

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	12001 Skylark Rd., Clarksburg	<b>Meeting Date:</b>	7/10/2019
<b>Resource:</b>	Individually Listed Master Plan Site <b>Ned Watkins House</b>	<b>Report Date:</b>	7/3/2019
<b>Applicant:</b>	M-NCPPC Montgomery Parks	<b>Public Notice:</b>	6/26/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	13/07-19A	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Partial Demolition of Accessory Structure		

**STAFF RECOMMENDATION:**

- ☒ **Approve**  
☐ **Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site (#13/07 *Ned Watkins House*)

**STYLE:** Folk Victorian

**DATE:** 1892

*From Places from the Past:*

The Ned Watkins Farm has a fine collection of buildings representing an upper Montgomery County farm from the late 1800s. The three-bay residence, built in 1892, has a projecting central pavilion, steeply pitched roof, and central chimneys... Farm buildings include a bank barn, smokehouse, corncrib and chicken house..."

From the application:

"The corncrib appears to have been constructed in two phases: the main (now central) bay with loft above, flanked by a one story bay to the southwest (left side facing the structure). A third bay, to the northeast (right of the central bay), appears to have been constructed later. The (interior) board wall separating the central bay from the 'left' bay is unpainted, suggesting that it may have always been an interior wall partitioning the two bays. The board wall separating the central bay from the 'right' bay is painted on its 'outside' face (the finished side facing into the adjacent bay), suggesting that it may at one time have been an exterior wall – before the 'right' bay was constructed.

The entire structure is constructed of circular-sawn, dimensional lumber held together with wire nails. The corners of the central bay sit on rough stone and Portland cement piers, while the gable end on the 'right' bay sits on a footer with large aggregate clearly distinguishable from the

piers in the other section. The central bay and ‘left’ bay are clad with board and batten siding. The front and side elevations of the ‘right’ (likely later) bay are clad with corrugated metal panels, while the rear elevation has board siding that is slightly different from the siding on the rear other two bays. The roof of the central bay is standing seam; the roof of the ‘left’ bay is corrugated metal; the roof of the ‘right’ bay was 5-V metal.”



*Figure 1: The Ned Watkins Farm complex. Damage to the corncrib roof can be seen in this aerial photograph.*

## **PROPOSAL**

The applicant proposes to demolish a partially collapsed, non-original, section of the corncrib and retain the original center and left bay. Parks Staff has indicated they can remove the non-original section without damaging the historic portion of the corncrib. None of the property is visible from the public right-of-way.



Figure 2: The Ned Watkins House with the nearest right-of-way visible to the south and west.

### **APPLICABLE GUIDELINES**

The Expedited Staff Report format may be used on the following type of cases:

14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

### **Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

### **Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for

Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: scott.whipple & parker.org <sup>montgomery</sup> Contact Person: Scott Whipple  
Daytime Phone No.: 301.670.8063  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MNPPC Daytime Phone No.: \_\_\_\_\_  
Address: 8301 TURKEY THicket DR GAITHERSBURG 20879  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PROJECT

House Number: 12001 Street: SKYLARK RD  
Town/City: CLARKS BURG Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## ANYONE TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PARTY TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR MODIFICATIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PARTY THREE: COMPLETE ONLY FOR FENCE OR RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of Owner or authorized agent

6.19.19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applications/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 6/21/00

**SEE REVERSE SIDE FOR INSTRUCTIONS**



HISTORIC PRESERVATION COMMISSION  
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## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

6.19.19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

### **1.a. DESCRIPTION OF STRUCTURE AND ENVIRONMENTAL SETTING (including features and significance)**

*From Place From the Past: The Ned Watkins Farm has a fine collection of buildings representing an upper Montgomery County farm in the late 1800s. The three-bay residence, built in 1892, has a project central pavilion, steeply pitched roof, and central chimneys... Farm buildings include a bank barn, smokehouse, corncrib, and chicken house...*

The Ned Watkins Farm is located down a long, private lane in the middle of the Ovid Hazen Wells Recreational Park, a 290-acre park located west of Ridge Road and north of the Clarksburg Historic District. The house and associated outbuildings are not readily visible from the right-of-way. The house is part of the Department of Parks residential property portfolio. The house is a rental property, occupied by a tenant. The property is not interpreted or open to the public (the lane accessing the property is marked 'private', with no public access. The Department of Parks has no plans for making the property publicly accessible.

#### **The corncrib:**

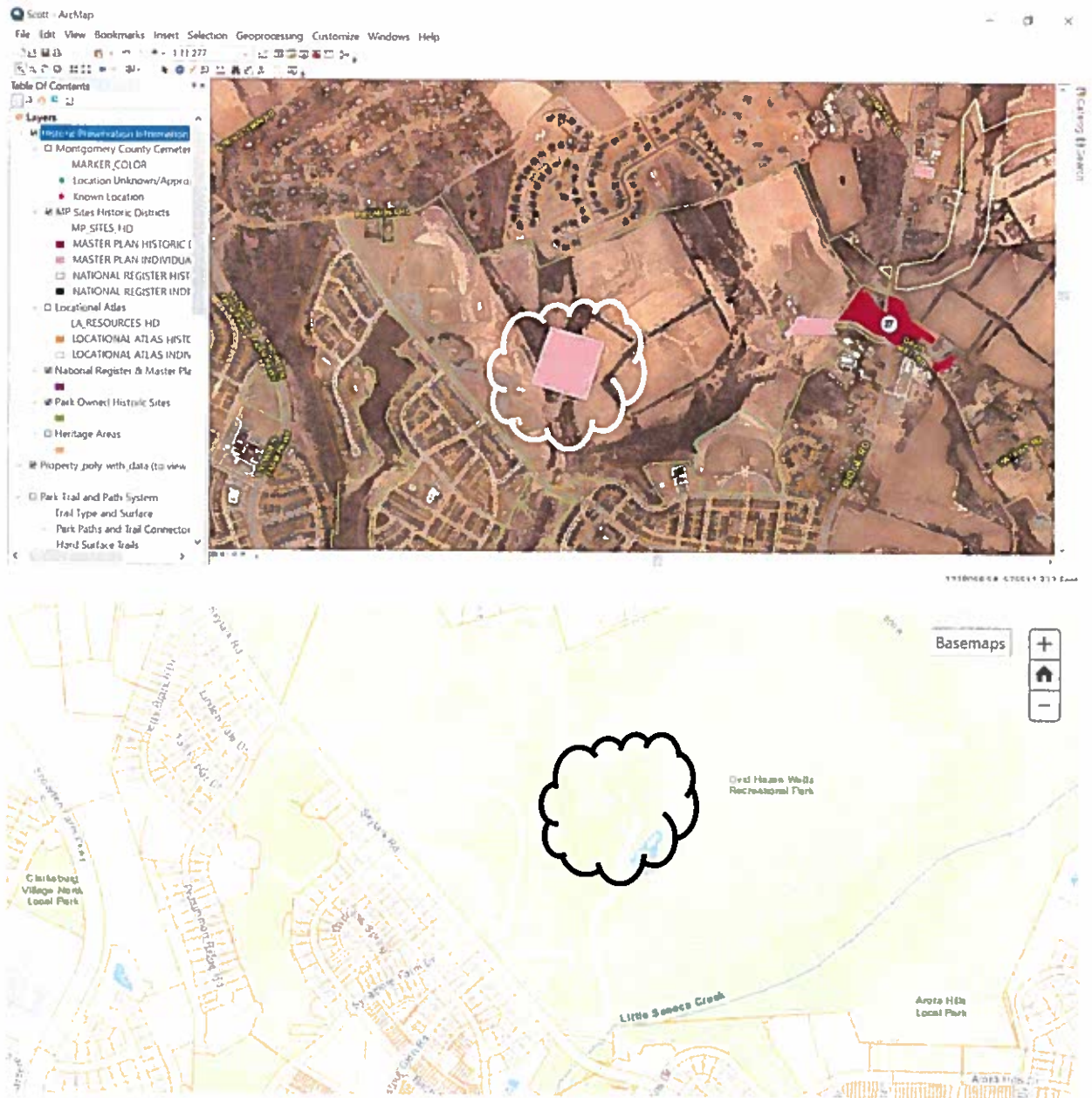
The corncrib appears to have been constructed in two phases: the main (now central) bay with loft above, flanked by a one story bay to the southwest (left side facing the structure). A third bay, to the northeast (right of the central bay), appears to have been constructed later. The (interior) board wall separating the central bay from the 'left' bay is unpainted, suggesting that it may have always been an interior wall partitioning the two bays. The board wall separating the central bay from the 'right' bay is painted on its 'outside' face (the finished side facing into the adjacent bay), suggesting that it may at one time have been an exterior wall – before the 'right' bay was constructed.

The entire structure is constructed of circ-sawn, dimensional lumber held together with wire nails. The corners of the central bay sit on rough stone and Portland cement piers, while the gable end on the 'right' bay sits on a footer with large aggregate clearly distinguishable from the piers in the other section. The central bay and 'left' bay are clad with board and batten siding. The front and side elevations of the 'right' (likely later) bay are clad with corrugated metal panels, while the rear elevation has board siding that is slightly different from the siding on the rear other two bays. The roof of the central bay is standing seam; the roof of the 'left' bay is corrugated metal; the roof of the 'right' bay was 5-V metal.

### **1.b. GENERAL DESCRIPTION OF THE PROJECT AND ITS EFFECT ON HISTORIC RESOURCES (the environmental setting and historic district)**

The 'right' (Northeast) bay roof and end wall have collapsed, creating a hazardous situation for the property's tenants and other visitors. The Department of Parks proposes to demolish this bay of the corncrib to reduce risk, while retaining in place the original center bay and 'left' bay. The 'right' bay's roof rafters are supported by a ledger board attached to the center bay's end wall. The roof of the 'right' bay does not engage with the center bay's roof. Department of Parks staff believes the bay can be safely removed without damaging the older sections of the corn crib. Rehabilitation of the remaining elements of the corncrib are outside the scope of this emergency mitigation project.

## 2. SITE PLAN: Attachment D.





① Barn (smoke house, not shown, is adjacent to barn)

② Corn Crib

③ Chicken House

④ House

**3. PLANS AND ELEVATIONS:**

NA

**4. MATERIAL SPECIFICATIONS:**

NA

## 5. PHOTOGRAPHS:



Photo A. Corncrib, showing the central and 'left' bays (to remain), and the partially collapsed, likely more recently constructed, 'right' bay (circled).



Photo B. Corncrib, showing the central and 'left' bays (to remain), and the partially collapsed 'right' bay. Note: Roofs of 'central' and left bays engage; the 'right' bay roof is disengaged.



Photo C. 'Right' bay, with collapsed roof visible through opening.



Photo D. Collapsed roof and end wall, visible through door. Note corrugated metal siding.



Photo E. Missing roof panels at rear wall



Photo F. Missing roof panels at rear wall.



Photo G. Structural damage (broken roof rafters) and roof failure.



Photo H. Collapsed roof and wall. Additional holes in roof also visible.



Photo I. Collapsed roof and end wall, and structural damage.



Photo J. Ledger board supporting roof rafters, at top.



Photo K. Partition wall between central bay and 'right' bay. Ledger board visible at top. The wall has been painted, suggesting it may have been an exterior wall prior to the construction of the 'right' bay. Altered to create feed stalls.



Photo L. Partition wall between central bay and 'right' bay. Ledger board visible at top. The wall has been painted, suggesting it may have been an exterior wall prior to the construction of the 'right' bay. Altered to create feed stalls.



Photo M: Front elevation of 'right' bay. Note corrugated metal siding.



Photo N: Side elevation of 'right' bay, showing damaged wall.



Photo O: Side elevation of 'right' bay, showing stone footer. Note difference in materials from 'central' bay pier.



Photo P: View of stone pier at corner of 'central' bay. Note difference in materials from 'right' bay footer.



Photo Q: Front elevation, 'left' and 'center' bay.



Photo R: Front elevation, 'center' bay loft detail.



Photo S. Rear elevation, 'center' and 'right' bays. Siding in two bays varies slightly.



Photo T. Rear elevation, showing 'center', 'left' and 'right' bays.

**6. TREE SURVEY**

NA. No impact to trees.

**7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS:**

The Ned Watkins Farm historic site is in essence an inholding located entirely within the Ovid Hazen Wells park. No adjacent and/or confronting properties.

### **1.a. DESCRIPTION OF STRUCTURE AND ENVIRONMENTAL SETTING (including features and significance)**

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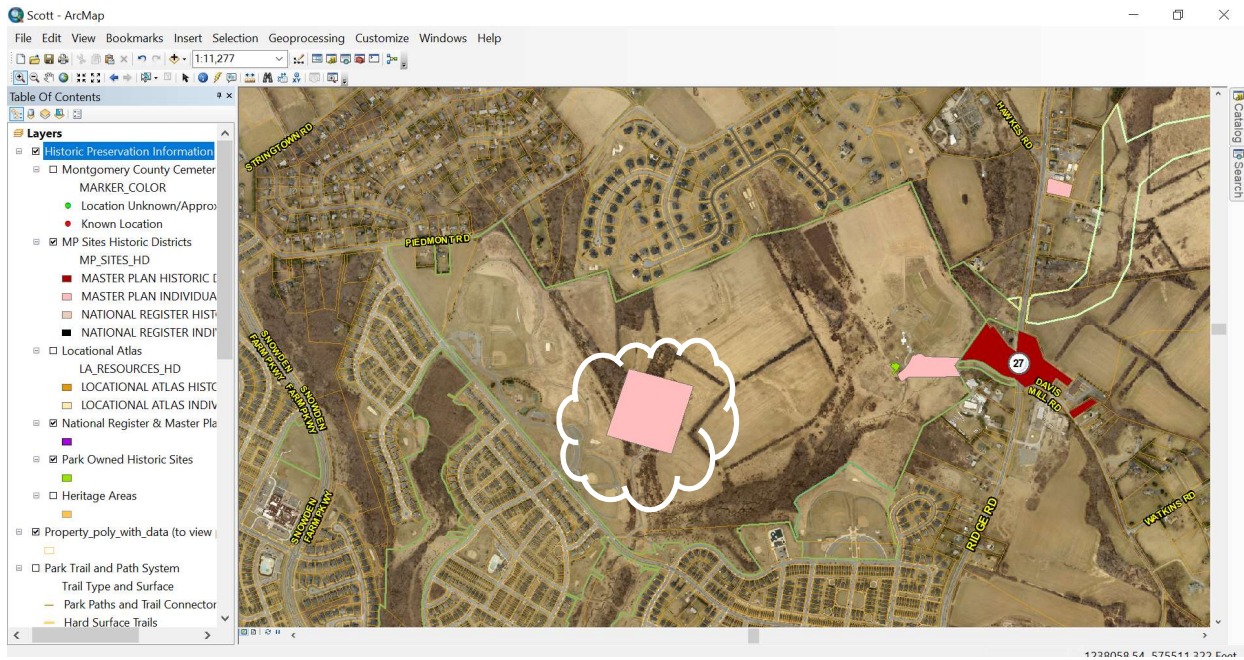
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