Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. 31-3-2

1. Name of Property (indicate preferred name)

historic	Shorefield
other	Stubbs Barn (preferred)

2. Location

street and number	2000 Shorefield Road	__ not for publication
city, town	Wheaton	__ vicinity
county	Montgomery	

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

name	M-NCPPC				
street and number	8787 Georgia Avenue			telephone	301-495-2595
city, town	Silver Spring	state	MD	zip code	20910

4. Location of Legal Description

courthouse, registry of deeds, etc.	Montgomery County Land Records			liber 4710	folio 612		
city, town	Rockville	tax map JQ13	tax parcel P953		tax ID number	00975770	

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
__X__ Other: M-NCPPC

6. Classification

Category
_____district
__X__building(s)
_____structure
_____site
_____object

Ownership
__X__public
_____private
_____both

Current Function
_____agriculture
_____commerce/trade
_____defense
_____domestic
_____education
_____funerary
__X__government
_____health care
_____industry
_____landscape
_____X__recreation/culture
_____religion
_____social
_____transportation
_____work in progress
_____unknown
_____vacant/not in use
_____other:

Resource Count

Contributing	Noncontributing	
1	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of Contributing Resources previously listed in the Inventory

_____

7. Description

Inventory No. 31-3-2

Condition

___ excellent ___ deteriorated
X 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.

SUMMARY

Located within Wheaton Regional Park, the Stubbs Barn stands as the most intact remnant of "Shawfield," later "Avon," and now "Shorefield." The barn was part of a once-large farm operated initially by the Orme family and then by Edward Stubbs and his heirs from 1841 until 1941, when Clara Stubbs sold it to Louis and Annie Melikian. The barn predates the house's initial construction by several years, and is an English Lake District bank barn, rather than a Pennsylvania Bank Barn, the hallmark of which is a forebay over the stabling doors, either open in cantilevered fashion or closed with arched or other support walls. This barn has no forebay.

The Stubbs Barn, constructed of white oak framing, is a two-story, heavy-timber, pegged bank barn built in 1843, according to a dendrochronology report on the barn provided by the Oxford Dendrochronology Lab and analyzed by Mick Worthington of that firm. (That same date, 1842-43, was recalled by descendant Larry Stubbs as being identified, possibly burned into, a piece of timber within the upper doors, along the right side on a timber up high. John Armstrong, another property owner, also describes seeing a 19th century construction date on a beam about fifteen feet up on the right front of the barn.) Prior to ownership by M-NCPPC, the barn was known to be used in the 20th century for sheltering livestock (a "cow barn") and the farmland was dedicated to corn and wheat. The barn appears to have been purpose built for grain threshing and storing, with its clear, three-bay configuration and tall ladders for access to the side hay mows.

There are oral histories and documentation that support earlier tobacco cultivation on this farm, but if this structure was built as a tobacco barn, its construction would be unusual. The exterior planks are nailed up vertically, and in older photographs, their bottoms were fairly loose, which leans more towards a tobacco curing type of construction. Likewise, the barn is constructed with a double tie-beam framing system that gives it added height. Again, this verticality is something more typical of a tobacco barn. Thirdly, there are no upper story louvers or openings for ventilation, something one would expect to see on a barn with grain inside. However, there are no indications on the interior of any poles strung between the tie beams for the drying of tobacco leaves and the only known extant tobacco barns in Montgomery County are built of log, and are found further north, closer to the Frederick County line.

SITE

The barn is located to the north and east of the farmhouse as one would have driven down the farm road, and now is also east of the Armstrong House, a 1936-1952 rambler-type, one-story brick dwelling that was built by William Culver and modified by Harry Armstrong. Due to the changing nature of this site from a farm to land contained within a regional park, the barn is now closer to Wheaton Regional Park's Brookside Gardens greenhouse and growing offices and maintenance operation. Surrounding the barn is a small mown grass area maintained by the Department of Parks, and the barn is now protected against vandalism by a chain-link, metal fence and by a post and wire fence around the perimeter. Access to the barn site proper is now via a gate in the metal fence that opens from the Brookside Gardens' growing and maintenance area. Of the surrounding

landscape elements, only one of the banked-earth, dry-stack stone walls is still apparent, a semicircular stone wall on the west side of the barn that holds back the earth and creates the bank so that a wagon can be driven into the upper level. This wall may date to the Depression era, according to an oral history taken in June 2008 with John Armstrong, who grew up on the farm. The other stone wall—or remnants of it--that holds back the earth for the bank likely exists under a lot of vegetation. Although historic photographs indicate a former, fenced-in stable yard to the rear, no evidence of that stable yard remains.

EXTERIOR

The Stubbs Barn is a three-story, three-bay bank barn that was part of the Shorefield farm in Wheaton, Maryland. The upper, hay threshing and grain storage level is a full two stories in height. The barn's exterior does not indicate the impressive scale of the structure, which is immediately apparent when one views the scale and size of the timber framing within. The timber structure is approximately 40 feet long by 30 feet wide. It likely had a dry stack stone foundation that is now repaired (and in some cases, expanded in height) with mortar. The barn is faced in vertical planks. The length of the boards corresponds in most cases to the interior floor heights. The roof is covered in standing-seam metal painted red and edged in snow guards. There are gutters and downspouts.

The main northwest, uphill façade features a local fieldstone stone foundation and vertically planked walls, many sash-sawn, which means they may be contemporaneous with the barn's construction. Other planks are clearly appended to the frame with 20th century nails. All planks are now completely devoid of their former red paint and some of them have their wood worn away on the façade to the point that the building has been temporarily fixed with steel mesh to preclude nuisance animals and vandalism. A large-scale double, sliding door on the banked, threshing-floor level is the barn's sole feature, and the door is still operable. It opens into the tall, large interior.

The northeast face features a sliding door on the lower level that gives way into the former livestock area. This door may have been added after original construction as sliding doors on the stable level of bank barns are not common.

The southeast, stable-side face shows alteration to the corner it shares with the southwest face. This rear façade features only one stable door near the corner (it appears in an older photo as a "dutch door" with interior, diagonal Z-bracing) and is adjacent to a window that once held a nine-pane sash. This door probably once gave way to the horse stall area, but now opens onto a 20th century, small converted dairy milking aisle. The paired, door-window opening is set within a rubblestone wall with mortar. The upper level of this rear face features a sliding door for pitching hay down into the former stable area. Again, unlike Pennsylvania-type bank barns, this

one does not feature a cantilevered forebay that would shelter part of the stable level. The plane of the rear wall is flush from roof to ground.

The southwest face, again possibly altered from its original appearance, has a rubblestone and mortared wall that is approximately four feet high. Above it are four, square window openings that used to be filled with multi-pane glazing in a three-over-three pattern.

INTERIOR

The interior of the upper, two-level height hay threshing and storage area is particularly impressive for the size of the framing timbers and the integrity of the barn's construction to 1843. The thickness of the oak tie beams reveals both a construction methodology that was meant to last for generations and an old-growth forest whereupon the owners could fell giant trees. The barn is framed in some of the largest hewn members seen in the county. The bents contain two parallel, hewn tie beams and all vertical and horizontal framing members are pegged together. The largest tie beam – the "swing beam," the lower of the two – on the west side features a major split and is missing its three pegs where its mortise connects into the door post. (This beam needs repair.) While the north and south face posts are one piece, full height, from foundation to eaves level, all other posts are discontinuous at ground floor level with bearing connections.

The interior reveals a three-bay open floor plan, with the center area once reserved for agricultural machinery and grain threshing. The two side aisles are separated from the center with four-foot-high, tight-fitting board walls and ladder-defined hay mows. One of the side aisles also may have had hortizontally-closed grain bins, but if so, these are no longer extant. The soaring, one- and two-story, wood ladders on each side of the main threshing floor would have provided access to increasingly high heaps of hay in the former hay mows. The floor boards of this banked level of the barn are possibly not the original floors as they are clearly circular sawn (the saw marks visible from underneath in the stable area looking up), or they could be the original floors with evidence of an early application of circular saw technology.

The tall interior space manifests the double-tie beam framing system with its upward posts and diagonal bracing that support the top plates. The common rafter and purlin roof has a 30 degree slope and features a center ridge board. The barn's walls are framed in a series of pegged posts and beams, including a mid-level girt, and pegged diagonal braces. The exterior planks are nailed to smaller dimension "nailers" and from the interior, an abundance of daylight shines through their slats.

The lower, livestock stable interior reveals a dirt floor and (now) open floor plan within stone masonry walls of 8 ½ feet height showing remnant whitewash. Above the wall are wood plates and or pockets within the stone (at different wall heights distinguishing the main bay and side aisles) into which the joists are framed or set

respectively. One can look up to the rhythmic thirteen joists, their flattened undersides circular sawn or hewn, and their sides, still left with the bark on, and comprehend the framing of the 40-foot width. Some of the joist's bark is splintering off rather wildly due to age. The summer beam that provides most floor support is a replacement wood member, now supported on posts with concrete footings. Additional support members extend from this summer beam to the edge of the building's southeast wall.

Originally, this interior space held wooden livestock stalls, feeding aisles, and mangers for cows and horses, and perhaps mules or sheep. The Armstrongs, owners from the Depression era, used the barn for horses and goats. Today, the livestock level features only some 20th century milking stanchions and an added concrete trough on the floor for the dairy operation, probably located where the former horse stalls stood.

A single wooden plank ladder provides a former connection up to the threshing level by means of a hatch in the floor that is no longer apparent.

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Name: Stubbs Barn
Continuation Sheet

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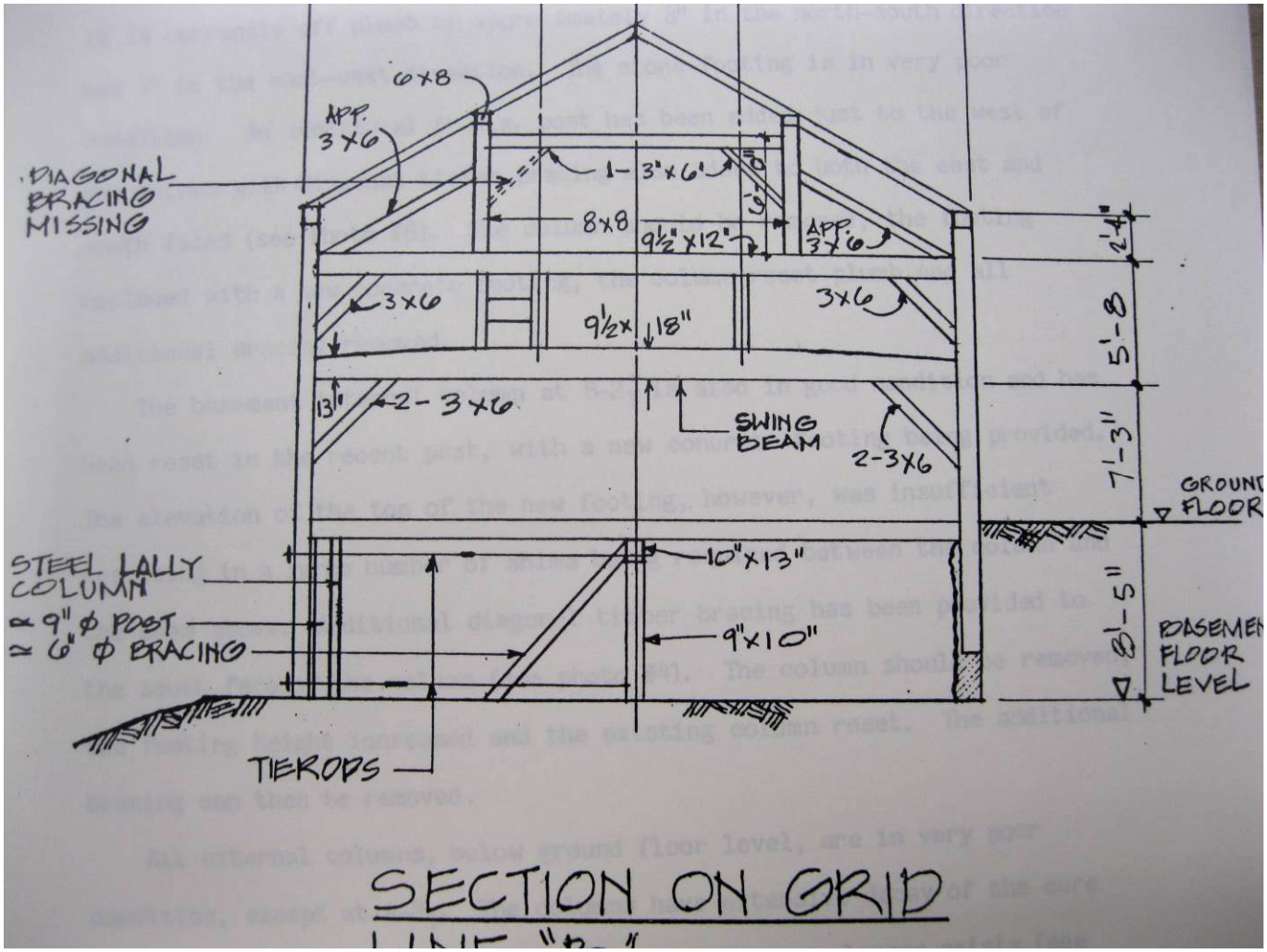

Elevation, Stubbs Barn Framing (M-NCPPC)

8. Significance

Inventory No. 31-3-2

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

Specific dates **Architect/Builder** unknown

Construction dates 1843

Evaluation for:

_____ National Register ____X____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.)

SUMMARY

Built in 1843, the Stubbs Barn is one of the last remaining specimens of the English Lake District barn type in lower Montgomery County. When it was constructed, local farmers – like Edward Stubbs – were diversifying their agrarian operations, necessitating a well-designed barn to function much like a granary and a stable all under one roof. This barn is the sole outbuilding that remains of a once thriving, prosperous farm owned and operated by the same family for over hundred years. It retains strong integrity. Therefore, the Stubbs Barn meets the following criteria of the Montgomery County Historic Preservation Ordinance, Section 24A-3:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 1(d) exemplified the cultural, economic, social, political, or historic heritage of the County and its communities.
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

NARRATIVE HISTORY

In time the property became known as Stubbs Farm, but the land known as "Shawfield" was originally owned by William Murdock, a prosperous tobacco planter. By 1778, Moses Orme had acquired the farm, which potentially included a home for his large family of eleven children. The 1783 tax assessment identified an "old framed dwelling house 14 feet by 18 feet and a tobacco house, with 200 acres of cleared sapling land and middling soil."[1] Not mentioned in the list of improvements was a barn or slave quarters, but such domiciles were likely necessary as the Orme family owned multiple male and female bondspeople at Shorefield until at least 1834.[2]

[1]Florence Bayly DeWitt Howard, "Beall and Edmonstons Discovery to Wheaton Regional Park, 1736-1994), *Montgomery County Story* 37 (4) November 1994, 311. This article contains extensive genealogical information on the Stubbs family and two early 20th century photos of the house and log dairy house at Shorefield.

[2]The will of James Orme "instructed his children to free his slaves when the female slaves reached the age of 30 and the males slaves at age 35."

William and Jeremiah Orme sold the Wheaton property in 1841 to Edward Stubbs, an Irishman who relocated to Washington, D.C. from New York. During his tenure on the farm, it became known as "Avon," and it is believed the name alludes to the Stubbs previous residence in the Valley of the Avon in Steuben County, New York.[3]

Edward Stubbs, at the time, lived in Washington, D.C. and, according to an 1848 insurance policy, he rented his house to a tenant, Mr. John Bean, who was listed in the 1850 census as a farm laborer working for William E. Stubbs. Shorefield served as a summer home for the Stubbs family until the Civil War.

By the time of the 1850 Federal Agricultural Census, the improved fields at Shorefield were under the domain of Edward Stubbs' son, William E. It is speculated that John Boyle loaned the necessary funds to his son-in-law William Stubbs to build a new home (the current domestic dwelling still standing at Shorefield[4]) and retained ownership of the 165.5 acres as "an endorsement for money borrowed" until the time of his death in 1849.[5] Shortly thereafter, Mrs. John Boyle conveyed the land (southern portion) back to William Stubbs. He maintained an insurance policy (#432) with Mutual Fire Insurance Company from 1850 to 1854 for a dwelling house (not described on the form), barn and shed, household furniture, piano, and hay grain. The house and barn, collectively, were assessed at $2,500. The Agricultural Census of 1850 identified the same value for the William E. Stubbs property, at $2,500, but within ten years, the estimate doubled to $5100.[6]

The increased value of the farm was likely due in part to construction of the bank barn. The bank barn as an architectural type has two defining qualities. First, it is a multi-purpose structure, combining many functions under one roof, including stabling of animals, storage of animal feed, and processing and storage of crops. In its design, the bank barn embodied efficiency. The bank barn also represented a growing diversification of farming accompanied by a change to horse farming (instead of oxen), and overall increased production to markets beyond local reach. Furthermore, farmers like Stubbs moved beyond traditional grain cultivation to

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[3]Laura Leigh-Palmer, *Wheaton: Images of America* (Charleston: Arcadia Pub., 2009), 14. http://familytreemaker.genealogy.com/users/s/t/u/Christopher-Micheal-Stubbs/BOOK-0001/0002-0002.html. The name of Avon, according to Larry Stubbs, was referenced in an 1846 poem issues by William E. Stubbs, in an 1862 Aetna Insurance Policy, in an 1873 letter written by John Boyle Stubbs, and in several obituaries, dating 1897, 1927, and 1928.

[4]The house at Shorefield today was not the first residence on the property. As stated above, by 1783 the farm contained an "old framed dwelling house 14 feet by 18 feet." It is unclear when this structure was built or what ultimately became of it (perhaps it was occupied by James Haviland; see footnote 5).

[5]William E. Stubbs married Catherine Anne Boyle on 18 April 1843. Part of Shorefield (116.5 acres out of the original 281.5 acres) was transferred to James Haviland on 31 January 1851, reflecting an agreement struck in 1850 between the two gentlemen in which Edward Stubbs would sell 116 acres (northern portion) to Haviland for $1,750. After the initial $500 payment, Haviland had three years to pay the remaining fee in installments as well as "for residue, board and lodging to the amount of $250 at the rate of $5 per week for two persons." (see Maryland State Archives. Montgomery County Land Records, Deed Liber JGH 2/Folio 430, 8 September 1853). Florence Howard, "Beall and Edmonstons Discovery to Wheaton Regional Park: 1736-1994," *Montgomery County Story* (1994), 8.

[6]Maryland State Archives. Federal Agricultural Census of 1850, Montgomery County, Maryland.

mixed husbandry. At Shorefield, the lower level of the barn accommodated livestock, particularly cattle, horses, and swine. Better sheltering for animals ensured their longevity.

A second defining characteristic of bank barns is the manner in which these multistoried structures, with crops and livestock clearly divided, were generally built with one wall into a natural or manmade earthen embankment. The intent of this feature was to make the structure accessible. Usually these barns were built with the long (or axis) wall of the barn runs parallel to the hill, and on the south of it. This orientation allowed for livestock to gather a sunny spot in the winter. These same characteristics apply to Germanic "Pennsylvania Barns," but the Stubbs Barn is purely English in its origin, and is considered a fine representation of the English Lake District barn type. The latter type is usually made of stone, relies on the protection of a pentroof (instead of a forebay) for lower level stables.

Family oral history alludes that, in fact, the barn was constructed before the c1840s house.[7] Larry Stubbs, a direct descendent of Edward Stubbs, revealed in a 2008 interview that he saw the date 1842-43 on a piece of timber in the upper doors and along the right side on timber up high. John Armstrong, whose family bought part of the Stubbs Farm from Maud Culver, stated a beam in the barn had a date of 1842.[8] Maud Culver wrote she believed the barn was built perhaps as early as 1842 by a Captain Entwistle and this date is possibly further supported by the 1841/1842 tax assessments which identified a $1405 value associated with the property, a significant jump from the last value of $576.05 posted in 1831.[9] Dendroanalysis completed in 2011 by Mick Worthington for Montgomery Parks confirmed the exact date of primary construction of this barn to the Winter of 1843-1844 or shortly thereafter.[10] During this investigation, core samples were removed from ten timbers around the building. Of the ten samples, nine had bark edge suitable for analysis. Seven of the timbers were found to match each other, and of that number, six retained complete sapwood and gave the precise felling dates

[7] John Armstrong noted in phone interview in June 2008 that he also found a date of 1836 in a beam in the barn and it was possibly constructed on the site of an older structure. This date would mean the barn was built by the Orme family.

[8] In a document dated 18 October 1988, John Armstrong stated "in the interior is a massive swing beam with a name written on the side, lengthwise in chalk WILLIAM _ _ 1842."

[9] Captain Entwisle could be Thomas Bayley Entwisle (1820-1894), a Master Carpenter and native born Virginian who resided in the 1st Ward in the District of Columbia in 1860. It does not appear that Thomas served in the military, but he did serve as the Inspector of Building in Washington. His son, Thomas William Entwistle (b. 1845), married in 1867 Irene Bailey, daughter of wealthy Rockville farmer Joseph Turk Bailey. Mr. Bailey was born in Somers, Westchester County, New York State. Thomas W. Entwistle, like his father, was also a builder and contractor.

[10] The science of dendrochronology is based on a combination of biology and statistics. Fundamental to an understanding of how dendrochronology works is the phenomenon of tree growth. Essentially, trees grow through the addition of both elongation and radial increments. The elongation takes place at the terminal portions of the shoots, branches, and roots, while the radial increment is added by the cambium, the zone of living cells between the wood and the bark. An annual ring is composed of the growth which takes place during the spring and summer and continues until about November when the leaves are shed and the tree becomes dormant for the winter period. Dendrochronology utilizes the variation in the width of the annual rings as influenced by climatic conditions common to a large area, as opposed to other more local factors such as woodland competition and insect attack. It is these climate-induced variations in ring widths that allow calendar dates to be ascribed to an undated timber when compared to a firmly-dated sequence. If a tree section is complete to the bark edge, then when dated a precise date of felling can be determined. The felling date will be precise to the season of the year, depending on the degree of formation of the outermost ring.

of winter 1842/43, summer 1843, and winter 1843/44, leading to the conclusion that the barn could only be completed during the latter time frame. This date means the barn was built when Shorefield was not the primary residence of the Stubbs family.

Unlike the previous tenants at Shorefield, the Stubbs family did not make their wealth from farming. Although their improved fields included hay as well as typical crops such as wheat, rye, Indian corn, potatoes and oats, production was for household sufficiency. Instead, Edward and William E. both served as Chief Dispersion Clerk in the State Department in Washington, D.C.[11] In addition, William Stubbs also owned the Charles B. Bayley Co. Boots and Shoes at 278 Pennsylvania Avenue and served as Director of Riggs National Bank. Because of this employment, Shorefield was initially utilized as a summer home, but during the Civil War, the Stubbs family had "Avon" their primary residence.[12] Here, he and his wife, Catherine Boyle Stubbs, raised eight children to maturity: Anne, John, Edward Cornelius, Mary, Kate, Francis D., Rose, and Frances.[13] In addition, the family had a governess, a housekeeper, servants, and paid day laborers; the latter group replaced four slaves who worked on this farm in the 1850s.[14] Family oral history suggest that these enslaved people lived in the loft floor above the attached kitchen at Shorefield.[15]

Following the death of her husband in 1866, Catherine Stubbs remained at Shorefield. The inventory of the Stubbs estate identifies a substantial property for the widow to maintain: "One frame dwelling, in good condition 40 by 36 ft., containing 12 rooms; one back building containing 3 rooms; one tenant house; one Blacksmith shop; one Barn 40 by 40 ft.; one Corn House; one Chicken House; one Log dairy. The orchard contains a few trees, peaches and apples, in an unthrifty condition. The land is in a tolerable state of cultivation, 4 fields containing about 80 acres and the balance 85 ¾ acres in pine wood. The fencing is in bad condition;

[11] Sources also identify that both men may have served a clerkship in the U.S. Treasury. A letter from John Magee, then a congressman from New York and a resident of Bath New York, to Martin Van Buren Secretary of State, dated March 5, 1829, recommends "Judge Stubbs of Bath" for a clerkship (see http://familytreemaker.genealogy.com/users/w/a/e/James-J-Waechtler/WEBSITE-0001/UHP-0273.html).

[12] While working in the District, the Stubbs family lived at Lafayette Square (322 K Street, North), in which William owned the entire block. His neighbors included Secretary of War Edwin M. Stanton and news editor Francis P. Blair. Given his proximity to political elite through his residence and job, William E. Stubbs had connections to President Buchanan.

[13] Catherine Boyle Stubbs came from a well-known Washingtonian family. Her father, John Boyle, served as Chief Clerk of the Navy Department and acted as Secretary of the Navy under Presidents Andrew Jackson and Martin Van Buren. It has been speculated that President Jackson was a family friend of the Stubbs, and made Shorefield a retreat from his White House duties, although then Parks Historian Nancy Brown argued in a 1991 letter that the dates are off in regards to Jackson ever spending time at Shorefield, as the house was built in the early 1840s but Jackson retired to Tennessee in 1836. Jackson apparently gifted the family with a pair of dueling pistols that were displayed in the Stubbs residence. However, William E. Stubbs was also friends with Samuel Colt, who patented the repeating revolver in 1836, and it is feasible he, in fact, gave this gift to the family.

[14] Although the Federal Slave Schedule of 1850 identified that both Edward and William E. Stubbs owned bondspeople at Shorefield, the Montgomery County Tax Assessments – at no point between 1841 and 1864 – provides any value for potential slaves working on this farm. However, family records identified that two unnamed freed slaves lived at Shorefield, possibly John Hamilton and Charlotte Lancaster, listed on the 1860 Census under the Stubbs household, or even Adeline Johnson and George Mercer, were here by the time the 1870 Federal Census was enumerated at Shorefield. William E. Stubbs was enumerated in the 1860 Federal Slave Schedule for the District of Columbia, not Montgomery County. In that census, a quantity of slave quarters was provided for each plantation.

[15] An indentured servant, George, may have lived in the loft floor, and apparently worked for the family from the age 12 to age 80. George may have been either George Mercer (see above) or George W. Holland, who appears under the Stubbs family in both the 1900 and 1920 census.

there is no meadow or garden."[16] The barn sheltered useful agrarian implements such as several horse wagons, plows, a cultivator, an oat sewing machine, bridles, harnesses, scythes, rakes, grinding stone, and even included a carpenter's bench.

John Stubbs, the eldest son, operated the family farm into the 1870s but by the 1880s his mother, Catherine, relied exclusively on hired help and likely rented out parts of her acreage. They continued to cultivate the same crops, but production decreased in the years Catherine utilized outside labor. Mrs. Stubbs came upon hard times and by November 1879 65 acres of the family farm was sold at a public auction to cover unpaid taxes. The highest bid was posted by Marion Fawcett, but by August 1880, her husband, Benjamin Fawcett, sold the land to Edward C. Stubbs, bringing the property back into the family holdings.[17] At the time, Edward was living with his older brother, John, in Washington, D.C. while he was working as an Engineer in the U.S. Capitol and eventually, he would serve as Chief of the Heating and Ventilation Department of the U.S Senate. Edward had two daughters, Marie and Maud, who resided at Shorefield with their grandmother after their death of their mother, C. Francis Blake Stubbs, in 1883.[18]

After the 1897 demise of Catherine Boyle Stubbs, noted as "one of the oldest and best known residents of Montgomery County," Shorefield became entangled in a family dispute that was ultimately settled in the local Equity Court.[19] In 1903 a lawsuit was filed, #2035 between Wheaton merchant George O.B. Cissell (husband of Kate Stubbs Cissell) and Hardy Stubbs Cissell (son of Kate Stubbs Cissell).[20] In her final will, Kate Cissell (daughter of William E. and Catherine Stubbs) had stipulated that Hardy would "take my share of my father's property and invest it for use" but at the time he was but an infant. The court ordered that the property be sold and the proceeds split between the heirs of Catherine Stubbs. A public sale notice advertised Stubbs Farm as "one of the best and most admirably located farms in Montgomery County." This 100 acre farm was "improved by a large and commodious frame dwelling house containing twelve rooms, besides large hall, kitchen, pantry, and also by the necessary outbuildings, with a well at the residence and a fine spring within about 100 yards." When the 100 acres was auctioned off, Edward C. Stubbs was the highest bidder at $5000. He took possession of Shorefield on 11 July 1908, where Edward and his second wife, Kensington native Clara Hardy, resided for the next twenty years.[21]

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[16] Montgomery County Deed of Wills. Inventory RWC #4, f. 92, and RWC #2, f. 249. Later family histories have indicated a second smaller barn (possibly for cows), a smokehouse, and an outdoor brick oven were also found on the property.
[17] Benjamin Fawcett operated the Paint Branch Woolen Factory for his father, Thomas, who were both weavers. The site of this operation is along the trail at Valley Mill Local Park.
[18] A photo of Maud Stubbs Culver at Shorefield can be found in the 3 September or October 1997 *Gazette* article, "Family In Search of a Great Escape Finds It At Park." See Office Shorefield file.
[19] "Mrs. Catherine Stubbs Dead," *Washington Post* 31 August 1897. Also, it is worth noting that the home was up for sale as early as 1901, as an April 14th unspecified Montgomery County newspaper advertised "100 acres; house owned by late Wm. E. Stubbs, 1 mile from Wheaton Post Office). See Real Estate Binder at Montgomery County Historical Society.
[20] For more on G.O.B. Cissel, see the Smith-Edwards Property FOE form.
[21] Maryland State Archives. Montgomery County Equity #2035.

In 1932 – following equity suit No. 5795 – the title for the Shorefield property was vested to Maud Culver, Marie Holmead[22], and Clara Stubbs.[23] Legal testimony provided by Clara Stubbs and concurred by Marie and Maud identified at Shorefield "a farm house of sixteen rooms and outbuildings, consisting of a garage, barn, etc." They also noted that none of the buildings were in good shape, and needed "adjustments and repairs." J. Donald Clagett, a local builder, testified that property consisted of run-down dwelling, old farm buildings, and poor, uncultivated land, collectively worth $20,000. After William F. Holmead had Shorefield resurveyed, Maud Culver purchased 33.9487 acres in 1934 from Clara and Marie. Previously, the Culvers were living with Maud's aunt Rose Stubbs in Wheaton.

By 1935, Maud Culver (a housekeeper) sold her property to Harry Armstrong (a patent office examiner) and his wife, Blanche, formerly resident of Kensington, off Prospect Street.[24] This acreage *did not* include the ca. 1840s main house.[25] According to Bradford Armstrong (son of Harry), William Culver (husband of Maud, b. 1885 d. 1941), who worked in the roofing business according to the 1930 Federal Population Census, "started to build [the] house," and it is assumed this construction began anywhere between 1932 and 1935, prior to selling the property to the Armstrongs. However, tax assessments do not list a value for the dwelling until 1936, when it was assessed at $2000. By 1940, the Armstrong property was valued at $12,500. This Colonial Revival brick home was modified by the Armstrongs in 1952.[26] In addition to the now fenced-in barn, the property once included a garage, tool shed, and chicken house (all have since been removed).

The 1956 *Master Plan of Schools, Parks, and Recreation* proposed that land in Wheaton, including that acreage owned by the Armstrongs, should be purchased to create a large park for down-county residents. Most of the Armstrong neighbors, including the Melikians who owned Shorefield, had already sold to M-NCPPC. Collectively, this land formed Wheaton Regional Park, the first of its kind in Montgomery County when it opened in 1961. Such a unique entity was promoted by then Director of Parks Jack Hewitt, who was born and raised in Silver Spring and likely, knew of Shorefield because of his father's real estate dealings in the area. Emphasis was placed on securing a large park in the Wheaton vicinity because land was being "blanketed" by subdivisions in this rapidly growing area off Georgia Avenue and the availability of acquiring extensive acreage

[22] She was the widow of the late Senator Holmead of Prince George's County, Maryland.
[23] This case placed Marie L. Holmead against Clara V. Stubbs and the Culvers. The two sisters believed the estate of the late Edward Stubbs could not be fairly divided between the three, hence the Equity Case. Parcel 1, as described in the legal papers, is Shorefield.
[24] Blanche was very active in local affairs, including promoting the need for a playground and recreation program in Kensington. Due to her efforts, M-NCPPC built the Kensington Cabin Playground (with assistance from the CWA) in 1934. She cut the ribbon at the opening ceremony in October 1934. See "New Log Cabin Recreation Unit for Kensington," *Washington Post* 14 October 1934.
[25] The 100 year occupation of the farm by the Stubbs family came to an end after the death of Edward C. Stubbs in 1927, when his widow, Clara, and the three sons of his daughter, Marie L. Stubbs Holmead, sold the property (65.94 acres) to Louis and Annie (or Aznif) Melikian in 1941 which included the ca. 1848 mainhouse. The Melikians sold Shorefield (5 acres containing the house) in 1945, and Montgomery County purchased the property from a subsequent owner in 1959. Maud and William Culver ended up living at 2229 Forest Glen Road in Silver Spring by 1958 and two years later were at 3706 Plyers Mill Road in Kensington.
[26] It is believed that Harry Armstrong died in 1952, so it is unclear if he initiated this process or if it occurred by his wife following his demise.

to protect passive nature was quickly evaporating. Retaining a piece of the agrarian heritage of down-county was essential – by 1965 only 18% of land in the Wheaton-Kensington sector was still considered agricultural.

By the late 1960s or early 1970s, M-NCPPC also wanted to expand the repository of much-needed park facilities at Wheaton Regional Park, such as picnic/playing areas and parking lots. Within this 500-acre park, "Wheaton Wonderland" as it was referred, incorporated multiple attractions to appeal to a varied audience, including 30 acres of athletic fields, tennis courts, a park shelter, a botanical garden at Brookside, an equestrian center, a nature center, campgrounds, a full scale air jet, and the Old McDonald's Farm complete with livestock for children's amusement. The old Stubbs Farm, particularly the barn, brought historical reality to the agricultural presence in the newly designed regional park.

Finally, the acquisition of the Armstrong property was identified by former Parks Naturalist Stan Ernst as "a must – offering a last park buffer opportunity to apartment encroachment! They're closin' in!" referring to Glenmont Crossings which at that time was only 30 feet away from park land. The land was zoned R-90, but was slated to change to medium density residential development in the 1974 revised *Preliminary Kensington-Wheaton Master Plan*.[27] In 1975, a deal was eventually reached, and M-NCPPC added the last piece to the Wheaton Regional Park.

This barn was restored by the Armstrong family prior to selling the property to M-NCPPC, and Bradford Armstrong continued to fix the structure as needed after the sale occurred. In 1990, the Commission would complete another phase of rehabilitation of the Stubbs Barn, based on the 1984 structural survey of the building completed by MMP International, Inc. Recommendations included removal of certain deteriorated columns and timber beams, replacement of original footings with concrete, replacement existing flooring where structurally unsound (approximately 25%), and reconstruction of a basement wall section.

Remembering his time at Shorefield, Bradford Armstrong noted: "*When I was a boy growing up on that farm – a time not so very long ago – there were dozens of barns within walking distance of home. Now to my knowledge, this is the last survivor in this end of the county. I think it would be a great tragedy if it were lost for lack to timely restoration."*[28] Today, there are an estimated 130 nineteenth century bank barns still standing in Montgomery County.[29] The vast majority are located in the Agricultural Reserve, west of Wheaton, and are concentrated heavily in the Quaker settlements of Sandy Spring, Olney, and Brookeville. To date, there are only four bank barns in eastern Montgomery County that have been designated historic sites, none of which are in

[27] http://www.montgomeryplanning.org/community/plan_areas/georgia_avenue/master_plans/kensington_wheaton/toc_kenwheat89.shtm.
[28] Montgomery County Historic Preservation Office. Shorefield File.
[29] Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (M-NCPPC, 2001) : 85.

the Wheaton-Kensington Sector. According to Clare Lise Kelly, Montgomery County is "the southernmost limit of the bank barn domain in Maryland."[30]

[30] Ibid.

9. Major Bibliographical References

Inventory No. 31-3-2

Florence Bayly DeWitt Howard, "Beall and Edmonstons Discovery to Wheaton Regional Park, 1736-1994." *Montgomery County Story* 37 (4) November 1994.
Robert F. Ensminger, *The Pennsylvania Barn: Its Origin, Evolution, and Distribution in North America* (Baltimore: Johns Hopkins University Press, 1992);
Gabrielle Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore: Johns Hopkins Press, 1997)
John Michael Vlach, *Barns* (Washington, D.C.: W.W. and Norton, 2003).
Shorefield Research File, Parkside.
Shorefield Locational Atlas File, M-NCPPC Montgomery County Historic Preservation Office, Montgomery Regional Office.

10. Geographical Data

Acreage of surveyed property	16.3583 acres		
Acreage of historical setting	16.3583 acres		
Quadrangle name	Kensington	Quadrangle scale:	1:24,000

Verbal boundary description and justification

The historic environmental setting is to include only the agricultural barn and exclude the 20th century house and landscaping associated with the property.

11. Form Prepared by

name/title	Jamie F. Kuhns, Senior Historian, and Joey Lampl, Manager; Cultural Resources Stewardship Section		
organization	M-NCPPC Montgomery Parks	date	1 July 2013
street & number	9500 Brudette Avenue	telephone	301-650-4362
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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. 31-3-2

Name: Stubbs Barn
Continuation Sheet

Number 8 Page 1

Figure 1. USGS Kensington Quad. Courtesy: M-NCPPC

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. 31-3-2

Name: Stubbs Barn
Continuation Sheet

Number 8 Page 2

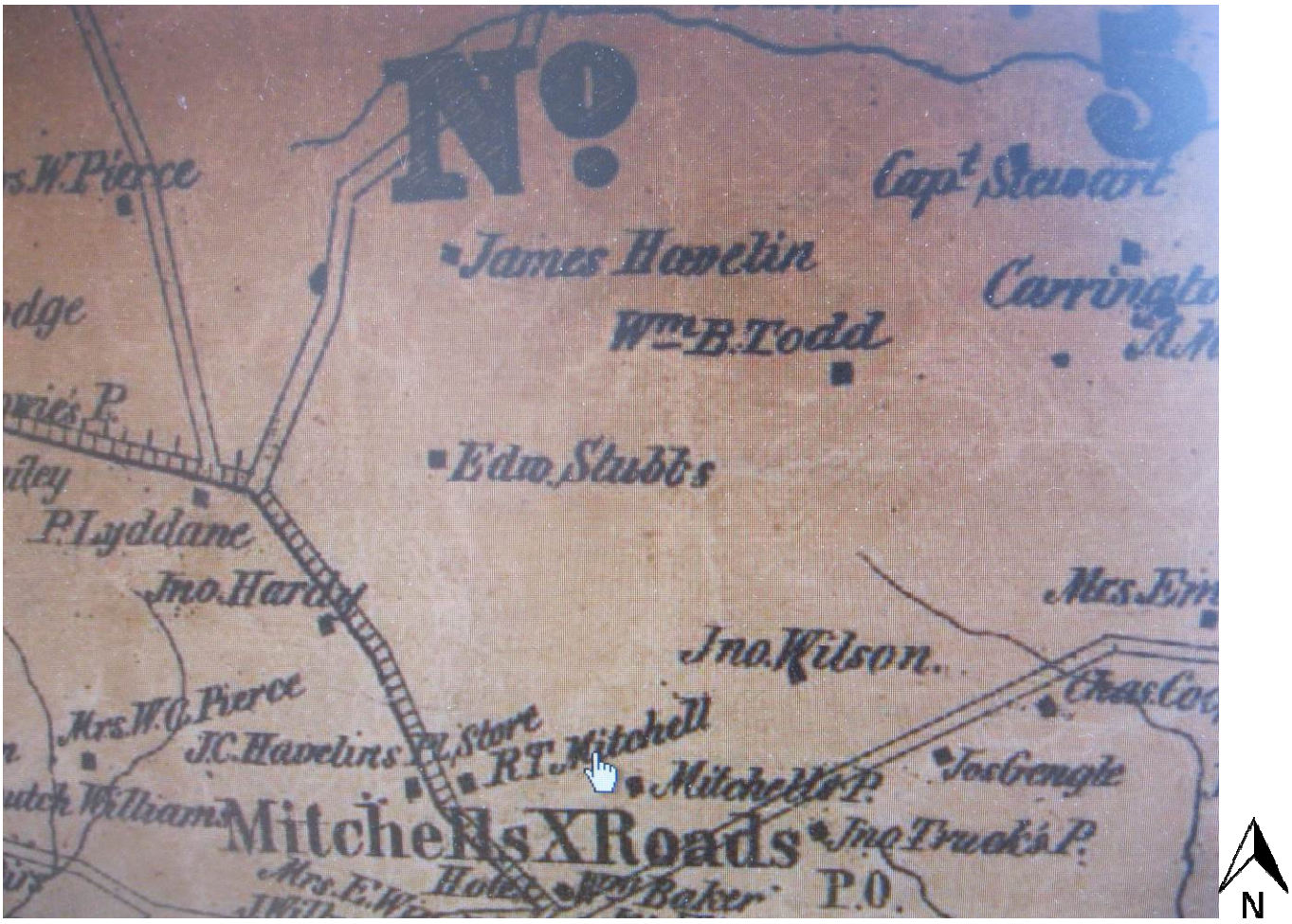

Figure 2. 1865 Martenet and Bond Map of Montgomery County, Maryland; 5th/Berry District. Shorefield is shown under the name of Edward Stubbs. Courtesy: Maryland State Archives

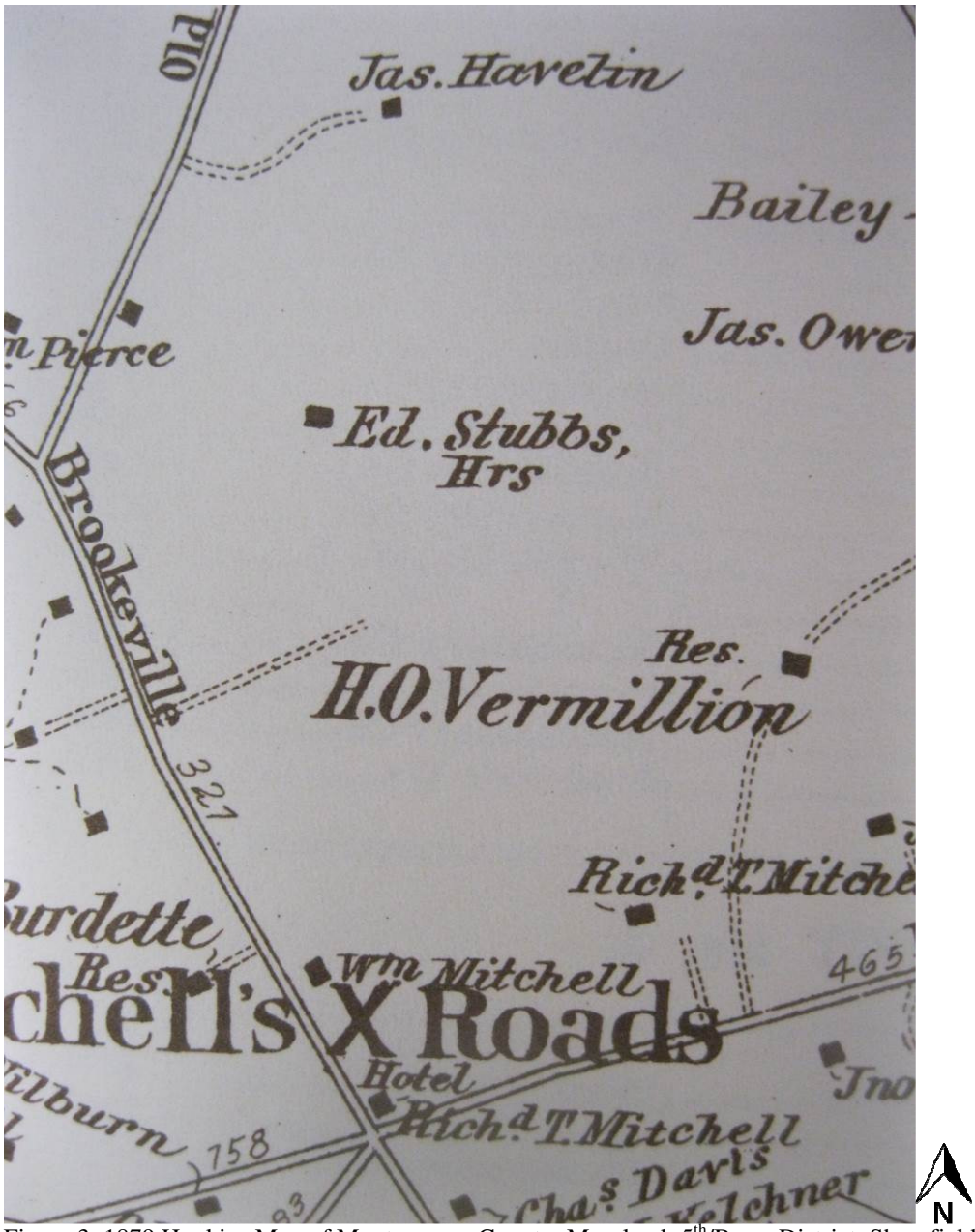

Figure 3. 1879 Hopkins Map of Montgomery County, Maryland; 5th/Berry District. Shorefield, at this time, was owned by the heirs of Edward Stubbs, specifically his widow, Catherine. Courtesy: Montgomery County Historical Society Library.

Figure 4. Aerial View of the Stubbs Barn, Wheaton Regional Park, Wheaton, Maryland. (2008). Courtesy: M-NCPPC

Figure 5. Mid-20th Century view of the Armstrong property with the Stubbs Barn in the background. Courtesy: M-NCPPC

Figure 6. Mid-20th century close-up of the Stubbs Barn. Courtesy: M-NCPPC

Figure 7. Mid-20th century Negative of the Stubbs Barn, rear elevation. Courtesy: M-NCPPC

Figure 8. Mid-20th century Negative view of Southwest elevation. Courtesy: M-NCPPC

Figure 9. Mid-20th century Negative view of little boy standing outside the front elevation of the Stubbs Barn.
Courtesy: M-NCPPC

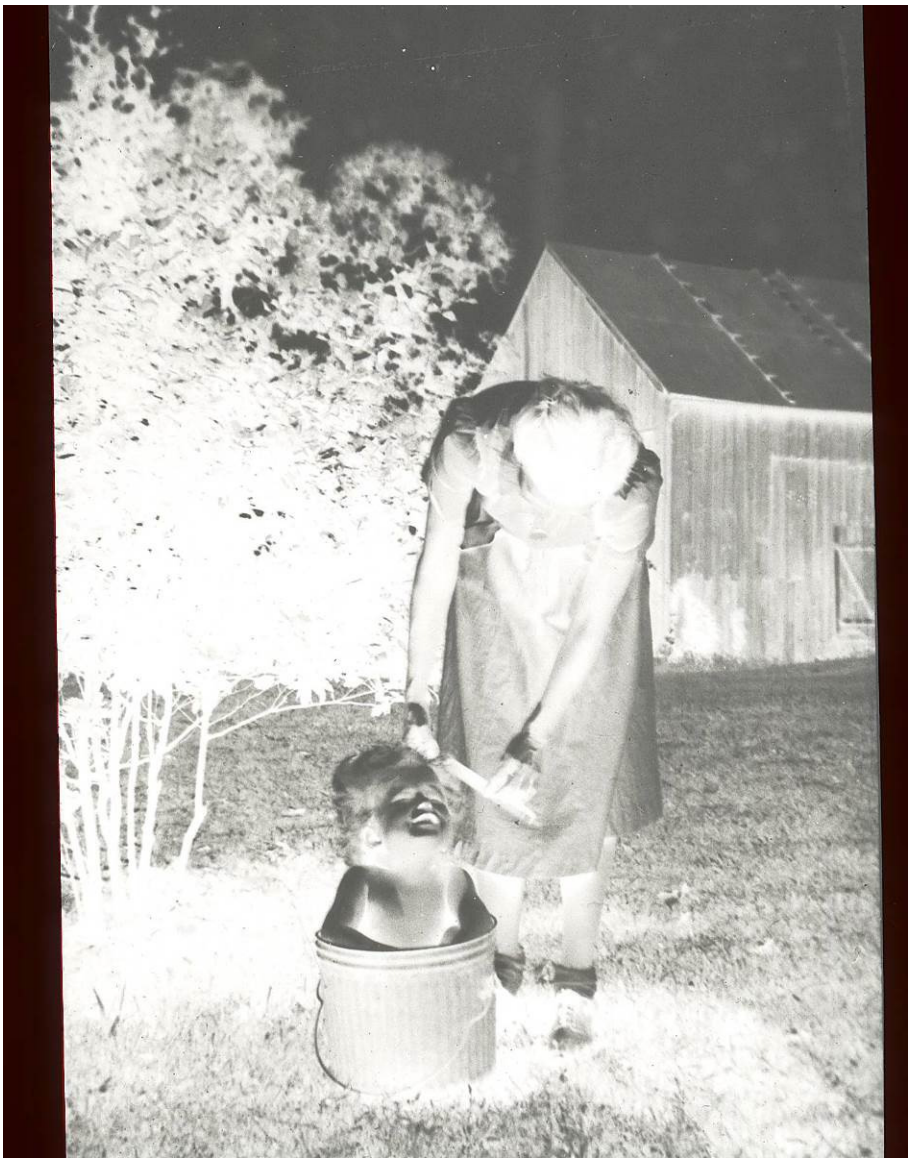

Figure 10. Mid-20th century Negative view of mother and child outside front elevation of the Stubbs Barn.
Courtesy: M-NCPPC

Figure 11. Stubbs Barn prior to renovations in the late 1980s. A note on the back of this photo, believed to have been written by John Armstrong, states: “Barn siding was always loose fitting. Tobacco barns were built that way. I was always told that the farm had originally been a tobacco [farm] long ago.” Although tobacco was originally grown at “Shawfield,” by 1850 the Stubbs family had switched to grain and corn cultivation, and this barn likely served those purposes. Courtesy: M-NCPPC

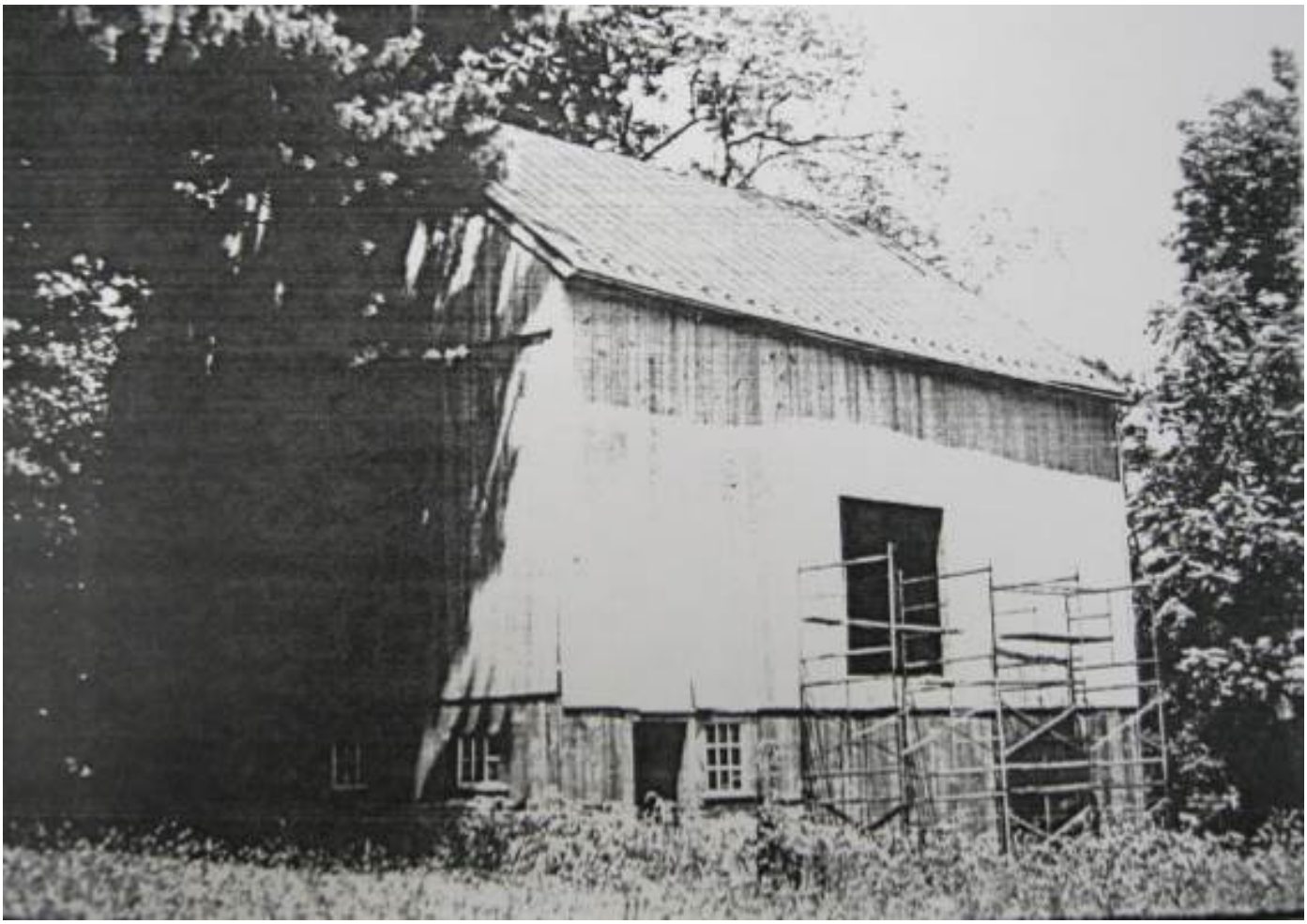

Figure 12. Stubbs Barn during renovation. Courtesy: M-NCPPC

Figure 13. Current view of Northwest front façade.

Figure 14. Northwest (front façade) at right, with Northeast gable end.

Figure 15. View of the Northeast face.

Figure 16. South corner, with Southeast (rear) at right.

Figure 17. View of Southwest gable end.

Figure 18. Interior Ladders, Hay Mow Short Walls, Double Tie Beams, and Wall Construction.

Figure 19. Framing system shows pegs and diagonal braces.

Figure 20. Pointed Pegs between Post and Tie Beam.

Figure 21. Hewn Interior Post showing missing pegs at Tie Beam.

Figure 22. Interior of lower stable level, looking southeast. Ladder to upper level in center background, and 20th century milking stanchions in right background.

Figure 23. Interior detail, stable level: whitewashed walls and joist framing.

Figure 24. Dry stack stone retaining wall for banking earth.