

Historic Renewal in Boyds

With their purchase of the White-Carlin Farm in 2003, Chuck and Carol Bergmann entered the world of preservation and restoration feet first. The two-story Federal stone house had been abandoned for 15 years and the 140-by-45-foot seven-bay bank barn was in great need of repair despite stabilization efforts in 1996.

Located on 25 acres in rural Boyds, the White-Carlin Farm, with its collection of farm buildings, represents the eras of tobacco, wheat and dairy farming in Montgomery County. The c.1793 residence along with the kitchen house, spring house, smoke house, bank barn, and dairy house (now gone) were designated to the *Master Plan for Historic Preservation* in 1979.

Working with an architect, the Bergmanns presented a preliminary proposal to the Historic Preservation Commission as contract purchasers of the property. An inappropriate 1950s addition containing all the plumbing and mechanicals had been previously removed, so the Bergmanns proposed a compatible rear addition to make the historic house habitable. Once work on the house was well underway, rehabilitation of the bank barn began.

Rehabilitation work on the house was extensive and included replacing non-historic window sashes with custom-made true-divided light 18th century reproduction wood sashes; repairing window frames and trim; replacing the roof; repairing and repointing the chimney; repairing and where necessary replacing fascia, soffit, and rake boards; and repointing the stone walls including removing inappropriate Portland cement.

The barn entailed repairing and replicating the cupolas; repairing and replacing damaged and missing wood siding; repairing, reglazing and where missing, replacing windows; and repairing stone foundation walls.



To help finance the extensive work, the Bergmanns utilized both the State of Maryland Heritage Preservation Tax Credit Program and the Montgomery County Historic Preservation Tax Credit. The State program allowed the Bergmanns to claim 20% of the eligible interior and exterior costs as a credit to their income taxes and the County's program allowed 10% of eligible exterior costs to be credited towards their property tax, making for a 30% reimbursement on the cost of the exterior work!

Additional information and technical advice on preservation issues can be obtained by visiting our website at: www.mc-mncppc.org/historic, or by calling the Montgomery County Historic Preservation section at 301-563-3400. Information on the State tax credit is available on the Maryland Historical Trust website at www.marylandhistoricaltrust.net or by calling the Office of Preservation Services at 410-514-7639.

Restored two-story Federal stone house at White-Carlin farm in Boyds.

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according to Agricultural Services division manager Jeremy Criss. The Ag Reserve provides countless benefits for all who live in the Washington area, including clean air, clean water, stunning rural scenery, recreational opportunities such as horseback riding, hiking, cycling, and canoeing, and fresh fruits and vegetables available at pick-your-own orchards, farm stands and farmers markets. One of the most important benefits of the Ag Reserve is the protection of historic

sites. Many 18th and 19th century homes, barns, and other structures are protected within the Agricultural Reserve along with places associated with the War of 1812, the Civil War and the Underground Railroad. For more information about the Agricultural Reserve and the 25th anniversary celebration: www.ruralmontgomery.org.

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