

### MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

January 8, 2004

#### **MEMORANDUM**

TO:

Montgomery County Planning Board

VIA:

Gwen Wright, Historic Preservation Supervisor

Historic Preservation Section, Countywide Planning Montgomery County Department of Park and Planning

FROM:

Clare Lise Cavicchi, Historic Preservation Planner

Historic Preservation Section, Countywide Planning Montgomery County Department of Park and Planning

SUBJECT:

Master Plan Evaluation for Locational Atlas Resource

Farmhouse, 24800 Dunnavant Drive, Locational Atlas #14/8

(Demolition Permit Pending)

#### STAFF RECOMMENDATION

Do not designate the resource at 24800 Dunnavant Drive on the *Master Plan for Historic Preservation*. Remove from the *Locational Atlas*.

#### **BACKGROUND**

On November 19, 2003, an application for a demolition permit was filed for the Farmhouse located at 24800 Dunnavant Drive. The resource is listed on the *Locational Atlas and Index of Historic Sites* (Resource #14/8). Because it is on the *Atlas*, this resource is subject to the Moratorium Provision of the County's Preservation Ordinance, Chapter 24A - Section 10, of the County Code. Under that provision, a public hearing and finding on historical/ architectural significance is required prior to the issuance of a County permit to demolish or substantially alter any *Atlas* resource.

The Historic Preservation Commission will be reviewing this case at its January 14<sup>th</sup> meeting and the HPC's advisory recommendation will be presented to the Planning Board at its January 15<sup>th</sup> meeting. If the Planning Board finds that the resource does not warrant designation on the *Master Plan*, then the demolition permit may be issued immediately and the property may be razed. If the Planning Board finds that the resource warrants

designation on the *Master Plan*, then the demolition permit will be withheld for a maximum period of 195 days and the designation process will continue on to the County Council.

#### **HISTORY**

The dwelling and barn were historically located on a 160-acre parcel. The frame house dates from the late 19<sup>th</sup> century or early 20<sup>th</sup> century and the barn from the early 20<sup>th</sup> century. The Duvall family owned the property from 1807 until 1903. The earliest likely date for the house is 1877, when Jackson L. Duvall acquired the property from his mother Ellen McAtee. Jackson and his wife Amanda conveyed the property to John H. Duvall in 1883. The following year, Hawkins Creamery Road was platted and John H. Duvall died. His widow retained the property until 1903.

Gothic Revival-influenced houses such as this, with center cross gable roofs, were popular in the county from 1860-1910. This one has features that are typical of earlier examples: steep roof slope, deep cornice returns, round-arched window, elongated first-story window openings, and two-light transom.

A log house located east of the property, 8355 Hawkins Creamery Road, may have been the original house for this Duvall farmstead. Still standing, and located on 2.78 acres, this dwelling has had many alterations. It is not identified on the *Locational Atlas*.

The next long-term owners of the property were Cramwell and Ivy King, who owned the farm from 1917 until 1949. The Kings built the bank barn, probably between 1925-35. The barn has a poured concrete foundation and a gambrel roof typical of this period. Local resident Robert Burns recalls the Kings operating a dairy farm here and residing in the house. Cramwell McKinley King (1895-1971) was the youngest of 12 children of Singleton King of Woodfield. He had married Ivy Broadhurst in 1913.

In 1949, the Kings sold the property to E. Brooke Lee who created the Silvercrest subdivision and, in 1966, carved separate lots for the house and barn. The barn was reserved on a 1-acre lot and the house on 22 acres. The latter was recently subdivided, siting the house on a 14.3-acre lot.

#### DISCUSSION

As part of the Damascus Area Master Plan effort, staff has been actively surveying and researching historic resources in this region for the past year and a half. This project includes over 50 resources that are either already on the *Locational Atlas* or are potential additions to the *Atlas*. Staff is very familiar with the history of this region and the type of historic resources that are here extant.

The dwelling is a very common house type and it has had many alterations. The windows are recent replacements. The siding is replaced or covered with asbestos shingles. A sliding glass door installed on the east side opens onto a deck that wraps around the front of the house. The historic metal roof was replaced with a fiberglass shingle roof.

The barn is a more unusual building type that combines traditional and modern forms. The banked construction with lower stable and wagon ramp to upper loft is a traditional form found in the county from the 1830s. Features typical of the early  $20^{th}$  century are the gambrel roof and concrete construction. The Ira Jones Barn (1921), 25601 Kings Valley Road, also a bank barn, is the earliest known example of a gambrel roof barn in the region.

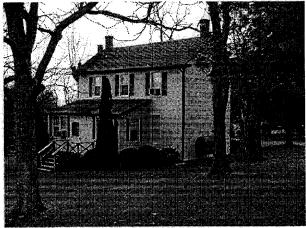
The historic context of the house and barn were dramatically altered with the Silvercrest subdivision. The house and barn were sited on separate lots. The approach to the house was changed so that the house is no longer accessed from Hawkins Creamery but from a cul-de-sac that leads to the back of the house.

There were numerous farmsteads in the Damascus area that were established and inhabited by the Duvalls and the Kings. Better examples of dwellings and farmsteads exist that represent both of these early and longstanding families. The Franklin Duvall Farm, 9420 Hawkins Creamery Rd; the Rezin Duvall Farm, 9011 Hawkins Creamery Rd; and the Kingstead Farm, 11415 Kingstead Rd, have high levels of integrity and are on the *Locational Atlas* (11/24, 11/23, 11/10).

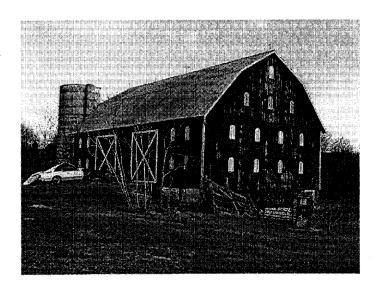
Staff finds that this resource has neither architectural nor historic significance and recommends that it be removed from the *Locational Atlas*.



24800 Dunnavant Drive, historic front, south façade



Rear façade, as seen from Dunnavant Drive approach



Barn, southwest corner, located on north side of Dunnavant Drive, P884



Barn, southeast corner

# Chain of Title, 160 acres, Richardson's Range

1807	Hammond Duvall from George Culp.		
	For £225. 168 acres. (Deed N:401)		
1877	Jackson L. Duvall from Ellen McAtee, his mother		
	160 acres (EBP 16:154) 2-13-1877		
	Cited in Equity Case 180 (1874). Jackson L Duvall et al vs. Sprigg Duvall		
1883	John H. Duvall from Jackson L and Amanda E. Duvall. \$1600		
	160 acres, except 10 ac parcel adjoining Lyde Griffith and ¼ acre with family		
	burying ground. (EBP 30:202)		
1903	Ruth Hilton, from Kate H. [Duvall] Bellison and John T. Bellison		
· ·	Same as conveyed to Kate Duvall from her husband John H. Duvall, 1884 will.		
	(TD 26:187)		
1911	Henry C. and Clara Allnutt from Ruth Hilton (222:327)		
1917	Cramwell M. King and wife, from Clara E. Allnutt, widow		
	160 acres of Richardson's Range, May 17, 1917 (264:194)		
1949	Silver Spring Properties (E. Brooke Lee), from Cramwell and Ivy King,		
	160 acres of Richardson's Range and Joint Discovery		
	Sept 30, 1949 (1300:104)		
1952	Nina G. Lee (1678:376)		

# MARYLAND HISTORICAL TRUST

# INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a typical, local farmhouse with three bays on the main (south) facade and a small center gable. There are stove-type chimneys at either end, and an open porch crosses the front. Present siding is asbestos shingle. Behind the house is a large hay barn that is notable due to its gently-sloping gambrel roof. There are only two or three other frame barns like this in the County; including the nearby Kemp Barn, and the King Barn on Schaeffer Rd., near Germantown.



# 8 SIGNIFICANCE

1600-1699 1700-1799	ARCHITECTURE	EDUCATIONENGINEERING	MILITARY MUSIC	SOCIAL/HUMANITARIAITHEATER
800-1899	COMMERCE	EXPLORATION/SETTLEMENT	_PHILOSOPHY	TRANSPORTATION
1900-	COMMUNICATIONS	INDUSTRYINVENTION	POLITICS/GOVERNMENT	_OTHER (SPECIFY)

STATEMENT OF SIGNIFICANCE

The house and barn were built probably ca. 1900.

### 9 MAJOR BIBLIOGRAPHICAL REFERENCES

### CONTINUE ON SEPARATE SHEET IF NECESSARY **IUGEOGRAPHICAL DATA** ACREAGE OF NOMINATED PROPERTY Phone Ta Drauli i a decembri 1000 100 VERBAL BOUNDARY DESCRIPTION LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES STATE COUNTY STATE COUNTY III FORM PREPARED BY NAME / TITLE Michael F. Dwyer, Senior Park Historian ORGANIZATION DATE 1/22/74 M-NCPPC STREET & NUMBER TELEPHONE 589-1480 8787 Georgia Ave. CITY OR TOWN STATE

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.

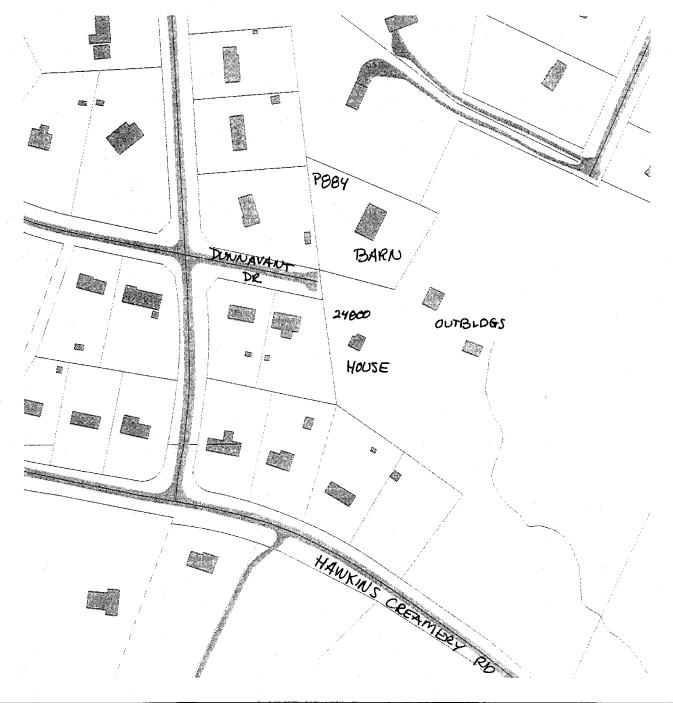
Maryland

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

Silver Spring

# #14/8 DWELLING HOUSE AND BANK BARN



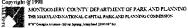
#### Casual User Application

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MNCPPC.

Property lines are complied by adjusting the property lines to topography created from serial photography and should not be interpreted as sextual field surveys. Planimetric features were complied from 1:1400 scale serial photography wing steree photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not may not reflect the most current conditions in any one location and may not able completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plonted at an earlier time as the data is continuously updated. Use of this map, other than for general planing purposes is not recommended.

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Scale: 1" = 200'



