

ACHS SUMMARY FORM

1. Name Samuel Higgins House
2. Planning Area/Site Number 24/10 3. MNCPPC Atlas Reference Map 14
C-7
4. Address 12901 Meadow View Drive, Darnestown

5. Classification Summary

Category building
 Ownership private
 Public Acquisition NA
 Status occupied
 Accessible no
 Present use private residence
 Previous Survey Recording M-MCPC Federal State X County X Local

(Title and date: Inventory of Historical Sites - 1976)

6. Date c. 1829 7. Original Owner: Henry and
Benjamin Jones
8. Apparent Condition
- a. fair c. original site
 b. altered

9. Description : This three bay by six bay, two and a half story L-shaped house faces east. The original west log cabin is a two bay, one and a half story structure now covered by white novelty siding like the rest of the house. A three bay by four bay, 2½ story, L-shaped structure was added to the east. The east porch has a half-hipped roof supported by columns on formstone posts. The south two story porch has a shed roof and a balustraded railing at second level. Three chamfered posts with jigsawed brackets at both levels support the porch. The intersecting gable roof has an east cross gable and north and south jerkinheads, this roof is covered by pressed metal. The gable roof of the log house has tar paper covering.
10. Significance : Part of this rambling house dates from 1829, when a woman named Eleanor Buxton bought 200 acres from the grandsons of Edward Jones. (Before 1800, Edward Jones had owned 400 acres of a large tract called "Mitchell's Range" near Darnestown.) In 1836, Buxton sold the property to Rebecca Hurley who willed it to her two grandchildren, Isaiah and Eliza Soper. When in 1856, Isaiah attempted to see his part of the property, the land was divided; his sister and her husband, Samuel Higgins, receiving 115 acres and the farmhouse and Soper receiving "the better quality" land of 88 acres. Later the Higgins mortgaged their property and about 1897 lost it when they were unable to pay. In 1898, the farm was bought by Howard Griffith, who owned the adjoining farm, for his daughter, Julia and her husband, Richard A. Cissel. The land descended to their son, Albert, who in 1945 bought the Soper farm, joining the property as it had been 100 years previously. In 1963, Albert Cissel sold about 200 acres for the Ridgeview subdivision. The present owners purchased the house in 1964.

12. Date researched and researcher 12/78-Nancy Houston Candy Reed
Arch. Description
12. Compiler Gail Rothrock 13. Date Compiled 2/79 14. Designation
Approval
15. Acreage 4.54 acres

MARYLAND HISTORICAL TRUST

M: 24/10
Magi #

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Samuel Higgins House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

12901 Meadow View Drive

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

Russell Pipkin

Telephone #: 948-5473

STREET & NUMBER

12901 Meadow View Drive

CITY, TOWN

Darnestown

--- VICINITY OF

STATE, zip code

Maryland 20760

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 3298

Folio #: 125

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

Rockville

STATE

Maryland 20855

7 DESCRIPTION

M:24-10

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

This three bay by nine bay, two and a half story log and frame house now faces east on Meadow View Drive.

The original two bay one and a half story log house faced north. An L-shaped frame house was added to the east which reoriented the house toward the east. The log and frame sections are covered by white novelty siding.

The east (front) porch has a half-hipped roof supported by four tapered wooden posts with formstone bases. The east wooden paneled door is flanked by three light sidelights and surmounted by a three light transom. On the south elevation there is a two story porch with a shed roof supported at first and second levels by three chamfered wooden posts with jigsawed brackets. This porch is enclosed at the second level by a balustraded railing. The south door is glass and wooden paneled and surmounted by a transom light. A wooden paneled door opens west onto the south porch. On the north elevation there is a shed roofed hood supported by two metal poles. The north door is glass and wooden paneled.

The log (west) section has six over six double hung windows, while the L-shaped frame section has two over two double hung windows. There is a small square window in the east cross gable and in the south gable end.

The house was built in three sections. The earliest section, the center, might have been "where Eleanor Buxton now resides" referred to in the sale of 1829 to Buxton. This center section is a 2-story house, about 30 x 17, a chimney at either end, made of logs about 15" thick, now covered by wooden siding. There are two rooms and bath upstairs and one large room downstairs. There is a one-story back section of frame construction for the kitchen. The roofs of the old center section and also the back kitchen section are supported by roof poles held together with wooden pegs. There is a large external chimney at the back of the kitchen section - west end - the base of which is of stone, with a free-standing brick stack. The house sits on a stone foundation and has no basement. The frame front section was added shortly after the Cissel's ownership, which would put it about 1900. A double-deck porch was added to the south side in the 1930s.

There are numerous outbuildings. A very small log house is near the back door. Also a smokehouse, a pump house containing a well which was "dug" about 45 ft. deep (not in use), several other small buildings; toolsheds and animal sheds, a large dairy barn and silo (1945-?) and the foundation of a bank barn which burned down about 1955.

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 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 checked="" type="checkbox"/> OTHER (SPECIFY)
	<input type="checkbox"/> INVENTION			

Local History

SPECIFIC DATES c. 1829

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

During the period before 1800, Edward Jones owned a portion of land of just less than 400 acres - part of a large tract called "Mitchell's Range" near Darnestown. At the death of Edward, the land was equally divided between his two sons, Henry and Benjamin. The assessment record of 1798 lists a Henry Jones and a Benjamin Jones in Seneca Hundred area. Both the 1813 and the 1820 assessments show Henry Jones and Benjamin Jones each owning 196 3/4 acres, also called "Mitchell's Range," "Gaither's Range," and "Gaither's Bastion." The land then descended to a third generation, Benjamin's two sons, who sold half of the property (approx. 200 acres) to Eleanor Buxton in 1829. The deed makes clear that Mrs. Buxton resided on the property at the time of the sale.¹

In 1836, Eleanor Buxton sold the property to Rebecca Hurley who willed the property to her two grandchildren Isaiah and Eliza Soper.²

When in 1856, Isaiah attempted to sell his part of the property, his sister and her husband Samuel Higgins took him to court. The suit was finally settled by a legal division of the land. The better quality land comprising 88 acres was awarded to Soper, and 115 acres and the farm building were awarded to Mr. and Mrs. Higgins.³ A small section along the dividing line was set aside as a family graveyard; this no longer exists.

Isaiah Soper and his family continued to live on his land until his death in the 1920s. Later the Higgins mortgaged their property, and about 1897 lost it when they were unable to pay. The farm was bought by Howard Griffith, who owned the adjoining farm, for the use of his daughter, Julia, and her family - the Richard A. Cissels, who had owned "Mount Pleasant" near Poolesville. The land descended to the Cissel son, Albert, who was able, in 1945, to buy the Soper farm, thereby joining the property as it had been 100 years previously.⁵ Mr. Cissel sold the approx. 200 acres in 1963 to developers for the present-day Ridgeview subdivision, or Ancient Oak North, for approximately 100 homes.⁶

The present owners purchased the house and 4.54 acres in November 1964.

FOOTNOTES:

1 Land Records of Montgomery County, Md. BS 2/369-70.

2 Ibid., BS 7/422

3 Judgment Records, JGH 2/522 (July 2, 1856)

4 Land Records, op. cit., TD 6/5 (Sept. 15, 1898)

5 Ibid., 1991/59

6 Ibid., 3145/295

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Md.
Equity Case Records
Assessment Records
Census Records
Hopkins Atlas - Martinet and Bond Map.
Interviews: Mrs. Madeline Pipkin, Mr. Howard Cissel, Mr. Higgins (grandson
CONTINUE ON SEPARATE SHEET IF NECESSARY of Samuel)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 4.54

VERBAL BOUNDARY DESCRIPTION

Corner lot of Meadowview Drive and Green Meadow Road.

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

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE	Candy Reed
Nancy Houston	Architectural Description
ORGANIZATION	DATE
Sugarloaf Regional Trails	12/78
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 State House 11 State Circle
Annapolis, Md. 21401
(202) 267-1438~~

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

1606365604

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM

for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME					
COMMON:					
AND/OR HISTORIC: Samuel Higgins House					
2. LOCATION					
STREET AND NUMBER: 12901 Meadow View Drive					
CITY OR TOWN: Rockville					
STATE: Maryland			COUNTY:		
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object		<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)					
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment		<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum		<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____
<input type="checkbox"/> Comments _____ _____					
4. OWNER OF PROPERTY					
OWNER'S NAME: (Tenant: Pipkin)					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse					
STREET AND NUMBER:					
CITY OR TOWN: Rockville			STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #):					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY: None					
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		

M:24-10

7. DESCRIPTION	
CONDITION	(Check One)
	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	(Check One)
	<input checked="" type="checkbox"/> Altered <input type="checkbox"/> Uncltered <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>The house is a frame structure, built in several sections. The north end is one story with an external stone chimney base with free-standing brick stack on the north end. The central section is two stories with a three bay west facade, covered by a two story porch with bracketed posts. This end has an external chimney on the north end. The main block of the house faces south, with a three bay facade and central gable. The roof is jerkin-head with the cornice returned into the gable end.</p> <p>There is a log meathouse behind the house.</p>	

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	°	'	"
NE	°	'	"	°	'	"	°	'	"
SE	°	'	"	°	'	"	°	'	"
SW	°	'	"	°	'	"	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreege Justification:

11. FORM PREPARED BY

NAME AND TITLE:
Christopher Owens, Sr. Park Historian

ORGANIZATION: M-NCPPC DATE: 26 Feb 75

STREET AND NUMBER:
8787 Georgia Avenue

CITY OR TOWN: Silver Spring STATE: Maryland

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:
 National State Local

Signature _____

SEE INSTRUCTIONS

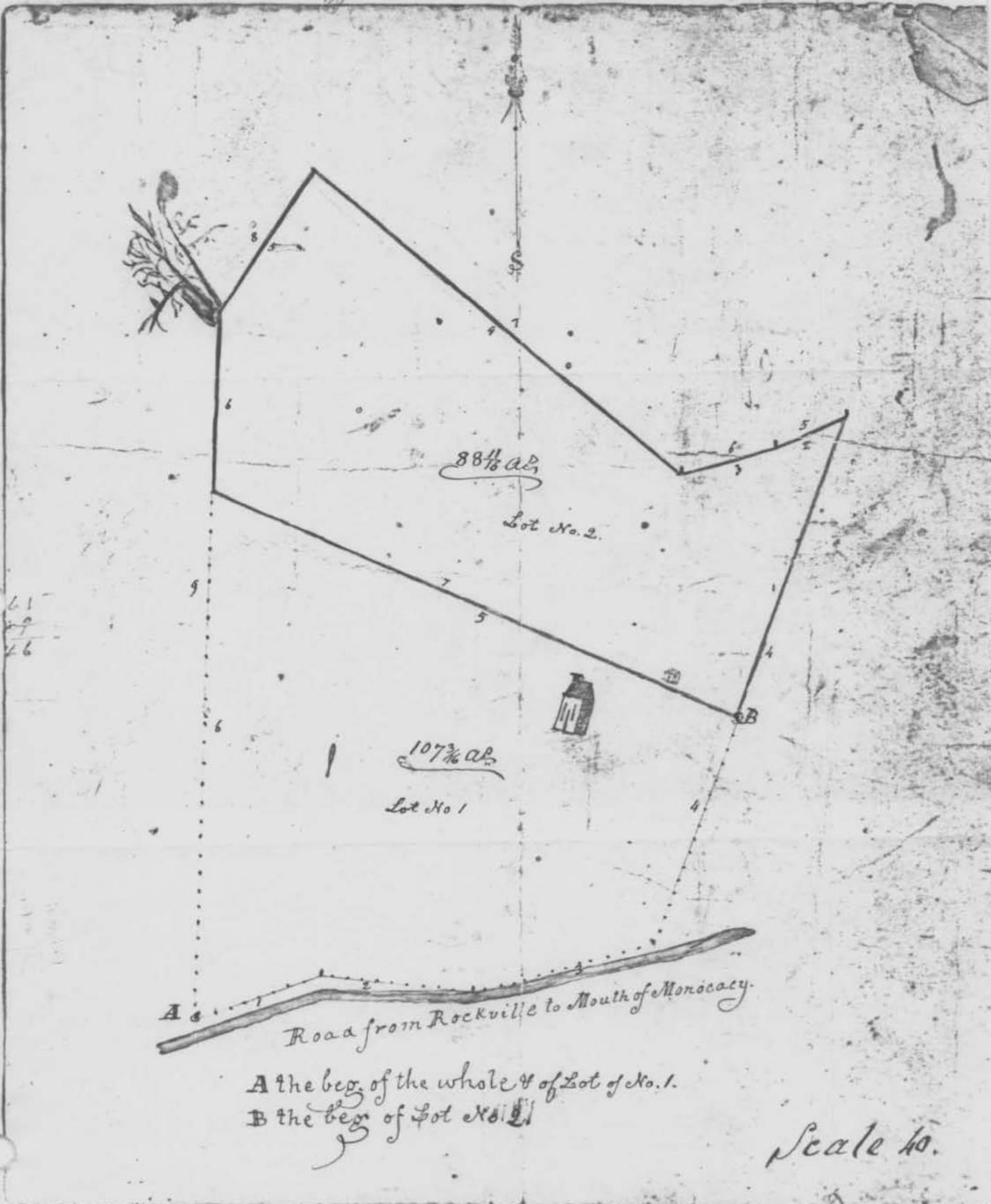
24-10

Higgins (Samuel) House

M: 24/10

Samuel Higgins House

1852



24-10 Higgins (SAMUEL) House

Part of a tract of land called "Mitchels Range" Beginning at the end of $73\frac{3}{4}$ ps. on the 4th. line of the deed (it being $73\frac{3}{4}$ ps. reverse on the 82nd. line of the whole tract, called "Mitchels Range") and running thence with said 4th. line reversed with an allowance of $2\frac{1}{4}^\circ$ for W.V. $N19^\circ E 98\frac{3}{4}$ ps. to the end of said line it being a stone planted then with 81st. line reversed as before $S65^\circ W 24$ ps. to a stone then $S73^\circ W 30$ ps. to a stone, said stones were planted by consent of the parties interested and in their presence $N49^\circ W 145$ ps. $S33\frac{3}{4}^\circ W 52$ ps. to a large chestnut tree $S2\frac{1}{4}^\circ W 55\frac{1}{2}$ ps. a few feet from a hickory tree then $S65\frac{1}{4}^\circ E 171\frac{3}{4}$ ps. to the beginning (the last five lines were run by Co. Waist.) containing eighty eight acres and eleven sixteenths of an acre of land more or less.

Surveyed and divided for Mr. Samuel Higgins and Mr. Isaiah Soaper
March 10th. 1856.

Wm. Mysser
Surveyor for N.C.

M.24-10

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

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



#24-10

NAME SAMUEL HIGGINS HOUSE

LOCATION OFF RTE. 28, DARNESTOWN, MD.

FACADE SW

PHOTO TAKEN

2/26/75
M. OWYER



#24-10

NAME SAMUEL HIGGINS HOUSE
LOCATION OFF Rt 28 DARNESTOWN, Md
FACADE NW (LOG)
PHOTO TAKEN 2/26/75 MDWYER