

APPENDIX

FARM WOMEN’S COOPERATIVE MARKET
7155 WISCONSIN AVENUE | BETHESDA, MD

TREE REMOVAL AND REPLACEMENT

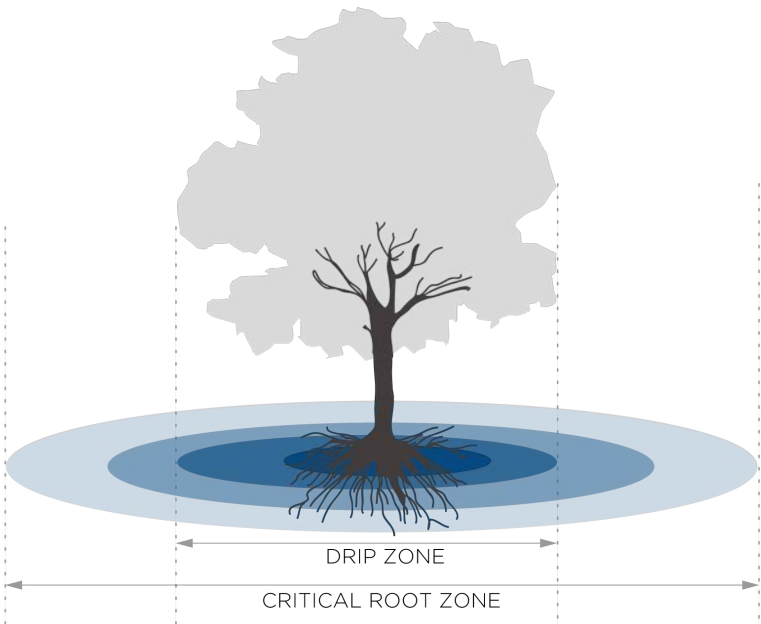
NATURAL RESOURCES INVENTORY (NRI) #420190570 IDENTIFIES (3) SPECIMEN TREES, WITHIN THE LIMITS OF DISTURBANCE OF THE FARM WOMENS MARKET PROJECT SITE.

- A** TREE 'A' HAS BEEN IDENTIFIED AS AN ELM, AND HAS TWO OR MORE STEMS GROWING CLOSELY TOGETHER, CAUSING WEAK, UNDER-SUPPORTED BRANCH ANGLES.
- B** TREE 'B' HAS BEEN IDENTIFIED AS A SYCAMORE, WITH MAJOR STRESS TO BRANCHES.
- C** TREE 'C' IS ALSO A SYCAMORE BROKEN, STRESSED BRANCHES. ALL (3) TREES ARE IN FAIR CONDITION, AS DETERMINED BY THE NRI.

REPAIR, REPLACEMENT OR REMOVAL OF APPROXIMATELY 22,800 SQUARE FEET OF EXISTING ASPHALT AND GRAVEL WOULD RESULT IN 30% - 80% OF EACH TREE’S CRITICAL ROOT ZONE WILL BE IMPACTED. IN ACCORDANCE WITH THE MONTGOMERY COUNTY TREES: A TECHNICAL MANUAL, THE (3) SPECIMEN TREES SHOULD BE REMOVED AND REPLACED WITH LARGE SHADE TREES OF SIMILAR FORM.

Impacts to Specimen Trees

Tree	Impact	% CRZ Impact
A	EXISTING ASPHALT REMOVAL	30%
B	EXISTING ASPHALT & GRAVEL REMOVAL	80%
C	EXISTING ASPHALT & GRAVEL REMOVAL	70%



Farm Women's Market Existing Conditions

Impacts to Specimen Trees




- Existing Asphalt Pavement and Gravel
- Critical Root Zone (CRZ) - The zone in which the majority of the trees’ roots lie. Protecting the majority of the CRZ of trees to be retained is equally as important as protecting the above-ground parts.

FARM WOMEN’S COOPERATIVE MARKET
7155 WISCONSIN AVENUE | BETHESDA, MD

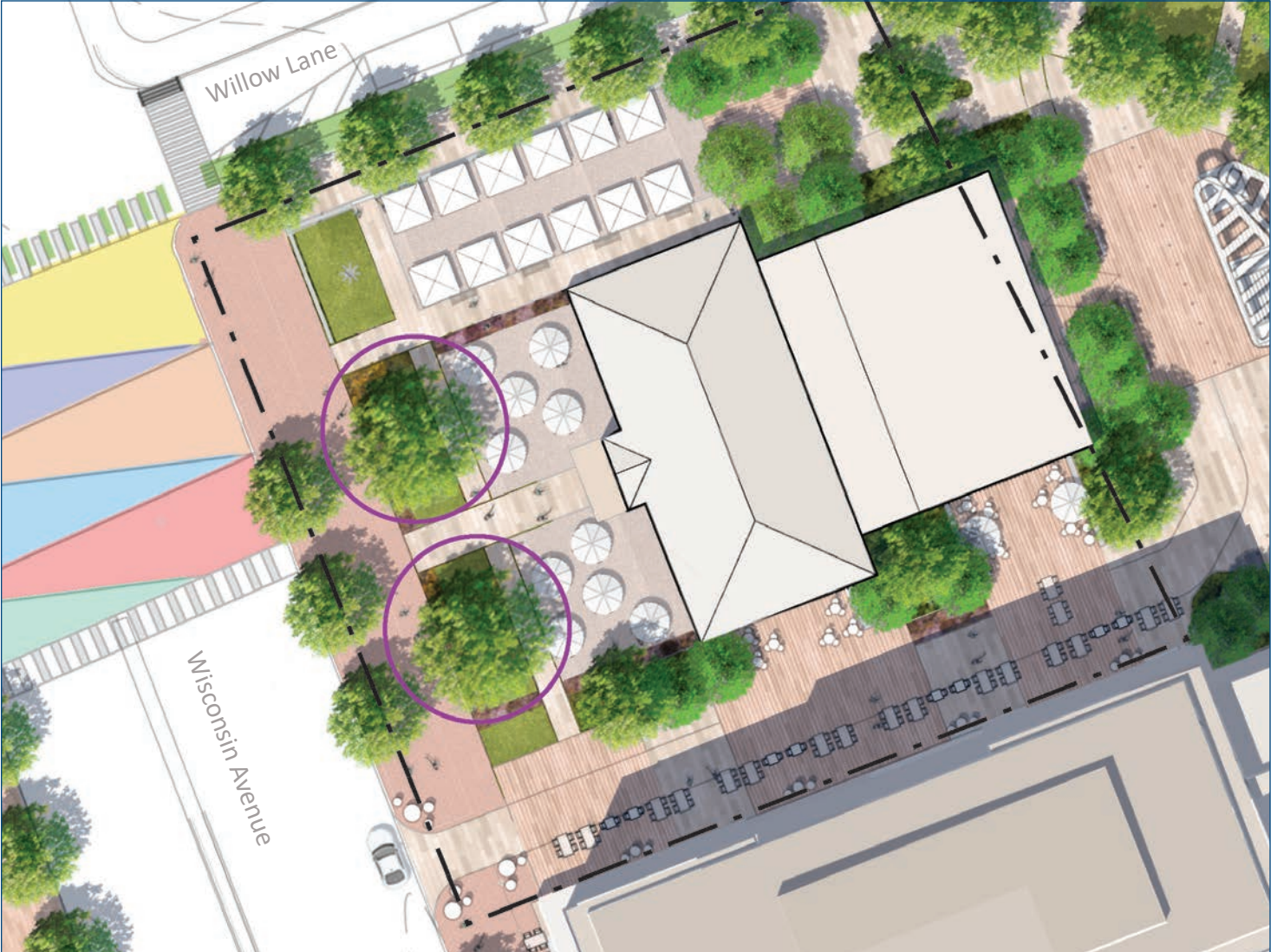


Impacts to Specimen Trees

Impacts to Specimen Trees



-  Trench Impact - Existing utilities in this area to be relocated in underground trench
-  Bethesda Streetscape - Frontage Improvements/pavers for pedestrian circulation
-  Critical Root Zone (CRZ) - The zone in which the majority of the trees’ roots lie. Protecting the majority of the CRZ of trees to be retained is equally as important as protecting the above-ground parts.

Tree	Impact #1	% CRZ Impact
A	PROPOSED UTILITY TRENCHING & STREETSCAPING	30%
B	PROPOSED UTILITY TRENCHING & STREETSCAPING	30%
C	PROPOSED UTILITY TRENCHING & STREETSCAPING	30%



Proposed Concept Plan

Proposed Concept Plan

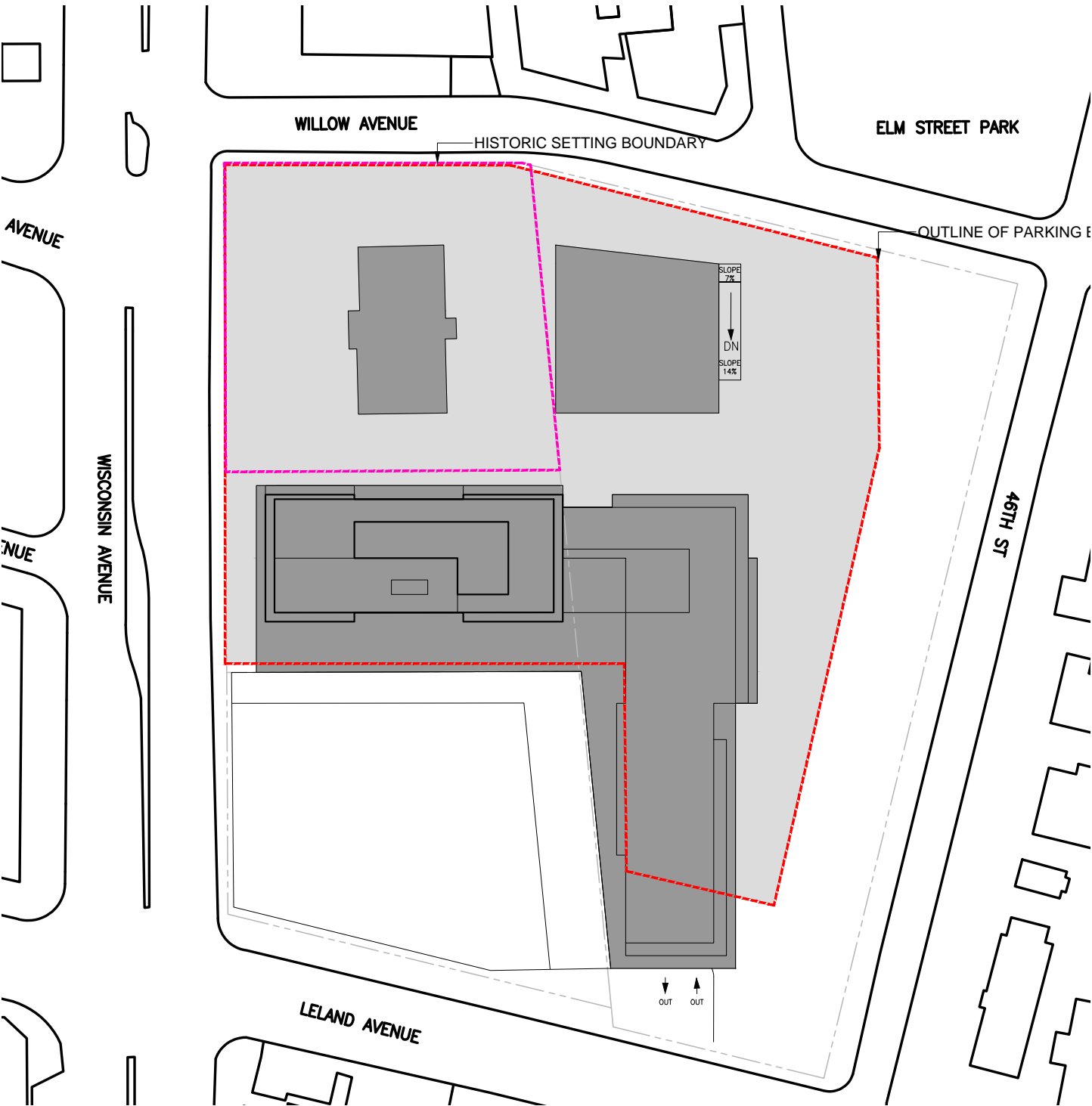
-  Proposed Large Shade Trees to replace Specimen Trees
-  Proposed Bethesda Streetscape - Frontage Improvements/pavers for pedestrian circulation

FARM WOMEN’S COOPERATIVE MARKET
7155 WISCONSIN AVENUE | BETHESDA, MD

BELOW GRADE PARKING

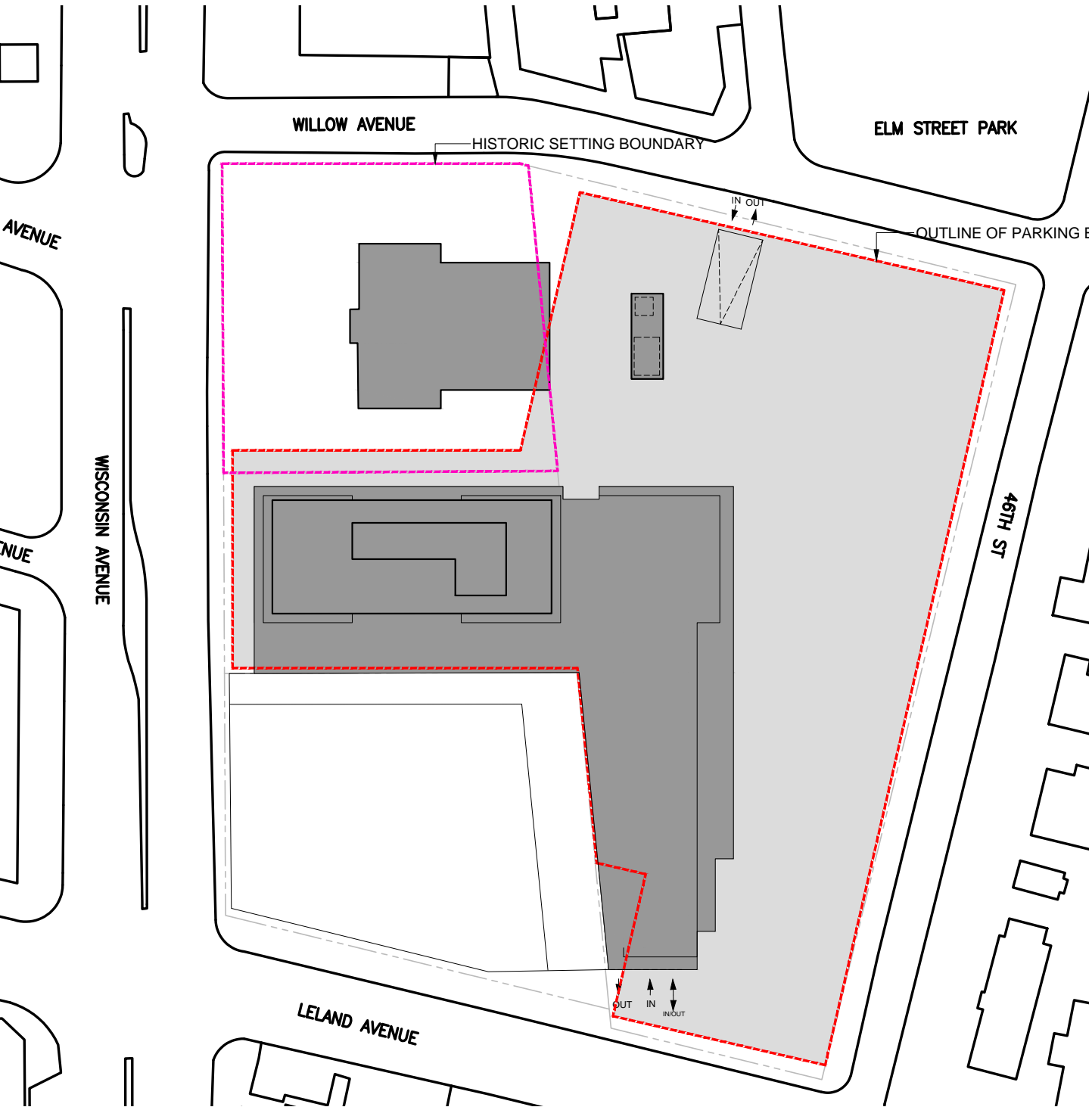
- NO GARAGE BELOW FARM WOMEN'S BUILDING
- REDUCED IMPACT TO HISTORIC SETTING FROM 99% TO 9%

PREVIOUS SKETCH PLAN SUBMISSION PARKING EXTENTS



SCALE : 1/80" = 1' - 0"

CURRENT PROPOSED PARKING EXTENTS



SCALE : 1/80" = 1' - 0"

FARM WOMEN'S COOPERATIVE MARKET

7155 Wisconsin Avenue
Bethesda, Maryland

HISTORIC STRUCTURE REPORT

Second Draft Submission
July 2019



Prepared For
EYA LLC and Bernstein Management Corporation



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All photographs were taken by EHT Tracerics in 2018.

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Chapter 1

INTRODUCTION

Farm Women's Market



www.farmwomensmarket.com

Serving
Bethesda

7155 Wisconsin Avenue
Bethesda, Maryland 20814

Since
1975

Free Parking

Visit our website for market hours, special events
and vendor info.

Wednesday • Friday • Saturday
Flea Market - Sunday

Fine Farmstead Cheeses,
Condiments, Savories & Meats

Tasting Today:

Washed-Rind, Raw Cow Milk Tomme
Compare Winter & Spring, Aged & New Varietals

Pastured Fresh Angus Beef,
Lamb & Specialty Cuts
One Month of Farmhouse Cuts

Free-Range Eggs • Farmstead Dairy
Spring • Farmhouse Prepared Foods
Soups, Savories, Cakes • Small Breads & Veggies

Family Farming in the Valley of Virginia & Piedmont
Organic Produce • Handmade Artisanal Eggs • Homemade

INTRODUCTION



FIGURE 01 West (front) elevation of the Farm Women's Market. EHT Tracerics, 2018.

PURPOSE AND SCOPE

EHT Tracerics has prepared this Historic Structures Report (HSR) for the building located at 7155 Wisconsin Avenue, in Bethesda Maryland. The one-story simple wood- and steel-frame structure was constructed in c. 1932 to create a permanent home for the Montgomery County Farm Women's Cooperative Market. Today, it is still owned by the Farm Women's Cooperative and is used as a farm market and flea market. The property is listed individually in the Maryland Inventory of Historic Properties. Rehabilitation of the building is currently under study as an integral part of a potential redevelopment of privately owned sites and adjacent public sites (Lots 10 and 24). The Montgomery County Historic Preservation Commission must approve plans for the rehabilitation, and may participate in the approval of the larger project. The Maryland-National Capital Park and Planning Commission must approve the entire development plan.

This HSR has been developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*. Historic Structure Reports were first developed by the National Park Service in the 1930s, and since then have become a nationally recognized tool for the documentation and preservation of historically

significant buildings and structures. Historic Structure Reports document the history and physical appearance of a building and provide guidance to property owners, architects, architectural historians, contractors, and regulatory review bodies prior to treatment. This guiding document will reflect and incorporate responsible preservation practices into the rehabilitation and future maintenance of the building.

Specifically, this Historic Structure Report includes the following:

1. Introduction and background information regarding the genesis and purpose of this report (Chapter 1);
2. Detailed narrative of the building and site history, including development and construction history and historical context (Chapter 2);
3. Evaluation of building significance and integrity, and identification of character-defining features (Chapter 3);
4. Physical description and assessment of existing conditions (Chapter 4);
5. Recommendations for treatment (Chapter 5); and
6. Glossary of terms, bibliography, and appendices.

SITE OVERVIEW

Located at 7155 Wisconsin Avenue, the Farm Women's Market (also known as Parcel P699, "Bethesda" subdivision) occupies a trapezoidal-shaped parcel of approximately 29,975 square feet. Located in downtown Bethesda, the parcel makes up a portion of a trapezoidal block that is bounded by Wisconsin Avenue to the west, Willow Lane to the north, Forty-Sixth Street to the east, and Leland Street to the south. A row of one-story commercial buildings is located south of the market, and the eastern portion of the block is covered by a public surface parking lot.

The simple, one-story, wood- and steel-frame structure was constructed in c. 1932 to create a permanent home for the Montgomery County Farm Women's Cooperative Market. The building, which is sited parallel to Wisconsin Avenue, is surrounded by a paved surface area used dually for parking and market activities.

The property was first listed in the Maryland Inventory of Historic Properties in 1978; however, its eligibility for listing in the National Register of Historic Places has not yet been evaluated. While the property was included as a contributing resource to the Downtown Bethesda Historic District nomination, the potential historic district was never listed in the Maryland Inventory of Historic Places nor was it forwarded to the National Register.



FIGURE 02 Aerial photograph of site; Farm Women's Market parcel outlined in red. Montgomery County Index of Record Plats, Montgomery Planning.

PROJECT BACKGROUND

In 2018, a proposal for a larger development project was introduced encompassing the block on which the Farm Women's Market is located. As part of the project, illustrated in the Sketch Plan drawings and exhibits (dated October 2018), the development team, comprised of EYA LLC and Bernstein Management Corporation, is considering temporarily moving and storing the building in order to excavate the site. Following excavation, the building would be placed back on the site. As part of the project, the building, including its historic materials and features, would be rehabilitated. Following the rehabilitation, the building will serve as the centerpiece of a broader comprehensive plan for a mixed-use setting. EHT Tracerics was retained to prepare a Historic Structure Report in order to present the building's history, evaluate its significance, identify and provide guidance on the building's integrity, and provide recommendations for its treatment during the contemplated move and rehabilitation.

METHODOLOGY

The purpose of a Historic Structure Report is to provide a compilation of the findings of research, investigation, analysis and evaluation of a historic building with the goal of providing recommendations for its future preservation. This report will function as a stand-alone reference that can guide all future design and maintenance efforts for the building. The report will be updated as more in-depth investigations have been completed, and as development plans solidify.

The HSR effort began in late 2018.

The project methodology included the following:

Research. Building on existing research findings, EHT Tracerics conducted additional investigation to serve as the basis for a detailed historic context and narrative for the project. Research was conducted at, but was not limited to, the Montgomery County Historical Society, the Library of Congress, and the Montgomery County and DC Public Libraries. Historic photographs and other textural records were utilized to develop a framework for the building's design, construction, and evolution.

Document Review. This report relies on and corrects the investigation of previously completed reports and studies whose findings were reviewed and adapted in the creation of this report. This includes the "Montgomery County Farm Women's Cooperative" Maryland Historical Trust Inventory Form listed in the Maryland Inventory of Historic Properties (MIHP) in 1979 and the Bethesda Central Business District Multiple Resource/Thematic Historic District (#35/14), which was never listed in the Maryland Inventory of Historic Properties.

Evaluation of Significance and Integrity. This report incorporates and builds upon information presented in the MIHP documentation.

Identification and Condition Assessment of Character-Defining Features. EHT Tracerics conducted several surveys of the building's exterior and interior in November 2018 in order to identify and photograph existing conditions. An additional survey was conducted by Silman, a structural engineering firm with extensive experience working on historic buildings and structures. Through a comparison of the survey findings against historical documentation, EHT Tracerics developed an inventory and analysis of extant historic features and their respective condition. This section will be updated as necessary to incorporate Silman's findings.

Treatment Recommendations. Taking into account the building's architectural and historical significance and integrity, general recommendations for the treatment and rehabilitation of the building and its character-defining features were developed for the property. It is anticipated that once detailed plans are formulated related to the larger development proposal, this chapter will be revised to provide additional recommendations and guidance.

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Chapter 2

SITE & BUILDING HISTORY

The
**MONTGOMERY FARM
WOMEN'S COOPERATIVE
INC. MARKET INC.**

HISTORIC OVERVIEW

FARM WOMEN IN THE UNITED STATES

Dr. Seaman Asahel Knapp (1833-1911), an agriculturalist, college administer, and entrepreneur, spent the majority of his career campaigning to improve farming techniques. In 1903, in the wake of the boll weevil infestation that took over all of eastern Texas, the United States Department of Agriculture (USDA) commissioned Knapp to demonstrate to farmers how cotton could still be raised despite the infestation. Knapp arrived in Terrell, Texas, and set up the first “demonstration farm.” The USDA, impressed by the success of the demonstration farm, provided funding that was used to promote demonstration work and deploy demonstration agents throughout Texas.¹ By the end of 1903, more than twenty agents were employed in Texas, and demonstration work for farmers had expanded to Louisiana and Arkansas.

Over the next several years as progressive reformers began to focus on the status of women in the United States, in the south, the reformers began to take notice of the conditions of farm women; however, limited advances were made available to them during the first decade of the twentieth century. In 1909, however, President Theodore Roosevelt’s Country Life Commission issued the results of a two-year investigation into rural life in America. The report “made a special effort to ascertain the condition of women on the farm,” and concluded that farm women appeared to be largely isolated, overworked, and under appreciated.² As a result, the USDA sponsored a special investigation of a select group of farm women around the country to determine their social, labor, domestic, and economic needs.³

Concurrent with growing national concern for farm women, Marie Cromer Siegler, a teacher in rural Aiken County, South Carolina, organized a canning club for girls in 1910. Her model, known as a “Tomato Club”, was organized with the intent of countering Corn Clubs, social and out-of-school educational clubs that had been formed for farm boys a decade prior. For Knapp and other progressive reformers of the era, canning clubs solved the problem of how to reach farm women with the home economics demonstration method.⁴ By 1911, women state agents had been appointed in more than half of the southern states, and by the end of 1912, the program had expanded nation-wide.⁵

On May 8, 1914, the Smith-Lever Act was passed by congress. The Act, which established a financial partnership between state agricultural colleges and the USDA, provided funding for cooperative extension services that were connected to the state land-grant universities in order to inform farmers about the current developments in agriculture and home economics. The inclusion of home economics was specifically directed to include women, and provided funding to states and counties to hire female agents who could develop programs and establish clubs for rural women and girls. Beyond providing education and resources related to domestic economics and small-scale agriculture, the resultant Home

1 O.B. Martin, *The Demonstration Work: Dr. Seaman A. Knapp’s Contribution to Civilization* (Boston: The Stratford Co., 1921), 6.

2 *Report of the Country Life Commission*, 60th Cong., 2d sess., 1909, S. Doc. 705.

3 For a detailed response to the survey, see: United States Department of Agriculture, Office of the Secretary, *Social and Labor Needs of Farm Women: Report No. 103* (Washington: Government Printing Office, 1915), 6.

4 LuAnn Jones, *Mama Learned Us to Work* (University of North Carolina Press, 2002), 17

5 Martin, *The Demonstration Work*, 68.

Demonstration Clubs served as a forum for rural women to socialize, learn from one another, share expertise, and serve their communities.⁶ The *First Annual Report of the Maryland Agricultural Extension Service for the Year Ending June 30, 1915* reported that within the first year of service, 700 girls and 113 women had been enrolled in Home Demonstration Clubs that had been established in six of the twenty-three counties within the state.⁷

From the onset of the home demonstration program, both national and state offices emphasized the importance of money-making enterprises for farm women.⁸ The establishment of markets that were owned and operated by farm women offered a physical manifestation of this tenet. The earliest farm women's markets emerged in the United States following World War I, largely in southern states.⁹ The first farm women's market in Maryland, the Talbot County Farm Women's Exchange located in Easton, was established during this post-War period. Declining economic conditions on the farm during the Great Depression further gave rural women the incentive to establish their own markets. This trend was exhibited throughout Maryland, as six additional farm women's markets were established between 1932 and 1933. Specifically in Montgomery County, Maryland, three farm women's markets were established, and served as the only USDA-registered farm markets in the county. Two of these markets were located in Bethesda and the third was located in Silver Spring.¹⁰ The Farm Women's Cooperative Market in Bethesda, now addressed 7155 Wisconsin Avenue, was the only purpose-built market.

Farm Women's Market Building Typology

In 1948, the USDA defined four major groups of farm markets: (1) Farmers' City Wholesale Markets; (2) Farmers' Wholesale Shipping Point Markets; (3) Farmers' Retail Markets; and (4) Farm Women's Markets.¹¹ The first three markets were dominated by male producers, and were larger in scale than the markets owned and operated by women. Farmers' City Wholesale Markets were large in scale and typically acted as terminals or distribution centers. These facilities were typically long open-type sheds that allowed for direct loading. Farmers' Wholesale Shipping Point Markets, also large in scale, were typically removed from consuming centers, located in small country towns or villages. In this type, farmers sold their produce at wholesale, or produce was sold by an auctioneer. Farmers' Retail Markets, in contrast to City Wholesale Markets and Wholesale Shipping Point Markets, were smaller in scale, selling from open sheds, enclosed buildings with stalls, or from their parked vehicle in open lots or on the side of the road.

Farm Women's Markets, similar to Farmers' Retail Markets, were often smaller in scale and operated

6 "More than just a Happy Housewife: Home Demonstration Clubs in Post-World War II Montana," *Women's History Matters*, 27 February 2014, <http://montanawomenshistory.org/more-than-just-a-happy-housewife-home-demonstration-clubs-in-post-world-war-ii-montana/> (accessed 27 November 2018).

7 Maryland Agricultural College and US Department of Agriculture Cooperating, *First Annual Report of the Maryland Agricultural Extension Service for the Year Ending June 30, 1915* (College Park: 1916), 17, <https://babel.hathitrust.org/cgi/pt?id=uiug.30112112109498&view=1up&seq=24> (accessed 30 June 2019).

8 Ann McCleary, "Negotiating the Urban Marketplace: Farm Women's Curb Markets in the 1930s," *Perspectives in Vernacular Architecture* 13, no. 1 (2006): 87, <http://www.jstor.org/stable/20355370> (accessed 28 June 2019).

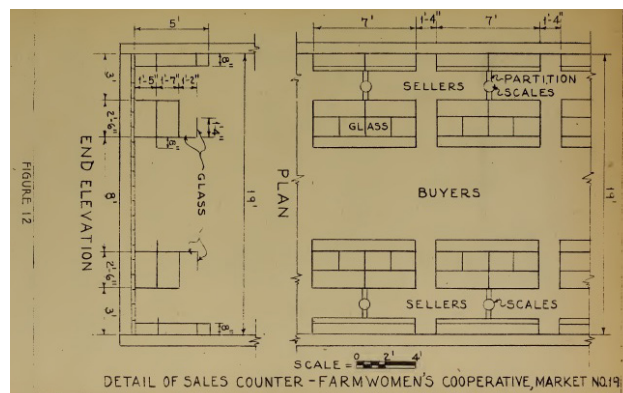
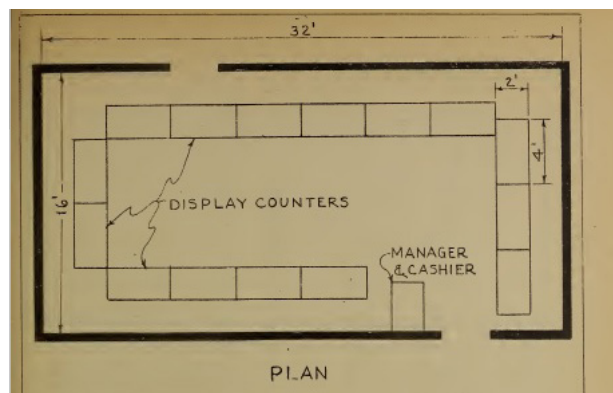
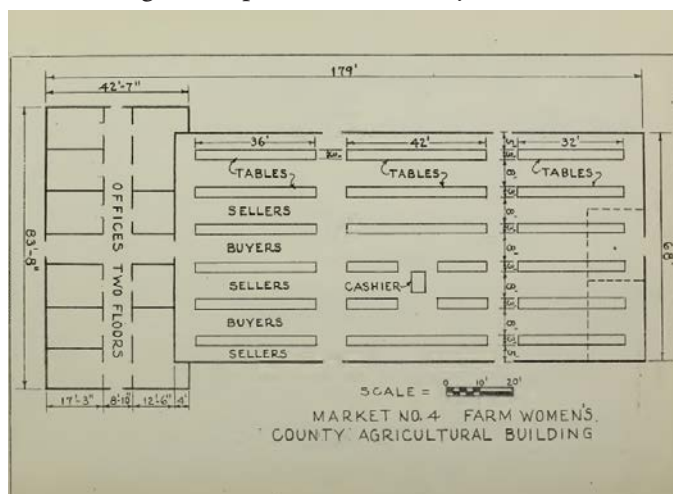
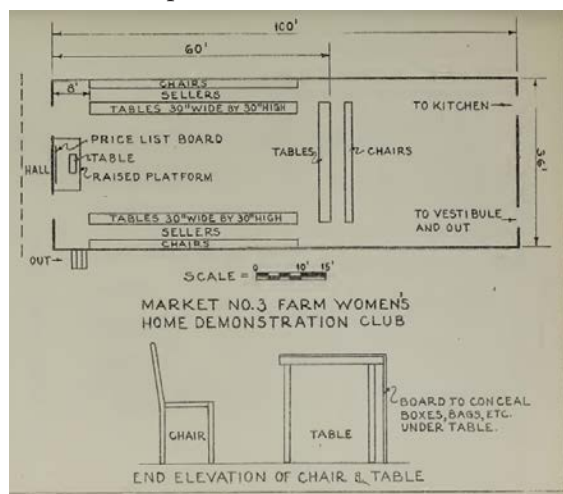
9 John L. Wann and Edwin W. Cake, *Farmers Produce Markets in the United States, Part I: History and Description* (Washington, DC: United States Department of Agriculture, Cooperative Research and Service Division, 1948), 46.

10 For more information on the two Bethesda markets, refer to page 13 of this report. (Wann and Cake, *Farmers Produce Markets in the United States, Part I*, 85.)

11 Wann and Cake, *Farmers Produce Markets in the United States, Part I*, 14

either seasonally or year-round. Seasonal markets were either street or curb markets, characterized by temporary tents and tables occupying vacant lots. In contrast, year-round markets could be found in almost any type of enclosed building.¹² Most commonly, farm women established their markets in rented spaces, such as commercial storefronts or rooms within public buildings. These spaces, although most common, were less desirable than purpose-built markets because they typically had only one or two means of egress, requiring buyers and sellers to carry their produce longer distances. In contrast, purpose-built market buildings instead provided a number of entrances, with at least one on each elevation.¹³ As the automobile gained prominence, parking accommodations around the market was also desired.

Unlike the emerging depression-era grocery stores, whose design encouraged efficiency, Farm Women's Markets encouraged shoppers and saleswomen to interact more at a leisurely pace.¹⁴ With interior's reflecting the design of department stores, popularly considered a "woman's space" during the first half of the twentieth century, Farm Women's Markets featured rows of movable display tables or counters. Even within permanent structures, the interiors were designed to promote flexibility.



12 W. M. Hurst, *Farmers Produce Markets in the United States, Part II: Plans and Facilities* (Washington, DC: United States Department of Agriculture, Cooperative Research and Service Division, 1947), 6.

13 Hurst, *Farmers Produce Markets in the United States, Part II*.

14 Ann McCleary, "Negotiating the Urban Marketplace: Farm Women's Curb Markets in the 1930s," *Perspectives in Vernacular Architecture* 13, no. 1 (2006): 101, <http://www.jstor.org/stable/20355370>.

Below are four typical plans used for farm women's markets as illustrated in the USDA's 1947 report on farmer market facilities:¹⁵

DEVELOPMENT OF BETHESDA

Historically known as Darcy's Store, the area now known as Bethesda originated as a farming community.¹⁶ The town's viability was cemented in the early nineteenth century when a thoroughfare, used for transporting tobacco and other commodities between Georgetown and Rockville, was converted into a toll road called the Washington and Rockville Turnpike.¹⁷ The town slowly began to grow around the tollhouse and a solitary store, located at the intersection of modern Wisconsin Avenue, Old Georgetown Road, and East-West Highway.¹⁸

Originally named "Darcy's Store" after local business owner and postmaster William E. Darcy, the growing town acquired its definitive name in 1871 when postmaster Robert Franck named it after the Bethesda Meeting House, a Presbyterian church constructed c. 1820, located not far from the post office building.¹⁹

Bethesda remained largely rural through the nineteenth century. The extension of the Georgetown and Tenally-town Railway Company of the District of Columbia north along Wisconsin Avenue stimulated industrial development at the end of the nineteenth century, and residential growth is closely associated with the extension of this and other streetcar lines. Subdivisions, including Drummond, Edgemoor, Woodmont, and



FIGURE 03 Martenet and Bond's Map of Montgomery County, Maryland, c.1865.

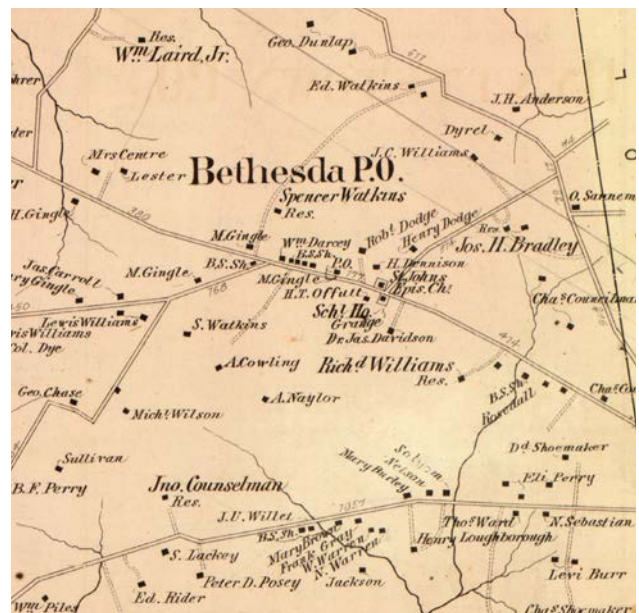


FIGURE 04 Hopkins Map, Bethesda District No. 7, 1879.

15 All plans can be found in the appendix of: Hurst, *Farmers Produce Markets in the United States, Part II*.

16 For the most part, Maryland relies on a County-based, rather than a town or municipal, governmental system. With the exception of incorporated municipalities, nomenclature was associated with general rather than specific geographic or municipal boundaries within formal County boundaries. The advent of the US Postal System's use of zip codes led to clearer definitions of place names. Bethesda is now commonly referred to as the area defined as 20814, 20815, and 20817.

17 "Darcy's Store: A Short History of Bethesda," *Bethesda Actually*, February 8, 2010, <http://www.bethesdaactually.com/tag/darcys-store/> (accessed 12 December 2018).

18 "Bethesda Commercial District," Maryland Historic Trust State Historic Inventory Form M:35-14.

19 Jane C. Sween, *Montgomery County: Two Centuries of Change* (Woodland Hills: Windsor Publications, 1984), 145.

Battery Park, were created along either side of the trolley line to provide accessibility to the District. By the 1920s, the growing popularity of the automobile dramatically stimulated Bethesda's residential development. New subdivisions provided single-free-standing houses designed to appeal to more affluent home seekers eager to move out of the urban environment of the City of Washington. Despite the establishment of suburban neighborhoods close to the District, Montgomery County retained a rural character in the county to the north and west of the city where many large and small farms continued to operate.

Bethesda's business district was slow to follow suit. The Farm Women's Market, which opened in 1932, is credited for pioneering a business location surrounded by vacant lots.²⁰ By 1937, a shopping center was constructed on the site adjacent to the Farm Women's Market. By 1935, there were only a handful of retail stores along the entire length of Wisconsin Avenue.²¹

ESTABLISHMENT OF MONTGOMERY COUNTY FARM WOMEN'S COOPERATIVE MARKET

In Maryland, Home Demonstration Clubs were sponsored and operated by the Extension Services of the University of Maryland in cooperation with the Montgomery County government and the United States Department of Agriculture. Blanche Corwin, the Home Demonstration Agent for Montgomery County beginning in the 1920s through 1932, met regularly with the clubs to provide information on new developments in agriculture and home economics, and to demonstrate crafts and sewing methods. Corwin also served as a liaison between the farm women and the Council of Home Demonstration Clubs.

As the Great Depression ensued, farmers were hit especially hard as farm prices dropped. Compounding the initial problems surround the Depression, the severe drought following a very dry and hot summer in 1930 exacerbated the already poor economic conditions for the agriculture industry. In an effort to alleviate some of these hardships by way of generating additional income, a group of Montgomery County farm women (all of whom were members of the Home Demonstration Club) decided to sell their farm produce to the residents of the District of Columbia and its growing suburbs. The Federation of Women's Clubs and the Montgomery County Farm Bureau expressed support for this endeavor.

Under Corwin's guidance, the women worked for nearly two years to prepare themselves and their products for market place. Although many of the women lived up-county, Bethesda was seen as an ideal location because of its proximity to Washington. The market officially opened in Bethesda on February 2, 1932, when nineteen women brought their tables, baked goods, and produce to a small, vacant store on Wisconsin Avenue, just below Leland Street. The market proved to be a success; Corwin subsequently leased a small store at 4606 Leland Street for the market, and the women established a Wednesday and Saturday operations schedule. The market attracted customers from all over Montgomery County and the District. By August 1932, the number of women selling had more

20 Otis T. Weaver "Farm Women Operate a Cooperative," *News for Farmer Cooperatives*, November 1937, 22.

21 Richard K. MacMaster and Ray Eldon Hiebert, "Government Becomes Active," *A Grateful Remembrance: The Story of Montgomery County, Maryland* (Rockville: Montgomery County Government, 1976), 267.

than tripled, necessitating a larger and more permanent home for the market.

The attempts to find a market location, however, stirred controversy. By the end of the summer, plans for a new market, designed by Washington architect Arthur B. Heaton on property bounded by Edgemoor Lane and the Georgetown Road, were proposed. This market was never constructed due to opposition by Edgemoor residents, who feared that the market would negatively affect property values and would create traffic congestion.²²

At the same time the market was struggling to find a home, Blanche Corwin was fired from her position at the Extension Service because her superiors felt she was devoting too much time to the market and was neglecting her other duties.²³ This created a schism between the farm women: one group chose to continue working with the Extension Service and the new Home Demonstration Agent, Edythe M. Turner, while the other group protested the dismissal of Corwin and ultimately formed a competing market. The competing market operated through the 1940s.

The women who remained loyal to the Extension Service officially established the Farm Women's Cooperative Market, Incorporated on September 2, 1932. An advertisement published in *The Washington Post* on September 3, 1932 announced: "The Original Farm Women's Market, now known as the Montgomery Farm Women's Cooperative Market will open under new management on Leland Street, Bethesda, opposite the old location."²⁴

Although the exact time line is unclear, by the time the market was incorporated, the women had entered into an agreement to pay Leon Arnold, the owner of the property at Wisconsin Avenue and Willow Lane, \$125 a month in rent if he would pay for the construction of the building. Arnold, a business man involved in Washington's transportation industry, had purchased the property in 1929. Arnold commissioned the Morrison Brothers to construct a large wood frame building on a concrete block foundation.

Farm Women's Market

The only one of its kind in Washington

4606 Leland Street

East of Wisconsin Avenue

Bethesda, Maryland

Now Open Until 9:30 P.M.

Saturdays

8 A.M. to 6 P.M. Wednesdays

Vegetables—Poultry—Fruits

Fresh from Montgomery County

Farms—Retail Market Prices

100 Farm Women selling their own products.

FIGURE 05 Advertisement, *The Evening Star*, 19 July 1932.

22 Edgemoor, initially called Edgewood, was created out of 185 acres at the southwest corner of the pike and Old Georgetown Road. Walter E. Tuckerman, a real estate magnate who purchased the land in 1912, subdivided the land into 250 lots in order to create an exclusive residential community; "Site of Market to be Discussed," *The Washington Post*, 7 August 1932.

23 "Home Agent Ousted for Mart Activities," *The Washington Post*, 21 August 1932.

24 "The Original Farm Women's Market, now known as the Montgomery Farm Women's Cooperative Market," *The Washington Post*, 3 September 1932.

Until the building was completed, the Market continued under the tent that had been erected across from 4606 Leland Street.

The Market was officially opened on December 2, 1932. In 1934, not long after the market opened, the owner of the building was approached with an offer to purchase the structure and lot for different commercial enterprise. Not wanting to have to relocate, the Farm Women's Market Board of Directors decided to purchase the building themselves. Although it took the women several months to convince a bank to loan them the money, by Christmas of 1935, they received the money necessary to purchase the building. At this time, the Cooperative also purchased an additional 5,886 square feet at the corner of Willow Lane and Wisconsin Avenue, making the property's total square footage approximately 30,000 square feet. This additional land provided additional space for automobile parking.²⁵



FIGURE 08 The Farm Women's market on Wisconsin Avenue, shortly after construction, c. 1932. Montgomery County Historical Society.

CONSTRUCTION OF 7155 WISCONSIN AVENUE

The one-story wood and steel frame building, constructed in 1932 to provide a permanent home to the Montgomery County Farm Women's Cooperative Market, is located at 7155 Wisconsin Avenue in Bethesda, Maryland. It was constructed by the Morrison Firm, a local general contracting firm established in 1926 by brothers Abraham and Ralph Morrison with their brother-in-law Calvin Owens. The prolific firm is credited for "building Bethesda."²⁶

25 "Women's Market Acquires Property," *The Washington Post*, 29 December 1935.

26 William Offutt, "Old Bethesda," *Bethesda: A Social History* (Bethesda: The Innovation Game, 1996), 342.



FIGURE 06 Farm Women's Market on Wisconsin Avenue, c. 1935. Montgomery County Historical Society 004-019I.

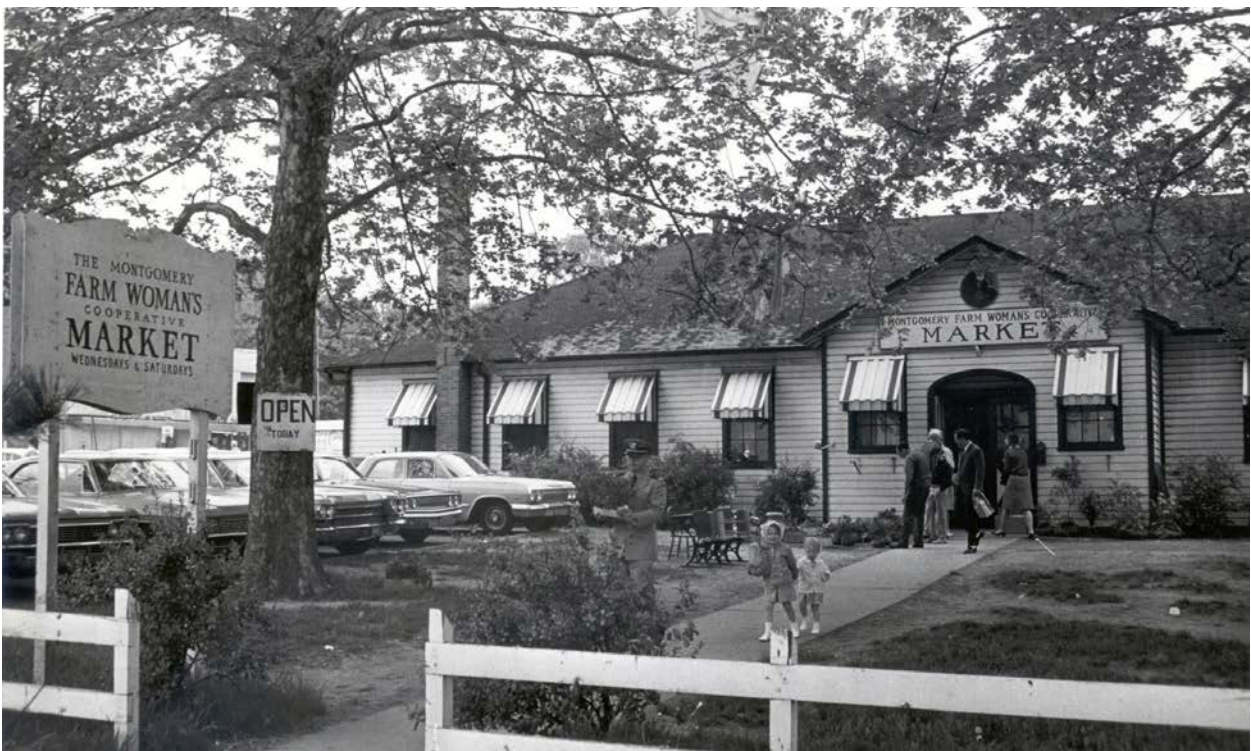


FIGURE 07 Farm Women's Market, 1968. Montgomery County Historical Society.

The Morrisons came from a long line of farmers; their father owned and operated a 140-acre farm on Cedar Land (now Greentree Road) in Bethesda, Maryland, and their grandfather was responsible for maintaining the land that is now Georgetown Prep. Two of the ten children, Leonard and Abe, diverted from the family business. In the 1920s, Leonard worked as a union carpenter, while Abe, who learned the trade in school, worked alongside him.



FIGURE 10 Market entrance, 1934. Consumer's Guide.

Most of the brothers' early projects were in Chevy Chase. In addition to constructing houses, the Morrisons were hired to build commercial buildings, post offices, and schools. In 1927, they won the bids for several wood frame "colored schools", and the following year they were awarded a contract by the Montgomery County Board of Education to maintain, repair, and renovate all of the public schools in the county. Of note, the firm constructed the first buildings that housed Blair and Bethesda-Chevy Chase High Schools. They also did work for real estate speculators in the Washington area.



FIGURE 09 Interior of the Farm Women's Market, c. 1937. Library of Congress, Harris and Ewing Collection.

Today, the building appears much as it did upon its completion. A photograph c. 1932 (Figure 06) shows that the building was clad in German wood siding painted white with trim painted in a contrasting color. Each of window openings featured twelve-light pivot windows. Retractable canvas awnings were installed above each window opening. By 1950, these awnings were replaced with fixed aluminum awnings with green and white stripes. At least three vents pierced the ridge of the hipped roof.

Following construction, the site was unpaved and barren of landscaping. A concrete walkway connected the primary entrance of the building with the Wisconsin Avenue sidewalk. The area surrounding the building was utilized as a parking lot covered in gravel and turf lawn. By 1935, a grass lawn was planted



FIGURE 11 Interior of the Farm Women's Market, c. 1937.
Library of Congress, Harris and Ewing Collection.



FIGURE 12 Interior of the Farm Women's Market, c. 1937.
Library of Congress, Harris and Ewing Collection.



FIGURE 13 Interior of the Farm Women's Market, c. 1937.
Library of Congress, Harris and Ewing Collection.



FIGURE 14 Interior of the Farm Women's Market, c. 1937.
Library of Congress, Harris and Ewing Collection.

on the western frontage and the two sycamore trees that remain located on either side of the concrete walkway were planted. Other landscaping was limited to shrubs planted along the west elevation.

The interior of the building consisted of a large room that was organized into individual low-walled stalls. The interior had little embellishment. The structure, comprised of wood and steel framing with steel roof trusses, was exposed. Flooring was a concrete slab. The German wood siding that formed the building's exterior, was also visible on the interior. Rows of drop pendant lights hung from the rafters. Although now obscured by a dropped ceiling, these lights remain in place and are visible in the attic.

Sellers were provided with golden-oak display cabinets, made by a local cabinetmaker in Rockville. Many of these cabinets remain in use today.

Later Alterations

While the Farm Women's Market remains incredibly intact, there have been some minor alterations to the building, site, and interior.

Exterior: By c. 1950, the canvas awnings previously featured in the window openings around the building had been replaced by green-and-white-striped metal shingle awnings. Also by this time, a masonry chimney had been added to the west facade, adjacent to the northernmost window opening.²⁷

In November 2013, a car drove into the building, knocking it off its foundation and significantly damaging the southern portion of the east facade. Although the building was deemed structurally unsound following the accident, the portion of the building damaged was reconstructed to restore the elevation's historic appearance. The two windows affected were salvaged and re-installed.²⁸

Site: By c. 1950, the evergreen tree that is located on the southwest corner of the building was also present. The majority of the site remains unimproved and largely landscaped. The gravel surface parking that surrounded three sides of the building has been paved over with asphalt. Rope fences had been added to provide a clear distinction between the parking area from the grassy area in front of the building.

Interior: The building's interior layout remains much as it has since its initial construction. A photo dating May 23, 1968 shows that a dropped ceiling concealing the roof trusses, featuring non-original fluorescent lighting and wooden ceiling fans, had been installed by this time. The walls were covered by some sort of particle board, obscuring the exterior siding that was originally visible from the interior.

27 The purposed of the chimney has not been discovered as of yet.

28 Aaron Kraut, "Bethesda Farm Women's Market Reopens," *Bethesda Magazine*, November 15, 2013, <https://bethesdamagazine.com/Bethesda-Beat/2013/Bethesda-Farm-Womens-Market-Reopens/> (accessed December 12, 2018).



FIGURE 15 "Why the Car That Crashed into the Farm Women's Market Building is Still There," November 9, 2013. Blog, Robert Dyer @ Bethesda Row.



FIGURE 16 Interior of Farm Women's Market, c. 1994. Montgomery County Historical Society.

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Chapter 3

EVALUATION OF SIGNIFICANCE

IDENTIFICATION AND EVALUATION

STATEMENT OF SIGNIFICANCE

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 (MIHP) 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.

Below is the official statement of significance for the Farm Women's Market, as provided in the MIHP:

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 high-rise 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 MIHP designation as it currently stands fails to adequately recognize the building's significance within the larger context of farm women's markets nationally. Research undertaken for this HSR has given us a greater understanding of the significance of the Farm Women's Market within the context of the national social movement and trend of Home Demonstration Clubs and farm women markets. Thus, we propose the revised statement of significance:

The Farm Women's Cooperative Market is significant as a surviving example of a purpose-built farm women's market constructed as part of the progressive reform movement of Home Demonstration Clubs. The Montgomery County Farm Women's Cooperative was started in 1932 as a means to promote a woman's economic contribution to her family. The idea, which followed a national movement, was spearheaded by Blanche A. Corwin, a US Department of Agriculture home demonstration agent assigned to Montgomery County. The first of three farm women's markets established in Montgomery County, Maryland during the Great Depression, the building served as the only purpose-built structure to house a farm women's market in the county. The building promoted an ethos of thrift and economy through its flexible layout. It survives today as the only example of such a building in Montgomery County, Maryland.

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

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.

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
		Pent roof over north entry door
	Projections	Centrally placed projecting three-bay entry pavilion and vestibule covered by a front-gabled roof
	Fenestration	Well-ordered, symmetrical, and regular pattern of window 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
	Exterior Trim & Secondary Features	Simple wood trim
		Exposed rafter tails at overhanging eaves
	Setting	Central concrete walkway stretching from Wisconsin Avenue sidewalk
		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

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The background image shows the exterior of a building with white horizontal siding. At the top, a green-painted gable contains a wooden owl finial on the left and a white dome-shaped light fixture in the center. Below the gable is a large, circular green-painted decorative element. A wide horizontal band features the text 'MONTGOMERY WOMEN'S CO-OPERATIVE MARKET' in a serif font, flanked by painted illustrations of a potted plant, leaves, and a pie. Below this band, the address '7155' is displayed in large green numbers, with a small white security camera mounted above it. At the bottom, a green-painted arched doorway is visible.

Chapter 4

PHYSICAL DESCRIPTION AND ASSESSMENT OF EXISTING CONDITIONS



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 wood- and 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 34).

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. Traceries.

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 muntins and replacement glass has been inserted improperly.

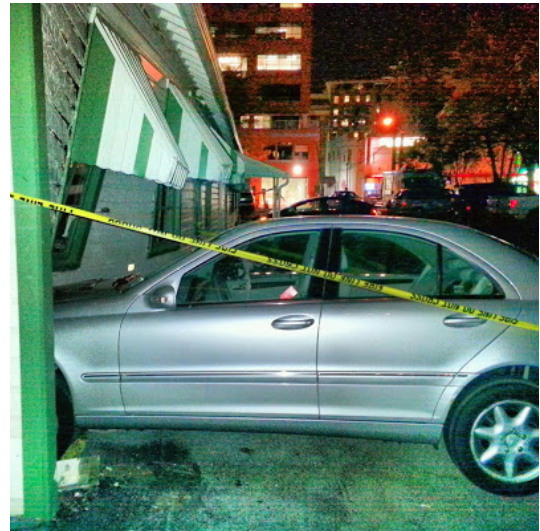


FIGURE 33 Photographs of damage from 2013. Blog, Robert Dyer @ Bethesda Row, <http://robertdyer.blogspot.com>.



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.

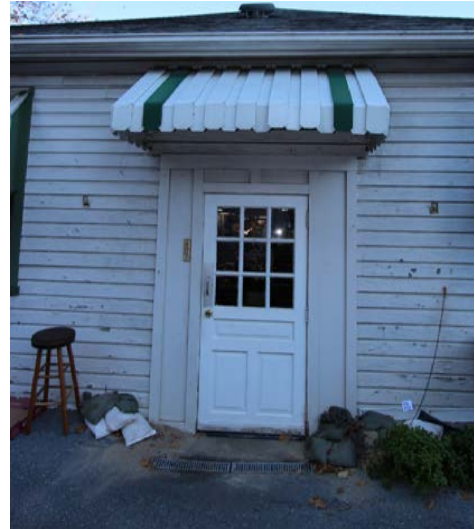


FIGURE 39 South elevation doorway and sandbags.



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 muntins
- 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 49 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 50 Gravel parking and limited turf lawn following the opening of the market, circa 1932. Montgomery County Historical Society.



FIGURE 51 Turf lawn, parking, and trees, 1937. *News for Farmer Cooperatives*.



FIGURE 52 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 53 Walkway and gravel courtyard between market building and Wisconsin Avenue sidewalk, 2018. Tracerics.



FIGURE 54 Market and site looking northeast, 2018. EHT Tracerries.



FIGURE 57 Market and site looking southeast, 2018.



FIGURE 55 Mature tree adjacent to the southwest corner of building.



FIGURE 56 Detail of the distance of tree from southwest corner.



FIGURE 58 Mature tree at northwest corner of property.

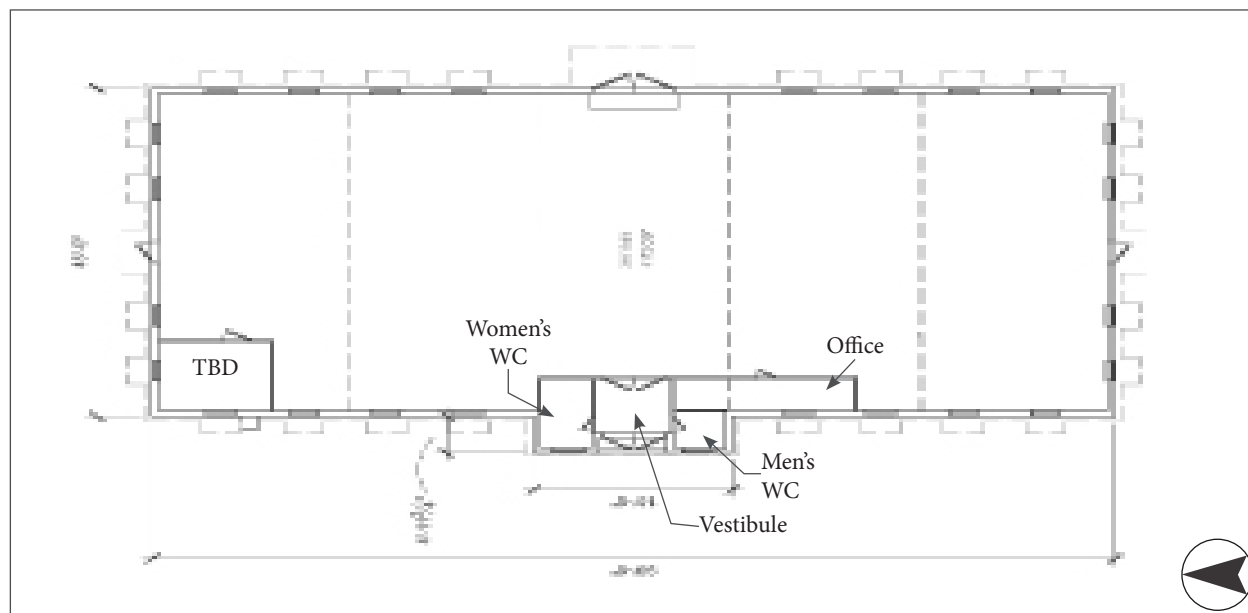


FIGURE 60 Existing conditions market floor plan, 2018. MF Architects.

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.

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.

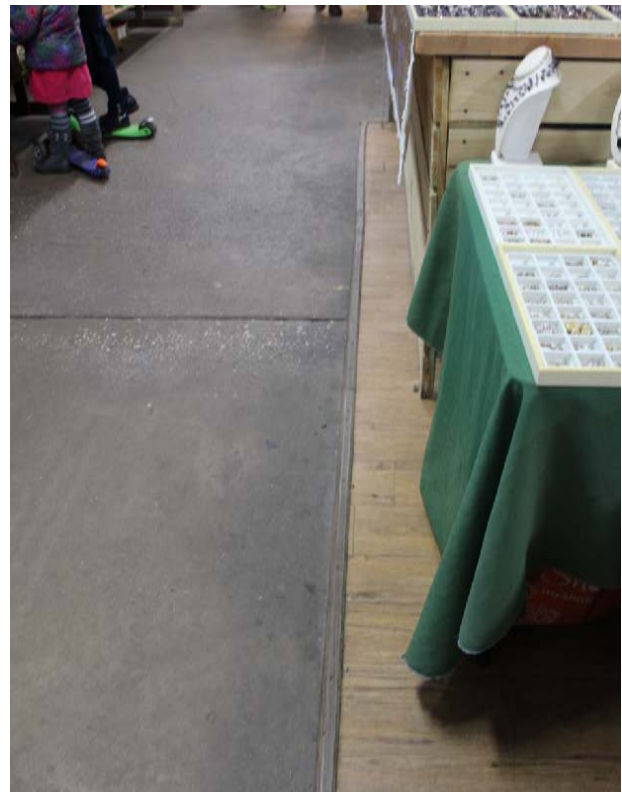


FIGURE 65 Detail of concrete flooring with added wood.



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.

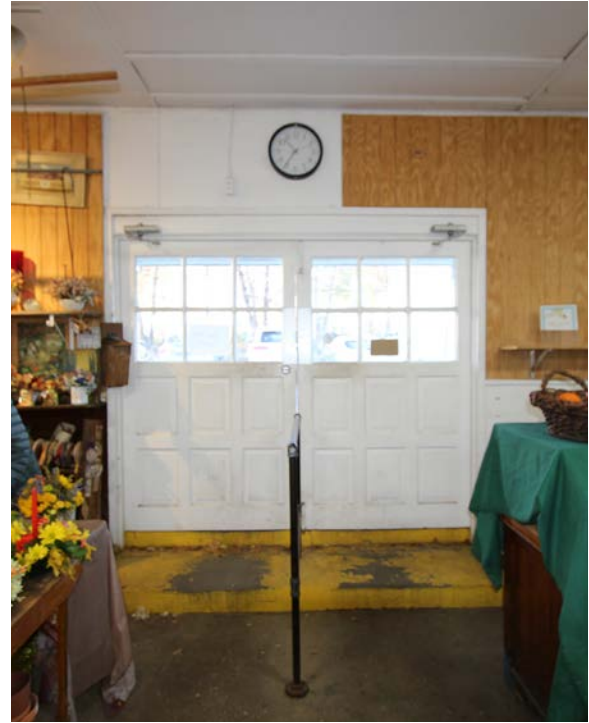


FIGURE 73 Interior view of east elevation door and concrete step.



FIGURE 71 Detail of door accessing market space from vestibule.



FIGURE 70 Detail of painted original hardware.

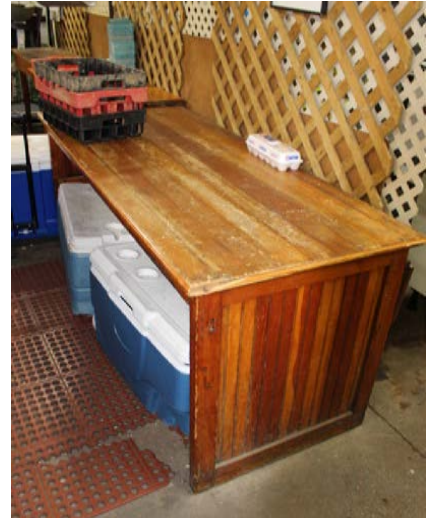


FIGURE 74 Original display tables and cases.



FIGURE 75 Original furnishings stored in the attic.

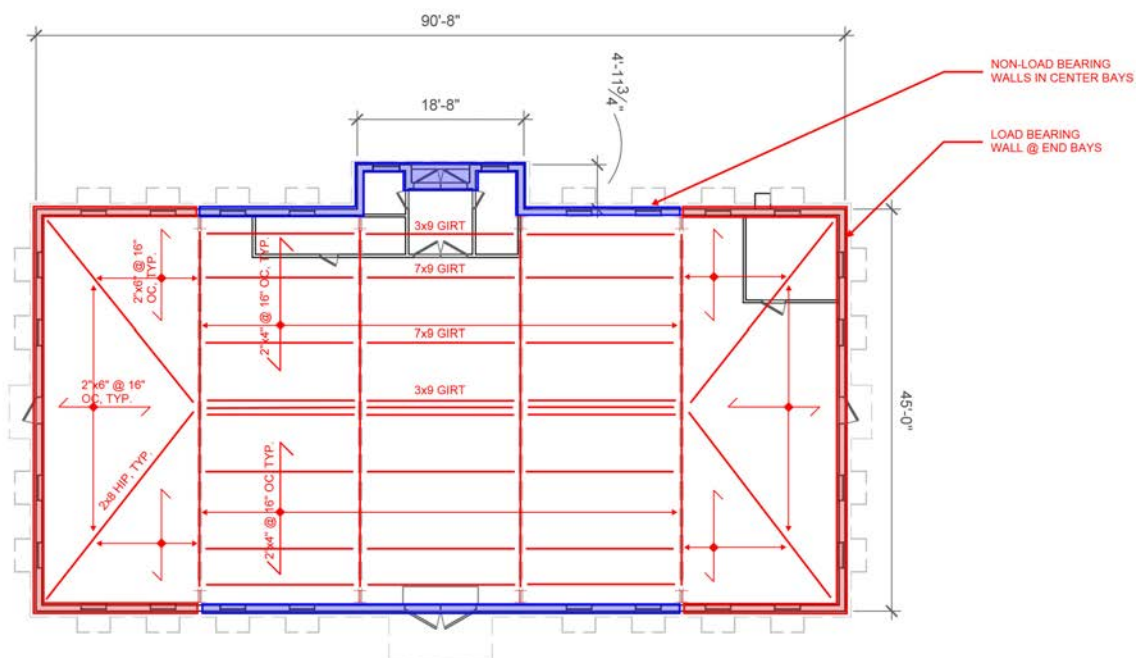


FIGURE 76 Existing Framing Plan. Silman, December 2018.

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.

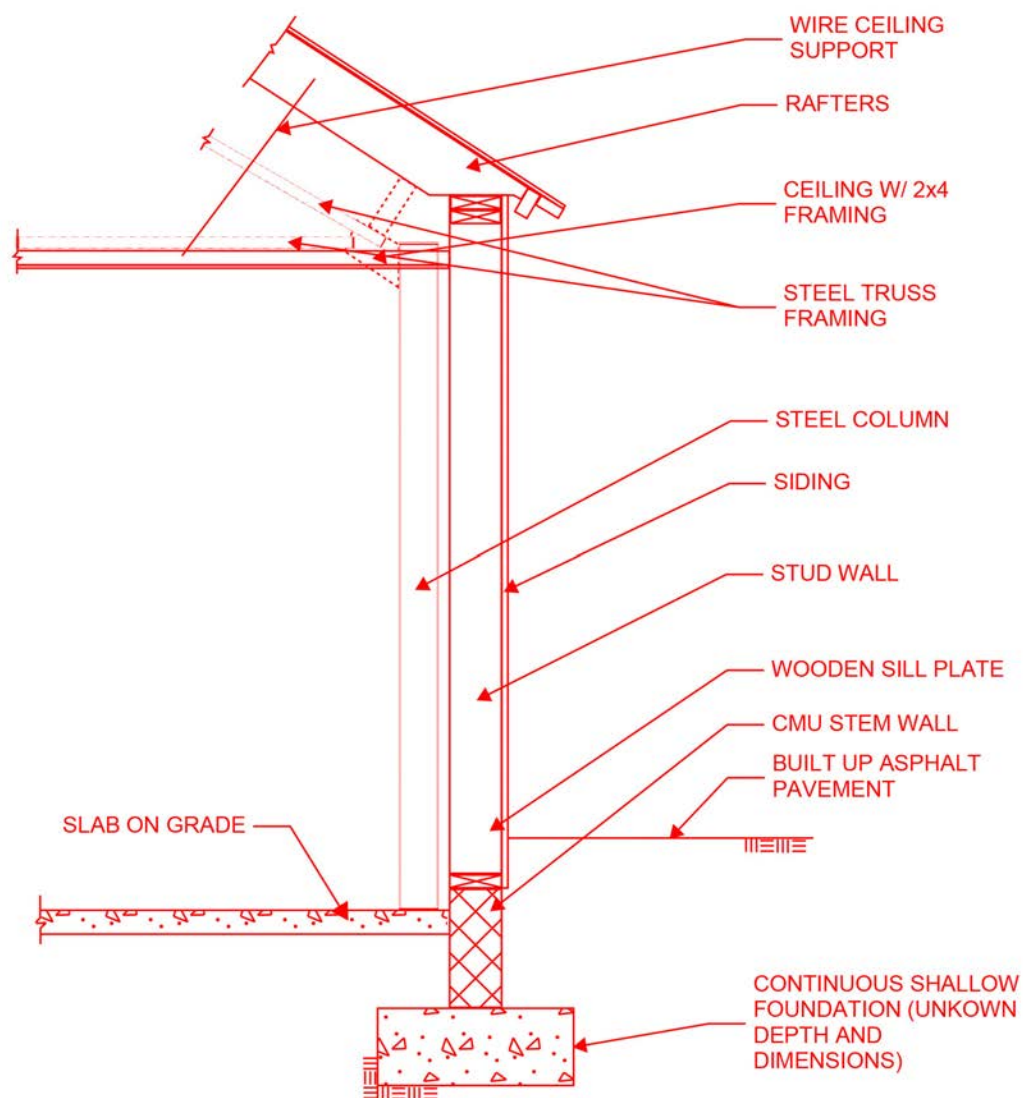


FIGURE 79 Typical End Bay Bearing Section, NTS. Silman, December 2018.



FIGURE 80 Attic truss and roof structure, looking east.

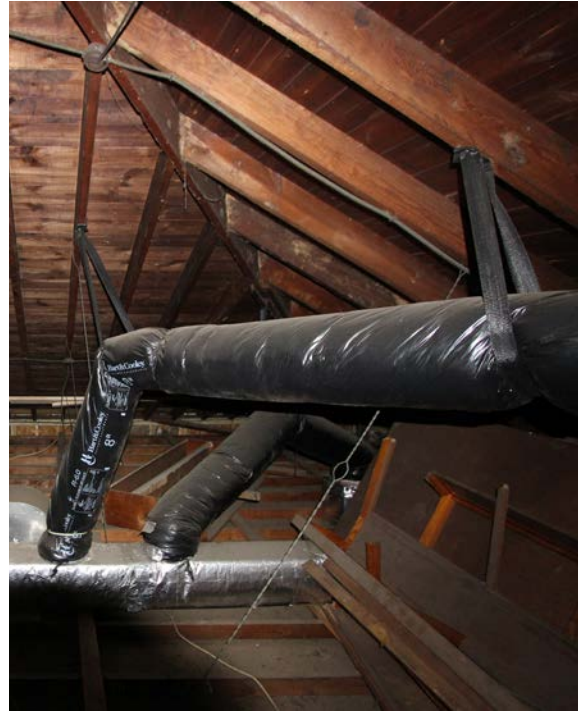


FIGURE 81 Wires supporting non-original ceiling joists.



FIGURE 82 Termite damage evident in attic.

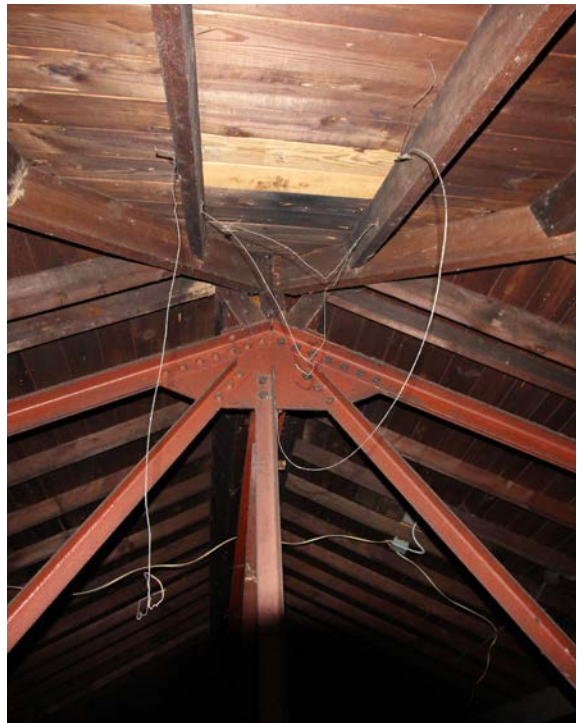


FIGURE 83 Truss detail.

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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

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

New Construction

The proposed programmatic requirements include square footage for retail purposes beyond that available within the current Farm Women's Market building. To accommodate the additional square footage, the developer has proposed an addition to the rear of the historic building. An addition, rather than a separate building, is highly recommended because it will allow functions and services (i.e. mechanical systems, trash room, any back-of-house areas) required for any new use proposed for the historic building to be accommodated in the addition thereby allowing for the rehabilitation of the historic building to its original appearance. The Secretary of the Interior specifically addresses new additions to historic buildings. The following recommendations are derived from these guidelines:

- Preserve the historic building's historic character, form, significant materials, and features.
- Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Design the addition in a manner that makes clear what is historic and what is new.
- Design the addition in a manner that is materially contemporary, but that references the form of the farm market typology.
- Design the addition to ensure it is subordinate and secondary to the historic building, and

that it is compatible in massing, scale, materials, relationship of solids to voids, and color palette.

- Design an addition that is centered at the rear of the historic building to minimize visual impacts from Wisconsin Avenue.
- Design the addition with a ridge that is no greater than the ridge height of the historic building.
- Design an addition with a hyphen between it and the historic building to minimize impact on the historic building and loss of historic fabric.
- Remove all non-original equipment and systems and added components from the historic building to allow for the rehabilitation to its original appearance.
- Place all services, equipment, and systems (i.e. mechanical systems, trash room, any back-of-house areas) required for modernization of the historic building inside the newly constructed addition.

Window Survey

TO BE INCLUDED IN A LATER DRAFT

Relocation Options and Recommendations

In order to accommodate the requirements outlined in the approved and adopted Bethesda Downtown Plan and approved Bethesda Downtown Plan Design Guidelines, any future rehabilitation or new development involving the Farm Women's Market will require moving the historic building.

Any future move should consult the National Park Service's document *Moving Historic Buildings*. This document recognizes the tremendous undertaking that is moving a building, whether historic or not, but it also admits that moving buildings is a long-used process, first recorded in the United States at the turn of the nineteenth century. Through this document, the National Park Service establishes guidelines for moving historic properties.³

- Buildings should only be moved when there is no feasible alternative for preservation.
- There are three approaches to moving cultural resources: completely intact, partially dismantled, or totally dismantled. Moving a historic building completely intact is the preferred preservation method; however, this is not always possible. When determining the best method, it is important to consider the physical condition of the building, the construction materials of the building, and any size limitations.
- When a building is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment.
- Appropriate documentation should be undertaken prior to the commencement of a move.

While a relocated historic building, even if placed on a terrain similar to where it stood previously, will

3 For detailed information, refer to: John Obed Curtis, *Moving Historic Buildings* (Washington, DC: US Department of the Interior, Heritage Conservation and Recreation Service, Technical Preservation Division, 1979), 2.

seldom have the same aesthetic relationship to its new site, that is not the case with the Farm Women's Market building. Although not necessarily the most desirable preservation approach, relocating the Farm Women's Market building will not cause an adverse affect on the property's significance, but will in fact greatly benefit the building and the proposed project's program and design as a whole. As proposed, the historic building will be moved laterally thirteen feet to the north, and will remain within its current environmental setting.

A preliminary structural investigation undertaken by Silman has observed vertical displacement and asphalt buildup that is harmful to the building's structural integrity. Silman recommends that the building be raised from its current foundation, and a new foundation constructed at a higher grade. Silman has also determined that because of the building's material structure, it can be moved completely intact. The length of the building, however, may prove unwieldy. Should further investigation determine that this is the case, the building should be temporarily reinforced. The need to locate the building on a new foundation at a higher grade presents the opportunity to relocate the building in more advantageous location without an adverse affect on the building's historic significance.

Once the building is available for further investigation, Silman will proceed to confirm their initial observations; however, below are general recommendations that should be taken into account in making the final relocation plan:

- Relocate the historic building within its environmental setting.
- Relocate the historic building laterally to the north to maintain its historic relationship to Wisconsin Avenue. This relocation will also help to restore the historic building's feeling and setting within its environmental setting.
- Move the historic building completely intact to minimize potential damage to the historic materials. If this is not feasible due to its size and/or structural deficiencies, the building should be moved partially intact with a high level of precaution to minimize any potential damage.
- Document the current conditions of the historic building prior to any proposed relocation.
- Hire a qualified mover with experience with similar-type structures.
- In the process of moving, choose a temporary relocation spot within or as close to the environmental setting as possible.

SPECIFIC OPTIONS AND RECOMMENDATIONS TO BE INCLUDED IN A LATER DRAFT

Interpretive Program Recommendations

Research undertaken for this report has revealed significant new information about the Farm Women's Market and the associated Home Demonstration Movement in Maryland and the United States. As a result, there is an opportunity for a major interpretive program on the site.

A SPECIFIC PROGRAM AND PLAN FOR IMPLEMENTATION TO BE INCLUDED IN A LATER DRAFT

Mitigation Recommendations

Research undertaken for this report has revealed significant new information about the Farm Women's Market and the associated Home Demonstration Movement in Maryland and the United States. The Farm Women's Market can serve as the centerpiece for a larger investigation of women. As the project develops, discussion will be held with the Montgomery County Historic Preservation Staff to determine an appropriate plan for mitigation.

SPECIFIC MITIGATION 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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APPENDIX A

STRUCTURAL ENGINEER'S REPORT

Farm Women's Market Investigation Conditions Assessment



December 18th, 2018

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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.

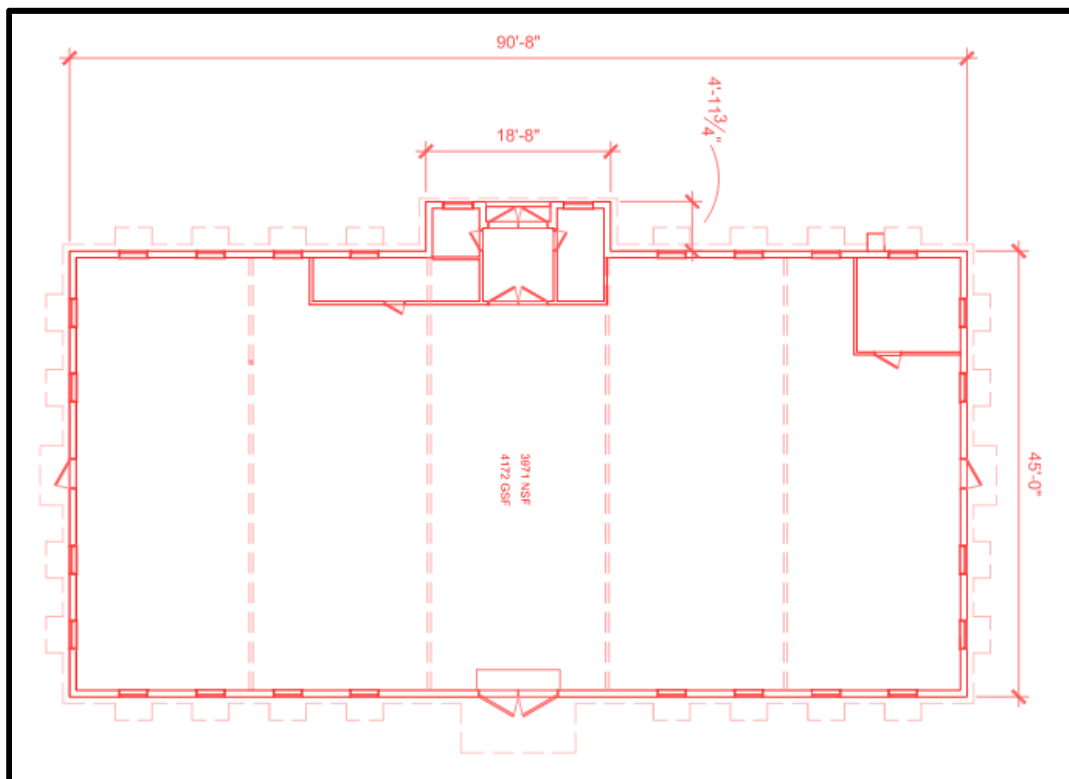


Figure 1 – Plan View of Structure

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.

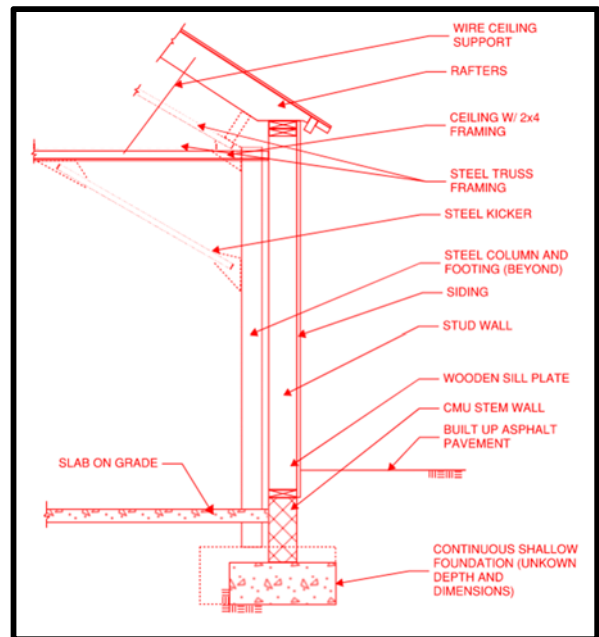


Figure 2 – Typical End Bay Wall Configuration



Figure 3 - Existing Drainage Conditions Along East Wall

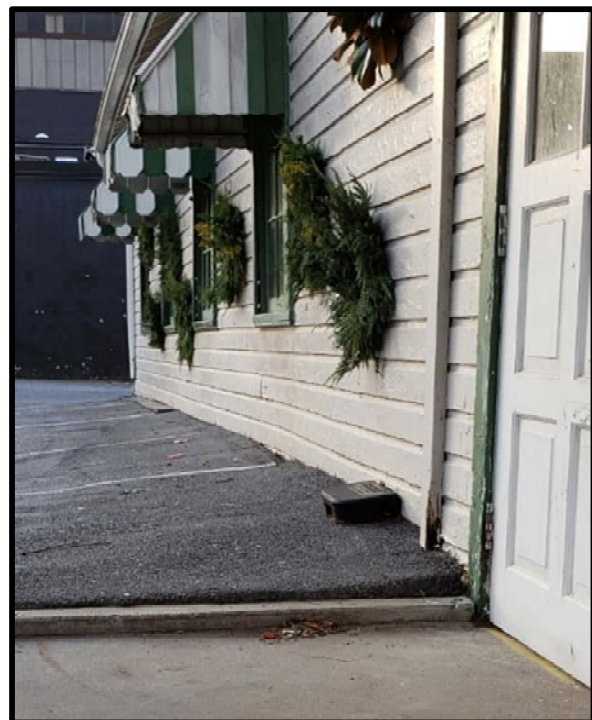


Figure 4 – Built Up Asphalt Against East Wall

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 $\frac{3}{4}$ " 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.

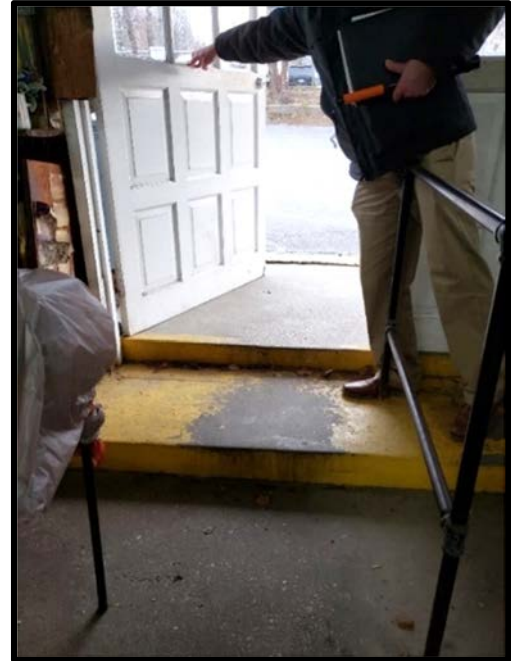


Figure 5 – East Entrance to Market

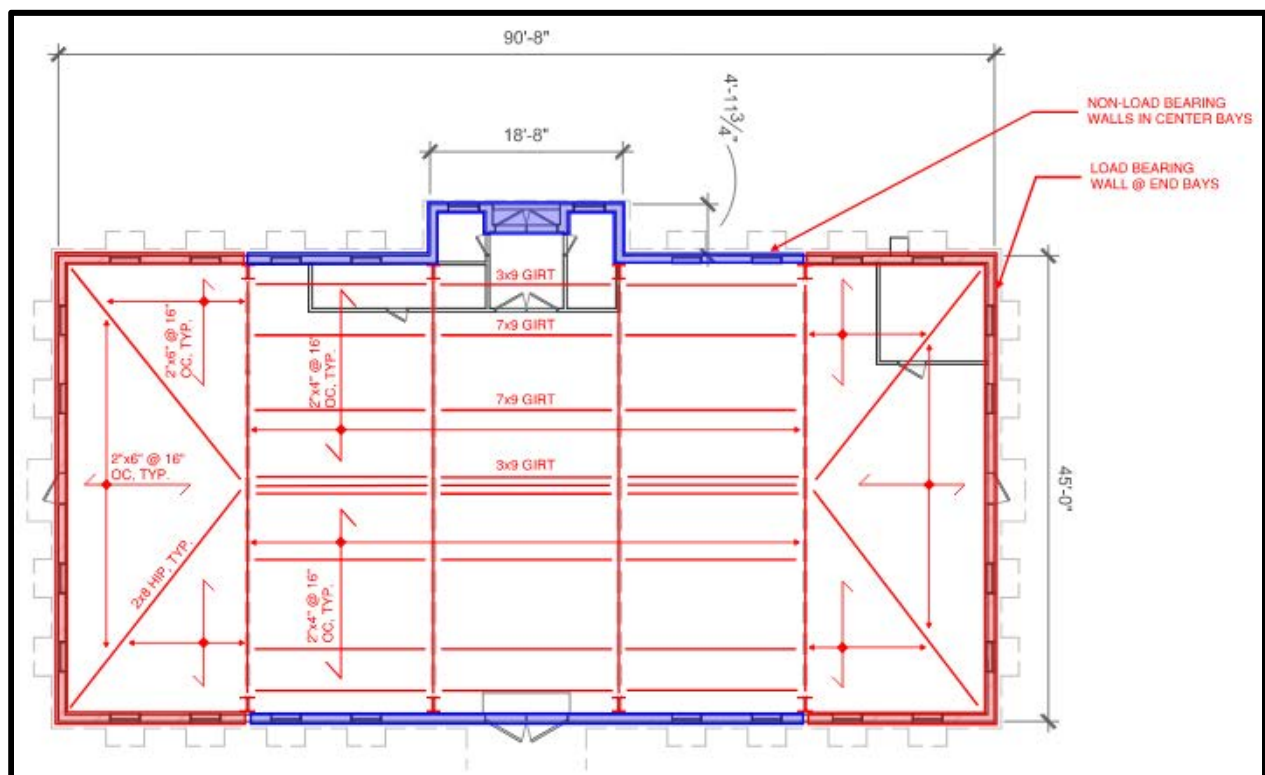


Figure 6 – Roof Framing Plan

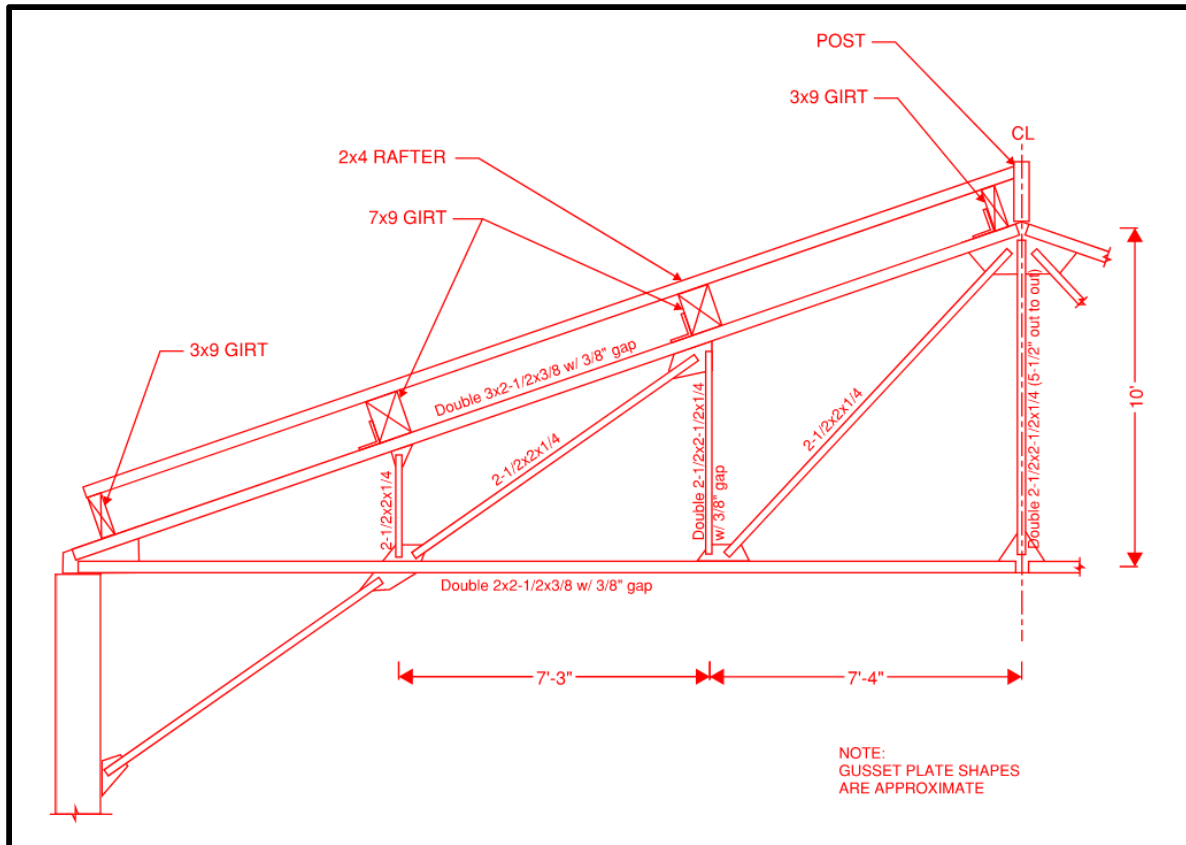


Figure 7 – Typical Partial Truss Elevation

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

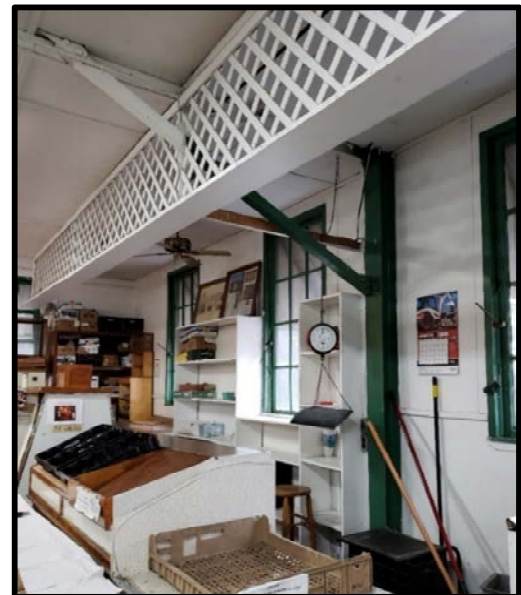


Figure 11 – Typical Steel Column and Kicker

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.

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