

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27130 Ridge Road, Damascus	Meeting Date:	3/23/2022
Resource:	Master Plan Site #11/01 (<i>Perry Watkins House</i>)	Report Date:	3/16/2022
Applicant:	Brian Stone	Public Notice:	3/9/2022
		Tax Credit:	Yes
Review:	HAWP	Staff:	Michael Kyne

Permit Number: 985218

PROPOSAL: Construction of new bank barn

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #11/01, *Perry Watkins House*
STYLE: Log/Greek Revival Influences
DATE: c. 1807-1848, 20th Century

Excerpt from *Damascus-Goshen Historic Resources Master Plan Amendment*:

The Perry Watkins House is a rare example of a freestanding log dwelling that was once commonplace in upper Montgomery County. By the late 1700s, settlers in the Damascus area established tobacco farms. Frederick, established 1748, was the major community in the area. Some early houses were constructed along prominent ridgelines, while others faced key waterways. In the late 1700s and early 1800s, most dwellings were simple one- or two-room structures often built of log. Ridge Road was a principal market route established in 1774 for travel from Frederick to Annapolis.

This one and a half story log structure was built in two sections, with two rooms on each floor. The house was built by c1848 for Jeremiah Watkins, with the earlier section possibly built about 1807. Greek Revival influence is seen in the north mantel and in wide cornerboards. A box staircase stands in the southwest corner of the north room. In the 20th century, a frame kitchen wing was built on the back of the house. The house is the earliest known residence of the Watkins family, who were prominent in the Damascus area.



Fig. 1: Subject property, with approximate barn location marked by the blue star.

PROPOSAL:

The applicant proposes construction of new bank barn at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Damascus-Goshen Historic Resources Master Plan Amendment (Amendment)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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.

Damascus-Goshen Historic Resources Master Plan Amendment

The *Amendment* includes the following statement regarding the *Perry Watkins House*:

ENVIRONMENTAL SETTING: 50 acres, parcel P400.

This setting may be reduced at the time of subdivision and must include the log dwelling house, the corn crib, smokehouse, and bank barn foundations, plus sufficient buffering land to distinguish the historic structures and setting from new construction. Through the Woodfield Road Extended project, the right of way is adjusted to exclude the historic house. The environmental setting does not include the master planned right-of-way north and south of the historic house. A stormwater management pond is planned directly north of the bank barn foundation.

Secretary of the Interior's Standards for Rehabilitation:

- 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.
- 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.

STAFF DISCUSSION:

The Perry Watkins House is a 1807-1848 log structure with 20th Century rear kitchen addition. There are several extant contributing structures, including the log house, corn crib, smokehouse, and foundations of a bank barn, which was previously destroyed by fire (see foundations location and previous barn photograph in *Figs. 2 & 3* below). The applicant proposes to construct a new bank barn on the existing foundations, using salvaged materials from a bank barn in Frederick County, which is similar to the original (*Figs. 4 & 5*). The proposed bank barn will be the same size as the original bank barn, and it will have the same orientation to the public right-of-way, with a large, centered sliding door facing Ridge Road.

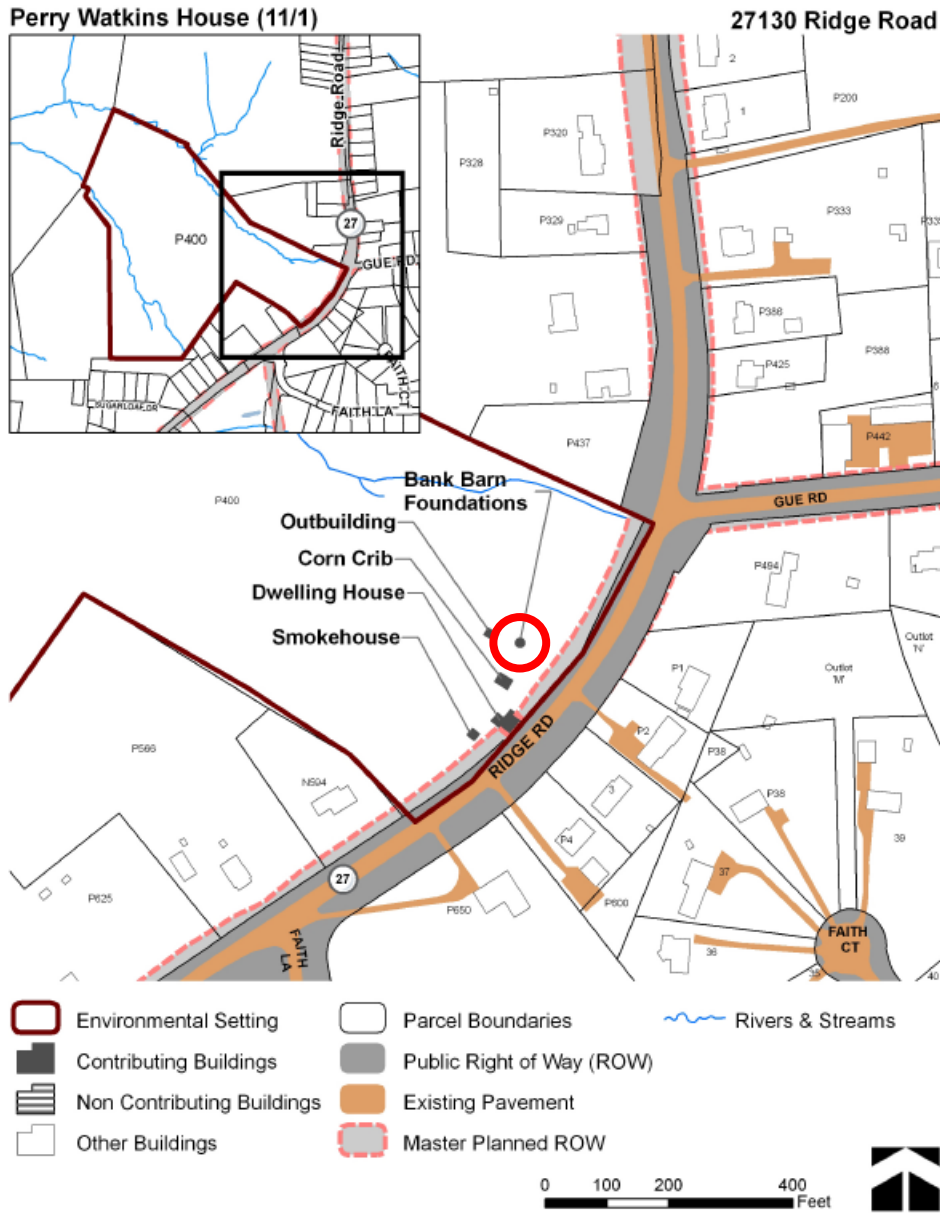


Fig. 2: Site map, with bank barn location emphasized by the red circle.



Fig. 3: Previous bank barn at the subject property, as it appeared in 1989.



Fig. 4: Frederick County bank barn to be salvaged for the proposed construction (outbuildings and corn crib not to be included).



Fig. 5: Interior framing of the Frederick County bank barn to be salvaged for the proposed new construction.

Staff is fully supportive of the applicant's proposal. The proposed new bank barn is entirely compatible with the agricultural character of the subject property, and it will restore a missing contributing structure that was previously destroyed by fire. The new bank barn will be constructed on the surviving bank barn foundations, using salvaged materials from a similar bank barn in Frederick County, and the materials, size, and design will be consistent with the original bank barn at the subject property. Staff finds that the proposal will not alter or remove character-defining features and/or materials of the subject property, in accordance with *Standards #2 and #9*.

Staff notes that the proposed work is eligible for the County's Historic Preservation Tax Credit.

After full and fair consideration of the applicant's submission, staff finds the proposal consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found it consistent with the *Damascus-Goshen*

Historic Resources Master Plan Amendment and the *Secretary of the Interior's Standards for Rehabilitation #2* and *#9*, as outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of the *Amendment* and Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2* and *#9*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

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

APPLICANT:

Name: Brian Stone
Address: 27300 Clarksburg Road
Daytime Phone: 301-253-1306

E-mail: brianfxstone@gmail.com
City: Damascus Zip: 20872
Tax Account No.: 12-00937213

AGENT/CONTACT (if applicable):

Name: na
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 11/01

Is the Property Located within an Historic District? Yes/District Name Perry Watkins House
No/Individual Site Name _____

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.

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.

Building Number: 27130 Street: Ridge Road
Town/City: Damascus Nearest Cross Street: Gue Road
Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

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

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.

Brian F. Stone

03/02/22

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
27300 Clarksburg Road
Damascus, MD 20872

Owner's Agent's mailing address
na

Adjacent and confronting Property Owners mailing addresses

MNCPPC owns two sides of the property

State of Maryland (storm water mngt) owns one side of property

Juan Casalvalero
27210 Ridge Road
Damascus, MD

Yessica Reyes
27129 Ridge Road
Damascus, MD

Leonardo Rivera
27131 Ridge Road
Damascus, MD

27110 Ridge Road, Damascus, MD 20872
27100 Ridge Road
27020 Ridge Road
27016 Ridge Road

11004 Cross Laurel Drive
Germantown, MD 20876

27137 Ridge Road
27133 Ridge Road

8805 Sugarloaf Drive
Damascus, MD 20872

27127 Ridge Road
27115 Ridge Road

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

The Perry Watkins House sits on a 2 acre property with outbuildings including, corn crib, hen house, woodshed, toolshed, and the foundation and remains of a bank barn. The 2 acres was cut from the more than 400 acres that had been used as farmland. The house, corn crib, and woodshed, have been recently restored (ongoing process).

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

I would like to restore the bank barn that had been severely damaged from the result of a fire (arson). The barn will be in the same location and size as the original. The materials I will be using are from a bank barn of the same era as the burnt one.

Work Item 1: Bank barn	
Description of Current Condition: Stone foundation, with mixed debre from burnt material.	Proposed Work: Using material from salvaged bank barn from the same era, restore the barn on Ridge Road.
Work Item 2:	
Description of Current Condition:	Proposed Work:
Work Item 3:	
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	*	*	*	*	*		*



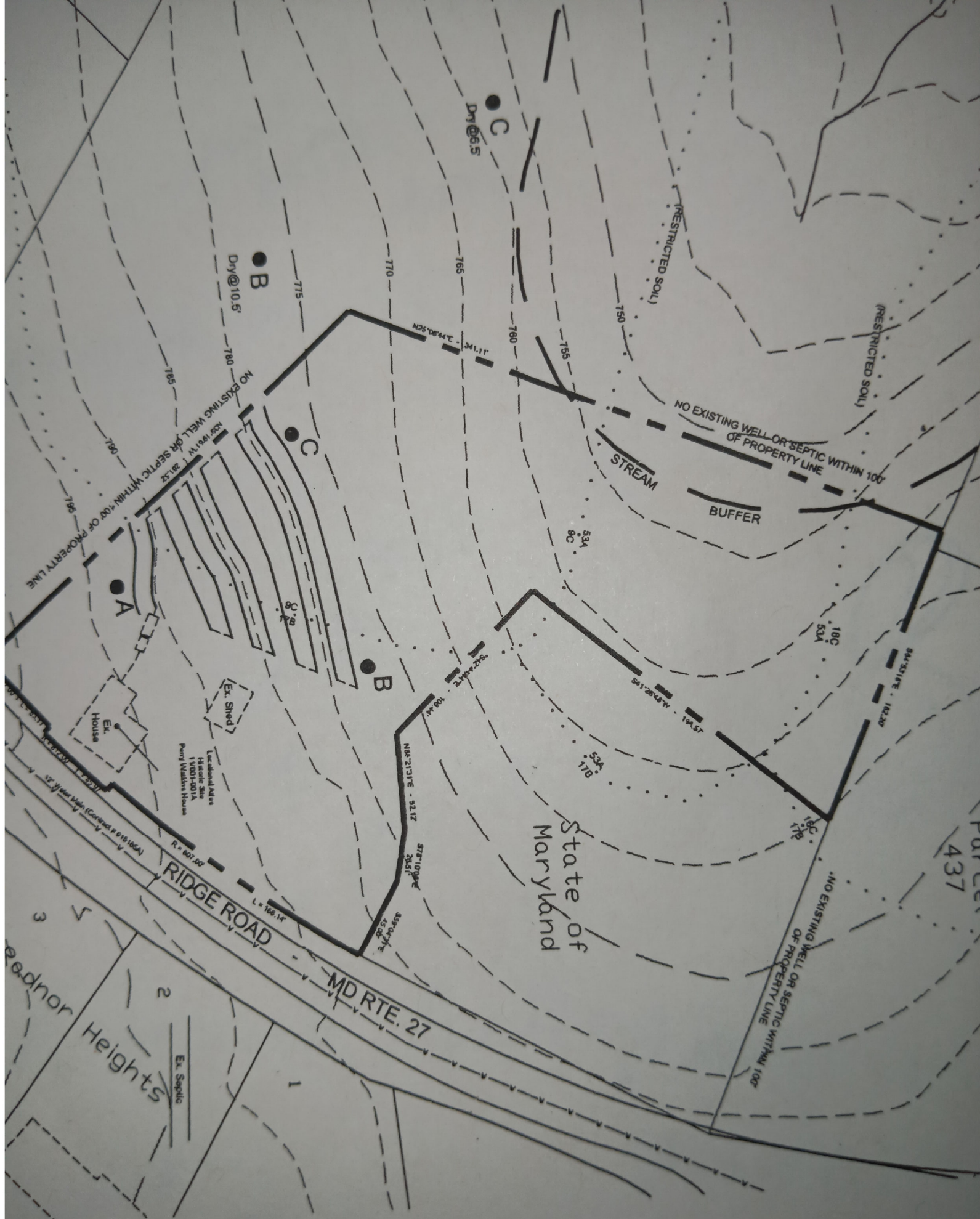














LEGEND

- #1 Dwelling House
- #2 Smokehouse (aka "Springhouse")
- #3 Corn Crib
- #4 Outbuilding (aka "Chicken Coop")
- #5 Additional Outbuilding
- #6 Bank Barn Foundation

1 inch =