



Chapter 3

EVALUATION OF SIGNIFICANCE

IDENTIFICATION AND EVALUATION

STATEMENT OF SIGNIFICANCE

The Maryland Inventory of Historic Properties (MIHP) documentation provides the following statement of significance:

The Farm Women's Cooperative is important as a highly successful community institution and landmark, housed in a classical low-scale building that provides visual relief from highrise growth around it. It represents the hard work and independent spirit of Montgomery County farmers. The Montgomery County Farm Women's Cooperative was started in 1934 as a self-help project, an idea of Blanche A. Corwin, a home demonstration agent for Montgomery County. It was the first such undertaking in Maryland. Incorporated and organized with a nine member Board of Directors, the cooperative obtained the present site in 1935 where they sold under a tent. The Cooperative is famous for its fresh farm produce, home baked goods and dairy products.¹

The building at 7155 Wisconsin Avenue, in Bethesda, Maryland, survives as an important example of Depression-era vernacular construction and for its significant association with the national social movement and trend of Home Demonstration Clubs and Farm Women Cooperatives. The building was constructed in c. 1932 in order to house a Depression-era self-help market. The market, which initially operated at a different site, was established by Montgomery County farm women in cooperation with Maryland Home Demonstration Agents to provide relief for struggling farmers. The Farm Women's Cooperative Market still owns and operates in the space.

The Farm Women's Market (#35/14-1) was designated as an individual site in the Montgomery County Master Plan for Historic Preservation and in the Maryland Inventory for Historic Places in September 1979, and was included in the Bethesda Central Business District Multiple Resource/Thematic Historic District (#35/14) in 1985. The Historic District was never listed in the Maryland Inventory of Historic Places, nor in the National Register of Historic Places.

PERIOD OF SIGNIFICANCE

The Maryland Inventory of Historic Properties (MIHP) documentation identifies the period of significance from 1934 through 1940. Research shows that the period of significance should instead begin in 1932 to include the formation of the Farm Women's Market and the construction of the building. The MIHP documentation further identifies 1935 as a significant date, as this is the year that the Farm Women purchased the property. The documentation does not provide any justification for the 1940 termination.

The building retains a high level of integrity and continues to convey its appearance and significance during that period.

1 "Montgomery County Farm Women's Cooperative," Maryland Historic Trust State Historic Inventory Form M:35-14-1.

CHARACTER-DEFINING FEATURES

The Technical Preservation Services Division of the National Park Service outlines an approach for identifying visual aspects of a building that contribute significantly to its architectural character and historic character. This process is documented in *Preservation Brief 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*.

The process of identifying and describing these distinguished characteristics - generally referred to as character-defining features - serves to establish an inventory of significant physical elements that are worthy of preservation. Preservation Brief 17 outlines a hierarchical process that begins with a building's major formal qualities (including shape, size, and setting), moving to more detailed characteristics (such as openings, roof form and shape, and projections), and finally details observed at close range (such as materials and evidence of craftsmanship). Similarly, they provide a methodology for assessing interior architectural character by establishing a hierarchy of significant spaces, features, and finishes.

An inventory of the visual characteristics of the Farm Women's Market is listed in the chart below.

Overall Visual Aspects	Form and Massing	One story height
		Simple, symmetrical, rectangular form
	Orientation	Centrally placed on lot facing west, parallel to Wisconsin Avenue
	Roof and Related Features	Hipped roof with a low-pitch, clad in asphalt shingles
		Central front facing gable over entry pavilion
		Overhanging eave with exposed rafter tails
	Projections	Pent roof over north entry door
		Centrally placed projecting three-bay entry pavilion and vestibule covered by a front-gabled roof
		Well-ordered, symmetrical, and regular pattern of window fenestration
	Fenestration	Double-door entry openings on each elevation with a wider more utilitarian opening on the rear, east elevation
		Central round arched opening at front entry pavilion
		Simple wood trim
	Exterior Trim & Secondary Features	Exposed rafter tails at overhanging eaves
		Central concrete walkway stretching from Wisconsin Avenue sidewalk
	Setting	Mature sycamore trees that frame the walkway

Visual Character Aspects at Close Range	Materials	Wood German lap siding, trim, and door surrounds
		Concrete foundation with exterior rock-face concrete block
		Asphalt roof shingles
		Narrow tongue-and-groove wood paneling inside entry -pavilion
	Windows	Twelve-light horizontal pivot windows with wood frames and sashes (26 in total)
		Small round window with four lights above central entry pavilion
	Doors	Double wood entry doors (though existing doors are not original, they are consistent with the historic character of the building)
	Signage	Exterior signage has always been an important and distinctive feature of the building. Signage has generally consisted of simple rectangular boards with painted lettering. Two historic signs are extant in the attic space.

Visual Character of Interior Spaces, Features, and Finishes	Interior Layout	Large open rectangular space divided into individual stalls by display cases and furniture
		Small entry vestibule separated by double doors with restrooms and office access
	Interior Features & Finishes	Utilitarian and practical interior finishes and features
		Exposed structural elements including concrete floor slabs, steel columns and braces, exterior wood siding (currently concealed by added wall cladding)
		Steel roof trusses (currently concealed)
		Wood beadboard paneling enclosing the office space and interior of vestibule
		Counter and sliding wood-sash, multi-light windows on inner wall of interior office
	Furnishings	Original golden oak display cabinets and display tables

Chapter 4

**PHYSICAL DESCRIPTION AND ASSESSMENT
OF EXISTING CONDITIONS**

A decorative sign for the Montgomery Women's Co-operative Market. The sign features the text "MONTGOMERY" in a small, serif font at the top. Below it, "WOMEN'S CO-OPERATIVE" is written in a large, bold, serif font. Underneath that, "MARKET" is written in a very large, bold, serif font. The sign is decorated with green vine-like scrollwork and illustrations of a potted plant on the left and a pie on the right. A circular green decorative element is visible above the sign.

MONTGOMERY
WOMEN'S CO-OPERATIVE
MARKET

A green, three-dimensional address number "7155" mounted on the white siding of the building. Above the number is a small, white, dual-lens outdoor light fixture.

7155



FIGURE 17 Farm Women's Market facade, looking east. EHT Tracerics.

PHYSICAL DESCRIPTION AND ASSESSMENT OF EXISTING CONDITIONS

EHT Tracerics conducted site visits and surveyed the building's exterior and interior in November 2018 in order to identify and photograph existing conditions. Additional survey was conducted with Silman Structural Engineers to assess the structural conditions.

EXTERIOR

Overall

Description

The Farm Women's Market, located at 7155 Wisconsin Avenue, in Bethesda, Maryland, is a simple, symmetrical, one-story, rectangular building constructed in 1932. The steel frame structure is approximately 90 feet wide by 45 feet deep on a concrete slab foundation. The building is clad in painted wood German lap siding with painted wood trim and is topped by a low-pitch hipped roof covered in asphalt shingles. A central entrance pavilion on the west facade is covered by a centered gable. The fenestration pattern is symmetrical, and includes double entry doors on the west elevation,

a large opening with double doors on the east elevation, and two single door openings on the north and south side elevations. Twenty-six rectangular window openings are filled by wood sash pivoting windows with twelve divided lights. Each window opening is topped by a contemporary green and white striped aluminum awning.

The building is located at the center of an approximately 29,975 square-foot rectangular lot at the southeast corner of Wisconsin Avenue and Willow Lane. The building faces west on to Wisconsin Avenue, and is surrounded on all sides by an asphalt parking lot. The site is surrounded by two-story commercial buildings as well as high-rise commercial office buildings within Bethesda's commercial core.

Alterations

Major alterations include:

- Replacement of roof cladding and venting
- Replacement of original retractable canvas awnings with new fixed aluminum awnings
- Replacement (in kind) of some original windows
- Replacement of all exterior doors
- Addition of gutters at the eaves and downspouts
- Addition of exterior lighting, electrical boxes, other equipment
- Reconstruction of the southeast corner
- Addition of a brick chimney on the north side of the facade

Condition

The building is in generally fair condition, though, signs of deterioration and damage are evident.

Most of the original twenty-six wood-sash windows appear to be intact; however, a number have been replaced, damaged, or no longer retain their original hardware. A few windows also have missing or damaged muntins, replacement glazing, or significant wood rot. The wood siding exhibits rot and deterioration in limited areas. Paint is peeling throughout. Much of the southeast corner has been reassembled or replaced following a car accident in 2013 (See "Rear (East) Elevation" on page 30).

The continuous repair/re-pouring of asphalt paving surrounding the building appears to have damaged the building structure and has also generated drainage issues at the building foundation. As layers of paving have accumulated over the years, in combination with the topography of the site, which slopes down from the northeast to the southwest corner, water is able to collect and pool at the foundation. In addition, the exterior walls appear to undulate, particularly on the east elevation. This undulation is a result of the lateral pressure of the asphalt paving against the wood frame walls. The areas of wood framing indent in towards the building, while the locations of the steel beams on the interior have remained in their original position.



FIGURE 18 Siding and exposed concrete block foundation stem wall (identified with arrow) along the west elevation.



FIGURE 19 Detail of the wood siding and deteriorated paint.



FIGURE 20 Detail of wood trim, overhanging eave with exposed rafter tails, and addition of gutter and downspout.



FIGURE 21 Original twelve-light, wood-sash pivot window.



FIGURE 22 Facade looking southeast.

Facade (West Elevation)

Description

The façade faces west towards Wisconsin Avenue. It is eleven bays wide, approximately 90'-8", with a central projecting pavilion at the central three bays covered in a front gabled roof. The pavilion is 18'-8" wide and 4'-11 3/4" deep. The pavilion features a round-headed arched opening flanked on either side by a single window. It is covered by a gable roof which runs perpendicular to the main hipped roof of the market. Centered in the pavilion gable is a small round window divided into quarters. Directly below the window is a white sign with green letters which reads, "Montgomery Farm Women's Cooperative Market." The entry door is inset within the pavilion and is made up of two double doors, each featuring four-light glazed openings above four raised wood panels (Figure 24). The entrance is reached by way of a concrete walkway that stretches between the building and the Wisconsin Avenue public sidewalk. The walkway is framed by two mature sycamore trees and is flanked on either side by crushed gravel. A non-original brick chimney, added between 1948 and 1950, is located on the north side of the east elevation. The rock-face concrete block foundation stem wall is visible along the west elevation but has been covered by asphalt paving on the east, north, and south sides (Figure 18). A large evergreen tree is located at the southwest corner of the building.

Alterations

The following alterations have been made to the facade:

- Installation of equipment and conduit attached to the siding, including an electrical panel



FIGURE 23 Original front crossbuck entry doors, 1935. Montgomery County Historical Society. .



FIGURE 26 Front doorway, 1950. Montgomery County Historical Society.

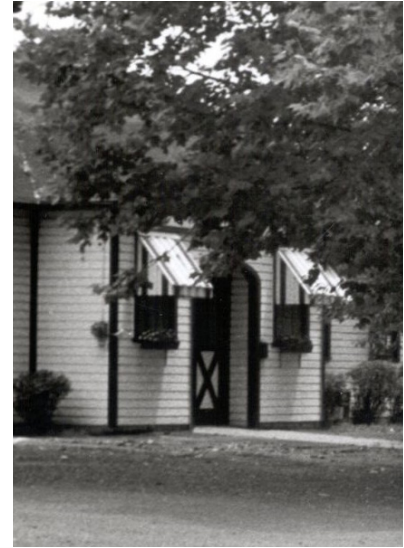


FIGURE 25 Front entry door, 1970. Montgomery County Historical Society.



FIGURE 24 Replacement doors at front entrance.

installed on north elevation of the projecting pavilion.

- Addition of exterior light fixtures.
- Replacement of signage (two historic signs are extant in the attic)
- Closure of one window opening on the north side of the facade, adjacent to the chimney, with plywood
- Installation of gutters and downspouts
- Replacement of original retractable canvas awnings with fixed aluminum awnings
- Addition and replacement of asphalt paving surrounding the building
- Replacement of front entry doors. Historic photographs show paired doors with four glazed lights above a crossbuck panel (Figure 23-Figure 25)
- Addition of mechanical equipment adjacent to the north side foundation and chimney (Figure 28)

Condition

The facade is in fair condition. Some areas of damaged siding have been patched or repaired. A number of wood elements are damaged, swollen, or exhibit rot. Paint is peeling on the siding and at the concrete foundation, which is visible on the south side of the facade. Buckling, warping, and rot are also visible. Wood trim has warped and detached at the round arched opening and at the overhanging eave and rafter tails. The condition of the covered window was not observed.



FIGURE 27 Contemporary entry doors and interior of front projecting pavilion.



FIGURE 28 North side of west elevation including brick chimney and condenser units.



FIGURE 29 Rear elevation, looking southwest. Tracerics.

Rear (East) Elevation

Description

The rear, east elevation is nine bays wide with a central doorway accessing the market. The wide central doorway includes double doors each with six lights above six raised panels. The entry provides access to the market from the rear, and was likely utilized for loading and unloading goods into the market. The rear doorway is covered by a wooden pent roofed hood supported by two round metal posts. A concrete ramp slopes down from the parking lot to the doorway.

Alterations

- Reconstruction of the southeast corner including replacement of siding and window
- Addition of four vents on the rear roof slope
- Addition of asphalt paving surrounding the building
- Replacement of double doors
- Addition of roof over rear entrance

Condition

The north side of the elevation, undulates. This undulation is a result of the asphalt paving being poured against the wood frame walls (Figure 32). The areas of wood framing indent into the building, while the locations of the steel frame on the interior have pushed out against the pressure.



FIGURE 30 Non original rear doorway



FIGURE 31 Slope of site/ building in hole



FIGURE 32 Undulation of the elevation

As mentioned, much of the southeast corner has been reassembled or replaced following a car accident in 2013 (Figure 33). Replacement wood cladding is visible as well as at least one replacement window. A small area close to the ground has been patched with vinyl siding. Other windows on this side are missing some munitins and replacement glass has been inserted improperly.



FIGURE 33 Photographs of damage from 2013. Blog, Robert Dyer @ Bethesda Row, <http://robertdyer.blogspot.com>.



FIGURE 34 Reconstructed southeast corner.



FIGURE 35 Replacement siding visible on east elevation.

Side (North and South) Elevations

Description

The north and south side elevations are five bays wide, approximately 45'-0". Each side has a central opening with wood infill and a single-leaf door. The doors feature a six-light glazed opening at the upper half above three raised panels. On either side of the doorway are two windows.

The south side doorway is covered by a non-original aluminum awning, while the north side door is covered by a pent roof, which is visible in historic photographs. Originally, these openings held double-leaf doors. The openings have since been modified to accommodate the replacement single-leaf doors (Figure 36-Figure 37).

Alterations

- Modification and infill of door openings
- Replacement of original doors
- Replacement of awnings

Condition

The side elevations, like the other elevations, are in fair condition. As a result of the surrounding pavement and the topography of the site, the side elevation door openings are at a lower level than the surrounding area, requiring ramps down to each doorway. The lack of positive site drainage has allowed water to pool against the building, resulting in water damage and flooding. French drains have been installed in front of each doorway. Sandbags stored nearby each opening are evidence of the drainage issues the building encounters on a regular basis (Figure 39).



FIGURE 36 South elevation, 1935. Montgomery County Historical Society.



FIGURE 37 North elevation, 1937-38. University of Maryland.



FIGURE 38 South elevation, looking northeast.



FIGURE 39 South elevation doorway and sandbags.



FIGURE 40 North elevation.



FIGURE 41 North elevation doorway and pitch roof.

WINDOWS

Description

There are twenty-six window openings on the building filled with wood frame, wood-sash windows with twelve divided lights. The windows have a horizontal pivot operation. Windows have simple wood surrounds and metal hardware.

Alterations

- A few windows appear to be replacements
- Some damaged windows (particularly on the rear elevation) are missing munitins
- Many windows are missing hardware

Condition

Many of the original windows appear to be intact. Replacements appear to match the historic in appearance, material, and operation. Additional study and evaluation is necessary to assess the condition of existing windows.



FIGURE 42 Detail of pivoting wood-sash windows, c. 1930s. Montgomery County Historical Society.



FIGURE 43 Extant original wood windows.



FIGURE 44 Extant window missing lower muntins.



FIGURE 45 Replacement window on the east elevation.



FIGURE 46 Interior view of original window.



FIGURE 47 Detail of original window from interior.



FIGURE 48 View of east elevation, roof and contemporary roof venting, looking west.

ROOF

Description

The building is topped by a hipped roof with a low pitch and overhanging eaves. Rafter tails are exposed, though they are largely covered by the addition of gutters. The front projecting central pavilion is covered by a front gabled roof with an overhanging boxed eave. The rear elevation door has a pent roof supported by steel posts over the central entrance. No historic photographs of this elevation have been located; however, this roof does not appear to be original based on the materials and construction. The north side elevation door has a free standing pent roof which does appear to be original. All roofs are covered in a gray composite shingle.

Originally, three pipe vents pierced the building at the ridge line. The vents were replaced with new capped vents on the rear and side roof slopes.

Alterations

The following alterations have been made to the roof:

- Replacement of venting
- Replacement of roof cladding
- Addition of gutters, obscuring exposed rafter tails
- Addition of roof over rear entrance

Condition

The roof appears to be in fair condition. Staining is visible where gutters are damaged or downspouts are missing. No leaks were apparent during survey.



FIGURE 50 Google street view showing existing site and trees.

SITE & LANDSCAPE

Description

The building is centrally located on the rectangular lot and is surrounded by asphalt paving. The property is bordered by Wisconsin Avenue to the west, Willow Lane to the north, and neighboring properties to the east and south. The site slopes down from the northeast corner of the lot to the southwest corner. As a result, the north elevation and east elevation doorways are reached on the interior by a concrete ramp and step, respectively.

Hardscape on the site includes a primary concrete walkway, asphalt paving, and gravel pads. The concrete walkway, which appears to be original, leads visitors from the Wisconsin Avenue public sidewalk to the market's front pavilion and entry. The sidewalk is flanked on either side by crushed gravel areas that replaced turf lawn sometime after 1968 (Figure 53 - Figure 54). Though parking was always an important component of the site, the original dirt or gravel parking has been replaced with many layers of asphalt. Landscaping is limited to four mature trees, though historically, the site was landscaped with turf lawn, foundation plantings, and additional trees that no longer remain (Figure 51 - Figure 53). Two mature sycamore trees frame the central walkway at the front of the property. These trees are not original, but were planted before 1937 based on historic photographs. A single tall evergreen is located at the southwest corner of the building, approximately two feet from the concrete block foundation. Another mature tree is located at A string of birch trees act as a buffer between the east side of the property and the adjacent parking lot.



FIGURE 51 Gravel parking and limited turf lawn following the opening of the market, circa 1932. Montgomery County Historical Society.



FIGURE 52 Turf lawn, parking, and trees, 1937. *News for Farmer Cooperatives*.



FIGURE 53 Deteriorated lawn, mature trees, and foundation plantings, 1968. Montgomery County Historical Society.

Simple wood fencing lines the property on the west and north sides along the Wisconsin Avenue and Willow Lane sidewalks. This fencing appears to have been added by 1950 - outside the period of significance. A contemporary metal trellis covered with vines was added where the concrete walkway meets the sidewalk on Wisconsin Avenue at an unknown date.

Alterations

The following alterations have been made to the site and landscape:

- Addition of trees
- Replacement of turf lawn with gravel
- Addition of asphalt paving
- Removal of foundation plantings and other landscape features
- Addition of fencing

Condition

The site and landscape is in generally poor condition. The site, once landscaped with turf lawn, plantings, and unpaved parking, is now generally devoid of landscaping and mostly paved, causing significant damage to the historic building. A strip of gravel located along the foundation on the west side of the building allows for proper drainage; however, asphalt elsewhere abuts the building, inhibiting drainage. The once landscaped “front lawn” between the entry and Wisconsin Avenue is now covered in asphalt and gravel. Additional evaluation of the mature trees is necessary. The tall tree at the southwest corner of the building poses a threat to the building due to its proximity and height (Figure 56 - Figure 57).



FIGURE 54 Walkway and gravel courtyard between market building and Wisconsin Avenue sidewalk, 2018. Tracerics.



FIGURE 55 Market and site looking northeast, 2018. EHT Traceries.



FIGURE 58 Market and site looking southeast, 2018.



FIGURE 56 Mature tree adjacent to the southwest corner of building.



FIGURE 57 Detail of the distance of tree from southwest corner.



FIGURE 59 Mature tree at northwest corner of property.

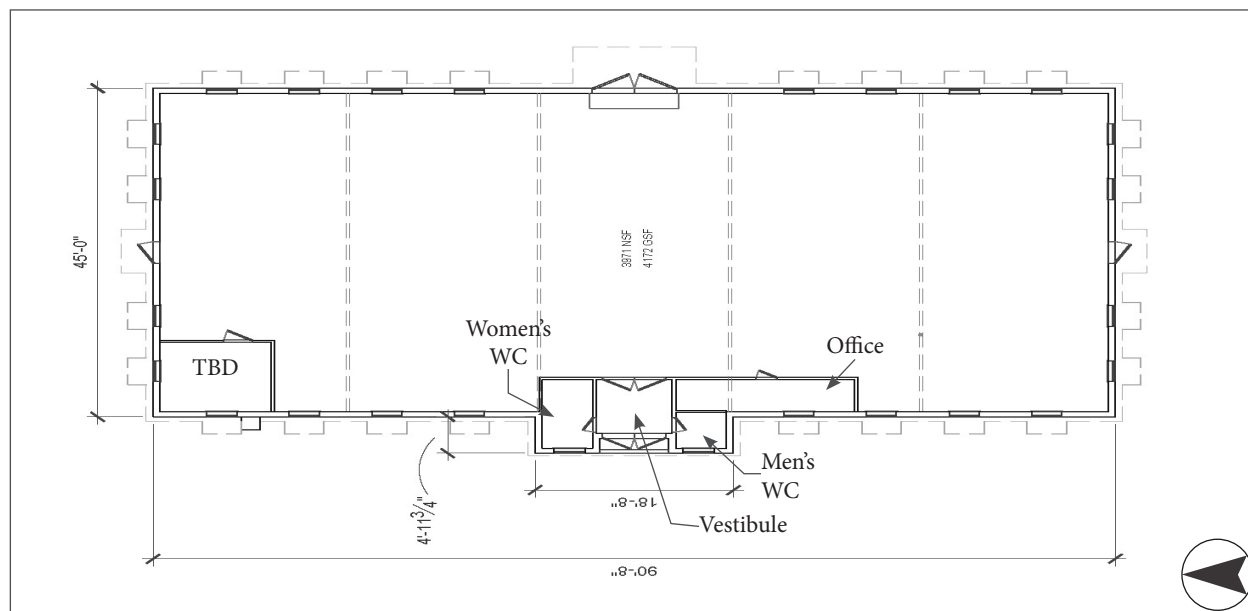


FIGURE 60 Existing conditions market floor plan, 2018. MF Architects.

INTERIOR

Description

The interior of the market building consists of one large room divided into individual stalls, which are defined by wood display tables and cases. Upon entering the building from the west (front) side entry, there is an interior vestibule and pair of wood doors with glazing that access the main market space. The inner vestibule houses two bathrooms, and is sheathed in vertical tongue and groove wood paneling (Figure 61). Upon entering the market space, a small enclosed room, which appears to have been used as an office or cashiers space, is located directly south of the entrance along the west wall. Similar to the vestibule, this room is enclosed in vertical tongue-and-groove beadboard wood paneling and features a wood counter and two glazed sliding windows (Figure 68-Figure 69). In the northwest corner, a non-original room is enclosed with drywall with a single doorway (Figure 64).¹ The large open space is further divided by display cases and stalls that create a central corridor that encircles the space. There are four metal columns and braces on both the east and west walls that support the steel roof trusses that are currently concealed by a dropped ceiling grid system. Additional interior columns appear to have been added to support the ceiling and structure.

Originally, the interior had little embellishment and the structure, comprised of wood and steel frame with steel roof trusses, was exposed on the interior. Flooring is concrete, though some stalls have wood flooring installed on top of the concrete. The dropped ceiling conceals the roof trusses and an HVAC system that was added sometime before 1968 within the attic space. The ceiling is lined with louvered vents and florescent lighting. Originally, rows of drop pendant lights hung from the rafters. Some of these original fixtures remain in the attic.

1 This room was not accessible during initial survey and its function is unknown.

The walls of the market, originally the exposed wood siding and framing, is now covered by a variety of wall coverings including perforated boards and wood paneling.

Originally sellers were provided with golden-oak display cabinets and two-tiered stepped tables made by a local cabinetmaker in Rockville. Many of these cabinets remain in use today, though contemporary display cases are also utilized. Some of the original display cases are extant within the attic (Figure 74 - Figure 75).

Interior doors consist of wood doors between the market and vestibule with four lights above a single recessed panel with vertical wood boards. Interior restroom doors are wood with five horizontal panels (Figure 66-Figure 67). The office door consists of four lights above three horizontal panels (Figure 68).

The site slopes down from the northeast corner of the site. As a result, the north elevation and east elevation doorways are reached on the interior by a concrete ramp and concrete step, respectively (Figure 72-Figure 73). The concrete ramp does not extend the full width of the doorway and is thus not likely original.

Alterations

Alterations to the interior include:

- Installation of a new HVAC system in the attic
- Installation of a dropped ceiling concealing original steel roof truss system
- Addition of wall coverings
- Addition of contemporary light fixtures



FIGURE 61 Interior of vestibule looking west. Traceries.



FIGURE 62 Market interior looking north.



FIGURE 63 Market interior and historic display cabinets and tables.

- Addition of limited wood flooring on top of the original concrete
- Addition of concrete ramp at north doorway

Condition

The interior is utilitarian in nature and features little decoration. The historic finishes that remain include the tongue and groove vertical wall paneling, historic doors accessing the restrooms and office, and the structure that is currently concealed by contemporary finishes. In general, the interior is in fair condition. Deterioration is evident at interior wood window surrounds. In addition, areas of termite damage are also evident, particularly in the attic. Concrete floors are stained and cracked in some areas.



FIGURE 64 Market interior looking northwest towards corner storage/cooler.

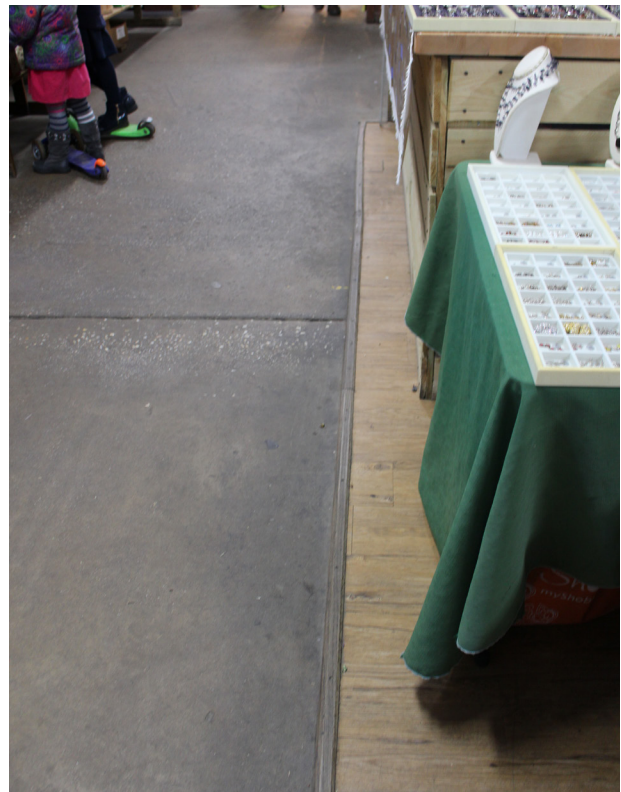


FIGURE 65 Detail of concrete flooring with added wood.



FIGURE 66 Water closet door within vestibule, looking south.



FIGURE 67 Interior of women's water closet.



FIGURE 68 Market office door.



FIGURE 69 Market office windows and counter.



FIGURE 72 Interior view of north elevation door and concrete ramp.



FIGURE 73 Interior view of east elevation door and concrete step.



FIGURE 71 Detail of door accessing market space from vestibule.



FIGURE 70 Detail of painted original hardware.



FIGURE 74 Original display tables and cases.



FIGURE 75 Original furnishings stored in the attic.

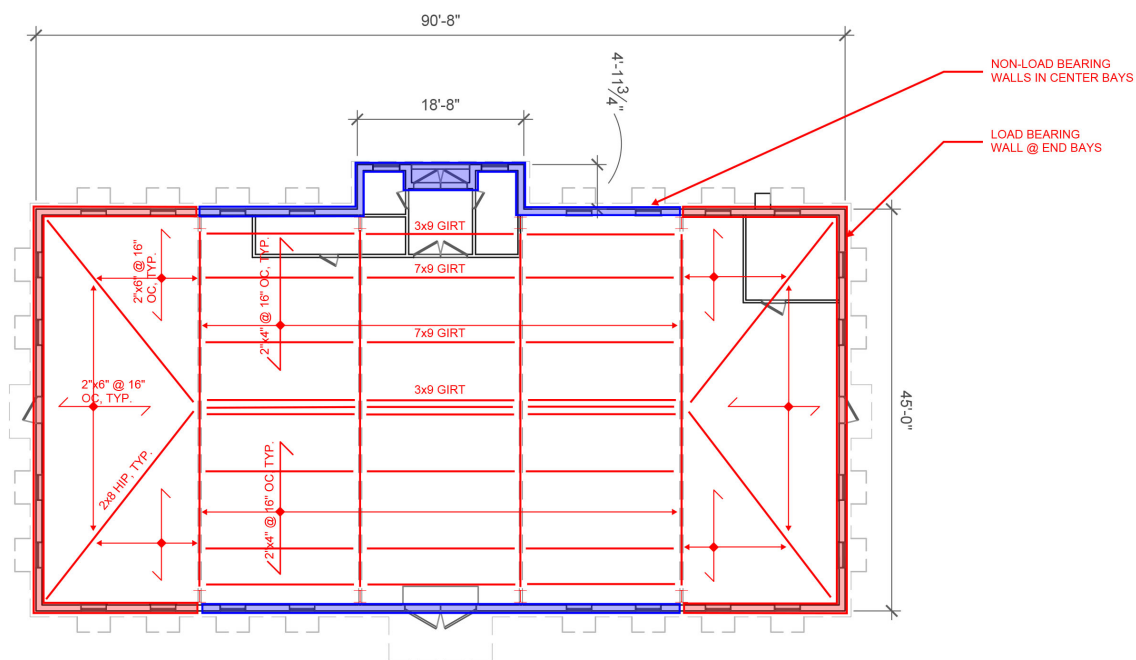


FIGURE 76 Existing Framing Plan. Silman, December 2018.

STRUCTURAL

Description

Silman Structural Engineers visited the site in November 2018 to evaluate the existing conditions. Silman's initial analysis is included as an appendix to this HSR. The following summarizes their findings.

Foundation: Although not visible, typical building practices dictate that concrete spread footings support the steel columns. Additionally, the perimeter walls are likely supported by a continuous wall footing.

Wall Framing: Typical walls are stud walls approximately 10' in height. The walls appear to consist of 2x4 studs at 12"-16" on center.

Roof Framing: The roof framing can be divided into typical and hip framing systems. The primary framing system consists of steel trusses supporting wooden framing. The steel trusses consist of angles that have been shop riveted and then field bolted together. The mix of bolts and riveted indicate the trusses were partially assembled off-site and then bolted into their final configuration during construction. The secondary framing rafters span parallel to the steel trusses and consist of 2x4 members spaced at 16" on center. Rafters bear on wooden girts that are 3x9 at the low and high points of the truss and 7x9 at third points.

Alterations

Alterations are limited to addition of structural supports and reconstruction of the southwest corner.

Condition

Structural issues are evident. Settlement and displacement is observed on the north and south ends of the building due to the construction, namely a lack of steel supports on the north or south ends of the building.

Foundation: The north and south ends of the building display obvious signs of settlement that can be attributed to one or more factors: settlement of bearing wall foundations at the end bays of the building, settlement caused by poor drainage, or the degradation of the sill plate between the stud wall and stem wall. Since there is a known grading issue on site, the causes that might lead to moisture damage of the structure are more likely.

Wall framing: The walls do not support the roof in the middle 3/5th of the building. As noted above, the end bays exhibit vertical settlement likely due to soils and moisture damage to sills. When viewed from the exterior of the building, the east and north walls appear to undulate along their length with a maximum inward displacement of 4". The deformation of the wall is due to the buildup of asphalt against the wall, which has applied a lateral pressure over an extended period of time.

Roof Framing: The framing appears to be in adequate condition and does not appear to require extensive restoration. Secondary framing appears to be in good condition, but shows signs of local termite damage in the Southwest corner of the building. The hip roof framing utilizes larger rafters that measure 2x6, but unlike the primary framing, the secondary framing bears on the stud wall and a 2x8 beam located at the roof's hip. The hip beam also bears on the



FIGURE 77 Original structural steel beams and braces visible along the west and east walls.



FIGURE 78 Attic, roof trusses, and contemporary mechanical equipment, looking north.

stud wall and extends up to a post connected to the apex of the steel truss. The hip roof framing in the southwest quadrant also supports the storage area at the south end of the building, which hangs from the roof by 2x4 spaced at every other rafter. Both sections of the roof are covered by $\frac{3}{4}$ " sheathing and support the ceiling, which hangs from every 4th rafter.

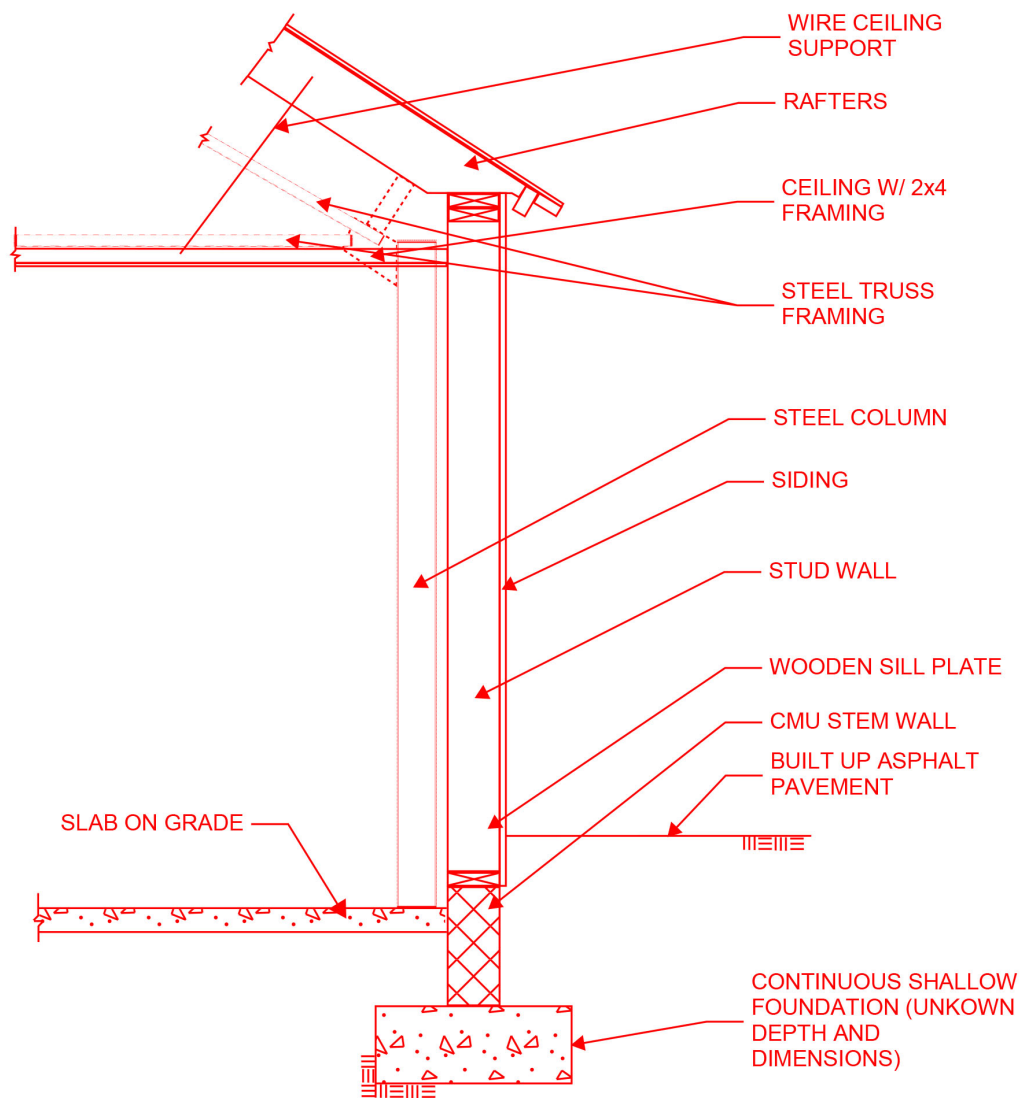


FIGURE 79 Typical End Bay Bearing Section, NTS. Silman, December 2018.



FIGURE 80 Attic truss and roof structure, looking east.



FIGURE 81 Wires supporting non-original ceiling joists.



FIGURE 82 Termite damage evident in attic.



FIGURE 83 Truss detail.

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Chapter 5

RECOMMENDATIONS FOR TREATMENT



RECOMMENDATIONS FOR TREATMENT

INTRODUCTION

The purpose of this chapter is to provide proposed treatment recommendations for the building based on the extant conditions, as well as architectural and historical significance and integrity. This chapter provides general recommendations for the treatment and rehabilitation of the market building. It is anticipated that once detailed plans are formulated, this chapter will be revised to provide additional recommendations and guidance.

Project Background

In 2018, a proposal for a larger development project for the block includes the Farm Women's Market. As part of the project, the building will be preserved and rehabilitated, and will serve as the centerpiece of a broader comprehensive mixed-use setting. EHT Traceries was retained to prepare a Historic Structure Report to provide guidance on the significance, integrity, and treatment of the building, including recommendations for moving the building and for limited restoration.

Recommendations for Further Research and Evaluation to be Included in a Later Draft

Prior to the project, further evaluation should be undertaken to complement and inform these recommendations. First regulatory and functional requirements should be identified. Second, requirements necessary and options for moving the existing structure should be evaluated. Finally, additional assessment of extant window, furnishings, and other features should be undertaken to determine the extent of repair required.

TREATMENT PHILOSOPHY AND APPROACH

The Secretary of the Interior provides nationally recognized standards and guidelines for the treatment of historic properties. The recommendations within this chapter follow these Standards for the Treatment of Historic Properties. This report recommends an overall rehabilitation treatment approach, reflecting the identified use of the building and its varying degrees of historic integrity, significance, and condition.

The Secretary of the Interior outlines four approaches to managing cultural resources: preservation, rehabilitation, restoration, and reconstruction. A more rigorous preservation approach—namely the restoration to a specific period of significance or the reconstruction of historic features—would not be an appropriate treatment approach given the nature of the contemplated project. Reconstruction is not an applicable approach since the building is still extant.

Instead, a *Rehabilitation* treatment has been identified as the most appropriate management approach. Rehabilitation is defined as "... the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or features which convey its historical, cultural, or architectural values." The Secretary of the Interior recommends rehabilitation "... when repair and replacement of deteriorated features are necessary; when alterations or additions

to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate...” Rehabilitation allows for the preservation of significant historic features while also allowing other planning and programmatic shortcomings to be addressed.¹

Standards for Rehabilitation

The Secretary of the Interior has also developed ten standards that should be applied during the rehabilitation of historic properties:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.²

1 “Rehabilitation as a Treatment,” National Park Service, Technical Preservation Services, <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm> (accessed December 1, 2014).

2 “Rehabilitation as a Treatment,” National Park Service, Technical Preservation Services, <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm> (accessed December 1, 2014).

GENERAL TREATMENT GUIDELINES

Any future rehabilitation or new development involving the Farm Women's Market should adhere to the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The following general treatment guidelines are derived from the ten standards for rehabilitation listed above, but also incorporate design values for the proposed project. These guidelines recognize that, although certain aspects of the project may adversely effect the Farm Women's Market, they will be balanced by positive effects of restoring or preserving other elements of the building.

1. The Farm Women's Market building should be rehabilitated to meet regulatory and functional requirements. All extant historic fabric should be retained and carefully preserved. In select instances, where there is both physical and documented evidence, missing or damaged features should be restored.
2. If relocation is required, procedures for moving or storage should be carefully planned, assessed, and documented.
3. New interventions should be contemporary in spirit and design, but should be referential to the historic character of the Farm Women's Market building. This should include considerations of scale, material character, and use.
4. The proposed design should be sufficiently flexible to accommodate a variety of uses in the future with minimal alterations necessary.
5. The building is utilitarian and simple in its character and materials. Finishes and features are relatively modest. Consequently, any new materials introduced to the building should adhere to a simple and limited material palette that is clearly distinct from historic materials.
6. Any alterations should be respectful of the property's historic significance.
7. As part of the project, an interpretive program should be developed and implemented.

More specific guidance and recommendations are included in the section below.

SPECIFIC RECOMMENDATIONS FOR REHABILITATION AND NEW DEVELOPMENT

TO BE INCLUDED IN A LATER DRAFT

Window Survey

TO BE INCLUDED IN A LATER DRAFT

Relocation Options and Recommendations

TO BE INCLUDED IN A LATER DRAFT

Interpretive Program Recommendations

TO BE INCLUDED IN A LATER DRAFT

ADDITIONAL GUIDANCE

The Technical Preservation Services Division of the National Park Service (NPS) develops and maintains guidance on the preservation and rehabilitation of historic buildings and landscapes.

These publications are widely available online and in print. The following selected publications are relevant to the treatment of the market.

Preservation Design and Planning

- Preservation Tech Notes: Temporary Protection, Specifying Temporary Protection of Historic Interiors During Construction and Repair
- Preservation Tech Notes: Windows, Planning Approaches to Window Preservation
- Preservation Brief #3: Improving Energy Efficiency in Historic Buildings
- Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Preservation Brief #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- Preservation Brief #18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements
- Preservation Brief #24: Heating, Ventilating, and Cooling Historic Buildings— Problems and Recommended Approaches
- Preservation Brief #32: Making Historic Properties Accessible
- Preservation Brief #35: Understanding Old Buildings: The Process of Architectural Investigation
- Preservation Brief #37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- Preservation Brief #44: The Use of Awnings on Historic Buildings, Repair, Replacement and New Design
- Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings
- NPS, “Moving Historic Buildings”

Treating Building Finishes and Features

- Preservation Tech Notes: Windows, Replacement Wooden Frames and Sash
- Preservation Brief #4: Roofing for Historic Buildings
- Preservation Brief #9: The Repair of Historic Wooden Windows
- Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

- Preservation Brief #25: The Preservation of Historic Signs

In addition to NPS Preservation Briefs, another resource for materials conservation guidance are the technical guidelines and documents on historic building materials and systems provided by the General Services Administration (GSA). Although developed for GSA buildings, the guidance provided is appropriate for all historic structures.



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APPENDICES

TO BE INCLUDED IN A LATER DRAFT

EHT|||TRACERIES
HISTORIC PRESERVATION

ATTACHMENT D

Silman Structural Engineers, Preliminary Farm Women's Market Conditions Assessment

Farm Women's Market Investigation Conditions Assessment



December 18th, 2018

Prepared for

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INTRODUCTION

The Farm Women's Market is located on Wisconsin Avenue in Bethesda, Maryland. Representatives from Silman visited the site on November 30th, 2018 to perform an investigation and evaluation of the current state of the structure. The information and assessment will be incorporated into a Historic Structures Report (HSR) to be completed by EHT Tracerics. The goal of Silman's assessment is to assess the conditions of the historic resource and to provide broad recommendations for the preservation of the Market as its current site is developed for future use.

Building History

The Farm Women's Market was constructed in 1932. The building, which served as a farmer's market, was created during the Great Depression by women involved with a home demonstration club sponsored by the University of Maryland. No drawings of the original construction have been discovered to date. Although there is no evidence of renovations since the structure's original construction, it is known the fireplace located in the Northwest corner of the building was constructed between 1948 and 1950. Silman was informed by a vendor that a car had previously driven through the eastern wall at its southern end, which required extensive repairs. Currently, the site on which the market sits is slated for redevelopment.

Structural Description

The building consists of a single-story structure and attic space. The above grade structural system consists of a primary steel frame supporting wood roof framing and is infilled with wood walls. In plan, the structure is roughly 45' wide, 90' long, and separated into 5 bays.

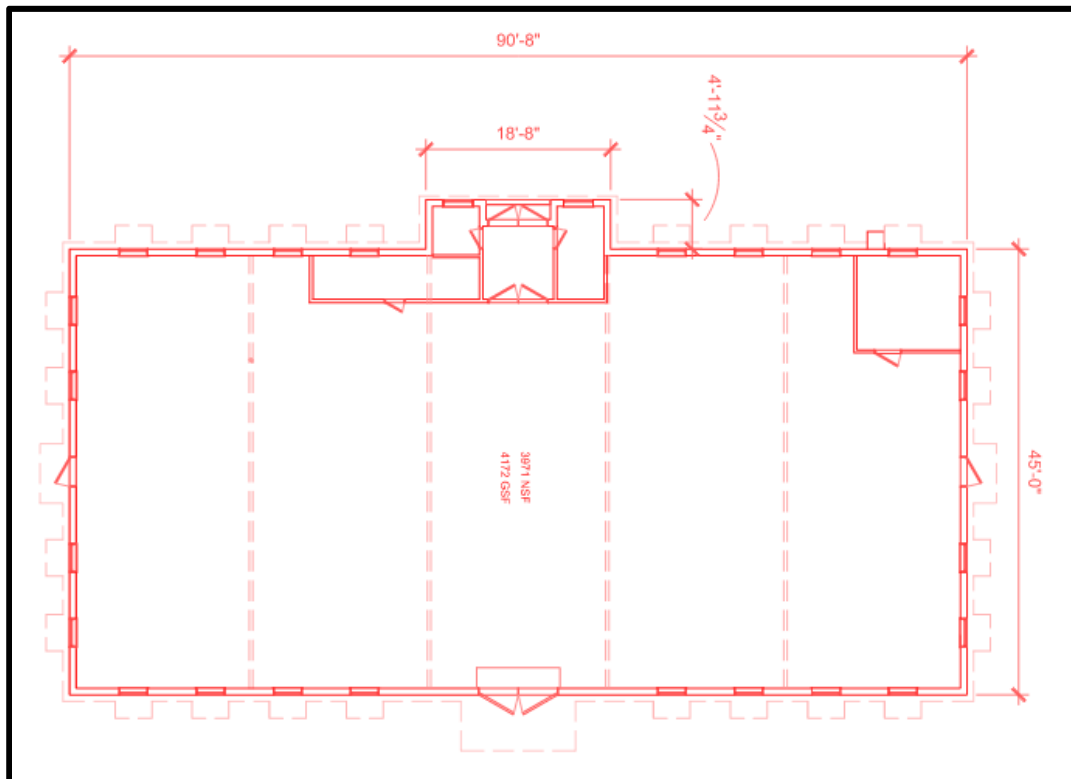


Figure 1 – Plan View of Structure

Foundation

The structure's foundation is not accessible, however, typical building practices would utilize spread footings to support the primary frame steel columns, while the perimeter walls are likely supported by a continuous wall footing.

Visible concrete block located at the Southeast corner of the building indicates that a masonry "stem wall" extends up to grade to support the wood framed walls and avoid water exposure. Gravel around the perimeter assures proper drainage in this area. For the other perimeter areas, asphalt pavement has been built up and sand bags have been placed in an attempt to prevent water from entering the building. However, this condition has caused the wall elements to be pushed inward and create a condition where the wood wall framing is in constant contact with moisture from the pavement. Examples of both conditions can be seen in Figure 3 and Figure 4.

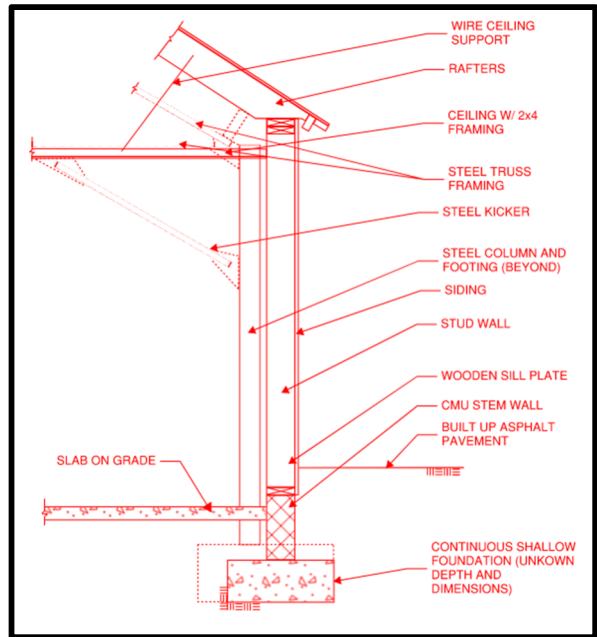


Figure 2 – Typical End Bay Wall Configuration



Figure 3 - Existing Drainage Conditions Along East Wall



Figure 4 – Built Up Asphalt Against East Wall

The main floor of the market consists of a concrete slab on grade. The slab is located below the level of the exterior grade, because of the asphalt pavement and is of an unknown thickness. The difference in elevation between the slab and exterior grade can be seen in Figure 5 where door heights were adjusted and steps added.

The first-floor ceiling is compressed fibrous board attached to the underside of 2x4 framing spaced at 16" on center, which is suspended from the roof rafters by wire at regular intervals.

Roof Framing

The roof framing supports ¾" wooden sheathing covered by asphalt shingles. The primary framing supports approximately 60% of the structure and is considered to be the typical layout. It consists of steel trusses supporting wooden framing. The trusses are made of a combination of single and double steel angles that were partially assembled offsite using rivets. They were then bolted into their final configuration. A framing plan is shown in Figure 6 and partial elevation of the truss can be found in Figure 7.

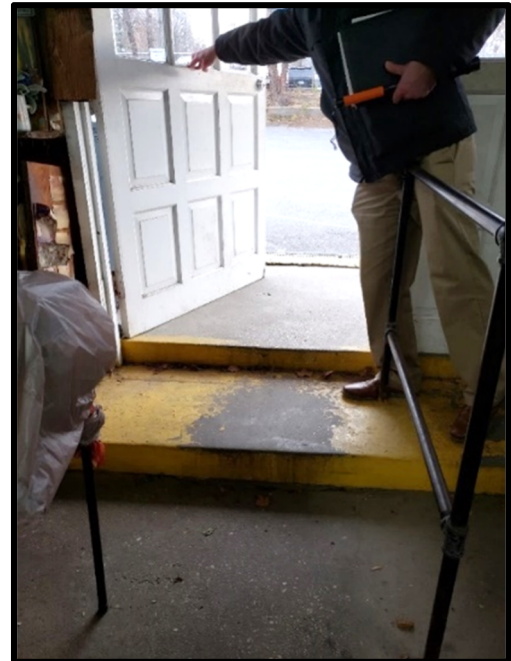


Figure 5 – East Entrance to Market

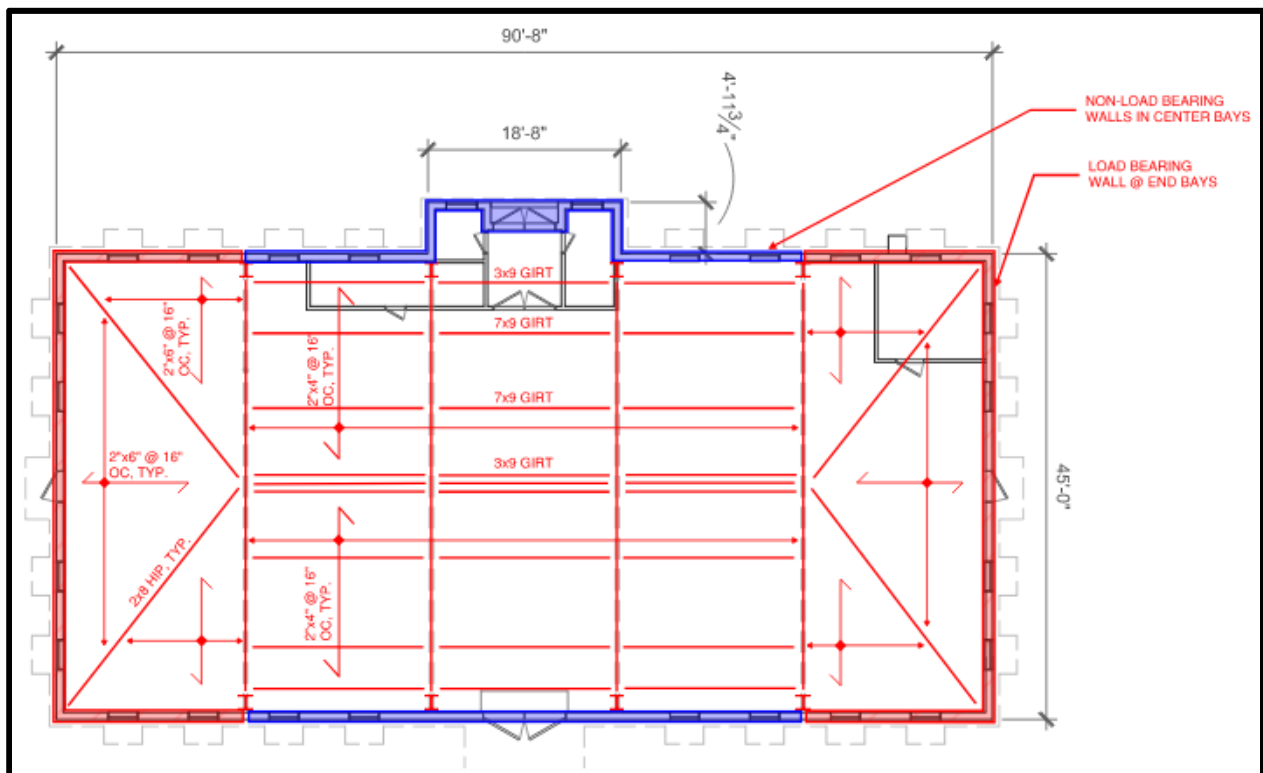


Figure 6 – Roof Framing Plan

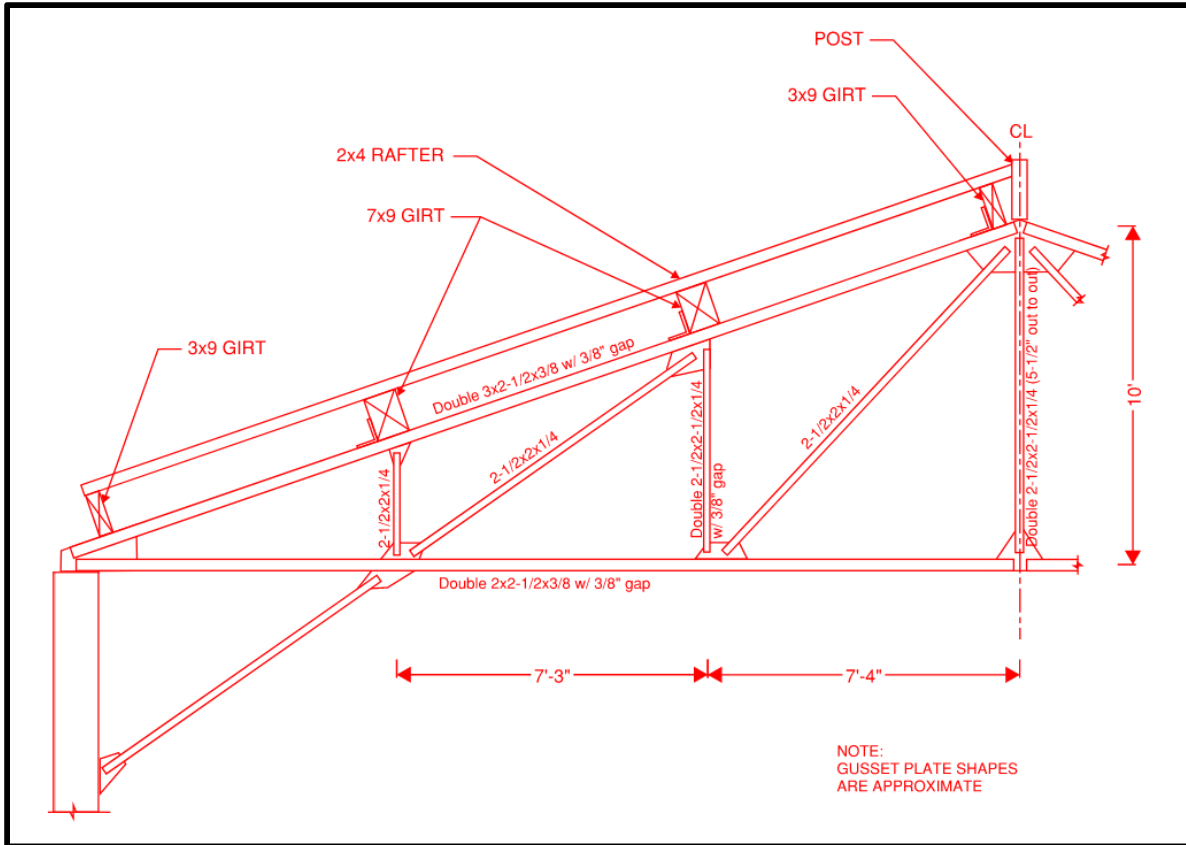


Figure 7 – Typical Partial Truss Elevation

The trusses support 2x4 rafters that are lapped at and bear on wooden beams. The typical sizes of the beams are 3x9 at the low and high points of the truss and 7x9 at third points. The beams are attached to the trusses by large steel angles.

Figure 8 shows how the beams are lag bolted to angles riveted to the truss.



Figure 8 – Typical Beam Support

The building walls are typically 10' in height and appear to consist of 2x4 studs at 12"-16" on center, as shown in Figure 9. In the end bays of the structure, where the roof is hipped, 2x6 wooden rafters bear directly on the stud walls at their lower end and on a 2x8 hip beam at the other. The hip beams also bear on the building stud walls and rise to the apex of the trusses where they bear on wooden posts connected to the trusses. Figure 10 shows the connection of a rafter to the hip beam and truss.

The roof framing also supports an attic storage area located at the southern end of the building. A small area of the ceiling framing is covered in plywood and suspended using 2x4's connected to every other roof rafter using four nails and columns located on the first floor were introduced to reduce the span of the steel truss.

Lateral System

The steel framing serves as the lateral force resisting system within the building in the East-West direction. The H-shaped columns and angle kickers shown in Figure 11 resist lateral loads. In the North-South direction, wood walls with siding appear to provide the only lateral resistance. It may be that there are diagonal members buried within the walls.



Figure 9 – Stud Wall Bearing Condition



Figure 10 – Hip Connection



Figure 11 – Typical Steel Column and Kicker

Exterior

The exterior of the structure is clad in wooden shiplap siding fastened directly to the stud wall. There is a brick chimney at the Northwest corner of the structure. The windows feature cold-formed steel awnings. Figure 12 shows the typical condition of the exterior and appurtenances.



Figure 12 – Cold formed Steel Awnings

CONDITION ASSESSMENT

Silman observed the exterior of the structure from the ground and the first level of the interior. The investigation of the attic was limited to the southern quarter and storage area. A general plan view of the building was made available to Silman on which notes and observations were recorded.

Foundation

The foundation was unable to be observed. There are obvious signs of vertical displacement on north and south end of building. The interior slab on grade did not show any signs of stress or degradation.

Roof Framing

The observations of the roof framing were limited to the southern end of the building in the modified storage area. The steel trusses, beams, and rafters between the trusses showed no signs of distress. The wood framing at the southern end of the building showed isolated signs of damage due to a previous termite infestation (Figure 13).

Items were being stored in the southern storage area at the time of the investigation. The footprint of the stored items extended beyond the finished storage area and were resting directly on the unreinforced ceiling framing, as shown in Figure 14. The ceiling framing is only supported by wire hangers and should not be used for storage.

Exterior/Non-Structural Elements

There are ongoing drainage issues due to poor grading of the site. Water has flowed towards the structure and required additional efforts to redirect surface water runoff along the southern perimeter of the structure. The grading of the parking lot appears to have been unsuccessful in directing water away from the building. Trench drains have been added at the north and south entrances. Asphalt has been placed directly against the structure along the north and east walls, as shown in Figure 15. The asphalt buildup has caused the north and east walls to deflect inward, undulating between columns, with a maximum inward displacement of 4".



Figure 13 – Southeast Roof Framing



Figure 14 – Stored Items on Ceiling Framing



Figure 15 – Eastern Wall

The chimney located at the north east corner of the structure is no longer plum and has separated from the building, as shown in Figure 16.

A tree has grown in close proximity to the southeast corner of the building (Figure 17). This is the same corner where termite damage was observed in the attic.



Figure 16 – Visible Gap Between Buildings and Chimney



Figure 17 – Southeast Corner of Building

ANALYSIS

The flexural capacity of the roof framing was evaluated to determine the allowable load that can be carried by the roof. The steel trusses were also evaluated per the following codes and standards.

- ASCE 7-16 used to determine applicable loads. Dead, live, snow, and wind loads will be considered when evaluating the structure.
- 2015 NDS to evaluate roof framing in flexure.
- AISC 360-16 to evaluate tensile and compressive stresses in steel truss.

Material Properties

Although, no testing has been performed at this time, the following properties are assumed and to verified in future efforts.

Timber

- F_b of 1,200 psi

Steel

- $F_y = 30$ ksi
- $F_u = 55$ ksi

Analysis Results

Load Capacities

An analysis using ASD load combinations and the longest member of each framing size was completed. A dead load of 10 psf was considered during the analysis, which means the values listed below must be able to support the other code prescribed live loads, snow loads, and wind loads.

Middle Bays

- 2x4 Rafter – 60 psf
- 3x9 Beam – 13 psf
- 7x9 Beam – 13 psf
- Truss – 35 psf

End Bays

- 2x6 Hip Rafter – 20 psf for rafters up to 14 feet in length.
- 2x8 Hip Beam – Can only support the 10 psf dead load.
- Truss – 15 psf

Based on the analysis, additional reinforcing will be required in the end bays. The stated capacity of the beams and rafters may be increased if material testing is completed on the framing.

CONCLUSION

Based on the observed conditions and analysis, Silman has come to the following conclusions:

- The steel framed elements appear to be in good condition and show little sign of degradation. The analysis of the trusses indicate they possess excess capacity and can support the loads prescribed by current codes.
- The wood roof framing has adequate capacity to support the current code mandated loads, except in the end bays where the roof is hipped and for typical beams. These areas require supplemental framing or reconstruction, unless additional testing provides higher material strengths than what assumed in this analysis.
- The apparent settlement of the north and south ends of the building can be attributed to one or more factors: settlement of bearing wall foundations at the end bays of the building caused by poor drainage, or the degradation of the sill plate between the stud wall and stem wall. Since there is a known site drainage issue, the causes that might lead to moisture damage of the structure are more likely.
- The bowing of the north and east exterior walls is related to asphalt build up applying a lateral pressure to the wall. The locations that have not displaced are where the column/trusses are located.
- The lateral displacement and patching of the chimney indicates it is unstable.
- The location of tree relative to structure likely facilitated the past termite infestation. Its root system could also damage the foundation of the structure and lead to differential settlements.

Recommendations

Based on Silman's observations, the following is recommended:

- The chimney should be stabilized or removed. If the chimney is reconstructed based on tenants needs, a proper connection to the building should be designed.
- Stored items resting directly on the ceiling framing should be moved or removed.
- Further investigation of the foundation is warranted to determine the cause of the settlement. The continuous bearing wall foundations should be evaluated.
- North and East walls should be evaluated. This will involve the removal of interior finishes to expose the wall framing down to the sills. It is likely the walls have permanently deformed and may not be able to be brought back to plum.
- Damaged sills should be removed and replaced.
- Termite rot and degraded wood should be evaluated further, reinforced, or replaced.
- A defined lateral force resisting system should be incorporated in the North-South direction of the building.