

Fourth Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22200 Clarksburg Road, Clarksburg	Meeting Date:	1/27/2021
Resource:	Master Plan Site #13/25 <i>Cephas Summers House</i>	Report Date:	1/20/2021
Applicant:	Pulte Homes (Randall Rentfro, Agent)	Public Notice:	1/13/2021
Review:	4 th Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
Proposal:	Demolition and reconstruction		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a fifth preliminary consultation or HAWP application, per the HPC's recommendation.

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.

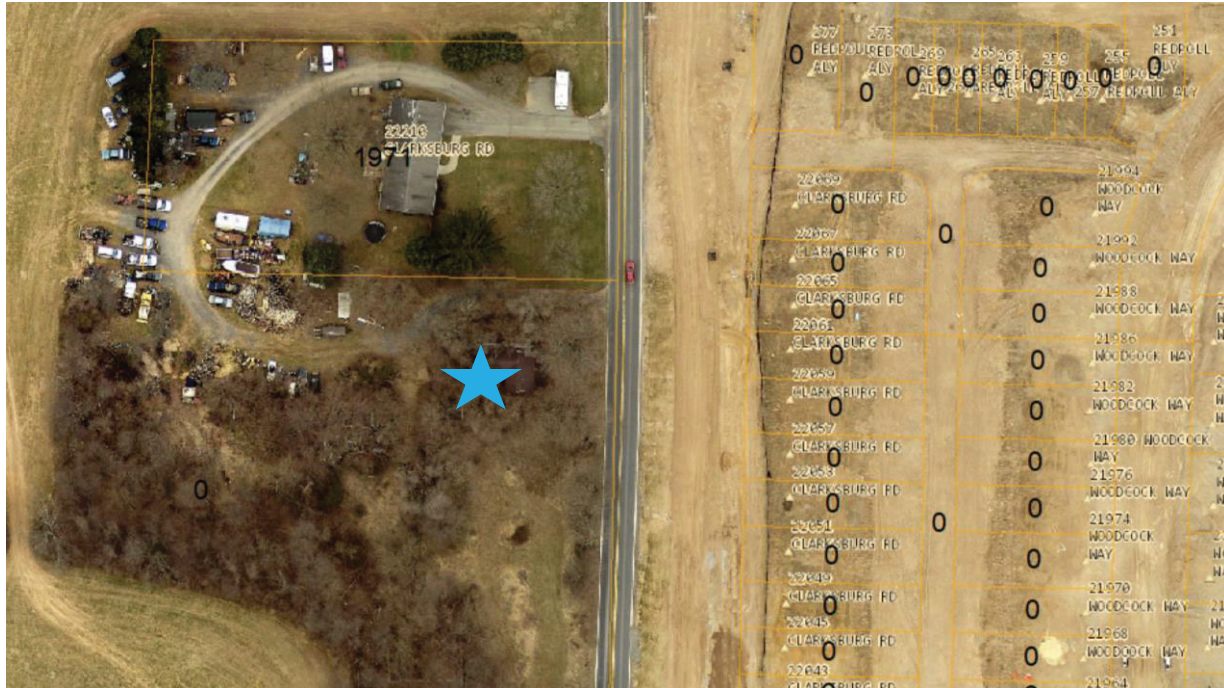


Fig. 1: Subject property, as marked by the blue star.

BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation regarding rehabilitation of the Cephas Summers House at the May 27, 2020 meeting (a July 15, 2020 follow-up preliminary consultation to discuss a financial contribution to the County's Historic Preservation Fund in lieu of rehabilitation and/or construction was postponed by the applicants). The applicants subsequently appeared before the Commission for a preliminary consultation regarding reduction of the environmental setting of the subject property at the October 28, 2020 HPC meeting.¹

PROPOSAL:

The applicants propose demolition and reconstruction of the historic 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

¹ Link to May 27, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=1e46bdfa-a0fc-11ea-9e08-0050569183fa

Link to May 27, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/05/II.E-22200-Clarksburg-Road-Clarksburg.pdf>

Link to October 28, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=ba4854d9-1a21-11eb-a4b6-0050569183fa

Link to October 28, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/10/II.B-22200-Clarksburg-Road-Boyd.pdf>

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:

As noted on Page 2, discussion of the house's rehabilitation was the subject of a previous preliminary consultation at the May 27, 2020 HPC meeting. The applicants were scheduled for a follow-up preliminary consultation to discuss a financial contribution to the County's Historic Preservation Fund in lieu of rehabilitation/reconstruction at the July 15, 2020 HPC meeting, but they elected to postpone. The applicants' decision to postpone was mainly due to staff's determination that the HPC cannot consider financial contributions in approving or denying applications.

The applicants returned to the Commission for a preliminary consultation regarding the reduction of the environmental setting of the subject property from 66.42 acres to 10.21 acres at the October 28, 2020 HPC meeting. This proposal was associated with a Preliminary Plan of Subdivision (Plan Number: 120200050), which was scheduled to be heard by the Planning Board on December 3, 2020. The Commission was supportive of the proposed reduction of the environmental setting with conditions, and they recommended that a letter expressing their support be transmitted to the Planning Board.

The Planning Board subsequently approved the Preliminary Plan of Subdivision (Plan Number: 120200050) at their December 3, 2020 meeting. The approval included the following conditions, in accordance with the Commission's recommendations:

1. The Historic Area Work Permit (HAWP) for the new construction of the Historic Cephas Summers House must be approved prior to approval of the Site Plan for the development; and,
2. The building permit for the reconstruction of the Historic Cephas Summers House must be filed prior to acceptance of any land disturbance permits for the new construction approved via the Site Plan.

Prior to the May 27, 2020 preliminary consultation, the applicants contracted SAA Architects, Inc. to conduct a conditions assessment and Morris Ritchie Associates, Inc. to conduct a structural evaluation for the Cephas Summers House. Both determined that the house is beyond repair and unsafe for habitation, due to substantial insect, fungal, and water damage. Based upon this information, the HPC found that the demolition of the Cephas Summers House is inevitable, due to decades of deferred maintenance and the resulting severe deterioration.

Due to the condition of the historic house, staff previously discussed demolition and reconstruction of the Cephas Summers House based upon careful documentation prior to demolition as an appropriate alternative to rehabilitation. With this approach, staff would recommend reusing original character-defining features and materials, where possible. However, SAA Architects, Inc.'s conditions assessment report indicates that, while salvaging some exterior materials is possible, no more than approximately 20% of the siding can be reused, and reusing materials could potentially reintroduce damaging insects and fungi to the building.

The applicants currently propose demolition and reconstruction of the Cephas Summers House. The proposed new building will be located slightly southwest of the existing building. The historic Cephas Summers House is a traditional rectangular, gable end farmhouse with Greek Revival influences and a rear ell addition.

The façade of the proposed new building will take visual cues from the façade of the historic house, but it will be slightly taller (the existing eaveline is 17'-11 1/8" from grade, while the proposed eaveline will be in excess of 20' from grade). The fenestration on the side elevations of the proposed elevations will also differ slightly from the existing.

As proposed, the new building will not have a traditional ell. Instead, the width of the building at the rear

will be equivalent to the front. A small one-story bumpout is also proposed at the southwest corner (rear/left, as viewed from the public right-of-way of Clarksburg Road). An approximately 11' wide two-story projection is also proposed at the northwest (rear/right) corner, and a 12' deep two-story projection is proposed at the west (rear). While significant, the setback of the northwest projection will be set back in excess of 28' from the façade.

A 22' x 22' one-and-a-half-story, two-car garage with habitable space above is proposed to the northwest of the house. The proposed garage will be frontloaded, with carriage-style doors on the east (front) elevation.

Regarding materials, the applicants have indicated that they propose the following:

- Single-hung vinyl windows with white trim.
- Black 30-year architectural asphalt shingles.
- White HardiePlank fiber cement wood grain siding.
- Therma-Tru fiberglass wood grain door (open to color suggestions).

Other proposed work items include:

- Removal of three deteriorated and/or collapsed outbuilding, including the double corn crib.
- The applicants have provided a tree survey, identifying 115 trees less 24" dbh and nine trees greater than 24" dbh. The application indicates that trees will be removed to provide access for the proposed demolition and construction, as necessary. The specific trees to be removed have not been identified.
- Minor grading is proposed to prepare for the proposed new construction.
- The existing gravel driveway at the north side of the property will be excavated and replaced with an asphalt driveway, once the proposed construction is completed.

Staff continues to support the proposed demolition of the historic Cephas Summers House and associated outbuildings, given the severe deterioration and information provided in the conditions assessment. Although the specific trees to be removed have not been identified, staff is generally supportive of the proposed tree removals, due to the existing conditions and amount overgrowth, which make the site mostly inaccessible. Staff also supports the proposed minor grading of the site and driveway replacement, finding that it is unlikely to create a significant alteration. However, staff finds the following:

- The proposed new building should have the same general form and expression as the historic house, including the rear ell and fenestration pattern on all elevations.
 - At the very least, the proposed new building should be designed with insets and/or greater articulation at the rear portions, allowing the original Cephas Summers House form to be prominent and clearly discerned.
 - Staff is not greatly concerned with the additional height of the proposed building.
- The proposed new building should be constructed with traditional or appropriate and compatible new materials.
 - While traditional wood clapboard siding is preferred, staff would support the proposed millable and paintable fiber cement siding; however, staff recommends smooth-faced fiber cement siding (in the past, the Commission has found that the wood grain option has the appearance of poorly maintained wood siding).
 - Typically, vinyl windows do not accurately replicate traditional wood windows in their visual qualities, finishes, construction method, and the manner in which they weather and age. Accordingly, the proposed windows should be wood. windows, with permanently affixed interior and exterior muntins with spacer bars.
 - When submitting the HAWP application, complete manufacturer's specifications should be provided for all proposed materials, including the main building's foundation.

- Manufacturer's specifications should also be provided for the proposed new garage, including the siding, windows, roofing, doors, and garage doors.

Staff asks for additional guidance from Commission regarding the concerns outlined above. Where the Commission concurs with staff, staff asks the Commission to provide suggestions and recommendations for appropriate and compatible alternatives, which are consistent with the *Standards*.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a fifth preliminary consultation or HAWP application, per the HPC's recommendation.



FOR STAFF ONLY:
HAWP# 937125
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Pulte Homes

E-mail: david.demarco@pultegroup.com

Address: 10600 Arrowhead Drive, Suite 225

City: Fairfax Zip: 22030

Daytime Phone: (703) 934-9369

Tax Account No.: 00016871

AGENT/CONTACT (if applicable):

Name: Randall Rentfro

E-mail: rrentfro@rodgers.com

Address: 19847 Century Blvd., Suite 200

City: Germantown Zip: 20874

Daytime Phone: (240) 912-2137

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 13/025-000A

Is the Property Located within an Historic District? Yes/District Name _____
✓No/Individual Site Name Cephas Summers House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. No

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. No

Building Number: 22200 Street: Clarksburg Road

Town/City: Boysds Nearest Cross Street: West Old Baltimore Road

Lot: _____ Block: _____ Subdivision: 0001 Parcel: P885

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Pulte Homes Contact: David DeMarco 10600 Arrowhead Drive, Suite 225 Fairfax, VA 22030	Owner's Agent's mailing address Rodgers Consulting, Inc. Contact: Randall Rentfro 19847 Century Blvd., Suite 200 Germantown, MD 20874
Adjacent and confronting Property Owners mailing addresses	
Dayton E. Ward 22210 Clarksburg Road Boys, MD 20841	Pulte Homes Contact: David DeMarco 10600 Arrowhead Drive, Suite 225 Fairfax, VA 22030

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Per the National Register of Historic Places, National Parks Service, "The Cephas Summers House is a two story frame structure with a three bay main (east) facade and central doorway. At either end are internal chimneys. South of house are a barn and a double corn crib." Additionally, a third unidentified structure resides on the north edge of the rear yard. The accessory structures are in ruins and falling apart. The property is accessed by a gravel driveway off of Clarksburg Road (MD 121).



Description of Work Proposed: Please give an overview of the work to be undertaken:

As part of the Creekside at Cabin Branch Development project (Preliminary Plan #120200050) (Site Plan #820200160). The applicant is proposing to demolish the existing structures and replace with a similar single family residence. The architecture for the new building can be found attached to this application.

Work Item 1: Demolition

Description of Current Condition:

The lot currently occupied by the main house and three smaller structures in the rear yard: a barn, a double corn crib, and an unidentified structure, which are dilapidated and falling apart.

Proposed Work:

As part of the demolition work the main house and three structures in the rear yard will be taken down. Any remaining farm equipment, trash, or debris will be removed from the premises.

Work Item 2: Tree Removal

Description of Current Condition:

Over time, the lot has become overgrown with brush and small trees. There are a few old trees (24"-30") that were planted for the original house that are either invasive or in poor health. The rest are offshoots of the invasive Norway maple that was planted, Bradford pears, or invasive honeysuckle. The tree survey included with this application shows all trees 1" caliper or larger.

Proposed Work:

To provide access for demolition and reconstruction, the brush and trees not worth saving will be removed as necessary.

Work Item 3: Grading/Excavation

Description of Current Condition:

Grade conditions are relatively flat to support the existing structures. A gravel drive is used to access the lot from Clarksburg Road (MD 121).

Proposed Work:

Minor grading will be performed to prepare the site for new construction. The existing gravel driveway will be excavated and replaced with asphalt when new construction is complete.

Work Item 4: New Construction

Description of Current Condition:

The lot currently occupied by the main house and three smaller structures in the rear yard: a barn, a double corn crib, and an unidentified structure, which are dilapidated and falling apart. When new construction begins, these structures will already be demolished. Tree removal, and site preparation grading/excavation will be complete.

Proposed Work:

The new construction will be a single family residence in likeness of the original Cephas Summers House. Please see attached architecture for details. This dwelling will be part of the Creekside at Cabin Branch Development, and included in Site Plan #820200160.

Work Item 5: Shed/ Garage/ Accessory Structure

Description of Current Condition:

An unidentified structure exists at the end of the gravel drive along the north edge of the rear yard.

Proposed Work:

A detached garage measuring 24'x24' is proposed to serve the new single family residence.

Work Item 6: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

DESCRIPTION OF WORK/SITE INFORMATION

NEW SINGLE FAMILY RESIDENCE



COPYRIGHT STATEMENT

"THE OWNER OF THESE PLANS, MOMENT STRUCTURAL ENGINEERING GROUP, L.L.C. (MSEG, LLC), EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS CONTAINED IN THESE PLANS. THE PLANS MAY NOT BE COPIED, REPRODUCED OR CHANGED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF MSEG, LLC" COPYRIGHT ©2020

BUILDING ADDRESS

PROPERTY ADDRESS:
PULTE HOMES
22300 CLARKSBURG ROAD
GERMANTOWN, MD 20841

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

PULTE - CEPHAS - SUMMERS HOME
GENERAL NOTES & SPECIFICATIONS

20-100

SHEET No.
CS.01



BASEMENT & FIRST FLOOR PLANS

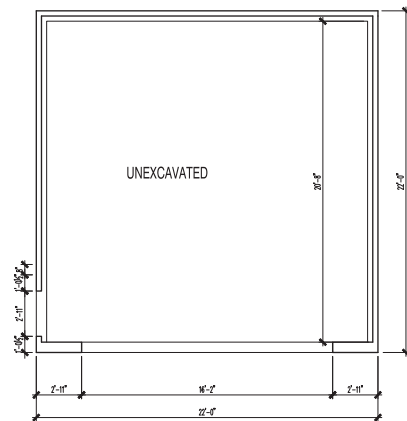
SHEET No. A0.1



Architectural floor plan of a house with various rooms, dimensions, and notes. The plan includes a living area, kitchen, dining area, and bedrooms. Key features include a 22654 attic stairs, a mechanical closet, and a porch. Dimensions are provided for various areas and setbacks. Notes specify requirements for roof overhangs and mechanical closet details.

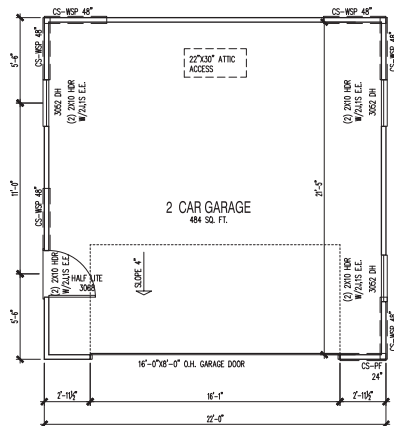
Notes:

- AREA OF MECH. CLOSET (OMIT WEBS, AND PROVIDE 2X10 BOTTOM CHORD THIS AREA). CEILING HEIGHT NOT TO EXCEED 6'-10".
- 22654 ATTIC STAIRS
- NOTE: TYPICAL ROOF OVERHANG FROM HOUSE WALL TYPICAL, U.N.O.
- NOTE: TYPICAL PORCH OVERHANG FROM E PORCH BEAM TYP., U.N.O.



FOUNDATION

SCALE: 1/4" = 1'-0"



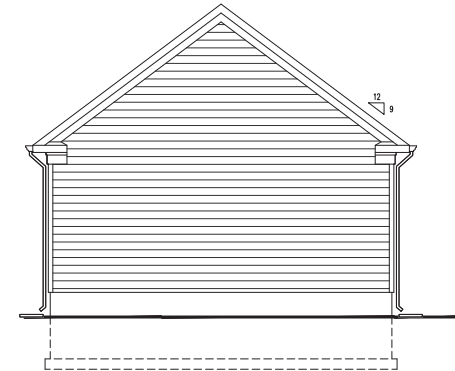
DETACHED GARAGE

SCALE: 1/4" = 1'-0"



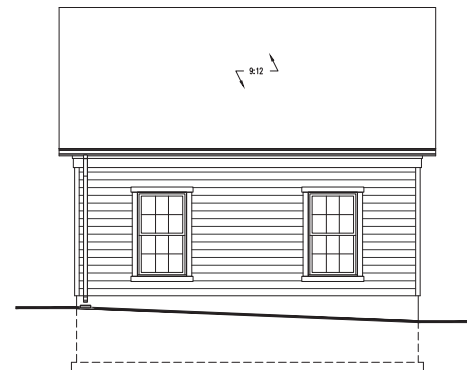
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



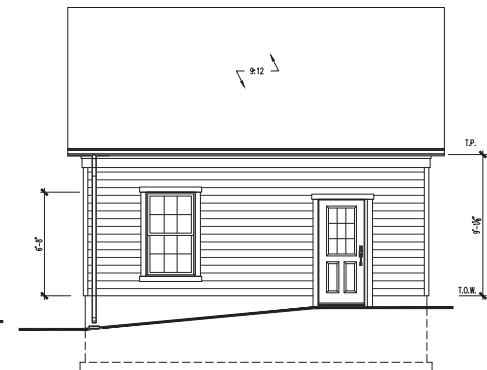
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

PULTE - CEPHAS - SUMMERS HOME

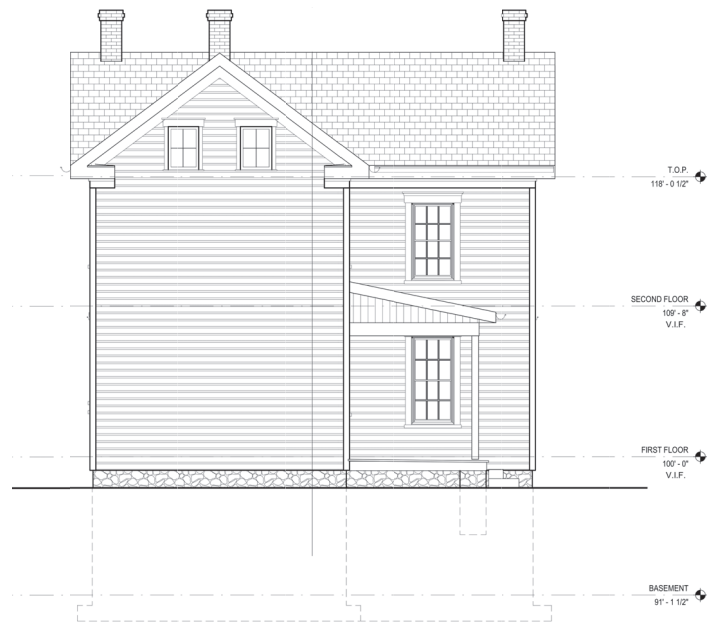
RIGHT SIDE ELEVATION

20-100

SHEET No.

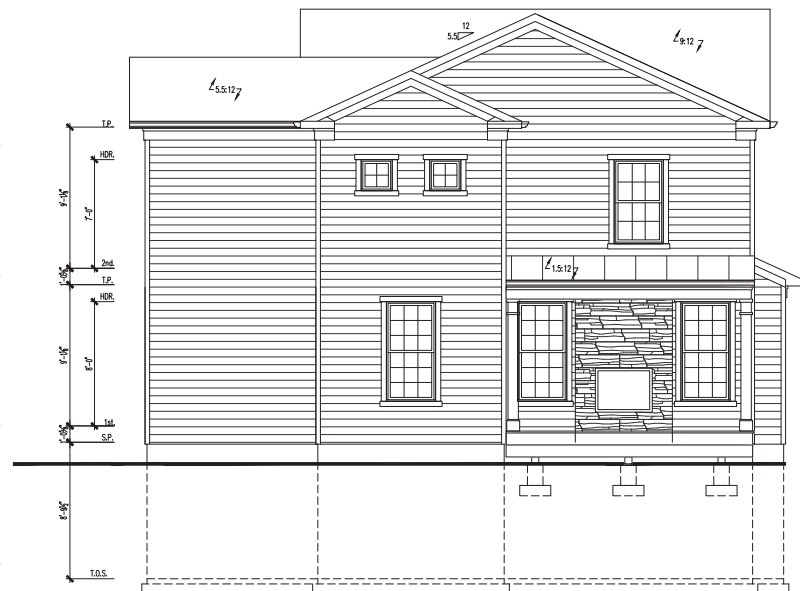
A4.2





EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

22x34 Plotted at $1/4^{\circ}=1^{\circ}-0^{\circ}$ - 11x17 Plotted at $1/8^{\circ} = 1^{\circ}-0^{\circ}$

20-100

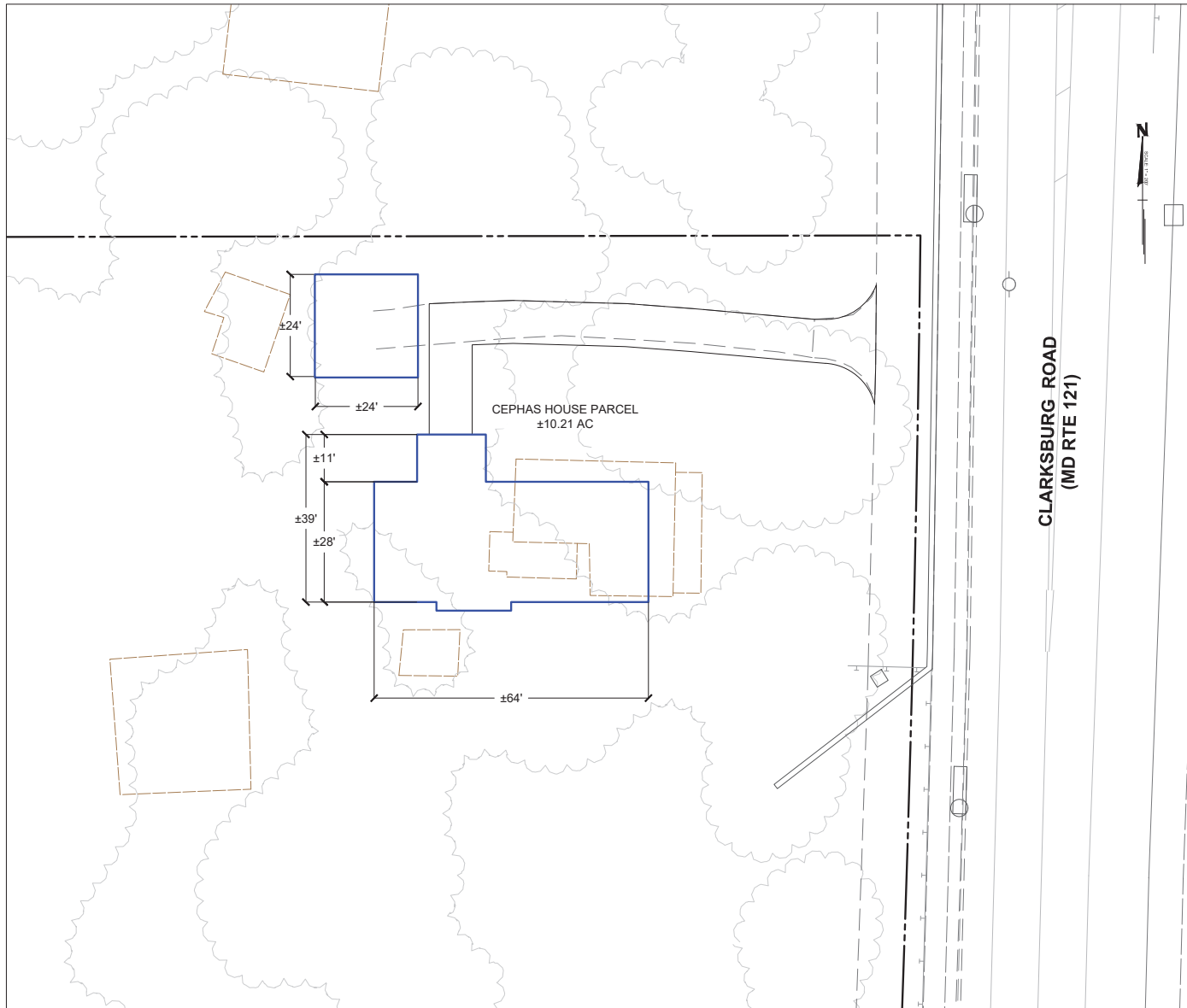
SHEET No.

A4.4

Cephas-Summers Home

General Materials for architecture includes:

1. Vinyl windows single hung white trim.
2. 30 year architectural grade black shingles.
3. Hardi siding wood grain white.
4. Therma tru fiberglass door wood grain. We are open to color.



PROPOSED STRUCTURE
EXISTING STRUCTURE



REVISION	DATE	REVISION	DATE	REVISION	DATE

DEVELOPER/APPLICANT:
PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VA 22030
ATTN: DAVID DEMARCO

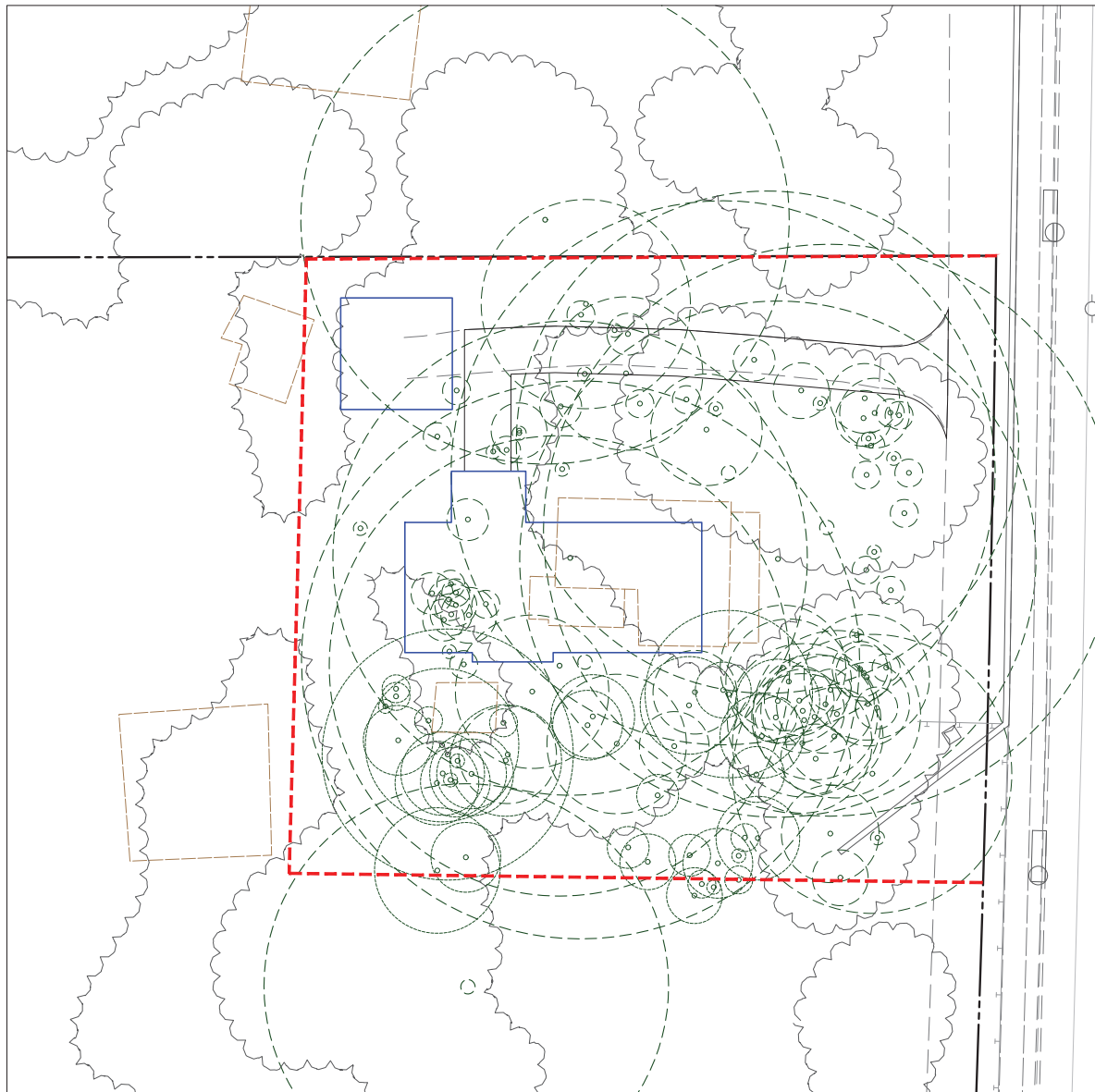
CREEKSIDE AT CABIN BRANCH
PARCEL 222, L. 29501 F. 499, PARCEL 900, L. 29501 F. 499
PARCEL 900, L. 29501 F. 508, & PARCEL 900, L. 29508 F. 544
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19607 Century Boulevard, Suite 300, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

DATE	BY	DATE
DESIGNED		
DRAWN		
CHECKED		
APPROVED		
RELEASE FOR		

CEPHAS HOUSE EXHIBIT

SCALE:	1" = 10'
JOB NO.	0377AB8
DATE	DEC. 2020
DRAWN BY	
CHECKED BY	



Historic Tree Table -24*				
Number	DBH	Common Name	Scientific Name	Condition
1	6	Norway maple	Acer platanoides	Fair
2	6	Norway maple	Acer platanoides	Fair
3	10	Black locust	Robinia pseudoacacia	Fair
4	2	Bush honeysuckle	Lonicera tatarica	Good
5	4	Norway maple	Acer platanoides	Fair
6	2	Norway maple	Acer platanoides	Poor
7	2	Norway maple	Acer platanoides	Poor
8	3	Hackberry	Celtis occidentalis	Fair
9	4	Norway maple	Acer platanoides	Poor
10	2	Norway maple	Acer platanoides	Fair
11	3	Norway maple	Acer platanoides	Poor
12	3	Norway maple	Acer platanoides	Dead
13	3	Norway maple	Acer platanoides	Dead
14	2	Bush honeysuckle	Lonicera tatarica	Poor
15	3	Hackberry	Celtis occidentalis	Fair
16	2	Bush honeysuckle	Lonicera tatarica	Fair
17	2	Red mulberry	Morus rubra	Fair
18	4	Norway maple	Acer platanoides	Good
19	2	Red mulberry	Morus rubra	Fair
20	1	Red mulberry	Morus rubra	Fair
21	1	Norway maple	Acer platanoides	Fair
22	2	Norway maple	Acer platanoides	Poor
23	1	Bush honeysuckle	Lonicera tatarica	Good
24	1	Bush honeysuckle	Lonicera tatarica	Good
25	2	Norway maple	Acer platanoides	Fair
26	1	Bush honeysuckle	Lonicera tatarica	Fair
27	6	Norway maple	Acer platanoides	Fair
28	1	Norway maple	Acer platanoides	Fair
29	2	Norway maple	Acer platanoides	Fair
30	10	Hackberry	Celtis occidentalis	Fair
31	5	Norway maple	Acer platanoides	Fair
32	3	Norway maple	Acer platanoides	Fair
33	3	Bass elder	Acer spicatum	Fair
34	5	Norway maple	Acer platanoides	Fair
35	2	Norway maple	Acer platanoides	Fair
36	2	Norway maple	Acer platanoides	Fair
37	1	Norway maple	Acer platanoides	Fair
38	3	Norway maple	Acer platanoides	Good
39	2	Norway maple	Acer platanoides	Good
40	6	Norway maple	Acer platanoides	Fair
41	6	Norway maple	Acer platanoides	Good
42	6	Norway maple	Acer platanoides	Good
43	12	Norway maple	Acer platanoides	Good
44	7	Norway maple	Acer platanoides	Good
45	10	Black locust	Robinia pseudoacacia	Fair
46	5	Red mulberry	Morus rubra	Poor
47	7	Red mulberry	Morus rubra	Poor
48	20	Norway maple	Acer platanoides	Dead
49	1	Bush honeysuckle	Lonicera tatarica	Fair
50	4	Black walnut	Juglans nigra	Poor
51	4	Norway maple	Acer platanoides	Good
52	5	Norway maple	Acer platanoides	Good
53	2	Norway maple	Acer platanoides	Fair
54	3	Green ash	Fraxinus pennsylvanica	Poor
55	1	Bush honeysuckle	Lonicera tatarica	Fair
56	2	Bush honeysuckle	Lonicera tatarica	Fair
57	1	Bush honeysuckle	Lonicera tatarica	Poor
58	3	Norway maple	Acer platanoides	Good
59	3	Norway maple	Acer platanoides	Poor

Historic Tree Table -24*				
Number	DBH	Common Name	Scientific Name	Condition
60	2	Bush honeysuckle	Lonicera tatarica	Good
61	2	Bush honeysuckle	Lonicera tatarica	Good
62	1	Bush honeysuckle	Lonicera tatarica	Fair
63	2	Bush honeysuckle	Lonicera tatarica	Fair
64	2	Bush honeysuckle	Lonicera tatarica	Fair
65	4	Norway maple	Acer platanoides	Good
66	1	Norway maple	Acer platanoides	Poor
67	3	Black locust	Robinia pseudoacacia	Fair
68	8	Norway maple	Acer platanoides	Fair
69	1	Norway maple	Acer platanoides	Fair
70	2	Norway maple	Acer platanoides	Fair
71	2	Norway maple	Acer platanoides	Fair
72	2	Bush honeysuckle	Lonicera tatarica	Fair
73	4	Norway maple	Acer platanoides	Fair
74	1	Norway maple	Acer platanoides	Fair
75	5	Norway maple	Acer platanoides	Fair
76	4	Norway maple	Acer platanoides	Poor
77	2	Norway maple	Acer platanoides	Fair
78	5	Norway maple	Acer platanoides	Poor
79	1	Hackberry	Celtis occidentalis	Fair
80	1	Black locust	Robinia pseudoacacia	Poor
81	1	Hackberry	Celtis occidentalis	Poor
82	5	Norway maple	Acer platanoides	Fair
83	3	European privet	Ligustrum vulgare	Good
84	2	European privet	Ligustrum vulgare	Good
85	1	Bush honeysuckle	Lonicera tatarica	Good
86	1	Hackberry	Celtis occidentalis	Fair
87	2	Norway maple	Acer platanoides	Fair
88	7	Hackberry	Celtis occidentalis	Good
89	8	European privet	Ligustrum vulgare	Fair
90	6	Black cherry	Prunus serotina	Fair
91	1	Norway maple	Acer platanoides	Fair
92	6	European privet	Ligustrum vulgare	Fair
93	6	European privet	Ligustrum vulgare	Fair
94	5	European privet	Ligustrum vulgare	Fair
95	10	Hackberry	Celtis occidentalis	Good
96	5	Norway maple	Acer platanoides	Fair
97	7	Norway maple	Acer platanoides	Fair
98	4	Norway maple	Acer platanoides	Fair
99	4	Norway maple	Acer platanoides	Fair
100	5	Norway maple	Acer platanoides	Poor
101	4	Norway maple	Acer platanoides	Poor
102	3	Norway maple	Acer platanoides	Poor
103	3	Tree of Heaven	Ailanthus altissima	Fair
104	4	Tree of Heaven	Ailanthus altissima	Fair
105	3	Tree of Heaven	Ailanthus altissima	Fair
106	3	Tree of Heaven	Ailanthus altissima	Good
107	1	Tree of Heaven	Ailanthus altissima	Fair
108	2	Tree of Heaven	Ailanthus altissima	Fair
109	6	Tree of Heaven	Ailanthus altissima	Fair
110	2	Tree of Heaven	Ailanthus altissima	Fair
111	1	Tree of Heaven	Ailanthus altissima	Fair
112	1	Tree of Heaven	Ailanthus altissima	Good
113	4	Tree of Heaven	Ailanthus altissima	Fair
114	1	Black locust	Robinia pseudoacacia	Fair
115	8	European privet	Ligustrum vulgare	Fair

Historic Tree Table -24*				
Number	DBH	Common Name	Scientific Name	Condition
140	40	Red maple	Acer rubrum	Poor
141	41	Norway maple	Acer platanoides	Fair
142	20	River birch	Betula nigra	Poor
143	29	River birch	Betula nigra	Fair
211	20	Norway spruce	Picea abies	Good
212	30	American Elm	Ulmus americana	Poor
213	37	Norway maple	Acer platanoides	Poor
214	23	Black locust	Robinia pseudoacacia	Poor
215	34	Norway maple	Acer platanoides	Fair

- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- LIMITS OF TREE SURVEY
- IDENTIFIED TREE
- IDENTIFIED TREES ARE OF 1" CALIPER OR GREATER



REVISION	DATE	REVISION	DATE	REVISION	DATE	DEVELOPER/APPLICANT: PULTE HOMES 10600 ARROWHEAD DRIVE, SUITE 225 FAIRFAX, VA 22030 ATTN: DAVID DEMARCO	CREEKSIDE AT CABIN BRANCH PARCEL 222, L 29581 F 499, PARCEL 900, L 29581 F 499 PARCEL 800, L 29581 F 508, & PARCEL 900, L 29581 F 544 ELECTION DISTRICT No. 2 MONTGOMERY COUNTY, MARYLAND	RODGERS CONSULTING 19807 Century Boulevard, Suite 350, Germantown, Maryland 20874 Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com	DATE: _____ BY: _____ DESIGNED: _____ DRAWN: _____ CHECKED: _____ APPROVED: _____ RELEASE FOR: _____	SCALE: 1" = 10' JOB NO: 0377AB8 DATE: DEC. 2020 SHEET No. 24
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HISTORIC AREA WORK PERMIT STATEMENT OF JUSTIFICATION

The subject property is known as the Cephas Summers House (Master Plan Site No. 13/25), located at 22200 Clarksburg Road in the Boyds area of Montgomery County. The subject request is based on preliminary consultations before the Historic Preservation Commission on May 27, July 15 and October 28, 2020. In those preliminary consultations, the property owner presented a detailed Conditions Assessment Report of the house, prepared by SAA Architects (attached as Exhibit A) documenting the abandonment of the house by a former owner more than 40 years ago, and its excessive deterioration over those decades. Applicant also presented an engineering report by Morris & Ritchie Associates, Inc., (attached to the Conditions Assessment Report) documenting the extensive deterioration of the building and its unsound structural condition after years of exposure to moisture, fungus, infestation and weather conditions, concluding that the building could not be retained. Together, these reports demonstrated how the home's original crude construction, with the house basically resting directly on the ground led to this deterioration over the decades since it was abandoned.

The HPC concluded that, while regrettable, the demolition of the house is inevitable due to the resulting deterioration. Initially, the HPC recommended demolition subject to a financial contribution to use for general historic preservation purposes. Subsequently, Applicant worked with HPC staff in determining that a better solution would be the total reconstruction of the house, with appropriate modifications to enable it to function as a home in current times for a family that would be able to care for the building and make it a productive component of the County's housing supply, while continue to recognize the history of the site. In order to enable accomplishment of this objective, on October 28, 2020 the HPC approved a reduction in the environmental setting to 10.21 acres subject to certain conditions specified in the HPC letter to

the chairman of the Montgomery County Planning Board on October 29, 2020 (attached as Exhibit B).

This application seeks approval to implement the HPC determination as well as the related approvals of the Montgomery County Planning Board for nearby development. The comprehensive rehabilitation will include demolition of the remains of the existing structure, and construction of a new home on the same site reflecting the architecture and design of the former house. As demonstrated in the attached plans, the (Exhibit C) the architecture will feature the same general front elevation including the original porch, and will incorporate windows, roofline and other features consistent with the original house. At the same time, it will include a completely new foundation to support that building, along with a basement and additional space attached to the side and rear of the house to make it functional in today's world.

The replacement house will be located on a 10.21 acre parcel, separate from the neighboring "Creeside at Cabin Branch" community being constructed just to the north. It will border parkland and will have sufficient area to support a rural lifestyle with the benefits of nearby suburban resources. The original house had various outbuildings on the site which collapsed many years ago. Applicant plans to construct a freestanding garage in the rear side yard of the new building, mimicking the former use of the site and allowing sufficient space for the new owner's car or cars as well as other equipment and materials typically required on a rural property. Pursuant to Section 24A-8 of the Montgomery County Code, this proposal is necessary in order that the unsafe and uninhabitable conditions of the existing house are remedied and is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship. In balancing the interests of the public in preserving what remains of the historic resource, with the interests of the public from use and benefit of the

alternative proposal, the general public welfare is better served by granting this permit. The replacement house will provide the public with a general understanding of the history of this property, while also enabling it to be used for housing.

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
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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 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

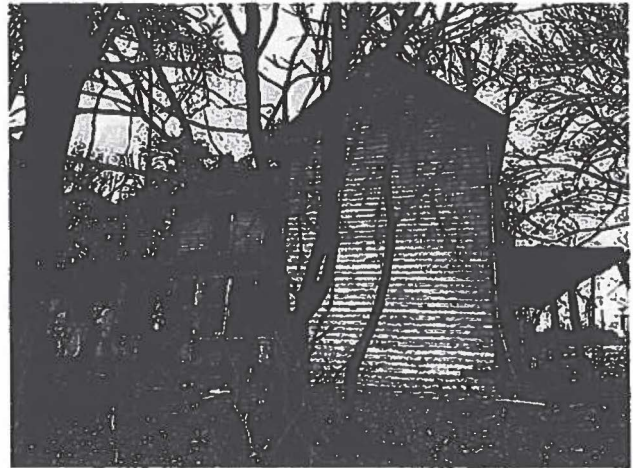


Fig. 6: South Side. 2020-01-02

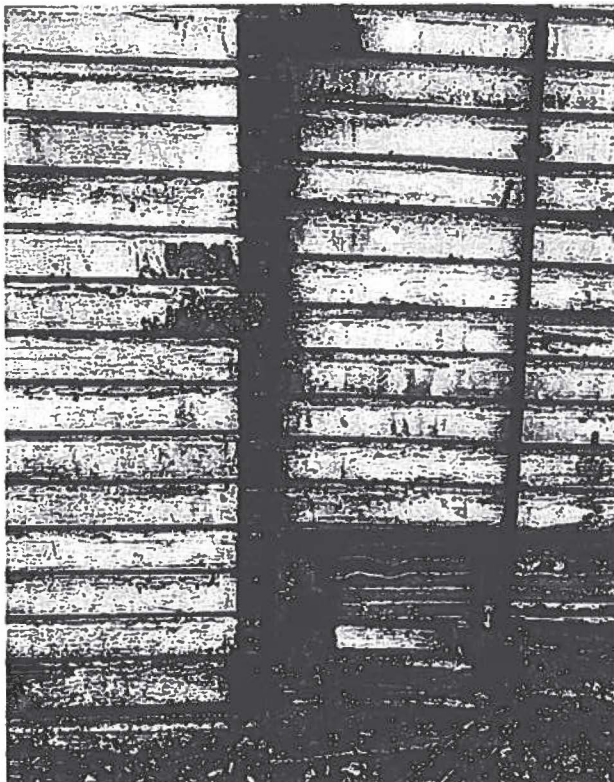


Fig. 7: Closeup showing differences in siding between Main House and Rear L. Notice foundation and sill plate deterioration. 2020-01-02

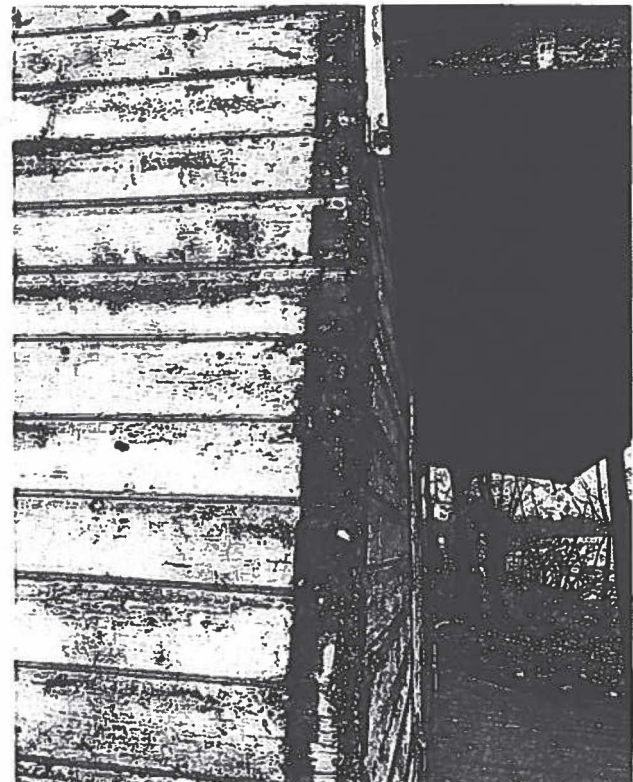


Fig. 8: Typical corner detail throughout showing paint line from removed corner board, insect and fungal damage. 2020-01-02



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

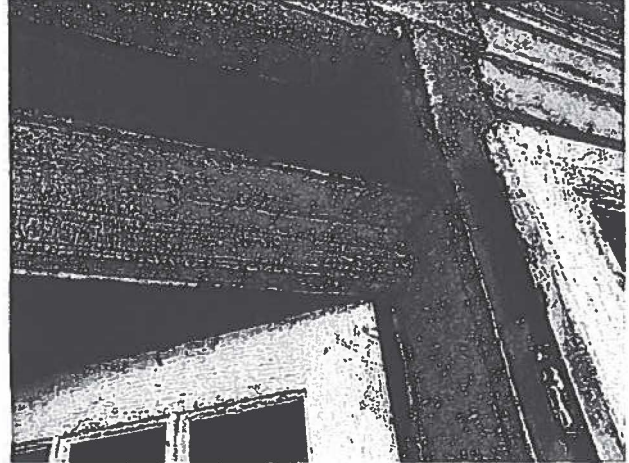


Fig. 10: Front door transom bar (Door head matches adjacent windows.) 2020-01-02

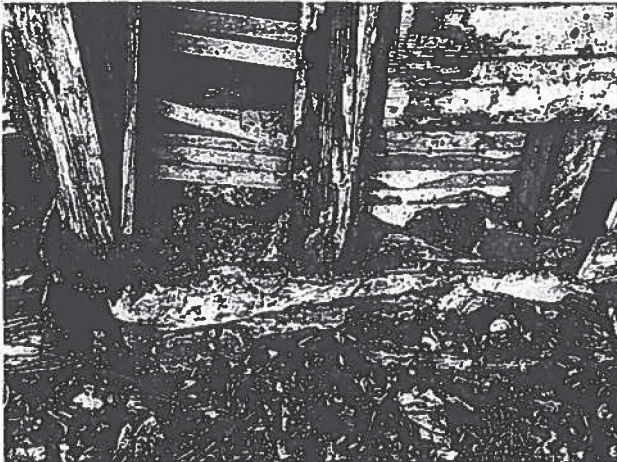


Fig. 11: Looking into opening at north west corner showing deteriorated/non-existent sill plate (front wall sill plate and front porch on left), studs, joists, joists laid directly on earth. 2020-01-02



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

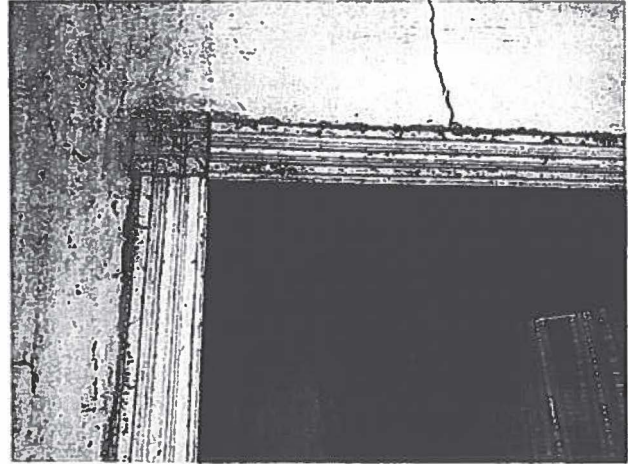


Fig. 14: Typical interior, first floor window and door casing.
2020-01-02



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

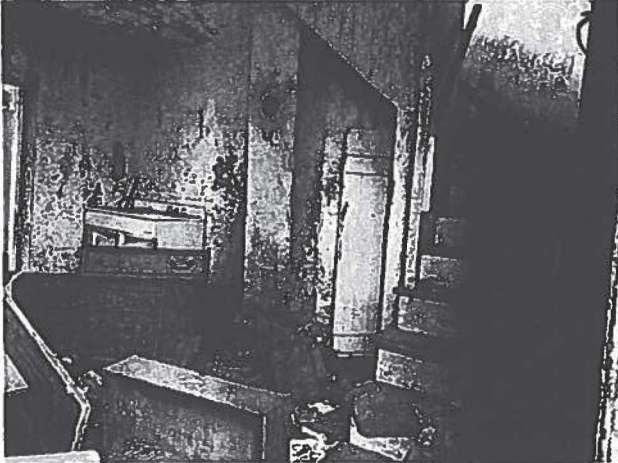


Fig 17: East Room in Rear L, looking southeast, showing rear stair in northeast corner. 2020-01-02

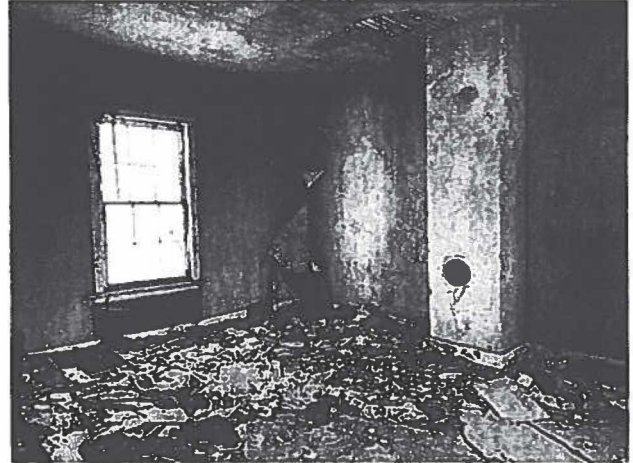


Figure 18: Upper South Room, looking southwest from doorway. 2020-01-02

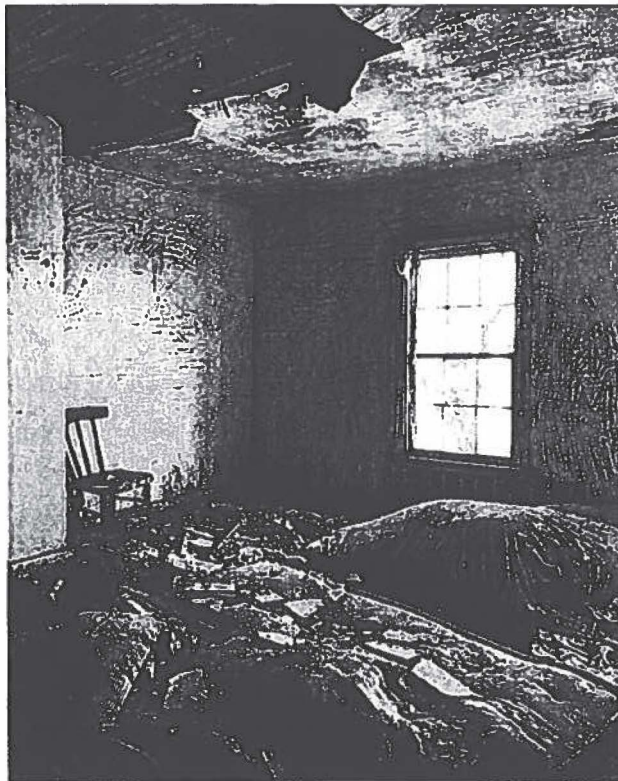


Figure 19: Upper North Room, looking northwest from doorway. 2020-01-02



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

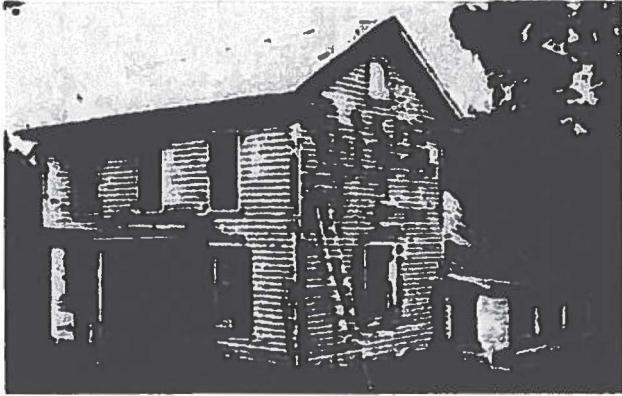


Figure 21: Moneysworth Farmhouse, West (front) and East sides.
(MD Historical Trust 'Inventory From For State Historic Sites Survey,' Bill Lebovitch, September, 1996.)

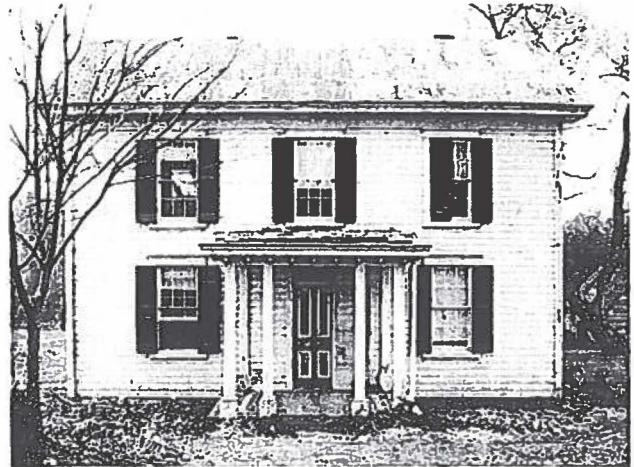


Figure 22: Moneysworth Farmhouse, West (front) side.
Montgomery County Office of Historic Preservation Photo
Archives: PA12-13_13-14_NO ADDR_Moneysworth Farm Off
Route 121 at 220 Clarksburg, East (Main)
Elevation_3-15-86_img780)

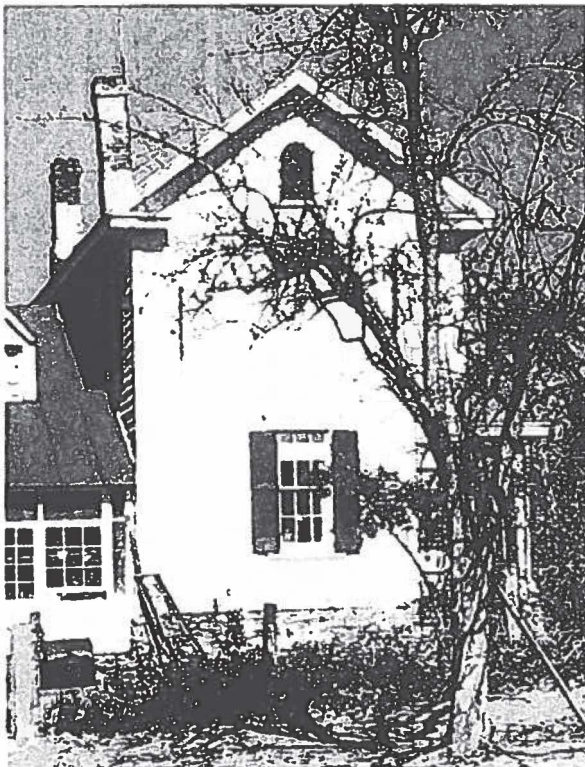


Figure 23: Moneysworth Farmhouse, South side. (from the
Montgomery County Office of Historic Preservation Photo
Archives: PA12-13_13-14_NO ADDR_Rt 270 Clarksburg, Front &
Rear (Led) Section_NO DATE_img748)

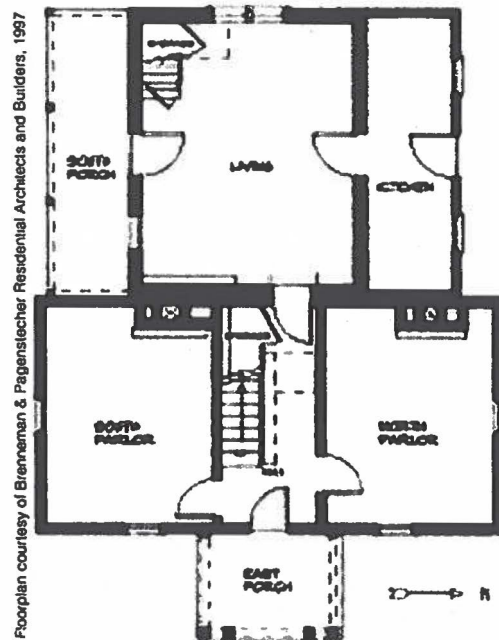
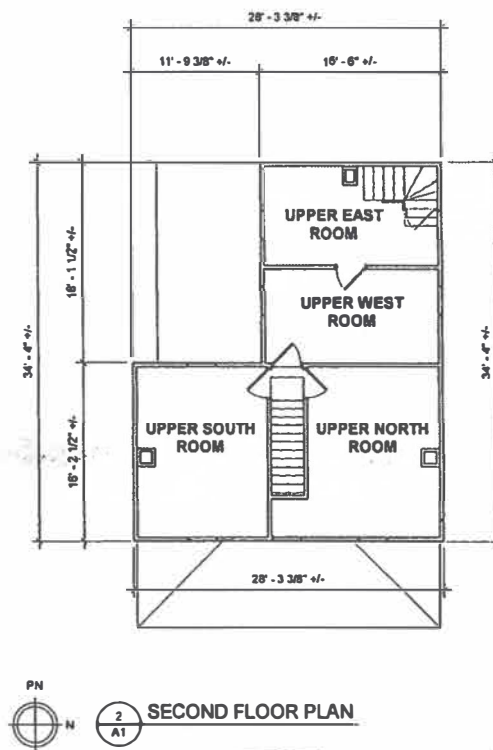
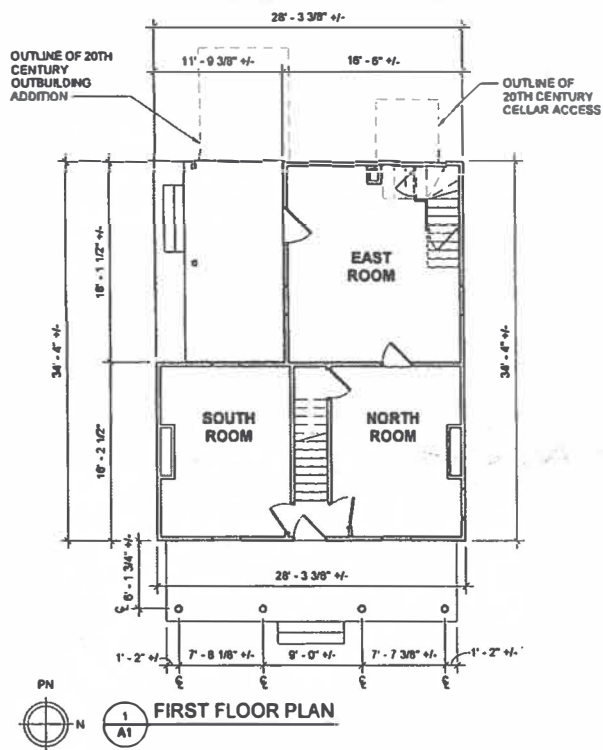


Figure 24: Moneysworth Farmhouse, First Floor Plan; from Kelly,
Clare Lise: "Places from the Past...", p. 57.

APPENDIX B: HISTORIC PLANS & ELEVATIONS

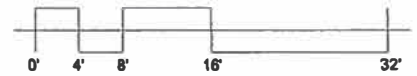
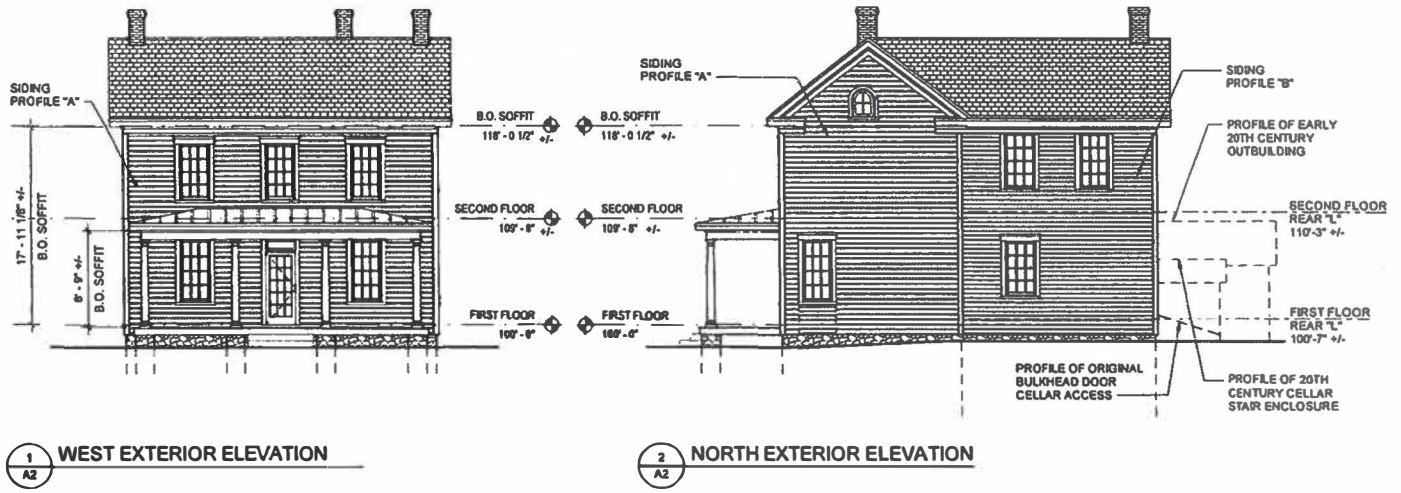


04/13/2020

Cephas-Summers House
Immediately South of
22216 Clarkburg Road

HISTORIC FLOOR PLANS

SMarchitects
© 2020, SMarchitects, Inc.

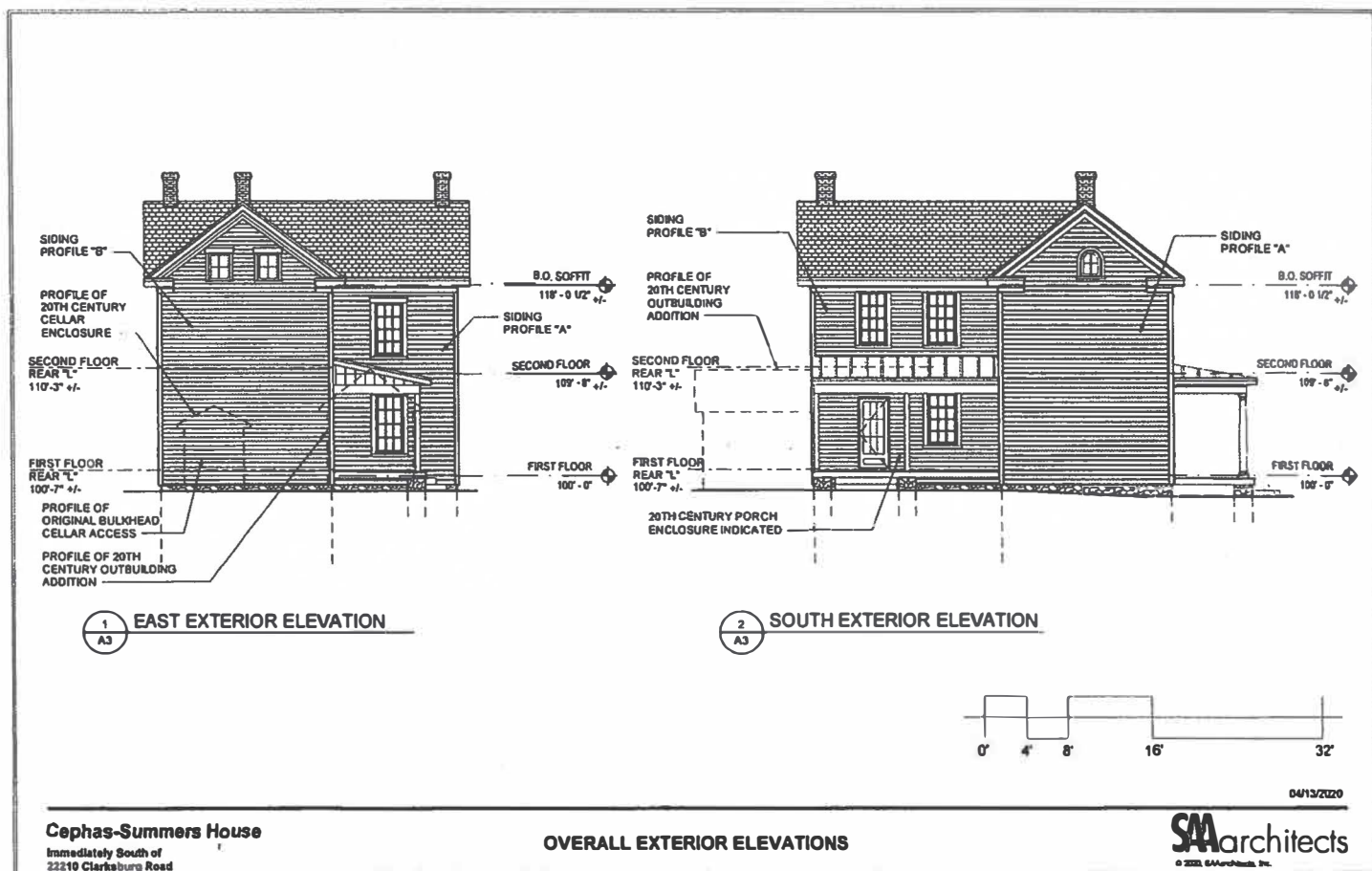


04/13/2020

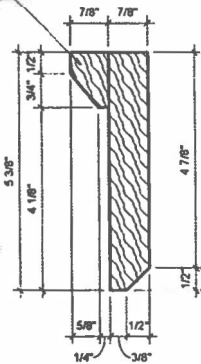
Cephas-Summers House
 Immediately South of
 22310 Clarkburg Road

OVERALL EXTERIOR ELEVATIONS

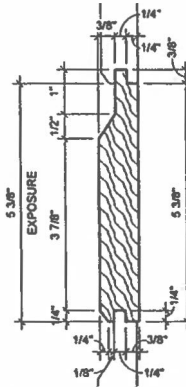
SMAarchitects
 © 2020, SMArchitects, Inc.



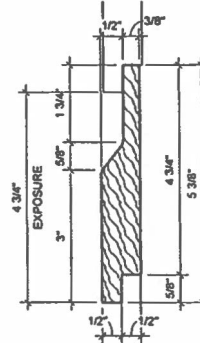
TYP. BEVEL
CROWN & BED
MOLDING



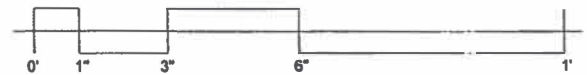
1 FRIEZE DETAIL
A4



2 SIDING PROFILE "A"
A4



3 SIDING PROFILE "B"
A4



04/13/2020

Cephas-Summers House
Immediately South of
22210 Clarksburg Road

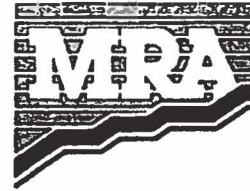
DETAILS

SMA architects
© 2020 SMA architects, Inc.

**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

Arlington, 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

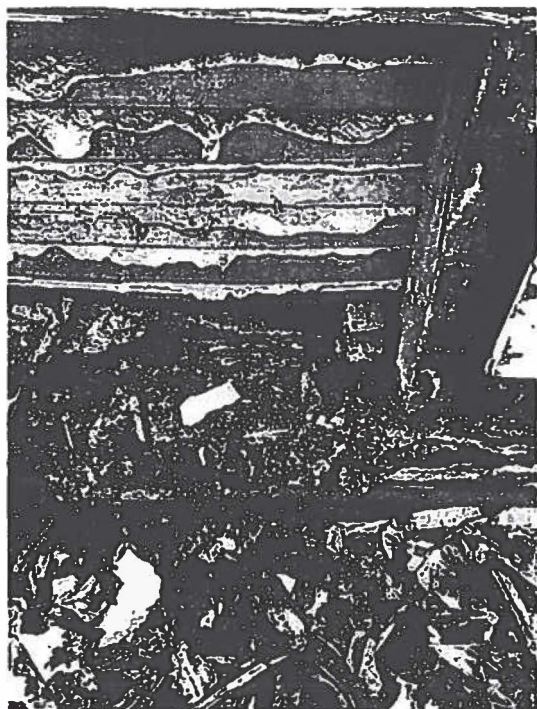


Photo 2 N wall original dwelling/rear addition



Photo 4 Front of original dwelling

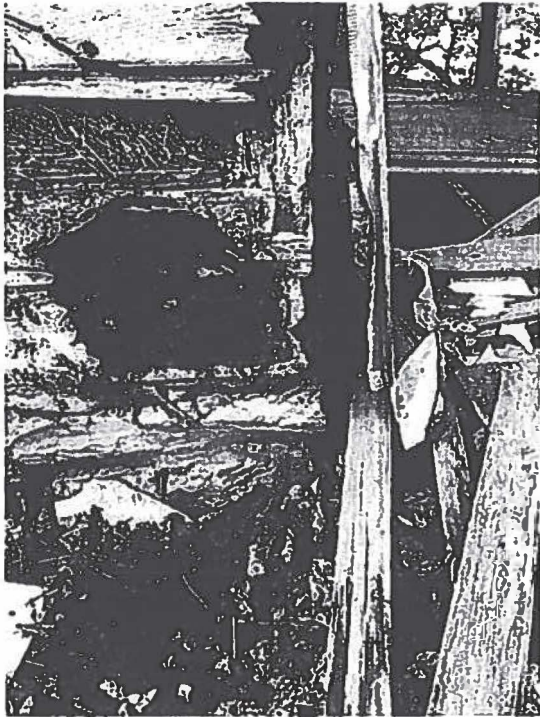


Photo 5: SE corner original dwelling

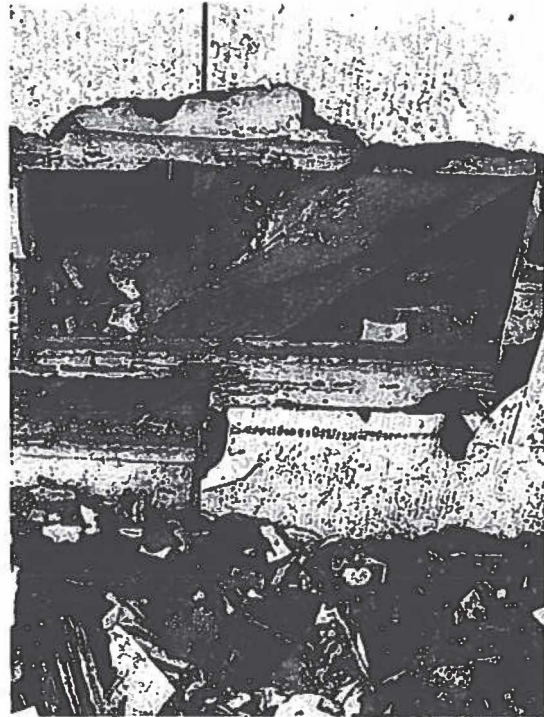


Photo 7: S wall rear addition

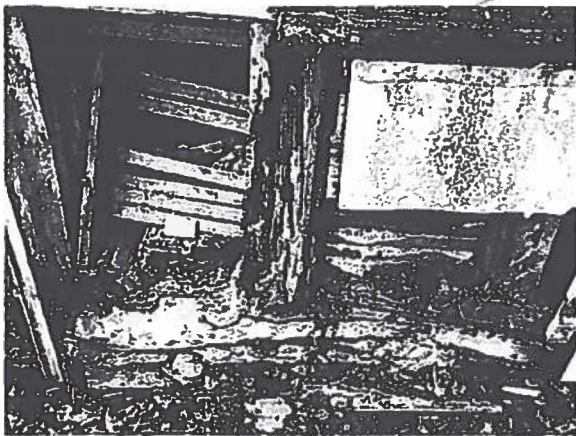


Photo 6 N wall original dwelling

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.





HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

October 29, 2020

Mr. Casey Anderson
Chair, Montgomery County Planning Board
2425 Reedie Drive, 13th Floor
Wheaton, Maryland 20902

**RE: 22200 Clarksburg Road, Boyds (Master Plan Site #13/25, Cephass Summers House);
Reduction of the Environmental Setting Associated with the Pending Preliminary Plan of
Subdivision (Plan Number: 120200050)**

Dear Chairman Anderson and Members of the Planning Board:

On October 28th, the Historic Preservation Commission (HPC) heard a preliminary consultation regarding the reduction of the environmental setting of 22200 Clarksburg Road, Boyds, a historically designated Master Plan Site known as the Cephass Summers House. The HPC supports a recommendation to the Planning Board that the environmental setting be reduced from 66.42 acres to 10.21 acres as part of the Preliminary Plan of Subdivision for the property (Plan Number: 120200050). This recommendation was undertaken at the request of the property owner. It includes the following conditions:

- 1) The Historic Area Work Permit (HAWP) for the comprehensive rehabilitation of the Cephass Summers House, including any new construction or additions as required, must be approved by the HPC prior to the Planning Board's approval of the Site Plan for the first phase of the development; and,
- 2) The building permit associated with said HAWP shall be filed with the Department of Permitting Services prior to the acceptance of any land disturbance permits associated with the new construction approved by the Site Plan.





HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

With the stipulated conditions, the proposed reduction of the environmental setting conforms with the intent and purpose of the *Ten Mile Creek Area Limited Amendment*. Further, the creation of the 10.21-acre lot and subsequent plans to completely rehabilitate the historic Cephas Summers House conforms with the purpose and goals of the Master Plan for Historic Preservation. The HPC makes this recommendation pursuant to its designated Powers and Duties under Chapter 24A-5 (j).

Very Sincerely,

Sandra I. Heiler, Chairman
Historic Preservation Commission

cc. HPC Members





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/22/2020

Application No: 937125
AP Type: HISTORIC
Customer No: 1356861

Comments

Please share the project folder and any related emails with Orange@rodgers.com

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 22200 Clarksburg RD
Boys, MD 20841

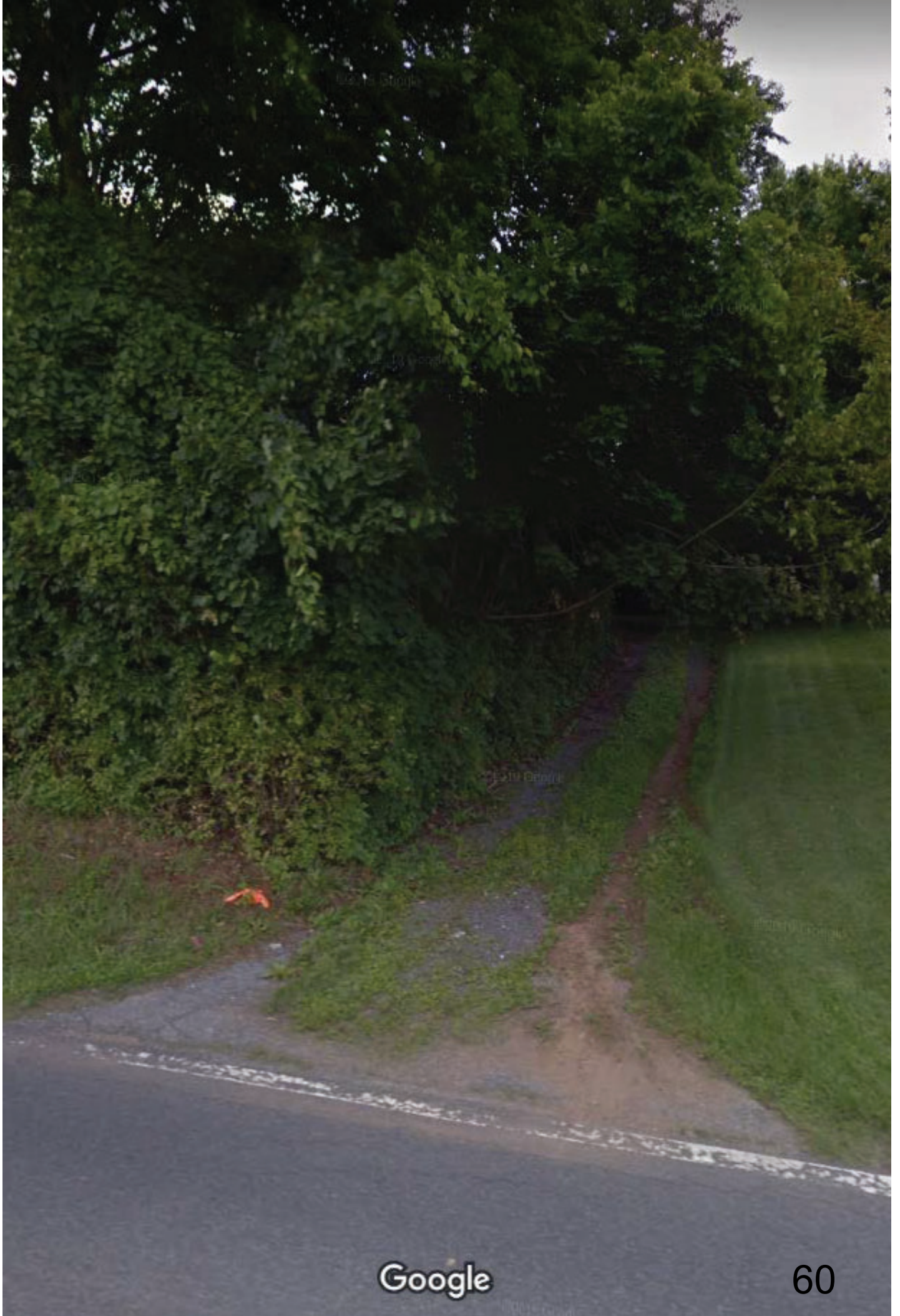
Homeowner Pulte Homes

Othercontact Rentfro (Primary)

Historic Area Work Permit Details

Work Type DEMO

Scope of Work The structure will be completely demolished and replaced with a new building as part of the Creekside at Cabin Branch development project.



features | Fri 8:34p | mode: cool

Touch-It-Go[®]

manual

hold

back

room temp

74°

COOL TO

80

↑

↓

i

menu

bryant



















