EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

PROPOSAL: 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:

1. 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact: Scott Whipple

Name of Property Owner: MNIPRC

Address: 8301 TURKEY THICKET DR

City: GAITHERSBURG

Zip Code: 20879

Contractor:

Contractor Registration No.:

Agent for Owner:

Daytime Phone No.:

LOCATION OF WORK:

House Number: 12001

Street: SKYLAB RD

Town/City: CLARK'S历史新高

Nearest Cross Street:

LOT: Block: Subdivision:

PERMIT APPLICATION INFORMATION

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ AC ☐ Sub ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Window/Door ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single-Family

☐ Repair ☐ Remodel ☐ Other:

1B. Construction cost estimate: $_

1C. If this is a revision of a previously approved work permit, state Permit #.

PERMIT SPECIFICATIONS AND REQUIREMENTS

2A. Type of sewage disposal:

☐ 01 WSSC ☐ 02 Septic ☐ 03 Other:

2B. Type of water supply:

☐ 01 WSSC ☐ 02 Well ☐ 03 Other:

CABLES COMING TO EXISTING A/C UNIT:

3A. Height

3B. Indicate whether the cable or running wire is to be constructed on the following locations:

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

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

Date: 6/19/19

Approved:

For Chairperson, Historic Preservation Commission

Disapproved:

Signature:

Date:

Applications/permit No.:

Date Filed:

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: scott.whipple@parks.org
Contact Person: Scott Whipple
Daytime Phone No.: 301.475.8063

Tax Account No.: ________________________________
Name of Property Owner: MINNE
Daytime Phone No.: ________________________________
Address: 6301 TURKEY THICKET DR SKYLINE LAKES 20879

Contractor: ________________________________
Contractor Registration No.: ________________________________
Agent for Owner: ________________________________
Daytime Phone No.: ________________________________

LOCATION OF BUILDING PROJECT:
House Number: 12001
Street: SKYLINE LAKES RD
Town/City: CLAYESBURG
Nearest Cross Street: ________________________________
Lot: ________ Block: ________ Subdivision: ________________________________
Unit: ________ Floor: ________ Parcel: ________________________________

PART ONE: TYPE OF PROJECT, ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ 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: ________________________________

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: ________________________________

PART THREE: COMPLETE FOR 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 property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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 that compliance is to be a condition for the issuance of this permit.

Signature: ________________________________ Date: 6/19/19

Approved: ________________________________ For Chairperson, Historic Preservation Commission
Disapproved: ________________________________ Signature: ________________________________ Date:

Application/Permit No.: ________________________________ Date Filed: ________________________________ Date Issued: ________________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

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

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;

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, contact. 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 lots(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
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 S-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)

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 C. ‘Right’ bay, with collapsed roof visible through opening.

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

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

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

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

Photo Q: Front elevation, ‘left’ and ‘center’ bay.

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

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

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.