

**MEMORANDUM****To:** Historic Preservation Commission**From:** Serena Bolliger, Cultural Resource Planner II  
Countywide Planning and Policy Division, Montgomery Planning**Date:** March 4, 2025**Re:** Evaluation of a property listed in the *Locational Atlas & Index of Historic Sites in Montgomery County*: Charles M. King Farm (M: 10-40), 25020 Kings Valley Road, Damascus, MD

**Description:** The Historic Preservation Commission (HPC) will receive public testimony, hold a worksession, and provide recommendations to the Planning Board on the evaluation of the Charles M. King Farm for its removal from the *Locational Atlas & Index of Historic Sites* or listing in the *Master Plan for Historic Preservation*.

**Summary:**

- The Charles M. King House is a Gothic Revival-styled farmhouse constructed ca. 1888.
- The Charles M. King House and its associated outbuildings (two sheds and a bank barn) was one of the original properties listed in the *Locational Atlas & Index of Historic Sites* in 1976.
- The historic name associated with the property is the Charles M. King Farm, because the land was subdivided from Charles Miles King's estate. However, the farmhouse was built and inhabited by Charles King's son, William E. King, and some records refer to the home as the William E. King Farmhouse.
- The farmhouse and outbuildings have been vacant since at least the early 2000s and have fallen into disrepair. The bank barn collapsed or was demolished ca. 2017.
- On January 21, 2025, the Historic Preservation Program staff received an application from Mr. James Clifford, representative of the owner, to demolish the farmhouse and outbuildings at the Charles M. King Farm.

**Staff Recommendation:**

Staff recommends that the Historic Preservation Commission (HPC):

1. Finds that the Charles M. King Farm lacks sufficient historic merit to satisfy the designation criteria outlined in 24A-3(b), Historic Resources Preservation, Montgomery County Code;
2. Recommends that the Planning Board removes the Charles M. King Farm, 25020 Kings Valley Road, Damascus, from the *Locational Atlas & Index of Historic Sites*.

**Attachments:**

Attachment A: Maps, Photographs, and Other Exhibits

Attachment B: Environmental Context

Attachment C: MIHP Form (1974)



## **Background:**

The Charles M. King Farm Locational Atlas site is comprised of an 87-acre assemblage of properties that are located primarily southwest of the intersection of Kings Valley Road and Kingstead Road. It was one of the original resources listed in the *Locational Atlas & Index of Historic Sites* in 1976, due to the presence of a late 19<sup>th</sup> century farmhouse associated with the King family. When it was designated in 1976, the site was a single parcel. Since then, the owners have subdivided and sold portions of the property, resulting in the Locational Atlas site now containing five parcels, of which only one, 25020 Kings Valley Road, contains structures dating to the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The other parcels within the Charles M. King Farm Locational Atlas footprint are:

- a) Parcel 577P owned by the Washington Suburban Sanitary Commission;
- b) part of the M-NCPPC-owned Little Bennett Stream Valley Park;
- c) the residential parcel at 24950 Stringtown Road; and,
- d) the residential parcel at 24940 Stringtown Road.

The site is within the boundaries of the *Damascus Master Plan* (1982/1985), the *Clarksburg Master Plan & Hyattstown Special Study Area* (1994) and the *Rustic Roads Functional Master Plan Update* (2023).

The area was surveyed as part of the 1982/1985 *Damascus Master Plan* which recommended finding a way to acquire the farmland of the Charles M. King Farm for inclusion in the Little Bennett Stream Valley Park without fee simple acquisition.<sup>1</sup> The farm portion was recommended for Agricultural Reserve zoning and use as a farm, with no reference to any historic treatment or recommendations. The *Damascus Master Plan* did not make any recommendations regarding the *Locational Atlas* status of the property.

In 2007, Historic Preservation staff planner Clare Kelly surveyed the house as an initial survey during the scope of work planning for the *Damascus-Goshen Master Plan*. The final boundaries of the master plan were established immediately north of the house along the road, excluding this site, so the site was not evaluated at the time. However, as part of the survey, Clare Kelly photographed and described the property, which by then had been vacant for some time. Kelly noted that the back portion of property was being farmed for hay by Sterling King, and indicated that plans were underway for a “conservation easement on west side.”<sup>2</sup>

On January 21, 2025, the Historic Preservation Program staff received a Historic Area Work Permit (HAWP) request from Mr. James Clifford, representative of the owner, to demolish the farmhouse and outbuildings at 25020 Kings Valley Road which includes the only remaining structures associated with the Charles M. King Farm. This action triggers Sec. 24A-10, Moratorium on Alteration or Demolition, that requires the Planning Board to determine whether the historic resource will be, in all likelihood, designated as a historic site listed in the *Master Plan for Historic Preservation* or removed from the *Locational Atlas & Index of Historic Sites*. If removed from the *Locational Atlas & Index of Historic Sites*, the Director of Permitting Services will issue the permit to demolish the building (pending the review and approval of all other typical permitting agencies). For this public hearing and worksession, the

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<sup>1</sup> Montgomery Planning, *Damascus Master Plan*, (Wheaton, MD: M-NCPPC, 1985,) p.84.

<sup>2</sup> Montgomery County Circuit Court, “Transfer of Development Rights,” Liber 22568 Folio 584.



Historic Preservation Commission shall utilize the designation criteria as outlined in 24A-3(b) to determine whether the property satisfies design and architecture or historic and cultural significance, and make a recommendation to the Planning Board on whether the entire 87-acre site should be removed from the *Locational Atlas & Index of Historic Sites* or listed in the *Master Plan for Historic Preservation*.

### **25020 Kings Valley Road Site Description:**

This site description is limited to the Charles M. King House and the associated outbuildings on the 4.37-acre parcel at 25020 Kings Valley Road. There are no other known historic resources within the 87-acre Locational Atlas site boundary. Therefore, no other parcels and non-historic structures will be considered in this evaluation.

The Charles M. King farmhouse is situated on an L-shaped parcel on the west side of Kings Valley Road, just southwest of its intersection with Kingstead Road. The east-facing Gothic Revival-style farmhouse is on a shallow rise, set back approximately 100 feet from the two-lane, rustic, Kings Valley Road. Overgrowth obscures much of the view of the house from the public right-of-way. Historically, property owners parked their vehicles south of the home, between the house and the outbuildings. However historic aerials show that the area was never formally paved as a driveway.

When the Planning Board listed the property in the *Locational Atlas* in 1976, the site contained the farmhouse and three historic outbuildings. This included a bank barn east of the house across Kings Valley Road and two small outbuildings—one log and one wood-frame—situated 50 feet southwest of the house. An analysis of aerials indicates that the bank barn collapsed or was demolished between May 2015 and March 2017. There are no requests on file in the HP office for a permitted demolition of the bank barn.

The property has been vacant since at least the early 2000s. The historic structures are unsecured and trespassers have defaced and damaged the home. Most of the windows have been broken, and there is interior and exterior graffiti. The wood cladding has deteriorated and is failing in some areas. The porch roof has collapsed and one of the porch columns has cracked. Both the farmhouse and the outbuildings are missing segments of corrugated metal roofing. The frame outbuilding is collapsing, possibly due to pressure or impact from failing trees, and the log outbuilding is missing much of its rear cladding. Plant overgrowth on the site has affected all the structures.

### **Architectural Description:**

The Charles M. King Farm is a vernacular, Gothic Revival-styled farmhouse built ca. 1888. The two-story, three-bay, wood-frame, side-gable house has a central cross gable typical of the style.<sup>3</sup> The house has an L-shaped plan, comprised of the original side-gable house with a full-width, one-story front porch and a two-story, rear ell addition with an enclosed porch on the south (side) elevation.<sup>4</sup>

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<sup>3</sup> An 1887 map and description identifies no structures on the lot and in 1888 the owner applied for a mortgage loan of \$700, likely for the construction of a home.

<sup>4</sup> The rear portion of the home was called an addition or a 'kitchen wing' in conversation with previous owners, no records have been found to indicate when the addition was constructed.



The house sits on an uncut, no course, rubble stone foundation. The house is clad in horizontal, wood painted lap siding. The building has three interior, red brick chimneys, two protruding from the ridge of the north and south gable ends of the red corrugated metal roof, and one in the rear of the kitchen addition. The boxed, overhanging eaves feature a slight decorative element in the barge board on the porch and gable ends.

Typical fenestration includes one-over-one, wooden, double-hung windows, small, single-light, rectangular windows in the upper gable ends, and a single, one-over-one, double-hung, wood-sash lancet window in the central cross gable.<sup>5</sup> The central cross gable has a one-over-one, double-hung, wood-sash lancet window. Typical doors are single-leaf, single-light, multi-panel, wood doors with single-light transoms. All the openings, except the gable windows, either have metal storm windows or doors.

### *East Elevation (façade)*

The three-bay, two-story façade has a full-width, one-story porch accessed by a set of four poured-concrete steps. The porch has a beadboard ceiling and shed roof supported by four round columns with square bases. The home's first story has a central entrance flanked by typical windows. The front door consists of a single-light, multi-panel, wood door protected by a metal storm door. The fenestration on the second story comprises three evenly spaced, double-hung, wood-sash windows, symmetrical with the openings on the first story. The central cross gable has a double-hung, wood-sash, lancet window.

### *North Elevation*

The single-plane north elevation features, from east to west, the profile of the front porch, the original side-gable house, and the two-story rear addition. The first story has four openings, three typical windows and a side door with a glazed transom in the rear kitchen addition. The kitchen side door has a metal storm door, however, the single-leaf, single-light, multi-panel, wood door (visible in images from 2007) and exterior stairs to the door are missing. The second story has three double-hung windows mirroring those on the first floor. A pair of small attic windows are visible in the gable end.

### *West Elevation*

The northern half of the rear elevation of the home displays the gable end of the two-story kitchen addition. The first story has a large metal tank affixed to the wall, next to a single, double-hung, wood-sash window. The only other opening on this surface is a small, off-center, single-light window in the upper gable end.

The southern half of the rear elevation of the home displays the profile of a one-story, enclosed, lean-to, porch and the rear elevation of the original side-gable house. The west wall of the enclosed porch is clad in beadboard. The rear elevation of the main house has a single double-hung window on the second floor.

### *South Elevation*

The south elevation consists of the profile of the one-story porch, the gable end of the original house, and the set-back two-story, rear ell, kitchen addition with a south-facing one-story enclosed porch. The gable end of the original house features two symmetrical gable windows and no other fenestration. At the east

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<sup>5</sup> Notes from the 2007 survey by Historic Preservation staff indicate that the windows in the front of the house were replacements, but the remainder may have been original.





end of the elevation, a small, one-story, single-bay, wood-frame, front-gable addition shelters stairs to the home's cellar. This enclosure features a metal roof and is clad in deteriorating wooden lap siding, slightly wider than the lap siding on the main dwelling. It has double-leaf wooden doors built from vertical boards, a stone threshold, and severely deteriorated wooden stairs.

The rear ell addition features an enclosed, one-story porch clad in wider lap siding than the rest of the dwelling, and features a corrugated metal shed roof. The porch has a central, single-leaf storm door flanked by paired windows. The property historically had another single-leaf, single-light, multi-panel, wood door inside the porch leading into the home, but the door is missing. The second story of the rear kitchen addition has a single double-hung window toward the rear of the property.

### *Outbuildings*

There are two outbuildings located approximately 50' southwest of the original house. The outbuilding closest to the house is a front gable, single-pile, square-notch log shed with a rectangular plan. The shed is clad in a mixture of horizontal lap siding vertical wooden boards, and other ad hoc materials. The floor is currently packed earth, but a previous Historic Preservation staff survey recorded deteriorating floor joists which suggests there may have been a wood floor. An original wood shingle roof remains partially intact under a later corrugated metal roof. The design of the building, proximity to the house, and lack of fenestration suggest the log outbuilding could have been a smokehouse later repurposed as a shed.

Adjacent to the log outbuilding is a front gable, wood-frame shed clad in vertical wooden boards. The structure has a hinged wooden central door and a corrugated metal roof. An opening has been cut into the south elevation of the shed. The shed is collapsing forward due to pressure from the surrounding trees and vines.

### *Demolished Bank Barn*

In 2007, Historic Preservation planner Clare Kelly surveyed the house and outbuildings and described the barn as a side gable, wood-frame structure on a stacked stone foundation. The building had red-painted, wood, board and batten siding and a red corrugated metal roof. Kelly recorded the bank barn conditions as follows:

Small Bank barn across the road. Board and batten siding on gable end. On upper level, battens not in place. Metal track above door opening on upper level. (Door is not in place.) Lower level: four doors open to stable area. Siding is circular sawn, horizontal flush boards. Floor joists above stable level are whole logs (bark intact) that are flattened on tops and bottoms.

Presently, ruins of the stone foundation remain visible, but all other elements of the barn have been demolished.

## **Historic Context—Property and its Owners:**

### *Early Land Patents and Charles M. King*

The Charles M. King Farm is a portion of the eighteenth-century land patents 'Hope Improved' and 'Trouble Enough.' In the mid-nineteenth century, Charles Miles King bought 256 acres of land across



Hope Improved, Timberneck and Trouble Enough from his father John Duckett King and his brothers Rufus and Luther G. King.<sup>6</sup>

John Duckett King (1778-1858) married Jemima Miles (b. 1782) and they established the farm now known as Kingstead Farm on a 256-acre site that included the subject 87-acre Locational Atlas site. The King family's specific use of this 87-acre portion remains unknown. King was a tobacco farmer and relied on slave labor for the operation of the plantation. The 1860 Slave Schedule indicated four enslaved people lived at the farm, two men and two women.<sup>7</sup> King's 1857 will lists nine enslaved people who he bequeathed to Jemima and their children.<sup>8</sup> John Duckett King is buried at the cemetery on the farm, as are many members of the King family. Other King family members were prominent in the community, to the point that the area around the Kingstead Farm grew to be known as King's Valley. John A. King ran the blacksmith shop, Luther G. King ran the flour mill and a whiskey distillery, and Edward J. Rufus and Charles M. King were farmers.

Charles M. King bought a portion of his family's farmland including the family home known as Kingstead farm and died intestate on February 2, 1886.<sup>9</sup> An evaluation of his real estate included: one two-story dwelling house, one barn, newly repaired; two corn houses; three tobacco houses; one meat house; one dairy; one old log dwelling house with stable (both in bad condition), one orchard, and a garden. His 256-and-4/10-acre property was listed as 1/5 woodland, 1/5 swamp, 3/5 tillable.<sup>10</sup>

In 1887, lawyers Thomas Anderson and W. Veirs Bouic auctioned Charles M. King's property for sale in order to distribute his estate to his children.<sup>11</sup> The property was described as "well wooded and watered, under good enclosures and in a high state of cultivation... This farm is located in a community of enterprising and thrifty farmers, and is convenient to churches, post offices, schools and stores, and is altogether one of the most desirable properties in that section of Montgomery county." The land was offered at auction but received 'no adequate bid', so it was separated into three lots which were offered at auction on June 12, 1888. Charles M. King's eldest son, Crittenden King, purchased Lot 1 at the auction. Lots 2 and 3 did not sell at the auction, but later that day Crittenden purchased Lot 2, which included the farmhouse known as Kingstead Farm (M: 11-10), and William Edward King bought Lot 3 for \$1600.<sup>12</sup> Lot 3 consisted of 104.5 acres of the tract 'Hope Improved' and included the entire subject 87-acre Locational Atlas site.

### *William Edward King*

Born in 1866, William Edward King was Charles M. King's fourth child. He was unmarried in 1887 when he gave permission to auction his late father's estate, but married Anna Temple Burdette by September of

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<sup>6</sup> Montgomery County Circuit Court, "John D. and Jemima King to Charles M. King" Liber STS2 Folio 483, "Rufus King to Charles M. King" Liber STS2 Folio 487, and "Luther G. King to Charles M. King" Liber STS2 Folio 488, <http://www.mdlandrec.net>

<sup>7</sup> *Eighth Census of the United States 1860*; Series Number: M653; Record Group: *Records of the Bureau of the Census*; Record Group Number: 29. The National Archives in Washington, DC; Ancestry.com

<sup>8</sup> "Kingstead Farm, M:11-10", Maryland Inventory of Historic Places Form, Maryland Historical Trust, 2003.

<sup>9</sup> *Our Maryland Heritage: The King Families. Book Five.* William N. Hurley, Jr. Heritage Books, 2007. p.275.

<sup>10</sup> Montgomery County Register Of Wills (Estate Docket, Index), 1798-1971, RWC17 F185.

<sup>11</sup> Montgomery County Circuit Court (Equity Papers), 1800-1984, T415, No.643, 1887.

<sup>12</sup> Montgomery County Circuit Court, "Thomas Anderson Trustee to William E. King," Liber JA11 F158, <http://www.mdlandrec.net>



1888. Soon after marrying they acquired a mortgage from Marcellus Etchison for \$700 for Lot 3 of the Charles M. King estate, which may have been for the construction of their home.<sup>13</sup> The earliest tax assessment for William E. King's property reported \$250 worth of improvements, and a note saying that \$125 of value was added by 1892.<sup>14</sup>

William E. King worked as a farmer and raised cattle including pure-bred Holstein calves which he exhibited at the annual County Fair.<sup>15</sup> William E. King spent his entire life in King's Valley, on land neighboring that of his siblings, who ran the family farm, and operated the local mill and distillery. The King family continued to be prominent in the local community and their business, philanthropic and social affairs were often reported in the local newspaper.<sup>16</sup>

The *Montgomery County Sentinel* reported William and Anna's official divorce decree in 1919, and William married Addie Mae Brown, 31 years his junior, in March 1920.<sup>17</sup> In 1922, the *Montgomery County Sentinel* reported that "The residence on the farm of William E. King, near King's Valley, was destroyed by fire a few days ago, entailing a loss of about \$5,000. The cause of the fire is not known."<sup>18</sup> Based on the Gothic Revival-style of the house, the King family likely restored the house to its original ca. 1888 design or the damage from the fire was not as severe as reported in the newspaper.<sup>19</sup>

William E. King died of a heart attack on June 27, 1936, and his funeral services were held at the farmhouse.<sup>20</sup> He left his home and land jointly to his wife Addie King and their children, William E. King and Frances A. King, retaining the right for his wife to inhabit the land during her lifetime.

William E. King, Sr.'s daughter Hattie Lorraine Tabler (nee King) and her husband Howard L. Tabler purchased an acre of land inside her father's estate directly adjacent to her family home in 1962, and they built a house by 1963.<sup>21,22</sup> In 1975, the Washington Suburban Sanitary Commission bought 0.15 acres east of Kings Valley Road near the bank barn.<sup>23</sup> As both of the parcels had been sold before the property's addition to the *Locational Atlas & Index of Historic Sites* they were excluded from the land area listed on the Atlas.

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<sup>13</sup> Montgomery County Circuit Court, "William E. King and Anna King to Marcellus Etchison," Liber JA10 F343, <http://www.mdlandrec.net>

<sup>14</sup> Montgomery County Department Of Assessments And Taxation (Assessment Record), 1876-1896, T221-8.

<sup>15</sup> "Premiums Awarded at the Fair," *Montgomery County Sentinel*, September 7, 1923, p.1, Chronicling America.

<sup>16</sup> "Birthday," *The News*, February 5, 1913, p.3.

<sup>17</sup> "Local and Personal," *Montgomery County Sentinel*, October 10, 1919, p. 3. Chronicling America.

<sup>18</sup> "Local and Personal," *Montgomery County Sentinel*, March 3, 1922, p. 3. Chronicling America.

<sup>19</sup> A search of the Mutual Fire Insurance records at the Montgomery History archive revealed no record of insurance or claim, but some second hand historic records refer to a 20<sup>th</sup> century reconstruction. "William Edward King House," Cuttler, Dona. *The History of Clarksburg, King's Valley, Purdum, Browningsville, and Lewisdale*. Heritage Books, 2001, p.99.

<sup>20</sup> "W.E. King, 76, Farmer, is Dead in Maryland," *Evening Star*, June 28, 1936, p.11.

<sup>21</sup> Montgomery County Circuit Court, "John E. Oxley Trustee, to Hattie Lorraine Tabler and Howard L. Tabler," Liber 2985 Folio 44, <http://www.mdlandrec.net>

<sup>22</sup> 1963 Aerial Photograph, HistoricAerials.com

<sup>23</sup> Montgomery County Circuit Court, "Addie M. King and Hattie King Tabler, William E. King and Catherine M. King, and Frances King Josephson to Washington Suburban Sanitary Commission," November 17, 1975, Liber 4761 Folio 279, <http://www.mdlandrec.net>



### *Sale and Subdivision*

In 2003, William E. King, Jr., Frances A. King (AKA France King Josephson) and Hattie Lorraine King (AKA Hattie Lorraine Tabler) sold all the former William King estate.

On December 30, 2009, the Maryland National Capital Park and Planning Commission bought 71.2 acres of the Little Bennett Stream Valley for a park, as recommended in the 1982/5 Damascus Master Plan.<sup>24</sup> The owners subdivided the remainder of the parcel into three new lots, one of which contains the Charles M. King farmhouse and outbuildings.<sup>25</sup>

In March 2016, the Washington Suburban Sanitary Commission bought the portion of the Charles M. King Farm site east of Kings Valley Road; this parcel measures approximately 2.75 acres in size.<sup>26</sup> This parcel contained the bank barn which was demolished or collapsed between May 2015 and March 2017.

### **Historic Context – King Family Sites in Montgomery County:**

The King Family line in Montgomery County begins with Rebecca Duckett King (b.1742) and Edward King (b.1740) who married in Montgomery County and raised eight children. Their youngest son, John Duckett King (1778-1858) married Jemima Miles (1782-1861) and established the farm eventually known as the Kingstead Farm (M:11-10). He farmed tobacco on the farm during the 1800s. John Duckett and Jemima had fourteen children at the farm, and King family members established many businesses in the area, leading to the area being known as King's Valley.<sup>27</sup>

Prominent King family members include Crittendon King, who purchased the Kingstead farmhouse and lot after his father's land was subdivided and his son Leslie who established a Holstein cattle breeding program. Leslie King purchased the first purebred Holstein in a Maryland State sale in 1922. He was recognized as a premier breeder for 13 consecutive years at Maryland State Fair, for five years at Eastern National and at the International Dairy Show. He was a charter member of the Montgomery County Agricultural Center and a member of the National Dairy Shrine and the National and Maryland Holstein Associations. Members of the King family were also teachers, the local postmaster, and farmers of tobacco, cattle, dairy, corn, hay, wheat, poultry, alfalfa, and soybeans.<sup>28</sup>

The following is a list of properties associated with the King family:

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<sup>24</sup> Montgomery County Circuit Court, "William E. King, Frances A. King (AKA France King Josephson), Kattie Lorraine King (AKA Hattie Lorraine Tabler) to Luy Huynh, Nghia V. Hauyen, Tan Ngoc Tran and Peter Duong." Liber 38570 Folio 362, <http://www.mdlandrec.net>

<sup>25</sup> Montgomery County Circuit Court, "King's Valley Farm," Plat 24047. Plats.net

<sup>26</sup> Montgomery County Circuit Court, "Luy Huynh and Nghia V. Ha and Uyen Hguyen, through James Clifford, Esq. and Tan Ngoc Tran and Peter Duong Vu to Washington Suburban Sanitary Commission," Liber 51859 Folio 098, <http://www.mdlandrec.net>

<sup>27</sup> Our Maryland Heritage: The King Families. Book Five. William N. Hurley, Jr. Heritage Books, 2007. P. 1-7.

<sup>28</sup> Our Maryland Heritage: The King Families. Book Five. William N. Hurley, Jr. Heritage Books, 2007. P. 29, 267-275.



## Designated in the *Master Plan for Historic Preservation*

- Kingstead Farm (M: 11-10), also known as the King Family Farm and the Leslie King Farm, 11411 Kingstead Road: The King family homestead, this site contains a historic farmhouse and several farm outbuildings, designated to the *Master Plan for Historic Preservation* in 2008.
- King Farm (M: 14-32), also known as the James Rufus and Della King Barn and the Singleton King Farm, 9333 Watkins Road: This site contains a Victorian and Gothic Revival-style farmhouse, and several farm outbuildings including a bank barn, designated to the *Master Plan for Historic Preservation* in 2008.
- Kingsley School (M: 10-48), Kingsley Road: A one-room schoolhouse built in Kings Valley and associated with students and teachers from the King, Watkins, and Burdette families, designated to the *Master Plan for Historic Preservation* in 1983.
- James Obed King House, inside Cedar Grove Master Plan Historic District (M: 14-27): A Gothic Revival-style home built by James Obed King, who also lived in the Oliver Watkins House (M: 13-3), a Gothic Revival-styled farmhouse altered to have a decorative tower.

## Listed in the *Locational Atlas & Index of Historic Sites*

- Edward King Farm (M: 10-44), 24400 Stringtown Road: A Gothic Revival-styled farmhouse similar to the Charles M. King Farm, this property is also in Kings Valley, approximately 1.8 miles away. The property includes two bank barns and a silo.
- John M. King Barn (M: 10-36), 12120 Prices Distillery Road: The farmhouse associated with the site was destroyed before 1976, but several farm buildings remained, including a large bank barn. This property is also in Kings Valley, approximately 2 miles away.
- R. King Farm (M: 10-39), 25001 Burnt Hill Road: An L-shaped frame farmhouse, this King's Valley property is approximately 1.3 miles from the Charles M. King Farm.
- The King family intermarried with many members of the Watkins, Burdette and Purdum families, so several Watkins, Burdette and Purdum family sites, such as the Purdum Locational Atlas Historic District (M:10-24), also have an association with the King family.

## Removed from *Locational Atlas & Index of Historic Sites*

- Luther G. King House & Mill Site (M: 11-11), 21018 Blunt Rd: Removed from *Locational Atlas & Index of Historic Sites* in 2004. The miller's house was substantially altered and the evaluation states that there are better examples of miller's houses already designated, better representations of the King family in other sites, and that Luther King's contribution to the economy is recognized in the distillery site interpretation in Little Bennett Regional Park.
- King's Distillery Site (M: 10-38), located in Little Bennett Regional Park, ruins interpreted by signage and educational information.
- Middleton King House (M: 10-25), no justification given for removal from *Locational Atlas & Index of Historic Sites*.
- King House (M: 24-23), no justification given for removal from *Locational Atlas & Index of Historic Sites*.
- Rufus King Houses (M: 11-9), no justification given for removal from *Locational Atlas & Index of Historic Sites*.





### **Historic Context—Gothic Revival Houses in Montgomery County:**

The Gothic Revival style is a medieval-inspired counteraction to the formal classical styles which had been popular in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Common characteristics of the style include steeply pitched roofs, cross gables, decorated vergeboards, pointed arch windows, vertical board and batten siding, and one-story porches supported by flattened gothic arches.

While the Gothic Revival style emerged in the United States toward the mid-1800s, the style was not pervasive in Montgomery County until after the Civil War. High-style Gothic Revival residences were rare in the county. Residents tended to adopt a simple, vernacular form of the style, and adorned their side-gable houses with center cross gables.<sup>29</sup>

There are at least 20 Gothic Revival-styled houses individually listed in the *Master Plan for Historic Preservation*, including:

- Mendelsohn House (M: 10-12), 11801 Bethesda Church Road: One of the most elaborate examples of Gothic Revival architecture in the county, constructed by John Mount in 1880.
- Charles Browning House (M: 10-52), 26005 Prescott Road. A two-story L-plan Gothic Revival farmhouse in Clarksburg, currently owned by M-NCPPC.
- England-Crown Farm (M: 20-17), 9800 Fields Road: This farm includes a c.1894 farmhouse with a pointed-arch front-gable window and cutwork porch brackets.
- Pumphrey-Mateny House (M: 19-13-5), 19401 Walter Johnson Road: This may be an earlier structure that was renovated c.1880s with Gothic Revival detailing such as trusswork in the gables and round-arched attic windows.
- Dr. Cephas Willett House (M: 29-9), 10029 Gable Manor Court: This c.1870 house is believed to be the oldest remaining home in Potomac Village and has bargeboard detailing and cutwork porch brackets.
- The Hyatt-Jones House (M: 23-107), 16644 Georgia Avenue: This two-story Gothic Revival home constructed between 1866 and 1878 has a central cross gable and full-width hipped porch.
- Condict House (M: 36-34), 9315 Greyrock Road: This c.1852 Gothic Revival home with cross gable and pointed arch windows housed local doctor, Dr. Condict and Jane Causin.
- Bleakwood (M: 23-33): This two-story 1877 Gothic Revival house has a full-width front porch with decorative stickwork.
- Pleasant View (M: 28-19), 410 Norwood Road: This c. 1870 two-story Gothic Revival house has a lancet window in the cross gable.
- Tanglewood (M: 15-37): This c. 1871 Gothic Revival-style farmhouse also has a Gothic Revival-style corn crib.
- Conrad Royer House (M: 23-5), 5900 Damascus Rd: This two-story 1880 home has a central cross gable, and cutwork porch brackets on the full-width porch.
- Bolden and Beagle Houses (M: 17-1): These two Gothic Revival cottages were built in the Beallsville Historic District after the completion of the nearby B&O Railroad.
- Frederick Hays House (M: 12-11) 17501 Barnesville Rd: This c.1850-60 farmhouse is a transitional Gothic Revival building.

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<sup>29</sup> Cavicchi, Clare Lise, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, MD: M-NCPPC, 2001), 70.





- Nathan Dickerson Poole House (M: 16-26) 15600 Edwards Ferry Rd: This High style Gothic Revival home was built in 1871.
- John H. Gassaway Farm (M: 19-27), 17200 Riffle Ford Road: This 1800s home was redesigned circa 1904, and has Gothic Revival detailing including a center cross gable and looped barge board.
- John and Roberta Lynch House (M: 35-18), 8313 Tomlinson Avenue: This c.1887 house has a steeply pitched center cross gable.
- Rock Spring (M: 27-1), 15201 Rocking Spring Drive: This c.1879 structure has original decorative bargeboard and 2/2 sash windows.
- Mount Ephraim (M:12-1), 23720 Mt Ephraim Rd: Built in 1868, many of the gothic revival details of this building were lost when the center cross gable and porch were lost in the 1940s.
- The Gothic Revival style was used popularly on churches well into the 20<sup>th</sup> century, and there are many Gothic Revival-style churches designated in the *Master Plan for Historic Preservation*.<sup>30</sup>

There are Gothic Revival-styled houses within several *Master Plan for Historic Preservation* historic districts including:

- Boyd's Historic District (M: 18-8): Built in the 1870s and 1880s, most of the forty structures in the district reflect vernacular Gothic Revival detailing, including 19916 White Ground Road, the Maughlin House, and the M. Lewis House.
- Linden Historic District (M: 36-2): The earliest homes in this c.1873 railroad suburb were Gothic Revival-style and two of the earliest Gothic Revival houses likely were the Baxter and Doolittle Houses.

## **Staff Evaluation:**

The Montgomery County Planning Board listed the Charles M. King Farm as one of the original sites in the *Locational Atlas & Index of Historic Sites* when it was established in 1976. The list identified 878 individual sites and 29 historic districts primarily based on the age of the resource as 100 years old. Staff included extant resources noted on the 1878 *Atlas of Fifteen Miles around Washington including the County of Montgomery, Maryland*, but did not assess each resource's architectural or historic significance. Therefore, neither staff nor the Historic Preservation Commission have evaluated the Charles M. King Farm against the designation criteria outlined in 24A-3(b) of the Montgomery County Code.

Staff finds that the subject property does not satisfy the designation criteria for historical and cultural significance or architectural and design significance.

The Charles E. King Farm is not the site of a significant historic event and has no particular interest or value associated with local development, culture or heritage on a local or national level. William King, who built the farmhouse, was a member of the King family, whose members proliferated in this area and were well-known members of the local farming community. However, neither William King nor his descendants were prominent among the family or within Kings Valley. This site is unremarkable given its association with the William King family branch. There exist other properties associated with more

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<sup>30</sup> Cavicchi, Clare Lise, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, MD: M-NCPPC, 2001), 70.



prominent members of the King family, with greater context, and in better condition. The Kingstead Farm (#11-10) is a *Master Plan for Historic Preservation*-designated resource which has been owned by the King family for 200 years and has housed several distinguished members of this respected local family. The site has an extant farmhouse and outbuildings including a c.1898 bank barn, two dairy barns, two metal warehouses, and a silo.

As an agricultural property with a late 1800s farmhouse and associated outbuildings, the Charles M. King Farm is a commonplace example of a landscape typical of many generational farming families in the area. The home is a plain, vernacular example of a Gothic Revival residential style house. Popular in Montgomery County at the end of the 19<sup>th</sup> century, this style of dwelling and method of construction are widely represented in the *Master Plan for Historic Preservation*. The farm's existing outbuildings are utilitarian sheds repaired with various available materials. The dwelling and its extant outbuildings do not represent the work of a master and do not possess high artistic values. The home is lacking many of the elements which mark seminal Gothic Revival dwellings, such as prominent ornamental vergeboard, board and batten siding, and flattened gothic arches.

Neither the dwelling nor the extant outbuildings represent any significance as a unit that is greater than their commonplace components, and their condition prevents them from communicating individual or group distinction. Given the loss of the associated bank barn and residential redevelopment of the subdivided lots, the integrity of the Charles M. King Farm site is compromised. The integrity of the home and outbuildings has been severely damaged by the loss of the original historic fabric including missing doors, destroyed windows, rotting siding and failing structural elements. The home is an unremarkable, vernacular incarnation of the Gothic Revival residential style. The dwelling's outbuildings are not remarkable or rare. The Charles M. King Farm represents a common Montgomery County vista.

### **Archaeological Potential:**

No archaeological surveys have been performed on the Charles M. King property, and no archaeological sites have been recorded. However, the property retains the potential for archaeological features. Historical archaeological features could include remains of outbuildings, fence lines, trash middens or other features in the vicinity of the farm and outbuildings. There may also be the remains of pre-colonial campsites or other activity areas in the vicinity of the head waters of Little Bennett Creek.

### **Conclusion:**

Staff recommends that the Historic Preservation Commission (HPC):

1. Finds that the Charles M. King Farm lacks sufficient historic merit to satisfy the designation criteria outlined in 24A-3(b), Historic Resources Preservation, Montgomery County Code;
2. Recommends that the Planning Board removes the Charles M. King Farm, 25020 King's Valley Road, Damascus, from the *Locational Atlas & Index of Historic Sites*.



## **Attachment A: Maps, Photographs, and other Exhibits**

## *Attachment A: Maps*

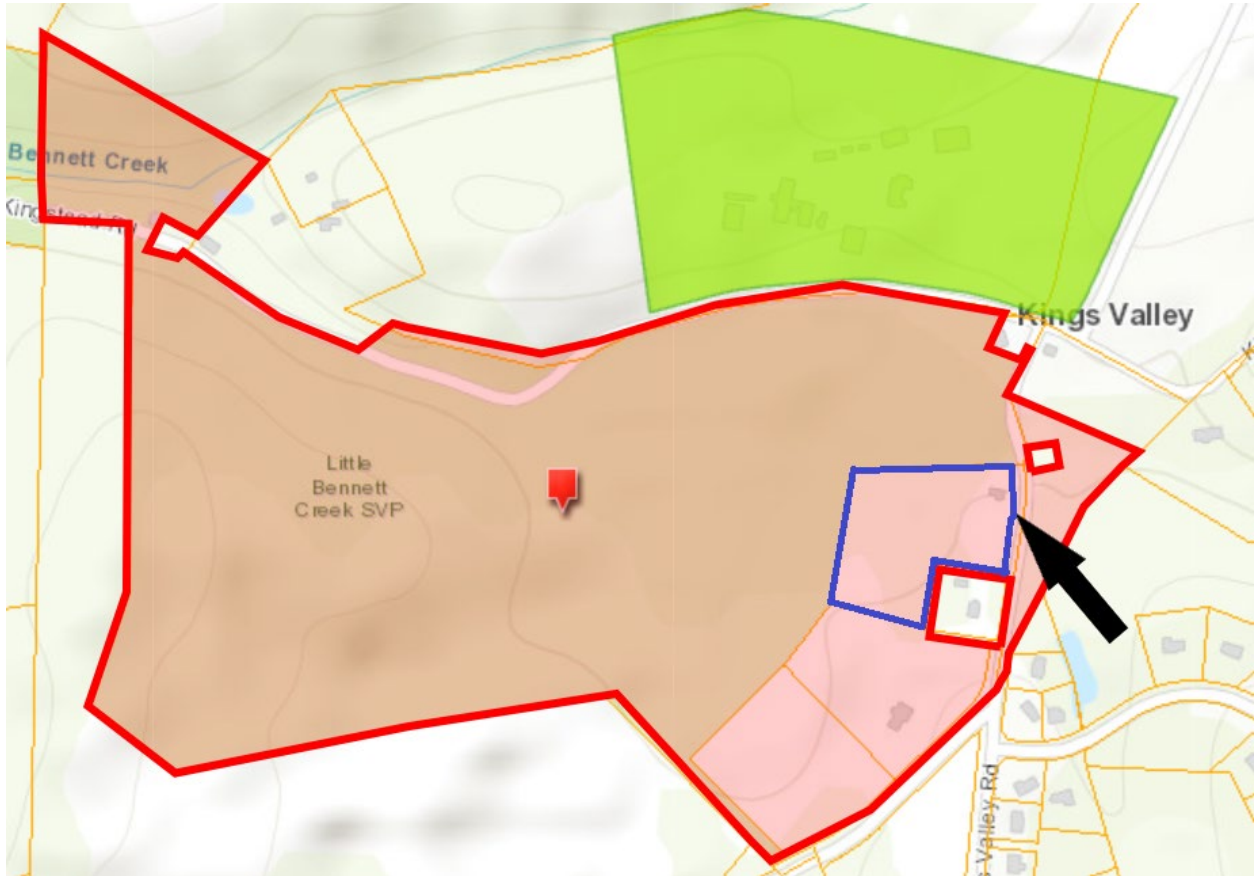


Figure 1: Map of Charles M. King Farm Locational Atlas site (M:10-40), Montgomery Planning GIS, 2025. The Locational Atlas site is indicated in red, the relevant parcel at 25020 Kings Valley Road is outlined in blue and the subject farmhouse is indicated by the black arrow.

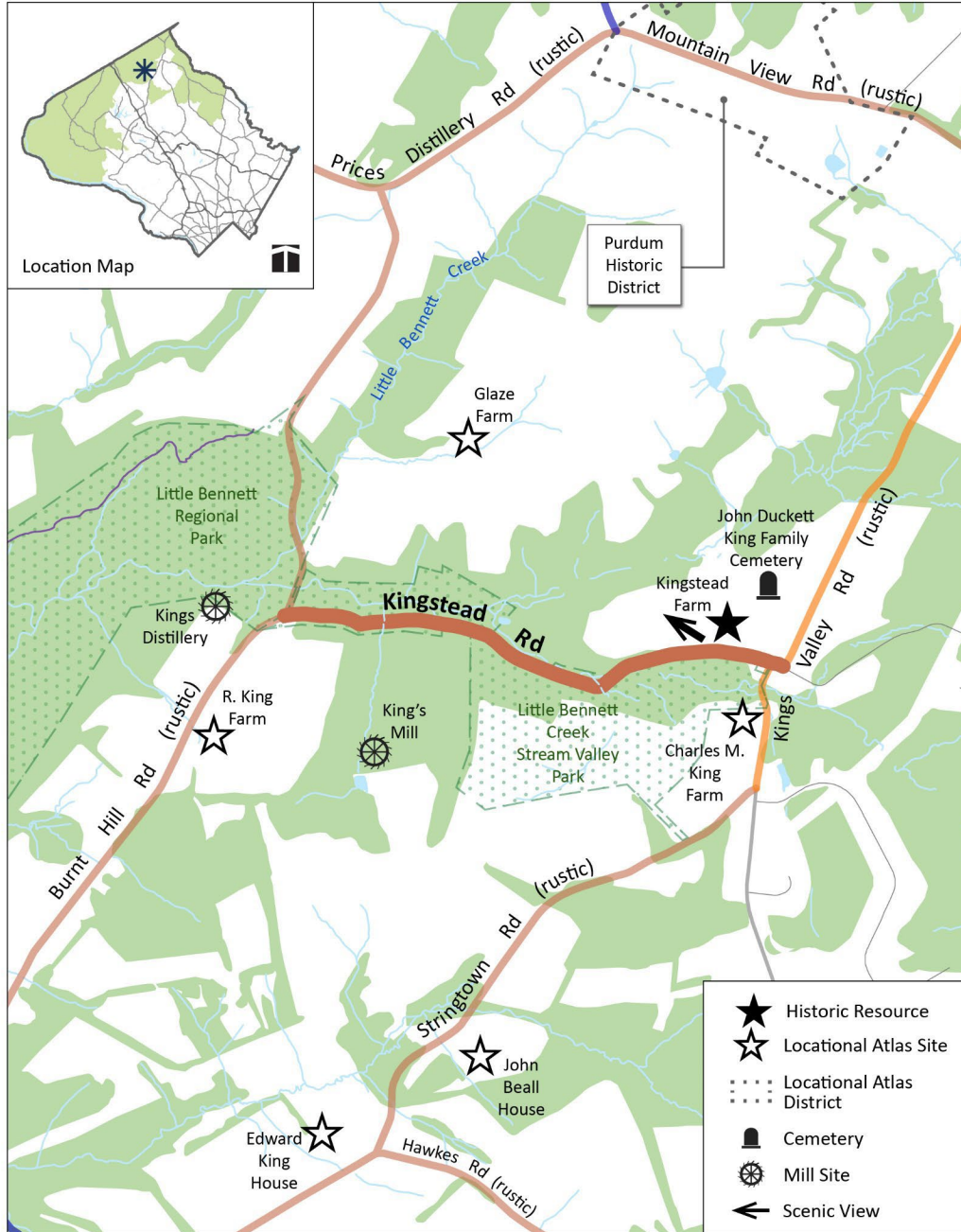


Figure 2: Map of Kingstead Road, showing the Charles M. King Farm and surrounding rustic roads and historic sites, *Rustic Roads Functional Master Plan Update, 2023*.





Figure 3: Map of the subdivision of the Charles M. King estate into 3 lots. The King family home and cemetery, now Kingstead Farm (#10-11), are visible in Lot 2, north of Kingstead Road. The subject lot, Lot 3, purchased by William E. King, is visible south of Kingstead Road, indicated by the red arrow. Maryland State Archive, Equity Case 643, 1887.



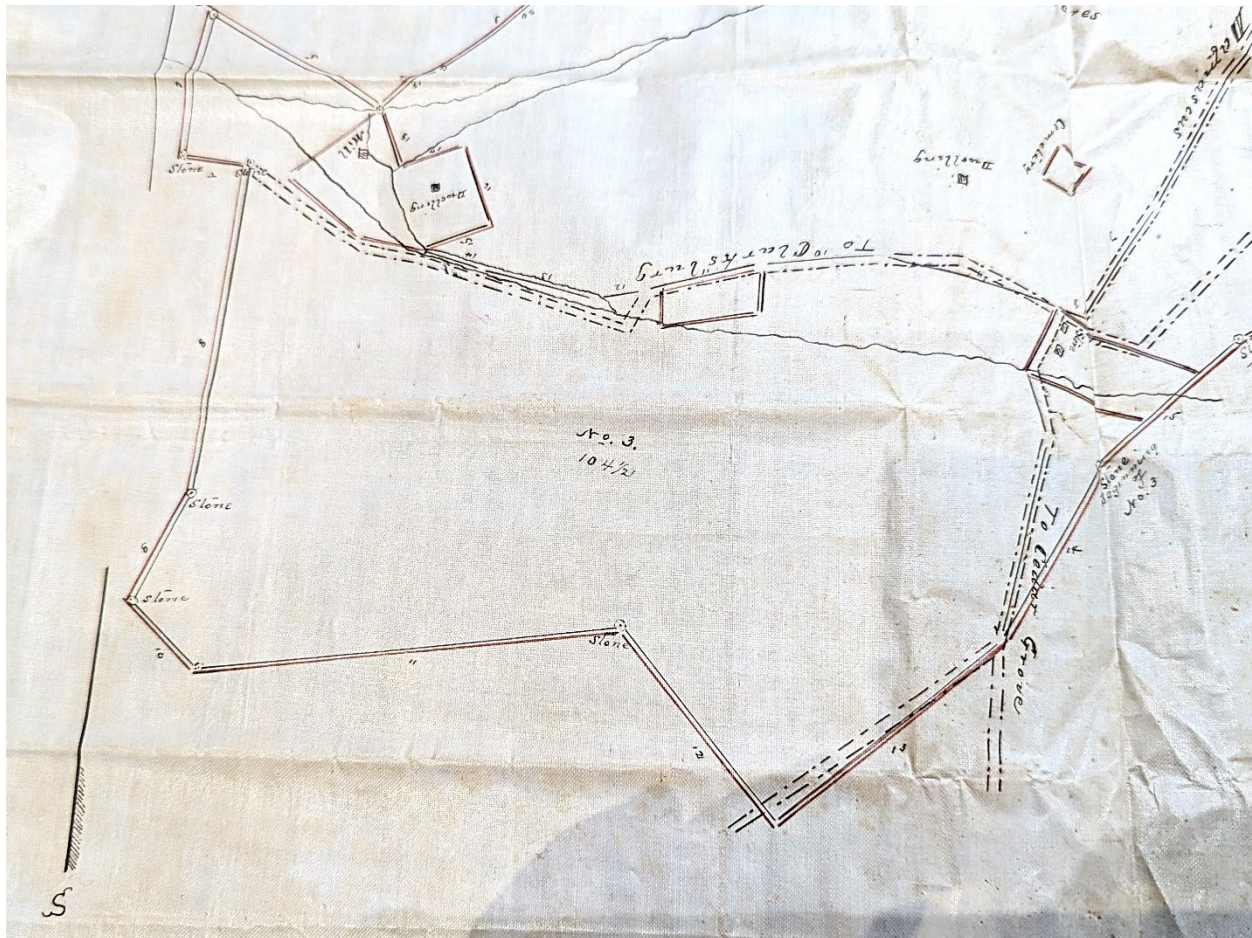


Figure 4: Close up of Lot 3, from map of the subdivision of the Charles M. King estate into 3 lots, Maryland State Archive, Equity Case 643, 1887.

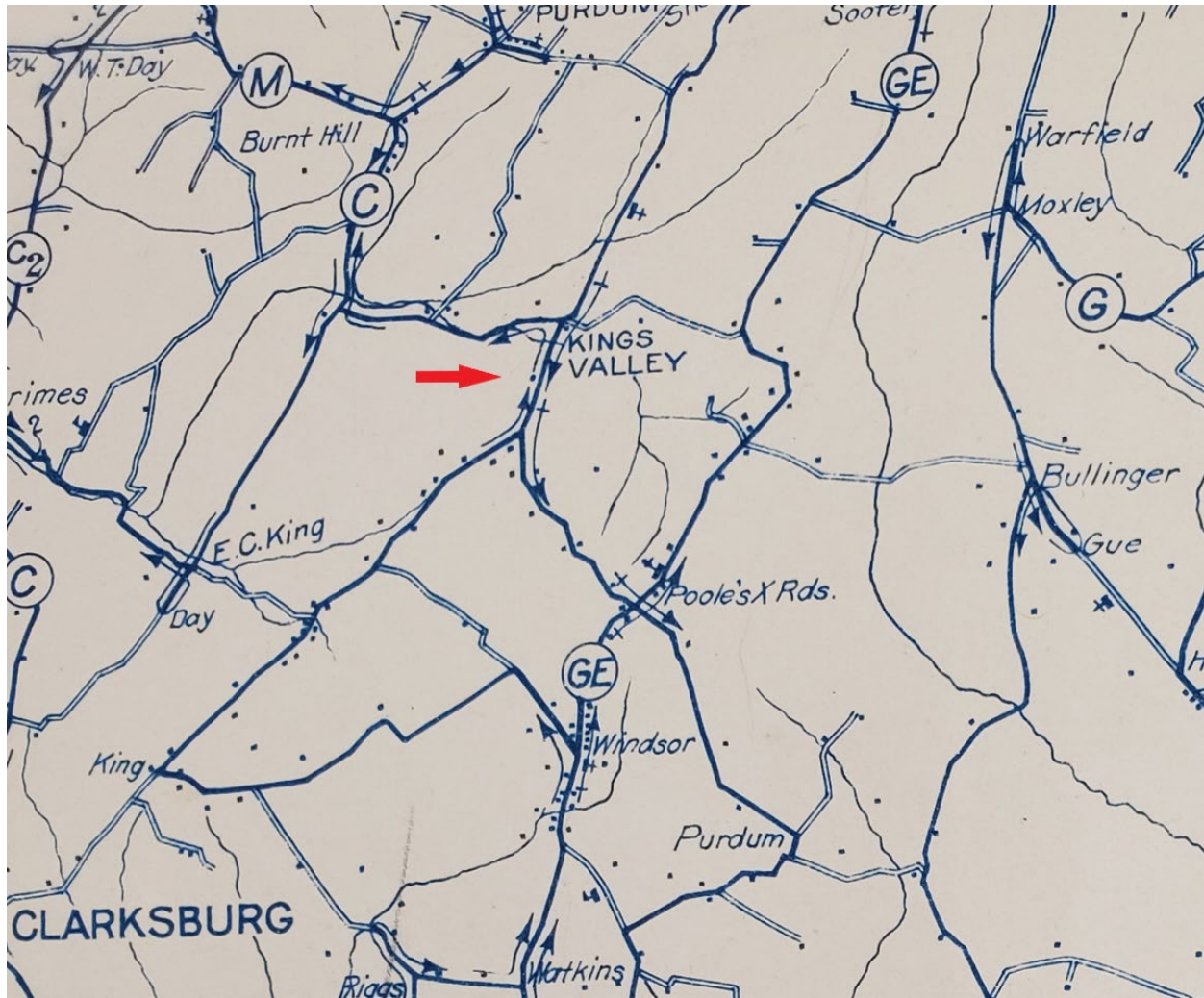


Figure 5: Rural delivery routes, Montgomery County, Post Office Department, Library of Congress, 1920. Subject farmhouse indicated by the red arrow.



## *Attachment A: Historic Aerial Photographs*



Figure 6: Aerial view of Charles M. King Locational Atlas site, HistoricAerials.com, 1957.

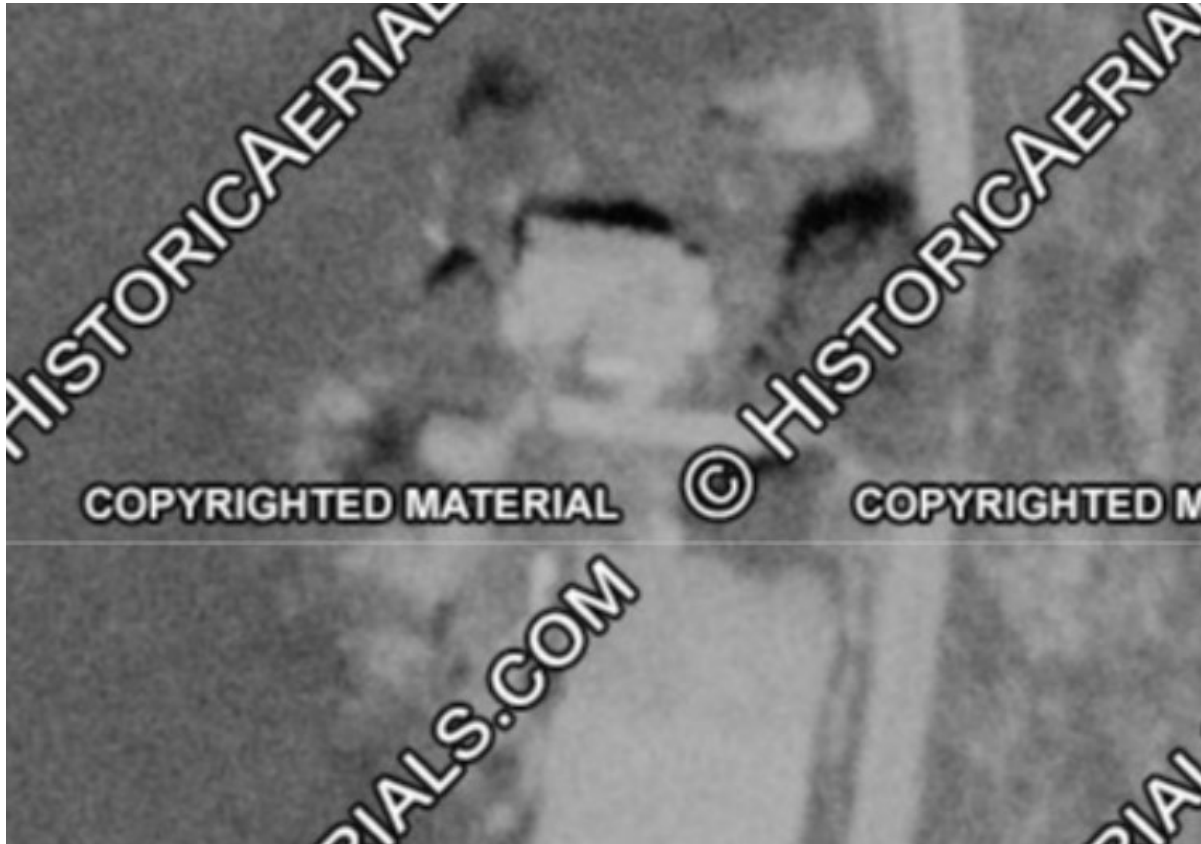


Figure 7: Aerial view of Charles M. King farmhouse, HistoricAerials.com, 1957.



Figure 8: Aerial view of Charles M. King farmhouse, HistoricAerials.com, 1963.



## *Attachment A: Photographs, 2007*



Figure 9: View of façade (east elevation) of the Charles M. King farmhouse, Montgomery Planning, 2007.





Figure 10: View of south elevation of the Charles M. King farmhouse, Montgomery Planning, 2007.



Figure 11: View of north elevation of the Charles M. King farmhouse, Montgomery Planning, 2007.





Figure 12: View of log construction outbuildings associated with the Charles M. King farmhouse, looking northwest, Montgomery Planning, 2007.





Figure 13: View of east elevation of log construction outbuilding associated with the Charles M. King farmhouse, Montgomery Planning, 2007.



Figure 14: View of east elevation of log construction outbuilding associated with the Charles M. King farmhouse, Montgomery Planning, 2007.





Figure 15: View of north elevation of bank barn associated with the Charles M. King farmhouse, Montgomery Planning, 2007.





Figure 16: View of south elevation of bank barn associated with the Charles M. King farmhouse, Montgomery Planning, 2007.





Figure 17: View of east elevation of bank barn associated with the Charles M. King farmhouse, Montgomery Planning, 2007.



## *Attachment A: Photographs, 2025*



Figure 18: View of façade (east elevation) of the Charles M. King farmhouse, Montgomery Planning, 2025.





Figure 19: View of north elevation of the Charles M. King farmhouse, Montgomery Planning, 2025.





Figure 20: View of west elevation of the Charles M. King farmhouse, Montgomery Planning, 2025.





Figure 21: View of south elevation of the Charles M. King farmhouse, Montgomery Planning, 2025.





Figure 22: Entrance to cellar, Montgomery Planning, 2025.





Figure 23: Interior of cellar, Montgomery Planning, 2025.





Figure 24: Detail of cellar wall, Montgomery Planning, 2025.





Figure 25: Close up of conditions of porch roof, Montgomery Planning, 2025.





Figure 26: Close up of conditions of porch, Montgomery Planning, 2025.





Figure 27: Close up of conditions of north side, Montgomery Planning, 2025.





Figure 28: Close up of conditions of west side of farmhouse, Montgomery Planning, 2025.





Figure 29: Close up of conditions of south side of house, Montgomery Planning, 2025.





Figure 30: Damage to joists under house, Montgomery Planning, 2025.





Figure 31: Conditions inside enclosed porch, Montgomery Planning, 2025.



Figure 32: Conditions of kitchen wing, Montgomery Planning, 2025.





Figure 33: Conditions of bathroom, Montgomery Planning, 2025.



Figure 34: Conditions of living room, Montgomery Planning, 2025.





Figure 35: Conditions of interior staircase, Montgomery Planning, 2025.





Figure 36: View of east elevation of log shed, Montgomery Planning, 2025.





Figure 37: View of log shed, looking southwest, Montgomery Planning, 2025.





Figure 38: View of log shed, looking northwest, Montgomery Planning, 2025.





Figure 39: Rear of log shed, Montgomery Planning, 2025.





Figure 40: Interior of log shed, Montgomery Planning, 2025.





Figure 41: View of east elevation of frame shed, Montgomery Planning, 2025.





Figure 43: View of frame shed, looking southwest, Montgomery Planning, 2025.





Figure 44: View of rear elevation of frame shed, looking east, Montgomery Planning, 2025.





Figure 45: Extant corner of demolished bank barn, Montgomery Planning, 2025.





Figure 46: View of farmhouse from the right of way, Montgomery Planning, 2025.



## Attachment B: Environmental Context

When it was designated in 1976, the Charles M. King Farm Locational Atlas site was one parcel. In 2009 the owners sold the westernmost 71.2 acres of their parcel to the Maryland-National Capital Park and Planning Commission and subdivided the remaining land. The Locational Atlas site now encompasses five parcels, only one of which, 25020 Kings Valley Road, has historic structures associated with the Charles M. King Farm Locational Atlas site. See Attachment A, Figure 1, for a map of the Locational Atlas site.

1. 25020 Kings Valley Road, 4.37 acres of land containing the historic structure known as the Charles M. King Farm (M:10-40), and two small associated log structures.
2. Utility parcel 577P, 2.64 acres of land which historically housed a bank barn associated with the Charles M. King Farm, which has since been destroyed or demolished.
3. 24950 Stringtown Road, 4.2 acres of land historically associated with the Charles M. King farm containing a non-historic residence and no known historic structures.
4. 24940 Stringtown Road, 4.2 acres of land historically associated with the Charles M. King farm containing a non-historic residence and no known historic structures.
5. Little Bennett Creek Stream Valley Park, 71.2 acres of land acquired by the Maryland National Capital Park and Planning Commission in 2009, containing no known historic structures.



## **Attachment C: MIHP Form (1974)**

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

Charles M. King

**2 LOCATION**

STREET & NUMBER

King's Valley Road

CITY, TOWN

King's Valley

CONGRESSIONAL DISTRICT

— VICINITY OF (Damascus)

STATE

Maryland

COUNTY

Montgomery

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER

**4 OWNER OF PROPERTY**

NAME

Addie M. King

Telephone #:

STREET & NUMBER

King's Valley Road

CITY, TOWN

Damascus area

— VICINITY OF

STATE, zip code

Maryland

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE



# 7 DESCRIPTION

M:10-40

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a two-story, three-bay, frame house that faces east, with a one-story porch over the front. There is a pair of small attic windows in the gable-end, and it has clapboard siding. There is a two-story addition to the west-rear.

CONTINUE ON SEPARATE SHEET IF NECESSARY

# 8 SIGNIFICANCE

M:10-40

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

---

SPECIFIC DATES

BUILDER/ARCHITECT

---

STATEMENT OF SIGNIFICANCE

One of several 19th Century King houses in the settlement known as King's Valley.

CONTINUE ON SEPARATE SHEET IF NECESSARY



**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY

STATE	COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

3/13/74

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

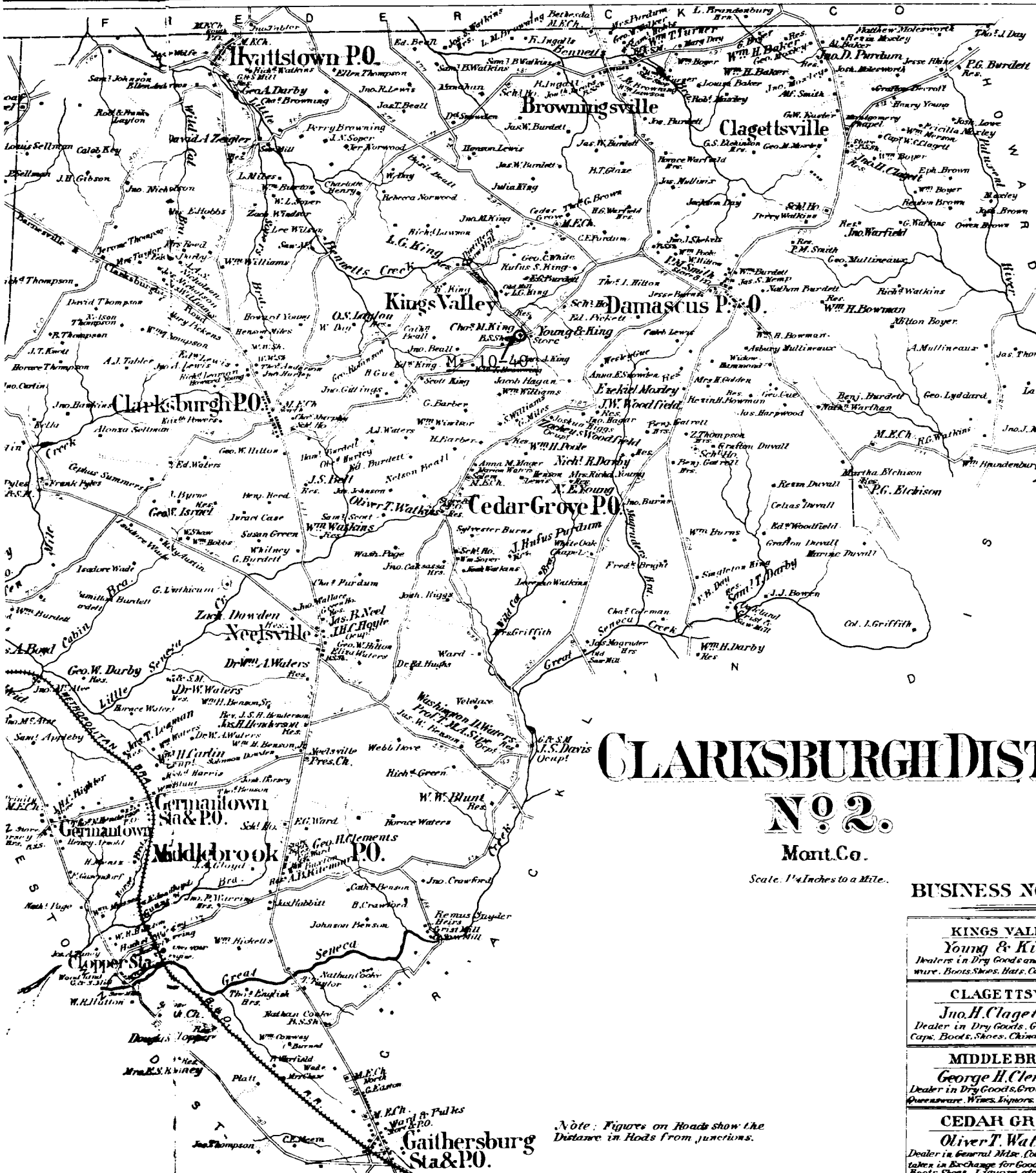
STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
 The Shaw House, 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 267-1438



# CLARKSBURGH DIST

## NO. 2.

Mont. Co.

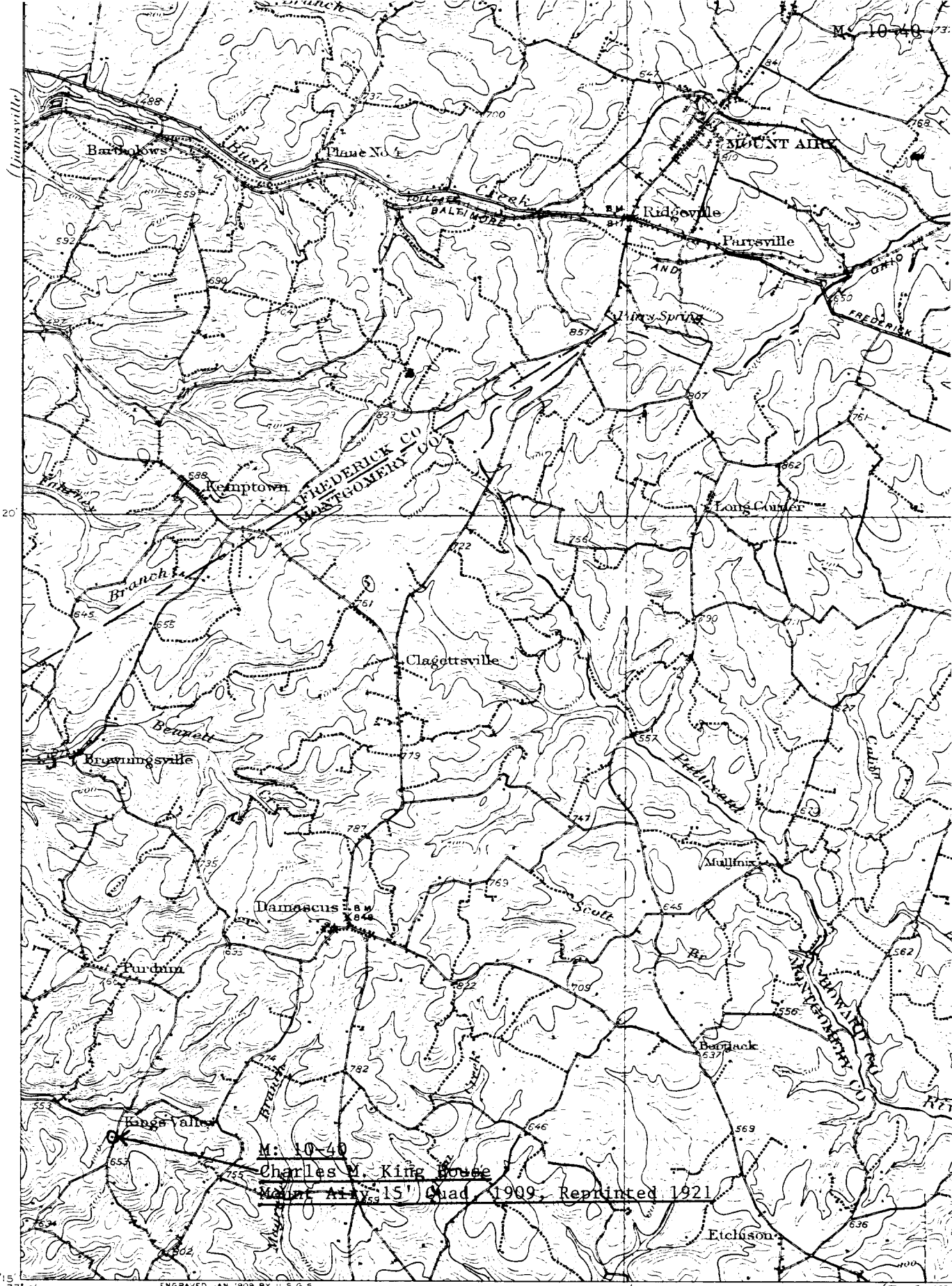
Scale: 1/4 Inches to a Mile.

BUSINESS NO

<p><b>KINGS VALI</b>                  Young &amp; Ki                  Dealers in Dry Goods and                  ware, Boots, Shoes, Hats, &amp;c.</p>
<p><b>CLAGETTSV</b>                  Jno. H. Claget.                  Dealer in Dry Goods, G                  Caps, Boots, Shoes, China</p>
<p><b>MIDDLEBR</b>                  George H. Clei.                  Dealer in Dry Goods, Gro                  Queensware, Wines, Liquors, &amp;c.</p>
<p><b>CEDAR GR</b>                  Oliver T. Wat.                  Dealer in General Mer. Co                  taken in Exchange for Good                  Boots, Shoes, Liquors, etc.</p>

Note: Figures on Roads show the Distance in Rods from junctions.





39°15' 77°15'

ENGRAVED JAN. 1909 BY U.S.G.S

(Seneca)

Frank Sutton, Geographer in charge.  
 Topography by J.S.B. Daingerfield, W. Carvel Hall, and W.O. Tufts.  
 Control by E.L. McNair and C.B. Kendall.  
 Surveyed in 1906-1907.

SURVEYED IN COOPERATION WITH THE STATE OF MARYLAND.

TRUE NORTH  
 MAGNETIC NORTH

APPROXIMATE MEAN DECLINATION 1907.



Contour interval  
 Datum is mean s

(Rockville)  
 Scale 621





NAME M; #10-40 CHARLES M. KING HOUSE AT KING'S VALLEY

LOCATION KING'S VALLEY Rd DAMASCUS, Md

FACADE S

PHOTO TAKEN 3/13/74 MOWYER