

10/52-94A 13910 Lewisdale Road
Charles Browning Farm



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 7.27.94

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

① the large, white garage can be demolished

② this application does not include demolition of the smaller, yellow shed

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: M-NCPPC (Parks Department)

Address: 13910 Lewisdale Road, Clarksburg

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 07131923

NAME OF PROPERTY OWNER M-NCPPC (MONTGOMERY PARKS) TELEPHONE NO. (301) 495-2548
(Contract/Purchaser) (Include Area Code)

ADDRESS PARKSIDE 9500 BRUNETT AVE. SILVER SPRING, MD 20901
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 13910 Street LEWISDALE RD.

Town/City CLARKSBURG Election District 2ND

Nearest Cross Street PRESCOTT RD.

Lot _____ Block _____ Subdivision _____

Liber. 10078 Folio 494 Parcel N960 (DX23)

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other 1 GARAGE
Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ N/A

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC ELECTRIC

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
01 () WSSC 02 () Septic 01 () WSSC 02 () Well
03 () Other _____ 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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

Clarice A. Runnels CLARICE A. RUNNELS, 7/6/94
Signature of owner or authorized agent (agent must have signature notarized on back) DESIGN ASST. - LA Date

APPROVED X For Chairperson, Historic Preservation Commission

OISAPPRVED _____ Signature Albert B. Randall Date 7-27-94

APPLICATION/PERMIT NO: 9207060066 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 13910 Lewisdale Road

Meeting Date: 7/27/94

Resource: Charles Browning Farm

Review: HAWP/Alteration

Case Number: 10/52-94A

Tax Credit: No

Public Notice: 7/13/94

Report Date: 7/20/94

Applicant: M-NCPPC

Staff: Nancy Witherell

PROPOSAL: Demolish garage

RECOMMEND: Approve

The application, as written, proposes the demolition of two garages on the site of the Charles Browning Farm, an individually-designated historic site that is now undergoing the construction of a public golf course. Since the application was filed, staff has discussed the architectural and historical significance of one of the buildings to the site and that building has been removed by M-NCPPC from consideration for demolition. Accordingly, only the long white garage is proposed for demolition in this application. The smaller, tin-roofed, vertically-sided structure, which is from the historical period of significance, will be stabilized and repaired, not demolished.

STAFF DISCUSSION

The garage is a twentieth-century structure, dating perhaps to the 1920s, and while it might be significant in another context, this site has an interesting house dating to about 1850, and is rich with nineteenth-century outbuildings, including a summer kitchen, a smoke house, a springhouse, a corn crib/wagon shed, and a bank barn. In this context, the garage is a later addition to the site and is not mentioned in the designation of the property, although the nineteenth-century outbuildings, including the smaller vertically-sided structure, are specifically mentioned.

The garage has a concrete foundation, clapboard, and an asphalt shingle roof.

While demolition should never be considered without good cause, the staff concurs with the Park Department's request to remove this structure because it is a non-contributing resource in a nineteenth-century farm site that has a remarkably intact collection of outbuildings from the time period of the house. The collection of buildings is protected and the staff anticipates that the site will continue to be interpreted as a nineteenth-

century site, even though there are also twentieth-century barns on the site in addition to this garage.

[The vertically-sided building not slated for demolition is a very handsome outbuilding with vertical beaded board walls and extremely fine early 6/6 windows with delicate muntins and some of its original glass. The windows have pedimented lintels that are similar to houses dating to the 1870s, and they could be earlier. This fine structure is listing backwards because the sill under the long rear wall has disintegrated or been removed and the structure cannot sit evenly on the ground. The structure otherwise appears to be relatively sound.

The sills should be repaired or replaced so that the house can sit squarely. In addition, the existing window sashes, which are equal in quality to those found in the finest houses of this period in the county, should be repaired and protected. Where panes are missing, appropriate glass should be used for replacement panes. The building appears to be painted to protect the surface of the wood, but there is some rot at the bottom of the doors and walls, particularly where the sill has disappeared and the building rests on the ground.

This building should be maintained so that its condition is not allowed to deteriorate further. HPC staff would be happy to consult further with the Parks Department staff on appropriate protection and restoration measures for this structure.]

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal to demolish the twentieth-century garage consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and Standard #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.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



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Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other 2 GARAGES

1B. CONSTRUCTION COSTS ESTIMATE \$ N/A

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

[Signature]

CLARKSBURG PERMIT

7/1/94

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

PHOTOS & PLAN INCLUDED

↳ 3 COPIES

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

THE TWO GARAGES PROPOSED FOR DEMOLITION ARE LOCATED AT THE CHARLES
BROWNING FARM IN LITTLE BENNETT REGIONAL PARK. THIS FARM IS NOW PART OF
THE LITTLE BENNETT GOLF COURSE COMPLEX. THE GARAGES ARE NOT OF ANY HISTORICAL
SIGNIFICANCE & ARE IN DISREPAIR, & THE SMALL ONE IS LEANING. THE TWO LONG TEES
FOR #10 HOLE ARE LOCATED NEAR THE REAR OF THE LARGE/WHITE GARAGE. UPON
DEMOLITION LANDSCAPE IMPROVEMENTS WILL BE MADE IN THIS AREA.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

DEMOLITION OF THE TWO INSIGNIFICANT GARAGES WOULD BE AN IMPROVEMENT TO
THE OVERALL SETTING. REMOVING BUILDINGS IN DISREPAIR & PROVIDING A LANDSCAPED
AREA WOULD ENHANCE THE ENVIRONMENTAL SETTING. THE OTHER FARM BUILDINGS,
WHICH ARE HISTORIC, HAVE BEEN OR WILL BE UNDERGOING IMPROVEMENTS FOR
STRUCTURAL & CONFORMING AESTHETIC REASONS. THEY ARE LISTED IN THE AMENDMENT
TO THE MASTER PLAN FOR HISTORIC PRESERVATION FOR THIS SITE (ATLAS #10/52)
AS "OTHER BUILDINGS" ADDED TO THE SITE BY ERNEST MULLICAN AFTER
ACQUIRING THE FIRM IN 1919.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

DEMOLITION OF TWO GARAGES. FUTURE LANDSCAPING IN THIS LOCATION HAS NOT BEEN DESIGNED AT THIS TIME.

- b. the relationship of this design to the existing resource(s):

THE TWO GARAGES, SLATED FOR DEMOLITION, DETRACT FROM THE OTHER HISTORIC BUILDINGS ON THE FARM.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE DEMOLITION WILL REMOVE TWO GARAGES IN DISREPAIR - THE SMALL ONE IS TILTING. THE REMAINING BUILDINGS BETTER SHOW THE CHARACTER OF AN HISTORIC FARM.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name JOHN L. & M.E. JOHNSON
Address 13909 LEWISDALE RD.
City/Zip CLARKSBURG, MD 20871
2. Name ROBERT W. & M.E. SWISHER, ET AL
Address 13905 LEWISDALE RD.
City/Zip CLARKSBURG, MD 20871

3. Name _____
Address _____
City/Zip _____

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

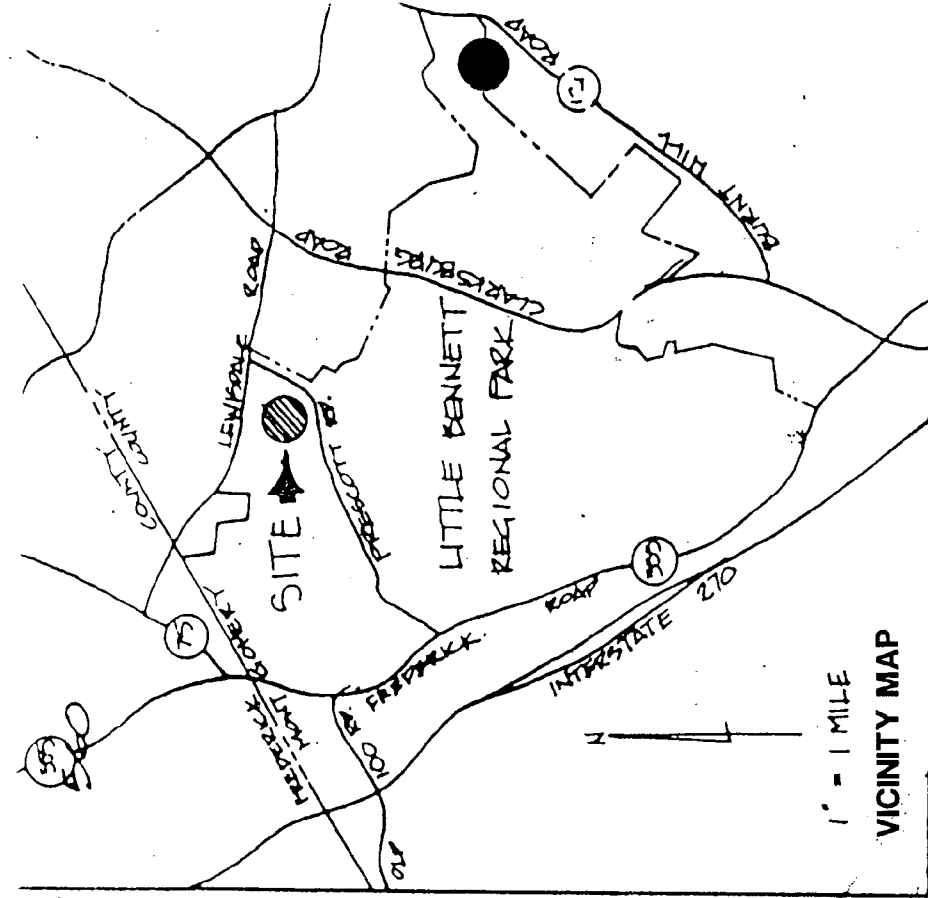
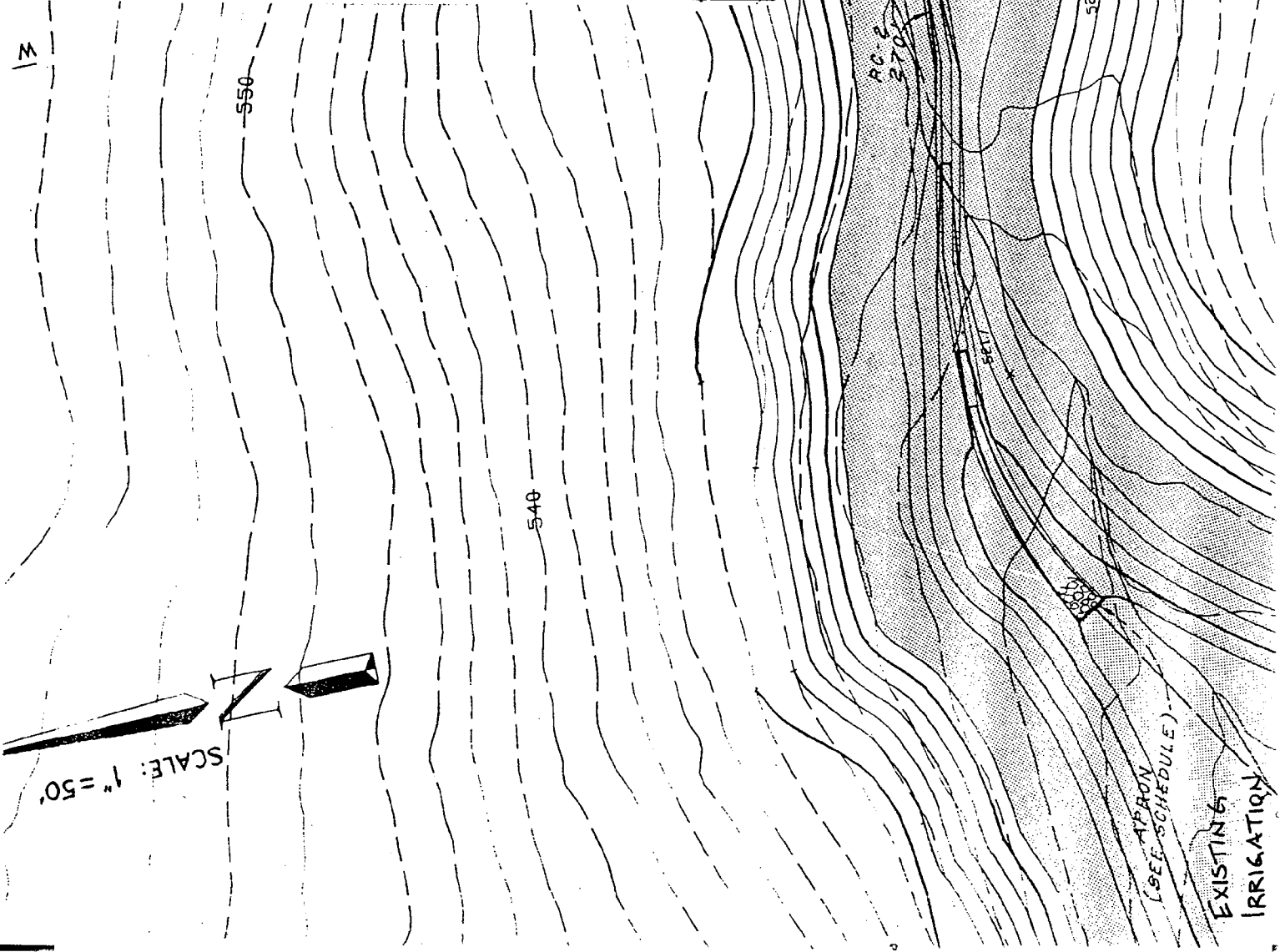
6. Name _____
Address _____
City/Zip _____

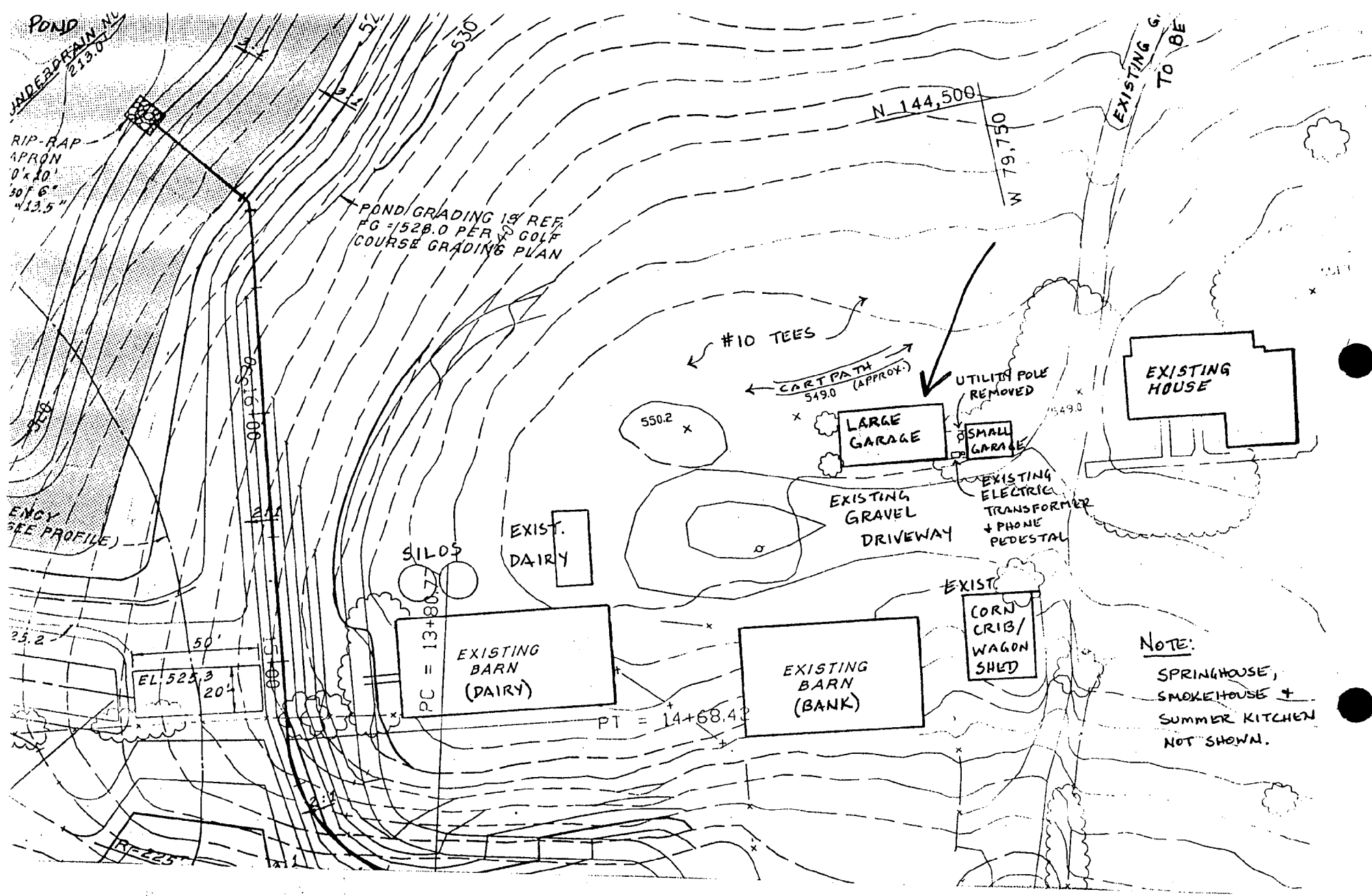
7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

SCALE: 1" = 50'



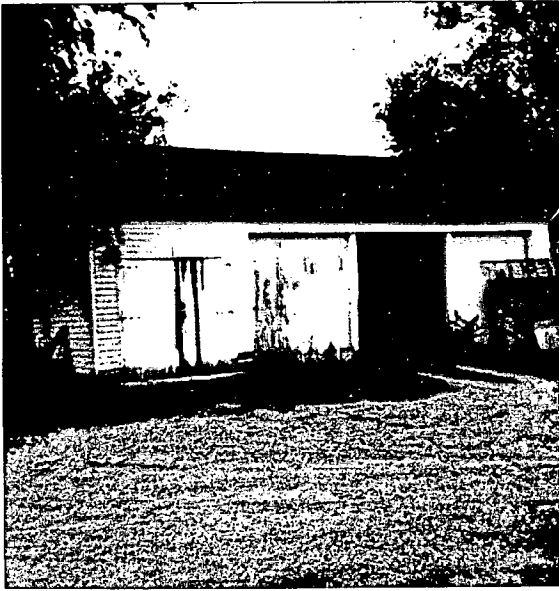


CHARLES BROWNING FARM

MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
DEPARTMENT OF PARKS
MONTGOMERY COUNTY

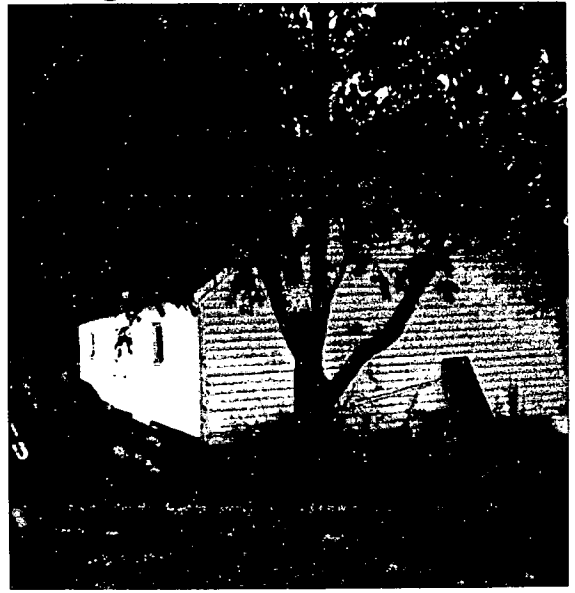
LITTLE BENNETT GOLF

①



CHAS. BROWNING FARM AT LITTLE BENNETT GOLF
LARGE GARAGE TO BE DEMOLISHED
APPROX. 16' x 36'

②



C. BROWNING FARM AT L. BENNETT GOLF
REAR OF LARGE GARAGE. CONTPATH
IN LOWER LEFT CORNER OF PHOTO.

③



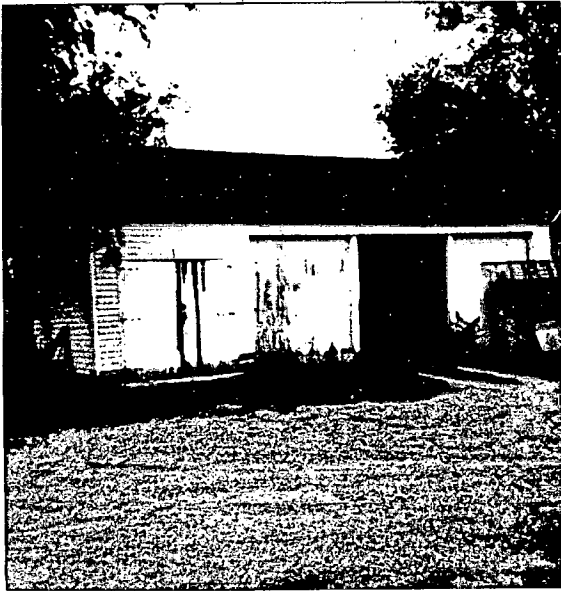
C. BROWNING FARM AT LITTLE BENNETT GOLF
SMALL GARAGE TO BE DEMOLISHED
APPROX. 10' x 12'. POTOMAC EDISON
TRANSFORMER + C+P PIEDestal BETWEEN

④



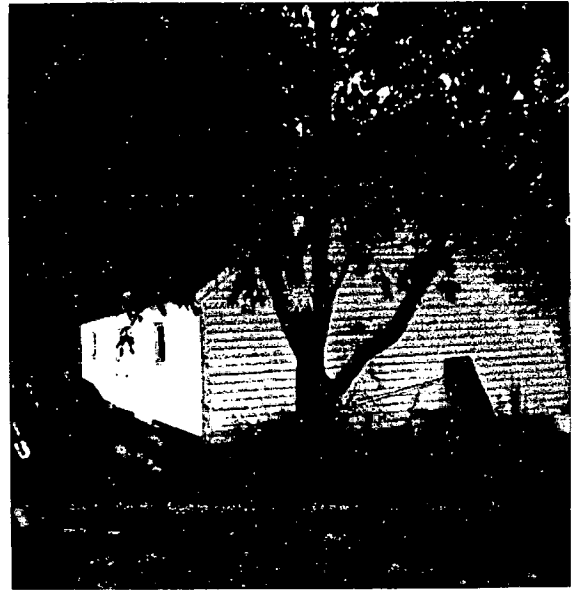
C. BROWNING FARM AT LITTLE BENNETT GOLF
SIDE + REAR OF SMALL GARAGE. SIDE OF
LARGE GARAGE.

①



CHAS. BROWNING FARM AT LITTLE BENNETT GOLF
LARGE GARAGE TO BE DEMOLISHED
APPROX. 16' x 36'

②



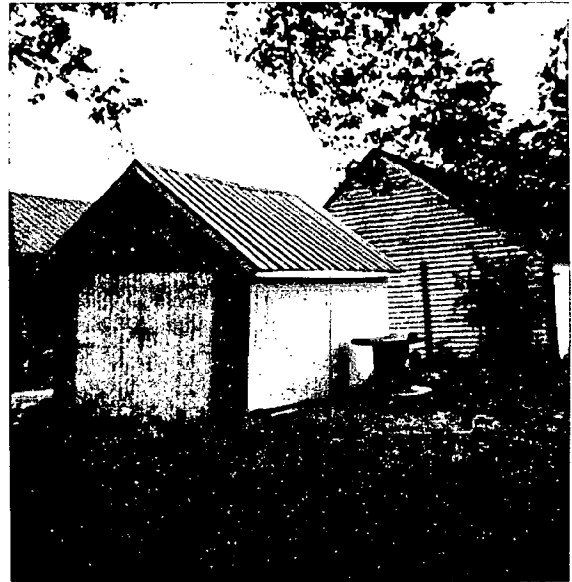
C. BROWNING FARM AT L. BENNETT GOLF
REAR OF LARGE GARAGE. DIRT PATH
IN LOWER LEFT CORNER OF PHOTO.

③



C. BROWNING FARM AT LITTLE BENNETT GOLF
SMALL GARAGE TO BE DEMOLISHED
APPROX. 10' x 12'. POTOMAC EDISON
TRANSFORMER + C+P PEDUSTAL BETWEEN SHEDS

④



C. BROWNING FARM AT LITTLE BENNETT GOLF
SIDE + REAR OF SMALL GARAGE. SIDE OF
LARGE GARAGE.

H. P. O.

PERMIT APPLICATION

DEMOLITION OF 2 GARAGES

CHARLES BROWNING FARM

AT LITTLE BENNETT GOLF

CARUNKLES PARKSIDE 495-254

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**