

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11650 Snowden Farm Pkwy., Germantown Formerly 22022 Ridge Rd.	Meeting Date:	6/25/2025
Resource:	Master Plan Site #13/19 <i>Howes Farm</i>	Report Date:	6/17/2025
Applicant:	NECC	Public Notice:	6/11/2025
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1118730	Staff:	Dan Bruechert
Proposal:	Playground Installation		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval authority delegated to Staff;

1. Exact dimensions for the playground must be submitted to Staff before the issuance of the final HAWP approval documents.
2. Material specifications for the playground surface must be submitted to Staff before the issuance of the final HAWP approval documents.

ARCHITECTURAL DESCRIPTION

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

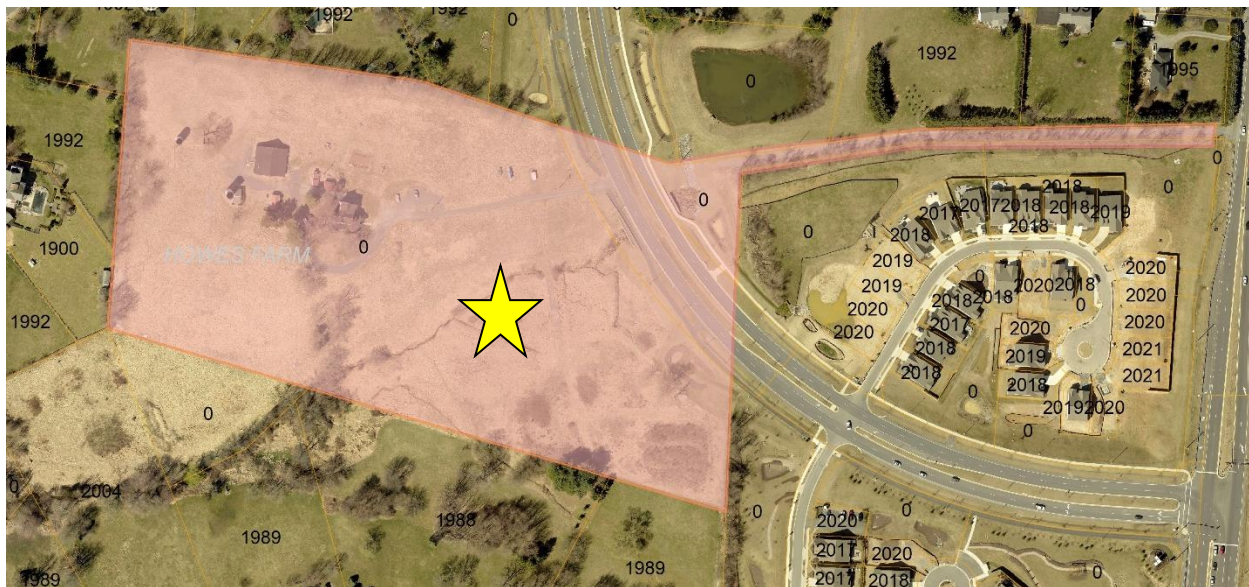


Figure 1: Designated Master Plan Site - Howes Farm.

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 19th-early 20th-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 20th-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 19th 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 June 26, 2024, the HPC held a Preliminary Consultation on the proposal to deconstruct the existing barn and reconstruct it as an assembly space.¹ The applicant is completing the requested information and that application will be submitted in due course. The applicant is pursuing other site improvements and projects in the meantime, including this application.

¹ The Staff Report and application for the Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/06/II.B-11650-Snowden-Farm-Parkway-Germantown-Preliminary-Consultation.pdf> and the recording of the hearing is available here: https://mncppc.granicus.com/player/clip/3038?publish_id=711db033-34b6-11ef-81ef-005056a89546&redirect=true.

PROPOSAL

The applicant proposes to construct a playground to the west of the agricultural outbuildings.

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. The applicants are redeveloping the site as a cultural and community center.

The applicant proposes to install a playground to the southwest of the larger of the two silos on site (see *Figure 2*, below). The playground will include a variety of playground equipment installed over a soft 'rubber mulch or [rubber] carpet.' Exact dimensions of the play area were not included in the submitted application materials, but in a plan drawing marked 'Sample' the recommended area is 29' 1" × 30' 6" (twenty nine feet, one inch by thirty feet, six inches). Most of the proposed equipment will be anchored with concrete footers. No trees will be impacted by the proposed playground.



Figure 2: The proposed playground will be installed to the southwest of the larger of the two silos on site.

Staff finds the proposed location for the playground will not have a significant impact on the character of

the site or the relationship between the house and farm buildings, because it will be to the rear of all of the existing agricultural buildings, complying with *Standard 2*.

Staff finds the area, even if it were 10' (ten feet) larger in length and width would not overwhelm the character of the nearly 16-acre site. However, as exact dimensions were not included with the submitted materials, Staff recommends the HPC include a condition to the approval of this HAWP that the applicant submits exact dimensions (or verify the 29' 1" × 30' 6" (twenty nine feet, one inch by thirty feet, six inches) included in the Staff Report.

Staff finds the playground equipment will not have a substantial impact on the character of the site. It is clearly a non-historic alteration to the site and will not negatively impact the size or massing of any of the outbuildings. Staff finds the equipment and its footers could be removed from the site, returning it to its existing appearance should the applicant wish to do so, as required by *Standard 10*. The only other outstanding issue is the material specification for the surface of the playground. Staff finds that a rubber or rubberized material would be compatible, but as with the dimensions, more specificity is required. Staff recommends the HPC add a condition that the specification for the surface material must be submitted to Staff for review and approval before issuance of the HAWP approval documents.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval authority delegated to Staff ;

1. Exact dimensions for the playground must be submitted to Staff before the issuance of the final HAWP approval documents; and,
2. Material specifications for the playground surface must be submitted to Staff before the issuance of the final HAWP approval documents;

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 to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1118730
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? X 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 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>Barn Renovation</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.

Pramod KC

05/22/2024

Signature of owner or authorized agent

Date



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

Owner's mailing address 11650 Snowden Farm Parkway Germantown, MD 20876	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
20301 Mallet Hill Ct Germantown, MD 20876 20305 Mallet Hill Ct Germantown, MD 20876 20300 Mallet Hill Ct Germantown, MD 20876 20309 Mallet Hill Ct Germantown, MD 20876	20312 Mallet Hill Ct Germantown, MD 20876 11722 Morning Star Dr Germantown, MD 20876 11714 Morning Star Dr Germantown, MD 20876 11804 Morning Star Dr Germantown, MD 20876
21721 Brink Meadow Ln Germantown, MD 20876 21729 Brink Meadow Ln Germantown, MD 20876 21733 Brink Meadow Ln Germantown, MD 20876 21737 Brink Meadow Ln Germantown, MD 20876	

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 lies at 11650 Snowden Farm Parkway, Germantown, MD 20876; the area of the property 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 on all three sides, and the frontage is connected to Snowden Farm Parkway. It is mostly vegetated with grass, shrubs, and trees. A stream passes through the east side of the property, and part of it lies on 100-year floodplains.

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

In alignment with the NECC's plan to develop a community center, we propose the addition of a dedicated children's playground to ensure a safer play area. The playground will be located behind the silo building, separate from the existing structures. Playground equipment will be professionally installed by a reputable vendor from the USA. The area will be enclosed with protective edgings and feature soft rubber mulch or carpet flooring for added safety. Please see the attached drawings for details.

Work Item 1: Kids' Playground

Description of Current Condition:
The area where the Kids' playground is proposed is a pervious ground.

Proposed Work:
NECC is requesting permission to install Kids' playground behind the Silo building.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3:

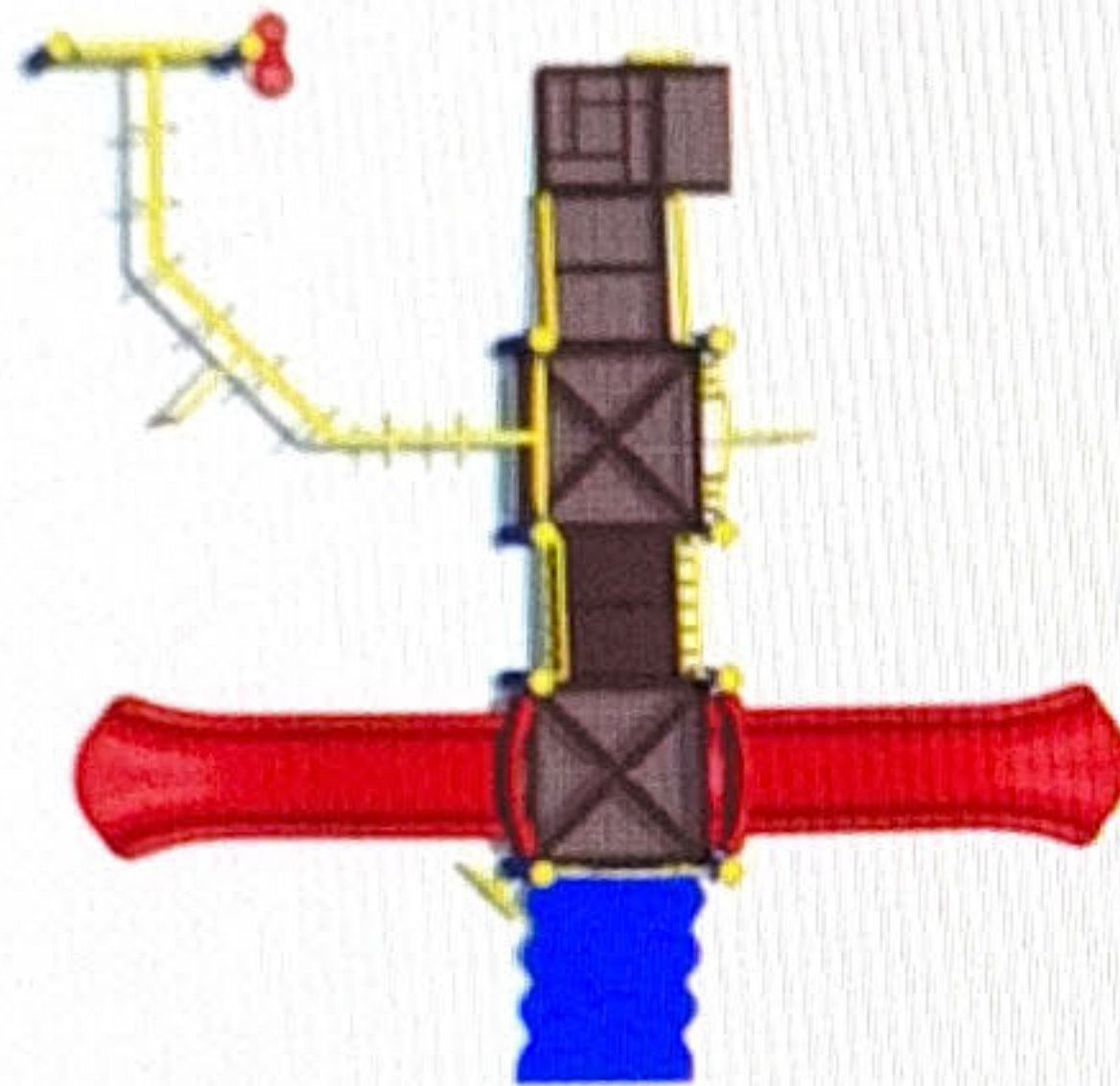
Description of Current Condition:

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	*	*	*	*	*		*

3D Drawing



3D Views

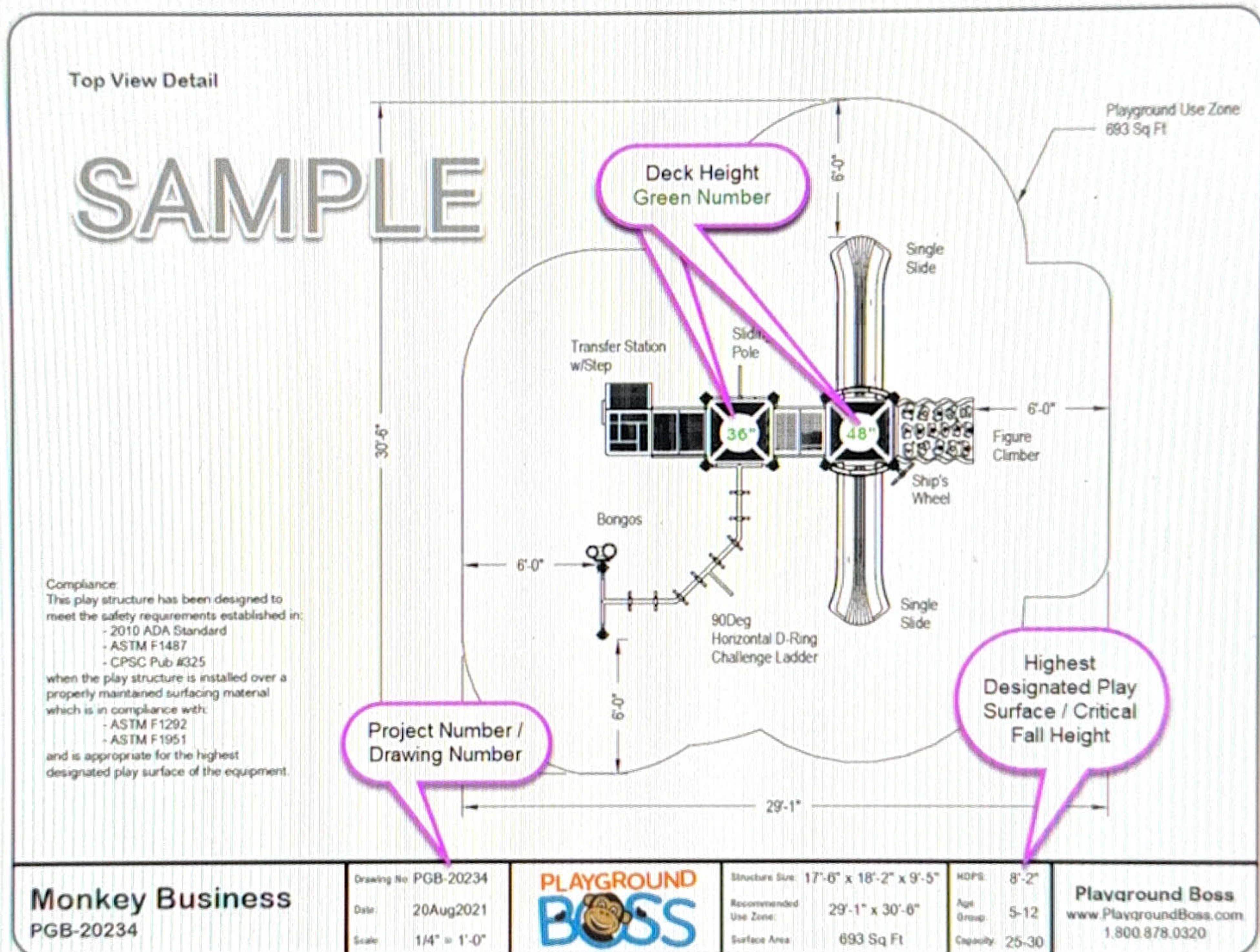
PGB-20234P

Primary Color Scheme



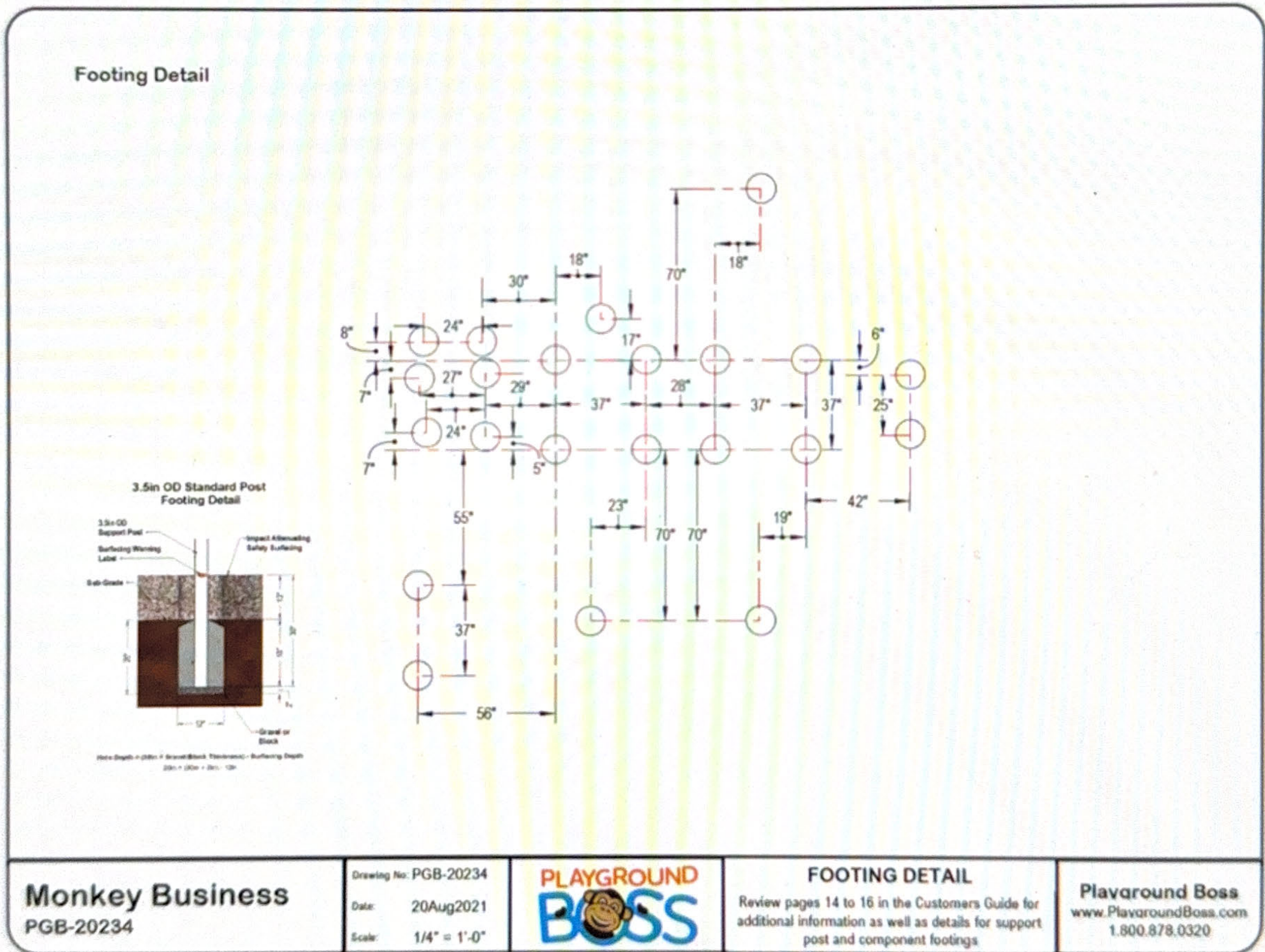
1101 Central Expy S, Ste 200 | Allen, TX 75013 | 1+(800) 878-0320

Top View Drawing



Footing Detail Drawing

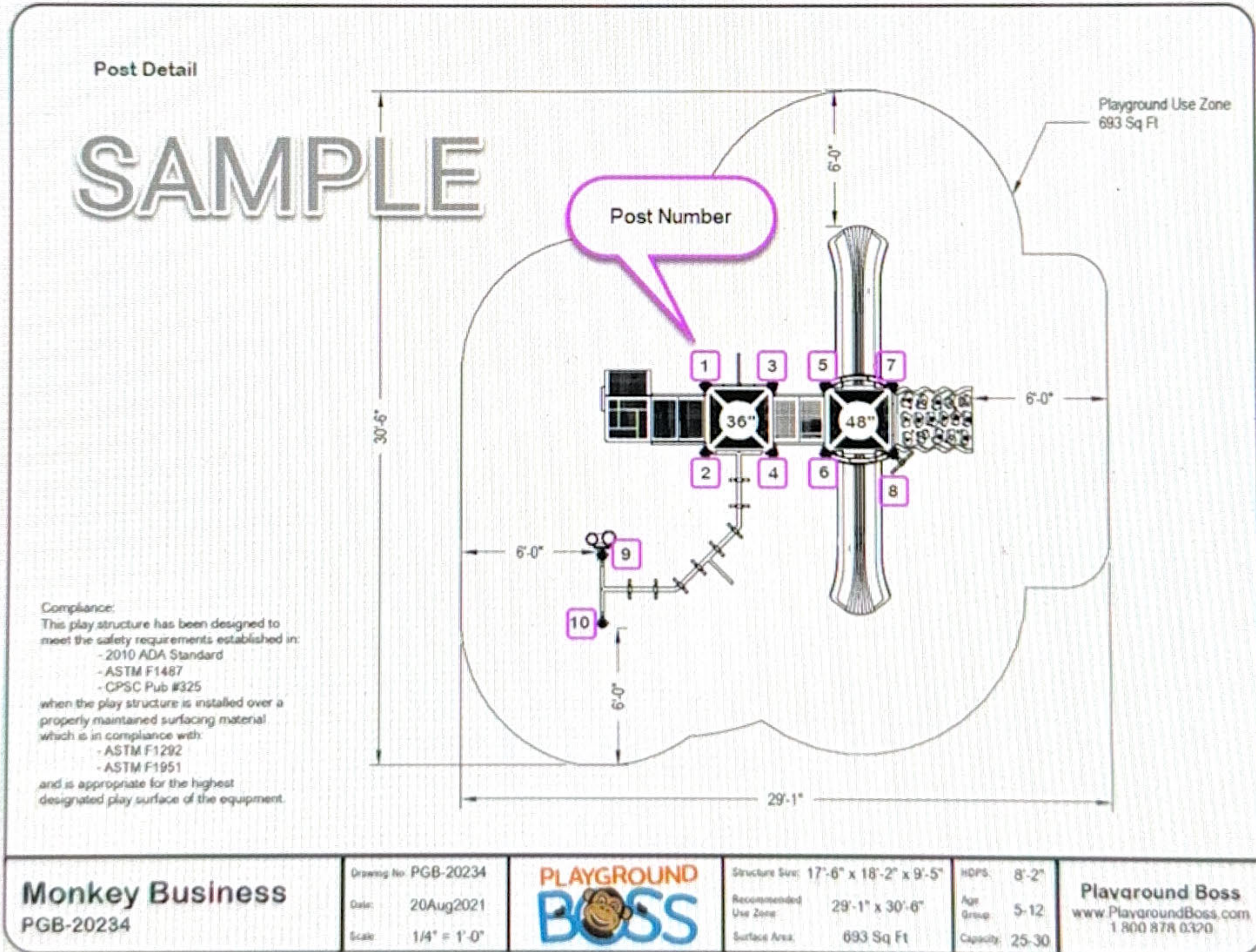
Use the red center lines and dimensions to mark the site for the footing holes.



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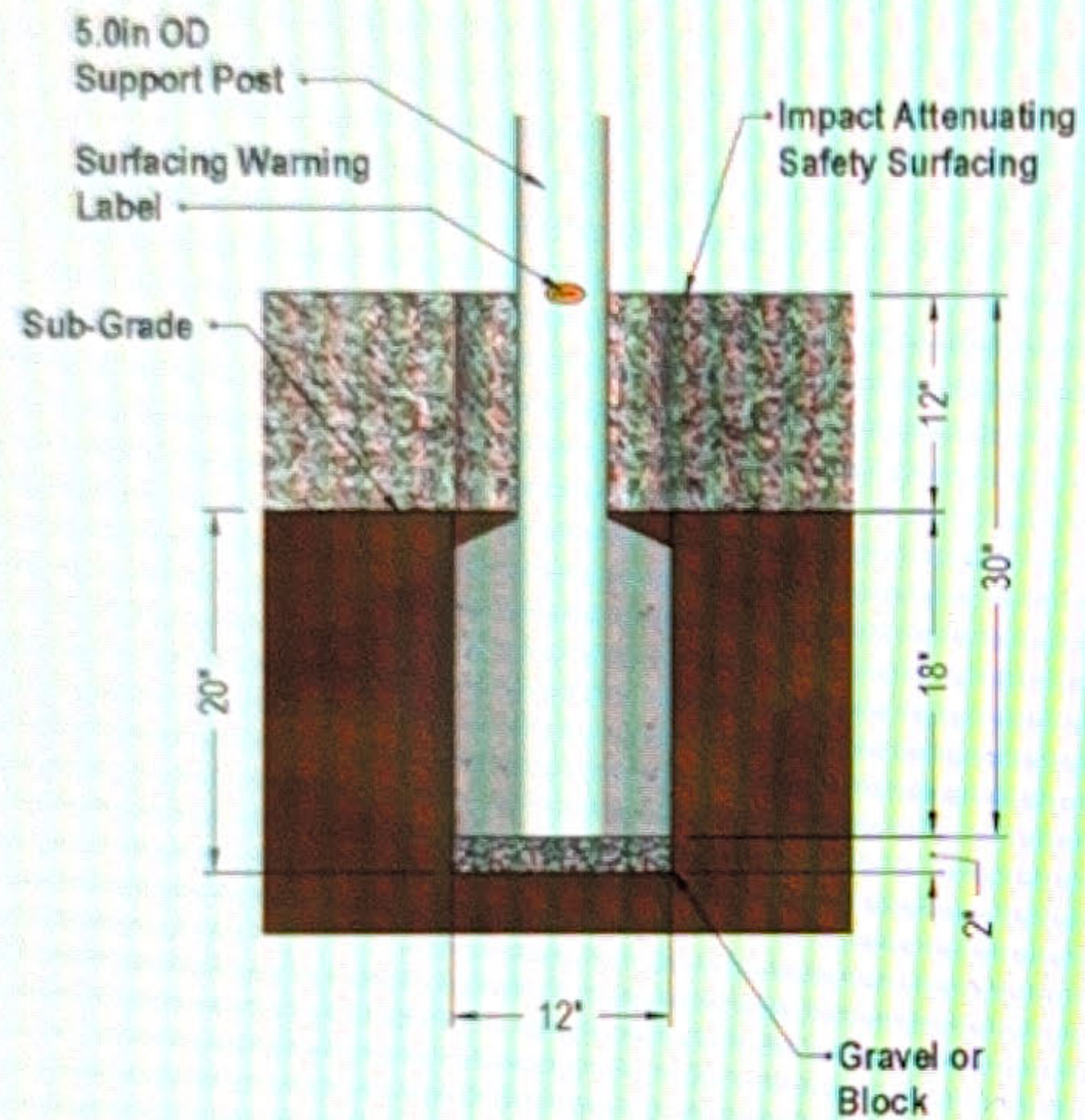
Post Detail Drawing

Each support post will have stickers placed on them. The numbers on those stickers will correspond to a number on the Post Detail drawing. Use this drawing to locate and place your posts on site.



Guide to Playground Boss Footing Details

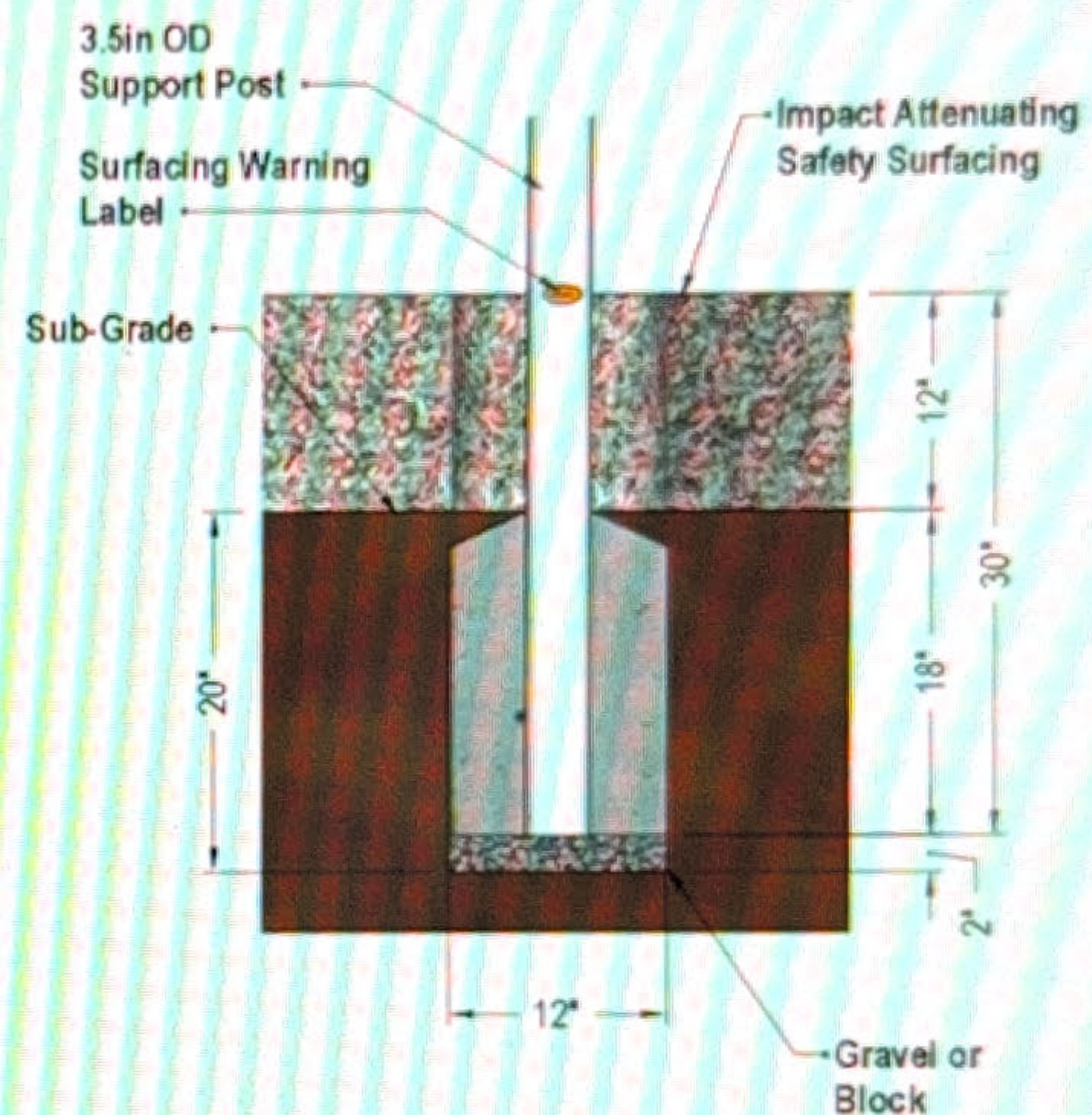
5.0in OD Standard Post Footing Detail



$$\text{Hole Depth} = (30\text{in} + \text{Gravel/Block Thickness}) - \text{Surfacing Depth}$$

$$20\text{in} = (30\text{in} + 2\text{in}) - 12\text{in}$$

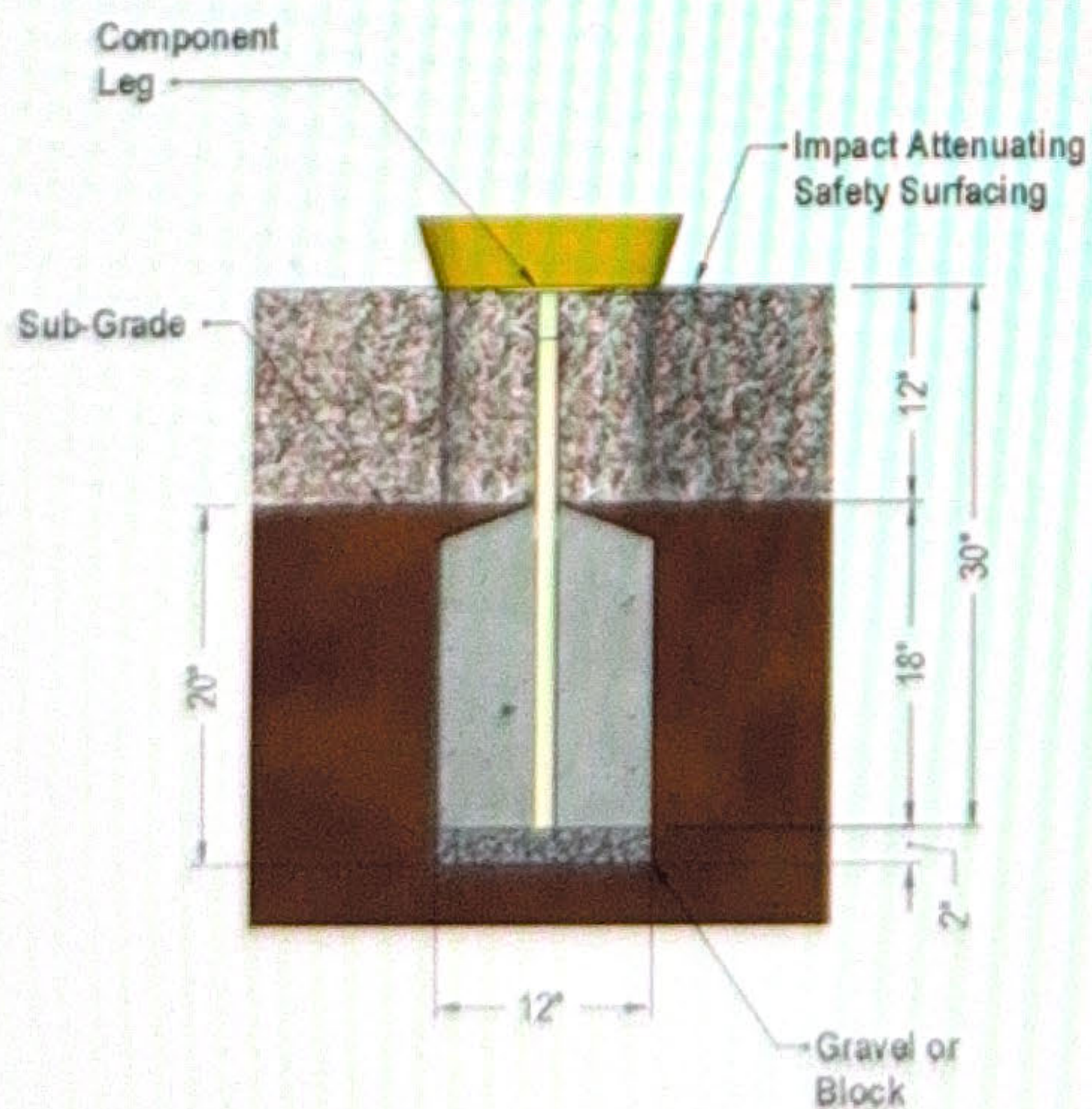
3.5in OD Standard Post Footing Detail



$$\text{Hole Depth} = (30\text{in} + \text{Gravel/Block Thickness}) - \text{Surfacing Depth}$$

$$20\text{in} = (30\text{in} + 2\text{in}) - 12\text{in}$$

Standard Component Footing Detail



$$\text{Hole Depth} = (30\text{in} + \text{Gravel/Block Thickness}) - \text{Surfacing Depth}$$

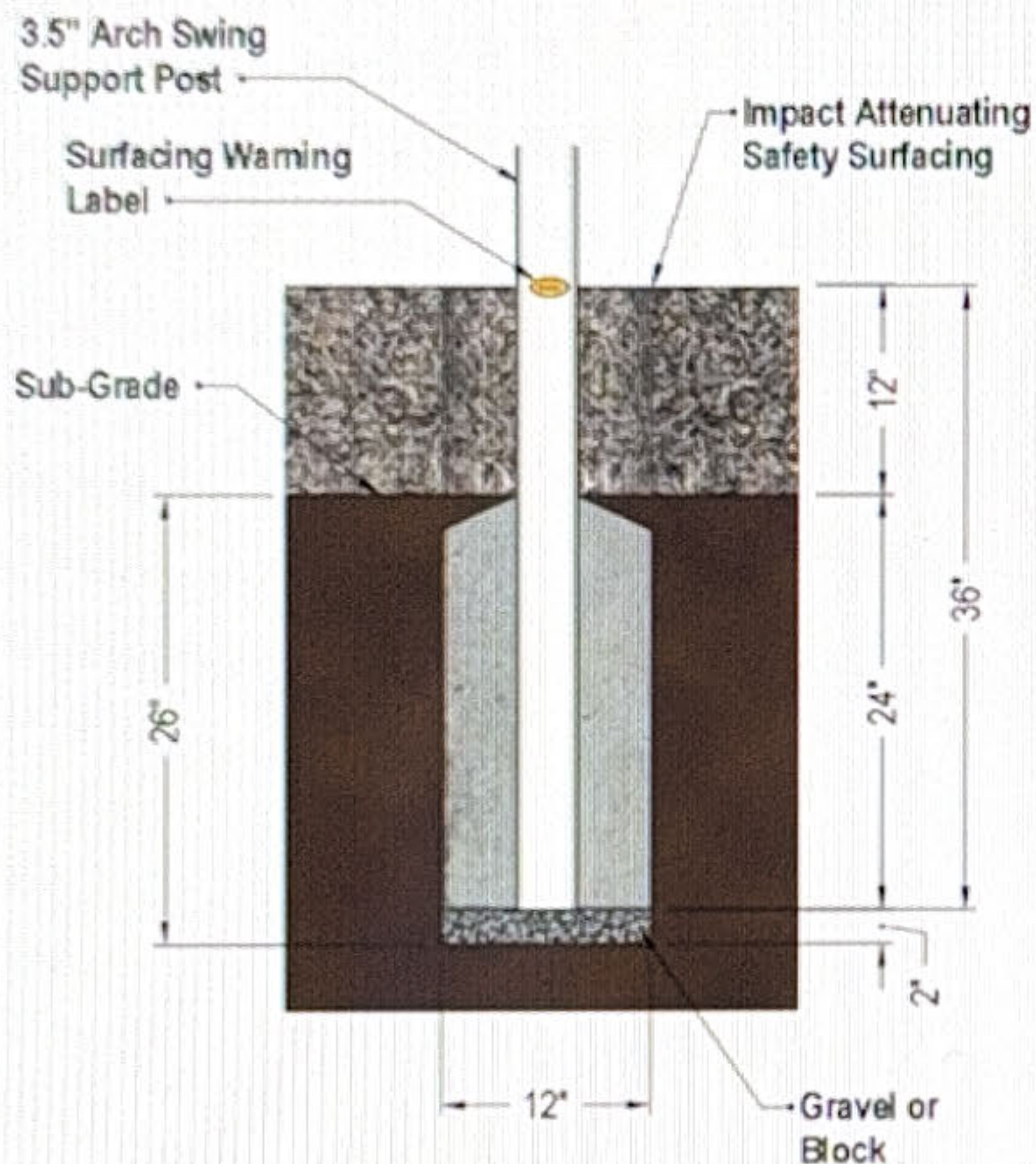
$$20\text{in} = (30\text{in} + 2\text{in}) - 12\text{in}$$



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Guide to Playground Boss Footing Details

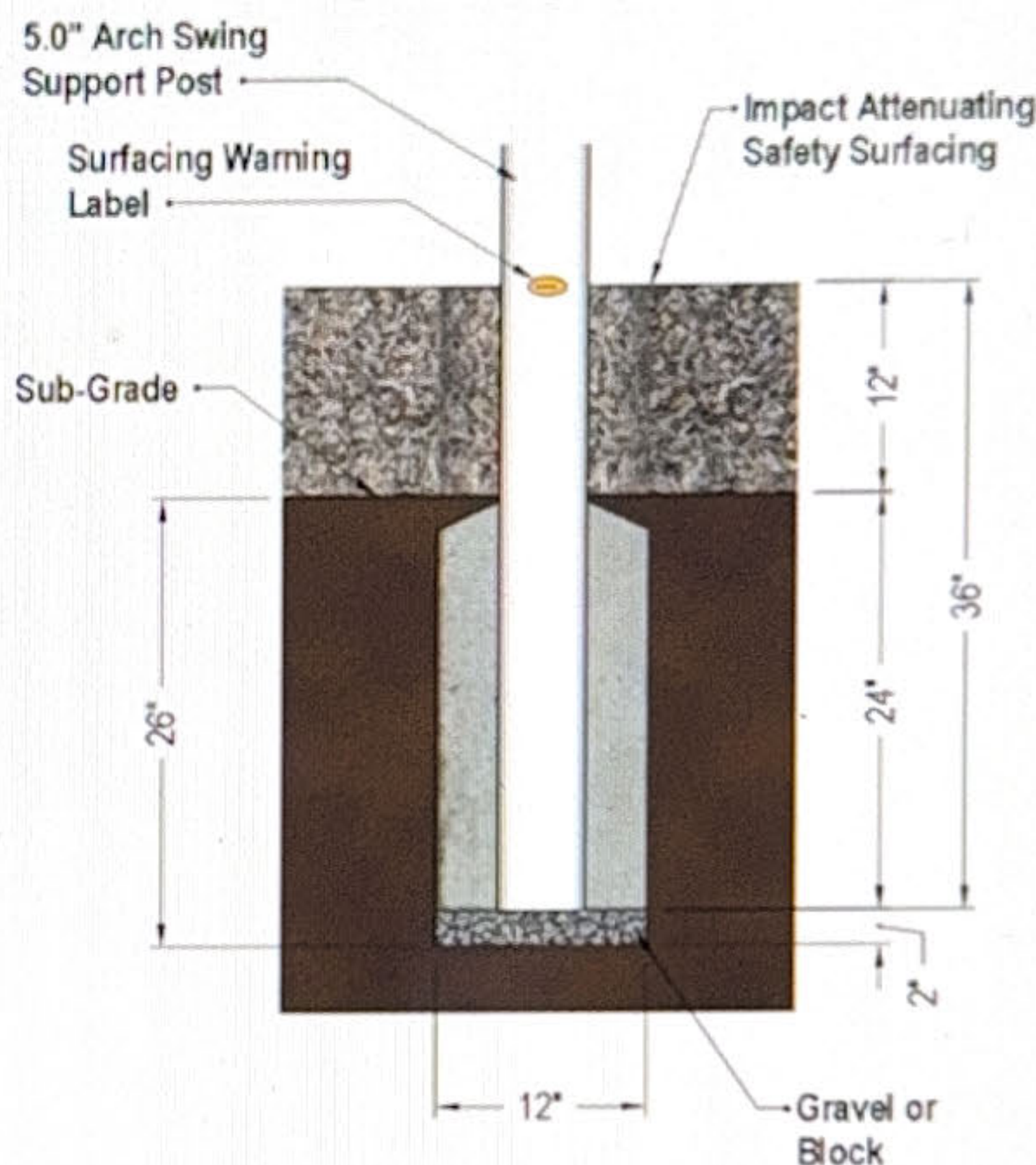
3.5in Arch Swing Footing Detail



$$\text{Hole Depth} = (36\text{in} + \text{Gravel/Block Thickness}) - \text{Surfacing Depth}$$

$$26\text{in} = (36\text{in} + 2\text{in}) - 12\text{in}$$

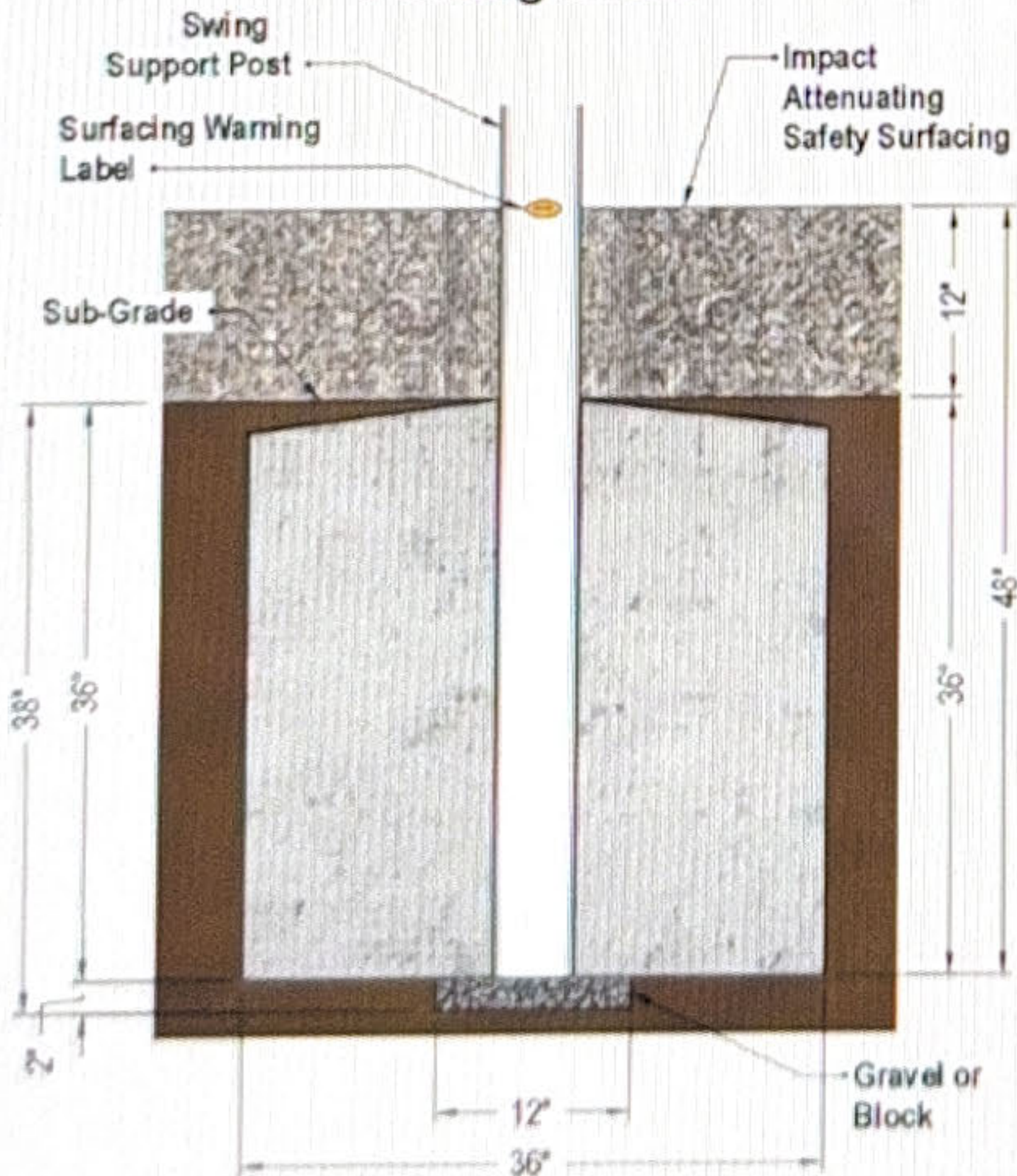
5.0in Arch Swing Footing Detail



$$\text{Hole Depth} = (36\text{in} + \text{Gravel/Block Thickness}) - \text{Surfacing Depth}$$

$$26\text{in} = (36\text{in} + 2\text{in}) - 12\text{in}$$

5in Single Post Swing Footing Detail



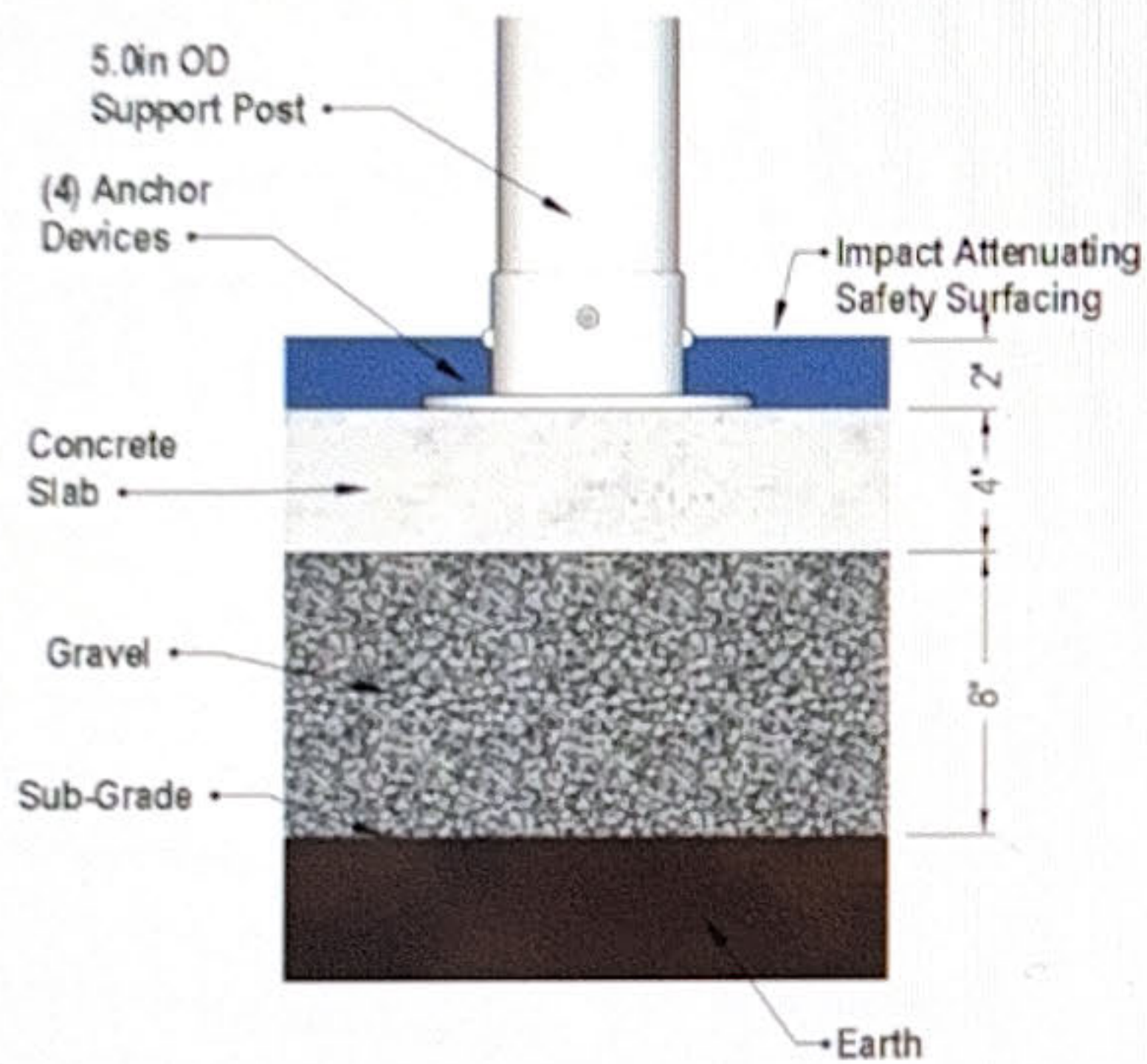
$$\text{Hole Depth} = (48\text{in} + \text{Gravel/Block Thickness}) - \text{Surfacing Depth}$$

$$38\text{in} = (48\text{in} + 2\text{in}) - 12\text{in}$$

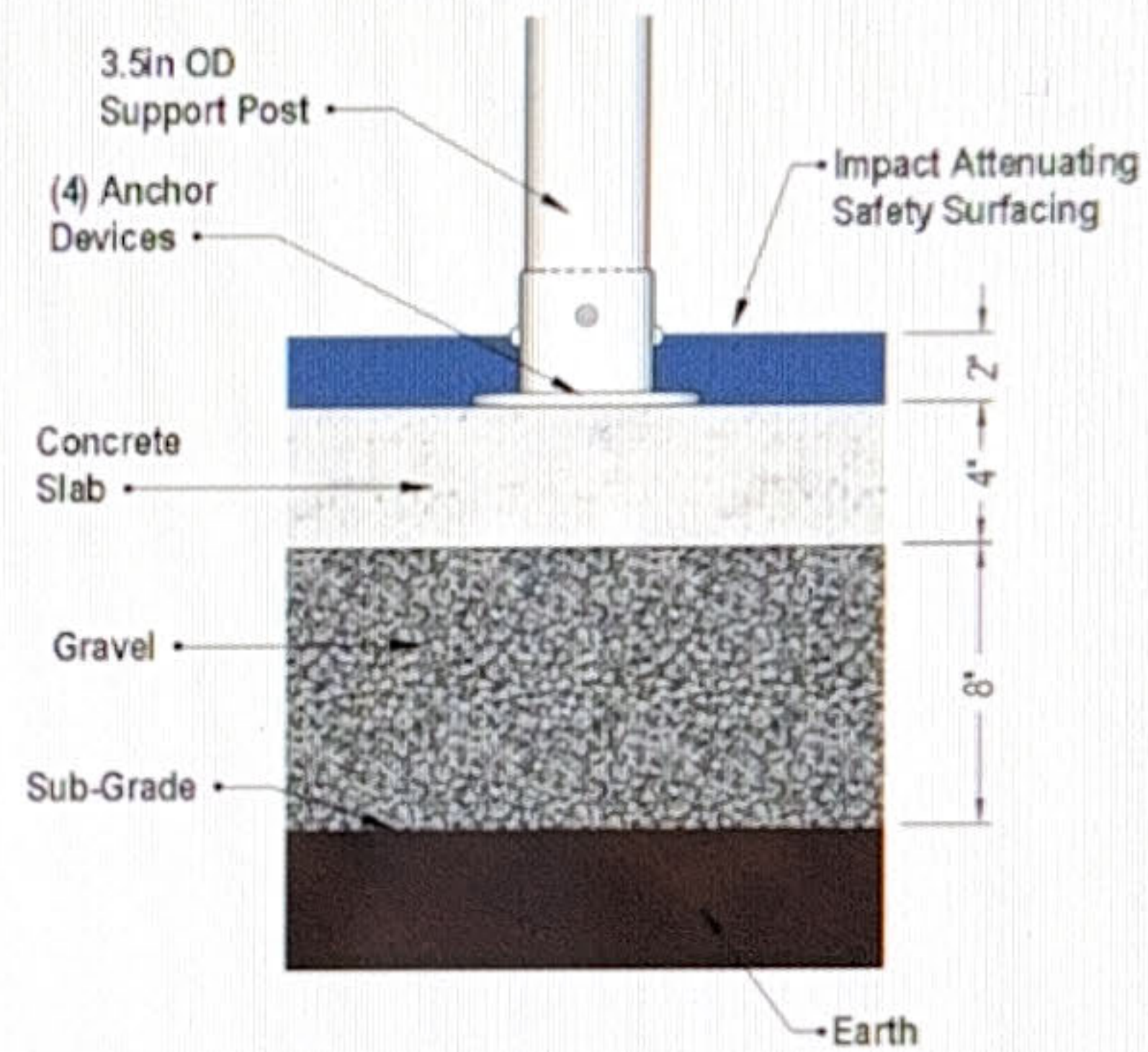


Guide to Playground Boss Footing Details

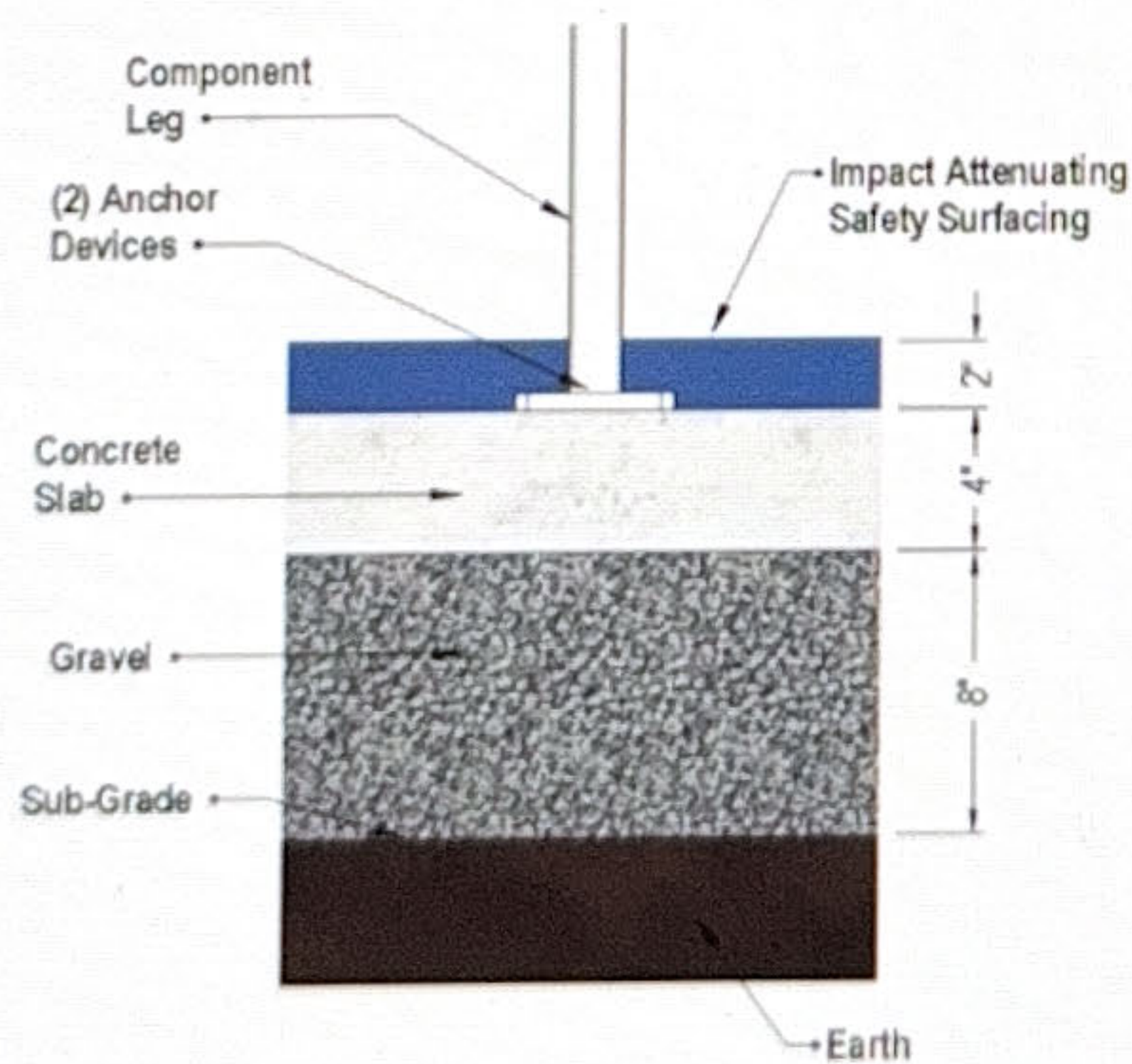
5.0in OD Support Post
Surface Mount Detail



3.5in OD Support Post
Surface Mount Detail



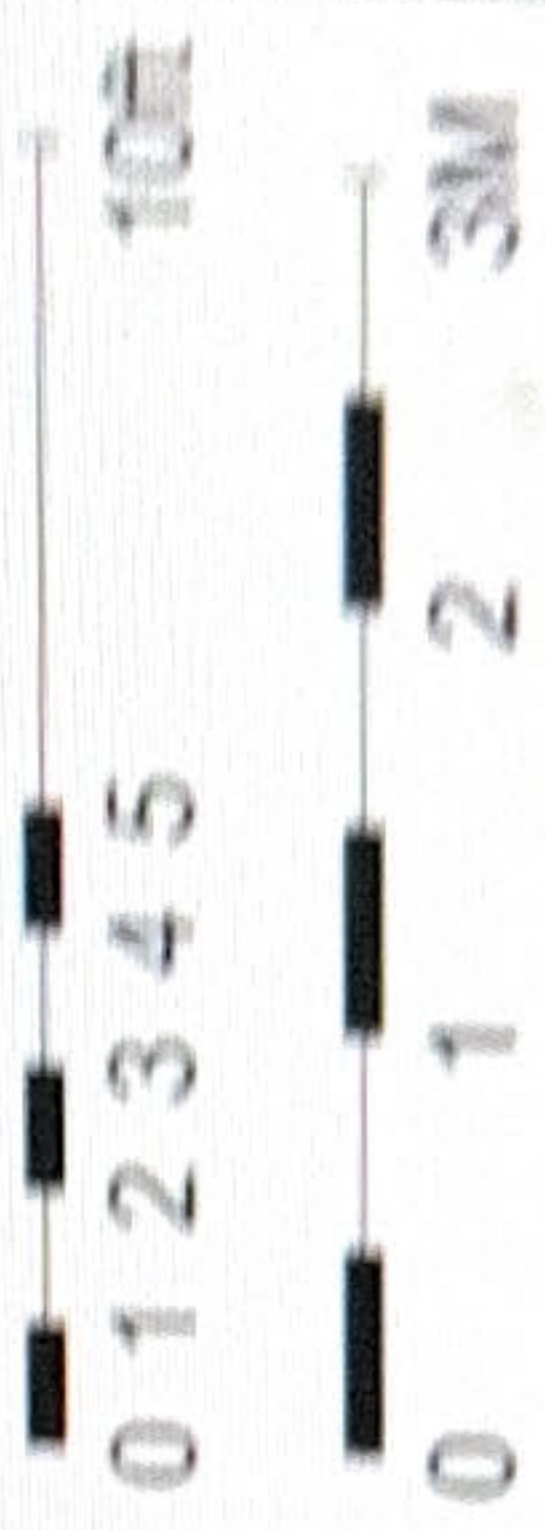
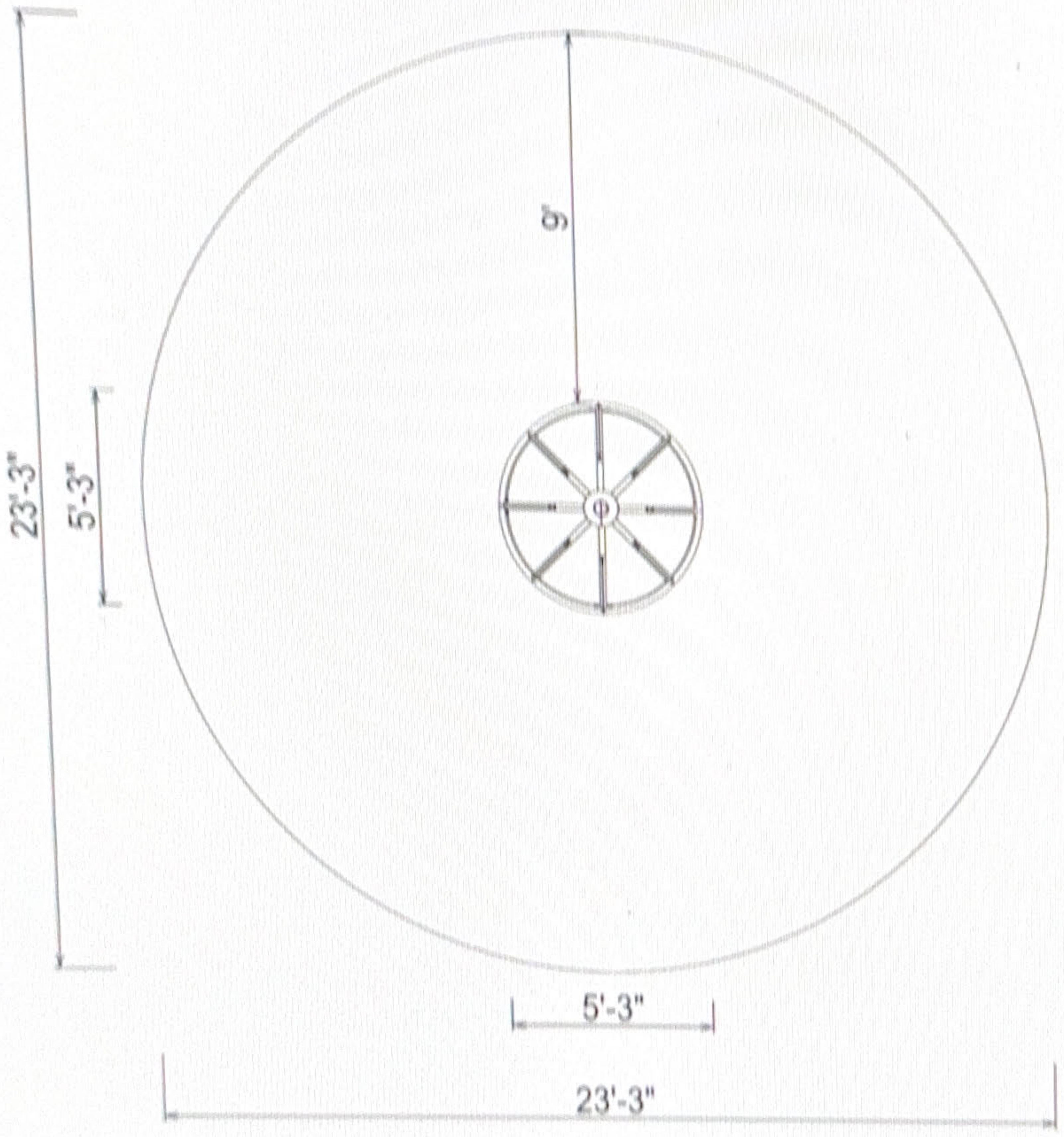
Component Leg
Surface Mount Detail



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Compliance:
 This play structure has been designed to meet the safety requirements established in:
 - 2011 ADA Standard
 - ASTM F1487
 - CPSC Pub. #125
 when the play structure is installed over a properly maintained surfacing material which is in compliance with:
 - ASTM F1252
 - ASTM F1951
 and is appropriate for the highest designated play surface of the structure.

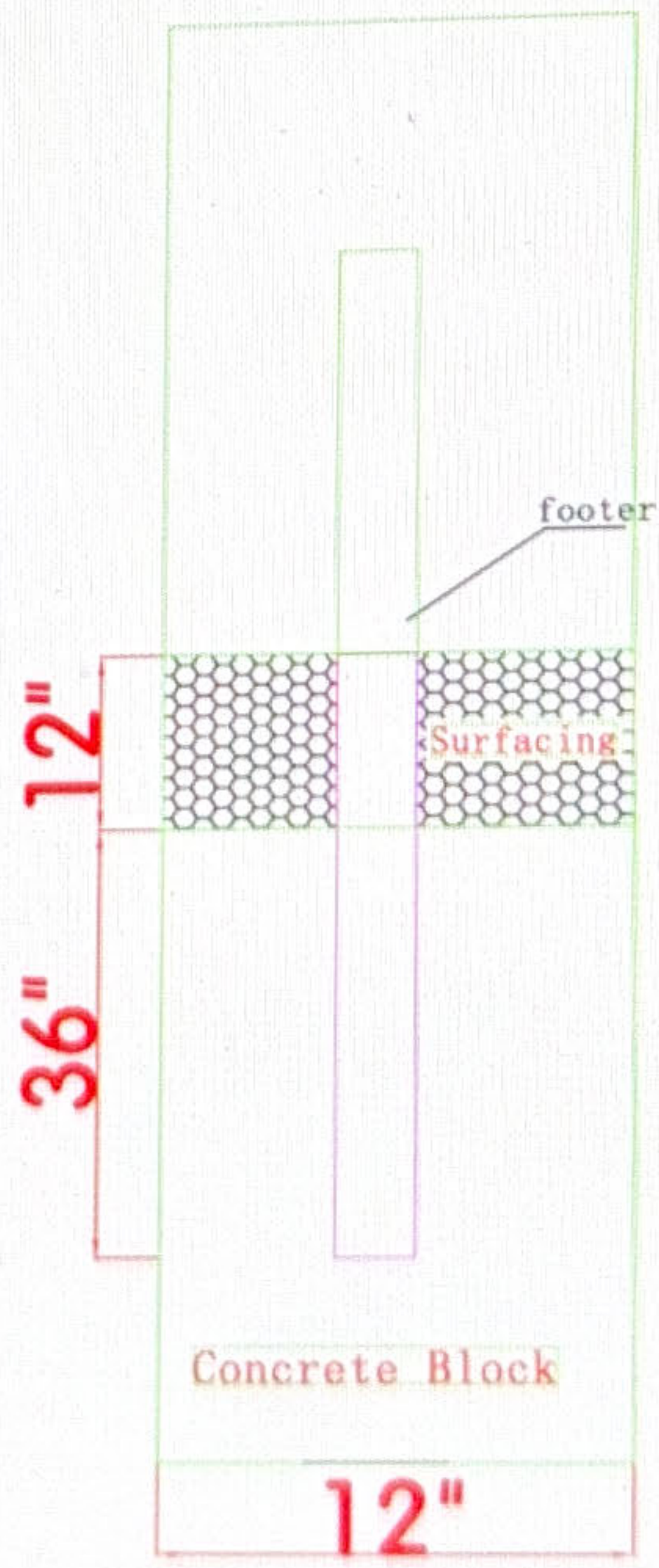
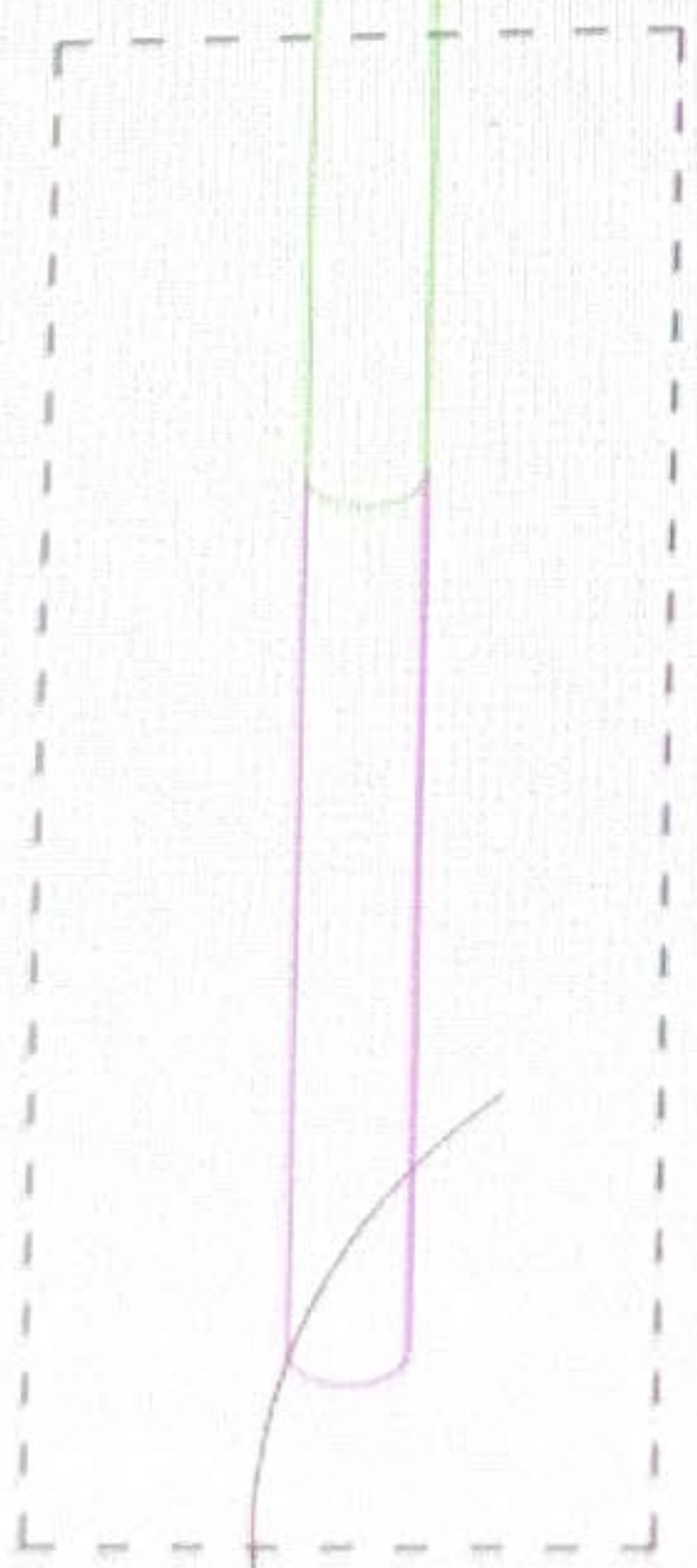
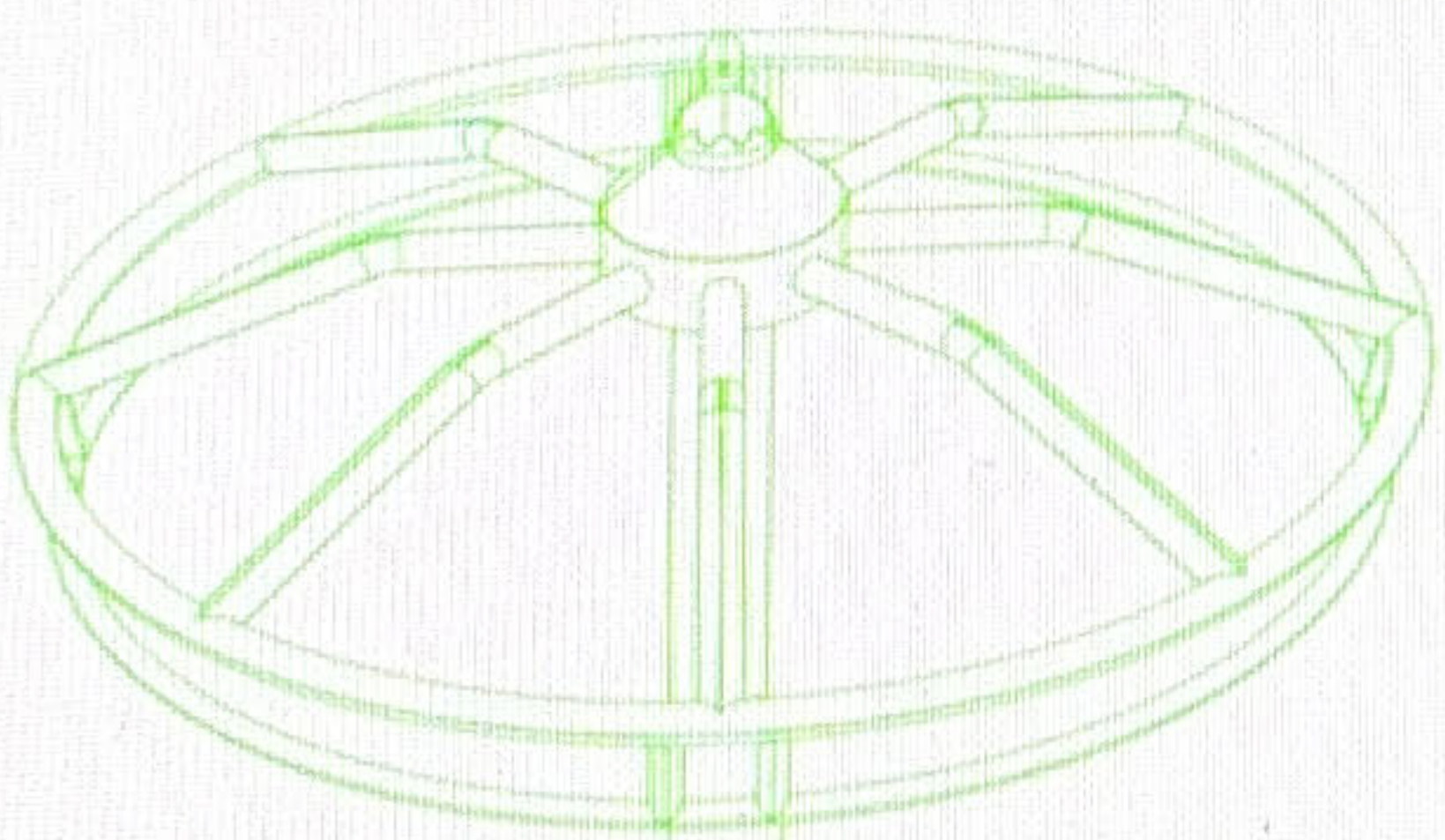


Drawing No: FS-1603 Date: 24-04-2024 Scale: To Fit	www.kittaleplaygrounds.com	Structure Size: 5'-3" x 5'-3" x 7'-6" Recommended Use Zone: 23'-3" x 23'-3" Surface Area: 576 Sq Ft	HDPS: Age: 5-12 Group: 1 Capacity: 1 Weight: 1385 lbs
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Installation Steps:

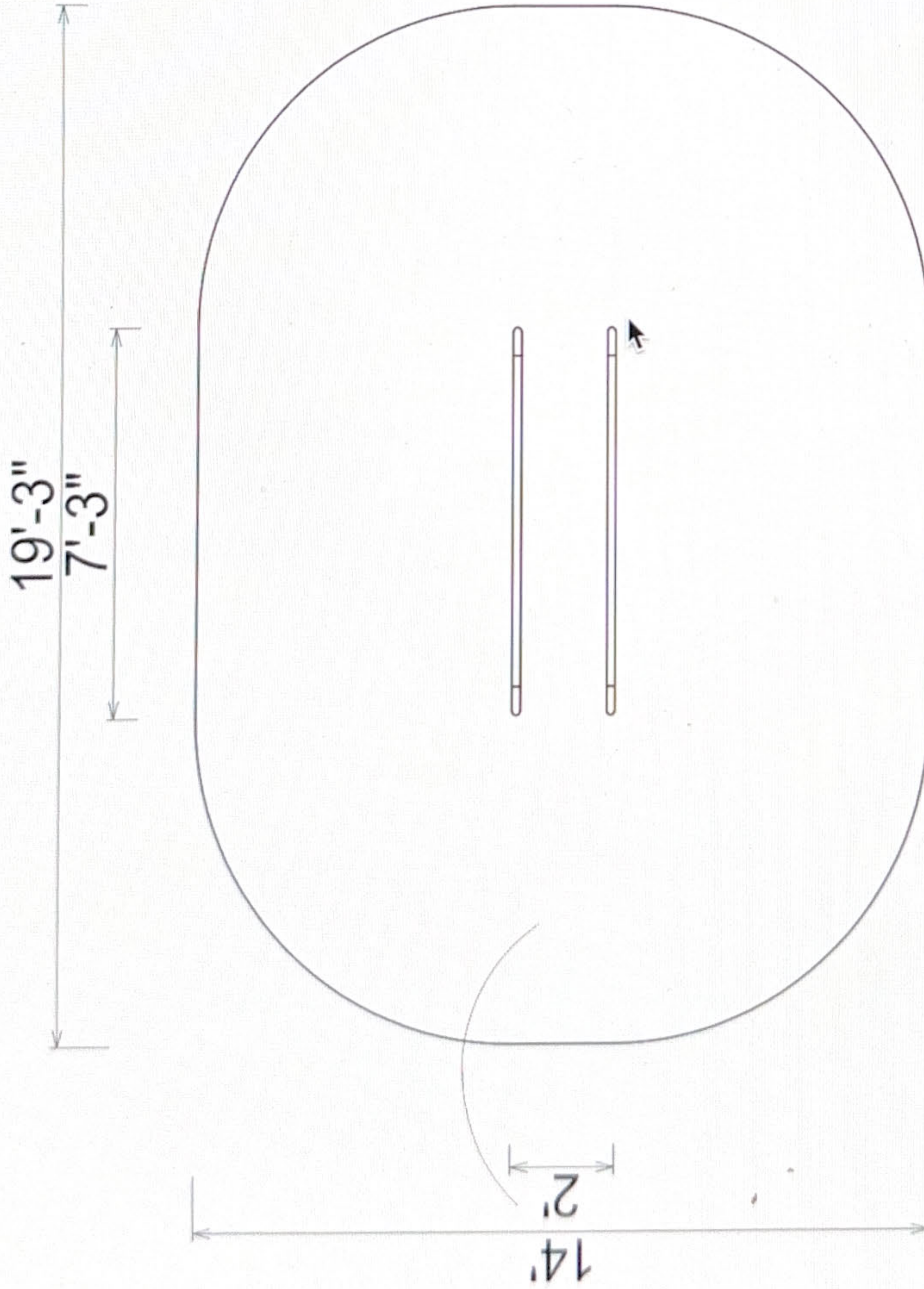
- 1: Confirm the location of hurricane spinner, as shown on the overhead drawing.
- 2: Make the spinner correspond to the concrete ground location of the serial number.

Hurricane Spinner			
Number	Name	Model	Quantity



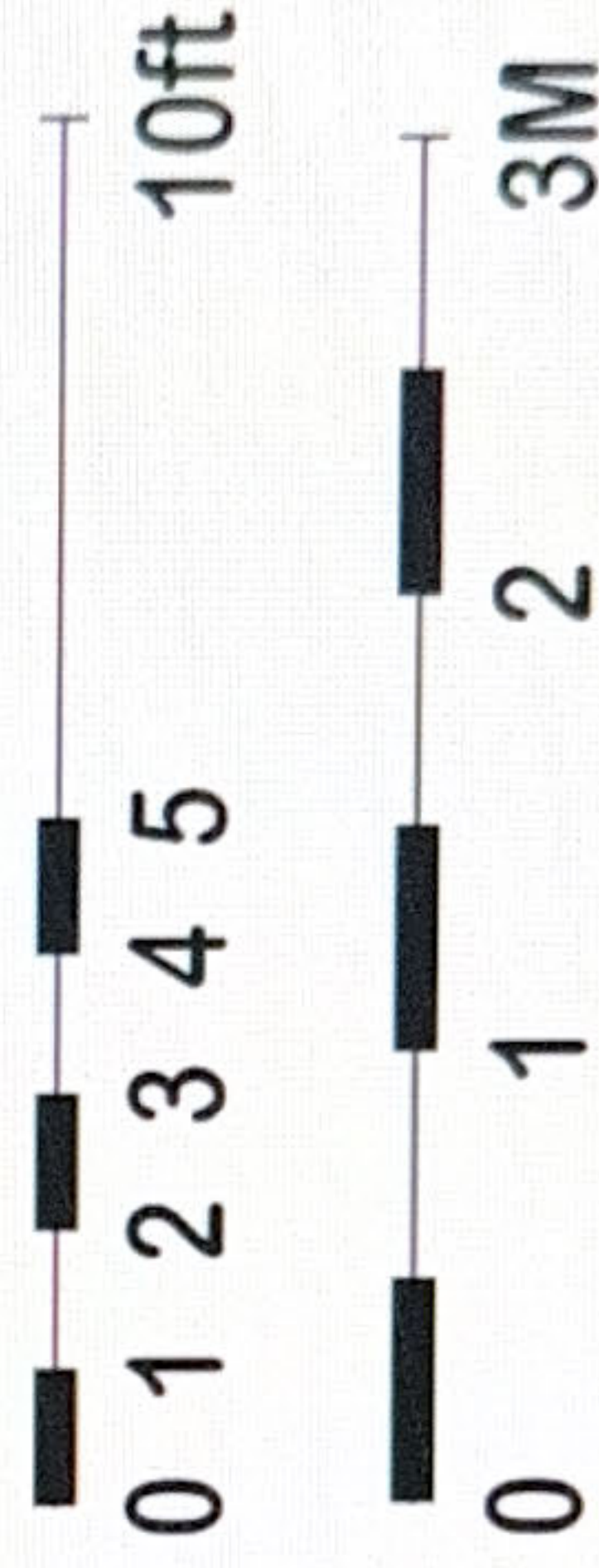
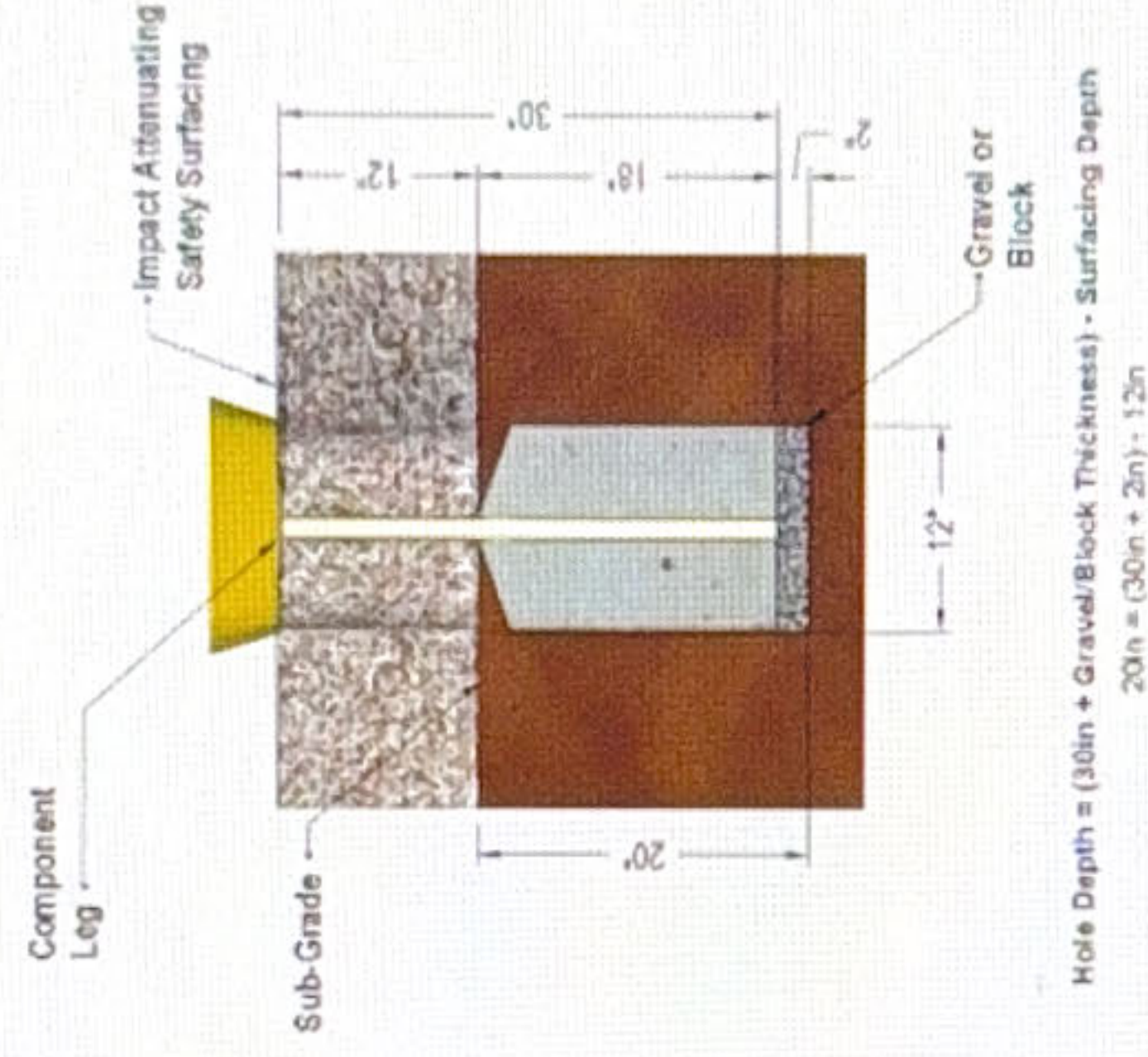


Top View Detail



Compliance: -
This play structure has been designed to meet the safety requirements established in:
- 2010 ADA Standard
- ASTM F1487
- CPSC Pub #325
when the play structure is installed over a properly maintained surfacing material which is in compliance with:
- ASTM F1292
- ASTM F1951
and is appropriate for the highest designated play surface of the structure.

Standard Component Footing Detail



Drawing No: FS-80254
Date: 23-11-2022
Scale: To Fit

Structure Size: 7'-3" x 2' x 3'-4"
Recommended Use Zone: 19'-3" x 14"
Surface Area: 280 Sq Ft

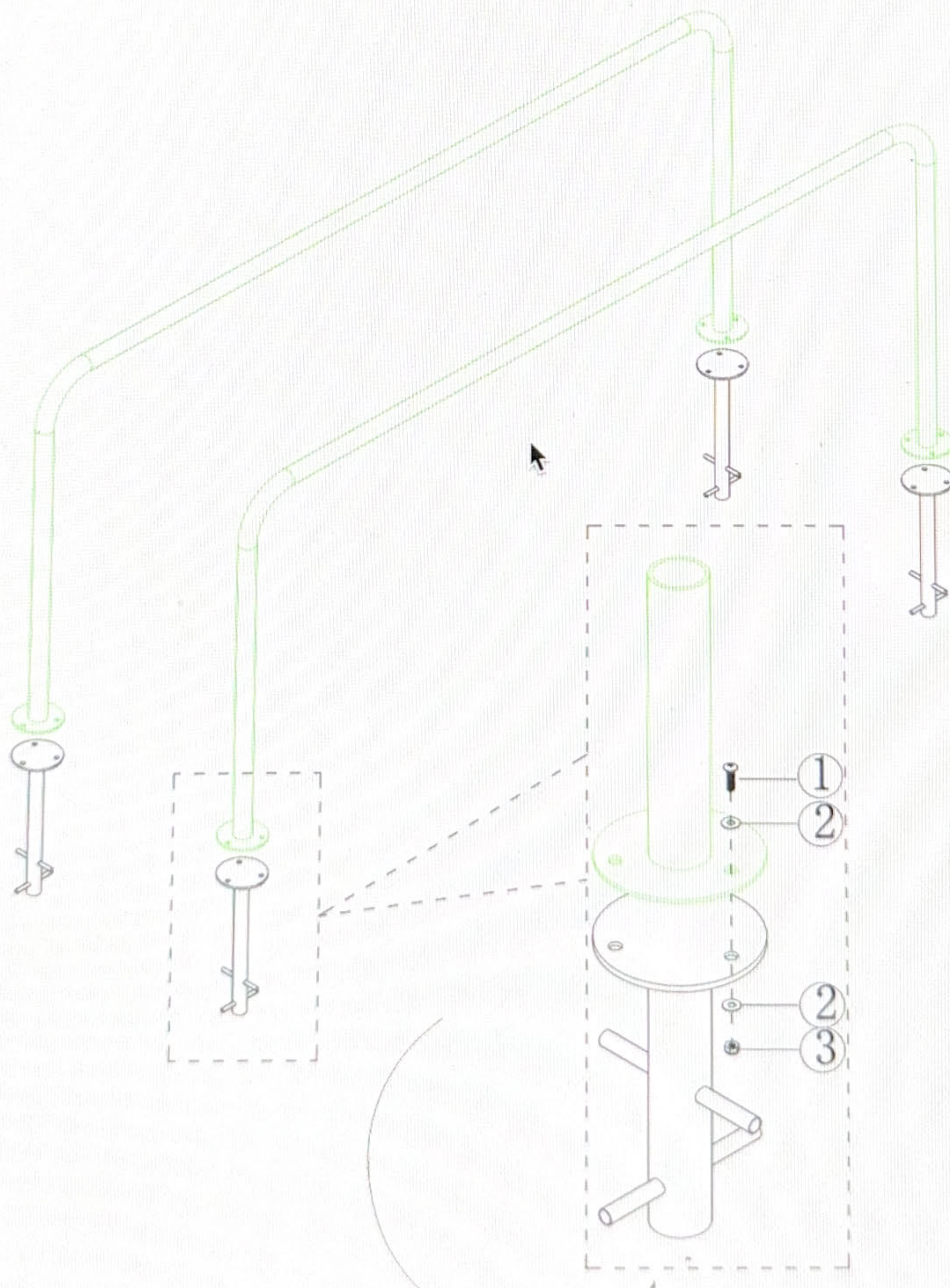
HDPs: 42*
Age Group: Adult-12+
Capacity: 2
Weight: 100 lbs

Installation steps:

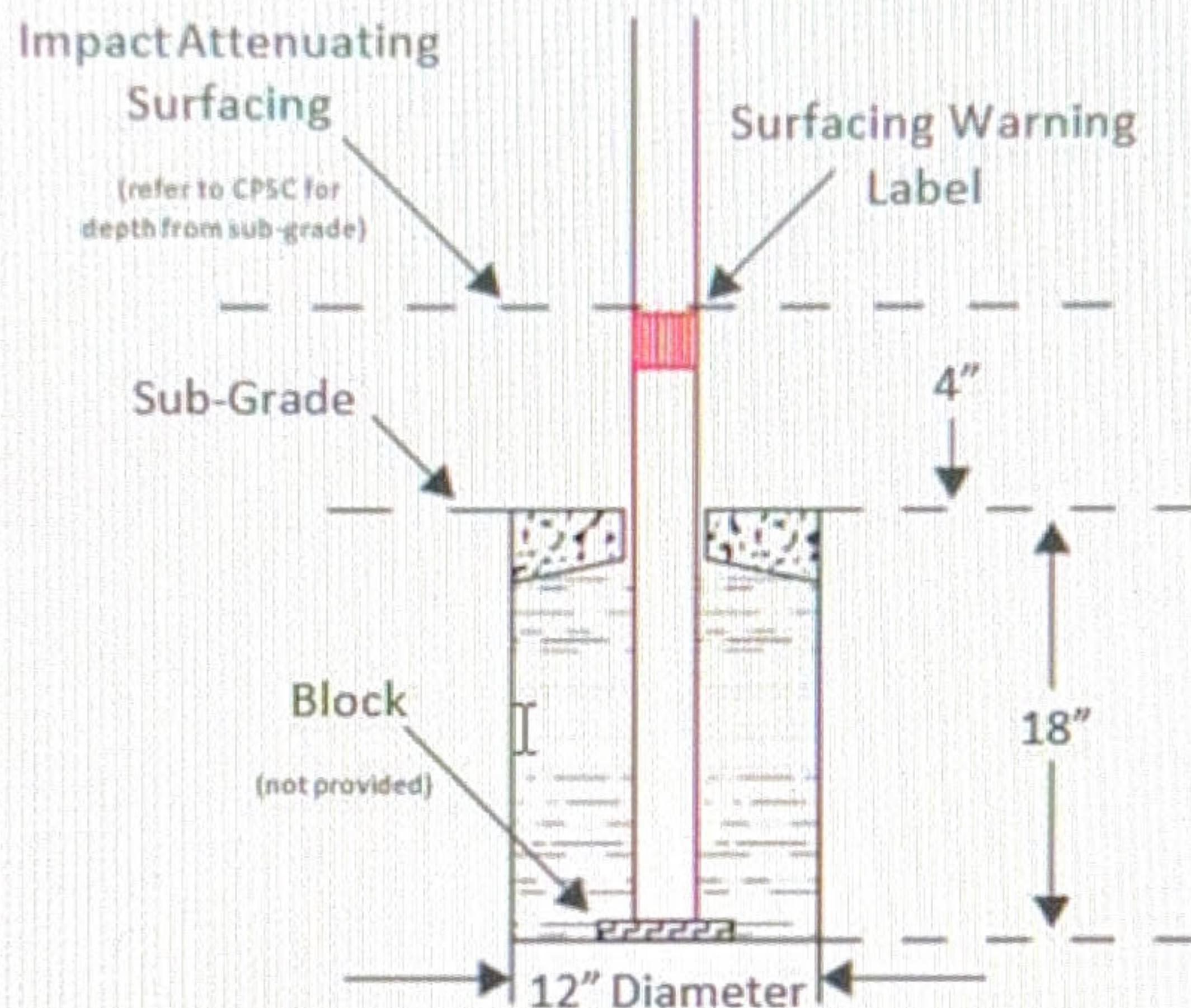
- 1: Confirm the location of parallel bars, as shown on the overhead drawing.
- 2: Align the parallel bars footer with the posts.
- 3: Insert corresponding hardware and tighten.

In-ground Mounting

Number	Name	Model	Quantity
1	TAMPER RESISTANT TORX-BOLT	M10x25	12
2	LOCK WASHER	M10	24
3	FLAT WASHER	M10	12

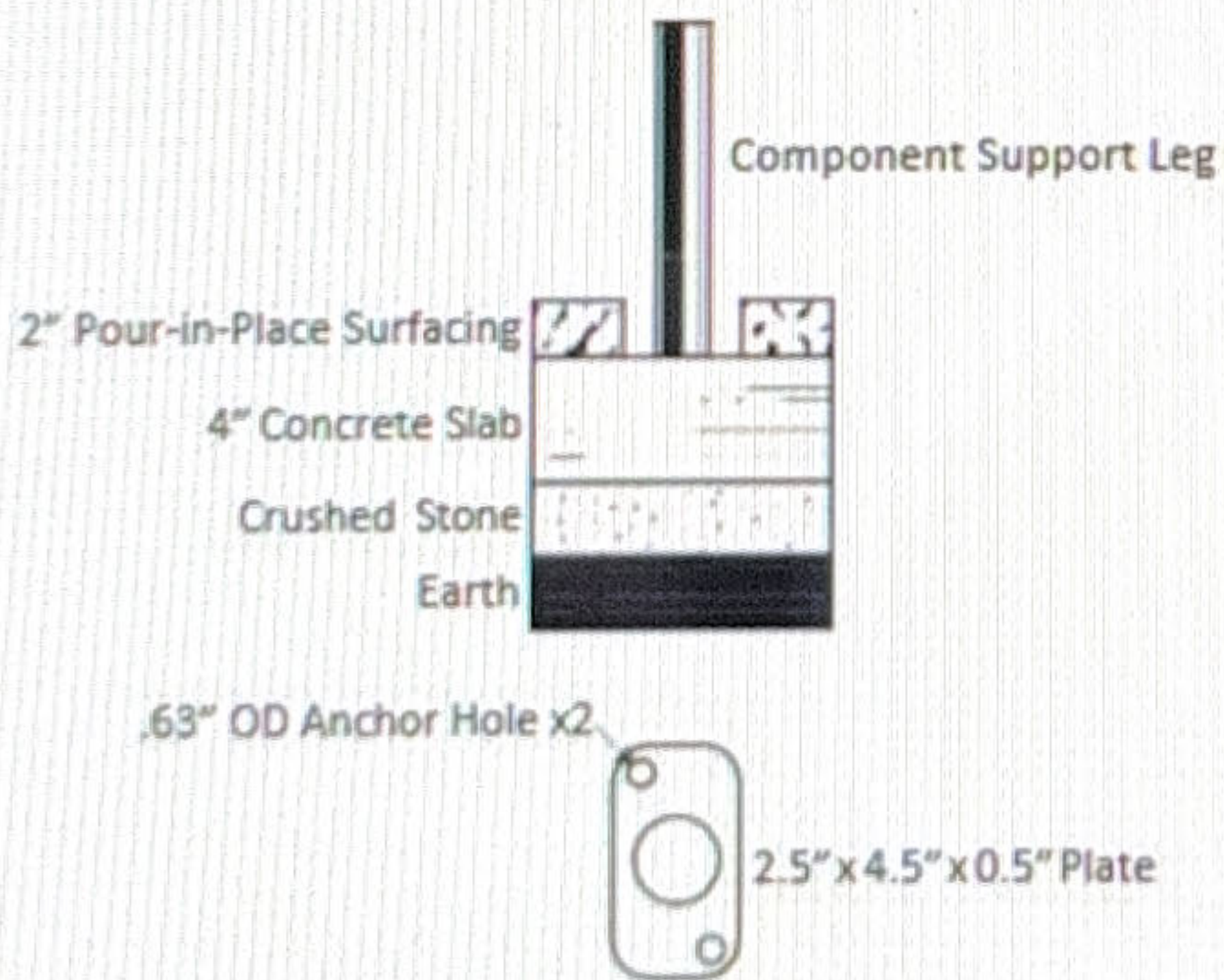


Mount Options

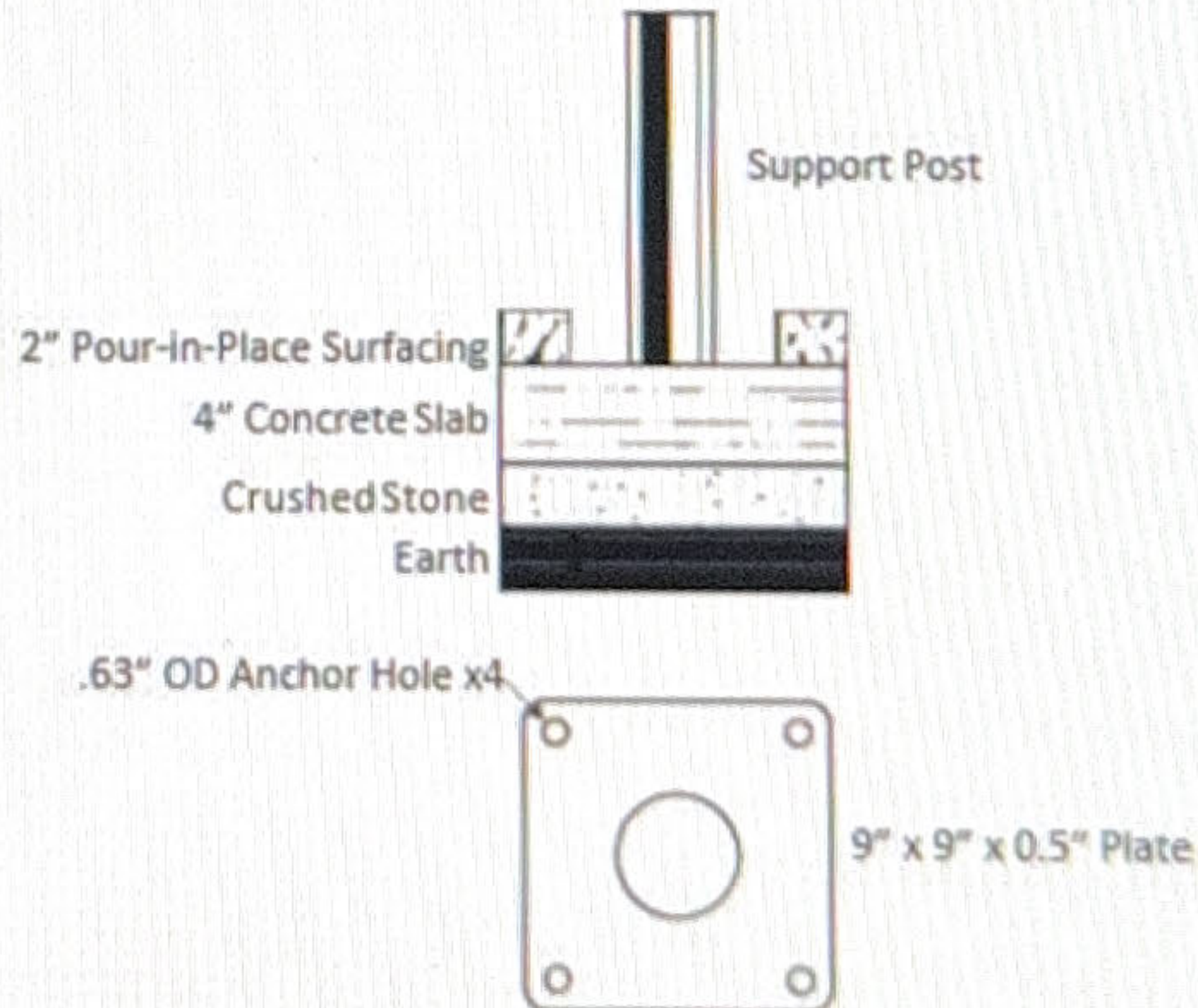


Inground Mount Option

Component Support Leg Detail



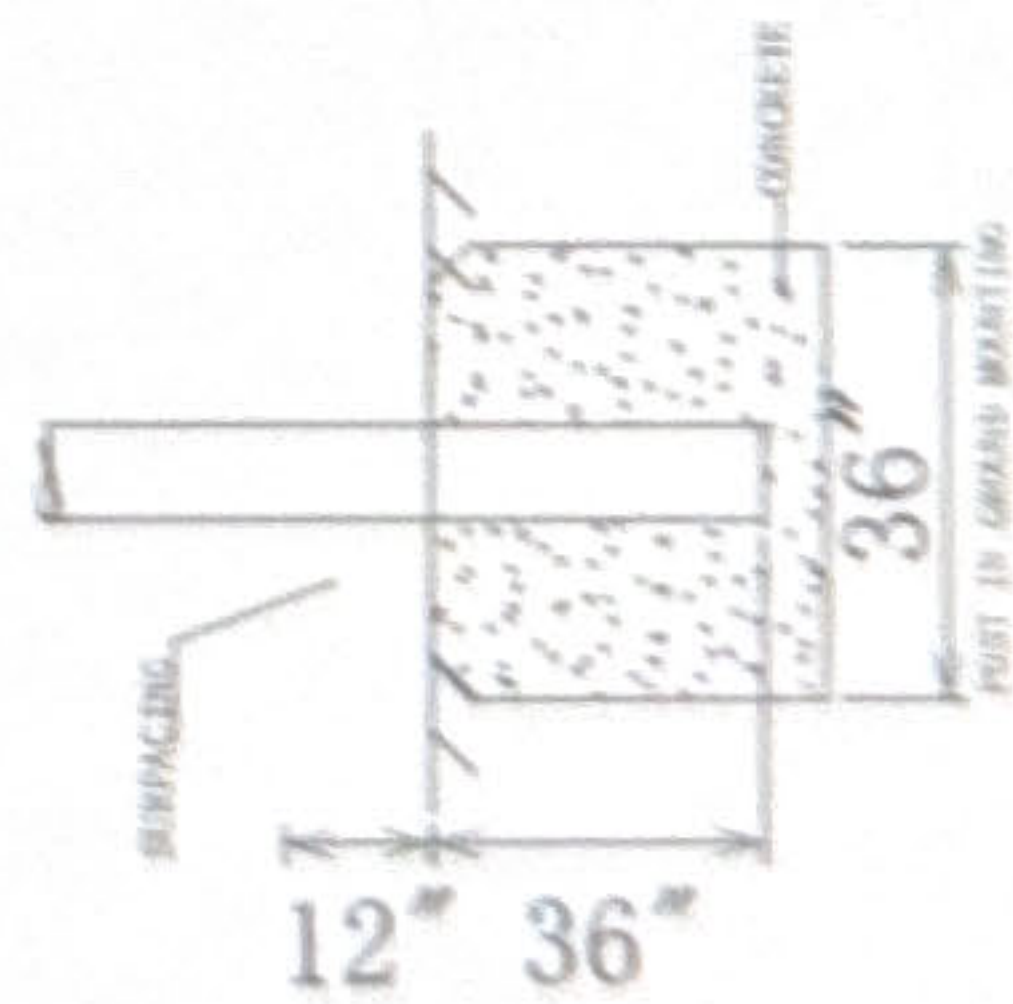
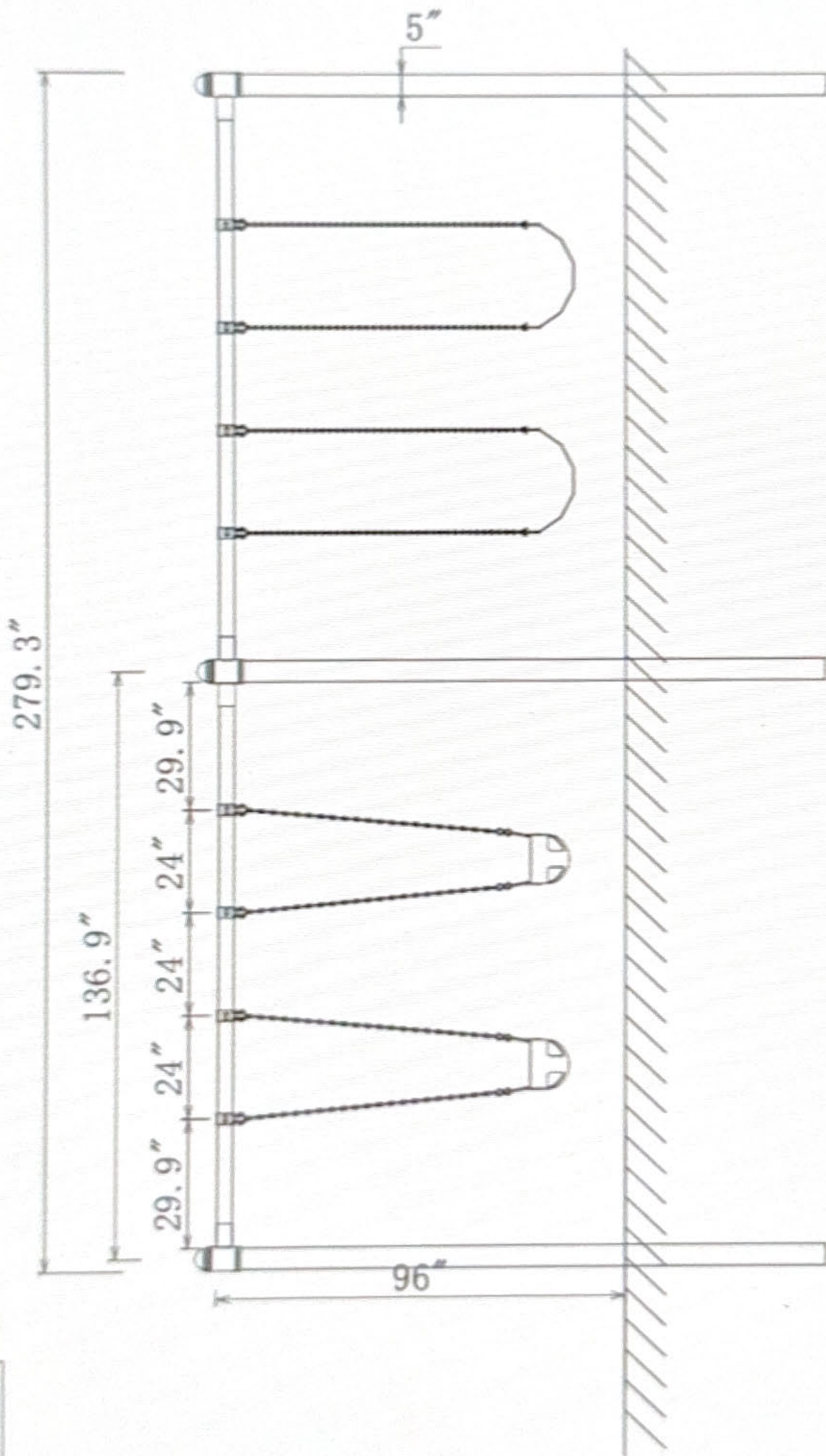
Support Post Detail



Surface Mount Option



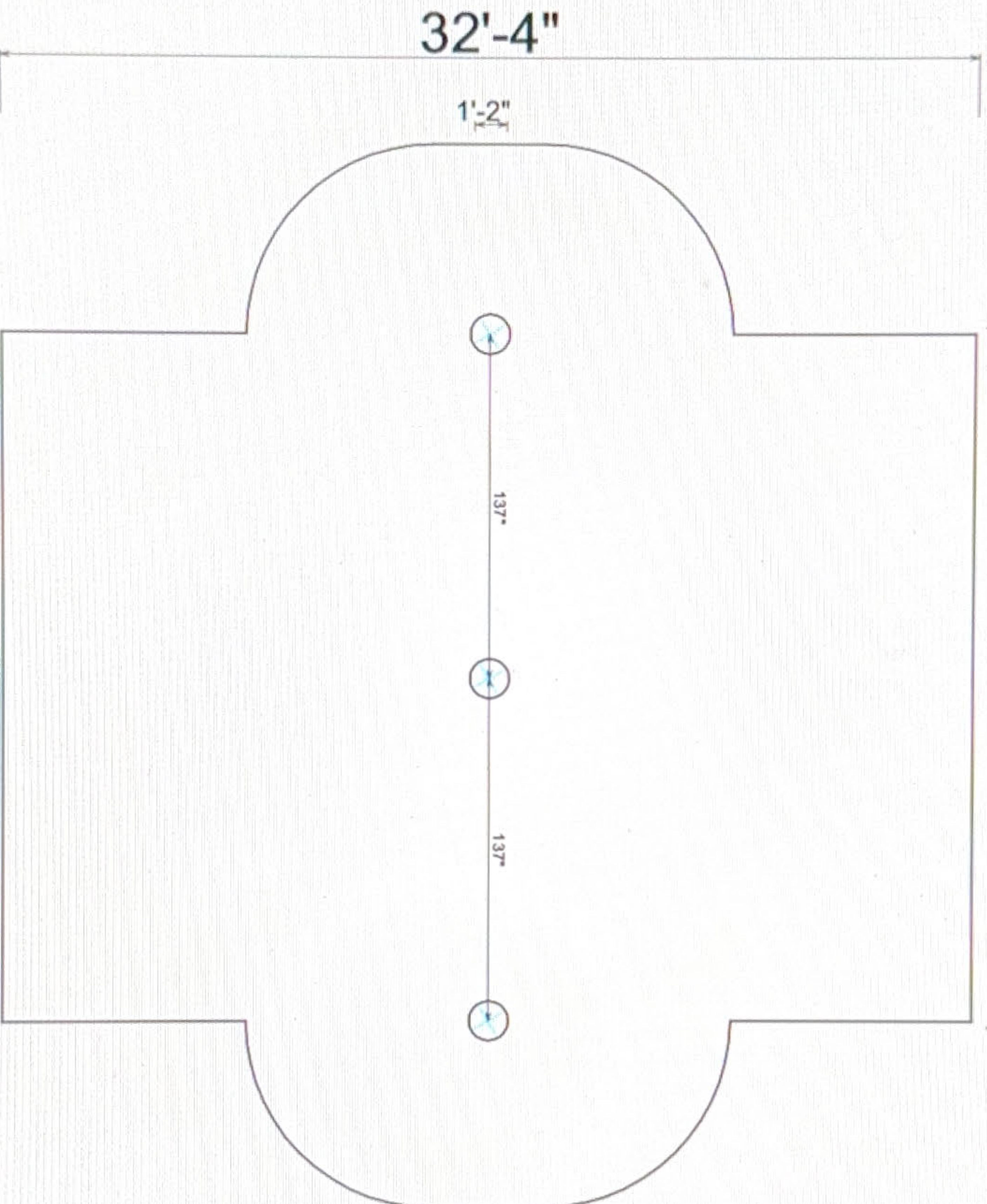
SPF-0802



ITEM NAME	SPF-0802
ITEM SYSTEM	5.0"
USE ZONE	32'X30'
DRAWN	JZY
NOTES	



35'-3"
23'-3"



Compliance:
This play structure has been designed to meet the safety requirements established in:

- 2010 ADA Standard
- ASTM F1487
- CPSC Pub #325

when the play structure is installed over a properly maintained surfacing material which is in compliance with:

- ASTM F1292
- ASTM F1951

and is appropriate for the highest designated play surface of the structure.

Drawing No: SPF-0802

Date: 28/10/2020

Scale: To Fit



Structure Size: 23'-3" x 1'-2" x 8'-0"

Recommended

Use Zone: 35'-3" x 32'-4"

Surface Area: 1188 sq ft

HDPS:

Age

Group: 2-12

Capacity: 4

Weight: 362 lbs

PlaygroundBoss

Installation steps:

1: Dig holes to size and depth according to overhead drawing and footer diagram

2: Set 2 of the support post in the holes and insert the top bar into the support post receivers.

3: Align the holes in the top bar with the holes in each receiver and insert hardware items #1, #2, #3 & #4.

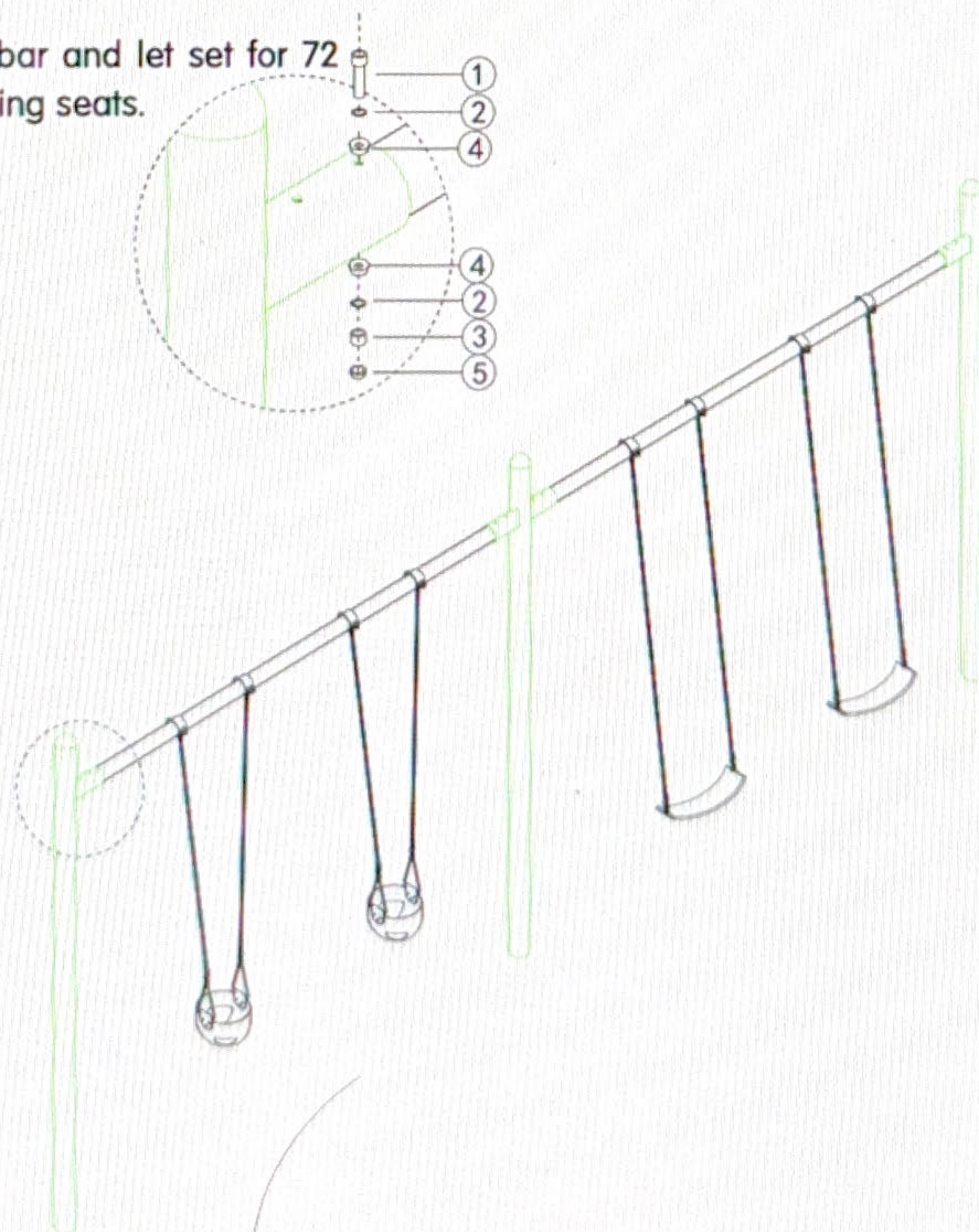
4: Set last support post in hole and insert last top bar and repeat step 3.

5: Level post and top bars, tighten hardware and insert hardware item #5.

6: Install concrete and rebar and let set for 72 hours before installing swing seats.

2 Bay Single Post Swing

Number	Name	Model	Quantity
1	TAMPER RESISTANT TORX-BOLT	M10x120	8
2	FLAT WASHER	M10	16
3	LOCK NUT	M10	8
4	PLASTIC CUP	M10	16
5	BOLT CAP	M10	8

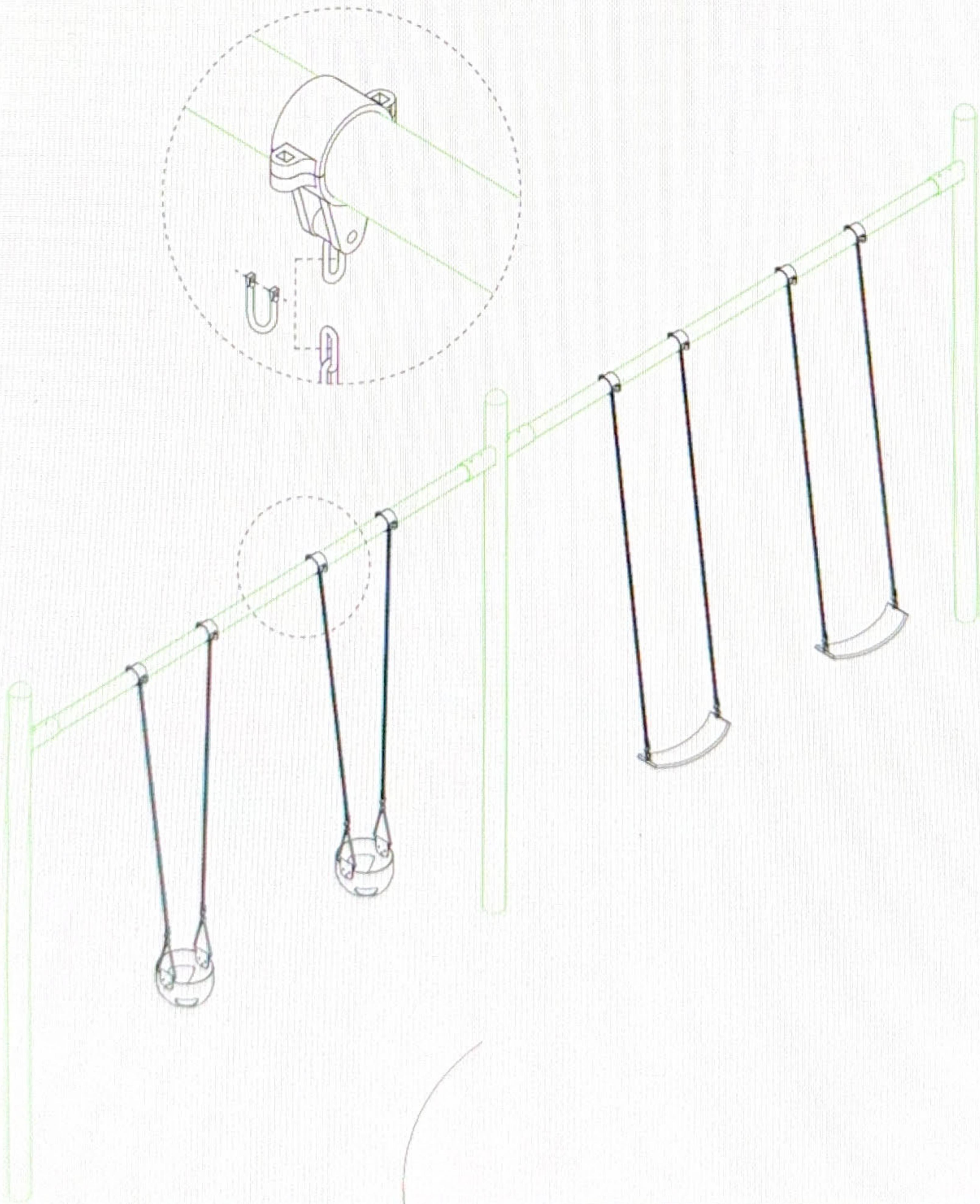



SPF-0802 INSTALLATION (Page 2)

Installation steps:

- 1: Remove TAMPER RESISTANT bolt from clevis and insert clevis in top link of swing chain.
- 2: Align clevis with hole in the swing swivel and reinsert TAMPER RESISTANT bolt.
- 3: Repeat for each swing seat.

Number	Name	Quantity
1	SWING SEATS AND CHAINS	2 Per Bay
2	Clevis	2 Per Seat





A satellite map showing a rural area. In the center, there is a school building with a red roof and a small tower. To the left of the school is a large, dark-roofed building. Further left, there is a playground area with a yellow label. A road curves around the school building. To the right of the school, there is a red location pin with a label. The background is a mix of green grass and brown soil.

Kids'
Playground



Nepali Mandir in
DC Metro Area



22022