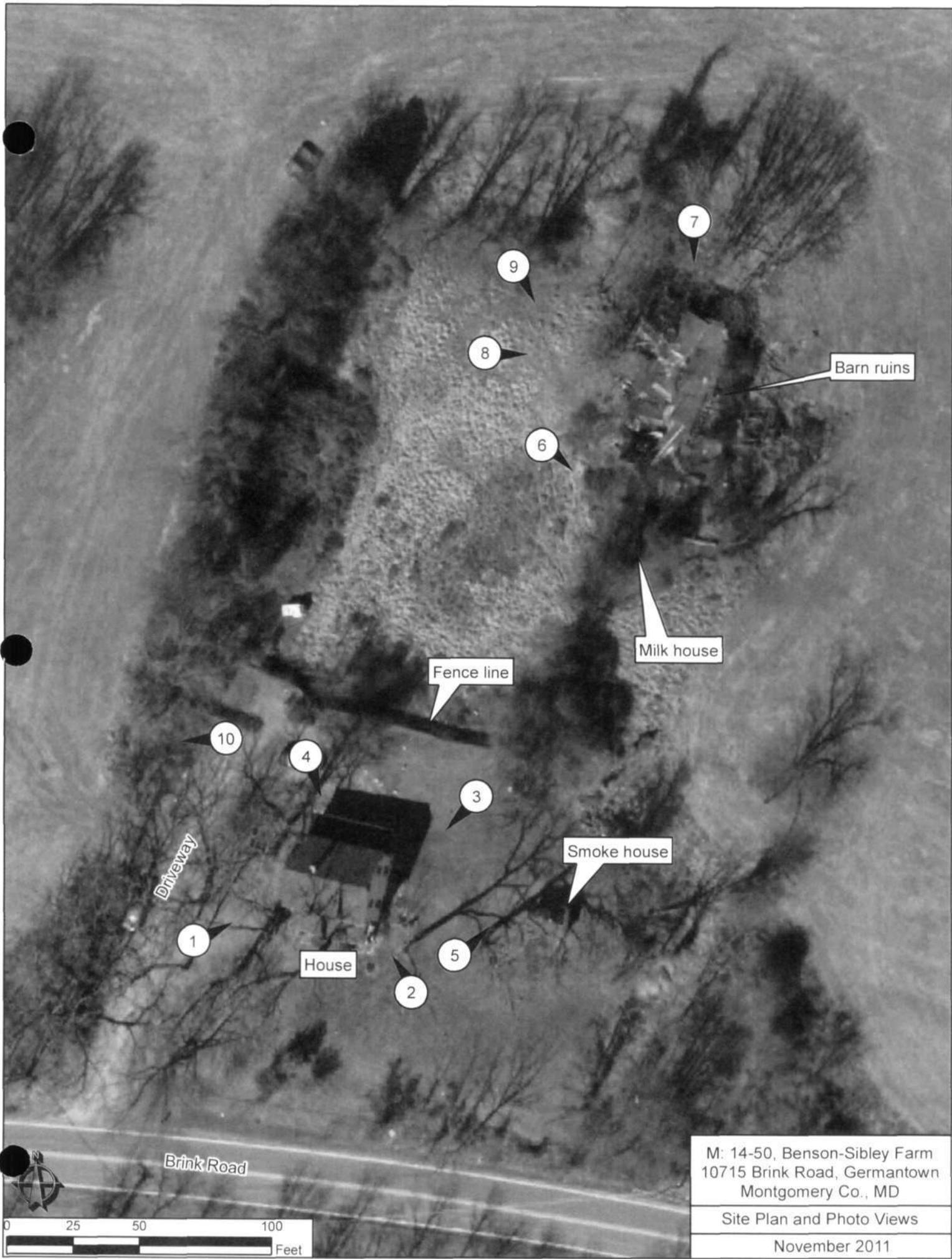




1879 Atlas Map of Montgomery County
Clarksburgh District, No. 2

MIHP #M:14-50, Benson-Sibley Farm
10715 Brink Road, Germantown
Montgomery Co., MD





Barn ruins

Milk house

Fence line

Smoke house

House

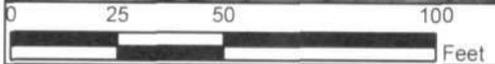
Driveway

Brink Road

M: 14-50, Benson-Sibley Farm
10715 Brink Road, Germantown
Montgomery Co., MD

Site Plan and Photo Views

November 2011



M: 14-50
Benson-Sibley Farm
10715 Brink Road, Germantown
Montgomery Co., MD
Digital Photo Log

Images: 01, 02, 03, 04, 05, 08, 09, and 10
HP 100 Gray Photo Cartridge
HP Premium Plus Photo Paper

Images: 06 and 07
Epson Ultra Chrome K3 Ink
Intelicoat Magiclee Universal Lustre Photobase Paper

M: 14-50_2011-07-13_01.tif: House, northeast view, south and west elevations

M: 14-50_2011-07-13_02.tif: House, northwest view, south and east elevations

M: 14-50_2011-07-13_03.tif: House, southwest view, north and east elevations

M: 14-50_2011-07-13_04.tif: House, southeast view, north and west elevations

M: 14-50_2011-07-13_05.tif: Shed, view northeast

M: 14-50_2011-09-06_06.tif: Milk house, view east

M: 14-50_2011-09-06_07.tif: Barn ruins, view south

M: 14-50_2011-07-13_08.tif: Milk house and barn ruin, view east

M: 14-50_2011-07-13_09.tif: Building complex, view southeast

M: 14-50_2011-07-13_10.tif: Setting, view west from field west of house



M: 14-50

Benson-Sibley Farm

10715 Brink Rd., Germantown

Montgomery Co., MD

E. Wallace

7/13/2011

MDSHPO

House, northeast view, south + west elevations

1 of 10

M: 14-50_2011-07-13_01.tif



M:14-50

Benson-Sibley Farm
10715 Brink Rd, Germantown
Montgomery Co., MD
E. Wallace

7/13/2011

MDSHPO

House, northwest view, south & east elevations

2 of 10

M:14-50_2011-07-13_02.tif



M:K-50

Benson-Sibley Farm

10715 Brink Rd, Germantown
Montgomery Co., MD

E. Wallace

7/13/2011

MDSHPO

House, southwest view, north and east elevations

3 of 10

M:K-50_2011-07-13_03.tif



M:14-50

Benson-Sibley Farm

10715 Brink Rd, Germantown

Montgomery Co., MD

E. Wallace

7/13/2011

MDSHPO

House, southeast view, north and west elevations

4 of 10

M:14-50_2011-07-13_04.tif



M:K-50

Benson-Sibley Farm

10715 Brink Rd., Germantown

Montgomery Co., MD

E. Wallace

7/13/2011

MDSHPO

Shed

5 of 10

M:K-50_2011-07-13_05.tif



M: 14-50

Benson-Sibley Farm

10715 Brink Road, Germantown

Montgomery Co., MD

C. Taniguchi

9/6/2011

MD SHPO

Milk house, view east

6 of 10

M: 14-50_2011-09-06_06.tif



M:14-50

Benson-Sibley Farm

10715 Brink Road, Germantown

Montgomery Co., MD

C. Taniguchi

9/6/2011

MD SHPO

Barn ruins, view south

7 of 10

M:14-50_2011-09-06_07.tif



M:14-50

Benson-Sibley Farm

10715 Brink Rd, Germantown

Montgomery Co., MD

E. Wallace

7/13/2011

MDSHPO

Milk House and barn ruin, view east

8 of 10

M:14-50_2011-07-13_08.tif



M:14-50

Benson-Sibley Farm

10715 Brink Rd., Germantown

Montgomery Co., MD

E. Wallace

7/13/2011

MDSHPO

Building complex, view southeast

9 of 10

M:14-50_2011-07-13_09.tif



M:14-50

Benson-Sibley Farm

10715 Brink Rd., Germantown

Montgomery Co., MD

E. Wallace

7/13/2011

MDSHPD

Setting, view west from field west of house

10 of 10

M:14-50_2011-07-13_10.tif

Maryland Historical Trust Maryland Inventory of Historic Properties Form

M:
Inventory No. 14-50

1. Name of Property (indicate preferred name)

historic Benson-Sibley Farm

other _____

2. Location

street and number 10715 Brink Road ___ not for publication

city, town Germantown ___ vicinity

county _____

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

name Farm Development Coop LLC

street and number 21533 Davis Mill Rd telephone _____

city, town Germantown state _____ zip code _____

4. Location of Legal Description

courthouse, registry of deeds, etc. _____ liber 15984 folio 389

city, town _____ tax map _____ tax parcel P999 tax ID number _____

5. Primary Location of Additional Data

- _____ Contributing Resource in National Register District
- _____ Contributing Resource in Local Historic District
- _____ Determined Eligible for the National Register/Maryland Register
- _____ Determined Ineligible for the National Register/Maryland Register
- _____ Recorded by HABS/HAER
- _____ Historic Structure Report or Research Report at MHT
- _____ Other: _____

6. Classification

| Category | Ownership | Current Function | Resource Count | |
|-----------------|-------------|------------------------|--|------------------|
| ___ district | ___ public | ___ agriculture | Contributing | Noncontributing |
| ___ building(s) | ___ private | ___ commerce/trade | _____ | _____ buildings |
| ___ structure | ___ both | ___ defense | _____ | _____ sites |
| ___ site | | ___ domestic | _____ | _____ structures |
| ___ object | | ___ education | _____ | _____ objects |
| | | ___ funerary | _____ | _____ Total |
| | | ___ government | | |
| | | ___ health care | | |
| | | ___ industry | | |
| | | ___ landscape | | |
| | | ___ recreation/culture | | |
| | | ___ religion | | |
| | | ___ social | | |
| | | ___ transportation | | |
| | | ___ work in progress | | |
| | | ___ unknown | | |
| | | ___ vacant/not in use | | |
| | | ___ other: | | |
| | | | Number of Contributing Resources previously listed in the Inventory | |
| | | | _____ | |

7. Description

Inventory No. M-14-50

Condition

excellent deteriorated
 good ruins
 fair altered

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

The Benson-Sibley Farm is a 119-acre property located on the north side of Brink Road. The dwelling house dates from the early 20th century. The house has clapboard siding and replacement windows and doors. Battered porch columns have panel faced concrete block piers and egg and dart capitals.

East of the dwelling house is an outbuilding that appears to have been a smokehouse. The structure has clapboard siding and has a large door in the gable end.

Behind the house are the remains of a bank barn. In ruinous condition in 2002, the barn collapsed by March 2004. The barn had a stone foundation and vertical siding. Still standing, though in poor condition, is a milk house that was connected to the bank barn by an open breezeway. The milk house is built of concrete block that has smooth faced quoins and rusticated walls.

A roofless tobacco house described in the 1974 survey form is no longer standing.

8. Significance

Inventory No. M:14-50

14/50

| Period | Areas of Significance | Check and justify below | | |
|------------------------------------|---|---|---|--|
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> health/medicine | <input type="checkbox"/> performing arts |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> archeology | <input type="checkbox"/> education | <input type="checkbox"/> industry | <input type="checkbox"/> philosophy |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> architecture | <input type="checkbox"/> engineering | <input type="checkbox"/> invention | <input type="checkbox"/> |
| politics/government | | | | |
| <input type="checkbox"/> 1900-1999 | <input type="checkbox"/> art | <input type="checkbox"/> entertainment/ recreation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 2000- | <input type="checkbox"/> commerce | <input type="checkbox"/> ethnic heritage | <input type="checkbox"/> law | <input type="checkbox"/> science |
| | <input type="checkbox"/> communications | <input type="checkbox"/> exploration/ settlement | <input type="checkbox"/> literature | <input type="checkbox"/> social history |
| | <input type="checkbox"/> community planning | | <input type="checkbox"/> maritime history | <input type="checkbox"/> transportation |
| | <input type="checkbox"/> conservation | | <input type="checkbox"/> military | <input type="checkbox"/> other: _____ |

Specific dates

Architect/Builder

Construction dates

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form - see manual.)

This resource is believed to have been owned in the late 19th century by J W Benson. A tributary of Great Seneca Creek runs through this fertile property. It is located on Brink Road, an early east-west route that went to the early community of Goshen Mills.

The farm was operated for many years in the 20th century by the Sibleys. In 1974, David Sibley still owned the property. The Sibleys sold the 119-acre property in 1998 to a development company.

9. Major Bibliographical References

Inventory No. ^{H:}14-50

Dwyer, Michael. Maryland Historical Trust Inventory form, Benson-Sibley House, 14-50, M-NCPPC, 1974.

Maryland Dept of Assessments and Taxation, Acct #02-00028903

Interview with Aris Mardirossian, owner, 3-30-2004.

10. Geographical Data

Acreage of surveyed property 119.37 acres
Acreage of historical setting _____
Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

11. Form Prepared by

| | | | |
|-----------------|----------------------|-----------|--------------|
| name/title | Clare Kelly Cavicchi | | |
| organization | M-NCPPC | date | July 2004 |
| street & number | 8787 Georgia Ave | telephone | 301-563-3400 |
| city or town | Silver Spring | state | MD |

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

**Testimony of
STANLEY D. ABRAMS, ESQ.
Before the
Montgomery County Historic Preservation Commission
Benson - Sibley House (14/50)
10715 Brink Road
Germantown, Maryland**

I am Stanley D. Abrams of the law firm of Abrams, West & Storm, P.C. with offices at 4550 Montgomery Avenue, #760 N., Bethesda, Maryland 20814. I represent the owners of the property at 10715 Brink Road, Germantown which is the site of the Benson-Sibley Farm being considered for historic designation. My clients, Farm Development Co-Op, LLC owners of this property oppose any historic designation and request that you not recommend its inclusion in the master plan for Historic Designation:

The property in question is a 119 acre farm located on Brink Road located between Davis Mill Road and Glenevon Court, in Germantown near the Goshen-Woodfield area of the County. The property although zoned RDT is in the midst of a growth area including new residential subdivision and institutional uses.

Based on the 1974 Maryland Historical Trust Inventory the property contains a farm house dating from the early 20th century, a frame barn and a log tobacco house. However, the barn collapsed sometime ago due to strong winds associated with the hurricanes that were experienced in this area over the last 4-5 years. The attached photo's taken last week reflect the condition of the barn.

With reference to the farm house any architectural significance has been lost through construction and improvements to the structure. The roof which I believe previously was metal has been replaced with contemporary fiber shingles. The old woodsiding has been completely replaced and new contemporary windows have been installed. A new front porch has been added and I believe the rear porch has been modified. The attached photo's reflect the current condition and appearance of the farm house.

When I visited the site to take the photo's I was unable to locate any log tobacco structure.

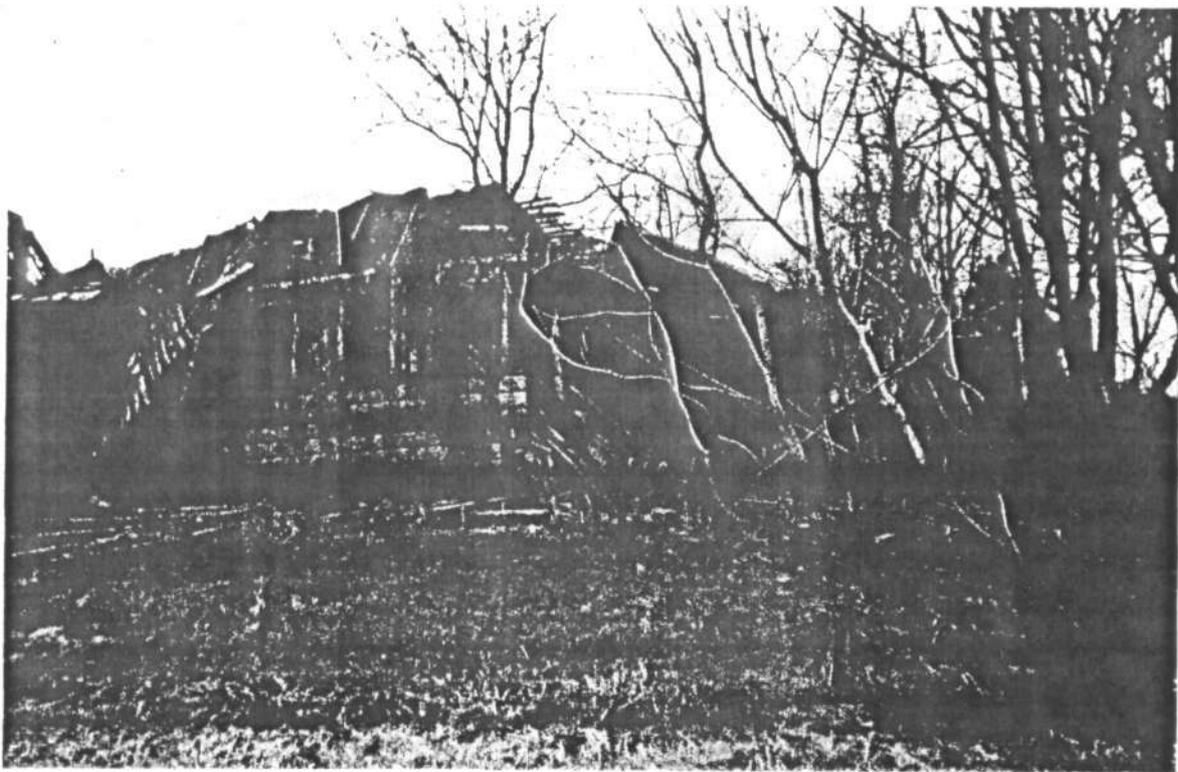
Based upon these changes in the site we do not believe there is sufficient evidence to support designation of this site and/or its improvements under §24A-3 either on the basis of either historic and cultural significance or on the basis of the criteria of architectural and design significance.

We would therefore request that the Benson-Sibley House and Farm not be recommended for historic designation and be removed from the Locational Atlas of Historic Sites.

Thank you for consideration of my clients position.



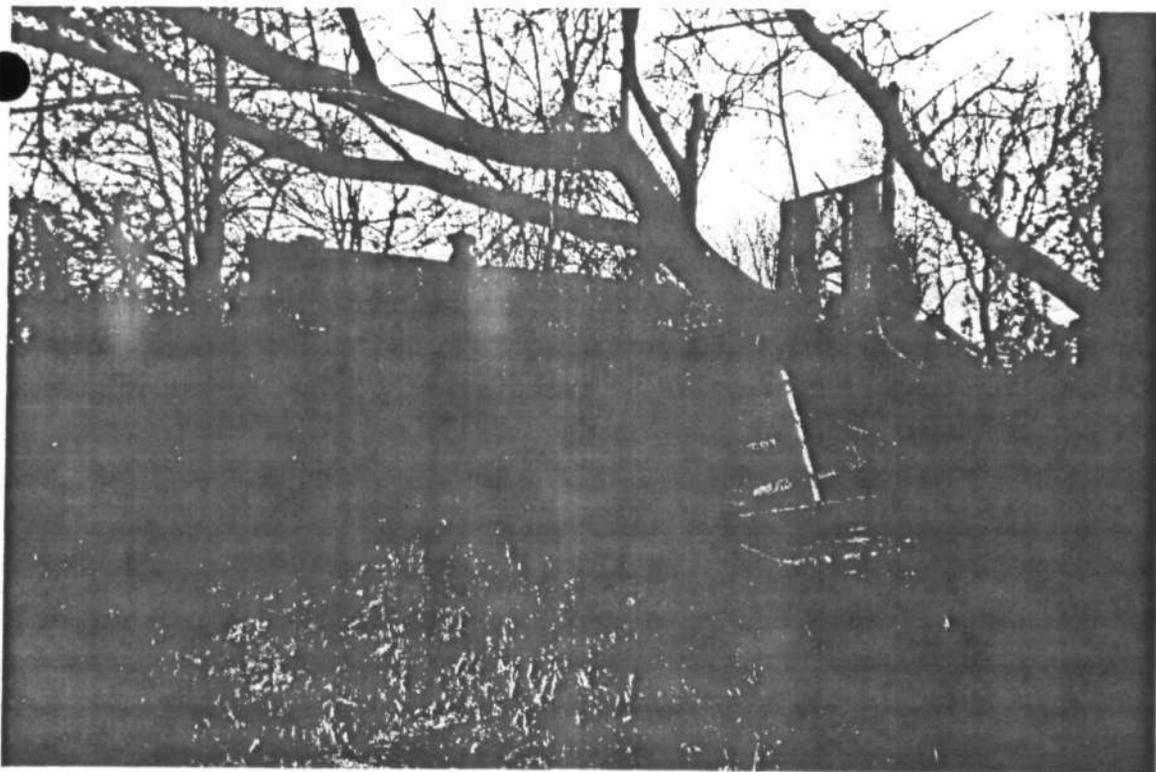
M:14-50



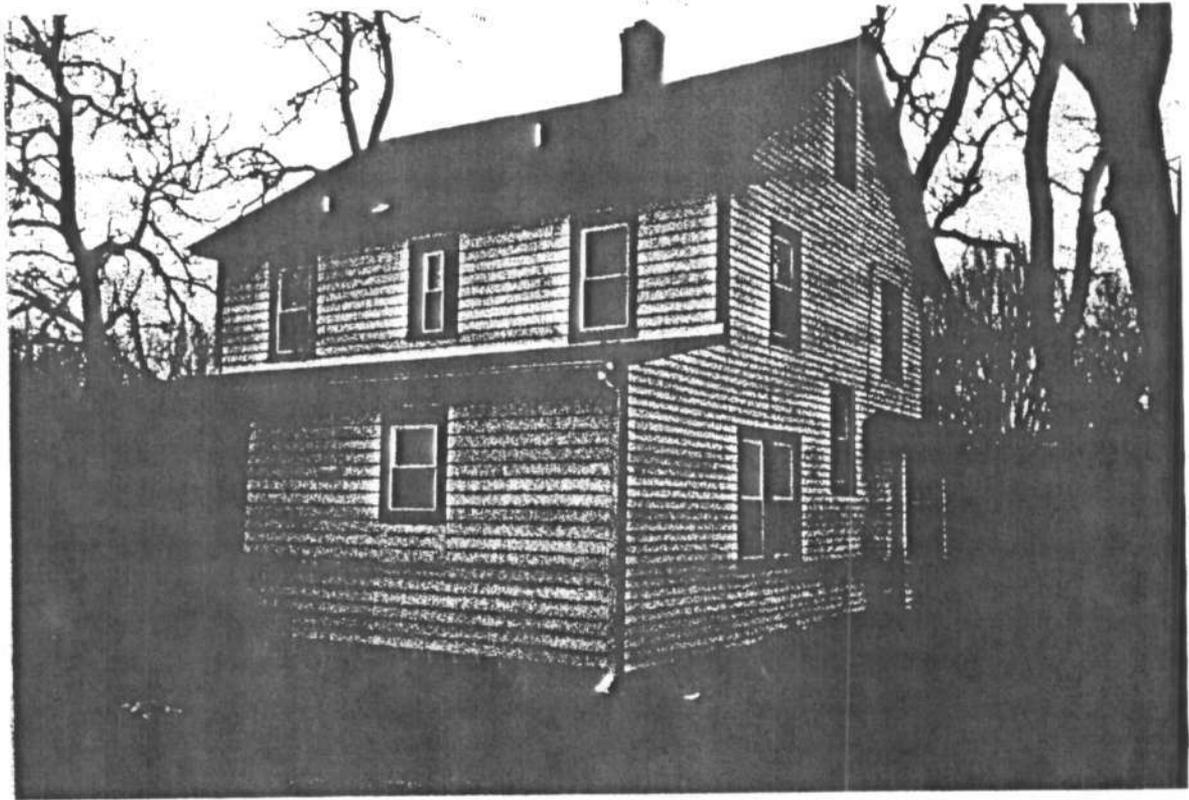
PHOTOS
Submitted by
Stan Abrams
May 2004



M:14-50



PHOTOS
Submitted by
Stan Abrams
May 2004



M: 14-50



Photos
Submitted by
Stan Abrams
May 2004

M:14-50



Photos
Submitted by
Stan Abrams
May 2004

M: 14-50

GREATER GOSHEN CIVIC ASSOCIATION

President: Bonnie Bell
20809 Bell Bluff Road
Gaithersburg MD 20879-1111
Tel. 240-631-1111 ext. 19

6 April 2004

Ms. Julia O'Malley
Chair, Montgomery County Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Re: Historical Designations in Goshen

Dear Ms. O'Malley,

The Greater Goshen Civic Association is pleased that your Commission is considering ways to preserve the history of Montgomery County and its historic properties as described in your "(Preliminary) Draft Amendment to the Master Plan for Historic Preservation in Montgomery County." The Executive Board of the Greater Goshen Civic Association supports the preservation of all the properties mentioned in the Damascus-Goshen Area Historic Resources booklet that fall within the greater Goshen area. We have specifically identified the following properties as falling within our boundaries:

The John Cassassa Farm
Brook Grove Church and Cemetery
Waters House
James Magruder Farm
Butlers Log House
Woodfield Farm
Benson-Sibley Farm
Sycamore Hollow/Dr. Washington Waters House
Goshen School
Richard Jones House
Benson House
Posey House
Black and White Inn
Thompson-Wightman House

Davis Mill Road
Brink Road
Huntmaster Road
Wildcat Road
Davis Mill Road
Wildcat Road
Brink Road
Davis Mill Road
Huntmaster Road
Brink Road
Wightman Road
Wightman Road
Goshen Road
Wightman Road

M:14-50

The last four properties (Benson House, Posey House, Black and White Inn, and Thompson-Wightman House) are in Prathertown and are of particular interest to our Civic Association. The Benson-Sibley and Woodfield Farms are of particular scenic value and are excellent examples of old farms in Montgomery County. The Frazier Home located on Wightman Road was built by one of the families that founded Prathertown. We suggest the inclusion of this property in the list of properties slated for historic preservation.

Sincerely,

Bonnie Bell
President, Greater Goshen Civic Association

Cc: Mike Knapp, Nancy Floreen, George Leventhal

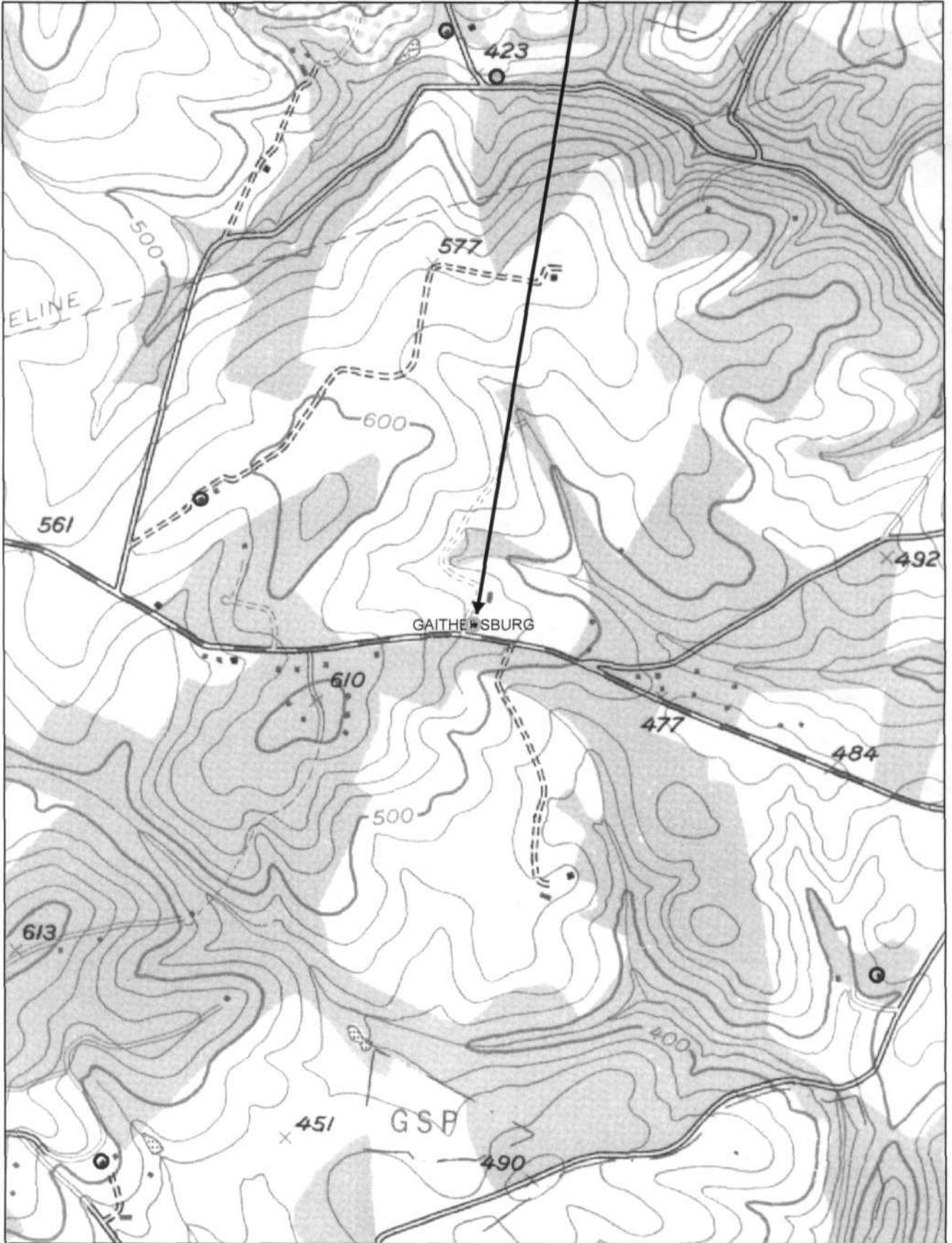
M:14-50

NOTE TO FILE

Historic Sites Research and/or Photography
By Clare Lise Kelly, M-NCPPC
Formerly Clare Lise Cavicchi
301-563-3402

5-2009

MO: 14 - 50
Benson-Sibley Farm
10715 Brink Road
Germantown, Montgomery County
Germantown Quad





M: 14-50 BENSON-SIBBLEY HOUSE

015 BAO10ANKON NNN- 3 4003

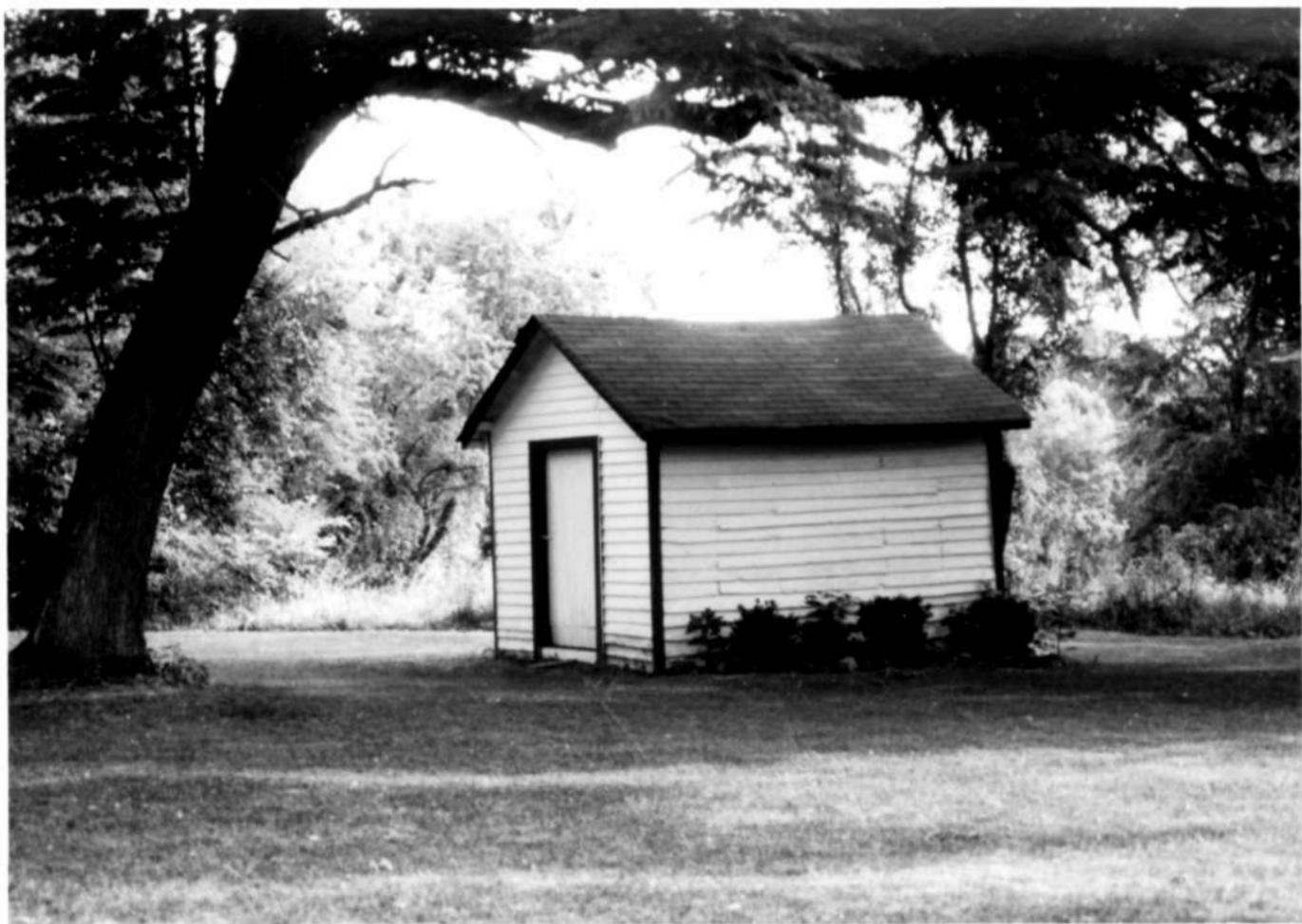
008

custom bw

48166

CLARE CAVICCHI

8.22.2002



M:14-50 BENSON-SIBLEY HOUSE

013 BA010ANX0N NNN- 3 4003

007

custom bw

48165

CLARE CAVICCHI

8-22-2002



M:1450 BENSON-SIBLEY HOUSE

007 BAO10ANXON NNN 0 4003

004

custom bw

48162

CLARE CAVICCHI

8.22.2002



M: 14-50 BENSON SIBLEY HOUSE

MILK HOUSE

009 BA010ANX0N NNN 0 4003

005

custom bw

48163

CLARE CAVICCHI

8-22-2002



M:14-50 BENSON SIBLEY

005 BA010ANX0N NNN- 3 4003

003

custom bw

48161

CLARE CAVICCHI

8.22.2002

MARYLAND HISTORICAL TRUST

M #14-50

~~4602135604~~
1609085604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Benson/Sibley Farm

2 LOCATION

STREET & NUMBER

10715 Brink Road

CITY, TOWN

Germantown

— VICINITY OF

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

4 OWNER OF PROPERTY

NAME

David M. Sibley

Telephone #:

STREET & NUMBER

10715 Brink Road

CITY, TOWN

Germantown

— VICINITY OF

STATE, zip code

Maryland

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

M:14-50

7 DESCRIPTION

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

The present house dates from the early 20th Century, and is a replacement for an earlier dwelling. The notable structures are a large, frame bank barn and a roofless, old log tobacco house.

8 SIGNIFICANCE

M:14-50

● **OD**

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 type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Apparently owned by J.W. Benson during the late-19th Cen. The Sibleys, an old family in the area, have owned this place for many years.

No more log tobacco houses can be found below this point in Montgomery County.

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 _____

STATE _____ COUNTY _____

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

3/22/74

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

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



NAME #14-50 BENSON-SIBLEY FARM - LOG TOBACCO
M.

LOCATION 10715 BRINK RD., GERMANTOWN, MA. HOUSE RUINS

FACADE LOOKING N

PHOTO TAKEN 3/22/74 W. RUYER