

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	22200 Clarksburg Road, Clarksburg	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Master Plan Site #13/25 <i>Cephas Summers House</i>	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Pulte Homes (Bob Harris, Agent)	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Discussion of rehabilitation		

**STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for further discussion..

**ARCHITECTURAL DESCRIPTION:**

SIGNIFICANCE: Master Plan Site #13/25, *Cephas Summers House*  
 STYLE: Greek Revival  
 DATE: c. 1850-60

Excerpt from *Places from the Past*:

One of the earliest houses from a Clarksburg area farm, the Cephas Summers House is a Greek Revival influenced house which retains many of its original features. The 3-bay house has a low-sloped, side-gable roof with cornice returns, 6/6 sash windows with wide frieze lintels, and classical porch columns. In 1850, Cephas and Mary Ann Summers acquired the 235-acre farm, which they owned until the early 1890s. The residence, as described in 1968, had eight rooms, including four bedrooms, no bathroom, a dirt floor basement, and was heated by coal stoves. The farmstead includes a frame corncrib and two sheds. The bank barn collapsed in the 1970s.



**Fig. 1: Subject property, as marked by the blue star.**

### **PROPOSAL:**

The applicants propose demolition of the Cephas Summers House.

### **APPLICABLE GUIDELINES:**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. In this case, the *Ten Mile Creek Area Limited Amendment (Amendment)* should be used. This is a limited amendment to the 1994 *Clarksburg Master Plan and Hyattstown Special Study Area* amendment. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

***Ten Mile Creek Area Limited Amendment (Approved and Adopted July 2014)***

The Land Use and Zoning recommendations for the Pulte and King properties west of I-270 state the following regarding the Cephas Summers House:

The Cephas-Summers House, a locally-designated historic resource, is located on the property proposed for development along Clarksburg Road. The current environmental setting includes the whole property, but could be reduced to approximately five acres as part of the proposed development. The house should be restored and become part of the adjacent development.

The *Amendment* also states that the following should be addressed when implementing the Rural Open Space Design Guidelines as part of the development review process for these properties:

Size and locate lots to preserve rural views from Clarksburg Road and ensure an environmental setting of five acres for the historic Cephas-Summers house. Include restoration of the Cephas-Summers house in a development plan.

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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

- 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 historic 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.

**STAFF DISCUSSION:**

The subject property is a c. 1850-60 Greek Revival influenced house known as the Cephas Summers House. The property was designated an individually listed Master Plan Site as part of the *Clarksburg Master Plan and Hyattstown Special Study Area* amendment in 1994. Currently, the environmental setting is comprised of 66.42 acres, which was historically farmland. From available information, the house appears to have been abandoned in the mid- to late-1970s, and it has not been maintained since. Additionally, all of the outbuildings, including a large bank barn (Fig. 3), have collapsed.

The applicants have owned the subject property since 2005. Although no regular maintenance or major rehabilitation has occurred since 2005, the applicants contend that the house was severely deteriorated when they purchased it, having already been abandoned for approximately 30 years.



***Fig.2: North (right) elevation of the Cephas Summers House as it appeared in 1974.***



***Fig. 3: Bank barn (since collapsed) on the Cephas Summers House property as it appeared in 1974.***

Staff visited the subject property on May 21, 2019 and found multiple issues that needed to be addressed as soon as possible to prevent further deterioration of the Cephas Summers House. These issues included the removal of vegetation, debris, and fallen trees that were impacting the house, securing/mothballing the house, shoring up and fencing off the front porch, which was in significant danger of collapsing, and maintaining the roof and soffits to prevent or limit further water damage. Staff contacted the applicants' agent via email on June 6, 2019, noting these issues, and it is staff's understanding the applicant began working to address them. Photographs from staff's site visit are included as an attachment to this report.

The subject property is part of an approximately 400-acre tract of land for which the applicants are proposing a residential subdivision. The proposed residential subdivision is subject to a pending Preliminary Plan of Subdivision and a Site Plan before the Planning Board. The *Ten Mile Creek Area Limited Amendment (Approved and Adopted July 2014)* states the following regarding the proposed subdivision and the Cephas Summers House:

The Cephas-Summers House, a locally-designated historic resource, is located on the property proposed for development along Clarksburg Road. The current environmental setting includes the whole property, but could be reduced to approximately five acres as part of the proposed development. The house should be restored and become part of the adjacent development.

The *Amendment's* Rural Open Space Design Guidelines for the subject property reiterate this with the following statement:

Size and locate lots to preserve rural views from Clarksburg Road and ensure an environmental setting of five acres for the historic Cephas-Summers house. Include restoration of the Cephas-Summers house in a development plan.

Through the Development Review Committee (DRC) process, HPC staff determined that a minimum ten-acre environmental setting would be more appropriate for the Cephas Summers House, creating a greater buffer between the house and the proposed development and preserving more of the property's historic context. Staff also recommended that the applicants hire a structural engineer and/or historic preservation architect to assess the integrity of the house and prepare a proper scope of rehabilitation work, based on consultation with staff and the *Standards* (i.e., preservation of character-defining features and distinctive finishes, and repair rather than replacement of historic features).

Based upon staff's recommendations, the applicants contracted SAA Architects, Inc. to conduct a conditions assessment and Morris Ritchie Associates, Inc. to conduct a structural evaluation (reports attached). Both have determined that the house is beyond repair and unsafe for habitation, due to substantial insect, fungal, and water damage.

Staff notes that previous discussions with the applicants included the option of demolishing and reconstructing of the Cephas Summers House, based upon careful documentation prior to demolition, and reusing original character-defining features/materials, where possible. While the conditions assessment report indicates that salvaging some exterior materials is possible, it also states that no more than approximately 20% of the siding could be reused, and that the reuse of materials could potentially reintroduce damaging insects and fungi to the building. SAA Architects, Inc. state that "Recreation of the exterior only with new materials milled to match the existing would not be preservation of the Cephas Summers House but only a 'stage set' replicated shell."

The applicants have provided a cost estimate (see attached) for reconstruction of the basic structure of the house, which does not include any interior construction (i.e., kitchen, indoor plumbing, heating, or, as argued by the applicants, any other features that would be necessary for the building to be used). The estimated cost is \$151,916.09 plus an additional approximately \$25,000 to create and/or protect the immediate site of the house and any interpretive components.

Based upon the information provided in the conditions assessment and structural evaluation reports, as well as the estimated cost to reconstruct the exterior of the house, the applicants are proposing demolition of the Cephas Summers House and preservation of the immediate grounds. Additionally, the applicants are proposing a monetary contribution based upon the estimated cost of reconstructing the exterior of the building.

Staff asks the Commission to evaluate the information included in the submitted conditions assessment and structural evaluation reports and to be prepared to discuss feasible options for the Cephas Summers House, including reconstruction, demolition, interpretation, and mitigation. In considering viable preservation options and the applicants' proposal, staff recommends that the Commission refer to Chapter 24A-8 (b) (6), which states "In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit."

**STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for further discussion.

**Robert R. Harris**  
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April 20, 2020

The Honorable Sandra Heiler  
Chair  
Montgomery County Historic Preservation Commission  
8787 Georgia Ave.  
Silver Spring, MD 20910

Re: Cephas Summers House - 22200 Clarksburg Road – Preliminary Consultation.

Dear Chair Heiler:

We represent Shiloh Farm Investments, LLC and Pulte Home Corporation, the owners of the property at 22200 Clarksburg Road in the Clarksburg area of Montgomery County. This property is part of a large tract of land of approximately 400 acres. The property is recommended in the Clarksburg area Master Plan for a planned residential subdivision, including the preservation of approximately 325 acres of the land for a park and open space. The property is the subject of a pending Preliminary Plan of Subdivision and a Site Plan before the Montgomery County Planning Board. The purpose of this letter is to request a preliminary consultation with the Historic Preservation Commission to discuss demolition of the house.

By way of background, the house at 22200 Clarksburg Road was most recently owned by the Bennett family (Fletcher and Carrie Bennett). They lived in the house for a portion of the 20th century but Mr. Bennett died in 1968 and Mrs. Bennett soon afterwards, in 1976. By that point in time, their grandson had constructed a new house to the north along Clarksburg Road and the family abandoned the former dwelling. Based on interviews with the two nearest neighboring property owners, both of whom are longtime farming families in that area, the house appears to have been abandoned about the time that Mrs. Bennett died in 1976. Since then, the house itself has deteriorated further and is falling down, and all of the outbuildings collapsed a long time ago.

This request is based on Section 24A-8(b) (4), (5), and (6). The subject property is unsafe and unsuitable for habitation or other uses. The main building never had any plumbing or central heat and was abandoned more than 40 years ago when the family that owned it built a new house nearby. Over the years since then, the deterioration from weather and insects has resulted in conditions that do not allow for reasonable use of the property.

It would be an undue hardship to require the current owner to improve the property to habitable conditions because this really would require substantial demolition and reconstruction, not just repair. Balancing any benefits from reconstructing the building with demolition and use of the property for park, open space and construction of a planned residential community, indicates demolition would better serve the public interest.

We are attaching reports from an investigating architect and an engineer, each of whom has analyzed the condition of the abandoned house carefully. They have concluded that the house is beyond current repair and is unsafe for habitation. They do not believe it is practical to renovate it.

Accordingly, my client would like to obtain approval to demolish it. Before filing an actual Historic Area Work Permit application, we would like to have a consultation with the HPC.

Cordially yours,

A handwritten signature in blue ink, appearing to read "Robert R. Harris", is written over a faint, circular official stamp.

Robert R. Harris

Enclosure

cc: Michael Kyne  
Stephen Collins

# CONDITIONS ASSESSMENT REPORT

## CEPHAS SUMMERS HOUSE

Located immediately south of 22210 Clarksburg Road, Boyds, Montgomery County, MD

**April, 2020**

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## **PROJECT TITLE**

**Conditions Assessment and Preservation Plan for the “Cephas Summers House”, located immediately south of 22210 Clarksburg Road, Boyds, Montgomery County, MD.**

## **Owner**

PulteGroup  
Stephen S. Collins, Jr., P.E.  
Director of Entitlement  
Mid-Atlantic Division  
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## **EXECUTIVE SUMMARY & OBJECTIVE OF REPORT**

Provide a detailed description of the architectural features, address the existing conditions, provide the most probable theory for the historic evolution, discuss options and provide recommendations for the preservation of the Cephas Summers House.

## I. EXISTING CONDITIONS & DESCRIPTION

### Exterior, Siting and Construction

#### Overview

The Cephas Summers House is a residential structure that sits immediately south of the property and current residence located at 22210 Clarksburg Road. It has no current street number address due to being last occupied prior to the assignment of street numbers in this previously rural area. The structure is extremely deteriorated due to being abandoned and unoccupied for approximately 40 years, extreme insect and fungal damage throughout, and water damage to the interior of the "Rear 'L'". The structure is currently unsafe to enter due to this deterioration, the interior first floor rooms being filled with abandoned furniture, clothing, and leaves, and roof openings and rotted floors along the south wall of the Rear L extending from the roof to the cellar. All observations were necessary to be obtained from the exterior through open windows, open doors and observations of the second floor from the front, center stair.

#### Siting and Exterior

The Cephas Summers House is a vernacular farm house with Greek Revival influences and proportions. The front facade faces due east, immediately west of and facing the Clarksburg Road. The house consists of two sections: a two-and-a-half story, three-bay, wood-frame, "Front House" and a two-and-a-half story, two-bay, wood-frame, "Rear 'L'", projecting to the west (*figs. 1,2,3,4,5,6; elevs. 1/A2, 2/A2, 1/A3, 2/A3*). The Front House has a gable roof and brick, internal, gable end chimneys on the north and south sides. The Rear L has a gable roof with its ridge line perpendicular to the Front House roof, and an internal gable end chimney on its west side. The north wall of the Rear L aligns flush with the north wall of the Front House. The three, brick end chimneys appear to have had corbeled tops consisting of three corbeled top courses with the middle course projecting beyond the upper and lower courses.

The structure is entirely clad in "German Lap" style siding, nailed directly to balloon-frame, wood studs, with machine-cut nails. The siding forms both the sheathing, some lateral bracing and finished siding of the structure. The siding on the Front House is 1" x 5 3/4" (upper) tongue and (lower) groove in profile with a 5 3/8" exposure; the siding on the Rear L is a simpler, 1" x 5 3/8" ship-lap profile with a 4 3/4" exposure (*fig. 7*). Beginning sometime in the early- to mid-20th Century until December, 2019, the historic siding was covered with asbestos lap siding attached with wire nails. Corner boards with an approximate width of 4 1/2" - 5 1/2" existed on the Front House and Rear L and were removed upon the installation of the asbestos siding (*fig. 8*).

The Front House sits on a stone rubble foundation of indeterminate but most probably shallow depth, with no apparent crawlspace or basement: the floor joists sit directly on the earth (*figs. 7,11*). There is a "root cellar" under the Rear L accessed from an exterior stair at the north corner on the west (rear) side. The cellar is filled with tires and debris and it is not possible to determine its extent, i.e. whether it is full or partial under the Rear L.

The dimensions of the Front House are approximately 28'-3 3/8" north to south and 16'-2 1/2" east to west. The dimensions of the Rear "L" are approximately 16'-6" north to south and 18'-1 1/2" east to west. The front (east) facade of the Front House has an open 7'-0 3/4" x 27'-7 3/8" porch spanning the extent of the facade with a hipped, low-slope, flat-seam metal roof supported by four, simple tuscan columns. The porch has a beaded board ceiling. The front porch

was raised three shallow risers above the surrounding grade. The porch roof had a simple, chamfered bed-moulding below the soffit around all three sides. The porch currently has a shallow, standing seam metal roof.

The gable roofs on the Front House and Rear "L" have simple, flat frieze boards, simple beveled bed and crown moldings, and raking cornices with cornice returns. The roofs of the Front House and Rear "L" are currently clad with metal shingles. Because attic access is not possible due to the condition of the house, a determination on the age of the roofing material or determination of a previous roofing material was not possible.

All windows throughout are 6/6 lights with narrow muntins, unless otherwise noted. The first floor windows on the Front House have 9" x 13" panes. The center door is fully glazed, 3-panes wide x 5-panes deep (15 total lights) and is most likely a very late 19th or early 20th Century replacement. There is a single-light transom above the door, most likely a replacement for a multi-paned original. The three, second floor windows of the Front House and the windows in the Rear L could not be measured, but appear to have 9" x 12" panes. The front facade windows and door are trimmed with 1" thick x 4 3/4" wide, flat jamb casings with 1 1/2" thick flat, butted, head casings, capped with a simple, beveled cap molding underneath a flat, wood drip cap (*figs. 9, 10*). The head casings extend beyond the sides of the jamb casings. Side and rear windows in the Front House have similar casings to the front windows with similar drip caps but without the cap molding. All windows throughout the house have approximately 2 3/8" thick x 2" deep beveled sills.

There are single first and second floor windows on the west (rear) facade of the Front House, approximately centered between the south wall of the Rear "L" and the outer southeast corner of the Front House. The Rear L has one first floor window on the north side and two, second floor windows on the north side. The second floor windows on the south side are above a first floor door and first floor window opening onto an enclosed porch. The Rear L first floor and Rear L attic windows are trimmed similar to the Front House, but with narrower casings, drip caps and no cap moldings. The head of the second floor, side windows of the Rear L are formed by the flat frieze board above.

The Front House has one, roman-arched side window in each gable, slightly off-centered to the front. This is most likely because the central chimney passes partially in front of these windows (*fig. 6*). Historic photos from around 1992 show that these windows had 4-light sash. The existing west jamb of the north, roman-arched attic window and the historic photos show evidence that the attic jamb casings had cavetto-shaped capitals forming a column effect supporting the arched top casing. The Rear L attic has two, 4-light windows, one on each side of the central chimney, with pane sizes that appear to be approximately 9" x 12".

An oddity is the off-center window on the first floor, north side, matching the adjacent first floor front windows in size. Although appearing to be trimmed identically to the adjacent windows on the interior, and more crudely trimmed on the exterior, patches in the wood siding (uncovered upon removal of the asbestos siding) show evidence that this was a door at one time, with a stoop and steps leading directly out to the north (*fig. 2*).

The porch extending across the south facade of the Rear "L" was enclosed into 6-bays as follows, from east to west: one 6/6 window, one door, and four 6/6 windows (*figs. 5, 6*). The porch has a shed roof clad in shallow, standing seam metal. Wood siding for the porch enclosure consists of vertical, shiplap boards attached with wire nails, indicating an early 20th Century origin to the enclosure. Its roof was supported by a plain wood post on the east and at the center and the east wall of the main house on the west. The ceiling is beaded board.

On the west facade of the Rear "L" there is a gable-roofed enclosure over the cellar steps at the southeast corner, 5'-7 1/2" east to west and 5'-9" north to south (*figs. 3,4*). This enclosure is clad in beveled wood siding, with a shallow, standing seam metal roof. It has a raking eave. Patches on the Rear "L" siding inside the cellar enclosure indicate that this is a replacement for an earlier bulkhead cellar door. The current cellar enclosure most likely dates to the early 20th Century. Attached to the west wall of the enclosed Rear "L" porch is an outbuilding, 10'-3" east to west and 8'-3" north to south (*figs. 4,5*). It has a gable roof clad with corrugated metal which also forms the cladding for the west shed wall of the enclosed porch. It is sided with vertical, shiplap boards attached with wire nails, similar to the adjacent porch enclosure and indicating a similar origin date. It is accessed by a door in the west wall of the enclosed porch and in the north wall of the outbuilding where it adjoins the Rear "L". The gable roof has a raking eave on the west wall, and had one 9-light window slight off center to the north in the gable side, and one 9-light window approximately centered in the south wall. Due to deterioration and debris, the exact use of this outbuilding could not be determined.

## Floor Plan and Interior

### First Floor

The first floor plan (*plan 1/A1*) of the Front House is divided into two rooms ("North Room" and "South Room") on either side of a center stair enclosed by walls (*fig. 15*). The front door of the Front House opens into a small, asymmetrical "Foyer" vestibule. On either side is a door into each first floor room; directly in front of the front door is the center stair. Both rooms had decorative mantel surrounds (since removed) and were heated with stoves; there is no evidence of fireplaces: the mantel backs are the depth of the end chimneys, wood-framed, and too shallow to have ever supported fireplaces. The South Room (*fig. 13*) has one east (front) window and one west (rear) window. The North Room (*fig. 12*) has one east (front) window, and one side (north) window near the east corner, which exterior evidence suggests was once a door (see above). The North Room has a door at the rear of the south wall, most likely to access a closet under the stair, and a door approximately centered in the west (rear) wall which accesses the Rear "L". Interior doors in the first floor, Front House and on the second floor landing are 4-panel (flat panels), grained, with butt hinges and mortise locks. (The doors to the Foyer appear have shallow raises in the flat panels, brass butt hinges, brass knobs and had rim locks.) Windows and doors are trimmed with symmetrical casings with decorative corner blocks decoratively grooved into a 9-square grid (*fig. 14*). The baseboard appears to have a simple cyma reversa or beveled cap. Most interior casings and wood is painted, except for the grained doors in the Front House and evidence that trim surrounding the grained doors may have also originally been grained.

The first floor of the Rear "L" is raised one step above the floor of the Front House. (The floor boards of the Rear "L" form the riser nosing capping the baseboard which forms the face of the tread.) The first floor Rear "L" (*figs. 16,17*) consists of one room ("East Room") with one side window on the north wall, and on the south wall one side window directly opposite the north window and one exterior door. The door is 9-light over one horizontal panel with no transom. The door opens from the south (enclosed) porch. There is a mid-20th Century kitchen sink unit in the southwest corner, which is the only evidence of indoor plumbing anywhere in the house. The central chimney is centered on the west wall, with evidence of a stovepipe connection. Between the chimney and the north wall, in the northwest corner, is an "L" shaped, winder stair to the second floor above (*fig. 17*), consisting of approximately five straight-run risers/board & batten door/winders/straight-run risers. There is a closet under this stair. The siding of the Front House interestingly forms the east wall of this room; all other walls are plastered (*fig. 16*).

## Second Floor

The second floor of the Front House (*plan 2/A1*) is divided identical to the first floor (an "Upper North Room" and an "Upper South Room"), with the two rooms divided by the center, walled stair. The center stair ascends from immediately inside the front door to a landing against the rear (west) wall of the Front House. On this landing there are three doors leading to the Upper North Room and Upper South Room on either side and the Rear "L" in the rear, which is divided into two rooms ("Upper West Room" and "Upper East Room"). The doors to the Upper North Room and Upper South Room are up one riser above the landing and the door to the Upper West Room in the Rear L is up two unequal risers above the landing. The chimneys project into the side walls of the Upper North Room and Upper South Room and the Upper South Room is the only second floor room with evidence of being heated by a stove.

The Upper South Room (*fig. 18*) has one east (front) window and one west (rear) window. The Upper North Room (*fig. 19*) has two east (front) windows. The Upper West Room (*fig. 20*) and Upper East Room each have a north and south (side) window. A door is centered in the wall between the Upper West Room and the Upper East Room. The chimney projects into west (rear) wall of the Upper East Room, and the "L"-shaped winder stair to the first floor and attic above is in the northwest corner. The attic stair roughly mirrors the stair from the first floor below: three straight-run risers/board & batten door/winders/straight-run risers. All walls in the Upper West Room and Upper East Rooms are plastered, including the Upper West Room wall shared with the Front House, which is clad in exterior siding in the East Room below. Windows and doors throughout the Second Floor are trimmed with narrow, flat casings. The baseboards are flat with no decorative moldings. All trim is painted.

## II. EVOLUTION OF HOUSE & SIMILAR EXAMPLES

The Rear L, at first glance, is often referred to as an addition to the Front House as the original siding on the Rear L is similar to, but does not quite match the Front House, the detailing is simpler, and the exterior first floor siding of the Front House forms the finished interior east wall of the Rear L in the first floor, East Room. With further examination, however, this theory does not hold, as the Front House could not exist without the Rear L, either in its current or some previous form. The Front House consists of only two formal rooms per floor, divided by the center stair. Cooking, service functions and attic access are not provided in the Front House, so the Rear L or some supporting outbuildings are necessary.

### Possible Construction Sequences

Noting the above, there are three possible sequences for construction of the Cephas Summers House:

- 1) An older house may have existed on the property, perhaps overtop of the existing root cellar; the Front House was then built, separated from the older house, thus explaining the exterior siding on interior of the East Room wall; then immediately after completion of the Front House, the older house was replaced by, or reconstructed into, the Rear L and blended with the Front House; or
- 2) The Front House was built, finished and occupied, with the Rear L immediately following, which also explains the exterior siding on the interior; or
- 3) Both the Front House and the Rear L were built at the same time with the exterior siding on the interior being an oddity of owner preferences or of the construction sequence.

None of these explanations provide a definitive reason for the mismatched exterior siding on the Rear L, however, other than perhaps cost. Without further historic research and on-site investigation, a definitive sequence and date of construction cannot be determined. Unfortunately, due to the severe deterioration of the house, detailed investigation and examination of the physical house is not possible.

### Similarity to Moneysworth Farmhouse

A similar, but more historically significant, better preserved farmhouse from the same period exists approximately 1.2 miles north-northwest of the Cephas Summers House. The floor plan and exterior appearance of the Cephas Summers Front House is similar to the floor plan (*fig. 24*) and exterior appearance (*figs. 21,22,23*) of the "Moneysworth" Farmhouse. Moneysworth is most significant for the 1783 log settlement house to which its Greek Revival, formal addition is appended. Moneysworth originally consisted of the one-room, one-and-a-half story log house with front and rear (now side) porches and an L-shaped winder stair in a rear corner. Between 1856 and 1870 the formal, Greek Revival front house was added to the west side of the original log house (*figs. 21,22,23*). As with the Cephas Summers Front House, the Moneysworth front house addition is three bays wide, with 6/6 windows, gable roof, roman-arched attic windows in the side gables, raking eaves with returns, similar exterior casings and trim, and a front porch. Its plan is on a slightly grander scale than the Cephas Summers House with the front door opening into a formal, center hall with a center, switchback stair with open handrail and turned balusters. There is a formal room on each side of the center hall which also provides access to the original log house in the rear. Moneysworth has a root cellar only under the original, rear log house, similar to the Cephas Summers House with a root cellar only under its Rear L. The compass orientation of the Moneysworth Farmhouse is also identical to the Cephas Summers House.

The Moneysworth front house has interior details similar to, but more significant than, the Cephas Summers House. Moneysworth has 4-panel interior doors, but the door panel moldings have more distinctive profiles, the doors are painted, the interior casings appear to have mitered architrave casings, and the baseboards are more elaborate. The grained doors with panel moldings with lesser profiles and corner block trim in the Cephas Summers House may place its construction slightly later than the Moneysworth front house, possibly as late as the mid-1870s.

While similar, the Cephas Summers House is a less significant example than the Moneysworth Farmhouse. Due to their close proximity, it is possible that the owners of the Cephas Summers House admired the Moneysworth Farmhouse and wished to incorporate similar details in their new and/or expanded house, although on a smaller budget, and/or the same local builder was involved in each house.

### **Abandonment and Deterioration**

The Cephas Summers House was surveyed as an historic resource by the Maryland Historical Trust on 4/30/1974. Fletcher D. Bennett and his wife, Carrie L. Bennett, were the last residents of the house according to neighbors, Tom Linthicum and John King. The Bennet's grandson, Doug, built the adjacent brick house at 22210 Clarksburg Road immediately to the north. According to local Methodist church records, Fletcher Bennett died on 2/15/1968, and Carrie Bennett died on 4/2/1976. According to Linthicum, King, and the farmer on the adjacent property, the house was abandoned by the Bennett family immediately after Carrie's death, and no one lived in the house after that time. (1976 as the last year of occupancy corresponds with a cardboard "Tide" carton sitting in the rubble in the North Room (*fig. 12*), with a manufacturing date of "10/23/76".) The abandonment is most likely due to the construction of the house, the lack of central heat, lack of indoor plumbing and inadequate or non-existent basement or other indoor space to locate the required mechanical equipment, making it costly to update. Photos of the house and property taken with the 1974 survey indicate it was occupied and the property well maintained at that time; subsequent photo surveys taken in 1989 and 1992 in the *Montgomery County Office of Historic Preservation Photo Archives* indicate no sign of occupancy, continuing deterioration and encroaching overgrowth.

The house has now sat empty for 44 years. During that time, all outbuildings have collapsed and are no longer in existence. Due to the construction of the house, sitting directly on the earth with no barrier to wood destroying insects and fungus (*figs. 7, 11*), infestation progressed, undetected, behind the asbestos siding, extending from the sill plates, to the floor joists, up the studs and siding to at least the second floor level, where visual inspection from the ground becomes less clear. It was not until removal of the asbestos siding that the damage became apparent: all original wood siding shows active insect and dry rot damage up the corners spreading inward (*fig. 8*). The wood siding is brittle from this damage, and splinters when attempts are made to remove it from the studs. The deterioration of the wood siding is further detrimental to the structural stability of the house as the wood siding is nailed directly to the studs and provides some of the lateral bracing for the structural frame. (This is clear evidence for the recommended practice to NOT clad or cover historic wood structures with artificial siding, as had the asbestos siding not been present, the infestations would have been visible early in their progress.)

### III. SUMMARY & RECOMMENDATIONS

The Cephas Summers House is an example of a mid- to late-19th Century through early 20th Century, vernacular, regional farmhouse with Greek Revival influences and proportions. Exterior and interior details are simple, plain and representative for the period. Although it is of interest, there is fortunately a well preserved, more historically significant, very similar "twin" in existence, the nearby Moneysworth Farmhouse.

Due to the extreme deterioration of the Cephas Summers House, restoration of the exterior shell is not feasible. To restore the existing exterior, a new foundation would be necessary, especially under the Front House (and probably under the Rear L) in order to repair the foundation and properly raise it above grade, to prevent a recurrence of insect and fungal damage, and to provide a usable basement or crawlspace for mechanical equipment. This would require the house to be shored, lifted, moved or temporarily relocated, risking collapse in its damaged state. Due to the infestation damage, all sill plates, floor joists and flooring on the first floor level and perhaps higher in the structure, would need to be replaced or new platform framing installed, at a minimum, from the new foundations to the second floor. Removal of building materials, such as exterior siding and interior plaster and lath, in order to replace large sections of studs, would further risk collapse of the structure due to its damaged state and the fact that these materials provide some of the lateral stability to the frame due to the construction method of the building. (*Refer to "APPENDIX C: Structural Evaluation, Morris & Ritchie Associates, Inc."*)

Salvaging exterior materials for reuse is possible, but due to the insect and dry rot damage, it is estimated that no more than approximately 20% of the siding and exterior materials could possibly be reused. Further, any salvaged materials that are reused could potentially introduce the destructive insects and fungi into a new structure. Also due to the likely presence of lead paint, all salvaged wood would need to be completely stripped prior to reuse, further risking damage to the already fragile wood. Recreation of the exterior only with new materials milled to match the existing would not be preservation of the Cephas Summers House but only a "stage set" replicated shell.

It is worthwhile noting that in the building does not conform with Chapter 26 of the Montgomery County Code (Housing and Building Maintenance Standards) nor has it for many decades for reasons including its lack of structural integrity, lack of central heating, lack of central plumbing, lack of running water, lack of sewer, probable presence of lead paint, multiple fire code issues (including balloon framing with a lack of firestopping), etc. Although the Department of Housing and Community Affairs has not issued a Condemnation Notice, the building would be condemned as unfit for human habitation and unsafe for human occupancy, if inspected.

Unfortunately due to its enhanced state of deterioration and structural instability, no viable preservation alternative exists for the Cephas Summers House.

## APPENDIX A: PHOTOS



Fig. 1: South and West (front) sides. 2020-01-02



Fig. 2: West (front) and North sides. Note patches in siding below window indicating former door with stoop. 2020-01-02



Fig. 3: West and North (rear) sides. 2020-01-02



Fig. 4: North (rear) side. 2020-01-02



Fig. 5: North (rear) and South sides. 2020-01-02



Fig. 6: South Side. 2020-01-02

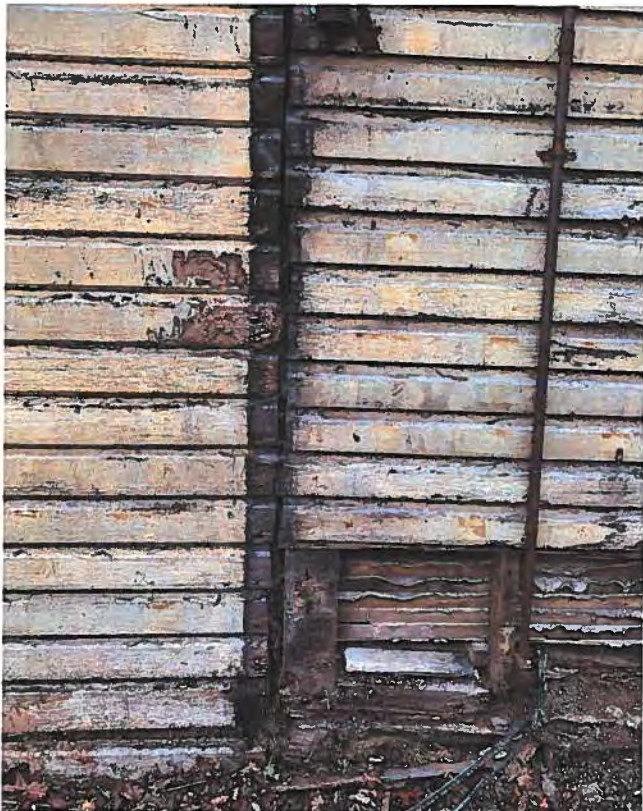


Fig. 7: Closeup showing differences in siding between Main House and Rear L. Notice foundation and sill plate deterioration. 2020-01-02



Fig. 8: Typical corner detail throughout showing paint line from removed corner board, insect and fungal damage. 2020-01-02



Fig. 9: West side (front) window head. 2020-01-02



Fig. 10: Front door transom bar (Door head matches adjacent windows.) 2020-01-02



Fig. 11: Looking into opening at north west corner showing deteriorated/non-existent sill plate (front wall sill plate and front porch on left), studs, joists, joists laid directly on earth. 2020-01-02



Fig. 12: North Room, looking east into Rear L and East Room, showing typical doors, interior casings, etc. 2020-01-02



Fig. 13: South Room. 2020-01-02



Fig. 14: Typical interior, first floor window and door casing. 2020-01-02



Fig. 15: Looking up main stair from front door. 2020-01-02



Fig. 16: East Room in Rear L, looking south. Note exterior siding on wall to Main House on left. 2020-01-02



Fig 17: East Room in Rear L, looking southeast, showing rear stair in northeast corner. 2020-01-02



Figure 18: Upper South Room, looking southwest from doorway. 2020-01-02

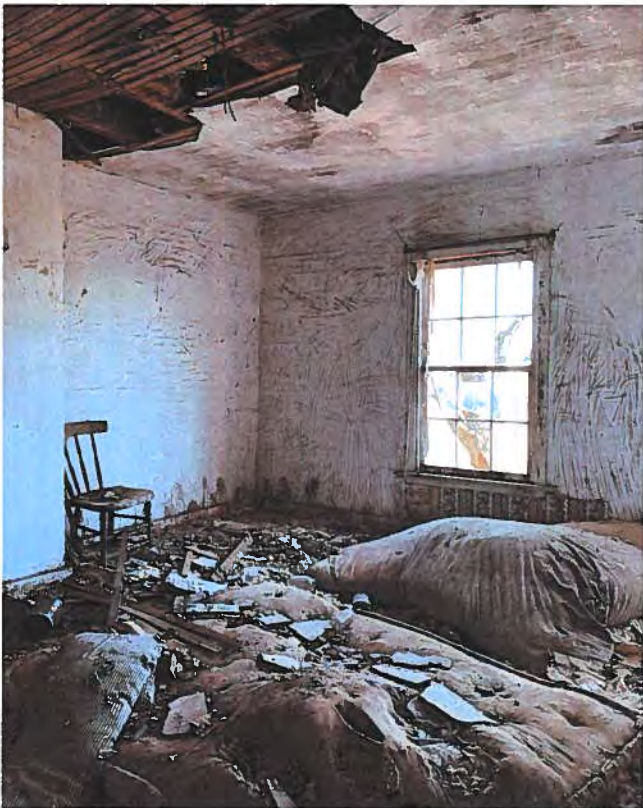


Figure 19: Upper North Room, looking northwest from doorway. 2020-01-02



Figure 20: Upper West Room, looking northwest from doorway into Upper East Room. 2020-01-02



Figure 21: Moneysworth Farmhouse, West (front) and East sides. (MD Historical Trust 'Inventory From For State Historic Sites Survey,' Bill Lebovitch, September, 1996.)



Figure 22: Moneysworth Farmhouse, West (front) side. Montgomery County Office of Historic Preservation Photo Archives: PA12-13\_13-14\_NO ADDR\_Moneysworth Farm Off Route 121 at 220 Clarksburg, East (Main) Elevation\_3-15-86\_img780)



Figure 23: Moneysworth Farmhouse, South side. (from the Montgomery County Office of Historic Preservation Photo Archives: PA12-13\_13-14\_NO ADDR\_Rt 270 Clarksburg, Front & Rear (Led) Section\_NO DATE\_img748)

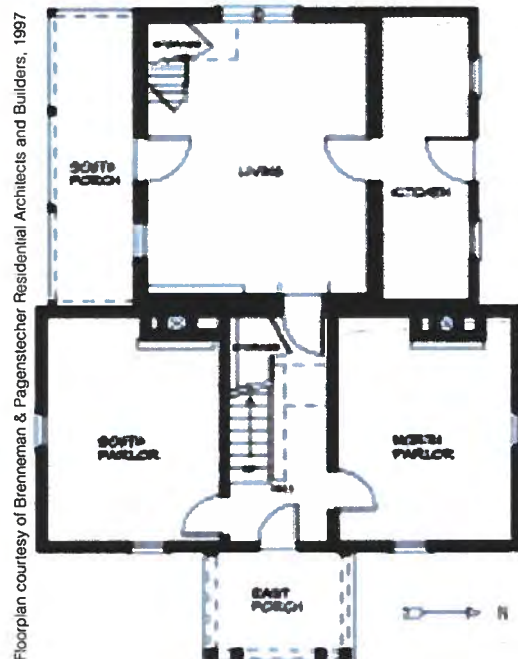
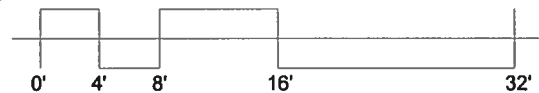
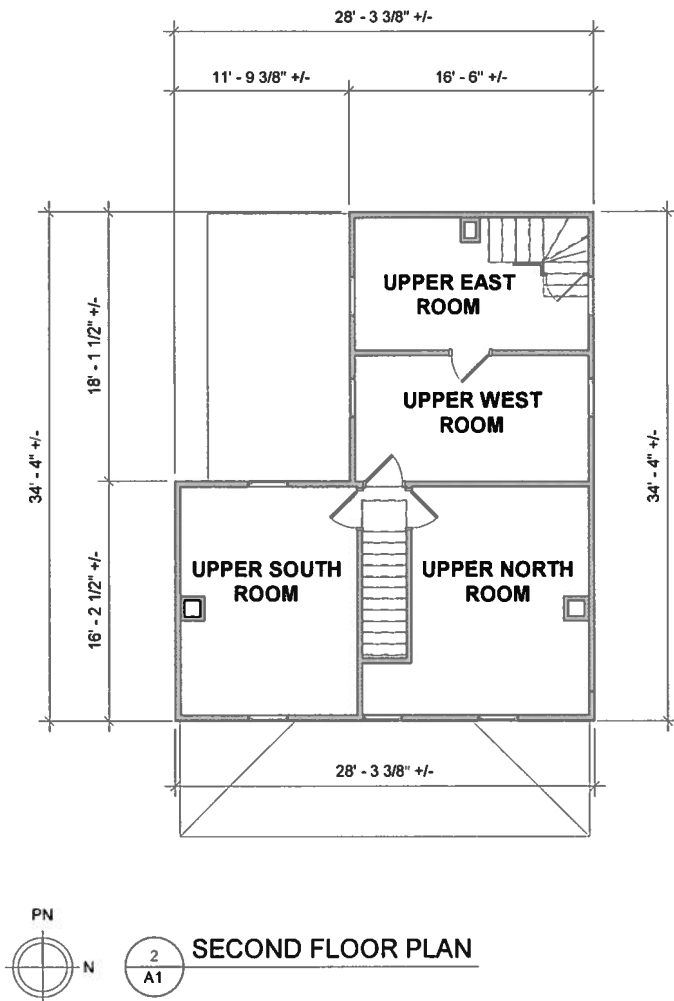
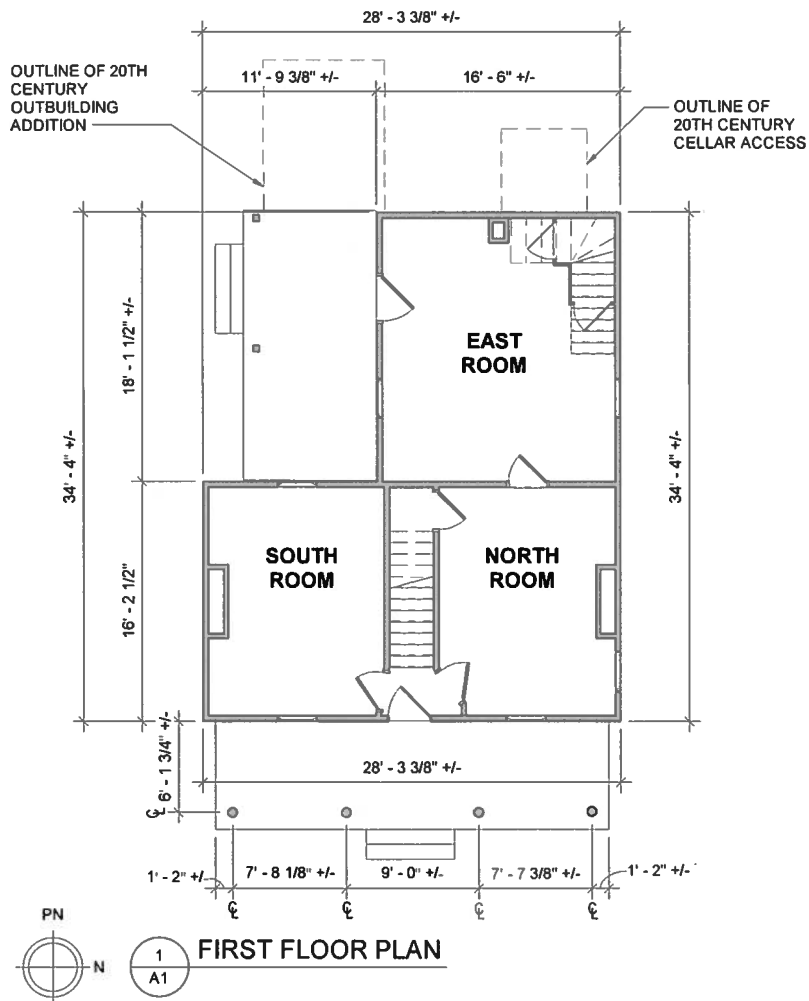


Figure 24: Moneysworth Farmhouse, First Floor Plan; from Kelly, Clare Lise: "Places from the Past...", p. 57.

## APPENDIX B: HISTORIC PLANS & ELEVATIONS

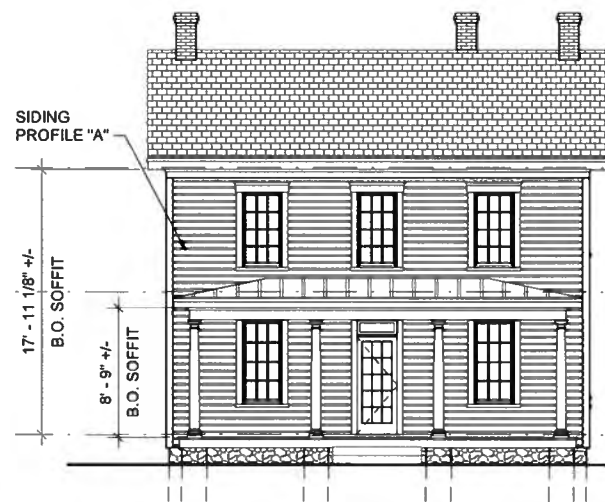


04/13/2020

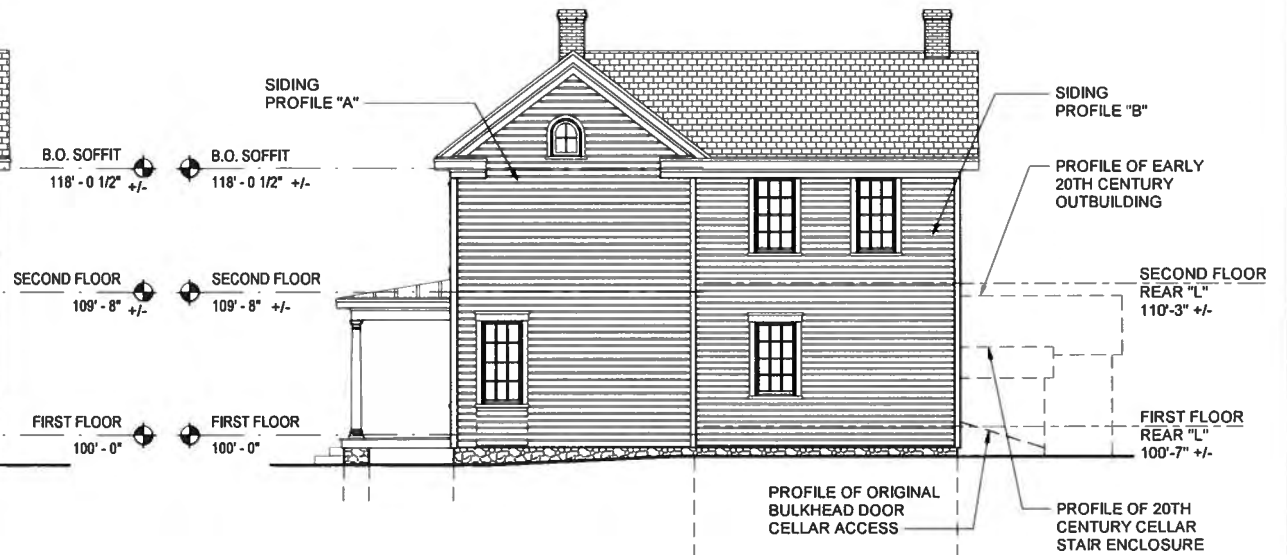
**Cephas-Summers House**  
Immediately South of  
22210 Clarksburg Road

## HISTORIC FLOOR PLANS

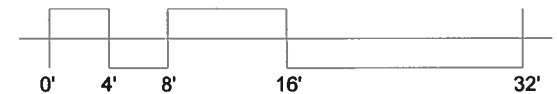
**SAA**architects  
© 2020, SAAarchitects, Inc.



1  
A2 WEST EXTERIOR ELEVATION



2  
A2 NORTH EXTERIOR ELEVATION

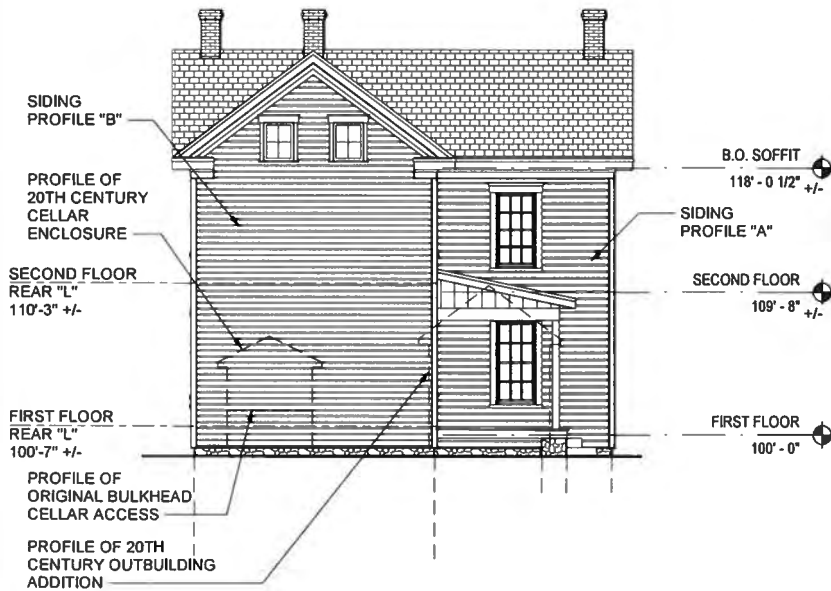


04/13/2020

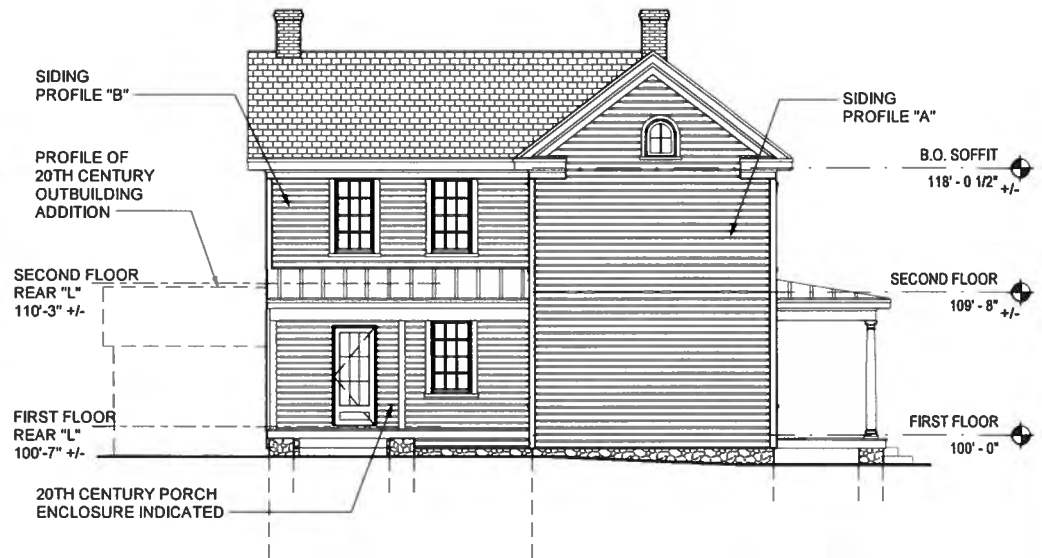
**Cephas-Summers House**  
Immediately South of  
22210 Clarksburg Road

# OVERALL EXTERIOR ELEVATIONS

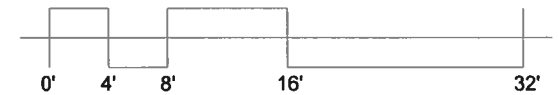
**SAA**architects  
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1  
A3 EAST EXTERIOR ELEVATION



2  
A3 SOUTH EXTERIOR ELEVATION



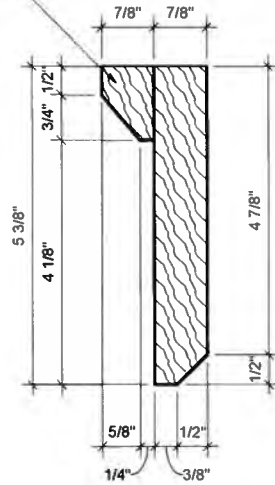
04/13/2020

**Cephas-Summers House**  
Immediately South of  
22210 Clarksburg Road

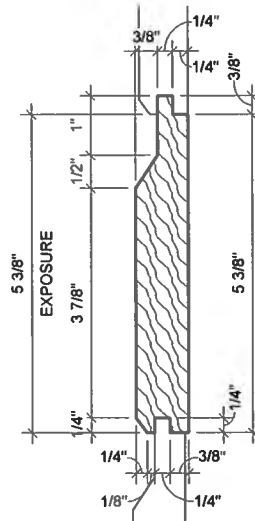
## OVERALL EXTERIOR ELEVATIONS

**SAA**architects  
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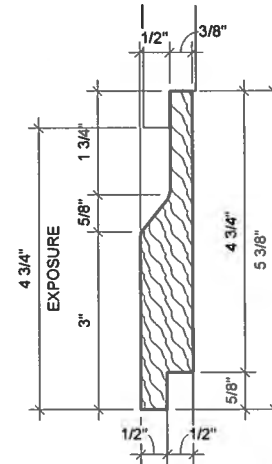
TYP. BEVEL  
CROWN & BED  
MOULDING



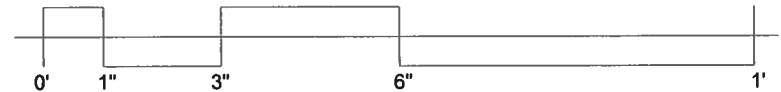
1 FRIEZE DETAIL  
A4



2 SIDING PROFILE "A"  
A4



3 SIDING PROFILE "B"  
A4



**Cephas-Summers House**  
Immediately South of  
22210 Clarksburg Road

**DETAILS**

**SAA**architects  
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04/13/2020

# APPENDIX C: STRUCTURAL EVALUATION: MORRIS & RITCHIE ASSOCIATES, INC.

## MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



October 24, 2019

Pulte Group  
Mid-Atlantic Division  
9302 Lee Highway  
Suite 1000  
Fairfax, Virginia 22031

ATTN: Mr. Steve Collins

RE: Cephas-Summers House  
22365 Clarksburg Road  
Germantown, Maryland 20841

Dear Steve,

In accordance with your request, Morris & Ritchie Associates, Inc. (MRA) has performed a limited structural evaluation of the above referenced building. The building is a residential dwelling comprised of an original 2- ½ story timber framed structure and several additions to the rear of the original dwelling. The exact age of the original dwelling is unknown, but is constructed of materials typically pre-dating the 1900's while the additions reflect more recent building materials and details. The evaluation is deemed limited as access to the interior of the dwelling was not possible due to safety concerns considering the degree of deterioration present.

In order to evaluate what framing and details are present, numerous test pockets were performed around the perimeter of the dwelling by removing the existing wooden siding to expose structural wood stud framing, wooden sills, and the top of the existing stone foundation wall. The intent of the test pockets was to determine the degree of deterioration based on typical sampling at each building elevation.

### **ORIGINAL DWELLING STRUCTURE**

The original dwelling is a 2 -1/2 story structure with attic space consisting of timber framed roof and floors bearing on timber stud walls. The timber studs bear on a wooden sill atop stone foundation walls. Although it could not be confirmed, it appears that either a limited basement or crawl space is present.

Numerous test pockets were performed at the base of the stud walls/wooded sill location. In nearly all of these test pocket locations, the timber sill and bottom of the wooden studs are completely deteriorated from a combination of water intrusion/ decay and insect infestation. Some test pockets exposed the ends of the wooden tongue and groove flooring which is severely deteriorated as well. The floor joists are notched where bearing on the perimeter wooden sill. The stone foundation wall is generally dry stack as nearly all of the mortar has broken down. Further up the walls the studs appear to have less deterioration.

The front porch roof structure has partially collapsed and the remaining structure is in disrepair.

21133 Sterling Avenue, Unit 7, Georgetown, DE 19947

(302) 855-5734

Fax: (302) 855-0157

Abingdon, MD  
(410) 515-9000

◆ Laurel, MD  
(410) 792-9792

◆ Towson, MD  
(410) 821-1690

◆ Wilmington, DE  
(302) 326-2200

◆ Georgetown, DE  
(302) 855-5734

Cephas-Summers House  
October 24, 2019

### **REAR ADDITION**

The 2-1/2 story addition to the rear of the main house appears to be of a more recent vintage as modern nails and fasteners were used in the construction. Severe deterioration of the bearing exterior walls and underlying support is similar to the original dwelling. Upper level test pockets also have deterioration but not as severe as the base. The South elevation one story enclosed porch and small rear addition are in disrepair as well.

### **CONCLUSION**

The Cephas-Summers House has been abandoned and exposed to moisture intrusion and infestation for an extended period leading to severe deterioration of the structure. Although access was limited due to safety concerns, sufficient test pockets were performed to determine that the vast majority of the exterior wood stud bearing walls are structurally unsound. Considering these findings, it is our opinion the Dwelling as a whole is structurally unsound. We would expect further destructive testing and investigation to further reinforce this conclusion.

If restoration of the Dwelling is to be considered, we would expect that the stone foundation walls would have to be repaired, all wooden sills replaced, and all exterior stud bearing walls replaced. We would also expect that the majority on the interior floor framing would have to be replaced or reinforced.

We trust that this report addresses your concerns. If you have any questions regarding it, please do not hesitate to contact us.

Sincerely,

**MORRIS & RITCHIE ASSOCIATES, INC.**

  
David M. Buffington, P.E.

Principal



Photo 1: NW corner of rear addition



Photo 3: NE corner original dwelling wall



Photo 2: N wall original dwelling/rear addition



Photo 4: Front of original dwelling



Photo 5: SE corner original dwelling



Photo 7: S wall rear addition



Photo 6 N wall original dwelling

setting. Finally, a proposed extension of the Midcounty Highway limited access highway would sever the driveway entrance of the Howes Farm from Ridge Road (MD 27) requiring a new entrance to the property either through a subdivision or across environmentally sensitive wetlands. The approach to the historic resource should be given careful consideration in the development of the proposed Midcounty Highway, retaining as much of the original setting as possible. Visibility of this resource will increase from Midcounty Highway, a benefit for the Country Inn usage of the property.



### 13/24 Byrne-Warfield Farm 22415 Clarksburg Road

This resource meets the following criteria for Master Plan designation: 1A, having value as part of the development of the County, being representative of the County's dairy farming heritage; 1D, exemplifying a typical Up-County farmstead from the turn of the century; 2A, having distinctive features of a method of construction with its unique gabled design and being the only 20th century example of the two-door front facade known in the County; 2E, representing an established and familiar feature, due to its prominent location and landscape.

The original 107-acre farm was established in 1869 by John W. Byrne, a tobacco farmer. In 1893, he conveyed the land to Edward D. Warfield, of Browningsville, who built the bank barn (1900), present house (circa 1912), and dairy barn (circa 1940s). Typical of early 20th century farmers in the area, Warfield shifted his agricultural effort from tobacco to wheat and dairying.

Architecturally, the house has an unusual form, with a center gable on each of the four sides and double entrances on the main facade. The two-door entrance facade is an uncommon building form in Maryland, though it is relatively common further north among the Pennsylvania Germans. This is the only known 20th century example in the County. The house retains its original clapboard siding and fishscale shingles. Some of the bargeboard which originally decorated each of the four gables has been damaged. The front porch has been enclosed with jalousie windows.

The environmental setting is the entire 5.3-acre parcel, yet it should be recognized that the outbuildings are not significant. The bank barn is in dilapidated condition, and the dairy barn is unremarkable. Other minor outbuildings are a corn crib, garage, wash house, and milk house. If demolition of the outbuildings were to be proposed in the future, it should be considered as a possibility.

The Byrne-Warfield Farm is located in the Cabin Branch Neighborhood.



### 13/25 Cephas Summers House 22300 Clarksburg Road

This resource meets the following criteria for Master Plan designation: 1A, having value as part of the development, heritage, or cultural characteristics of the County, having had only two different owners in its 150-year history; 1D, being a particularly early farmhouse with a high degree of integrity; and 2A, embodying the distinctive characteristics of a period of construction, being a representative vernacular example of Greek Revival-style architecture.

This resource is one of the earliest farmhouses in the Clarksburg area which still retains a high degree of architectural integrity. Dating from the second quarter of the 19th century, the house exhibits Greek Revival influence, found in its eaves-front orientation, low-slope roof, cornice returns, 6-over-6 sash, and classical porch columns.

Cephas and Mary Ann Summers acquired this 235-acre farm in 1850 for \$1,410. They conveyed it in the early 1890s to Ann E. & Samuel F. Bennett, whose descendants still own it today. The bank barn collapsed in a storm in the late 1970's. Extant outbuildings are a frame corncrib, frame shed, and concrete block shed.

The environmental setting is that portion of the parcel (P900) which lies west of Clarksburg Road, being approximately 65 acres. As there is currently no plumbing in this house, the availability of septic and water on the property needs to be explored.

#### 14/26 Salem United Methodist Church 23725 Ridge Road

This resource meets the following criteria for Master Plan designation: 1A, having character, value, and interest as part of the heritage and cultural characteristics of the County, being one of the earliest Methodist congregations in the County; 1D, exemplifying the religious heritage of the County and its communities; 2A, embodying the distinctive characteristics of a period of architecture, being an excellent example of an early-20th century rural Gothic Revival church; and 2E, representing an established and familiar visual feature, having a prominent location on Ridge Road.

Salem United Methodist Church was built in 1907, replacing an earlier log structure built circa 1869. Unlike other Methodist churches in the County which were split by pro- and anti-slavery congregations, including the Clarksburg Methodist Church, the Salem Church remained intact through the Civil War era.

The Gothic Revival-style church exhibits fine architectural detailing. The front facade is dominated by a triple lancet stained glass window within a lancet arch. A 2½-story tower contains an open belltower with trefoil brackets and denticulated cornice. Varigated shingles decorate the second story of the tower and the front gable. Scrolled terra cotta crests are found above the front and rear gables.

A rear/side addition was constructed in the 1930s to accommodate a social hall. Aluminum siding was added in the 1960s, although it was done in a sympathetic manner, resulting in the preservation of most of the architectural details. Leniency should be exercised in allowing the congregation to relocate stained glass windows from the church if a new sanctuary is built. The environmental setting is the 1.46-acre lot on which the church and associated cemetery are located.



	<b><i>Cephas Summers House</i></b>
Demolition (historic salvage wherever possible)	\$ 20,000.00
Asphalt Driveway and Parking	\$ 2,400.00
Construction Contingency	\$ 8,700.00
Permits and Fee's (Montgomery County)	\$ 11,618.00
Labor/Overhead	\$ 5,000.00
Flatwork - All In	\$ 1,155.00
Foundation Footing - All In	\$ 3,500.00
Foundation Walls - All In	\$ 5,900.00
Foundation Slab	\$ 8,100.00
Exterior Doors - Material	\$ 735.59
Exterior Door Labor - 1	\$ 237.00
Brick	\$ 10,500.00
Siding - All In	\$ 5,200.00
Rough Carpentry - Labor	\$ 9,000.00
Lumber	\$ 22,000.00
Excavating	\$ 400.00
Grading - Final	\$ 600.00
Temporary Drive	\$ 450.00
Foundation - Stone	\$ 1,500.00
Exterior Gutters	\$ 501.00
Door Hardware	\$ 150.00
Building Wrap	\$ 1,100.00
Insulation - All In	\$ 2,895.00
Landscaping - Plants	\$ 800.00
Paint Exterior - Labor	\$ 900.00
Foundation - Termite Proofing	\$ 100.00
Inspections	\$ 1,465.00
Roofing - Labor	\$ 5,500.00
Roofing - Materials	\$ 9,500.00
Structural Steel	\$ 1,000.00
Exterior Trim - Labor	\$ 790.00
Exterior Trim - Materials	\$ 650.00
Found-WaterProof/DampProof/Par	\$ 717.50
Windows - Material	\$ 5,110.00
Windows - Labor	\$ 572.00
Dumpster and Erosion	\$ 2,000.00
Engineer - Surveys	\$ 1,170.00

**From:** [Kyne, Michael](#)  
**To:** [Harris, Robert R.](#)  
**Cc:** [Ballo, Rebecca](#)  
**Subject:** Cephas Summers House Follow-Up  
**Date:** Thursday, June 6, 2019 2:11:00 PM

---

Dear Mr. Harris:

Thank you for meeting me at the Cephas Summers House on May 21, 2019. Based on my site visit, there are multiple issues that need to be addressed as soon as possible, ensuring that the house is not allowed to deteriorate further. Our office will be happy to work with you to obtain any necessary permits. You should also start working with a structural engineer/historic architect to assess the integrity of the house and prepare a proper scope of work, based on consultation with our office. As discussed during my site visit, we can provide a list of qualified engineers and architects. For starters, I am including a partial list below:

<http://www.silman.com/>

<http://www.1200ae.com/>

<http://dtsellc.com/>

Specific issues to be addressed include:

Site/Vegetation Clean Up

- Removing overgrowth and vegetation directly adjacent to and/or on the house and foundation.
- Removing any fallen trees or branches that are directly impacting the house.
- Removing/hauling away debris and collapsed structures from the site.

-

Securing the House

-

- Mothballing the house to prevent further deterioration and entry from trespassers and animals.
  - This includes properly boarding up the doors and windows in a manner that provides adequate ventilation and does not remove or alter the existing features (i.e., doors and windows) behind the boards (see *Preservation Brief 31: Mothballing Historic Buildings*).

-

Structural

-

- Temporarily shoring up the front porch to prevent its collapse.
- Fencing off the sagging front porch to prevent access until the porch can be properly documented and repaired/rebuilt with an approved HAWP.

Roofing/Soffits

- Ensuring that the roof is free from debris (i.e., fallen trees and/or branches).
- Ensuring that the roof is in good condition and free from holes and leaks.
  - If the roof is severely deteriorated and cannot be patched/repared, please consult with our office regarding in-kind replacement and/or HAWP requirements.

- Repairing/in-kind replacement of any failing flashing.
- Repairing deteriorated soffits.
  - If the soffits are severely deteriorated and beyond repair, please consult with our office regarding in-kind replacement and/or HAWP requirements.

For your convenience, links to relevant documents are included below:

*The Secretary of the Interior's Standards for Rehabilitation* (the Historic Preservation Commission's guiding document for individually listed Master Plan sites)  
<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

The National Park Service's *Preservation Brief 4: Roofing for Historic Buildings*  
<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

The National Park Service's *Preservation Brief 31: Mothballing Historic Buildings*  
<https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>

The National Park Service's *Preservation Brief 45: Preserving Historic Wood Porches*  
<https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

If you have any questions, please do not hesitate to contact me.

Thank you,

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# **Staff's Site Visit Photos**

## **May 21, 2019**





































































