



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

January 14, 2005

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Gwen Wright Historic Preservation Supervisor  
Countywide Planning Division  
Montgomery County Department of Park and Planning

Jeff Zyontz, Chief  
Countywide Planning Division  
Montgomery County Department of Park and Planning

**FROM:** Clare Lise Cavicchi, Historic Preservation Planner *cc*  
Countywide Planning Division  
Montgomery County Department of Park and Planning

**SUBJECT:** Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation: Damascus-Goshen Historic Resources*  
Worksession II: Evaluation of Contested Resources

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**BACKGROUND**

This worksession is a continuation of the evaluation of historic resources that is being done in conjunction with the update of the Damascus Master Plan. At the first worksession, on January 6, the Planning Board reviewed uncontested resources recommended for designation on the *Master Plan for Historic Preservation* and resources recommended for removal from the *Locational Atlas*.

At the January 20<sup>th</sup> worksession, staff will present recommendations for resources recommended for designation that are contested by property owners. The Board will also consider the retention of the Browningsville School on the *Locational Atlas*. This resource was included in the previous staff report but a vote was not taken on it at the January 6 worksession.

The Planning Board has already been sent copies of correspondence received regarding these contested resources. Additional correspondence not included in the last packet is attached. This staff report presents a summary of public testimony from the December 2, 2004 public hearing.

## STAFF RECOMMENDATIONS ON DESIGNATION

Resources recommended for designation that are contested by property owners. These resources are recommended by both MNCPPC Historic Preservation staff and by the Historic Preservation Commission for designation on the *Master Plan for Historic Preservation*.

Resource #	Name of Resource		Address	
10/13-1	BROWNSVILLE HALL	11701	BETHESDA CHURCH	RD
11/1	PERRY WATKINS HOUSE	27130	RIDGE	RD
11/19	GEORGE AND MARY WARFIELD FARM	25723	WOODFIELD	RD
11/21	REZIN BOWMAN FARM	9190	MAIN	ST
11/23	REZIN DUVALL FARM	9011	HAWKINS CREAMERY	RD
14/12	HAWKINS CREAMERY/YESTERYEAR FARM	7420	HAWKINS CREAMERY	RD
14/16	WOODFIELD HISTORIC DISTRICT		WOODFIELD	RD
14/24	SNYDER HOUSE AND HOTEL	24219	RIDGE	RD
14/32	KING FARM	9333	WATKINS	RD
14/34	DARBY-GREEN FARM/SUNRISE FARM	23101	WOODFIELD	RD
14/45	J. MAGRUDER HOUSE	22525	WILDCAT	RD
14/47	BUTLER'S ORCHARD LOG HOUSE	22200	DAVIS MILL	RD
14/49	WOODFIELD FARM	21521	WILDCAT	RD
15/115	FRIENDSHIP CHURCH*	27701	RIDGE	RD
20/46	BLACK AND WHITE INN*	20611	GOSHEN	RD

### 10/13-1 Browningsville Hall, 11701 Bethesda Church Road

The Browningsville Hall is a unique historic resource. It was a community building from its beginning. A group of residents formed a board of trustees and acquired a 4,000-square foot lot "for the purpose of building a hall thereon for the use and benefit of the members of the Bethesda ME Church...and the Bethesda Lodge IOGT [International Order of Good Templars] local in Browningsville." (Deed 314:432) Local citizens built the six-bay by three-bay structure about 1922. The structure served as a community meeting place for Browningsville. The hall was built with a stage for local performances including plays and concerts.

One of the groups that made a home in the Browningsville Hall was the Browningsville Band. According to June Walker Beck's history, the Browningsville Band was organized in 1884 at Jacob's Paint Shop across the road from the hall. The band practiced at different locations, including, in the early 20<sup>th</sup> century, at the Kemptown Hall. The band rehearsals were later held at the Browningsville Hall. Many communities, large and small (including Kings Valley), had volunteer brass bands in the late 19<sup>th</sup> and early 20<sup>th</sup> century that played at picnics, fairs, and concerts. Though the band no longer practices in the hall, it still has performances throughout the area and is a rare surviving example of a community band.

The Browningsville Historic District was listed on the *Locational Atlas*. Unfortunately many of the buildings in the district have either been demolished or greatly altered. Staff and the HPC have recommended against designating a Browningsville Historic District, however, this is an area with a very rich history. We believe that the hall should be designated for representing this early community, as it is the only remaining community building in Browningsville.

The Hall represents an early 20<sup>th</sup> century community building and has a high level of integrity, in that there have been few exterior changes. This resource meets criteria 1a, 1d, and 2a. The proposed environmental setting is the parcel (P944), being 11,756 square feet.

The owner of this property, Eunice Walker, is opposed to designation. She takes issue with information presented in the description of the property, stating that the Browningsville Band did not meet in the building until 1956 and no longer uses the hall, the original interior stage was replaced by a kitchen, and the Health Department curtailed food service in the building. Staff talked at length with Ms. Walker about the history of the building. Mrs. Walker also objects to designation on the basis of private ownership and the farm use of the property. Staff feels that the exterior of the building has excellent architectural integrity. We also note that private ownership does not preclude designation, and designation does not change the building's current use or zoning.

### **11/1 Perry Watkins House, 27130 Ridge Road**

The Perry Watkins House is a rare example of a log dwelling that was once commonplace in upper Montgomery County. By the late 1700s, settlers in the Damascus area established tobacco farms. Frederick (1748) was the major community in the area. Some early houses were constructed along prominent ridgelines, while others faced key waterways. In the late 1700s and early 1800s, most dwellings were simple one- or two-room structures often built of log. Ridge Road was a principal market route established in 1774 for travel from Frederick to Annapolis, and the Perry Watkins House is one of the last early log structures along Ridge Road.

This one and a half story log structure was built in two sections, with two rooms on each floor. The main section of the house was built by c1848 for Jeremiah Watkins, with the earlier section possibly built about 1807. Staff has had an opportunity to see the interior of this house in an effort to document the date of construction. Greek Revival influence is seen in the wide cornerboards and the north interior mantel. A box staircase stands in the southwest corner of the north room. In the 20<sup>th</sup> century, a frame kitchen wing was built on the back of the house. The house is the earliest known residence of the Watkins family who were prominent in the Damascus area.

The Perry Watkins House meets criteria 1a, 1c, 2a, and 2e. The recommended environmental setting is the 50-acre parcel, P400. This setting may be reduced at the time of subdivision to approximately 10 acres, as shown on the map in the amendment. The setting includes the log dwelling house, the corn crib, smokehouse, and bank barn foundations.

The Board has received a letter from Joan Snow, daughter of owner Margaret Snow, opposing designation. Ms. Snow cites substantial alteration, disrepair, and traffic hazard as reasons against designating the structure. Since 2002, staff has worked with the Snow family to address concerns about the impact of road widening for Rt 27 (Ridge Road). At the Snows request, staff requested DPWT change road plans to have widening on the opposite side from the Perry Watkins House. The Snows have recognized the significance of the resource, posting a "Historic House" sign on the structure and inviting staff to inspect the building.

Staff disagrees that the building has been greatly altered. The log structure is covered in early wood siding with wide Greek Revival-style corner boards. The roof has log rafters and is covered with standing seam metal. The building is highly representative of the mid-1800s. There is a more recent kitchen wing with porch, but its location at the rear of the structure does not diminish the building's architectural significance. The building has a high level of integrity and has had few incompatible additions.

### **11/19 George and Mary Warfield Farm, 25723 Woodfield Road**

The Warfield Farm is an outstanding and cohesive example of a turn of the twentieth-century farmstead. George W. Warfield (1864-1954) and Mary E. (1871-1914) bought 137 acres at an auction in 1898, paying \$2768.77. The Warfields built the Gothic Revival house and bank barn about two years after buying the property. The concrete block dairy barn represents the early twentieth century dairy farming operations. The dairy barn dates from the era when Elisha Warfield (1893-1965) and his wife Ethel P. Warfield (1894-1979) assumed ownership of the farm, in 1938. The farm has remained in the ownership of the same family for over a century. It has a high degree of architectural integrity. This resource meets criteria 1a, 1d, 2a, and 2d.

The entire property is 78.52 acres. The barns and outbuildings are clustered near the dwelling house. Acreage north and south of this cluster may be available for development. A reduced setting that would be determined at the time of subdivision would include the following contributing features: the dwelling house, corn crib, dairy barn, bank barn, and the present driveway. The vista of the farmstead from Woodfield Road is significant and should be preserved.

The owner, James Warfield, is opposed to designation. He cites requirement to maintain a fragile, aged house; the additional level of architectural review; and undetermined amount of land to be preserved at time of subdivision. Mr. Warfield finds designation to be a violation of his constitutional rights. He states that designation in most if not all jurisdictions is voluntary. Tax incentives are minimal and do not defray maintenance costs. Finding a company to insure his property is a problem.

In the staff report of December 30 and the Planning Board discussion at the January 6 worksession, staff addressed many of these concerns, including the legality of designation and the issue of economic costs. The courts have consistently found that designation is not a taking. Montgomery County recognizes that preserving and maintaining historic buildings is not cost-free. Montgomery County and the State of Maryland tax credit programs can add up to 30% of the cost of preservation projects. This is more than what is available to most other historic property owners in the country.

### **11/21 Rezin Bowman Farm, 9190 Main Street**

The Rezin Bowman farmstead is significant for its collection of buildings that represent an evolution of construction. In 1827, Aden Bowman (1787-1868) acquired this land at the headwaters of Great Seneca Creek. He built the bank barn, and, by 1850, owned 520 acres of land. Typical of successful farmers of the era, he grew a principal crop of tobacco, had diverse livestock, and grew corn, oats and wheat. His son, Rezin H. inherited the farm that he maintained through the 19<sup>th</sup> century. The Gothic Revival-influenced center cross-gable dwelling represents a house type that was popular in Montgomery County from the post Civil War era through the early 20<sup>th</sup> century. Claude Burdette continued the farm by introducing dairy cows, housed in the 16-cow dairy barn built by 1939.

The owner opposes designation. Consultant George Kousoulas made several points in his testimony. Following are his statements, and staff's response.

*Kousoulas contends that one cannot and should not preserve all farmhouses.* Review for designation on the Master Plan is a very selective process. Not all farmhouses over 50 years of age, or even over 100 years of age, are on the Locational Atlas. There were 70 farmhouses in Planning Areas 11 and 14 that were identified on the 1976 Locational Atlas. Staff is recommending only 23 for designation.

There have already been 21 houses removed from the Atlas, and another 26 are recommended for removal.

*There must, states Kousoulas, be a viable use for designated farmsteads. Farm buildings on small properties presents a burden.* In staff's report and presentation at the Board's January 6 meeting, staff presented many examples of historic farm buildings preserved on property with reduced acreage. Adaptive use of these properties include animal husbandry (horses and goats), craftsman workshop, guest house, and vintage car storage.

*The consultant states that boundaries of a proposed environmental setting must focus on the most rational historic core, and the Planning Board should not use historic preservation as a means for preserving open space. The current 25.86-acre parcel was acquired by the owner in several parcels over time.* The 25.86- acre property may be subdivided with a final environmental setting to be determined at the time of subdivision. The history of this parcel is: when Rezin Bowman built the bank barn, he owned and farmed 150 acres of cleared land. That acreage remained with the farmstead into the late 20<sup>th</sup> century when it was subdivided and the farmstead placed on approximately 5 acres. The owner bought additional acreage to its present 25+ acres. Staff finds that designation of this property does not preclude future subdivision. Over the past year and a half, staff has met with potential developers of this property with this principle in mind. We have included language in the amendment noting that a reduced setting would include the dwelling house, corn crib, bank barn, dairy barn and milk house. The house faces north and the vista of the house from the northwest driveway approach is a significant feature.

*The farmhouse has been altered with new siding and additions. The façade facing the farm buildings has been greatly altered.* This resource is significant as a **farmstead**, not because the farmhouse itself is the primary historical resource. When seen as part of a complex of buildings, the changes to the farmhouse are still within the range of having no significant impact on the significance of the overall farmstead property. The original architectural features and massing of the main block and front façade of the house are still clearly discernible.

*The Rezin Bowman Farm does not meet all designation criteria of Chapter 24A.* A resource need only meet one criterion in order to be eligible for designation. The Bowman Farm meets four: 1a, 1d, 2a, and 2d. The resource has both historic and architectural significance.

### **11/23 Rezin Duvall Farm, 9011 Hawkins Creamery Road**

The Rezin Duvall Farm is an outstanding early farmstead that is significant historically for its association with the Duvall family, and architecturally for its collection of farm buildings that are early and evolutionary. The original log dwelling exists as the back kitchen wing of the present dwelling. It was built to face Great Seneca Creek, located about 400 feet due west. The house has a box staircase in the northwest corner and a partition wall in the upstairs loft room. The front frame section, overlooking Duvall Road (now Hawkins Creamery), dates from 1910.

The resource is significant for representing the Duvalls who were key figures in the development of the Damascus area. Lewis Duvall obtained the original 1754 patent for 265 acres here. Rezin Duvall, who obtained title in 1867, established Hawkins Creamery Road, originally called Duvall Road, with a petition of 1884. Sherwood, who built the main section of the house, was a founder of the Bank of Damascus and a County Commissioner. The Duvall family continues to own the farmstead.

*Congressman Roscoe Bartlett and the Duvall family maintain that historic designation is a violation of constitutional rights, and that Montgomery County does not provide just compensation for designating historic sites. As stated previously in this report, legal precedent shows that historic designation does not constitute a taking of real property. Designation of this farm does not preclude subdivision of the property and does not deprive the owners of all reasonable use. The tax incentives that Montgomery County and the State of Maryland offer are more compensation than most preservation ordinances offer.*

*The family has stated that too many historic sites are being recommended for designation in the Damascus-Goshen areas in addition to the sites already designated. There were 85 Damascus-area resources identified on the original 1976 Locational Atlas. Already, 27 resources have been removed from the Atlas and staff is recommending another 30 for removal. Staff recommends for designation a total of only 26 resources.*

Through meetings, site visits and phone conversations, staff has worked with the Duvall family to address a number of their specific concerns. The reduced three-acre environmental setting shown in the amendment is the result of this discussion, as is the information about which outbuildings are non-contributing. The complex of farm buildings is significant. It includes a smokehouse, corn crib, one-level barn, and dairy barn. The resource meets criteria 1a, 1c, 1d, 2a, and 2d.

#### **14/12 Hawkins Farm, 7420 Hawkins Creamery Road**

The Hawkins Farm is significant for representing the late 19<sup>th</sup> to early 20<sup>th</sup> century history of agriculture in the area. In addition, the residence is an outstanding example of high-style architecture noteworthy in this part of the county. The Hawkins family purchased land including this property in 1860. The bank barn dates from 1898. The dwelling house, built c1905-7, was the residence of William Hawkins and Nellie May Linthicum who married in 1909. The Hawkins established a creamery at their farm, which became a successful operation, commemorated in the road name. This gives the resource great historic significance.

The Hawkins House is one the most architecturally significant in the Damascus area. The dwelling is a comprehensively designed structure, with a complex building form that represents late-Victorian styling. There is a high level of architectural detailing, from the denticulated cornice found on porch cornice, main cornice, and tower to the exaggerated dormer cornice returns, that is unparalleled in the area.

The Board has received an email of December 30 (attached) from a representative of the Marshall family trust stating opposition to designation. The family feels that designation would be an encumbrance that would preclude future improvements or maintenance. Staff responds that designation can provide assistance with future maintenance in the form of tax credits and technical assistance. The property need not be frozen in time and new construction is not precluded.

Staff has met with members of the Marshall family who have suggested that if the property were to be designated, that the statement of significance of the property be extended to include the successful and pioneering antique business established by the Marshalls in the early 20<sup>th</sup> century. Staff concurs and recommends this part of the resource's history be included in the Final Draft Amendment.

This resource meets criteria 1a, 1d, 2a, and 2c. The proposed environmental setting includes the 5.27 acre P530 (5.27 acres), P606 (1.75 acres), and Outlots B and C. The Marshalls own additional adjacent acreage which is not included.

## **14/16 Woodfield Historic District**

### History

The Woodfield community is a linear community that grew to serve the farming families in the immediate area. Woodfield included a church (first built 1880), a store and post office (1885) and social hall (c1905). Residences in Woodfield date from three main periods: late 19<sup>th</sup> century, early 20<sup>th</sup> century, and post-World War II. The main residential building types from the first period are three-bay, side gable houses and center gable houses. The second period is represented by bungalows and four-square type houses. The last period is characterized by Tudor Revival and Colonial Revival brick residences.

In the third quarter of the 19<sup>th</sup> century, farmsteads along Woodfield Road had rectangular parcels that stretched east and west from Woodfield Road. Woodfield Road became more traveled and a church, store, and social hall were built, becoming the cornerstones of the community. Farmers divided off lots facing the road. The earliest ones (late 19<sup>th</sup> c) were on the southeast (Singleton King) and the northwest, as shown by the pink houses on the color-coded map. The next generation (early 20<sup>th</sup> c) were on the Bright Farm (center west) and on the northeast (along Woodfield School Road), and are shown in yellow. Finally, the farm along the central east was portioned off for lots immediately after World War II, shown in green. In more recent years, as the farms are no longer in operation, the fields behind the Woodfield Road houses have been subdivided, with access roads to Echo Creek Court, White Peach Court, Magruder Knolls Court, and the houses at Woodfield Estates.

### Public Comment

At the HPC review, residents of Woodfield submitted a petition. Fifteen residents representing 10 Woodfield households were in support of a historic district, and 27 residents representing 19 households petitioned designation of the Woodfield Store and Wesley Grove UM Church as individual sites in the event that a Woodfield Historic District is not designated. Three residents submitted letter in opposition to designation and one resident in support. Staff held a community meeting to inform residents about historic designation.

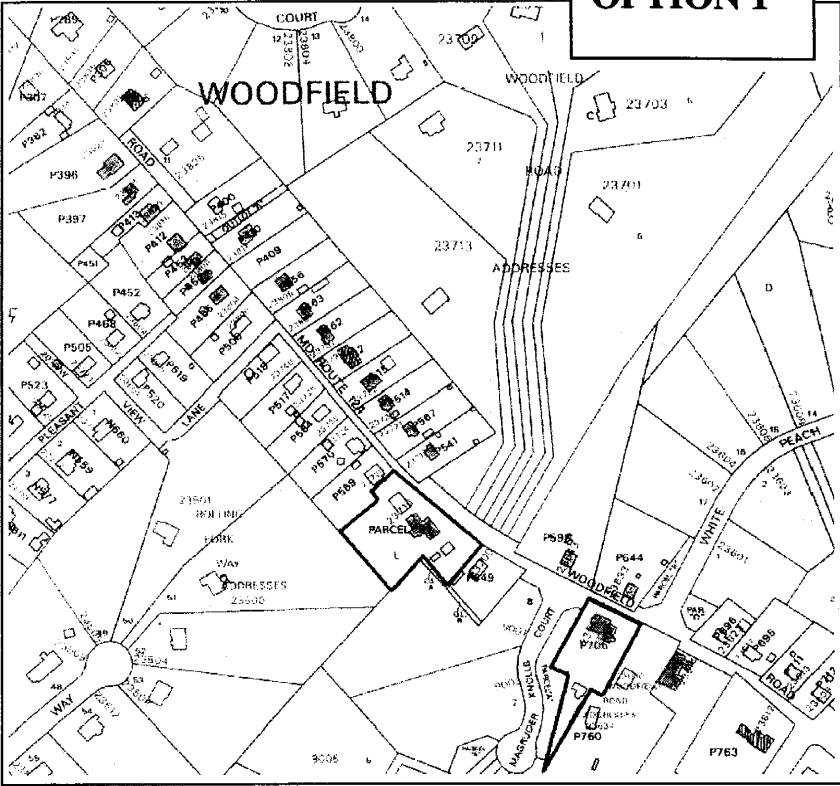
At the Planning Board public hearing, representatives for the church, Administrative Councilman Daniel Harper, and preservation consultant Emily Eig, acknowledged the historic significance of the church. Mr. Harper requested that additional church land not related to the church structure be excluded from a historic district. Ms. Eig testified that, while the integrity of the church was diminished, it was a historically significant structure. She found the Educational Hall not eligible for designation as an individual site.

Subsequent correspondence to the Board from Mr. Harper and Ms. Eig states that no Woodfield resources merit designation, yet no new information is provided to support this change of position.

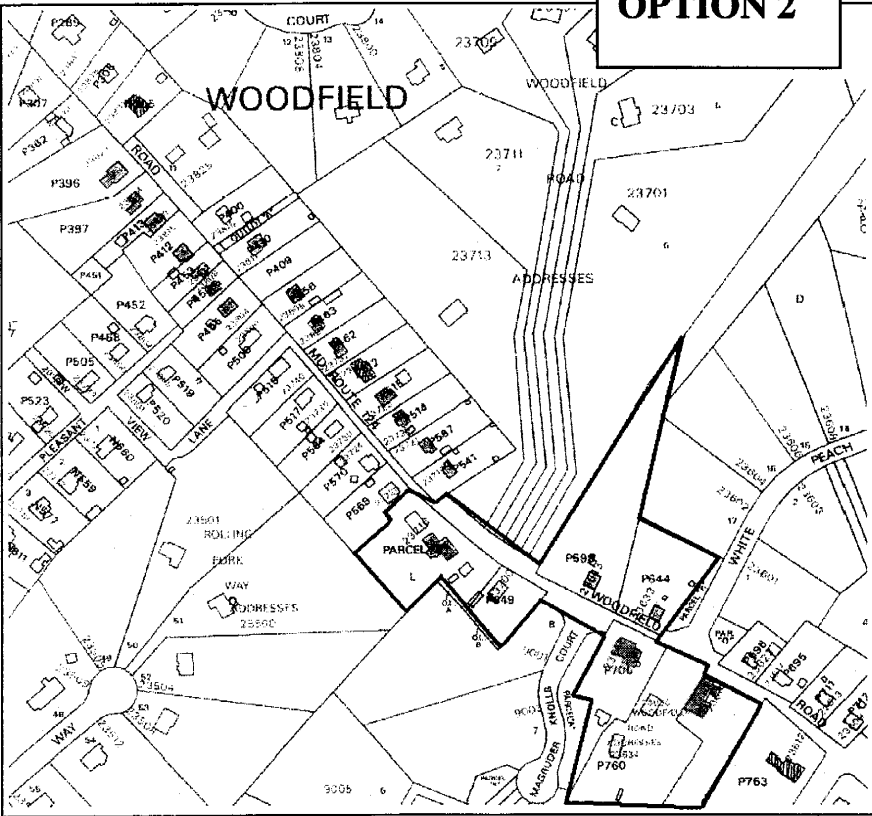
### Options for Designation

In testimony and correspondence, issues were raised about integrity. In the December 30, 2004 staff report and January 6, 2005 worksession, staff and the Planning Board addressed issues of integrity. Integrity includes location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must include several, if not most, of these aspects. In this case, the resource is a historic district, or one or more historic sites. Staff finds that the church and store have sufficient integrity and significance to merit designation as individual sites.

**OPTION 1**



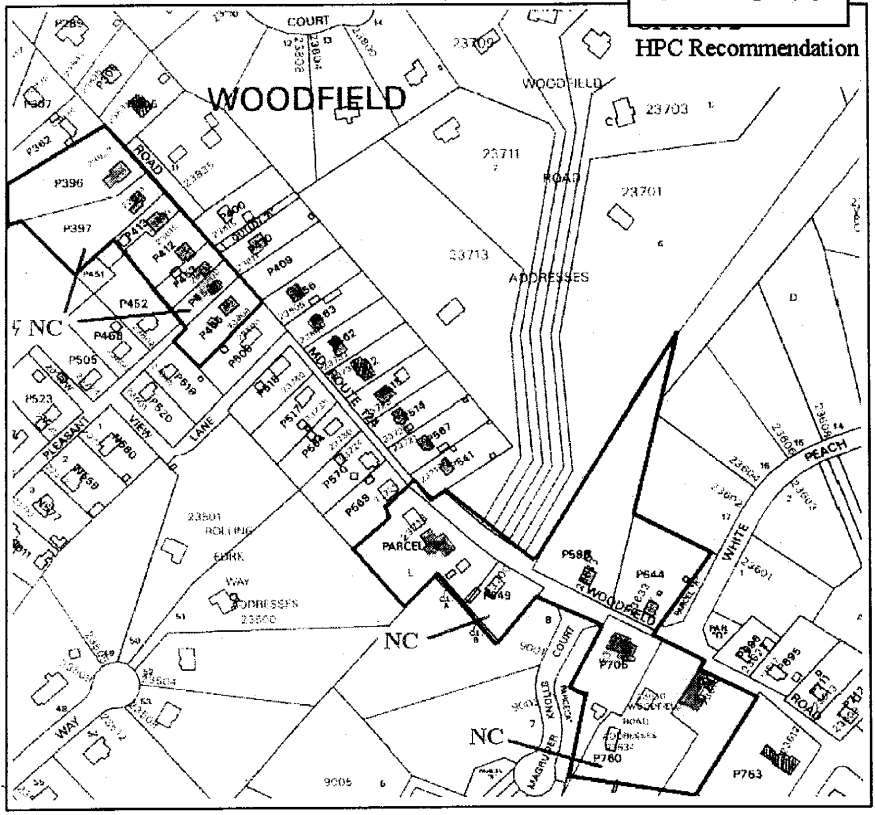
**OPTION 2**



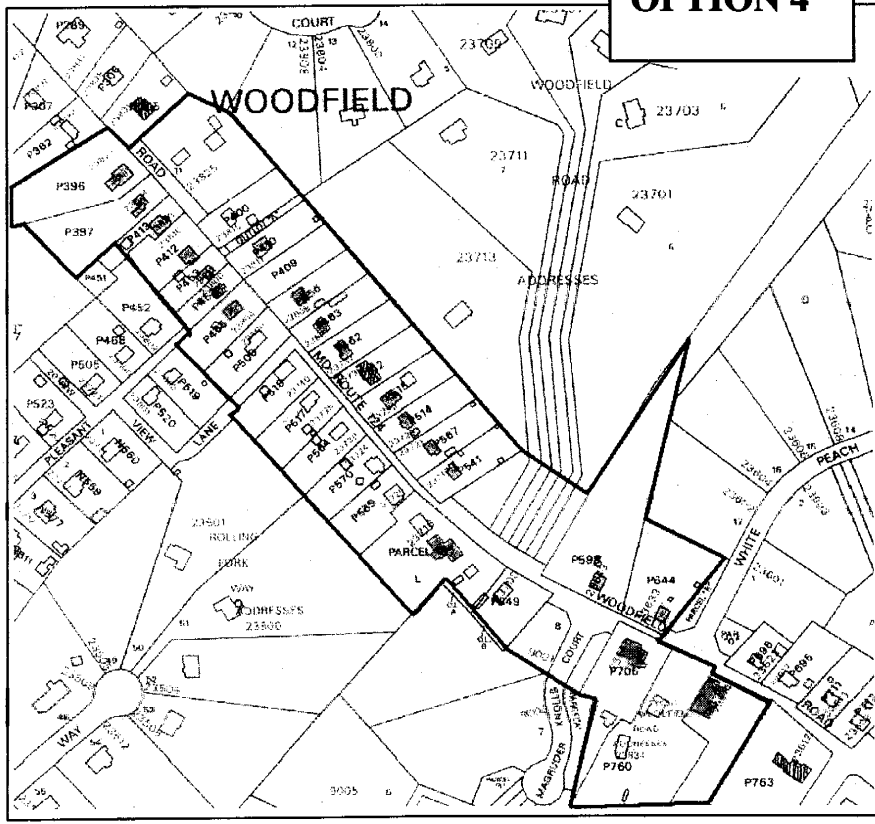


# OPTION 3

HPC Recommendation



# OPTION 4



The Planning Board has several options for handling designation in Woodfield.

1. Designate individual sites: Woodfield Store and Wesley Grove UM Church
2. Designate a small cluster of houses surrounding and including the church and store
3. Designate a two-part discontiguous historic district that includes the church and store and the earliest houses.
4. Designate a historic district that includes the church and store and residences from three historical periods.

The first option is to designate the church and store as individual historic sites. These structures represent the community life of Woodfield. Staff finds that both of these resources have a high level of historic significance and sufficient integrity to merit individual designation. Included in this packet are Maryland Historical Trust Inventory forms for these two individual sites. The disadvantages of this option are that there is no protection for any of the Woodfield residences, and the residential life of Woodfield is not represented.

Options 2 and 3 would designate smaller districts. Option 2 historic district includes one concentrated cluster of the most historically significant resources. The Wesley Grove Church with the Social/Educational Hall, Woodfield Store, and two of the earliest residences: 23633, the Mary Ward House, and 23643 the Davis House.

The Option 3 historic district recognizes the significance of first-period houses (built before 1910) by adding a second cluster of buildings at the northern end of Woodfield. The Historic Preservation Commission recommends this option. The HPC voted 4 to 3 in favor of this option, with one Commissioner abstaining. In this scenario, the HPC recommends that the four houses built after 1910 (in yellow and green) be categorized as non-contributing resources.

Option 4 is to designate a larger district that represents the establishment and expansion of the Woodfield community. Staff finds that this option would best represent the history and development of the Woodfield community. This option hinges on the concept that the 1940s was a significant historical period in the development of the area. When this district was researched in 1986, the post-1930s era was not considered historic and the houses from the 1940s were considered "modern infill". (See 1986 map of proposed historic district boundaries, in the enclosed research form.) With the passage of 15 years, this is no longer the case.

The 1940s was a significant historical period in the development of the area. The Damascus area benefited from great expansion in this era. This growth is reflected in the major institutions established in this era, including the Damascus Volunteer Fire Department (1944), the Damascus Recreation Center (1940s), and the Damascus High School (1950). The composition of the population changed as well. In 1940, 57% of the area population was involved in farming. By 1960, the farming population had dropped to 10%. The brick Tudor Revival and Colonial Revival houses dating from the 1940s are suburban in character and are representative of this significant time period. They share a compatible scale and setback with the earlier Woodfield houses.

Designation of a historic district extending from the Wesley Grove church property to the Woodfield School Road vicinity would best represent the establishment and evolution of the Woodfield community. In addition, such a district would designate residences on both sides of Woodfield Road, which makes good preservation planning sense.

Regarding the church property, in a historic district, staff recommends a setting that would include the church and education building, but minimize the associated land behind these structures, in order to

address the church's concerns about the impact of designation on future plans for their property. The HPC recommends that language be included in the amendment to specify that designation of the church not impede the church from adding on and that special consideration be made with regard to the economy of repair.

#### **14/24 Snyder Hotel, 24219 Ridge Road**

The Snyder Hotel represents the summer resort industry in the greater Germantown area after the Metropolitan Branch of the B&O Railroad was completed in 1873. The structure was built in two main sections. The original section is the south end, built in the mid-1800s by Hannah and William Poole. The three-bay, side-gable dwelling has a central door with a small transom.

Harriet Snyder had purchased the property from the Pooles in 1886. She built the north section in 1905 to accommodate her hotel business. There were two parlors on the main floor. Harriet Poole Snyder (b1853), daughter of Hannah E. Poole, married Rhinaldo Snyder (b1842) about 1875. In 1900, they had 6 children. Mrs. Snyder met vacationers at the Germantown Train station and brought them to her hotel. Since 1945 the hotel has been owned by the Applebys who have operated an antiques business.

The owner of the property opposes designation, citing changes to the building including kitchen removal and enclosure of the front porch. The building form, with Italianate commercial hotel structure attached to the residential block, is significant. Its representation of the local hotel industry outweighs the physical changes. Intact original features include the characteristic bracketed cornice, wood sash windows, and physical setting with mature trees.

The Maryland Historical Trust has determined that the Snyder Hotel is eligible for designation on the National Register. The MHT review form (1991) states, "this structure is significant as a turn-of-the-century hotel. Known as Montgomery Inn or Snyder Hotel, it was a modest example of the hotel and rooming houses which catered to vacationers seeking relief from the heat of the city. During the late 19<sup>th</sup> and early 20<sup>th</sup> century, a number of areas in Montgomery county, most of which were located on or near the path of the Metropolitan Branch of the B&O Railroad, became popular retreats for Washingtonians."

This resource meets criteria 1a, 1d, and 2a. The proposed environmental setting is parcel P821, being 63,597 square feet. A map of the setting, inadvertently omitted from the Amendment, is attached.

#### **14/32 James Rufus King Farm, 9333 Watkins Road**

James Rufus King paid \$1,208 for the 151-acre property from his parents, Singleton L and Mary R. E. King, in 1897. He built the dwelling a year later, two years after his marriage. The eldest of seven children, James Rufus was the great-grandson of John Duckett King. Watkins Road was platted in 1905, connecting Woodfield Road with the Wildcat Road-Brink Road corridor. The King Farm prospered and expanded to 233 acres by 1913.

The Stablers are opposed to designation. Staff finds this resource has both historic and architectural significance, meeting criteria 1a, 1d, 2a, and 2e. This farmstead is highly representative of the growth of the Great Seneca Creek area around the turn of the 20<sup>th</sup> century. The house, with its three-story tower, is a noteworthy example of Victorian era architectural styling. With its prominent setting on an open knoll overlooking Watkins Road and the Magruder Branch, the resource is a local landmark. The

proposed environmental setting is the 6.48-acre lot. Contributing buildings are the dwelling house and spring house. The barn is a non-contributing resource. A map of the setting is attached.

### **14/34 Darby-Green Farm, 23101 Woodfield Road**

The Planning Board has received testimony and correspondence from counsel and a report from a consultant, principal in an archeological firm. These parties represent the owner, the Casey Trust and Betty Casey, Trustee. These parties have raised concerns, to which staff will respond. The concerns raised are in italics, followed by staff's response:

*The dwelling does not retain integrity for it has been extensively remodeled and enlarged. Staff is recommending removal of other properties from the Locational Atlas on the basis of significant alterations.* Staff agrees that the dwelling house has had alterations, but the house is only one component of a outstanding complex of buildings that constitute the Darby-Green Farm. The resources recommended for removal from the Atlas are individual buildings, not complexes. In the case of a farmstead, one must evaluate the entire complex. Taken as a whole, this farmstead has a very good level of integrity.

*The correct address is 22717 Woodfield Road.* M-NCPPC and the Department of Permitting Services uses premise addresses in the Maryland Tax Assessment site and the Planning Dept GIS system, which has 23101 for this property. The additional address mentioned will be noted in the amendment.

*The main dwelling was likely constructed c1875, not the early 19<sup>th</sup> century. The house faces Woodfield Road, not Seneca Creek.* The date of construction is based on staff's site inspection and analysis of research documents. The L-shaped dwelling was clearly constructed in two periods. The first period of construction was the current rear ell, now used as a dining room. It was a side gable structure that faced north. Like most of the early dwellings in the Damascus area, the house was sited near and oriented toward a waterway, in this case Great Seneca Creek. This section of the house has log joists, sash sawn entrance (cellar) and roof frame without ridgeboard that are typical of early to mid 19<sup>th</sup> century dwellings. Sash-sawn technology disappeared from use after the mid 19<sup>th</sup> century. The construction of a later section perpendicular to the first block and facing west toward the public road rather than the waterway is a pattern that staff has observed throughout this region, as documented in *Places from the Past*. This front block has a circular sawn ridgeboard typical of houses built after the Civil War. A plan showing staff's conclusions is included in the enclosed research form.

The two staff members who made this inspection have surveyed thousands of buildings in the county and have over 15 years experience in Montgomery County architectural history. The Martenet and Bond 1865 map is a useful source for historical research but it does not document construction of every structure in the county. The consultant's research form of November 2004 does not include any additional site specific research and fails to demonstrate a knowledge of local building traditions.

*Outbuildings are typical of rural family farms and do not include structures of outstanding merit. They do not represent a unified whole from a specific period or being of a specific architectural style.* Based on staff's survey of houses in the Damascus-Goshen area, this particular collection of outbuildings is outstanding. The frame smokehouse and dairy indicative of mid 19<sup>th</sup> century farmsteads are not found in any other farmstead surveyed. The highly significant grouping of early 20<sup>th</sup> century farm buildings of dairy barn, milk house, cow barn, calf barn, pump house, and tenant house are testaments to the success of the dairy business and are unrivaled in their comprehensiveness and high level of integrity.

*The consultant finds that the property does not meet any criteria for historic designation. Staff disagrees. This resource clearly meets criteria 1a, 1d, 2a, and 2d. In his own research form of November 2004, the consultant states that this farmstead is "typical of rural family-operated farms in Maryland's piedmont region dating to the 20<sup>th</sup> century." Staff finds that the farmstead is representative of a Damascus region farm, adding that this farm was more successful than most, as evidenced by the large number of buildings and their size (criterion 1a). This was not the site of a significant event or influential person. Its value is for representing the everyday farmer, a business, and a lifestyle once common in the county and providing sustenance for the local economy (criterion 1d). The Darby-Green Farm has value for representing the agricultural heritage of the region, in transition from a general-purpose 19<sup>th</sup> century farm to a successful dairy farm and then a cattle farm. The contributing resources are the dwelling house, smokehouse, dairy, equipment building, dairy barn, milk house, calf barn, and pumphouse that embody characteristics of mid 19<sup>th</sup> and early 20<sup>th</sup> century construction (criterion 2a) and form a significant and distinguishable entity (criterion 2d).*

#### **14/45 James Magruder Farm, 22525 Wildcat Road**

Owner William White testified that the resource does not merit designation because the buildings have been changed. The changes on the house include vinyl siding on sides and rear, side and rear additions, new upstairs windows, and a new chimney. Roofs on outbuildings have been replaced.

This dwelling is an exceedingly rare resource. It is an early Tidewater type house that was once the most common building type in the county. The Magruder House is the one of the only remaining buildings of this type in the county (another being Moneysworth Farm in Clarksburg). The structure has had alterations, yet significant distinguishing elements of the type and construction remain. The side gable building form and sloping porch roof characteristic of Tidewater houses is clearly visible. The front façade retains outstanding early detailing typical of upper middle class dwellings of the early 19<sup>th</sup> century: weatherboard siding of irregular width laid with shallow lap and beading, sixpanel door, four-pane transom, and 6/6 sash windows. The additions are on one side and the rear of this original dwelling. The original structure is still distinctive.

The single bay log crib is a rare and early farm building. The new concrete foundation does not detract from its architectural significance and association with the early 19<sup>th</sup> century house. The log smokehouse and bank barn are also typical of this era. Together the complex comprises an important farmstead highly representative of the early 19<sup>th</sup> century period.

James Magruder, Jr. built the house about the time of his marriage to Elizabeth Riggs, in 1831 and operated a mill on site. Both families were prominent in county history. James' father grew up at Stoneyhurst (MP #29/41) and Elizabeth is from The Oaks (MP #23/26). James was a wealthy man. He inherited 240 acres of land, and operated a sawmill and a tobacco plantation. He had six slaves and owned \$1616 in silver plate. Nearby is the tributary that came to be known as Magruder's Branch. This resource meets criteria 1a, 1d, and 2a. The proposed environmental setting is ten acres.

#### **14/47 Butlers Orchard, 22200 Davis Mill Road**

Butler's Orchard is highly representative of the changing agricultural economy of the mid-20<sup>th</sup> century. George Butler established Butler's Orchard, a pioneering pick-your-own produce operation. George Butler (1929-2000) was a University of Maryland horticulture major and Silver Spring native. He and his wife Shirley bought a 37-acre peach orchard in 1950. The Butlers added strawberries in

1956, which became the primary crop. George Butler became a highly regarded expert in strawberry growing.

The dwelling house is representative of the early farming history of the property. The original two-bay, side-gable log core with its V-notched corners and fieldstone chimneys represents residential construction of the late 18<sup>th</sup> and early 19<sup>th</sup> century. The Butler's additions to the original house are illustrative of the success of their farming operation. This resource meets criteria 1a, 1d, and 2a.

The Commission has received letters from the owners and interested parties expressing concerns about the designation of this resource. The Butlers oppose designation that would increase regulatory review to farming operation and reduce options available to the family's future plans. Staff has met with the Butlers who continue to express concern about the impact of designation on the farming operations and future use of the property. The Butlers desire the least amount of impact possible on their property. Since the 36.56-acre property is in an RDT zone, which requires 25-acre parcels, it would not be eligible for future subdivision. In response to the Butler's concerns, staff recommends a reduced environmental setting of approximately one acre. Designation would not require review of regular farming operation. Staff recommends this minimal environmental setting that does not include fields or the farm market.

The Butler family has been caring for this resource without the preservation program. Staff concurs that the Butlers have been good stewards of this property. Designation would ensure that future generations would benefit.

#### **14/49 Woodfield Farm, 21521 Wildcat Road**

The Woodfield Farm is a resource significant architecturally and historically. The 1903 dwelling house is important for representing everyday farmers, who despite their modest income still paid attention to national architectural trends. The basic architectural form represents the persistence of tradition in its side-gable main block. Yet the Queen Anne styling of the house bears testimony to the popularity of the style that even reached into the depths of the Damascus area. Historically, the farmstead represents the development of the area. Wildcat Road was platted as a public road in July 1899, connecting Old Baltimore Road (Brink Road) with Davis Mill. The stylish residence was built a few years after this important thoroughfare was completed. The Woodfield family owned the property for over 120 years. This resource meets criteria 1a, 1d, and 2a.

*The Seneca Creek Community Church is a contract purchaser for the Woodfield Farm. The Woodfield family and the Church oppose designation of this resource. The Woodfields testified that there is no public benefit in preserving the farmstead. The Woodfield Farm is highly representative of a turn of the 20<sup>th</sup> century farm complex. There is high public value in preserving this historic farmstead that represents Montgomery's agricultural heritage and provides a sense of continuity for residents.*

*Designation of the farm is an unreasonable financial burden that devalues the land. Designation of the farmstead does not preclude development of the property.*

*The family intends to sell the property for development as a church complex, which is the best use for the property. Staff has met with the church contract purchaser and is prepared to work with them to consider a church complex that would preserve the farmhouse.*

*The property is suited for a church facility but the farmstead in the best location for a church building. Staff met with the church's pastor regarding the plans for the property, which include constructing a*

church sanctuary, community welcome center, and recreation facilities. The plans for the church campus are in the concept stage. Staff has encouraged the church to consider options for the site that would include preservation of the historic buildings, including moving buildings and adaptive reuse.

*Restoration of the dwelling would be an unfair burden on the church.* The restoration of the historic building would not cost more than new construction. The house could be used for functions of one of several new buildings proposed by the church.

*The church contracted to purchase the property in April 2003 with plans to develop church complex. Historic preservation is incompatible with plans.* Staff notified owners in February and July 2002 regarding the historic evaluation of the Woodfield Farm. The property has been identified as a potential historic resource on the *Locational Atlas* since 1979.

*Daniel Koski-Korrell, consultant of an archeological firm, wrote a November 2004 report on the Woodfield Farm.* Korrell provides no additional documentation for the structure, uses staff's research, and has many inaccuracies. Experienced architectural historians do not rely on the State Tax Assessment data for construction dates, since it is notoriously unreliable. Korrell notes that the Woodfield Farm "is not included in M-NCPPC's *Places from the Past*. That is because the book includes only historic sites already designated on the Master Plan. His photographs document the neglect the property has suffered over the years. The buildings have remained significant despite the neglect.

When compared with turn-of-the-20<sup>th</sup> century, architect-designed dwellings in Kensington or Garrett Park, the Woodfield Farm is not architecturally sophisticated. It is within the context of the Damascus region that the resource is significant.

### **15/115 Friendship Church, 27701 Ridge Road** Addition to *Locational Atlas*

The Friendship Church was built in 1901, in an African American community known as Friendship, located near Clagetsville. The congregation organized in the late 1800s and constructed built its first structure, a simple frame building with pine benches. When the members had the means, they constructed the present building. The front-gable form is typical of early 20<sup>th</sup> century African American churches. The building features Gothic Revival-inspired triangular-headed windows. The structure was moved about 50 feet back from Route 27 in 1942. As part of the project to give the church a new foundation, a basement was built to hold a kitchen and meeting room. The church is highly representative of early 20<sup>th</sup> century African American churches that were the center of the local community. The property includes a cemetery, with burials from as early as 1885. This resource meets criteria 1a, 1d, and 2a. The environmental setting is 1.5 acres.

Warren Fleming, of the Damascus Connection Committee, has nominated this resource for designation. The church congregation has voted in favor of opposing designation. Staff met with the pastor and associate pastor to address their concerns regarding impact of designation on their future plans for the property. Staff recommends adding the following language to address the church's concerns:

"Excluded from designation is the frame non-historic outbuilding abutting the southern boundary of the property. The concrete post-and-chain fence, dating from c1968, is non-contributing and subject to replacement. The property includes two cemeteries north and east of the church."

**20/46 Black and White Inn, 20611 Goshen Road**  
Addition to *Locational Atlas*

This resource is nominated for designation by the Goshen Historic Preservation Society.

*Hal Miller is a board member who represents the owner, Mother of God, a non-profit religious organization. The church owner opposes designation. There is no plan for use of this structure. The church would like to develop the land and is willing to donate the building to citizens nominating it for designation. Staff recommends the Black and White Inn for designation, finding that it is a rare surviving example of a commercial African American resource. Generally, moving a historic building is a last resort, but given the location of this structure within the road rights of way, staff would recommend looking into this alternative as a viable option.*

*Information in the research form is inaccurate. The house was built in 1910, the cinderblock foundation is original. There is no factual basis to support the supposition that the garage was a blacksmith shop.*

Staff concurs that the research form should be revised by nominators to reflect these clarifications. Staff finds, however, that the resource has significance for providing accommodations for African Americans in an era when public conveniences for black citizens were severely limited. There is strong support from the community. The significance of the resource is further substantiated in Sharon Prather's Prathertown Oral History published in 2003.

Charles Harris and his wife Alberta Frazier Harris operated the Black and White Inn in an era of segregation. Blacks who were not able to stay elsewhere were assured of accommodations when traveling or visiting relatives in this part of the county. Later in the 20th century, the Harris' operated a store and convectionary here. This type of center cross gable house was popular throughout the late 19th and early 20th century. The resource is significant for representing the African American community in the late 19<sup>th</sup> and early 20<sup>th</sup> century. This resource meets criteria 1a, 1d, and 2a. The proposed environmental setting is the one-acre parcel (P258). The house is set within the rights of way for Goshen and Warfield Roads. Preservation of the house may mean relocating the structure out of the rights of way.

**Retain Resource on *Locational Atlas and Index of Historic Sites***

The following resource is recommended by MNCPPC staff and the Historic Preservation Commission for retention on the *Locational Atlas and Index of Historic Sites*:

10/13-2	BROWNSVILLE SCHOOL	27431	CLARKSBURG	RD
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This resource was included in the staff report for the January 6 worksession but no action was taken.

**10/13-2 Browningsville School, Vicinity of 27431 Clarksburg Road**

The HPC recommends retaining this resource on the *Locational Atlas* and would support efforts to appraise the condition of the structure and pursue options for its preservation. The relocation of a structure is not a first choice for preservation. In this case, this once-public building is inaccessible even for viewing from the public right of way and is in essentially the back yard of a resident's property. Moving the building could be a valid option for its preservation. Staff would support efforts to appraise the condition of the structure and pursue options for its preservation.