

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

<b>Address:</b>	11650 Snowden Pkwy., Germantown Formerly 22022 Ridge Rd.	<b>Meeting Date:</b>	6/26/2024
<b>Resource:</b>	Master Plan Site #13/19 <i>Howes Farm</i>	<b>Report Date:</b>	6/18/2024
<b>Applicant:</b>	NECC	<b>Public Notice:</b>	6/12/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit Number:</b>	1071724	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Construction of podiums and associated hardscape alterations		

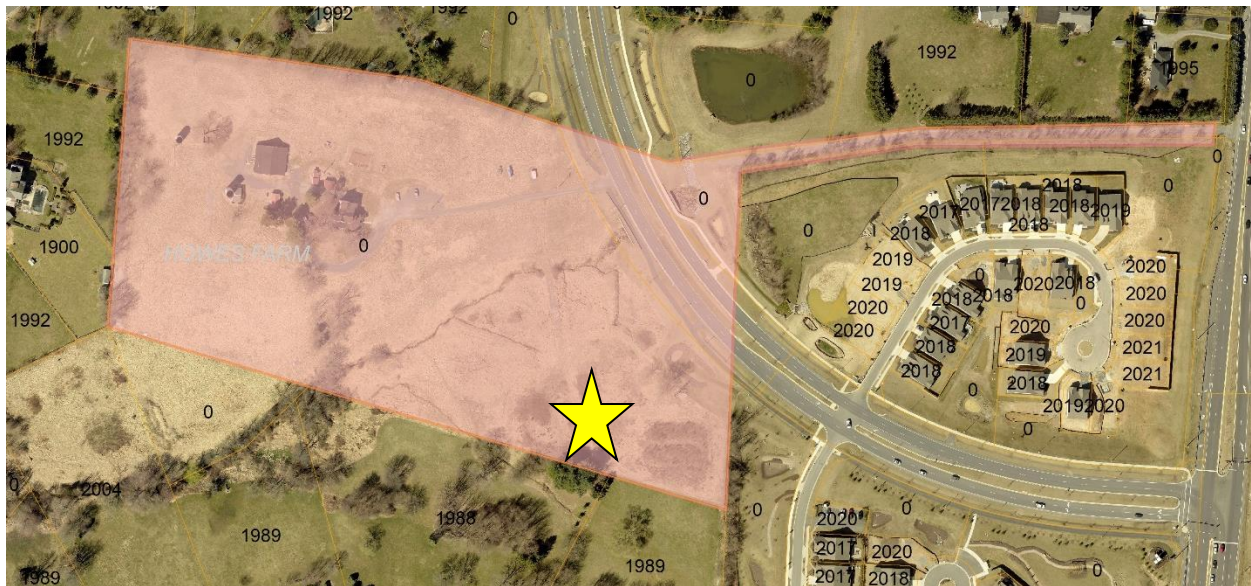
**STAFF RECOMMENDATION**

Staff recommends the Historic Preservation Commission **approve with one condition** the HAWP application:

1. Approval of this HAWP does not extend to any hardscaping or lighting on the remainder of the property. The applicant should work with Staff to identify an appropriate material and fixtures and return for a subsequent HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site#13/19 (*Howes Farm*)  
**STYLE:** Vernacular  
**DATE:** c.1884 and 1920-30s



*Figure 1: Designated Master Plan Site - Howes Farm.*

*From Places from the Past:*

“The Howes House retains its late 19th-early 20th century appearance and setting, and the farm includes many of its original outbuildings. Between 1884-1892, Eliza and James Robert Howes built the ell-shaped, frame house. The traditional main block is one-room deep with a center cross gable and center-hall plan. Dominating the hallway is a striking curved wooden staircase, which Howes ordered from Philadelphia. Rough timbers for the house were sawn from trees on the farm. One of nine children of Eliza and James, Joseph G. Howes acquired the farm in 1917 and made several improvements over the next decade. In the early 1920s, Joseph enlarged the house with a wraparound porch. He installed indoor plumbing in 1919 and electricity in 1928 and covered the house in pebble-dash stucco. The farmstead has several notable outbuildings: a double corncrib with attached machine shed, concrete block milk house, pump house, combined smokehouse/workers house, 2 silos and feed room, and water tank house. A bank barn (late 1800s) and dairy barn (1930s) were destroyed by fire. The property remained in the Howes family until the early 1970s.”

*Master Plan for Historic Preservation Amendment – 13/19 Howes Farm – July 1994*

The Howes Farm meets the following criteria for Master Plan Designation: 1A, as an excellent example of a late 19<sup>th</sup>-early 20<sup>th</sup>-century family farm in the Clarksburg area; 1D, exemplifying the cultural, economic, and social heritage of agriculture and dairy farming in Montgomery County; 2A, embodying the distinct characteristics of a high-style Gothic Revival farmhouse with metal roof, narrow 2-over-2 shuttered windows, second-story bay window, and 20<sup>th</sup>-century rear wing, stuccoed siding, and wrap-around porch; and 2E, as an established and familiar feature in the community once dominated by family farms.

The Howes Farm was built in 1884 by James Robert Howes, who purchased the land from Sara D. Sellman. In the 1920s, the house was enlarged and stuccoed by their son, Joseph G. Howes, adding the wrap-around porch, modern utilities, and changing the drive from Brink Road to Ridge Road. The house retains its late 19<sup>th</sup> century integrity and many fine details, including the curved mahogany staircase ordered from Philadelphia.

The Howes Farm was formerly referred to in the Locational Atlas as the Elizabeth Waters Farm. However, research has not shown any connection of this property to the Waters family who lived nearby. The Howes family, long-time Clarksburg residents, were active members of the County Dairy Association, farming the 124-acre farm for over 90 years over three generations.

Several outbuildings remain from the period, including a hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house/handyman shelter, silo, and feed room. A dairy barn (1930) and bank barn (1880s) burned in the late 1970s. The environmental setting is the entire 16.75 -acre parcel, including the outbuildings and long drive from Ridge Road. [add the sentence here about the specific structures that were approved for demolition]

**BACKGROUND**

On January 24, 2024, the HPC held a Preliminary Consultation on the construction on the proposed podiums.<sup>1</sup> The commissioners concurred with the Staff finding that the proposed statue podiums would only have a minimal impact on the character of the historic site and that the materials are appropriate. The HPC asked the applicant to provide additional information regarding illumination, details for related hardscaping, and landscape plans for the area surrounding the statues with the HAWP submission.

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<sup>1</sup> The Staff Report for the January 24, 2024 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/01/II.A-11650-Snowden-Farm-Parkway-Germantown.pdf> and the recording of the hearing is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=14fe8191-bbb2-11ee-8fe8-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=14fe8191-bbb2-11ee-8fe8-0050569183fa).

**PROPOSAL**

The applicant proposes to construct two concrete podiums for statues on the site.

**APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*.

Rehabilitation is defined 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.

***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.

***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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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**

Between 1884 and 1892 Eliza and James Robert Howes built the L-shaped house. Eliza and James' son, Joseph G. Howes, modified the house in the 1910s including constructing the wrap-around porch and adding the stucco finish to the exterior. The house retains its appearance from this period of modification.

On January 24, 2024, the HPC held a Preliminary Consultation to discuss the appropriateness of installing concrete bases to the west of the historic house. The HPC was supportive of the proposal finding the size, materials, and placement of the statues were appropriate and consistent with their feedback from the June 28, 2021 Preliminary Consultation. The applicant revised the original designs and returns for a HAWP.

#### **Statuary Podiums**

Behind the farmhouse (to the west of the house), towards the rear of the property, the applicant proposes to construct two concrete podiums that will elevate large statues. One of the proposed podiums measures 50' × 50' (fifty feet square); the other podium measures 43' 4 ½" × 43' 4 ½" (forty-three feet, four and one-half inches square). The podiums are approximately 10' (ten feet) tall and will have statues above; increasing the total height to 18' (eighteen feet).<sup>2</sup> The podiums are to be constructed out of concrete with selected areas of face brick. Each podium will have a ramp in one corner with a metal railing.

The podium for the Budha statute podium appears to be about 50' (fifty feet) from a historic silo and more than 100' (one hundred feet) from the existing barn. The Shiva statute podium will be located approximately 100' (one hundred feet) from the existing dairy barn and approximately 200' (two hundred feet) from the historic house.

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<sup>2</sup> The two statues are for Lord Shiva and Budha and represent the most common religions in Nepal (Hindu and Buddhism). The statues are currently on temporary bases at the historic site. Staff notes that as religious iconography, the HPC does not have the authority to review the content of the statues, but may place limits on the size, location, and material of the statues to ensure they will not detract from the character of the Master Plan Site.

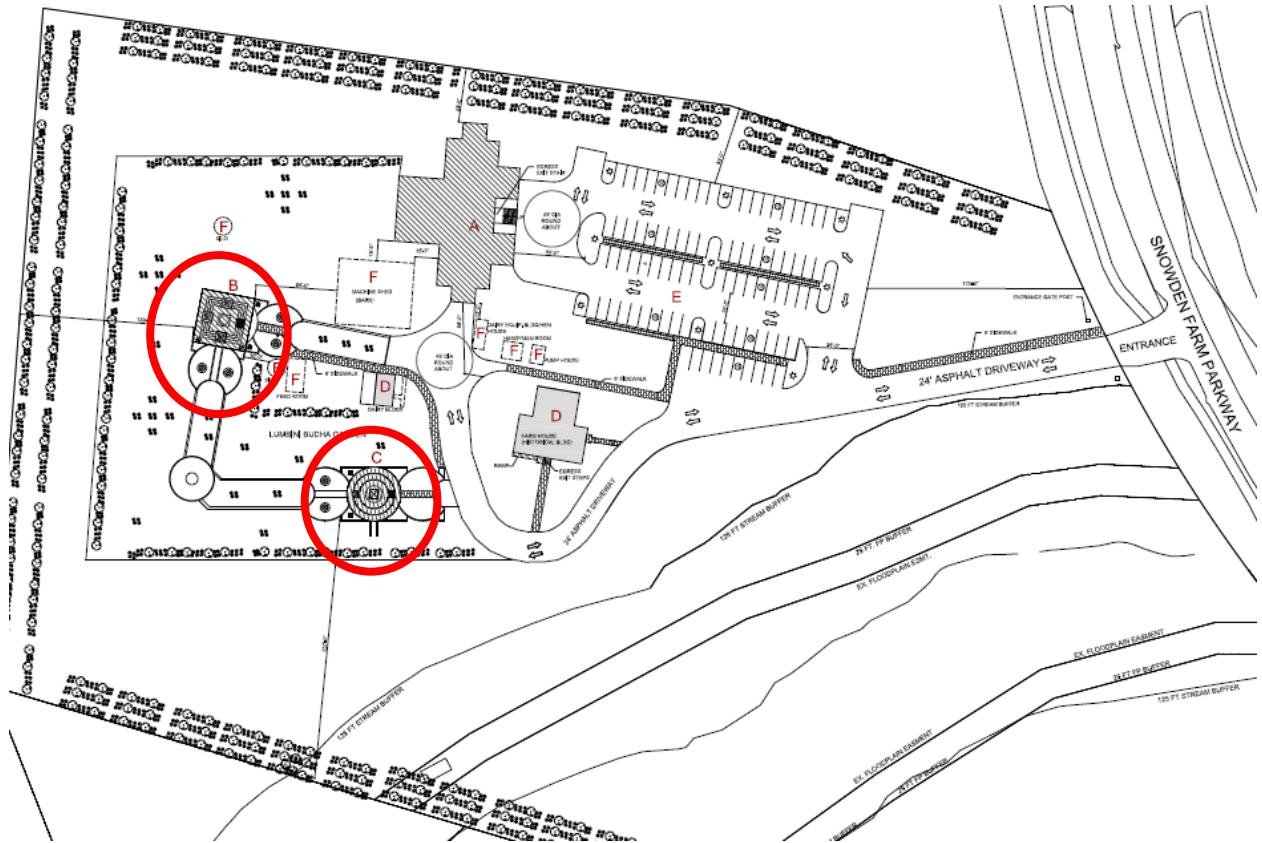


Figure 2: June 2021 concept site plan with statues labeled as 'B' and 'C.'

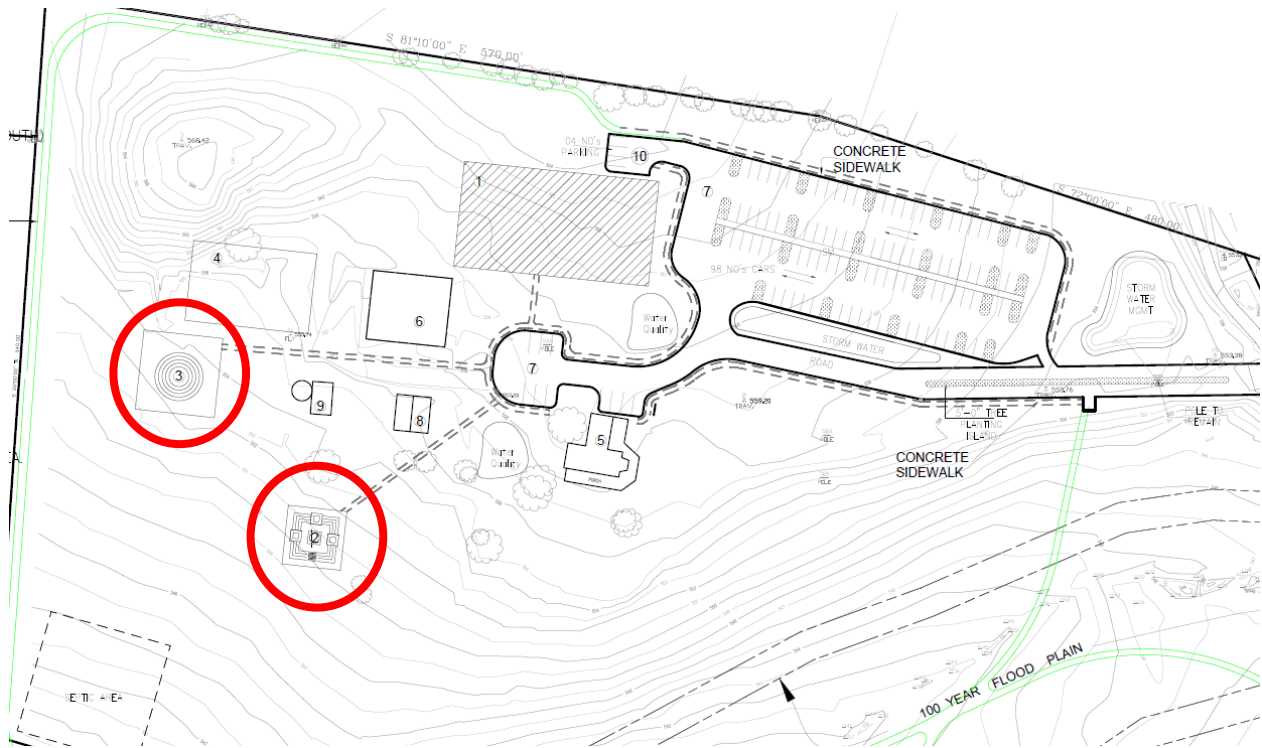


Figure 3: Current site plan showing the proposed location of the proposed podiums.

The submitted site plan shows a sidewalk will connect the statue bases to unapproved parking. No material specification is identified for the proposed sidewalk. At the Preliminary Consultation, the HPC identified the walkway materials as an area of concern because they wanted a material that was compatible with the character of the site, but would allow for universal access to the statues.

Staff finds the proposed statues and their bases are consistent with the design presented at the January 24, 2024 Preliminary Consultation. Staff finds the proposed podiums are consistent with the HPC's support for the original site plan, presented at the June 2021 Preliminary Consultation. Staff additionally finds the materials (i.e.; concrete and brick) are appropriate and finds that the statues will not overwhelm any of the historic buildings in the immediate area. Staff recommends the HPC approve the proposed statue bases as consistent with 24A-8(b)(2) and Standards 2, 9, and 10.

The HPC identified several other areas of concern for the proposal including lighting in the area around the statues and any additional landscape plans. No lighting or additional plantings were identified as part of the proposal and a HAWP approval will not extend to this type of element.

### **Hardscaping**

The proposed site plan (*Fig. 3*) also shows new hardscaping on the site including additional parking, relocating a portion of the driveway, and walkways to the proposed podiums. A material specification for the new sidewalk was not included with the application materials.

Staff finds the size and placement of the proposed sidewalk is consistent with the January 2024 Preliminary consultation and will not overwhelm the character of the Master Plan Site. However, without a material specification, Staff cannot recommend the HPC approve this element of the HAWP. Staff recommends the HPC not extend the approval of this HAWP to any proposed hardscaping.

In the Staff Report for the Preliminary consultation, staff recommended either asphalt or tinted concrete, and requested input from the HPC for a preferred material. At the hearing, the HPC did not come to a consensus on an appropriate material and encouraged the applicant to work with Staff to identify an appropriate material. Staff recommends the applicant continue to work with Staff to identify an appropriate material for these sidewalks and return for a separate HAWP in the future.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one condition** the HAWP application;

1. Approval of this HAWP does not extend to any hardscaping or lighting on the remainder of the property. The applicant should work with Staff to identify an appropriate material and fixtures and return for a subsequent HAWP;

under the Criteria for Issuance in Chapter 24A-8(b)(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 Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@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: Nepal Education and Cultural Center\_(NECC)\_ E-mail: necc.engteam@gmail.com\_\_\_\_\_

Address: \_11650 Snowden Farm Pkwy\_\_\_\_ City: \_Germantown\_\_ Zip: 20876\_\_

Daytime Phone: \_240-751-6359\_\_\_\_\_ Tax Account No.: 160202898373 & 160202975153

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property\_\_22022 Ridge Rd, Germantown, MD 20876\_\_  
New Address: 11650 Snowden Farm Parkway, Germantown, MD\_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name\_ Northern County\_\_\_\_\_  
 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

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 checked="" 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 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.

Pramod KC

05/23/2024

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Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTHING  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>11650 Snowden Farm Parkway          Germantown, MD 20876</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p><b>Zhang Zhiyong</b>  <b>Xu Jiju</b>  <b>20301 Mallet Hill Ct</b>  <b>Germantown, MD 20876</b></p> <p><b>KLOCK JEFFREY M</b>  <b>20305 Mallet Hill Ct</b>  <b>Germantown, MD 20876</b></p> <p><b>MITCHELL RANDOLPH E</b>  <b>MITCHELL LATECHIA</b>  <b>20300 Mallet Hill Ct</b>  <b>Germantown, MD 20876</b></p> <p><b>SIMONS EDWARD L &amp; M A</b>  <b>20309 Mallet Hill Ct</b>  <b>Germantown, MD 20876</b></p>	<p><b>CHOUIKHA MOHAMED FAOUZI</b>  <b>20312 Mallet Hill Ct</b>  <b>Germantown, MD 20876</b></p> <p><b>LYNAM FRANKLIN PATRICK</b>  <b>LYNAM DANIELLE NICHOLE</b>  <b>11722 Morning Star Dr</b>  <b>Germantown, MD 20876</b></p> <p><b>ORDOS BILIG</b>  <b>HESHIG SAIHANJULA</b>  <b>11714 Morning Star Dr</b>  <b>Germantown, MD 20876</b></p> <p><b>ATWELL THOMAS M &amp; T R</b>  <b>11804 Morning Star Dr</b>  <b>Germantown, MD 20876</b></p>
<p><b>ST ANGELO JOHN &amp; A</b>  <b>11808 Morning Star Dr</b>  <b>Germantown, MD 20876</b></p> <p><b>ARUMUGAM JAYACHANDRAN</b>  <b>MARIADOSS METILDA</b>  <b>11820 Morning Star Dr</b>  <b>Germantown, MD 20876</b></p> <p><b>BROWN DAMONE R</b>  <b>BROWN MARLEANDA L</b>  <b>11824 Morning Star Dr</b>  <b>Germantown, MD 20876</b></p> <p><b>KERIAKOU LINDA M TR</b>  <b>21725 Brink Meadow Ln</b>  <b>Germantown, MD 20876</b></p> <p><b>FREDERICK ROBERT M &amp; BONNIE L</b>  <b>21741 Brink Meadow Ln</b>  <b>Germantown, MD 20876</b></p>	<p><b>HANCOCK WILLIAM M TR</b>  <b>21721 Brink Meadow Ln</b>  <b>Germantown, MD 20876</b></p> <p><b>BERTRAND WILLIAM C JR &amp; BRENDA</b>  <b>21729 Brink Meadow Ln</b>  <b>Germantown, MD 20876</b></p> <p><b>POND AMY TKAC</b>  <b>21733 Brink Meadow Ln</b>  <b>Germantown, MD 20876</b></p> <p><b>CHEOK MICHAEL C &amp; J M</b>  <b>21737 Brink Meadow Ln</b>  <b>Germantown, MD 20876</b></p>


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 property is located at 11650 Snowden Farm Parkway, Germantown, MD 20876, the area of the property as listed on plat is 16.75 Acres. The property falls in Historical preservation master plan designated as Howes Farm (Elizabeth Waters Farm), which was built in 1884 by James R. Howes, several other outbuildings like hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house, Silo and feed room also remain from the period.

The property is enclosed by tree lines in all three sides and frontage is connected to Snowden Farm Parkway, the property is mostly vegetated with grass, shrubs, and trees. A stream passes through the east side of the property and part of the property lies on 100-year floodplains.

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

As part of NECC's community center development the engineering department is working on designing and permitting processes for two new concrete base podiums. As shown on the site plan attached with this application, Lord Shiva and Lord Buddha podiums are being proposed at the locations shown. NECC is requesting HPC's approval of the site plan for the construction of these podiums.

Work Item 1: Podium Construction

Description of Current Condition:  
The sites where these two podiums are proposed are bare ground at the existing condition.

Proposed Work:  
NECC is requesting plan approval to construct podiums for Lord Shiva and Buddha statues. See attached site plan, elevations and podium design sheets for detail.

Work Item 2: \_\_\_\_\_

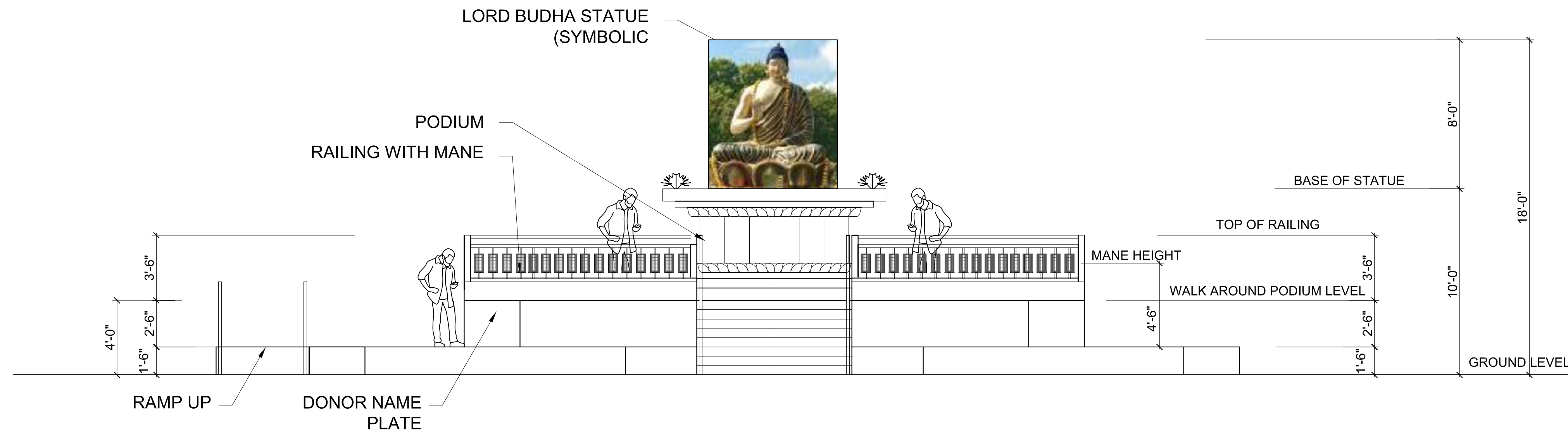
Description of Current Condition:

Proposed Work:

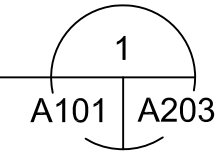
Work Item 3:

Description of Current Condition:

Proposed Work:



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

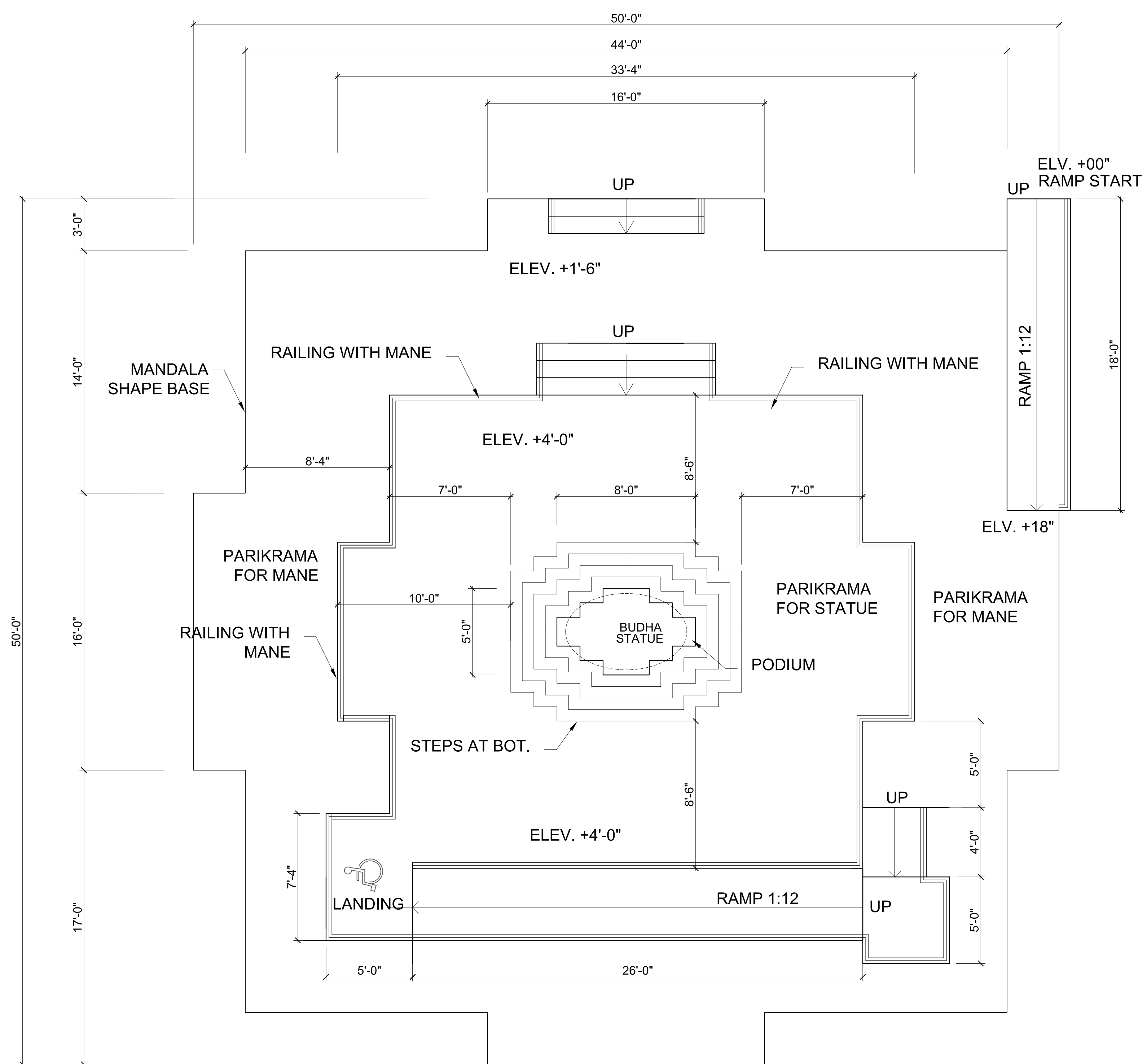


NEPAL EDUCATION & CULTURAL CENTER (NECC)

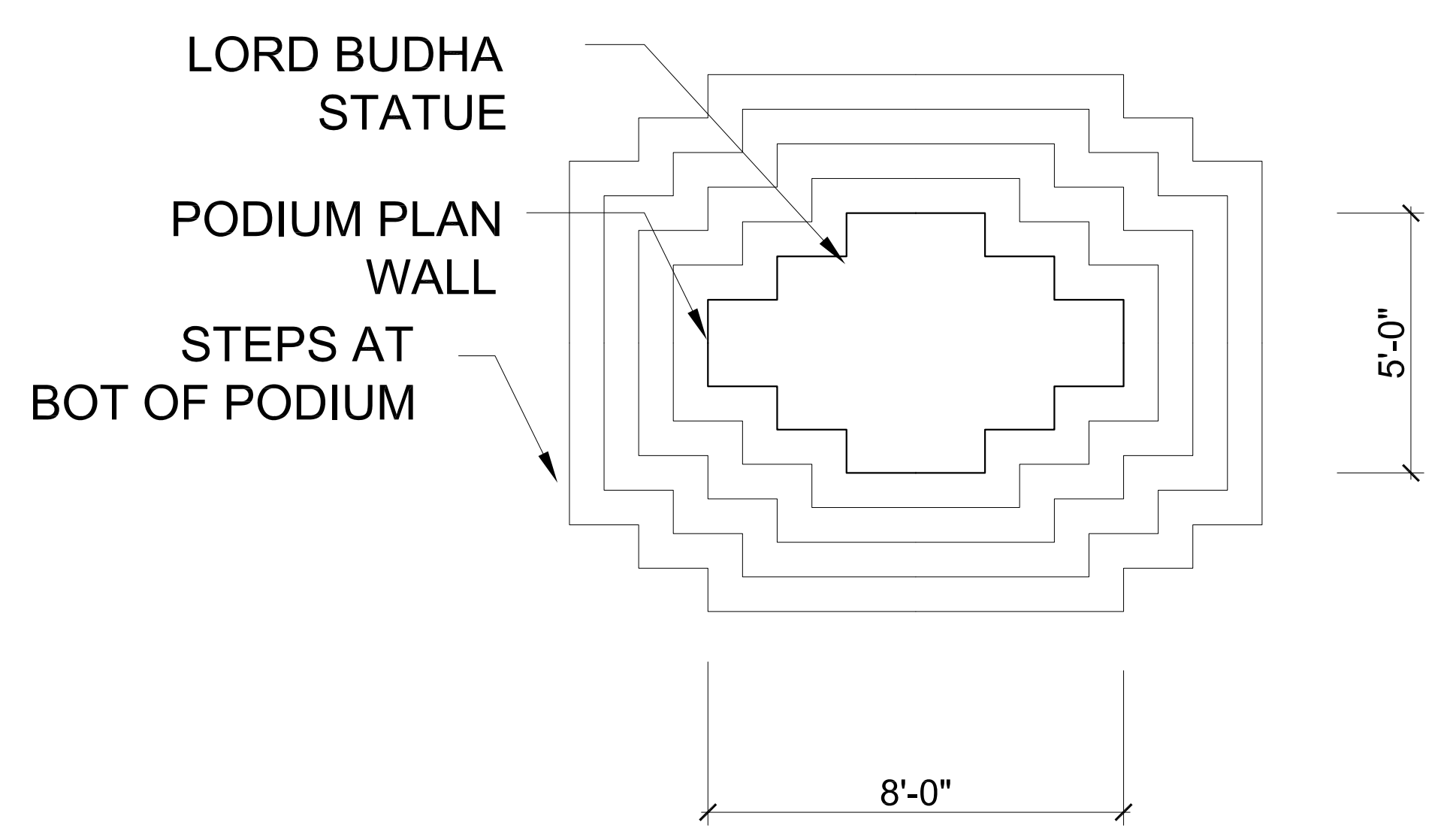
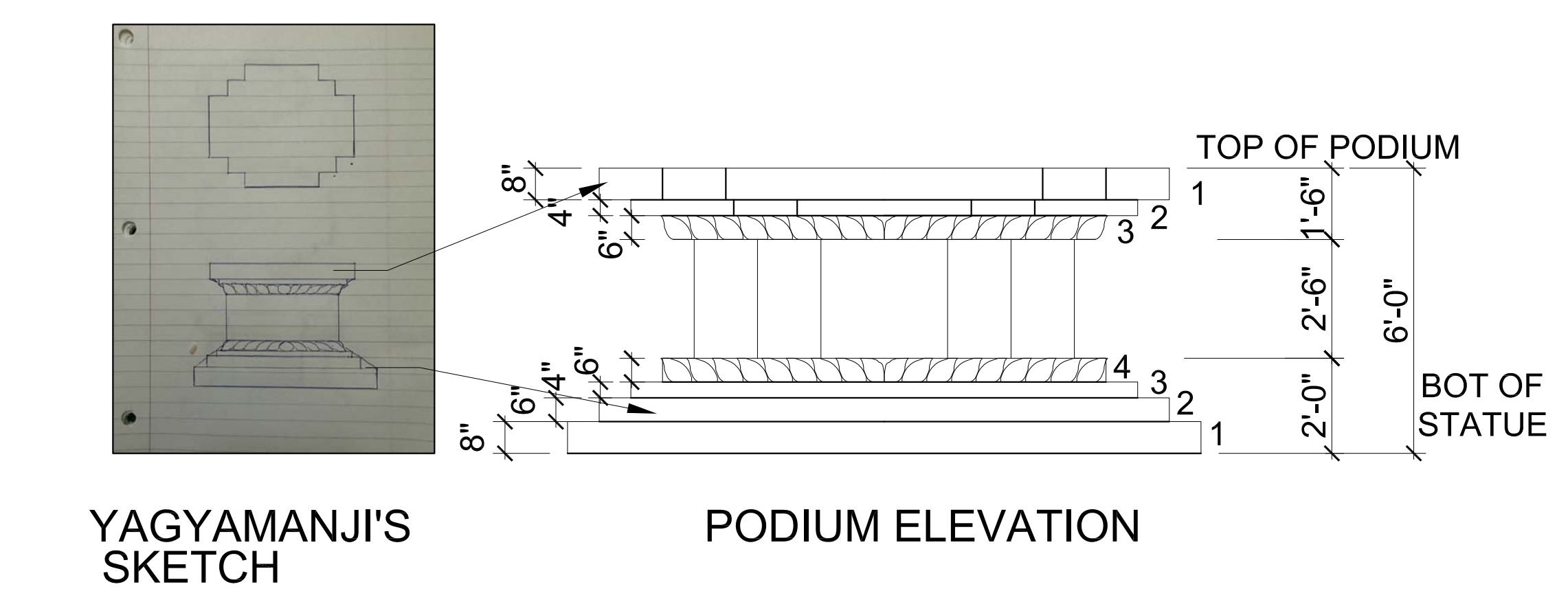
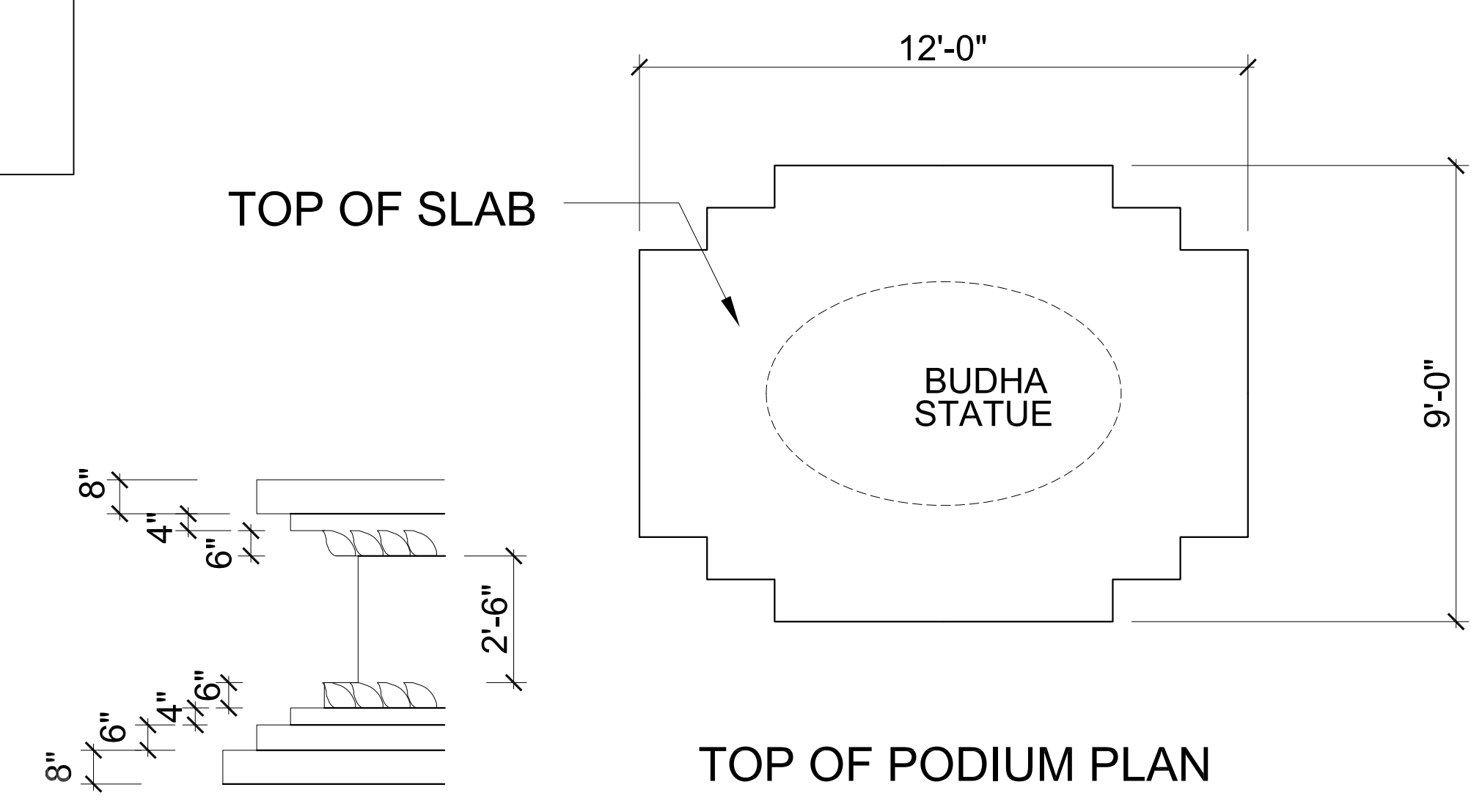
SHIVA AND BUDHA STATUE  
PRELIMINARY DESIGN CONCEPT  
11650 SNOWDEN FARM PKWY, GERMANTOWN  
MONTGOMERY COUNTY, MARYLAND 20839

ELEVATIONS  
BUDHA STUPA

A203



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"  
1  
A101 | A102



YAGYAMANJI'S PHOTO

NEPAL EDUCATION & CULTURAL CENTER (NECC)  
SHIVA AND BUDHA STATUE  
PRELIMINARY DESIGN CONCEPT  
11650 SNOWDEN FARM PKWY, GERMANTOWN  
MONTGOMERY COUNTY, MARYLAND 20839

FIRST FL  
PLAN

A102