

13/3 Oliver Watkins House
OM 52-88

MEMORANDUM

December 15, 1988

TO: Robert Seely, Chief
Construction Codes Enforcement Division

FROM: Annette van Hilst, Chief
Community Planning and Development

SUBJECT: Wells Farm (Oliver Watkins, Master Plan Site #13/3)

Thank you for posting the stopwork order on the referenced site. I met on December 9 at the site with Dennis Rourke, General Contractor and reviewed the work that has been done to date. Exterior work (subject to the Historic Area Work Permit) that has been completed includes rebuilding of porch piers including new footings. The piers are brick and have been parged. New porch flooring has been laid and the porch supports have been rebuilt. Grading to provide positive drainage away from the house has been done to the rear of the house. The chimneys on the house have been repaired and one chimney has been replaced. Other repair work included replacement of some rotted sills and other wood work. I stressed to Mr. Rourke, the need for him to have the HPC review any changes from his original specifications and urged him to submit to the HPC the plans for the handicapped ramp, porch railings and 3' 0" exit door, as well as any site work which will impact upon the house and its environmental setting. The work being done is a major restoration of the property and needs to be done in compliance with the Chapter 24A of the County Code.

After visiting the site, I spoke with Steven Thomas of your department. We agreed that the stop work order should be lifted with the understanding that any major changes to the approved specifications should be reviewed by the HPC.

I understand from the contractor that plans have been submitted to DEP for approval for additional work on the interior, including some exterior modifications. No request for an HAWP has been received by the Historic Preservation Commission to date. If indeed the plans have been submitted

Mr. Seely
December 15, 1988
Page two

by the contractor or the owner, he should be advised that any work to be done to the exterior of the house or work to be done within the environmental setting must first be reviewed by the HPC prior to a permit being issued by DEP. The contractor or owner should, as soon as possible, submit his plans to the HPC so they can be reviewed.

Again, thank you for your cooperation.

cc: Dennis Rourke, Contractor
Steven Karr, Chairperson, HPC

AVH:gk:0946E

MEMORANDUM

November 29, 1988

TO: Robert Seely, Chief
Construction Codes Enforcement Division

FROM: Annette van Hilst, Chief *AVH*
Community Planning and Development

SUBJECT: Building Permit #3808090059

The Wells Farm, Historic Site #13/3 (Oliver Watkins House) received a building permit on August 9, 1988, based on an HAWP approval dated July 25, 1988. The permit was issued to Montgomery County (MNCPPC) though the Carol Jean Cancer Foundation (lessee of the property) is actually doing the work.

A site inspection on November 23, 1988 indicated that more work than originally contemplated in the application is being done. All the original footings and pillars for the porch have been removed and replaced by poured concrete footings and pillars. I note that page 3 of the specifications calls for new foundation work to match the existing foundations as closely as possible. It appears that although the application was originally approved by the HPC based on the fact that most of the work was to be ordinary maintenance (see attached copy of HPC's minutes approving the application), the work being done is replacement of components.

As a consequence, please issue a stop work order and instruct the applicant to provide the HPC with additional information as to the extent of replacement work being done on this facility. No additional work should be done until the HPC has had the opportunity to review the additional information. If you require further information, please contact me at 279-1361.

cc: Steven Karr, Chairperson
Historic Preservation Commission

Attachments: Copy HPC Minutes
Copy DEP permit
Copy HAWP application & specifications

AVH:gk:0936E

II. Historic Area Work Permit (HAWP) Public Hearings

1. Mr. Karr opened the record on the Carol Jean Cancer Foundation for repairs to the Oliver Watkins Farm, (#13/3), 23400 Ridge Road, Cedar Grove, for repairs and installation of a handicapped access ramp. Mrs. Hahn entered into the record notice of the public hearing which appeared in the Journal newspaper. After the discussion of the items on the application, it was determined that they all fell in the category of ordinary maintenance with the exception of the handicapped access ramp. As plans for the ramp itself had not been submitted, it was determined that the Foundation would reapply for a permit for the ramp, for rail work on the porch, and the parking area.

2. Mr. Karr opened the record of the application of Susan & Reven Uberman, 10403 Fawcett Street, Kensington Historic District (#31/6) to erect a white 3 foot 6 inch picket fence across the front of their property. Mrs. Hahn entered into the record the notice of public hearing which had appeared in the Journal newspaper. Mr. Taylor reported that the HPC review committee, on which he and Mr. Karr served, recommended approval of this application, as per Local Advisory Committee (LAC) recommendation, on the condition that the fence be set back to be aligned with an existing fence at 10401 Fawcett Street.

Motion: Mr. Taylor moved that the application of Susan and Reven Uberman to construct a fence at 10403 Fawcett Street, Kensington Historic District, be approved on the condition that it line up with the fence on 10401 Fawcett Street, based on criteria 24A-8 (b) (1) and (2). Mr. Cantelon seconded the motion. Mr. Karr closed the record and the motion passed unanimously with Mr. Miskin abstaining.

3. Mr. Karr opened the record of the public hearing on the application of P/B Zuckerman Association for new construction at 10309 Freeman Place, Kensington Historic District (#31/6). Mrs. Hahn entered into the record the notice of public hearing which had appeared in the Journal newspaper. Don Little, representing the LAC, noted that the LAC had recommended approval with the following conditions: that no shutters appear on the front facade, that the chimney be of masonry construction, that real wood shingles be used, that real muntins be used in the windows, that the windows be of wood frame construction, and that real leaded glass be used in the front door surrounds. The philosophy behind these conditions was that with this much detail shown in the plans, real materials should be used. Further, the LAC recommended that a parge coat be used on the foundation for a more authentic appearance and that the deck, which will be highly visible from Connecticut Avenue, should be detailed in a manner consistent with the front porch. Further, deck details should be separated from the current application and submitted in greater detail later.

Mr. Taylor noted that the application was incomplete and that a tree survey and site grading plan should be submitted. He said that the house seems too fussy and noted particularly the fanlight and the pediment over the door. Mr. Karr noted that he objects to the unusual use of the hip roof with the pediments. Mr. Little noted that the level of detailing falls off as one move around the house and that the house is visible on all sides. Mr. Cantelon said that the Commission does not control the design of the house but must see it within the context of the Historic District. It was decided that the record will be left open on the application and the applicant will resubmit plans on both the deck and the house.

MONTGOMERY COUNTY, MARYLAND
Department of Environmental Protection
Executive Office Building, Rockville, Maryland

BUILDING PERMIT

PERMIT NO 8808090059

AUGUST 09, 1988

EXPIRES 02/09/89

THIS IS TO CERTIFY THAT

MONTGOMERY COUNTY
951 PERSHING DR
SILVER SPRING MD 20910
(301)531-5199

HAS PERMISSION TO ALTER

0000 HISTORIC SITE

REGARDLESS OF SET BACK SHOWN.
THIS BUILDING MUST NOT EXTEND BEYOND ESTABLISHED BUILDING LINE.

PREMISE ADDRESS 23400 RIDGE RD CLARKSBURG

LOT	BLOCK	ZONE	SUBDIVISION	OID	HAZEN WELLS PK
LIBER	FOLIO	PARCEL	PLATE	GRID	
	ELECTION DISTRICT 02		TAX ACCOUNT NO	00000000	
PERMIT FEE: \$00.000.00			ESTIMATED COST: \$00.236.032		
IMPACT FEE: \$0.000.000					



Historic Preservation Commission

~~100 Maryland Avenue, Rockville, Maryland 20850~~
~~270-4327~~

51 Monroe Street, Rockville, Md 20850
279-8097

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED AUG 5 1988

X ACCOUNT # County Owned Property

NAME OF PROPERTY OWNER Montgomery County TELEPHONE NO. (301) 531-5199

(Contract/Permit) Lessor: Carol Jean Cancer Foundation, Inc. (Include Area Code)
ADDRESS 951 Pershing Drive, Silver Spring, Maryland 20910-4464

CITY STATE ZIP
INTRACTOR Dennis Rourke Corporation TELEPHONE NO. (301) 881-6664

CONTRACTOR REGISTRATION NUMBER _____

ANS PREPARED BY Mr. Claude C. Lapp TELEPHONE NO. (301) 570-0407

(Include Area Code)
REGISTRATION NUMBER #7603

LOCATION OF BUILDING/PREMISE

Use Number 23400 Street Ridge Road

town/City Clarksburg Cedar Grove Election District Second

Nearest Cross Street Cedar Grove Road, (Route #27)

Block _____ Subdivision Ovid Hazen Wells Park

Lot _____ Folio _____ Parcel _____

1. TYPE OF PERMIT ACTION: (circle one) 06 Circle One: A/C S15 Slab Room Addition
Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move Install Revocable Revision
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

2. CONSTRUCTION COSTS ESTIMATE \$ 236,032.00

3. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

4. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

5. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2B. TYPE OF WATER SUPPLY _____

GENERAL SPECIFICATIONS

REHABILITATION OF THE WELLS FARMHOUSE

**Carol Jean Cancer Foundation, Inc.
951 Pershing Drive
Silver Spring, Maryland 20910**

The following specifications are submitted to be used in conjunction with sketch plans for the rehabilitation of the Wells Farmhouse and its outbuilding (the Oliver T. Watkins house). Their purpose is to insure that the rehabilitation will be completed in accordance with Montgomery County standards and guidelines for a historic building as well as the Owners requirements for the buildings intended use. Structures include a Queen Ann, Victorian farmhouse and its outbuilding together with approximately two and one half acres of designated historic area.

With regard to the general conditions of the rehabilitation, the following standards shall be maintained:

1. The building shall be used primarily as an admissions center and the administrative headquarters for the Carol Jean Cancer Foundation with some secondary use requirements during the development phase while other facilities are being completed.
2. All of the original distinguishing qualities and character of the structure and its environment shall be retained. The removal or alteration of any original fabric shall be avoided at all reasonable costs and only with the consent of the Historic Preservation Commission.
3. No alteration shall be undertaken without an historical basis in order to create an earlier appearance.
4. Any changes which have taken place in the course of time shall be recognized and respected as history.
5. Any distinctive stylistic features or examples of skilled craftsmanship which characterize the building, structure, or site shall be treated with sensitivity.
6. Any deteriorated architectural features shall be repaired rather than replaced except as specified herein and approved by the Historic Preservation Commission.

7. Cleaning of all surfaces shall be undertaken with the gentlest means possible and sandblasting or other cleaning methods that will damage the historic building materials will not be used.

8. Every reasonable effort shall be taken to protect and preserve archeological resources affected by, or adjacent to this project.

9. No contemporary design will be used in the alteration or addition to this project except on interior modification set forth herein and approved by the Historic Preservation Commission.

10. No addition or alteration is contemplated that would adversely effect the essential form or integrity of the structure.

GENERAL CONDITIONS:

Prior to the commencement of any work, a permit shall be obtained from the Montgomery County Historic Preservation Commission for work within an Historic Area as defined by the Montgomery County Code.

Any work undertaken by these Specification shall be done so at the request of the Lessee under the terms of a certain lease dated May 5, 1988 by and between Montgomery County (the Owner) and the Carol Jean Cancer Foundation, Inc. (the Lessee).

Mr. Howard Farbman, having attained a degree in Historic Preservation from the Roger Williams College in Rhode Island, shall act as the Historic Preservation Advisor to the Foundation. No material approved for removal by the Historic Preservation Commission shall be removed from any historic structure without Mr. Farbman's approval and consent. Prior to the commencement of any work, a structural engineer shall be consulted in order to determine the most appropriate method for restoring structural stability to the farmhouse and its outbuilding.

In all areas of question, the Specifications shall take precedence over the drawings.

EXTERIOR:

FOUNDATION

The existing foundation consists of parged field stone with some areas of collapse and deterioration particularly on the North walls.

The existing structure shall be supported and leveled after proper reinforcing and the existing foundation shall be repaired using existing material wherever possible. Wherever new material is necessary, it shall match the existing material as closely as possible.

SIDING

Existing siding consists of 3/4"x6" wood clapboard installed 4 1/4" to 5" to the weather.

It is anticipated that the majority of this material will be retained with the exception of the bottom two or three courses on the North side of the structure. Repairs shall be made to existing material wherever possible and where repairs are not possible, replacement of like fabric shall be made.

WINDOWS

Existing windows are wood double hung with sash weights and are of two types; six over six lights which appear to be part of the original construction and one over one lights which appear to be part of additions.

All existing windows shall be cleaned, repaired and preserved. Where individual sashes are missing or are beyond repair, they shall be replaced with new material. No replacements are to be made without the approval of the Historic Preservation Advisor.

EXTERIOR DOORS

Existing doors that are part of the original construction are either one light ornamental wood paneled doors or solid wood paneled doors. Ornamental doors were used on the front of the house and solid paneled doors on the rear.

All existing doors are to be cleaned, repaired, and preserved. One ornamental door shall be reproduced and installed to conform to original construction as closely as possible.

ROOFING, GUTTERS, AND SPOUT

The existing roof on the main structure appears to be

an ornamental tin roof installed at the time of one of the additions and is in remarkable condition. The existing roof on the porch is metal and appears to be in moderately good condition. While most all of the gutter and downspout has been removed, it most recently consisted of 5" half round galvanized gutter with 3" round galvanized spout.

It is anticipated that minimal repairs will be required on roof structures and all existing material shall be preserved. Gutter and spout shall be replaced using the specifications set forth above.

EXTERIOR TRIM

Existing trim material is simple in nature and ranges from good to poor condition with some material missing and not available for repair (see photographs).

Existing porch ceiling shall be cleaned, repaired, and preserved.

Existing porch decking consisting of 3/4" x 5" tongue and grooved wood shall be replaced using like material.

All existing ornamental wood mouldings, soffits, fascia, and miscellaneous trim shall be cleaned, repaired, and preserved. Where replacements are necessary, such replacements shall conform to original material as closely as possible.

The existing ornamental Ionic columns (measuring 7" at the base and 5" at the cap) supporting the porch roof are either non-existent or in extremely poor condition. This element is an important design feature and must be preserved at all reasonable cost.

All existing columns shall be cleaned, repaired, and preserved. The six columns which are missing shall be reconstructed to match the existing columns and shall be of like material and design.

While a porch rail does not seem to have been part of the original structure, it may become necessary due to the intended use by the applicant. In the event that a rail is required, a design will be established based on historic research for that period and will only be installed after obtaining the approval of the Historic Preservation Commission for Montgomery County.

SHUTTERS

While evidence exists that shutters were originally installed, no such shutters have been found.

Shutters will not be included in this rehabilitation, but all shutter hardware shall be preserved.

BRICKWORK

Existing brick chimneys are in poor condition with substantial deterioration of brick, mortar joints, and parading.

Where necessary, repairs shall be made to existing masonry using new brick and mortar. All new work shall be completed so as to match existing work as closely as possible.

GRADING

Existing grade conditions are very poor on the North side of the site and have resulted in unusual pressure on the foundation walls and deterioration to the wood structural elements of the building.

The grading on the North side of the structure shall be altered to redirect storm water in order to preserve the foundation and framing.

LANDSCAPING

Outside of day lilies and several mature trees, no existing foundation landscaping is apparent.

Foundation landscaping shall be provided upon completion and shall be limited to plants which are natural to the area. Such plan shall preserve the existing day lilies and may expand their use.

INTERIOR:

DEMOLITION

Any demolition work shall be undertaken only after structural evaluation and with the approval of the Historic Preservation Advisor. It is the intent to restore the structure to its original plan and finish with exceptions for current use and adjustments for mechanical systems and code requirements. All original plaster and lath shall be removed for more careful evaluation of framing elements.

LUMBER

All framing lumber shall be kiln dried hem-fir or equal, except for long joists and rafters which shall be kiln dried Southern yellow pine or equal.

The interior framing shall be modified in accordance with architectural drawings and all finishes shall conform to original construction as closely as possible.

All kitchen, utility and vanities cabinets shall be white enameled finish as selected by the Foundation. Vanity tops are to be white on white cultured marble and all kitchen and utility tops are to be plastic laminate.

INSULATION

Fiberglass batt insulation with a value of R-13 shall be provided in all sidewalls and batt insulation with an R-19 value shall be provided in all ceilings. All windows, doors, and framing shall be air stopped using tape and caulk prior to drywall.

PLUMBING

All existing bath fixtures (tubs and toilets) are to be reused where possible. Where new fixtures are required, they shall be moderately priced American Standard or equal.

All vanity tops are to be one piece cultured marble with shell bowls as manufactured by Virginia Marble or equal.

Vanity faucets used in the full bathrooms and powder room shall be deluxe Artistic Brass or equal, purchased under the hardware allowance. All other mixing valves and faucets are to be single lever Moen, Delta, or equal.

An instant hot appliance shall be provided in the kitchen and shall be In-Sink-Erator or equal.

A 66 gal. glass lined, quick recovery electric hot water heater shall be provided.

A County approved septic system shall be included in the construction program in the event that sanitary sewer is not made available.

HEATING AND AIR CONDITIONING

Heating and air conditioning shall be provided by a single zone heat pump which shall be York, Bryant, or equal. The furnace shall be installed in the attic with the outside unit located along the North rear wall.

ELECTRICAL

A 200 amp. service and circuit breaker panel shall be provided and all wiring shall be in conformance with the plans and County Code.

All electric fixtures shall be selected based on historical research and shall be in keeping with reproductions of fixtures used at the turn of the century which shall not exceed a budget of \$2,500.

Prior to concealment, the structure shall be prewired for telephone.

DRYWALL

All drywall shall be 5/8" and shall be glued and nailed.

SPECIALTY ITEMS

Wall mirrors shall be provided for all bathrooms and shall be appropriate period reproductions.

A security system, to include coverage for all first floor and second floor windows and doors, shall be included. The installation shall be a hard wire system and shall include Ademco or equal equipment.

PAINTING AND DECORATION

Exterior painting shall include all wood siding and trim. Work shall include a prime and finish coat of Duron oil base (alkyd) enamel or equal.

Interior painting shall include two coats of Mc Cormick flat latex wall paint on all walls and ceilings. All interior trim shall include a prime and finish coat of Mc Cormick latex enamel or equal.

FLOORING

Kitchen and utility room floors shall be Armstrong Solarian or equal.

All bathroom floors shall be white crystalline ceramic tile to match ceramic tub and shower walls.

All second floor areas are to be carpeted, not to exceed a budget of \$27.00 per sq.yd. including carpet, pad and installation.

All other floor areas and stairs shall be sanded and refinished in place. The color for all floor finishes shall be Duraseal Neutral or equal.

HARDWARE

Hardware shall be selected from available reproduction pieces not to exceed an allowance of \$4,500 and shall include interior and exterior locksets, vanity mirrors, special decorative mixing valves for bathrooms, bath accessories, closet rods, door stops, and sash locks where required.

APPLIANCES

All kitchen appliances shall be as listed or equal approved by the Foundation:

Grill/Range - Jenn Air S120 w/A507 back
Coil - Jenn Air A105
Microwave - Jenn Air M400
Dishwasher - Jenn Air DU471
Refrigerator - Jenn Air JRT214 w/icemaker
Disposer - Jenn Air GC410
Clothes Washer - Frigidaire WDD
Clothes Dryer - Frigidaire DEDD

Carol Jean Cancer Foundation, Inc.

By: Beverly Gough
Beverly Gough, President

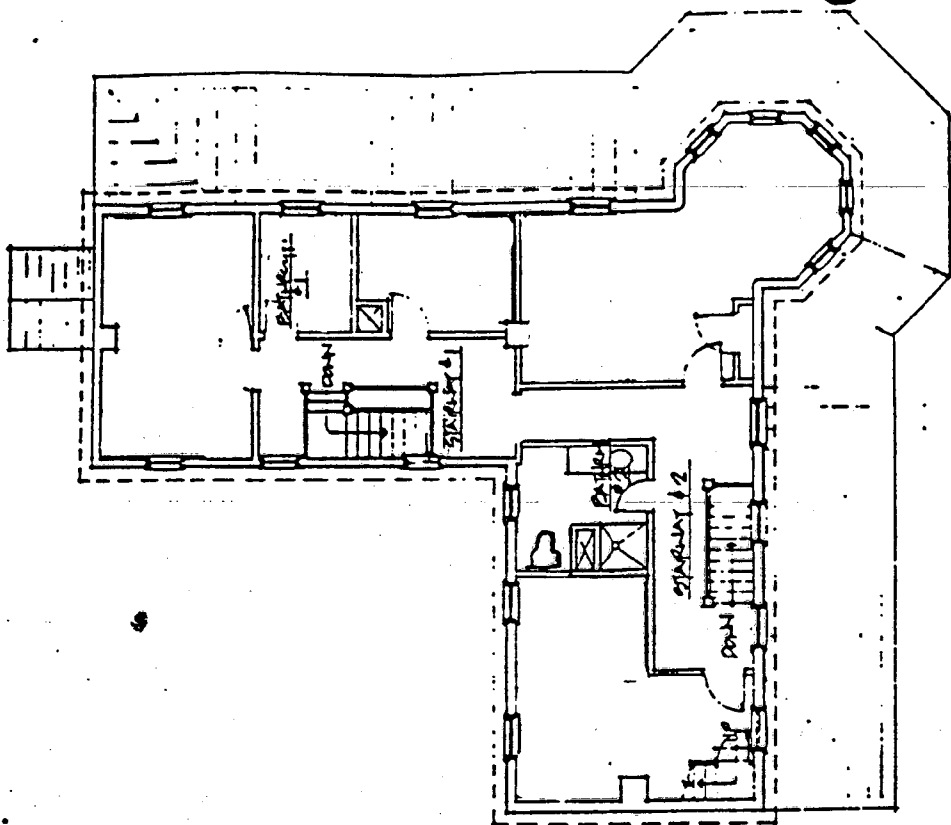
Date: July 13, 1988

General Contractor:

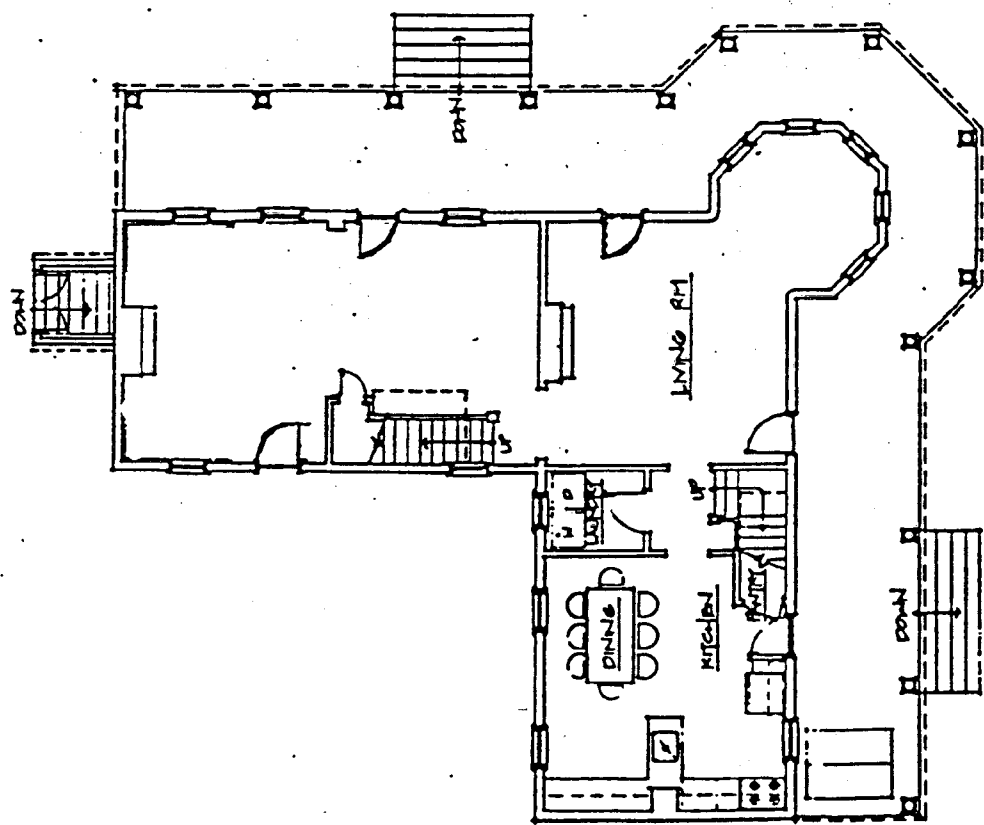
Dennis Rourke Corporation
6110 Executive Blvd. - Suite #845
Rockville, Maryland 20852
Phone: (301) 881-6664

Historic Preservation Advisor:

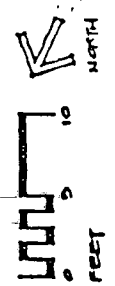
Mr. Howard Farbman
6 Deasman Court
Randalstown, Maryland 2113
Phone: (301) 251-9873



SECOND LEVEL



FIRST LEVEL



**CAMP FRIENDSHIP
DIRECT CONSTRUCTION COSTS
PRICING SUMMARY**

Date: June 20, 1988 Prepared By: DJR

Owner: WELLS FARMHOUSE RENOVATION Approved By: _____

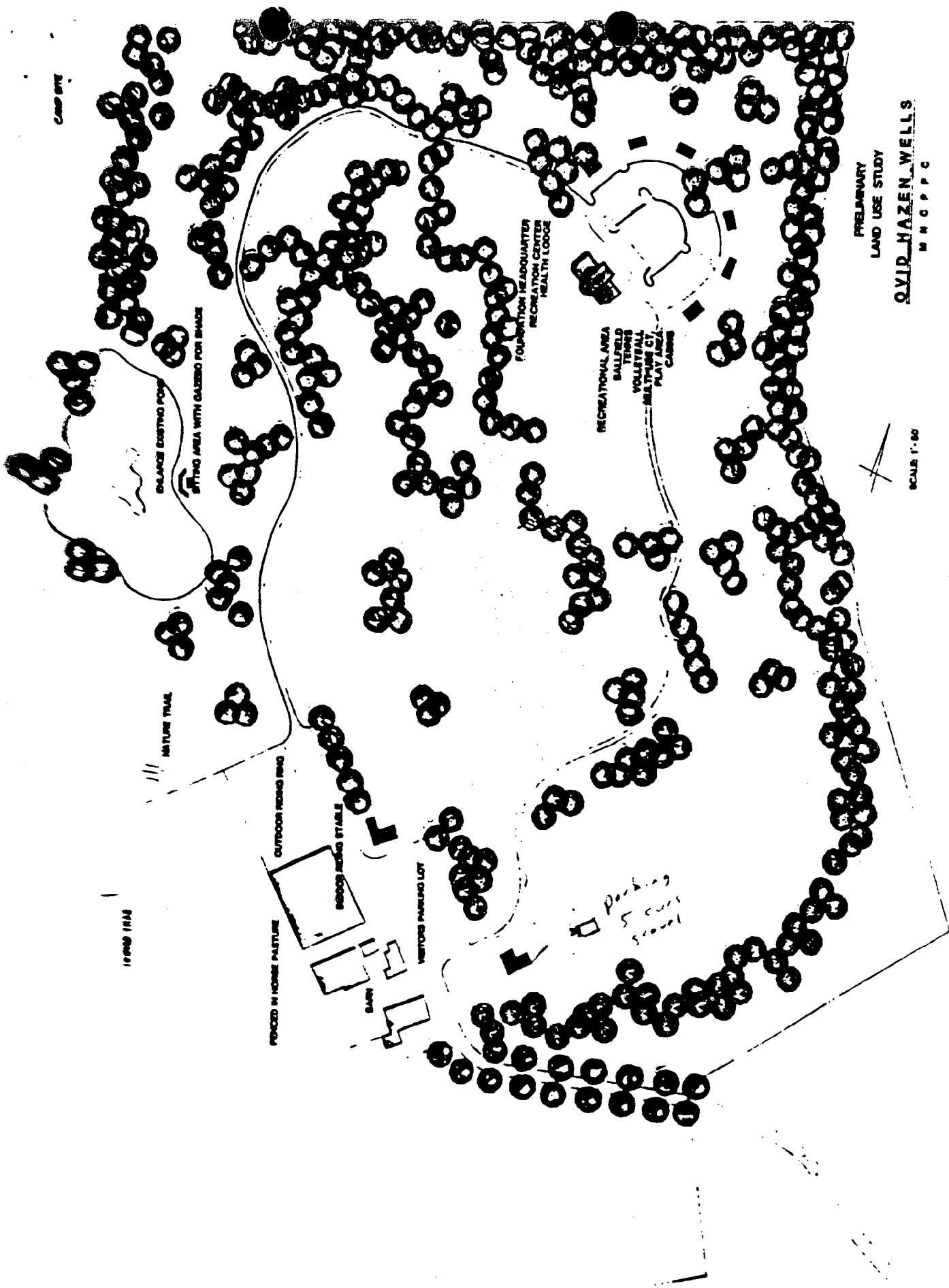
* Preliminary

Description	
Architectural Fees	\$ 2500
Building Permits	1500
Demolition	10000
Grading	1000
Concrete Reinforcing	1500
Masonry (Foundation)	2500
Fumigation	3500
Plumbing Repairs (well & sept.)	2500
TOTAL PREPARATION	\$ 25000
Soil Poisoning	75
Carpentry (Rough)	15000
Structural & Reinf. Steel	2000
Rough Lumber	12000
Windows	4000
Exterior Trim & Siding	6000
Exterior Door Units	2500
TOTAL ROUGH STRUCTURE	\$ 41575
Concrete Slabwork	1500
Masonry (Above Grade)	2000
Roofing, Gutters & Spout	10000
Plumbing (Rough)	4500
Electrical (Rough)	3000
Heating & A.C. (Rough)	4000
Insulation	4000
Leadwalk & Stoops Repairs	1200
Trash Removal	6000
TOTAL FULL ENCLOSURE	\$ 36200

Carpentry (Trim)	\$ 15000
Drywall & Plaster	10000
Ceramic Tile	3500
Weatherstripping	1000
Interior Trim	6000
Interior Door Units	2000
Vanities & Tops	800
Kitchen Cabinets & Tops	5000
Built-ins	1000
Landscaping	4000
Lawn Maintenance & Repairs	2500
Intercom, Vacuum, & Alarm	5000
TOTAL FINISHING	\$ 55800
Plumbing (Final)	2000
Electrical (Final)	2000
Heating & A.C. (Final)	2000
Wood Flooring	2000
Resilient Flooring	1500
Painting & Wallpaper	23000
Carpeting	3500
Shades, Mirrors & Show Drs	2000
Cleaning	2500
Appliances	4000
Finish Hardware	3500
Electric Fixtures	8000
TOTAL COMPLETION	\$ 56000
TOTAL DIRECT COSTS	\$ 214575

PRICING SUMMARY:

Total Direct Costs	\$ 214575
Omissions & Errors (10%)	21457
Sub-Total	\$ 236032
Fixed Fee (25%)	NONE
TOTAL CONTRACT PRICE	\$ 236032



CAMP SITE

10 000 10 000

SHADE EXISTING POND
SITTING AREA WITH GAZEBO FOR SHADE

NATURE TRAIL

FORCED IN HORSE PASTURE

OUTDOOR WADING POND

WOODS POND STABLE

BARN

VISITOR PARKING LOT

Parking
5 cars
street

FOUNDATION HEADQUARTER
RECREATION CENTER
HEALTH LOOGE

RECREATIONAL AREA
BALLFIELD
TENNIS
VOLLEYBALL
BEACHES CT
PLAY AREA /
CANOES

PRELIMINARY
LAND USE STUDY

QVID HAZEN WELLS
M N O P P C

SCALE 1" = 60'

Montgomery Journal

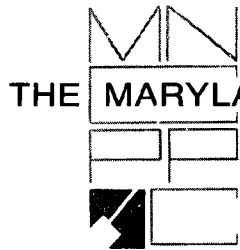
Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Application of Carol Jean Cancer Foundation for repairs to Oliver Watkins Farm, 23400 Ridge Road, Cedar Grove (#12/3) and installation of a handicapped ramp.
2. Application of Susan & Reven Uberman, 10403 Fenwick Street, Kensington Historic District, (#31/3) to install front fence.
3. Application of FSB Zuckerma Assoc. For new construction at 10309 Freeman Place, Kensington Historic District (#31/3).
4. Application of James and Mirtha Orme, 3028 Baltimore Street, Kensington Historic District (#31/3) for a one-story addition to the rear of the house.
5. Application of Charles and Helen Wilcox, 3023 Prospect Street, Kensington Historic (#31/3) for enclosure of rear porch and other work.
6. Application of Wilma and Freda Chu, 10306 Fenwick Street, Kensington Historic District (#31/3) for room addition.
7. Application of Elizabeth P. Rebben and Mason B. Papp, 10008 Pratt Place, Capitol View Historic District (#31/7) to install a rear fence on common property area.
8. Request for amendment to HAWP #658 for new construction at 10208 Menlo Avenue, Capitol View Park Historical District (#31/7) to situate house 12 feet closer to front property line than originally approved.
9. Application of St. Pleasant United Methodist Church (#22/12), 4012 Muncester Hill Road, Norbeck, for addition to front vestibule.
10. Application of Mirra and Jack Polakoff to remove the marquee from the Druid Theatre (#11/3), 2840 Main Street, Damascus.
11. Application of Department of Parks to install a helicopter pad at Woodlawn, 18501 Norwood Road, Norwood (#28/4).

The Public Hearing will be held on Thursday, July 21, 1988, at 9:30 a.m., Executive Office Building, tenth floor conference room, 101 Monroe Street, Rockville, MD. For further information contact Sabol Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1001, Rockville, MD 20850.

July 20, 1988

077801200



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

June 17, 1987

Ms. Bobbi Hahn, Executive Director
Historic Preservation Commission
51 Monroe Street
Rockville, MD 20850


Dear Ms. ^{Bobbi}Hahn:

Please excuse my delay in responding to your letter concerning the Oliver Watkins house. I had hoped by this time to have a definitive answer in regard to the possible use of the house by the Carol Jean Cancer Foundation. However, our discussions have not yet reached the point of a final agreement. At this time, the Foundation's plans include renovation of the house for use as its administrative headquarters. In the interim of final determinations for this possible use, we will take steps to clear the site of debris and stabilize the structure as feasible at this time. We are hopeful that the Montgomery County Conservation Corps will assist in these efforts.

In the event that discussions with the Carol Jean Cancer Foundation are not productive, we will obviously need to consider other possible uses, alternative means for restoration and the feasibility of such projects.

It is my hope however, that our current efforts will result in resolution of our mutual concern for this structure. In that regard I will notify you when I have additional information.

Sincerely,


Donald K. Cochran
Director of Parks

DKC:rr



Montgomery County Government

May 7, 1987

Mr. Donald Cochran
Director of Parks
MNCPPC
9500 Brunette Street
Silver Spring, Maryland 20902

Dear Mr. Cochran:

Since 1983 the Historic Preservation Commission (HPC) has been working with the Parks Department in an attempt to find a use for the historic Oliver Watkins house on the Wells property in Cedar Grove. Our interest in the property is simply that the house should be stabilized and maintained as befits a structure on the Master Plan for Historic Preservation and required under Chapter 24A-10 of the Montgomery County Code.

In 1983-84 the HPC was awarded \$65,000 in funds through both the Community Development Block Grant program and the Emergency Jobs Bill program to renovate the exterior of the building on the condition that the ultimate use of the house would be a group home. The Planning Board agreed to allocate funds for interior work. Unfortunately this project fell through when MNCPPC legal staff determined that a group home was not an appropriate use under the terms of the conveyance from Mrs. Wells.

Since 1985 we have been working with Charlie McGovern, property manager, and other Parks Department staff to find groups or individuals interested in restoring the property in lieu of rent. Although there have been numerous inquiries no suitable applicant was found.

Our most recent involvement was as part of the Oliver Watkins house restoration task force convened with your agreement to consider the future of the house which is now becoming increasingly deteriorated. After several meetings we felt that we had developed a reasonable plan for a public/private partnership to immediately begin work to rescue the house. Since that time a new group, the Carol Jean Foundation, has entered the picture as a potential user. It is

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850, 301/279-8097

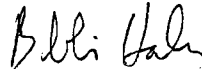
Mr. Cochran
May 7, 1987
Page two

also possible that the University of Maryland preservation program might be interested in the house as an off-campus center/preservation lab project. Either of these uses would seem to be appropriate.

The most important consideration now is time: I would urge that you authorize the immediate implementation of the plan developed by the task force to undertake at a minimum all necessary structural and stabilization work before the house deteriorates any further. This would in no way jeopardize future use of the house by any of the interested parties, but it is essential for the preservation of the structure.

The Planning Board, County Council, Executive, and people of Montgomery County made a commitment to the preservation of our historic resources in 1979 with the passage of the historic preservation ordinance and adoption of the Master Plan for Historic Preservation. The public sector should abide by that mandate in dealing with their own properties at a level of compliance at least as high as that which we require of private property owners. The Oliver Watkins restoration plan as developed by the task force affords a good opportunity for the Parks Department to involve numerous organizations and individuals in a worthwhile project at little expense to MNCPPC while at the same time generating much positive public exposure for the department. The Commission would be happy to discuss your plans for the house with you and to assist you in any way possible in implementing those plans.

Sincerely,



Bobbi Hahn
Executive Director

cc: Charles McGovern

BH: gk: 0117E

Hahn

February 25, 1987

TO: DONALD K. COCHRAN, DIRECTOR OF PARKS
FROM: CHARLIE MCGOVERN, PROPERTY MANAGER
VIA: MARC SELEZNOW - HORTICULTURIST IV
SUBJECT: REPORT FROM THE OLIVER WATKINS HOUSE
RESTORATION TASK FORCE

On November 17th, Marc Seleznow, then your Administrative Assistant, informed me we could explore the possibilities of restoring the Oliver Watkins house on Wells Farm East with certain provisions, i.e., no public funds to be used, no publicity and recommendations to be made within 45 days.

I distributed my initial memorandum to 19 people whom I thought might be interested in this challenge and had a response from seven who made up our task force. They are:

Bobbi Hahn - Executive Director - Historic Preservation
Committee
Boyd Roberts - Contractor tenant who restored the Commission
owned historic Zeigler farm house in Little
Bennett Regional Park.

Park Staff:

Mike Dwyer - Historian
Hank Maeser - Architect
Charlie McGovern - Property Manager
James Speight - Architect
Carolyn Wainwright - Community Relations Specialist

We had two meetings, December the 19th and February the 18th and five of us made it through a snow storm for an on site inspection of the house on January 30th. Although we did not meet the time restraints, we have a good group who are very enthusiastic about the possibilities of saving the Oliver Watkins house. We feel that, along with the fact the house is listed on the Historic Sites Master Plan, there are other reasons to attempt a restoration. The house was built in 1851 by Oliver Watkins, a local merchant who played an important part in the early days of Cedar Grove. The house is also unique for it's architectural style and hilltop location within the Ovid Hazen Wells Park.

The Task Force would like to submit the following recommendations limited only to the house and designated historic area:

- * The house should be restored for single family use as it would be less expensive and easier to meet code than it would if the house was to be used for Group home or office space. We also feel Group home use could be a problem because of the structure - which would need fire doors, escapes and more extensive renovation.
- * The house should be stabilized and restored to meet Code but we would not, at this time, recommend a Williamsburg style of renovation. Put the house on "hold" until further long range plans could be made at a later time. This would be a stop gap approach to prevent further deterioration.
- * We would like to involve the private sector and business community to assist us. They could be called upon to contribute materials and supplies needed in exchange for; good, positive recognition for their efforts; names listed on a plaque placed upon the house; individual plaques; and invitations to an open house once project is completed. Our Community Relations Specialist said this approach has a lot of potential - exposure in the local press could be a real boost for a contributor.
- * Seek assistance from training groups such as those of the Suburban Maryland Building Industry Association or the Board of Education. Jack Giller, of the County Conservation Corps is enthusiastic about our project and said he and his people could lend a helping hand. They have been involved in historic site preservation elsewhere in the County and all reports are that their efforts and results were first class. Jack met us on site and is aware of the condition of the Oliver Watkins house and the work needed.
- * We considered just about every aspect of the restoration and would suggest that Mr. Boyd Roberts, from our group, who restored the historic Zeigler farm house in Little Bennett Regional Park act as the overall supervisor on site. Hank Maeser and James Speight could provide guidelines as to the the process and work needed i.e., remove the trees and growth from around the house - remove the porch - tear out the plaster - reinforce the floors - foundation work - point up masonry etc. Mr. Roberts, who has been a private contractor for over 16 years would be willing to take on this project in exchange for an agreement extending his current lease relative to his time and efforts. Everyone on the Task Force feels this would be our best approach considering our limitations. Boyd has already lined up one contractor who would provide all of the paint and caulking needed and feels confident others would join in our effort once the word got out among the builders, suppliers and others who might contribute drywall plumbing supplies, kitchen fixtures etc. Mary Ka Nippard has also assured us she could be counted on to line up volunteers who would pitch in on some of the grub work. As mentioned before, the County Conservation Corps and SMBIA or B.O.E. Training program could be another source of

assistance.

Granted, we have not lost sight of the fact this would be an awesome undertaking, but we found that as we discussed our ideas others opened up. Another money saving factor could be the use of salvage materials saved from park houses that are to be demolished and the use of excess lumber etc. left over from other projects. Our own park crews could lend a hand occasionally if time allows. What we are saying is that the cost of the Oliver Watkins House Restoration could be prohibitive if done by private contractors but we are confident alternative, less expensive approaches can be found.

The Oliver Watkins house has been vacant since April of 1983 and is deteriorating at a progressive rate. We could possibly be charged by the HPC for demolition through neglect and feel we should make some attempt to abide by the Historic Preservation regulation. We could set an example to others and save a unique house for future generation.

Note: Tuesday the 24th, I received a phone call from a County teacher who said she and her husband, a contractor, are very interested in the Oliver Watkins House Restoration and will get back to us with a proposal - another possibility.

I am sure there are many questions unanswered but we would be happy to meet with you to discuss our proposal and recommendations any time convenient.

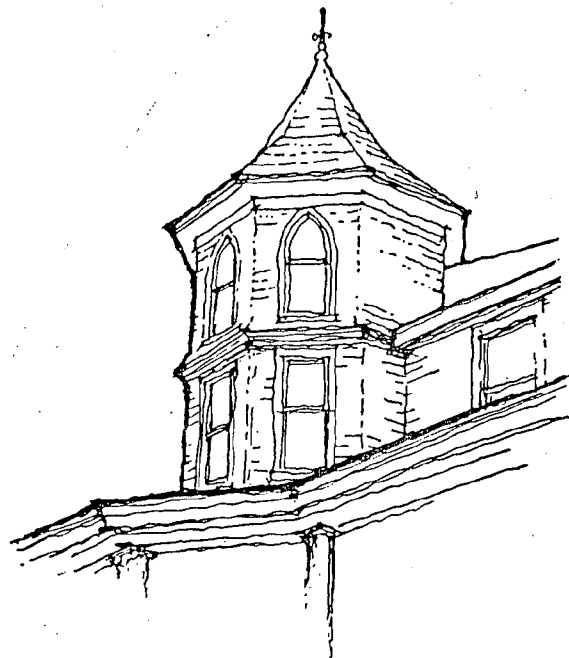
cc: Task Force Members
Spencer-Spears

CWMcG/bls

OLIVER WATKINS TASK FORCE

Meeting: February 18th 1987

Background material



10 MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION,
C.W. McGovern, Property Manager

Property Address: 23400 Ridge Road, Cedar Grove, Maryland 20767

Type & Description: Old 2-story frame farmhouse on sloping lot near crest of hill

Inspector: Alvin Sacks

Date: Wednesday, May 4, 1983

Time Started: 09:00

Completed: 12:30

PROBLEMS: To inspect rental property on historic list, now in disrepair, for assessment of condition & for estimation of prices to bring it to livable condition.

OBSERVATIONS: FOUNDATION, CELLAR, and CRAWLSPACE

1) Taller foundation walls near center of structure are in buckling failure from outside earth pressures compounded by long-time roof run-off water allowed to penetrate backfill (We both photographed representative walls.)

2) 1st floor framing of old 6"x9" stringers and half-round 10" diam. poles, approx. 24" o.c. are decayed, broken, & sagging. Newer floor joists appeared mostly adequate.

Estimated repair/replacement prices approximate \$15,000

LARGE FRONT & SIDE PORCH is in poor condition & not feasible to save by attempting repairs. (More photos). Removal & replacement estimated @ \$15,000.

OUTSIDE REPAIRS TO ROOFING, GUTTERING, CORNICE, WINDOWS & DOORS, SIDING, PAINTING

Overall exterior, except for porch already cited, is salvageable; but many repairs & corrections are needed to at least make the building weathertight. \$8,000 should cover.

INTERIOR REHABILITATION TO INCLUDE IMPROVED HEATING SYSTEM, ELECTRICAL ITEMS, CARPENTRY, DRYWALL, PAINTING, REFRIGERATOR, BATHROOMS, and the like to bring to a mixed urban-rural occupancy standard could cost approx. \$20,000.

(This figure is far below a "restoration" standard.)

ATTIC was in best condition of the whole building. Additional insulation would be included in the estimate above for INTERIOR REHABILITATION. 2 CHIMNEYS SHOWN SHOULD NOT BE USED.

PLUMBING: H₂O was turned off so fixtures could not be tested, nor piping checked (except for soil pipe exposed under porch broken in 2 places). ALLOWANCE FOR MISCELL ITEMS is \$2,000

ESTIMATED TOTAL OF REHABILITATION PRICES IS \$60,000.

NOTE: Charles McGovern, Property Manager for the Department of Parks, accompanied Mr. Sacks during the inspection of this House (Wells Farm East)

OAK GROVE DESIGNS
19501 GEORGIA AVENUE
BROOKEVILLE, MARYLAND 20833

May 85

PROJECT:
PROPOSAL FOR EXTERIOR RESTORATION

WELLS FARMHOUSE

HOUSE:

REPAIR ROOF ON BOTH HOUSE SECTIONS	1000.00
PAINT ROOF	1500.00
GUTTERS	2000.00
DEMOLISH PORCHES	1400.00
DEMOLISH CONCRETE PORCH STEPS	400.00
PORCH FOUNDATIONS REPAIR OR REPLACE	5000.00
PORCH DECK FRAMING	2400.00
PORCH FLOOR CUSTOM MILLED CEDAR	3100.00
NEW PORCH COLUMNS	1900.00
PORCH ROOF FRAMING	3800.00
PORCH ROOF TRIM	2000.00
PORCH ROOF WITH BOX GUTTERS (TIN)	12000.00
PORCH CEILING	1000.00
HAND RAIL	2500.00
WOODEN PORCH STAIRS	1400.00
LATTICE WORK UNDER PORCH	1900.00

	43300.00

BASEMENT IN ORIGINAL HOUSE:

REPLACE BROKEN FLOOR JOISTS	1000.00
REPAIR FOUNDATION WALL	1000.00
RENOVATE OR REPLACE STAIRS	500.00
CONSTRUCT FLOOR SUPPORT SYSTEM	1000.00
REPLACE APROX. 50% SILLS	2000.00

	5500.00

BASEMENT IN KITCHEN WING:

JACK AND LEVEL FLOOR	1000.00
REPLACE 50% SILLS	2000.00

	3000.00

EXTERIOR TRIM ON ORIGINAL HOUSE:

WINDOW SILLS	4000.00
SIDING REPAIR	
SOFFIT	
REAR FACIA	
REMOVE WOOD STOVE CHIMNEY	

EXTERIOR TRIM ON KITCHEN WING:

3000.00

SITE WORK:

REGRADE REAR OF HOUSE	3000.00
POSSIBLE RETAINING WALL	
UNDERGROUND DRAINAGE SYSTEM	

HAUL TRASH:

1000.00

PAINT EXTERIOR:

5000.00

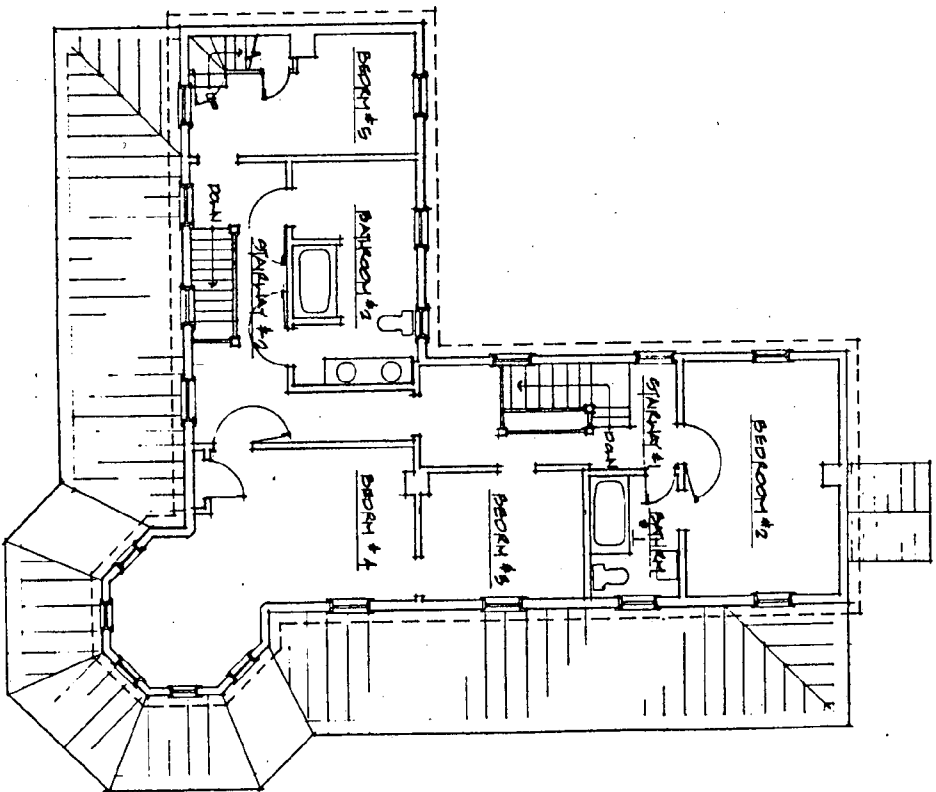
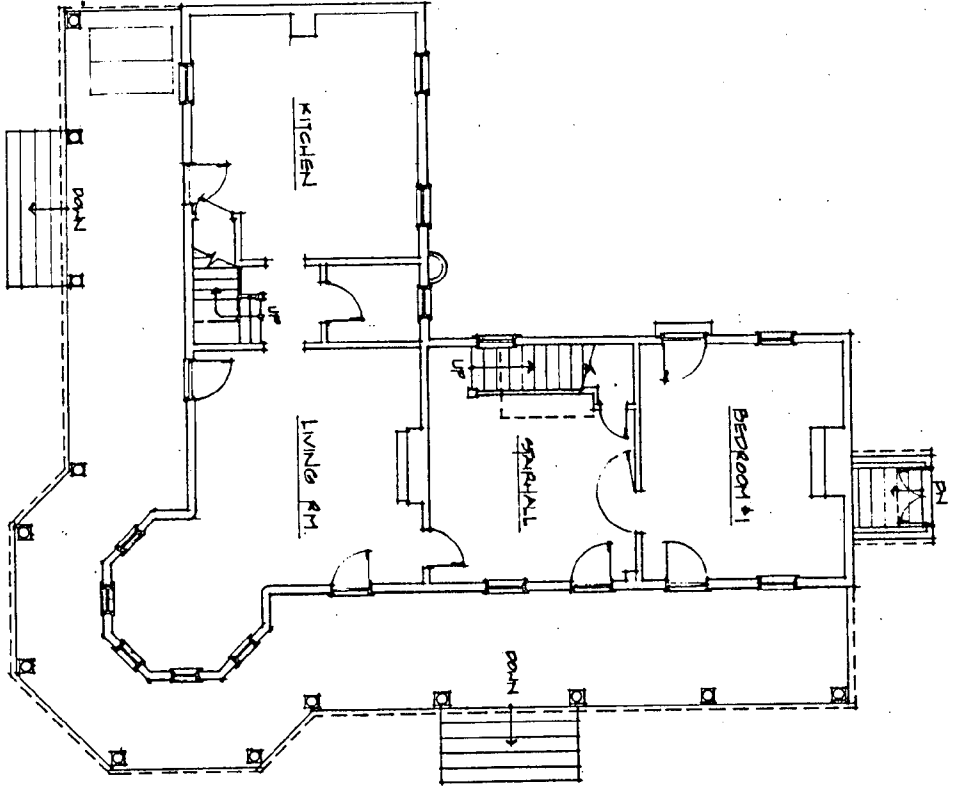
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67800.00

OAK GROVE DESIGNS
19501 GEORGIA AVENUE
BROOKEVILLE, MARYLAND 20833

PROJECT:
PROPOSAL FOR INTERIOR RENOVATION

WELLS FARMHOUSE

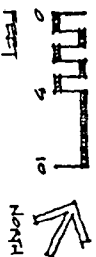
HEATING VENTALITION AND AIR CONDITION :	\$15,000
PLUMBING:	15,000
ELECTRICAL:	10,000
INSULATION:	6,000
FRAMING CARPENTRY:	10,000
DRY WALL:	4,000
PAINTING	5,000
	<hr/>
	65,000



FIRST LEVEL

SECOND LEVEL

EXISTING CONDITIONS

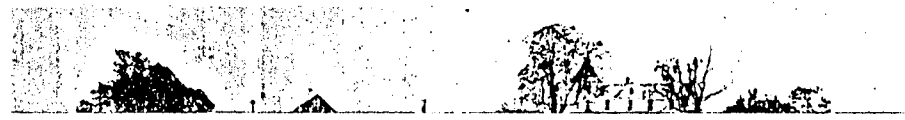


Free rent for hard work

From page 25

program two other times. Greenwood Miller's Cottage on Route 27 in Brookville was in

ment has had about 25 inquiries. "most of them are simply looking for a place to live," said McGovern. The most promising inquiries are from a therapeutic riding group, the board of edu-



The Montgomery County Real Estate REPORT



Renovation of the rambling mid-19th century Oliver Watkins farmhouse would be ideal for a group who can donate time and materials. Staff photo by Janet Worne

County offers free rent for hard work

By ROBERTA F. SHULMAN

tion can move into the house after agreeing to spend a certain amount of money each month for renovation.

While the large house and extensive work might be too much for a single family, it would be ideal for a

other local program. "I don't think there's any jurisdiction in the county that has the number of houses we

New county parkland donated by Clarksburg resident

One of Montgomery County's newest parks lies secluded off the main roads in Clarksburg and waiting for picnickers and playful toddlers.

This once-working farm was donated in 1981 to the Maryland National Capital Park and Planning Commission by Hallie Ausmus-Wells in memory of her husband, Ovid Hazen Wells. The area is to be maintained as a permanent open space park and recreation area for the public benefit.

Ovid Hazen Wells Park consists of 290 acres along Skyhawk Road, one-quarter mile west of Route 27.

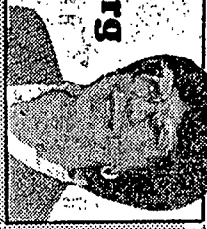
Recently the parks' department has cleared areas for ball fields, erected play equipment in a lot, and built three large covered pavilions. The department will continue to maintain and upgrade this open space park, some of which is under agricul-

tural lease. Also situated in Wells park are two homes listed in the Maryland National Capital Parks and Planning Commission Atlas of Historic Sites and recommended by the Montgomery County Historic Preservation Commission for placement on the Montgom-

The older of the two houses, known in historic records as the Oliver J. Watkins House and is located on Ridge Road. The first section of this turreted farm house is believed to have been built around 1851 by Watkins.

According to State Historic Sites Survey Records, Watkins,

Hyattstown-Clarksburg
Susan Kuklewicz
831-8504



ery County Master Plan for Historic Preservation. These homes are private residences and not open to the public.

an upper-middle class farmer and merchant, opened a general store in the town of Cedar Grove across a small stream valley from his home. Watkins established the

town's first post office in his store in 1877, and was paid \$8.97 a year as postmaster.

In 1879, an ad billed his store as "Dealer in General Merchandise, Country Produce taken in exchange for goods — Dry goods, boots, shoes, liquors, etc."

As Watkins' wealth and family increased, sections were added to the house. Today, the gables remain covered with a patterned shingle motif, and the eaves are decorated with sawtooth-like bargeboard.

At this time, the Oliver Watkins House is in great need of an industrious and sensitive occupant. The parks' department is looking for someone to rehabilitate this fine old home in return for free rent. This will be quite an involved and costly project, but will help to preserve a piece of Montgomery County's history. For information about this project, contact Charles McGovern at 565-7495.

The newer of the two houses on the Wells farm is a lovely 19th century home occupied by Hallie Wells.

According to parks' department property manager, Charles McGovern, proposed improvements included in the Montgomery County Capital Improvements Program may include in fiscal year 1985 the addition of play equipment. In fiscal year 1986 plans may include excavating for ball fields and park area, construction of a pond and dam; seeding and mulching; and construction of an 8-foot wide trail.

In fiscal year 1987 improvements may include construction of gravel parking, erection of grassed walkways, erection of goal post, plantings, and creation of a group picnic area with park service capacity of 500 people.

Ovid Hazen Wells Park is one of 11 special parks in Montgomery County that will, according to McGovern, ultimately serve the entire county.

For all Clarksburg area citizens the Ovid Hazen Park will long be a place for peaceful and scenic recreation thanks to the generosity of a long-time Clarksburg family.



THE OLIVER WATKINS HOUSE on Ridge Road is included in a new park near Clarksburg and the park department is looking for a tenant to live in the home rent free in exchange for some rehabilitation work. Photo by Susan Kuklewicz

February 4, 1987

TO: THE OLIVER WATKINS RESTORATION TASK FORCE
FROM: CHARLIE MCGOVERN, PROPERTY MANAGER
SUBJECT: MEETING - WEDNESDAY FEBRUARY 18TH - 10:00 A.M.

The following brave souls made it through a foot of snow to meet at the Oliver Watkins House as planned:

Mike Dwyer
Hank Maeser

Jack Giller - *Conservation Corps*
Charlie McGovern

Bobbie Hahn
James Speight

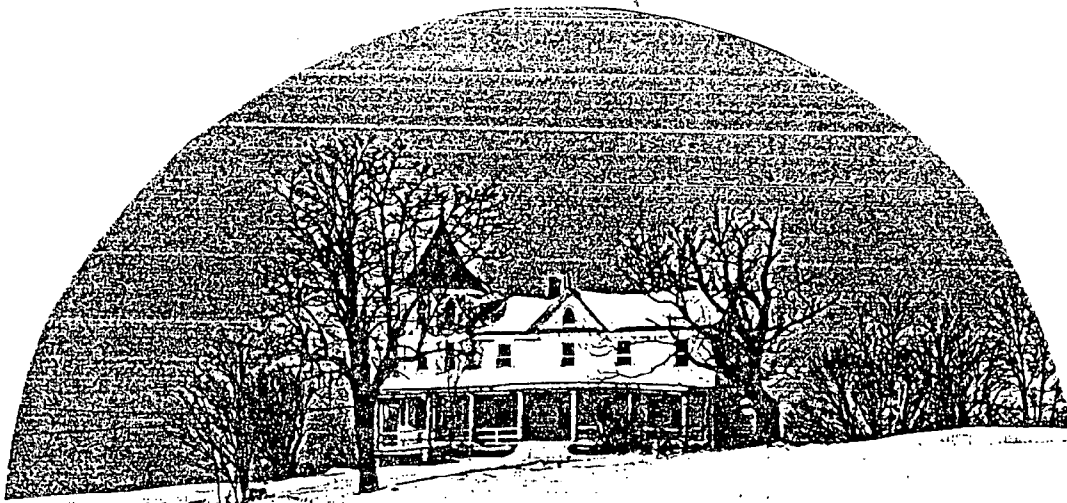
Our intent was to see the old place in its current condition so we could be better prepared in drafting a final recommendation.

We would like you to join with the full Task Force on Wednesday, February 18th at 10:00 A.M. in the Parkside Conference room so we can consider many questions, deliberate and come up with a reasonable resolution.

We should consider:

Is the Oliver Watkins House beyond repair - should it be restored and if so, why - what kind of monies would we be talking about - other sources of supplies and materials - unique approaches - restoration in lieu of rent - input from others such as the County Conservation Corps, etc., etc., etc.

As you can see, it's a considerable undertaking and I am sure you'll help in our attempt to find the right solution in resolving the fate of the Oliver Watkins House. Any questions and/or suggestions between now and our Wednesday the 18th meeting, just give me a call at 495-2520.



2/18/87 Therapeutic Risk Enterprise (Carl Falero) - Plulu over tenat lion

MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 8, 1987

TO: OLIVER WATKINS HOUSE RESTORATION TASK FORCE

FROM: CHARLIE MCGOVERN, PROPERTY MANAGER

We conducted our initial meeting on Friday, December 19, 1986, in the Parkside Conference Room. When staff attends meeting on the last payday before the holidays it indicates they really are interested in the project under discussion. Those in attendance of our first meeting were:

✓ Bobbi Hahn - Executive Director
Historic Preservation Commission

Boyd Roberts - Contractor tenant - restored historic
Zeigler farm house - Little Bennett
Regional Park

Park Staff:

Mike Dwyer - Park Historian

Hank Maeser - Architect

Charlie McGovern - Property Manager

James Speight - Architect

Carolyn Wainwright - Community Relations Specialist

The first meeting was quite productive as we reached several conclusions pertaining to the restoration of the Oliver Watkins House.

1. The house, in our opinion, is definitely worth further consideration for restoration. Although we would not expect a total "Williamsburg" type of repair at this time but at least stabilization and restoration to meet County Code.

2. We should consider all reasonable approaches rather than simply going out on bid. We could implement a restoration in lieu of rent agreement, involve on site training classes by local agencies on Suburban Homebuilders, etc., any approach not involving tax monies, if possible.

3. It was our concensus that the house should be retained for single family use and not be used for group home

programs or any type of office and/or commercial ventures. It would best lend itself to family use although it may not be in total compliance with the conveyance. It should not, in our opinion, be used otherwise.

4. We'll conduct an on site inspection for the Task Force to gather first hand information on what is needed - input on findings for a report to the Director with our recommendations - is the place really worth saving - have we lost too much time, what are the immediate needs if the house is to be retained - materials needed, tentative schedule etc.

Meeting

We'll meet at the Oliver Watkins house on
Friday, January 30
10:30 A.M.

Dress for the occasion and the weather. If you know of anyone who might be interested in assisting in this challenge, bring them along. Call me for directions at 495-2520.

cc: Cochran
Spencer-Spears

CWMcG/bls

MEMO




Bobbi Aehn

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 2, 1986

TO: DIVISION CHIEFS
INTERESTED STAFF

FROM: CHARLIE MCGOVERN, PROPERTY MANAGER 

SUBJECT: OLIVER WATKINS HOUSE RESTORATION MEETING

Due to an emergency medical situation I had to postpone our meeting originally scheduled for Wednesday, November 26th - the meeting is now set for

Friday, December 19th
2 P.M. Parkside Conference Room

We are seeking a unique approach to the restoration of the Oliver Watkins house, located on the Wells Farm East, as per my memo of November 20th attached. If you like a challenge why not join us on the 19th. In the meantime, if you have any questions or suggestions concerning this project, please contact me at 495-2520.




MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 20, 1986

TO: Division Chiefs
Interested Park Staff

FROM: Charlie McGovern, Property Manager 

SUBJECT: Restoration of the Oliver Watkins House

We are undertaking a critical assessment of the feasibility of restoring the historic Oliver Watkins House located on Wells Farm East. The Victorian two-story house is on property donated by Hallie Wells in March of 1981, was built in 1851, and is listed on the Historic Sites Master Plan. The house has been vacant since April of 1983 pending decisions regarding its utilization. We have been given 30 to 45 days in which to draft a practical plan on how best the house can be saved for eventual recreation and/or conservation use, by the general public, as required by the deed of conveyance. The challenge is to find a solution to the completion of a \$60,000-\$70,000 restoration project without using tax monies or grant funds on a low profile basis. If it's not too late to save the house, we would like to explore innovative approaches such as "restoration - in lieu of rent," the Suburban Maryland Building Industry Association Training Programs, volunteer groups, or any unique suggestions or ideas you or any of your staff may have. Granted there are those who would recommend demolishing the house, but we should explore the potentials beforehand as this house is unusual in its

history, location, style, etc., and there may be valid reasons for its restoration. If interested in joining us, we are going to meet on Wednesday, November 26th at 2 p.m. in the Conference Room at Parkside. We would appreciate your input. Thanks.




MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 20, 1986

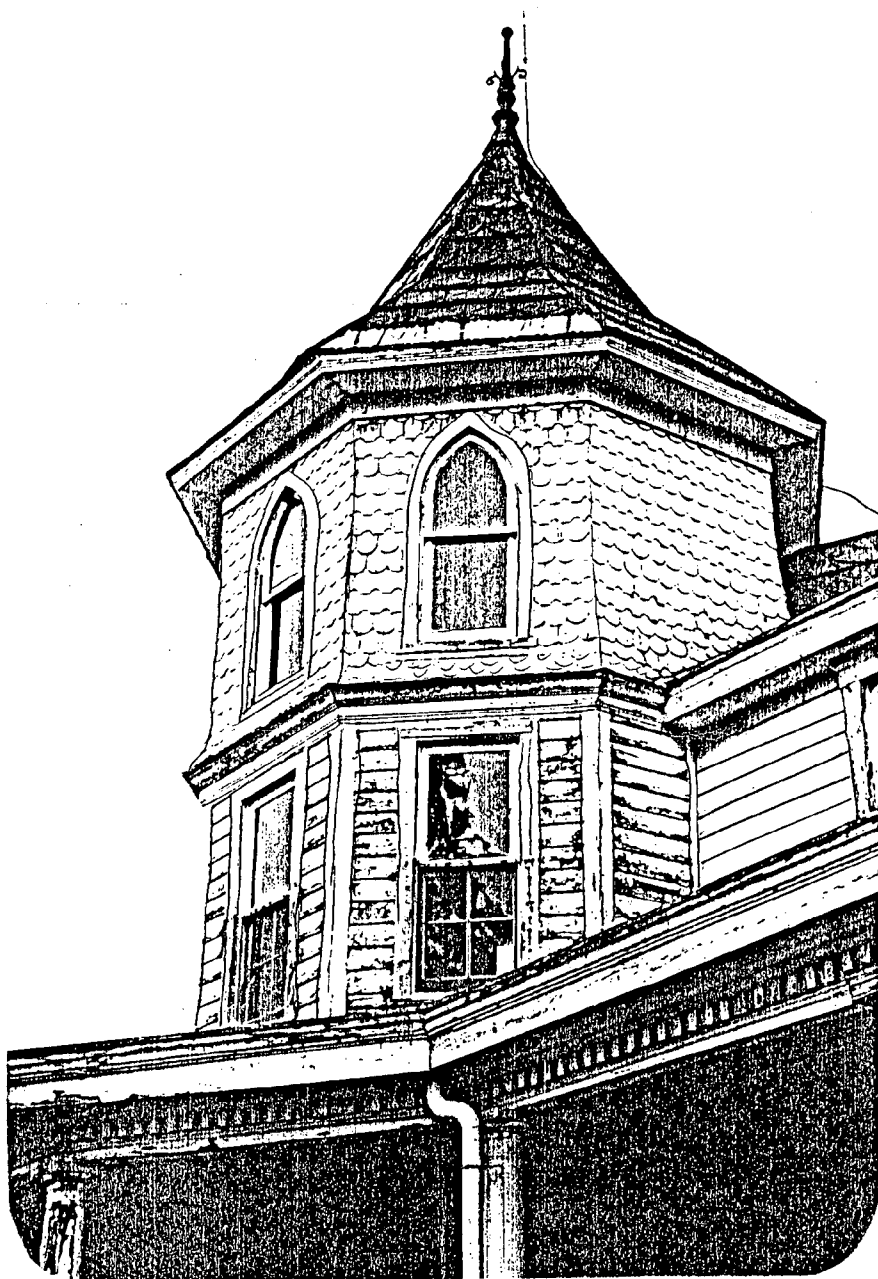
TO: Division Chiefs
Interested Park Staff

FROM: Charlie McGovern, Property Manager 

SUBJECT: Restoration of the Oliver Watkins House

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history, location, style, etc., and there may be valid reasons for its restoration. If interested in joining us, we are going to meet on Wednesday, November 26th at 2 p.m. in the Conference Room at Parkside. We would appreciate your input. Thanks.



MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 5, 1985

TO: DON COCHRAN

FROM: CHARLIE MCGOVERN *CMS*

SUBJECT: OLIVER WATKINS HOUSE

In early 1981 Mrs. Hallie Wells donated 293 acres of property to the Commission for use as parkland. The conveyed acreage contained two substantial dwellings, one in which she retains as a life estate and the now vacant Oliver Watkins House located on what is referred to as Wells Farm East. The house had been occupied until April of 1983 by a couple who had entered into an agreement calling for repairs and restoration in lieu of rent. They vacated and moved into their own house and the place has been vacant since. I have been working with Bobbi Hahn, Executive Director of the Historic Preservation Commission, in an attempt to locate some group that would take over the property and restore the house to serve some useful purpose. We have spent considerable time on this but I'll spare you the details. Our efforts culminated in March when we co-sponsored a news release inviting interested parties to submit proposals. As a result, three up-county papers gave us extensive coverage and we received in excess of 50 phone inquiries and several written proposals along with some positive P.R.

After reviewing the situation I've decided the best offer, and the one most likely to fit the criteria as spelled out in the deed of conveyance, was submitted by John and Helen Tuel, Directors of the Therapeutic and Recreational Riding Center on Emory Lane in Rockville. The Therapeutic and Recreational Riding Center is a nonprofit program designed to offer horseback riding for all ages of handicapped here in the County, a service which is not readily available.

I met with the Tuel's on May 31st and they expressed their desire to relocate as they need additional room to expand their program and are very interested in the Oliver Watkins House. They would retain the services of Oak Grove Designs of Brookeville to undertake the restoration of the house that would be used for a conference center, office and class rooms. They would also use the bank barns and utilize other buildings on the property.

The Tuel's assured me they had the financial backing to undertake this project.

I explained to the Tuel's that there are several problems that must be addressed i.e.:

1. We have a tenant, James Farula and family, who have resided in the smaller house on Wells Farm East and has about 65+ acres under lease with about 2 1/2 years before termination. They have spent considerable time and effort upgrading the house and nearby acreage. Their presence has been beneficial to the Park Department as they have provided security and protected equipment we have stored in the barn. I feel it is very important to honor our commitment to the Farulas.

2. The other acreage, excluding Mrs. Wells life estate area and the acreage under lease to the Farula's, is being farmed by Mr. Tregoning, a carry over tenant.

3. The access into the eastern portion of the Wells property is over an old right-of-way that we don't own. Perhaps our acquisition office could help resolve this problem by acquiring adequate acreage for a proper roadway.

I don't think the foregone items are insurmountable but will require time and effort to resolve to everyone's satisfaction.

I wanted you to have this information in case the question of the Oliver Watkins House disposition comes up in the next few weeks or if you decide to pass it along to the Board. I have received several letters and phone calls supporting the Tuel's proposal, and both Bobbi Hahn and I are convinced it is the best offer we are going to get and one we should assist in any way possible. If things go as planned, we'll have a restored quasi-historic site with a specialized program use that would be a real plus for the Park Department and a benefit to people with special needs.

C.C. Hahn
Tuel
Farula

Right of Way

The magazine for the right of way professional

June 1985



Table of Contents

Long term leasing of public buildings

by Robert J. Niccum

The public property management model of the past was to automatically sell surplus property. Today, many agencies are retaining properties in anticipation of future needs and are earning revenues from surplus lands through interim leasing. Such programs benefit the lessee who has the use of what are often unique structures, the lessor who generates revenue and avoids costly future acquisitions, and the public as a result of additions to the tax rolls.

page 5

Restoration in lieu of rent

by Charles W. McGovern

Public park and recreation uses are a traditional justification for public ownership of land. An all too frequent problem is that at the time of acquisition, such property includes buildings of historic or other value that are seriously run down. In such a case demolition is an unattractive solution. Practical advice is given on how to restore such structures to a useful condition *without spending public funds*.

page 10

The Teleport: telecommunication and urban growth

by Joseph A. Fogarty

The concept of a port has been extended to encompass the promotion and management of electronic information in a proposed development on Staten Island, New York. This revolutionary approach is the joint effort of the City of New York, the Port Authority of New York and New Jersey, Merrill Lynch, and Western Union Corporation. It promises to redefine the concept of real estate and communication interdependence.

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Maximizing revenue from development of underutilized public agency property

by W. Dennis Carroll, SR/WA

Often the most serious hurdle to generating revenues through development of publicly owned real estate is the managing agency's own red tape. The County of San Diego took the initiative in eliminating the bureaucratic maze by developing a fast track special projects group authorized to develop suitable properties for revenue production.

page 18

Natural lands preservation and the profit corporation

by James H. Davenport

There is a way that a corporation can enhance their profit picture and their public image, secure land for future needs, and add to the nation's stock of lands preserved in a natural state. This multitude of benefits springs from the use of two related corporations which take full advantage of the current financial milieu and tax laws.

page 23

Land management and the media: A team for the future

by Gordon R. Hauglie

Public relations is an integral part of every organization today, due in part to modern communications technology. In many communities property management issues generate a great deal of public interest. Consequently, public relations and real estate departments must work closely together to assure that projects undertaken will be understood and receive the necessary media and public support.

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Container terminal leasing/pricing methods

by Thomas J. Dowd

The leasing of container terminals and terminal facilities is the source of significant amounts of revenue to many U.S. ports. This article explains the relationship of various types of rent clauses to the maximization of freight traffic, the subsidization of terminal lessees and the increased employment in maritime industries.

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Restoration in lieu of rent

by Charles W. McGovern

What harm could come from exploring the possibilities of having a responsible tenant occupy the dwelling and repairing it in exchange for rent?

Glance at a map of the Middle Atlantic States and you can see that two counties in the State of Maryland surround the Nation's Capital to the north and east. The parklands of these two counties, Montgomery and Prince George's, are under the jurisdiction of the Maryland-National Capital Park and Planning Commission, a bi-County agency established by the State Legislature in 1927 to aid in the orderly growth and development of the Washington, D.C. metropolitan area.

Since the Commission's inception fifty-seven years ago, Montgomery County has acquired more than 26,000 acres of parkland. Many of the properties were acquired with improvements such as houses, barns and similar structures. Today in Montgomery County, we maintain an average of 128 Commission-owned dwellings and have over 3,600 acres of parkland under lease for agricultural use. The Property Management staff—acting as the Commission's landlord—is responsible for the proper use, maintenance and leasing of these facilities.

Most of our dwellings are used on a short term basis for employee housing until park development, poor conditions, safety or other factors necessitate

their demolition. Frequently, properties of a historic nature need special attention. This article describes the approach we tried several years ago when confronted with a park house with historic value and no funds available for its restoration. This proved to be a real challenge that we handled using a new and different approach. I feel our experiences and what we learned from them can be beneficial to others if ever confronted with a similar situation.

In September of 1977 we received notice from an employee/tenant stating that he intended to vacate a Commission-owned home. Normally, such notification would simply require the usual amount of paper work. However, this case proved more difficult. The house being vacated was in poor overall condition. The plumbing was deteriorating; heating and septic system needed work, gutters, general painting and structural repairs were also needed. The problem was that the place had some historic significance and had to be treated accordingly.

Our Park Department historians informed us that the site, The Greenwood Mill in Brookville, had been built in 1810 and the nearby house now being vacated had been the Miller's Cottage



Charles McGovern is the Property Manager for the Montgomery County Department of Parks, Maryland.

until about 1865. It had remained in private ownership until we acquired the property in October of 1963. After much deliberation by staff concerning the lack of restoration monies, and proposed uses of the structure, it was decided to demolish the two story wood and stone cottage along with five smaller outbuildings. The cleared area would then be graded over and allowed to return to a natural state.

The historians requested we postpone the demolition for as long as possible to allow them time to thoroughly inspect the structure and compile a report of their findings. Because the house was in an isolated area, we didn't expect the usual problem with vandals and agreed to withhold the demolition until spring.

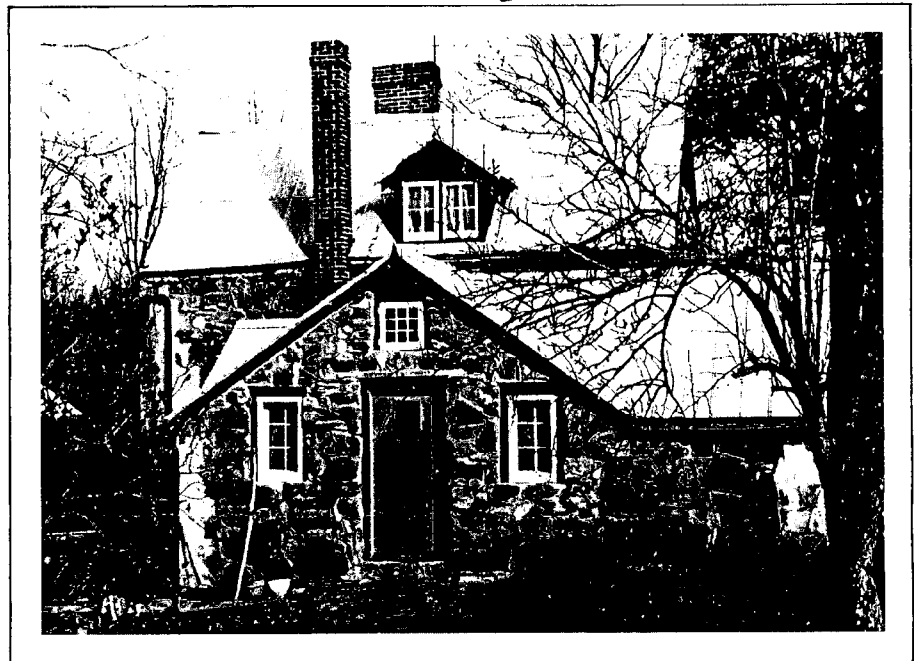
As the house sat empty awaiting its demise, we started receiving phone inquiries from local citizens who expressed an interest in moving in and assuming full responsibility for the repairs. The thought slowly dawned on us—what harm could come from exploring the possibilities of having a responsible tenant occupy the dwelling and repair it in exchange for rent? We were surprised by the number of people anxious to take on the responsibility of repairing an old home in exchange for

"rent free" tenancy based on their time, labor and materials. Many expressed the desire to take on the challenge and play a personal part in the restoration of the cottage. The undertaking would have been impossible if it were not for such industrious and farsighted people. What was envisioned was a gradual restoration of a historic structure at virtually no cost to the taxpayer. Because the place had been vacant and producing no revenue, we had nothing to lose even if our experiment failed!

After conducting informal interviews with several callers, we selected a young couple to occupy the cottage on a trial basis. What eventually evolved was an agreement calling for "repair and restoration in lieu of rent," an arrangement which we had never attempted before. We had agreed beforehand that as long as the tenants were meeting a monthly expenditure of \$350.00, they could remain "rent free." The rental "payments" were to be in the form of time, labor and materials. We even agreed to credit the lessee and friends at a rate of \$7.00 an hour for their labor (to be applied to the monthly rent). If any contract work was done or services provided by others they would be credited for such expense as long as the cost was documented with sales slips and/or receipts. In a sense, the proper documentation of expenses was the crux of the agreement, and without it we could not fairly judge the progress being made nor the time covered for the "rent free" tenancy.

Everything went along fine for many months. Whenever we visited the Cottage we could see obvious improvements taking place. Most noticeable were the grounds around the house that had been cleared of many years of underbrush and unsightly debris. One could also see improvements to the exterior of the place where windows and gutters had been replaced and painting was underway.

Although our first tenants under this type of lease were doing a fine job and were progressing with the restoration they failed to submit proper documentation. After repeated calls over several months they still failed to provide the information as requested, so we finally had them vacate, which they did amiably. We "saved" the cottage, and were



The Old Miller's Cottage

then able to move in an employee/tenant under a standard rental agreement who resides there to this day. Years from now, the Miller's Cottage could play an important historic role when this park area is developed.

We learned much from our first experience and have gone on to use this method a few more times, refining our agreements as we went along. Another example of a successful attempt was in 1981 when we entered into a similar agreement for a 290-acre dairy farm located on parkland. The property had been acquired many years ago for a proposed golf course but fell into disarray because the construction of the facility had been postponed indefinitely, and the carry-over tenant had not properly maintained the place. We advertised and located a dairy farmer who entered a "repair in lieu of rent" agreement, and after two years of hard work he and his family had the dairy operational again. We again entered into a conventional lease, and the dairy farmer is now paying the appraised fair market rent. Through this effort we have retained the main house, bank barn, and tenant house for possible inclusion in any future development. If the golf course is built, many of the existing buildings could lend themselves to useful purposes, such as housing for the groundskeeper, a visitor center, and maintenance and storage sheds.

Our unusual approach to save these structures generated very positive response in the local press. One newspaper article describing our efforts generated over 200 phone calls. Many people called just to say they were happy to see a local government agency attempting to accomplish something without additional cost to the taxpayers and expressing their continued support. We have also had the support of our Planning Board members and the Director of Parks, who allowed us to explore alternative lease agreements even if there was only a glimmer of hope in the restoration of any of our properties. It goes without saying that we received the encouragement and cooperation of the local Historic Preservation Commission, our park historians and others.

All of our attempts have not been completely successful but we have learned a great deal and we would like to share the following with anyone interested in saving properties using this method.

- Know your goals—do you expect a Williamsburg type of restoration or simply want to have a structure restored to meet local housing code? You must know your aims before you can define them to prospective tenants. Be sure both you and the tenant have agreed on what is expected as the end product.
- Take your time interviewing applicants—don't be afraid to ask ques-

tions and check backgrounds—make sure the applicant can do the type of work he/she claims. Are they really qualified? Call some of the references and screen applicants carefully. We set up a small ad hoc committee of knowledgeable staff to sit in our interviews and their input proved quite helpful.

- Inspect the property to be restored. Walk through the house and grounds with the prospective tenants to get a better idea of priorities. During this time both parties need to go over questions that need answering while the heating, plumbing, safety items, etc. are being inspected.
- Require proper documentation of work completed after tenancy agreement is concluded—our agreement read in part “The Lessee shall provide the Commission documentation for work completed or in progress in the form of paid invoices, vouchers, bills of service, repairs or parts and for any other expenses directly related to the stabilization

and/or repairs of the dwelling.” The documentation should be such that a third, disinterested party could read and understand it. Poor record keeping on the part of the Lessee can raise havoc with this type of agreement. Specify when the reports are to be submitted and the details to be covered—including all sales slips, vouchers and verification for the days actually worked with expenses detailed. Consider requesting some type of log book or daily report on work completed and money spent on materials.

- The rent—the actual rental figure is negotiated after both parties have inspected the premises and mutually agreed to the dollar value of the work to be completed. It should also be understood that once the project is completed and there are no additional expenses, a conventional rental agreement can be drawn up taking into consideration the accomplishment of the tenant. The better job done by the Lessee the better the terms should be in the final lease—a

real incentive.

- Inspection—you (as the Lessor) should conduct periodic inspections of the restoration work while in progress. One Lessee under this type of agreement was doing what appeared as fine work but proved to be only cosmetic as it did not really address serious structural problems that were being glossed over. You, as the Lessor, should have final say on the quality of workmanship and materials used.
- Labor—we found much of the work done under this type of agreement is carried out by the Lessee and spouse, and agreed to a dollar value for the time they both put into the project. Some credit can also be given to friends who might volunteer to assist in the restoration, if their time and work is properly documented. Require some evidence that the tenant has some knowledge and experience in construction and restoration work.
- The agreement itself should be as explicit as possible—detail the responsibility of the Lessee to obtain all permits necessary to meet State and local housing codes. The agreement should also address such matters as liability insurance, “hold harmless” clauses and items such as subleasing, removal of existing fences, the acreage involved, and what exactly is to be restored. Discuss in detail all pertinent questions prior to finalizing your agreement.

Since we first entered into our “repair in lieu of rent” agreements about seven years ago we have not been totally successful, but our batting average is encouraging. I think one of the most important aspects of this approach is finding the right person to undertake such a project. The search can be time consuming and frustrating, but with patience and a little luck the effort put forth makes it all worthwhile.

Last July, after looking for almost two years, we found a local contractor who completed a \$19,000 restoration of a farm complex located on parkland in exchange for a four-year “rent free” tenancy. This particular project was quite successful and proved to us that with a little time and effort the method can indeed work.



HISTORIC HOUSE AVAILABLE THRU RESTORATION
IN LIEU OF RENT AGREEMENT

The Montgomery County Department of Parks is offering the historic Oliver Watkins Farmhouse, located on Park property near Cedar Grove, Maryland, to a conservation or recreation group for substantial restoration in lieu of rent. This large mid to late 19th century farmhouse, complete with turret, would be ideal for a group which desires a park setting in the Washington Metropolitan Area. The property also contains a large bank barn in good repair. For further information contact Charles McGovern, Property Manager, MNCPPC, 8787 Georgia Avenue, Silver Spring, MD 20910, (301) 565-7495; or Bobbi Hahn, Historic Preservation Commission, 100 Maryland Avenue, Room 412, Rockville, MD 20850, (301) 251-2799.

BH:ds
0099E

M E M O R A N D U M

July 24, 1984

TO: Members, Montgomery County Planning Board

FROM: Bobbi Hahn, Historic Preservation Commission *BH*

SUBJECT: Wells Farm Rehabilitation Project

This is to bring you up to date on the Wells Farm restoration project:

1. On June 19, Susan Kuklewicz, Eileen McGuckian and I met with Richard Ferrara, Director, DHCD, and Vic Brescia, Deputy Director, DHCD, regarding the \$65,000 Block Grant Funds awarded to the HPC for restoration/rehabilitation of Wells Farm. It was agreed that a) the HPC would have until approximately the end of July to assemble a package proposal for the restoration/rehabilitation of Wells Farm, and b) it would be possible for a non-profit preservation group, such as Montgomery Preservation, Inc., to oversee the project in place of DHCD.
2. Following this meeting proposals were received from two contractors regarding the extent of the work which could be accomplished for \$65,000. This was basically all site work, foundation stabilization, exterior restoration work, and provision of a new heating system. (Attached is a list of the work which will be covered - Attachment A).
3. On July 11, the Directors of Montgomery County Preservation, Inc. toured Wells Farm with Property Manager Charles McGovern and Hank Handler of Oak Grove Construction. MPI agreed to undertake the oversight of the project involving the \$65,000 HPC-awarded funds. A tentative list of interior work to be completed was drawn up. A preliminary bid of \$30,000 has been received to accomplish this work (Summary Attached - Attachment B).
4. On July 19, 1984, the HPC agreed to have the MPI oversee the project involving the funds awarded to the Commission.

We would, therefore, like to make the following proposal:

1. Stabilization, site work, and exterior rehabilitation/restoration be accomplished with HPC funds.
2. Interior work be the responsibility of MNCPPC Property Management.

3. Use of the property to be a group home with the user, who may contribute to the interior work, to be determined as quickly as possible by DHCD.

This proposal conforms with that made in a memorandum to Mr. Christeller from Charles McGovern dated June 19, 1984. After extensive consultation with all interested parties this seems to be the best possible method of saving the Wells Farm building. As Richard Ferrara is anxious to know whether the \$65,000 is in fact going to be used, we would appreciate it if you could schedule this as a property management item on your agenda as soon as possible.

BH/pam/246L

Enclosure

cc: Charles McGovern

OAK GROVE DESIGNS
19501 GEORGIA AVENUE
BROOKEVILLE, MARYLAND 20833

PROJECT:
PROPOSAL FOR EXTERIOR RESTORATION

WELLS FARMHOUSE

HOUSE:

REPAIR ROOF ON BOTH HOUSE SECTIONS
PAINT ROOF
GUTTERS
DEMOLISH PORCHES
DEMOLISH CONCRETE PORCH STEPS
PORCH FOUNDATIONS REPAIR OR REPLACE
PORCH DECK FRAMING
PORCH FLOOR CUSTOM MILLED CEDAR
NEW PORCH COLUMNS
PORCH ROOF FRAMING
PORCH ROOF TRIM
PORCH ROOF WITH BOX GUTTERS (TIN)
PORCH CEILING
HAND RAIL
WOODEN PORCH STAIRS
LATTICE WORK UNDER PORCH
PROVIDE HEATING PLANT

BASEMENT IN ORIGINAL HOUSE:

REPLACE BROKEN FLOOR JOISTS
REPAIR FOUNDATION WALL
RENOVATE OR REPLACE STAIRS
CONSTRUCT FLOOR SUPPORT SYSTEM
REPLACE APROX. 50% SILLS

BASEMENT IN KITCHEN WING:

JACK AND LEVEL FLOOR
REPLACE 50% SILLS

EXTERIOR TRIM ON ORIGINAL HOUSE:

WINDOW SILLS
SIDING REPAIR
SOFFIT
REAR FACIA
REMOVE WOOD STOVE CHIMNEY

EXTERIOR TRIM ON KITCHEN WING:

SITE WORK:

REGRADE REAR OF HOUSE
POSSIBLE RETAINING WALL
UNDERGROUND DRAINAGE SYSTEM

HAUL TRASH:

Regency Builders

P O BOX 8537, ROCKVILLE, MD 20856 P O BOX 22, MANASSAS, VA 22110
(301) 253-3300 (703) 754-8687

SUMMARY OF PROPOSED WORK and PRELIMINARY COSTS

Interior

- A. Salvagable doors and salvagable interior casing, base, and other trim removed and stored. Remaining trim to be protected. Stove and flue removed.
- B. All loose, cracked, and deteriorated plaster, wallboard, etc removed. Surfaces prepared for new gypbd.
- C. All debris removed from house and basement, including old plaster and windows and other replaced materials and components. Haul to dump.
- D. Fiberglass insulation in exterior walls, under lower floor, and in attic. Repair/fill walls and ceilings.
- E. All new electric incl fan, bathrooms and piping incl W&D R-I and new WH, heating and range vent w/hood.
- F. Shelves and clothes poles, misc carpentry work incl partitions, other shelves, new doors and windows, etc.
- G. Walls, partitions, and ceilings finished and sanded. Trim, doors, etc reinstalled. All painted.
- H. Cabinets in kitchen and bathrooms. Mirrors and hardware installed incl MC's. Floor finishing and covering. Trim out electric.
- I. Appliances (PBO) installed and connected. Plumbing fixtures installed and connected.
- J. All fixtures and appliances tested. Clean-up. All construction debris and excess materials removed from premises.

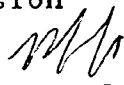
Interior cost \$27,465 plus 10%

Continue to negotiate
bet. prog. manager,
user, and country
PB participation not to
exceed \$20 k
cost sharing

M E M O R A N D U M

May 16, 1984

TO: Susan Kuklewicz, Chairperson
Historic Preservation Commission

FROM: Richard J. Ferrara, Director 
Dept., of Housing & Community Development

SUBJECT: Proposed Rehabilitation of Historic Wells Farm House

Attached is a copy of a feasibility study for the rehabilitation of the Wells Farm House which our department requested in order to obtain a better estimate of projected costs for this project. Attached also is a memo dated May, 1983 from Charley McGovern of the Park & Planning Commission staff regarding this property. Last spring, the Executive and Council approved an amount of \$35,000 out of the federal emergency jobs program for use in the restoration of the Wells Farm House. Mr. McGovern's ballpark estimate for rehabilitation of the house was \$60,000, as you can see from his memo. We were prepared to provide an additional \$30,000 to do the rehab work necessary under that arrangement. Our staff, however, had some concerns about the accuracy of the cost projections and recommended an independent analysis and estimate of projected rehabilitation costs.

As you can see from the analysis, the consultants have estimated the cost of foundation and site work at about \$44,000; exterior repairs at \$60,000; and interior repairs sufficient to convert the property for use as a group home under the least costly arrangement at about \$117,000, for a grand total of \$221,000. The consultants do indicate that they have included a factor for unanticipated costs of 20% of the total which may be pushing these figures a bit high. Nevertheless, even eliminating this 20% factor, we are still looking at a price tag of \$175,000 to \$190,000.

Although we have viewed this project as having the dual purpose of restoring an historic house and providing a group home for use by a special population, this seems to us to be a very high price to pay. Further, it would seem ludicrous to spend \$30,000 or even \$65,000 as planned on this property with no assurance that the rest of the work would be completed. I am therefore inclined to cancel this project and reprogram the funds from the jobs bill to another program.

Ms. Kuklewicz

Page two

May 16, 1984

Before doing that, however, since the Historic Preservation Commission has a special interest in this property, I would welcome any advice or suggestions the commissioners or the commission staff may have concerning the project. Since we need to make a decision fairly soon on reprogramming these funds, I would appreciate your comments no later than June 15, 1984.

RJF:jpl

cc: Bobbi Hahn
Elise Hall
Cindy Donner

Attachments

Hahn

Regency Builders

P. O. BOX 8537, ROCKVILLE, MD. 20856 P. O. BOX 22, MANASSAS, VA. 22110
(301) 253-3300 (703) 754-8687

John L. Pickell, Coordinator
Montgomery County Government
Dept. of Housing & Com. Dev.
100 Maryland Ave., Room #200
Rockville, Maryland. 20850

Re: "Wells Property"
23400 Ridge Road
Cedar Grove, Md.

November 17, '83

This is in response to your letter dated 11/14/83 requesting a preliminary report on the feasibility of restoration, rehabilitation, etc of the subject property, and the possible costs entailed.

Our comments and suggestions (and costs) for this project allow for some deviations and variance from literal "restoration", and from the specific requirements of some of the governmental agencies. Please consider this as tentative.

The remodeling work proposed here is based on the assumption that you need (1) a living room, dining room and kitchen with pantry on the main floor ("downstairs"), (2) basic storage only in the basement (weatherproofed), and (3) bedrooms and bathrooms on the upper floor ("upstairs").

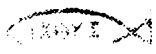
Using the criteria of 75sf per person, and 150sf min per room with 2 persons, the proposed plan would permit an occupancy of persons upstairs, downstairs. See drawing.

We are also assuming that you want the floors "leveled" and new gypsum board on all walls and partitions, and on ceilings as required.

Removal of existing plaster (which will be damaged further by the jacking up of the walls to level the floors) will facilitate the installation of new electrical and plumbing per code.

It is obvious that complete removal of the porch and building a new one like it is the feasible procedure. However, it should be built of treated lumber; any non-treated boards or trim should be preprimed. If to be built this winter, painting should be delayed until warmer weather. Note: If painting in cold weather is important, the porch can be plastic-covered and heated.

Some of the siding can be scraped and primed, some should be replaced. Most of the exterior trim, soffit, etc must be replaced. The exterior doors, and the windows, can be repaired, reflashed as required, locks installed, and threshold at each exterior door, weatherstripped. Some windows and doors to be replaced.



All of the exterior - siding, trim, and openings - to be caulked. Complete new gutter system including underground drains from downspouts.

Gutters to be seamless (one-piece) aluminum, factory-finished white.

Roofing to be repaired, rust sanded and primed or sealed, painted later. Tower shingles to be new (tin), painted. If roof of house replaced rather than patched and weatherproofed, it should be of aluminum rather than galvanized.

The repair or replacement of the roof should be done now, to reduce further deterioration, but must be done before renovation starts. The soffit, fascia ("gutter-board"), rake-boards, etc should also be done at the same time.

The attached paper includes a proposed 3-phase project and includes responses to the numbered paragraphs in your letter as well as some costs that are approximate but presumably adequate, subject of course on your final decision and the detailed specifications.

We are very interested in this project. It is the type of work we like, and in which we have had a considerable amount of experience. Wm M. Swisher Sr has been involved in the construction industry for more than 30 years, specializing in remodeling and restoration. Three sons have a total of almost twenty years in the business.

Please let us know what we can do to help. Thank you.

William M. Swisher

Regency Builders

P. O. BOX 8537, ROCKVILLE, MD. 20856 P. O. BOX 22, MANASSAS, VA. 22110

(301) 253-3300

(703) 754-8687

PRELIMINARY REPORT "Wells Property"

In response to the numbered paragraphs in the 11/14 letter from John Pickell:

1. The existing condition of the house is "fair". It can be repaired/remodeled as indicated, but further delay will of course increase the costs. A similar building - same number of square feet, designed to comply with the proposed use of this house - could probably be built on the lot, adjacent to the subject house, for about the same amount of money, but this would not solve the problem of rehabilitating the subject house, and of course would eliminate any interest of the 2 or 3 Historic organizations. Additional description of the existing condition is included in our cover letter and in the following.
2. Aside from the comment above, the remodeling involved to accomodate several non-related persons is actually less complex than for a single-family residence. For example, a prefabricated shelf and pole (or 2) in a corner of each bedroom, rather than building a closet. Most if not all of the original moulding can be saved; door-casing, fireplace trim and mantel, window-casing, probably the base, probably most of the doors. Yes, your plan is quite feasible.
3. The foundation definitely needs attention, as do the broken/sagging floor-joists. The basement walls will have to be re-set, after exterior pressure is removed (this will be the most expensive part of the structural work).

The jacking up of the floor-joists includes raising the walls above (and attached ceilings). It is not essential - the joists can be replaced/braced, and leave the floors and partitions in their present condition, but it would be more practical, though more costly, to get the floors nearer to level.

The exterior foundation needs some work, and some of it has to be replaced. The steps down into the basement (both - interior and exterior) need to be reworked.

The foundation/crawl-space/basement should be made sound, safe, and weathertight.

4. The interior of the house is basically habitable - could be made so - but not per code. Stripping of most of the plaster from walls (especially those that have been raised, and the exterior walls where the siding is ok) would facilitate installation of insulation.

As stated previously, most of the moulding can be saved (or duplicated). Some doors replaced. Some shelves needed (pantry, linen, etc.) Both basement stairs repaired.

Two full bathrooms upstairs, hall, linen closet, bedrooms, and stairs. Downstairs, the LR, DR, and kitchen with pantry, plus BR, and stairs.

All new electric. Range and oven, and refrigerator, and probably a dishwasher, should be provided by the Owner (County), installed by Contractor. Garbage disposal units in sink tend to overload a sewage disposal system. Not recommended. Trash removal service is low-cost (and required anyhow). A compost pile is possible also.

Kitchen cabinets and counter-tops of plastic laminate provided by Contractor. Appliances provided by Owner.

Light fixtures can be PBO (inst by Contr), or PB Contr, or can be by an allowance and selected by Owner. You will have to decide on the LR & DR fixtures - fancy or "adequate". Same for hallways, exterior, bathrooms. Also, is there to be a ceiling fixture in each BR, or lamps as part of the furniture? With wall-switch to a wall outlet. Even with a ceiling light in the BR's an allowance of \$1,000 or less would provide adequate fixtures throughout, including exterior.

The existing (large) wood-burning stove is probably adequate to provide enough heat for the house, though it would certainly over-heat the room it's in, but it (1) is too close to the wall and is definitely a fire-hazard, (2) takes up a lot of floor-space - more if pulled out away from wall, (3) requires a lot of firewood which must be purchased (or cut, hauled, and stacked by someone) and which must be protected from the weather, (4) has to be stoked (kept going) by someone during the (cold) nights, and (5) has a flue (through the wall and out and up) that will bring tears to the eyes of the Historic/Preservation folks.

Incidentally, the cost of purchased firewood is about the same as the cost of other energy - oil or gas, even electric - based on the Btu produced per dollar.

If the stove is to remain, openings can be cut in the downstairs ceilings up through the upstairs floor, in each room, with a grille, and/or an adjustable register, to let the heat flow up directly, rather than up the stairwell (and through the ceiling/floor).

We would recommend that the stove and flue be removed, the walls filled and patched, and the County or Parks Dept either store the stove, or sell it, or set it up in a large room. Our proposal here includes removal of the stove and flue, and filling the wall-openings.

Heating of the house. The fastest and most simple method is by baseboard heating, one or two in each room, 220v, w/thermostat on each. The cost of electricity is high, and will probably increase, but the same is true of oil and gas ("bottled"). A boiler and radiator system is expensive initially. A central heating unit (oil-fired, or could be gas), with duct to each room, and return-air ducts, is also more expensive initially than the baseboard units, but is probably a little less expensive to operate. Soffits will have to be built (or should be) to close in the ducts to the downstairs rooms. More initial expense. They could be exposed but this is not aesthetically pleasing.

So until we are advised otherwise by you, we will cost the project with the electric baseboard heating units.

We are assuming no air-conditioning, in which case a heat-pump would be recommended. Would require ducts, soffits, etc. Heat-pump cost would be about \$4,000 plus.

The tentative costs attached also include fiberglass insulation batts in all frame exterior walls (upstairs and downstairs, none in basement or shed), under the lower floor, and above most of the upstairs ceiling.

We are also suggesting (and including in the proposed tentative cost figures) an exhaust fan in the ceiling of the upstairs hall. (In gable or dormer, or in roof, not recommended.)

In the summer, this fan, 30" min diam., would remove the accumulated hot air from the ceiling area upstairs, and (if a downstairs window is opened partially) it will pull air through the downstairs areas, up the stairs, and into the attic, where the hot "pressurized" air will be forced out through the gable-vents, soffits, etc.

The piping will have to be checked, most of it replaced. Some of the plumbing fixtures can be used, some replaced. (The County/Parks Dept may have some stored?)

It is assumed that the walls and ceilings will all be finished, sanded smooth, and painted, all same color (off-white such as antique white?) and the woodwork enameled.

Some of the floors should be sanded and filled and refinished. Kitchen and bath floors covered w/sheet vinyl also any floors that have been sanded maximum (down to the t&g).

Electric to include a GFI circuit and receptacle in each bathroom (for shaver, hair-dryer, etc) and two wp d/r's on wall at porch.

Plumbing to include tub w/shower above, toilet, and lav in vanity cabinet in each bathroom. Each bath to have mirror above lav, cabinet above toilet tank, PH, SR, TB, & S&G.

5. The exterior items are more detailed in our cover letter, but in order stated in John Pickell's letter: Roof repaired, tower shingles replaced; new gutter system; cornice (and other exterior trim etc) replaced w/pre-primed/treated wood or scraped, filled and primed; windows, doors, and siding replaced w/pre-primed, or repaired, scraped filled, and primed; porch off and rebuilt new.

All exterior caulked. Thresholds, weatherstripping, flashing, etc. Underground drains from bottom of downspouts. Windows washed, floors swept, fixtures cleaned, all construction debris removed.

Exposed portions of chimneys tuck-pointed, for aesthetics. Will cost no more than removal and capping. Chimney flashing repaired or replaced.

Exterior of shed should be repaired, and painted with house. No work on interior except clean-up.

The painting is excluded in #5, assuming the work is to be done in the winter. Painting should wait until spring. Added as a separate item on cost-sheet attached.

The sewage disposal system (septic) has also been excluded from #4. This is also a separate item on the cost-sheet. The bidding Contractors will have to ascertain the soil conditions (or be informed by the Coordinator).

The present system may or may not be adequate for the proposed use, but we have been advised that it has been inspected and ok'd by the Health Dept.

Does the County want the bid to include clean-up of existing debris? In the house, especially in the basement, in and around the shed, and the yard. Include mowing, or mowing 20-30' out, around the house?

The final specifications should refer to initial clean up as well as City Water and SD System ok (if it is).

The attached tentative costs are based on those items included in the numbered paragraphs. A suggested 3-phase procedure is also attached.

After your studies and decisions, we would be pleased to submit a revision of these costs (and phases) and/or to prepare more detailed specifications for the project.

William M. Swisher

Regency Builders

P. O. BOX 8537, ROCKVILLE, MD. 20856 P. O. BOX 22, MANASSAS, VA. 22110
(301) 253-3300 (703) 754-8687

SUMMARY OF PROPOSED WORK and PRELIMINARY COSTS

These tentative costs are for the proposed work on the Wells House in Cedar Grove, as outlined in Regency's report submitted to John Pickell on 11/18/83.

The work, and the costs, have been separated into the 3 areas specified: structural, interior, and exterior, but with several items added in each category.

I Structural etc.

- A. Basement walls reset, new wall to close in basement, interior stairs reworked, exterior stairs repaired incl cover, foundation around crawlspace reworked, weatherproofed, and vents installed.
- B. Floor joists and beams etc that are rotted, sagging, unsupported, etc. to be replaced/repared and jacked up where required to raise the lower end of sloped floors. Supporting posts and beams to be secured and braced.
- C. Porch removed completely and rebuilt to original appearance (photos taken of existing). Scrap wood (porch debris) to be removed from premises and hauled to dump (or piled, on job-site property for firewood, Owner's option).

II Interior

- A. Salvagable doors and salvagable interior casing, base, and other trim removed and stored. Remaining trim to be protected. Stove and flue removed.
- B. All loose, cracked, and deteriorated plaster, wallboard, etc removed. Surfaces prepared for new gypbd.
- C. All debris removed from house and basement, including old plaster and windows and other replaced materials and components. Haul to dump.
- D. Fiberglass insulation in exterior walls, under lower floor, and in attic. Repair/fill walls and ceilings.
- E. All new electric incl fan, bathrooms and piping incl W&D R-I and new WH, heating and range vent w/hood.

- F. Shelves and clothes poles, misc carpentry work incl partitions, other shelves, new doors and windows, etc.
- G. Walls, partitions, and ceilings finished and sanded. Trim, doors, etc reinstalled. All painted.
- H. Cabinets in kitchen and bathrooms. Mirrors and hardware installed incl MC's. Floor finishing and covering. Trim out electric.
- I. Appliances (PBO) installed and connected. Plumbing fixtures installed and connected.
- J. All fixtures and appliances tested. Clean-up. All construction debris and excess materials removed from premises.

III Exterior

- A. Repair roof, reshingle tower, repair/replace exterior trim. New gutter system.
- B. Repair/replace windows, exterior doors, siding, trim. Caulk, flash, prime. Incl shed.
- C. Remove from premises all existing debris in yard and shed, and all construction debris. Haul debris to dump.
- D. Chimney exterior (2), grass mowed, water service connected and checked, new waste lines connected to sewer pipe (to septic tank), electric meter in and connected. 200A service.

Note: Utility deposits if required, and meter charges if any, to be paid by Owner.

- E. Painting of exterior siding, trim, doors, windows, and the new porch is not included in the attached costs - painting in cold weather (or damp weather) not recommended. Should wait until Spring. Will probably cost less than \$3,000. New lumber to be treated, new boards, siding, trim, windows and doors to be primed.

I	Structural	\$34,326
II	Interior	27,465
III	Exterior	<u>10,668</u>
		\$72,479
10%	Contractor	<u>7,247</u>
		\$79,726

Regency Builders

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(301) 253-3300

(703) 754-8687

11/18

SUGGESTED PHASES (Wells House)

This program is suggested if the proposed work is to be done this winter - is to be started in November or December, before freezing conditions prevail. The separate phases may also facilitate planning if all required funds are not yet on hand. This "list" is loose but is intended to include all the work proposed in Regency's Preliminary Report. Some of the items listed can be moved to another phase to adjust the cost of the phase.

Phase I.

Porch off, new porch on, electric on, water on (to check piping, etc).

Clean up debris: house, basement, shed, and yard, including old porch.

Roof repaired, tower resingled, lightening system reinstalled.

Upper trim repaired/replaced, gutter system and u/ground drains.

Plumbing all roughed in including HB's, WH, sink, bathrms, WH, & main V.

Basement walls and foundation work, closed and weathertight.

Phase II

Floor-joists and beams, crawlspace work, incl jacks in place.

Interior trim and doors off, windows and ext doors removed.

Stove and flue out. Work on shed. Repair basement stairs.

Jack up floor-framing. Set posts and beams and bracing.

Remove loose, cracked, deteriorated plaster wallboard, etc.

Siding, ext doors, windows, trim, repairs, caulking, priming.

Electric, insulation, carpentry incl wall/ceiling repairs.

Phase III

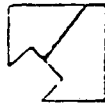
Walls covered and finished, RFP. Casing, base, doors, shelves in.

Floors finished/covered, heating in, hardware installed.

Cabinets installed, plumbing fixtures inst, electric trimmed out.

Interior painted, elec fixtures installed, final clean-up.

MEMO



Bobbi Hahn

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 20, 1983

TO: M.C.P.B. & Interested Staff

FROM: Charlie, McGovern, Property Management *CMG*

SUBJECT: Status Report Wells Farm East & Clement Houses

WELLS FARM EAST 13/3

In early April we received word that the Dickerson, Family would be vacating the large house located on Wells Farm East - off Route 27. The Dickersons were residing under an agreement calling for repairs and stabilization in lieu of rent and occupied the dwelling since it was acquired in April of 1981. I had offered the house to the County for possible program use and they inspected the premises on April 27th. They indicated a lack of interest because of the poor overall condition and the extensive need of repair. I arranged for Claxton Walker and Associates, Construction Consultants to inspect the building and report the structural condition and estimated cost of bringing the house up to acceptable condition.

According to their report the major problem is with the foundation as the center of the structure is buckling from earth pressure and water run-off. The estimated total cost of rehabilitation (not to restoration standards) is \$60,000. I have attached a typed copy of the report detailing his findings. The inspector suggested that as it stands the house is unsafe so I will not allow new tenants in there until, and if, repairs are undertaken and the place declared safe. The near-by tenant house is still occupied by Mr. James Farula and family who were party to our original agreement.

I think there are two possible ways the house might be saved. One is with the State Alcohol Control Administration who might be interested in restoring the house in exchange for a Lease Back Agreement of several years. I have been exploring this possibility with Dave Reazin of the County who indicated interest for use as a county alcoholic program site and he informed me the State group may have monies for necessary repairs for group home use.

The second option was one mentioned by our own historian who informed me of a Federal Emergency Jobs program that would provide money for the restoration of historic houses as a means of employment for local trades people. Our Historians submitted both the Wells Farm House and the Clement house on Rt. 355 in Little Bennett for consideration of funds under this program that was recently enacted. I have been in contact with Bobbi Hahn, County staff person for the Historic Preservation Commission and she will keep me posted on the outcome of the application for funds.

CLEMENT HOUSE

As you are aware we are having some problems with the tenant in the Clement House on Route 355 in Little Bennett Regional Park. We made a unique attempt last year to find someone who would occupy the place and repair both the house and barn under an agreement calling for repairs and stabilization in lieu of rent. We had a great response but it did not work out as well as anticipated. I think our effort created some positive public relations as it was an attempt to restore the property for some innovative use. Because the plans did not materialize and we did

MCPB-Status Report Wells Farm East & Clement Houses
May 20, 1983
PAGE 2

not want the house left vacant and subject to vandalism we allowed a family to move in as a security measure. I still feel there is a lot of potential for use of the barn for an arts and crafts center where stalls or divided areas could be set aside on a rental basis for local craft people. This type of use would be, in my opinion, the most compatible use for the premises and cause the least encroachment in Little Bennett Regional Park.

Pat Plunkett and our historian will assist me in another attempt to find someone who would put the place to better use. Perhaps if we obtained monies from the jobs program and made repairs prior to advertising the availability of the place we would have better luck in finding better use of house and barn.

CWMcG/bjb

10 MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION,
C.W.McGovern, Property Manager

Property Address: 23400 Ridge Road, Cedar Grove, Maryland 20767

Type & Description: Old 2-story frame farmhouse on sloping lot near crest of hill

Inspector: Alvin Sacks

Date: Wednesday, May 4, 1983

Time Started 09:00

Completed: 12:30

PROBLEMS: To inspect rental property on historic list, now in disrepair, for assessment of condition & for estimation of prices to bring it to livable condition.

OBSERVATIONS: FOUNDATION, CELLAR, and CRAWLSPACE

1) Taller foundation walls near center of structure are in buckling failure from outside earth pressures compounded by long-time roof run-off water allowed to penetrate backfill (We both photographed representative walls.)

2) 1st floor framing of old 6"x9" stringers and half-round 10" diam. poles, approx. 24" o.c. are decayed, broken, & sagging. Newer floor joists appeared mostly adequate.

Estimated repair/replacement prices approximate \$15,000

LARGE FRONT & SIDE PORCH is in poor condition & not feasible to save by attempting repairs. (More photos). Removal & replacement estimated @ \$15,000.

OUTSIDE REPAIRS TO ROOFING, GUTTERING, CORNICE, WINDOWS & DOORS, SIDING, PAINTING

Overall exterior, except for porch already cited, is salvageable; but many repairs & corrections are needed to at least make the building weathertight. \$8,000 should cover.

INTERIOR REHABILITATION TO INCLUDE IMPROVED HEATING SYSTEM, ELECTRICAL ITEMS, CARPENTRY, DRYWALL, PAINTING, REFRIGERATOR, BATHROOMS, and the like to bring to a mixed urban-rural occupancy standard could cost approx. \$20,000.
(This figure is far below a "restoration" standard.)

ATTIC was in best condition of the whole building. Additional insulation would be included in the estimate above for INTERIOR REHABILITATION. 2 CHIMNEYS SHOWN SHOULD NOT BE USED.

PLUMBING: H₂O was turned off so fixtures could not be tested, nor piping checked (except for soil pipe exposed under porch broken in 2 places). ALLOWANCE FOR MISCELL ITEMS is \$2,000

ESTIMATED TOTAL OF REHABILITATION PRICES IS \$60,000.

NOTE: Charles McGovern, Property Manager for the Department of Parks, accompanied Mr. Sacks during the inspection of this House (Wells Farm East)



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # County Owned Property

NAME OF PROPERTY OWNER Montgomery County TELEPHONE NO. (301) 591-5199
 (Contract/Purchaser) Lesoff, Carol Jean Cancer Foundation (Include Area Code)
 ADDRESS 41 Perching Drive, Silver Spring, Inc. Maryland 20910-4466 ZIP
 CITY STATE
 CONTRACTOR Debris Source Corporation TELEPHONE NO. (301) 851-6604
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY Dr. Claude C. Lapp TELEPHONE NO. (301) 570-0407
 (Include Area Code)
 REGISTRATION NUMBER 77603

LOCATION OF BUILDING/PREMISE

House Number 33400 Street Ridge Road

Town/City Clarksburg Cedar Grove Election District Second

Nearest Cross Street Cedar Grove Road, (Route #27)

Lot _____ Block _____ Subdivision Ovid Hazen Wells Park

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ 236,032.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
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:

- On party line/Property line _____
- Entirely on land of owner _____
- 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.

[Signature] July 13, 1988
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 7/25/88

APPLICATION/PERMIT NO: DM 52-88 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

GENERAL SPECIFICATIONS

REHABILITATION OF THE WELLS FARMHOUSE

Carol Jean Cancer Foundation, Inc.
951 Pershing Drive
Silver Spring, Maryland 20910

The following specifications are submitted to be used in conjunction with sketch plans for the rehabilitation of the Wells Farmhouse and its outbuilding (the Oliver T. Watkins house). Their purpose is to insure that the rehabilitation will be completed in accordance with Montgomery County standards and guidelines for a historic building as well as the Owners requirements for the buildings intended use. Structures include a Queen Ann, Victorian farmhouse and its outbuilding together with approximately two and one half acres of designated historic area.

With regard to the general conditions of the rehabilitation, the following standards shall be maintained:

1. The building shall be used primarily as an admissions center and the administrative headquarters for the Carol Jean Cancer Foundation with some secondary use requirements during the development phase while other facilities are being completed.
2. All of the original distinguishing qualities and character of the structure and its environment shall be retained. The removal or alteration of any original fabric shall be avoided at all reasonable costs and only with the consent of the Historic Preservation Commission.
3. No alteration shall be undertaken without an historical basis in order to create an earlier appearance.
4. Any changes which have taken place in the course of time shall be recognized and respected as history.
5. Any distinctive stylistic features or examples of skilled craftsmanship which characterize the building, structure, or site shall be treated with sensitivity.
6. Any deteriorated architectural features shall be repaired rather than replaced except as specified herein and approved by the Historic Preservation Commission.

7. Cleaning of all surfaces shall be undertaken with the gentlest means possible and sandblasting or other cleaning methods that will damage the historic building materials will not be used.

8. Every reasonable effort shall be taken to protect and preserve archeological resources affected by, or adjacent to this project.

9. No contemporary design will be used in the alteration or addition to this project except on interior modification set forth herein and approved by the Historic Preservation Commission.

10. No addition or alteration is contemplated that would adversely effect the essential form or integrity of the structure.

GENERAL CONDITIONS:

Prior to the commencement of any work, a permit shall be obtained from the Montgomery County Historic Preservation Commission for work within an Historic Area as defined by the Montgomery County Code.

Any work undertaken by these Specification shall be done so at the request of the Lessee under the terms of a certain lease dated May 5, 1988 by and between Montgomery County (the Owner) and the Carol Jean Cancer Foundation, Inc. (the Lessee).

Mr. Howard Farbman, having attained a degree in Historic Preservation from the Roger Williams College in Rhode Island, shall act as the Historic Preservation Advisor to the Foundation. No material approved for removal by the Historic Preservation Commission shall be removed from any historic structure without Mr. Farbman's approval and consent. Prior to the commencement of any work, a structural engineer shall be consulted in order to determine the most appropriate method for restoring structural stability to the farmhouse and its outbuilding.

In all areas of question, the Specifications shall take precedence over the drawings.

EXTERIOR:

FOUNDATION

The existing foundation consists of parged field stone with some areas of collapse and deterioration particularly on the North walls.

The existing structure shall be supported and leveled after proper reinforcing and the existing foundation shall be repaired using existing material wherever possible. Wherever new material is necessary, it shall match the existing material as closely as possible.

SIDING

Existing siding consists of 3/4"x6" wood clapboard installed 4 1/4" to 5" to the weather.

It is anticipated that the majority of this material will be retained with the exception of the bottom two or three courses on the North side of the structure. Repairs shall be made to existing material wherever possible and where repairs are not possible, replacement of like fabric shall be made.

WINDOWS

Existing windows are wood double hung with sash weights and are of two types; six over six lights which appear to be part of the original construction and one over one lights which appear to be part of additions.

All existing windows shall be cleaned, repaired and preserved. Where individual sashes are missing or are beyond repair, they shall be replaced with new material. No replacements are to be made without the approval of the Historic Preservation Advisor.

EXTERIOR DOORS

Existing doors that are part of the original construction are either one light ornamental wood paneled doors or solid wood paneled doors. Ornamental doors were used on the front of the house and solid paneled doors on the rear.

All existing doors are to be cleaned, repaired, and preserved. One ornamental door shall be reproduced and installed to conform to original construction as closely as possible.

ROOFING, GUTTERS, AND SPOUT

The existing roof on the main structure appears to be

an ornamental tin roof installed at the time of one of the additions and is in remarkable condition. The existing roof on the porch is metal and appears to be in moderately good condition. While most all of the gutter and downspout has been removed, it most recently consisted of 5" half round galvanized gutter with 3" round galvanized spout.

It is anticipated that minimal repairs will be required on roof structures and all existing material shall be preserved. Gutter and spout shall be replaced using the specifications set forth above.

EXTERIOR TRIM

Existing trim material is simple in nature and ranges from good to poor condition with some material missing and not available for repair (see photographs).

Existing porch ceiling shall be cleaned, repaired, and preserved.

Existing porch decking consisting of 3/4" x 5" tongue and grooved wood shall be replaced using like material.

All existing ornamental wood mouldings, soffits, fascia, and miscellaneous trim shall be cleaned, repaired, and preserved. Where replacements are necessary, such replacements shall conform to original material as closely as possible.

The existing ornamental Ionic columns (measuring 7" at the base and 5" at the cap) supporting the porch roof are either non-existent or in extremely poor condition. This element is an important design feature and must be preserved at all reasonable cost.

All existing columns shall be cleaned, repaired, and preserved. The six columns which are missing shall be reconstructed to match the existing columns and shall be of like material and design.

While a porch rail does not seem to have been part of the original structure, it may become necessary due to the intended use by the applicant. In the event that a rail is required, a design will be established based on historic research for that period and will only be installed after obtaining the approval of the Historic Preservation Commission for Montgomery County.

SHUTTERS

While evidence exists that shutters were originally installed, no such shutters have been found.

Shutters will not be included in this rehabilitation, but all shutter hardware shall be preserved.

BRICKWORK

Existing brick chimneys are in poor condition with substantial deterioration of brick, mortar joints, and parading.

Where necessary, repairs shall be made to existing masonry using new brick and mortar. All new work shall be completed so as to match existing work as closely as possible.

GRADING

Existing grade conditions are very poor on the North side of the site and have resulted in unusual pressure on the foundation walls and deterioration to the wood structural elements of the building.

The grading on the North side of the structure shall be altered to redirect storm water in order to preserve the foundation and framing.

LANDSCAPING

Outside of day lilies and several mature trees, no existing foundation landscaping is apparent.

Foundation landscaping shall be provided upon completion and shall be limited to plants which are natural to the area. Such plan shall preserve the existing day lilies and may expand their use.

INTERIOR:

DEMOLITION

Any demolition work shall be undertaken only after structural evaluation and with the approval of the Historic Preservation Advisor. It is the intent to restore the structure to its original plan and finish with exceptions for current use and adjustments for mechanical systems and code requirements. All original plaster and lath shall be removed for more careful evaluation of framing elements.

LUMBER

All framing lumber shall be kiln dried hem-fir or equal, except for long joists and rafters which shall be kiln dried Southern yellow pine or equal.

The interior framing shall be modified in accordance with architectural drawings and all finishes shall conform to original construction as closely as possible.

All kitchen, utility and vanities cabinets shall be white enameled finish as selected by the Foundation. Vanity tops are to be white on white cultured marble and all kitchen and utility tops are to be plastic laminate.

INSULATION

Fiberglass batt insulation with a value of R-13 shall be provided in all sidewalls and batt insulation with an R-19 value shall be provided in all ceilings. All windows, doors, and framing shall be air stopped using tape and caulk prior to drywall.

PLUMBING

All existing bath fixtures (tubs and toilets) are to be reused where possible. Where new fixtures are required, they shall be moderately priced American Standard or equal.

All vanity tops are to be one piece cultured marble with shell bowls as manufactured by Virginia Marble or equal.

Vanity faucets used in the full bathrooms and powder room shall be deluxe Artistic Brass or equal, purchased under the hardware allowance. All other mixing valves and faucets are to be single lever Moen, Delta, or equal.

An instant hot appliance shall be provided in the kitchen and shall be In-Sink-Erator or equal.

A 66 gal. glass lined, quick recovery electric hot water heater shall be provided.

A County approved septic system shall be included in the construction program in the event that sanitary sewer is not made available.

HEATING AND AIR CONDITIONING

Heating and air conditioning shall be provided by a single zone heat pump which shall be York, Bryant, or equal. The furnace shall be installed in the attic with the outside unit located along the North rear wall.

ELECTRICAL

A 200 amp. service and circuit breaker panel shall be provided and all wiring shall be in conformance with the plans and County Code.

All electric fixtures shall be selected based on historical research and shall be in keeping with reproductions of fixtures used at the turn of the century which shall not exceed a budget of \$2,500.

Prior to concealment, the structure shall be prewired for telephone.

DRYWALL

All drywall shall be 5/8" and shall be glued and nailed.

SPECIALTY ITEMS

Wall mirrors shall be provided for all bathrooms and shall be appropriate period reproductions.

A security system, to include coverage for all first floor and second floor windows and doors, shall be included. The installation shall be a hard wire system and shall include Ademco or equal equipment.

PAINTING AND DECORATION

Exterior painting shall include all wood siding and trim. Work shall include a prime and finish coat of Duron oil base (alkyd) enamel or equal.

Interior painting shall include two coats of Mc Cormick flat latex wall paint on all walls and ceilings. All interior trim shall include a prime and finish coat of Mc Cormick latex enamel or equal.

FLOORING

Kitchen and utility room floors shall be Armstrong Solarian or equal.

All bathroom floors shall be white crystalline ceramic tile to match ceramic tub and shower walls.

All second floor areas are to be carpeted, not to exceed a budget of \$27.00 per sq.yd. including carpet, pad and installation.

All other floor areas and stairs shall be sanded and refinished in place. The color for all floor finishes shall be Duraseal Neutral or equal.

HARDWARE

Hardware shall be selected from available reproduction pieces not to exceed an allowance of \$4,500 and shall include interior and exterior locksets, vanity mirrors, special decorative mixing valves for bathrooms, bath accessories, closet rods, door stops, and sash locks where required.

APPLIANCES

All kitchen appliances shall be as listed or equal approved by the Foundation:

Grill/Range - Jenn Air S120 w/A507 back
Coil - Jenn Air A105
Microwave - Jenn Air M400
Dishwasher - Jenn Air DU471
Refrigerator - Jenn Air JRT214 w/icemaker
Disposer - Jenn Air GC410
Clothes Washer - Frigidaire WDD
Clothes Dryer - Frigidaire DEDD

Carol Jean Cancer Foundation, Inc.

By: Beverly Gough
Beverly Gough, President

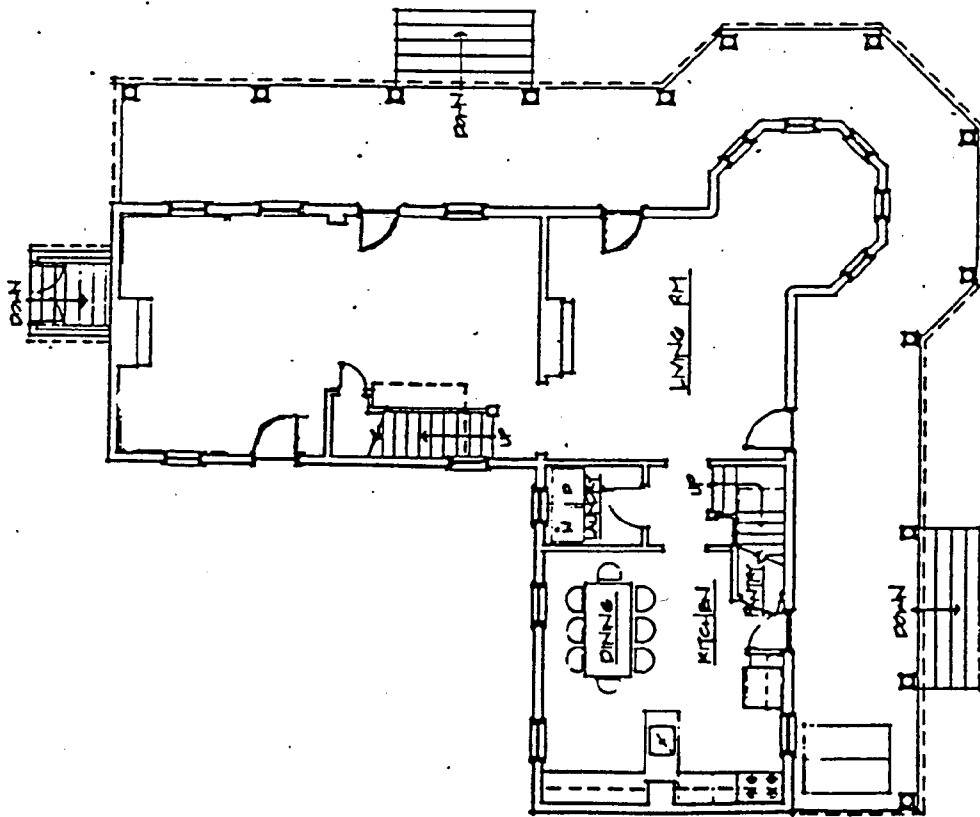
Date: July 13, 1988

General Contractor:

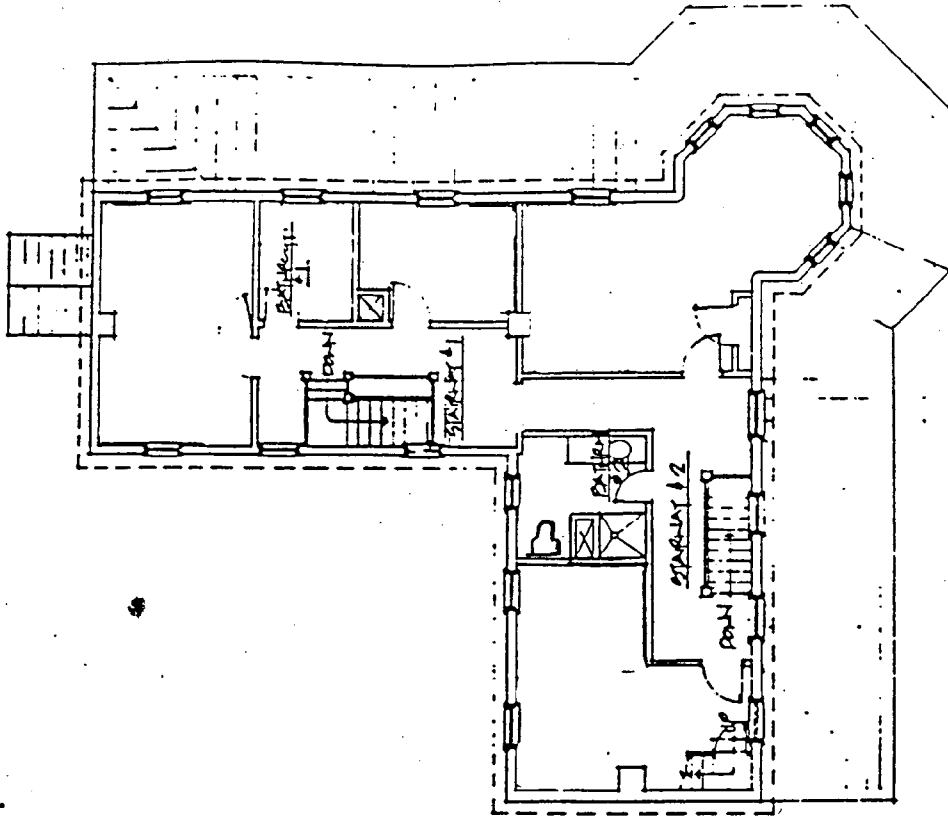
Dennis Rourke Corporation
6110 Executive Blvd. - Suite #845
Rockville, Maryland 20852
Phone: (301) 881-6664

Historic Preservation Advisor:

Mr. Howard Farbman
6 Deasman Court
Randalstown, Maryland 2113
Phone: (301) 251-9873



FIRST LEVEL



SECOND LEVEL



CAMP FRIENDSHIP
DIRECT CONSTRUCTION COSTS
PRICING SUMMARY

Date: June 20, 1988

Prepared By: DJR

Owner: WELLS FARMHOUSE RENOVATION

Approved By:

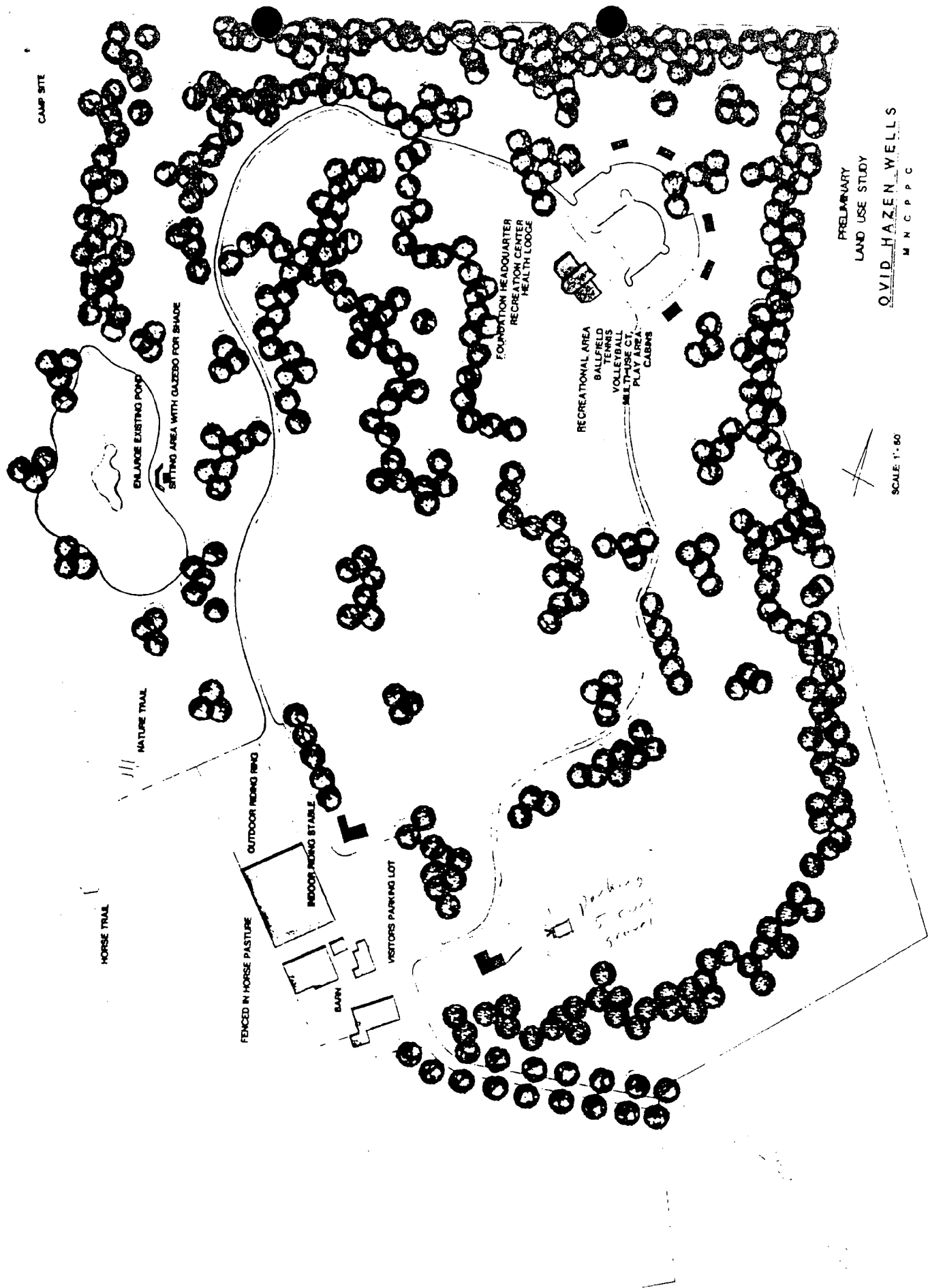
* Preliminary

Description	
Architectural Fees	\$ 2500
Building Permits	1500
Demolition	10000
Grading	1000
Concrete Reinforcing	1500
Masonry (Foundation)	2500
Fumigation	3500
Plumbing Repairs (well & sept.)	2500
TOTAL PREPARATION	\$ 25000
Soil Poisoning	75
Carpentry (Rough)	15000
Structural & Reinf. Steel	2000
Rough Lumber	12000
Windows	4000
Exterior Trim & Siding	6000
Exterior Door Units	2500
TOTAL ROUGH STRUCTURE	\$ 41575
Concrete Slabwork	1500
Masonry (Above Grade)	2000
Roofing, Gutters & Spout	10000
Plumbing (Rough)	4500
Electrical (Rough)	3000
Heating & A.C. (Rough)	4000
Insulation	4000
Leadwalk & Stoops Repairs	1200
Trash Removal	6000
TOTAL FULL ENCLOSURE	\$ 36200

Carpentry (Trim)	\$ 15000
Drywall & Plaster	10000
Ceramic Tile	3500
Weatherstripping	1000
Interior Trim	6000
Interior Door Units	2000
Vanities & Tops	800
Kitchen Cabinets & Tops	5000
Built-ins	1000
Landscaping	4000
Lawn Maintenance & Repairs	2500
Intercom, Vacuum, & Alarm	5000
TOTAL FINISHING	\$ 55800
Plumbing (Final)	2000
Electrical (Final)	2000
Heating & A.C. (Final)	2000
Wood Flooring	2000
Resilient Flooring	1500
Painting & Wallpaper	23000
Carpeting	3500
Shades, Mirrors & Show Drs	2000
Cleaning	2500
Appliances	4000
Finish Hardware	3500
Electric Fixtures	8000
TOTAL COMPLETION	\$ 56000
TOTAL DIRECT COSTS	\$ 214575

PRICING SUMMARY:

Total Direct Costs	\$ 214575
Omissions & Errors (10%)	21457
Sub-Total	\$ 236032
Fixed Fee (25%)	NONE
TOTAL CONTRACT PRICE	\$ 236032



CAMP SITE

HORSE TRAIL

NATURE TRAIL

LARGE EXISTING POND

SITTING AREA WITH GAZEBO FOR SHADE

FENCED IN HORSE PASTURE

OUTDOOR RIDING RING

INDOOR RIDING STABLE

BARN

VISITORS PARKING LOT

FOUNDATION HEADQUARTER
RECREATION CENTER
HEALTH LODGE

RECREATIONAL AREA
BALLFIELD
TENNIS
VOLLEYBALL
MULTI-USE CT.
PLAY AREA
CABINS

Parking for camp service

PRELIMINARY
LAND USE STUDY

QVID HAZEN WELLS

M N C P P C



SCALE 1" = 50'

Montgomery Journal

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Application of Carol Jean Cancer Foundation for repairs to Oliver Watkins Farm, 23400 Ridge Road, Cedar Grove (#13/3) and installation of a handicapped ramp.
2. Application of Susan & Reven Uberman, 10403 Fawcett Street, Kensington Historic District (#31/6) to install front fence.
3. Application of P/B Zuckerman Assoc. for new construction at 10309 Freeman Place, Kensington Historic District (#31/6).
4. Application of James and Mirna Orme, 3928 Baltimore Street, Kensington Historic District (#31/6) for a one-story addition to the rear of the house.
5. Application of Charles and Helen Wilkes, 3923 Prospect Street, Kensington Historic (#31/6) for enclosure of rear porch and other work.
6. Application of Warren and Freda Chu, 10308 Fawcett Street, Kensington Historic District (#31/6) for room addition.
7. Application of Elizabeth P. Rabben and Mason B. Flagg, 10005 Pratt Place, Capitol View Historic District (#31/7) to install a rear fence on common property area.
8. Request for amendment to MAWP #6/88 for new construction at 10209 Menlo Avenue, Capitol View Park Historical District (#31/7) to situate house 12 feet closer to front property line than originally approved.
9. Application of Mt. Pleasant United Methodist Church (#23/13), 4012 Muncaster Mill Road, Norbeck, for addition to front vestibule.
10. Application of Morris and Jack Polekoff to remove the marquee from the Druid Theatre (#11/6), 8640 Main Street, Darnassus.
11. Application of Department of Parks to install a helicopter pad at Woodlawn, 16501 Norwood Road, Norwood (Site #28/14).

The Public Hearing will be held on Thursday, July 21, 1988, at 8:30 a.m., Executive Office Building, tenth floor conference room, 101 Monroe Street, Rockville, MD. For further information contact Bobbi Hahn, 279-8087, at the Historic Preservation Commission Office, 51 Monroe St., Room 1001, Rockville, MD 20850.

July 20, 1988

0717801200



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland - 20850
279-1327

51 Monroe Street, Rockville, Md 20850
279-3097

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # County Owned Property

NAME OF PROPERTY OWNER Montgomery County TELEPHONE NO. (301) 531-5199

(Contract/Purchaser) Lessor: Carol Jean Cancer Foundation, Inc. (Include Area Code)

ADDRESS 951 Pershing Drive, Silver Spring, Maryland 20910-4464

CITY STATE ZIP

CONTRACTOR Dennis Bourke Corporation TELEPHONE NO. (301) 881-6664

PLANS PREPARED BY Mr. Claude C. Lapp TELEPHONE NO. (301) 570-0407

(Include Area Code)

REGISTRATION NUMBER #7603

LOCATION OF BUILDING/PREMISE

House Number 23400 Street Ridge Road

Town/City Clarksville Cedar Grove Election District Second

Nearest Cross Street Cedar Grove Road, (Route #27)

Lot _____ Block _____ Subdivision Ovid Hazen Wells Park

Liber _____ Folio _____ Parcel _____

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 Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 236,032.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

[Signature] July 13, 1988
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 7/25/88

APPLICATION/PERMIT NO: OM 52-88 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

GENERAL SPECIFICATIONS

REHABILITATION OF THE WELLS FARMHOUSE

Carol Jean Cancer Foundation, Inc.
951 Pershing Drive
Silver Spring, Maryland 20910

The following specifications are submitted to be used in conjunction with sketch plans for the rehabilitation of the Wells Farmhouse and its outbuilding (the Oliver T. Watkins house). Their purpose is to insure that the rehabilitation will be completed in accordance with Montgomery County standards and guidelines for a historic building as well as the Owners requirements for the buildings intended use. Structures include a Queen Ann, Victorian farmhouse and its outbuilding together with approximately two and one half acres of designated historic area.

With regard to the general conditions of the rehabilitation, the following standards shall be maintained:

1. The building shall be used primarily as an admissions center and the administrative headquarters for the Carol Jean Cancer Foundation with some secondary use requirements during the development phase while other facilities are being completed.
2. All of the original distinguishing qualities and character of the structure and its environment shall be retained. The removal or alteration of any original fabric shall be avoided at all reasonable costs and only with the consent of the Historic Preservation Commission.
3. No alteration shall be undertaken without an historical basis in order to create an earlier appearance.
4. Any changes which have taken place in the course of time shall be recognized and respected as history.
5. Any distinctive stylistic features or examples of skilled craftsmanship which characterize the building, structure, or site shall be treated with sensitivity.
6. Any deteriorated architectural features shall be repaired rather than replaced except as specified herein and approved by the Historic Preservation Commission.

7. Cleaning of all surfaces shall be undertaken with the gentlest means possible and sandblasting or other cleaning methods that will damage the historic building materials will not be used.

8. Every reasonable effort shall be taken to protect and preserve archeological resources affected by, or adjacent to this project.

9. No contemporary design will be used in the alteration or addition to this project except on interior modification set forth herein and approved by the Historic Preservation Commission.

10. No addition or alteration is contemplated that would adversely effect the essential form or integrity of the structure.

GENERAL CONDITIONS:

Prior to the commencement of any work, a permit shall be obtained from the Montgomery County Historic Preservation Commission for work within an Historic Area as defined by the Montgomery County Code.

Any work undertaken by these Specification shall be done so at the request of the Lessee under the terms of a certain lease dated May 5, 1988 by and between Montgomery County (the Owner) and the Carol Jean Cancer Foundation, Inc. (the Lessee).

Mr. Howard Farbman, having attained a degree in Historic Preservation from the Roger Williams College in Rhode Island, shall act as the Historic Preservation Advisor to the Foundation. No material approved for removal by the Historic Preservation Commission shall be removed from any historic structure without Mr. Farbman's approval and consent. Prior to the commencement of any work, a structural engineer shall be consulted in order to determine the most appropriate method for restoring structural stability to the farmhouse and its outbuilding.

In all areas of question, the Specifications shall take precedence over the drawings.

EXTERIOR:

FOUNDATION

The existing foundation consists of parged field stone with some areas of collapse and deterioration particularly on the North walls.

The existing structure shall be supported and leveled after proper reinforcing and the existing foundation shall be repaired using existing material wherever possible. Wherever new material is necessary, it shall match the existing material as closely as possible.

SIDING

Existing siding consists of 3/4"x6" wood clapboard installed 4 1/4" to 5" to the weather.

It is anticipated that the majority of this material will be retained with the exception of the bottom two or three courses on the North side of the structure. Repairs shall be made to existing material wherever possible and where repairs are not possible, replacement of like fabric shall be made.

WINDOWS

Existing windows are wood double hung with sash weights and are of two types; six over six lights which appear to be part of the original construction and one over one lights which appear to be part of additions.

All existing windows shall be cleaned, repaired and preserved. Where individual sashes are missing or are beyond repair, they shall be replaced with new material. No replacements are to be made without the approval of the Historic Preservation Advisor.

EXTERIOR DOORS

Existing doors that are part of the original construction are either one light ornamental wood paneled doors or solid wood paneled doors. Ornamental doors were used on the front of the house and solid paneled doors on the rear.

All existing doors are to be cleaned, repaired, and preserved. One ornamental door shall be reproduced and installed to conform to original construction as closely as possible.

ROOFING, GUTTERS, AND SPOUT

The existing roof on the main structure appears to be

an ornamental tin roof installed at the time of one of the additions and is in remarkable condition. The existing roof on the porch is metal and appears to be in moderately good condition. While most all of the gutter and downspout has been removed, it most recently consisted of 5" half round galvanized gutter with 3" round galvanized spout.

It is anticipated that minimal repairs will be required on roof structures and all existing material shall be preserved. Gutter and spout shall be replaced using the specifications set forth above.

EXTERIOR TRIM

Existing trim material is simple in nature and ranges from good to poor condition with some material missing and not available for repair (see photographs).

Existing porch ceiling shall be cleaned, repaired, and preserved.

Existing porch decking consisting of 3/4" x 5" tongue and grooved wood shall be replaced using like material.

All existing ornamental wood mouldings, soffits, fascia, and miscellaneous trim shall be cleaned, repaired, and preserved. Where replacements are necessary, such replacements shall conform to original material as closely as possible.

The existing ornamental Ionic columns (measuring 7" at the base and 5" at the cap) supporting the porch roof are either non-existent or in extremely poor condition. This element is an important design feature and must be preserved at all reasonable cost.

All existing columns shall be cleaned, repaired, and preserved. The six columns which are missing shall be reconstructed to match the existing columns and shall be of like material and design.

While a porch rail does not seem to have been part of the original structure, it may become necessary due to the intended use by the applicant. In the event that a rail is required, a design will be established based on historic research for that period and will only be installed after obtaining the approval of the Historic Preservation Commission for Montgomery County.

SHUTTERS

While evidence exists that shutters were originally installed, no such shutters have been found.

Shutters will not be included in this rehabilitation, but all shutter hardware shall be preserved.

BRICKWORK

Existing brick chimneys are in poor condition with substantial deterioration of brick, mortar joints, and parading.

Where necessary, repairs shall be made to existing masonry using new brick and mortar. All new work shall be completed so as to match existing work as closely as possible.

GRADING

Existing grade conditions are very poor on the North side of the site and have resulted in unusual pressure on the foundation walls and deterioration to the wood structural elements of the building.

The grading on the North side of the structure shall be altered to redirect storm water in order to preserve the foundation and framing.

LANDSCAPING

Outside of day lilies and several mature trees, no existing foundation landscaping is apparent.

Foundation landscaping shall be provided upon completion and shall be limited to plants which are natural to the area. Such plan shall preserve the existing day lilies and may expand their use.

INTERIOR:

DEMOLITION

Any demolition work shall be undertaken only after structural evaluation and with the approval of the Historic Preservation Advisor. It is the intent to restore the structure to its original plan and finish with exceptions for current use and adjustments for mechanical systems and code requirements. All original plaster and lath shall be removed for more careful evaluation of framing elements.

LUMBER

All framing lumber shall be kiln dried hem-fir or equal, except for long joists and rafters which shall be kiln dried Southern yellow pine or equal.

The interior framing shall be modified in accordance with architectural drawings and all finishes shall conform to original construction as closely as possible.

All kitchen, utility and vanities cabinets shall be white enameled finish as selected by the Foundation. Vanity tops are to be white on white cultured marble and all kitchen and utility tops are to be plastic laminate.

INSULATION

Fiberglass batt insulation with a value of R-13 shall be provided in all sidewalls and batt insulation with an R-19 value shall be provided in all ceilings. All windows, doors, and framing shall be air stopped using tape and caulk prior to drywall.

PLUMBING

All existing bath fixtures (tubs and toilets) are to be reused where possible. Where new fixtures are required, they shall be moderately priced American Standard or equal.

All vanity tops are to be one piece cultured marble with shell bowls as manufactured by Virginia Marble or equal.

Vanity faucets used in the full bathrooms and powder room shall be deluxe Artistic Brass or equal, purchased under the hardware allowance. All other mixing valves and faucets are to be single lever Moen, Delta, or equal.

An instant hot appliance shall be provided in the kitchen and shall be In-Sink-Erator or equal.

A 66 gal. glass lined, quick recovery electric hot water heater shall be provided.

A County approved septic system shall be included in the construction program in the event that sanitary sewer is not made available.

HEATING AND AIR CONDITIONING

Heating and air conditioning shall be provided by a single zone heat pump which shall be York, Bryant, or equal. The furnace shall be installed in the attic with the outside unit located along the North rear wall.

ELECTRICAL

A 200 amp. service and circuit breaker panel shall be provided and all wiring shall be in conformance with the plans and County Code.

All electric fixtures shall be selected based on historical research and shall be in keeping with reproductions of fixtures used at the turn of the century which shall not exceed a budget of \$2,500.

Prior to concealment, the structure shall be prewired for telephone.

DRYWALL

All drywall shall be 5/8" and shall be glued and nailed.

SPECIALTY ITEMS

Wall mirrors shall be provided for all bathrooms and shall be appropriate period reproductions.

A security system, to include coverage for all first floor and second floor windows and doors, shall be included. The installation shall be a hard wire system and shall include Ademco or equal equipment.

PAINTING AND DECORATION

Exterior painting shall include all wood siding and trim. Work shall include a prime and finish coat of Duron oil base (alkyd) enamel or equal.

Interior painting shall include two coats of Mc Cormick flat latex wall paint on all walls and ceilings. All interior trim shall include a prime and finish coat of Mc Cormick latex enamel or equal.

FLOORING

Kitchen and utility room floors shall be Armstrong Solarian or equal.

All bathroom floors shall be white crystalline ceramic tile to match ceramic tub and shower walls.

All second floor areas are to be carpeted, not to exceed a budget of \$27.00 per sq.yd. including carpet, pad and installation.

All other floor areas and stairs shall be sanded and refinished in place. The color for all floor finishes shall be Duraseal Neutral or equal.

HARDWARE

Hardware shall be selected from available reproduction pieces not to exceed an allowance of \$4,500 and shall include interior and exterior locksets, vanity mirrors, special decorative mixing valves for bathrooms, bath accessories, closet rods, door stops, and sash locks where required.

APPLIANCES

All kitchen appliances shall be as listed or equal approved by the Foundation:

Grill/Range - Jenn Air S120 w/A507 back
Coil - Jenn Air A105
Microwave - Jenn Air M400
Dishwasher - Jenn Air DU471
Refrigerator - Jenn Air JRT214 w/icemaker
Disposer - Jenn Air GC410
Clothes Washer - Frigidaire WDD
Clothes Dryer - Frigidaire DEDD

Carol Jean Cancer Foundation, Inc.

By: Beverly Gough
Beverly Gough, President

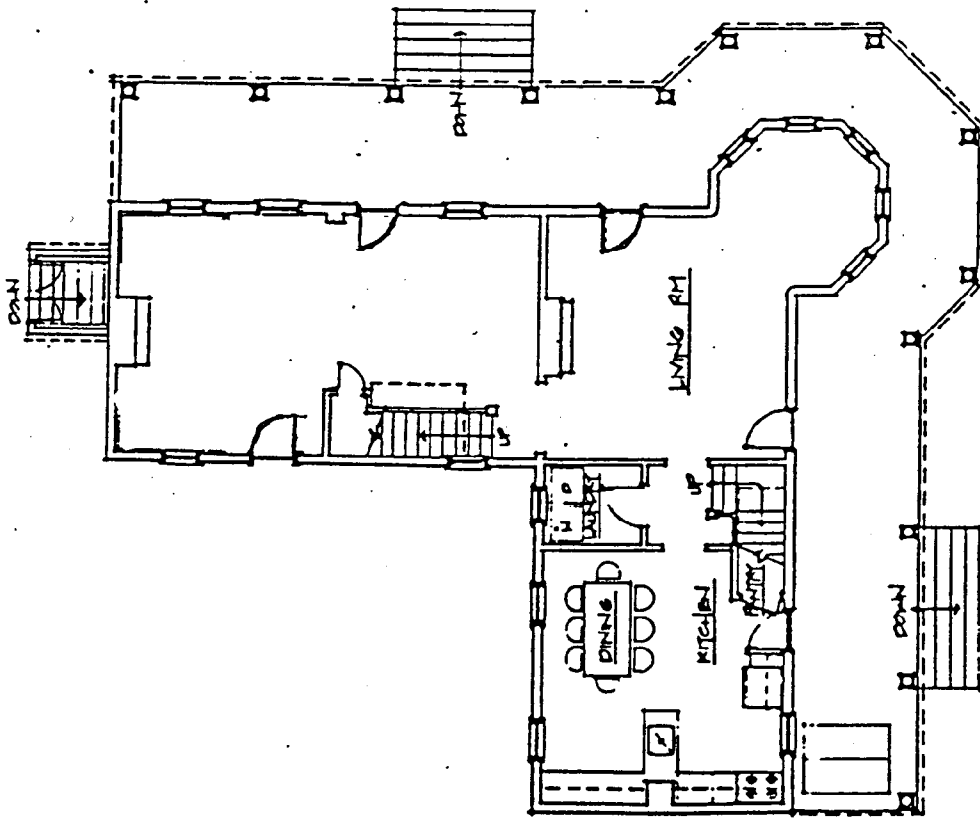
Date: July 13, 1988

General Contractor:

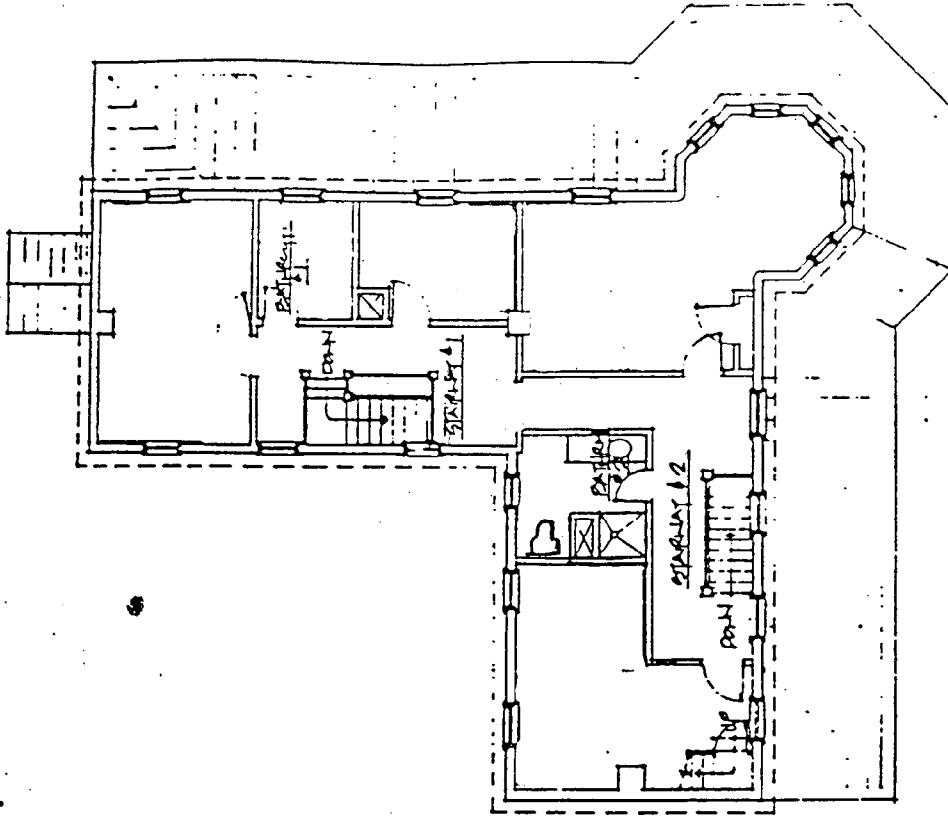
Dennis Rourke Corporation
6110 Executive Blvd. - Suite #845
Rockville, Maryland 20852
Phone: (301) 881-6664

Historic Preservation Advisor:

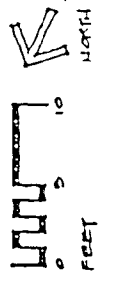
Mr. Howard Farbman
6 Deasman Court
Randalstown, Maryland 2113
Phone: (301) 251-9873



FIRST LEVEL



SECOND LEVEL



CAMP FRIENDSHIP
DIRECT CONSTRUCTION COSTS
PRICING SUMMARY

Date: June 20, 1988

Prepared By: DJR

Owner: WELLS FARMHOUSE RENOVATION

Approved By:

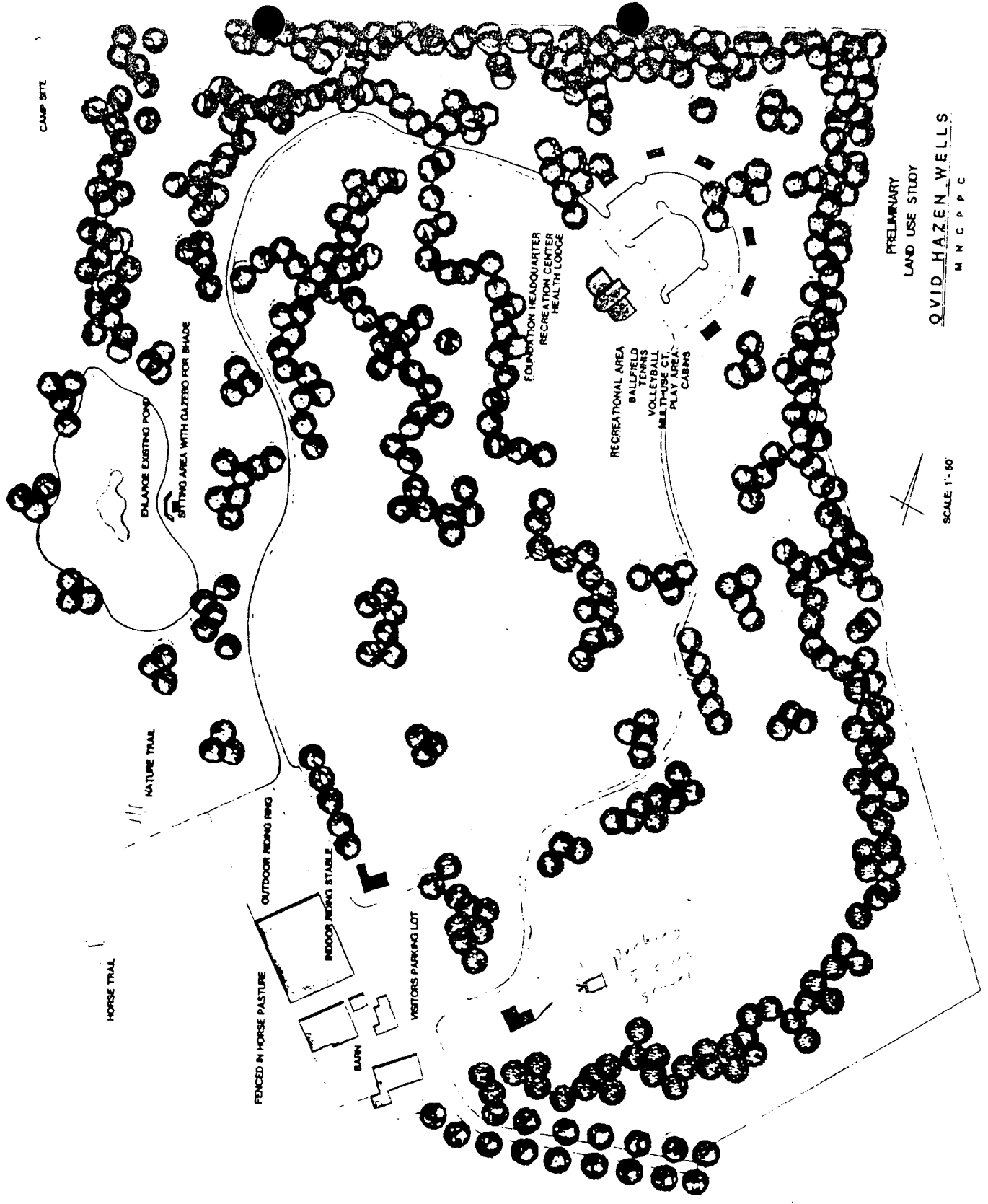
* Preliminary

Description	
Architectural Fees	\$ 2500
Building Permits	1500
Demolition	10000
Grading	1000
Concrete Reinforcing	1500
Masonry (Foundation)	2500
Fumigation	3500
Plumbing Repairs (well & sept.)	2500
TOTAL PREPARATION	\$ 25000
Soil Poisoning	75
Carpentry (Rough)	15000
Structural & Reinf. Steel	2000
Rough Lumber	12000
Windows	4000
Exterior Trim & Siding	6000
Exterior Door Units	2500
TOTAL ROUGH STRUCTURE	\$ 41575
Concrete Slabwork	1500
Masonry (Above Grade)	2000
Roofing, Gutters & Spout	10000
Plumbing (Rough)	4500
Electrical (Rough)	3000
Heating & A.C. (Rough)	4000
Insulation	4000
Leadwalk & Stoops Repairs	1200
Trash Removal	6000
TOTAL FULL ENCLOSURE	\$ 36200

Carpentry (Trim)	\$ 15000
Drywall & Plaster	10000
Ceramic Tile	3500
Weatherstripping	1000
Interior Trim	6000
Interior Door Units	2000
Vanities & Tops	800
Kitchen Cabinets & Tops	5000
Built-ins	1000
Landscaping	4000
Lawn Maintenance & Repairs	2500
Intercom, Vacuum, & Alarm	5000
TOTAL FINISHING	\$ 55800
Plumbing (Final)	2000
Electrical (Final)	2000
Heating & A.C. (Final)	2000
Wood Flooring	2000
Resilient Flooring	1500
Painting & Wallpaper	23000
Carpeting	3500
Shades, Mirrors & Show Drs	2000
Cleaning	2500
Appliances	4000
Finish Hardware	3500
Electric Fixtures	8000
TOTAL COMPLETION	\$ 56000
TOTAL DIRECT COSTS	\$ 214575

PRICING SUMMARY:

Total Direct Costs	\$ 214575
Omissions & Errors (10%)	21457
Sub-Total	\$ 236032
Fixed Fee (25%)	NONE
TOTAL CONTRACT PRICE	\$ 236032



PRELIMINARY
 LAND USE STUDY
 OVID HAZEN WELLS
 M N C P P C

SCALE 1" = 60'

Montgomery Journal

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July 20, 1988

0717801200

SPECIAL REPORT

for MD. NAT'L. CAPITAL PK. & PLANNING COMMISSION, c/o C.W. MCGOVERN, PROP. MGR



Property Address 23400 RIDGE RD., CEDAR GROVE, MD. 20767

Type and Description Old 2-story frame farm-house on sloping lot near crest of hill

This report is based on observation of the apparent condition of the property when inspected. While due care was exercised in the performance of these services, neither the company nor the inspector makes any warranties or guarantees. We have no involvement with tradespeople or benefits derived from any sales or improvements.

Inspector ALVIN SACKS Date WED., 5-4-83

A. Sacks

Time Started 0900 Completed 1230 Rec. \$

Signature

Problems TO INSPECT RENTAL PROP. ON HISTORIC LIST, NOW IN DISREPAIR FOR ASSESSMENT OF CONDITION & FOR ESTIMATION OF PRICES TO BRING IT TO LIVABLE CONDITION.

FOUNDATION, CELLAR, & CRAWLSPACE

Observations 1) Taller foundation walls near center of structure are in buckling failure from outside earth pressures compounded by long-time roof run-off water allowed to penetrate backfill (we both photographed representative walls).

2) 1st floor framing of old 6"x9" stringers and half-round 10" diam. ples, approx. 24" O.C. are decayed, broken, & sagging. Nearer 2x floor joists appeared mostly adequate.

Estimated repair/replacement prices approximate \$15,000.

Causes LARGE FRONT & SIDE PORCH is in poor condition & not feasible to save by attempting repairs. (More photos). Removal & replacement estimated @ \$15,000.

Recommendations OUTSIDE REPAIRS TO ROOFING, GUTTERING, CORNICE, WINDOWS & DOORS, SIDING, PAINTING

Overall exterior, except for porch already cited, is salvageable; but many repairs & corrections are needed to at least make the bldg. weathertight. \$8,000 should cover.

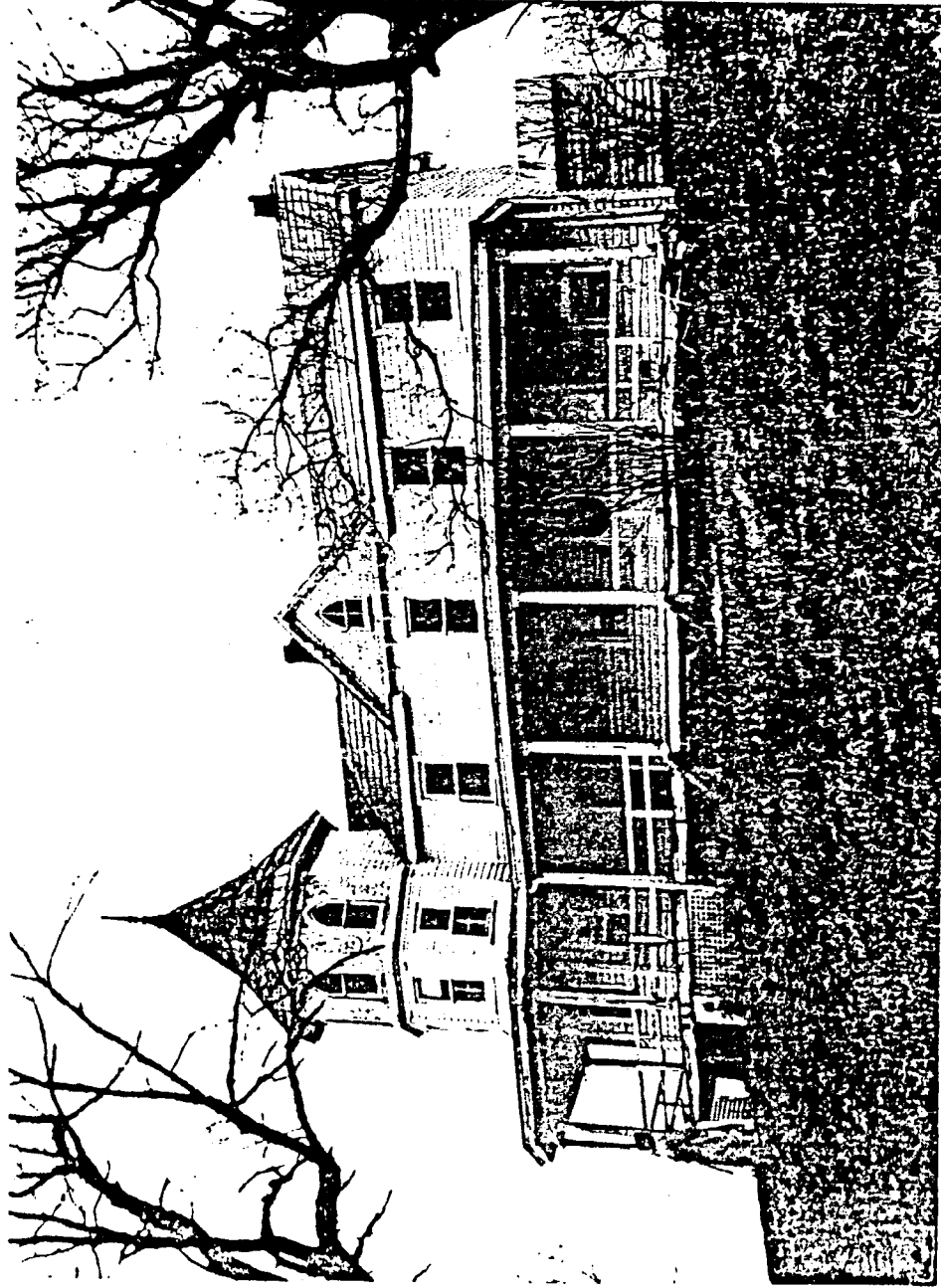
Costs INTERIOR REHABILITATION TO INCLUDE IMPROVED HEATING SYSTEM, ELECTRICAL ITEMS, CARPENTRY, DRYWALL, PAINTING, REFRIGERATOR, BATHROOMS, and the like to bring to a mixed urban-rural occupancy standard could cost approx. \$20,000. (This figure is far below a "restoration" standard.)

Summary & Conclusions ATTIC was in best condition of the whole building. Additional insulation would be included in the estimate above for INTERIOR REHABILITATION. 2 CHIMNEYS SHOWN SHOULD PLUMBING: H2O was turned off so fixtures could not be tested, nor piping checked (except for soil pipe exposed under porch broken in 2 places). ALLOWANCE FOR MISCELL ITEMS is \$2,000

1986

ESTIMATED TOTAL OF REHABILITATION PRICES IS \$60,000.

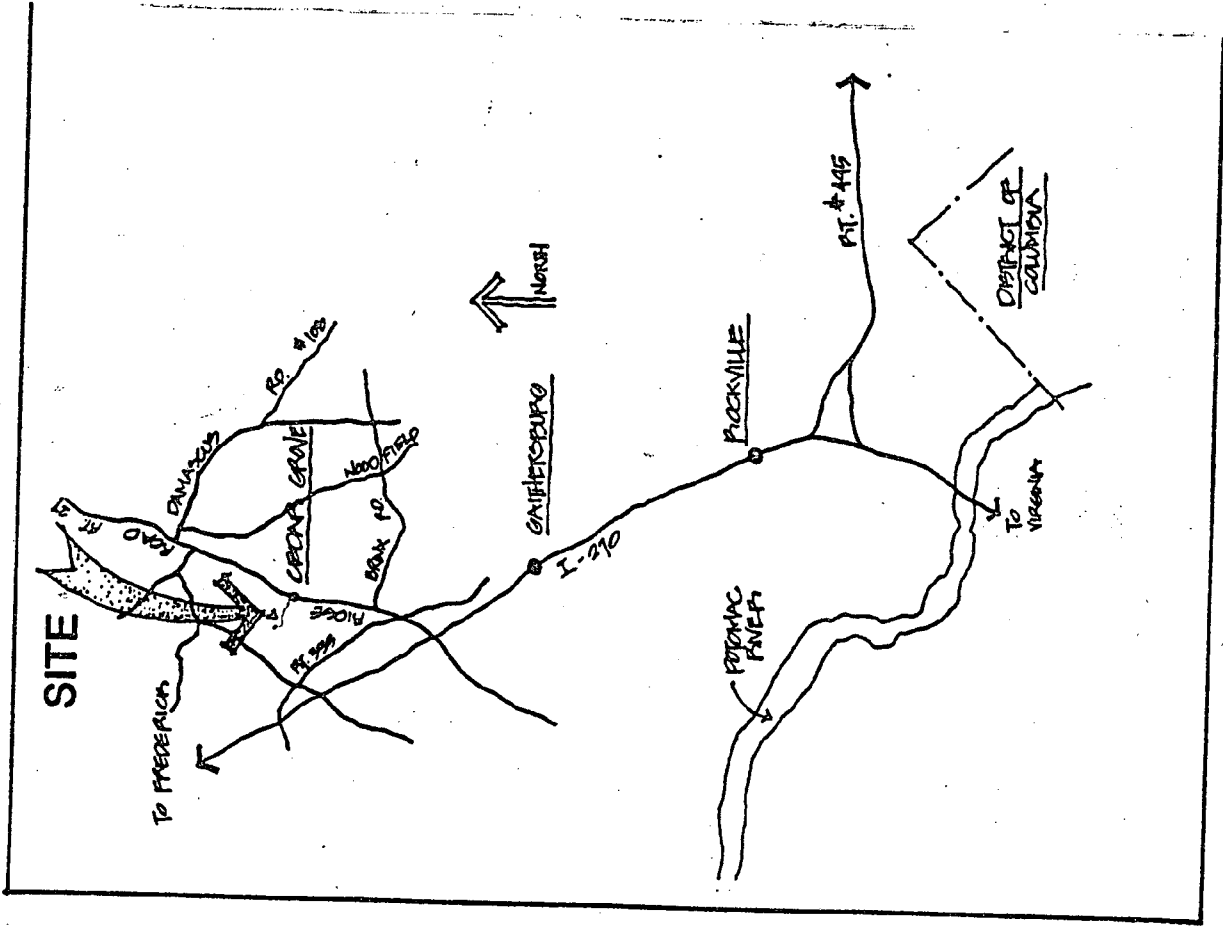
NOT REVISIT



PREPARED FOR:
MONTGOMERY COUNTY, MARYLAND
MONTGOMERY COUNTY DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT
JOHN L. PICKELL, PROJECT COORDINATOR

PREPARED BY:
THE COOPER-LECKY PARTNERSHIP, ARCHITECTS
WASHINGTON, DC
EDWARD A. MASEK, JR, AIA - PROJECT MANAGER
MAURY S. SAUNDERS, AIA - PROJECT ARCHITECT

LOCATION MAP



Introduction

In April 1984, the Montgomery County Department of Housing and Community Development retained the Cooper-Lecky Partnership to evaluate the physical condition of the historic Wells Farmhouse and to discuss the feasibility of rehabilitating the historic structure for use by the County's Department of Family Resources as sheltered housing for eight individuals of the same sex.

The Wells Farmhouse and surrounding acreage is owned by the Maryland-National Capital Park and Planning Commission which by the terms of its acquisition cannot sell the property. Rehabilitating the Wells Farmhouse to meet community needs was conceived as a pilot project for identifying residual use values for County-owned historic structures. The property is listed in the 1976 Locational Atlas & Index of Historic Sites in Montgomery County and is currently being evaluated for inclusion in the Master Plan of Historic Sites by the Montgomery County Historical Preservation Commission. The property is also included in the historic sites inventory of Montgomery County as catalogued by the Maryland Historical Trust, Annapolis, Maryland.

The house was constructed by Oliver T. Watkins, a prominent Cedar Grove farmer and merchant. The earliest section of the house was built in 1851 with later additions dating from the mid to late 1870's. This is a good example of a Queen Anne style Victorian residence of an upper class merchant in northern Montgomery County in the 19th Century.

Although the farmhouse will continue to function as housing in its future role, it will no longer serve as a single family residence. To this end, we see this project being the rehabilitation of the historic envelope of the house and the partial adaptation of the interior to serve as a lodging house. It has been our intention to combine our knowledge of historic structures and those requirements of the design program to achieve satisfactory results. The guidelines used for preparing this report are based on the criteria provided under The Secretary of the Interior's Standards for Rehabilitation (revised 1983), the requirements of the Montgomery County Historical Preservation Commission, and all county codes.

The report is divided into five sections, beginning with a description and illustration of what currently exists, a discussion regarding historical preservation/building code conflicts, a detailed analysis of the house's existing components, a description and illustration of three alternative design schemes with their cost estimates, and a concluding section.

Physical Description of the House

The house is a two-story wood framed structure with a usable attic and partially excavated basement. The house is organized around an L-shaped plan of 2,344 total square feet with 1,172 square feet on each floor. A full wood porch, comprising 725 square feet, is supported on brick piers, covered with a metal roof and is continuous along the southwest and southeast elevations. The first floor of the house is arranged around four rooms, two wood staircases, and two fireplaces. The second floor is composed of four rooms, and two full bathrooms. The focal point of the house is a three-story octagonal turret constructed on the southern corner of the house. It is covered with a decorative metal roof, a pattern which is also carried over onto the main house roof.

The interior of the house is highlighted by tongue and groove wood flooring and plaster walls and ceilings. The two stairways are intact and retain much of their original trim and many of the balustrades. The two existing bathrooms on the second floor are full size, each containing a bathtub, toilet and sink. There are approximately 12 linear feet of base and wall kitchen cabinets in a room on the first floor. The basement is divided into two separate areas, each of which is accessed from exterior hatchways. The earlier basement has a dirt floor and is partially exposed directly to the outside. The later basement area is finished with a concrete slab and houses the electric panels and hot water heater. The foundation is primarily local field stone parged over with stucco except at the turret base where the stone foundation is left exposed.

On the exterior, the house is covered in 6" wide horizontal wood clapboards, much of which appears to date from the most recent addition in the late 19th Century. The majority of the windows are one over one wood sash and appear to be original in the later addition and early re-placement sash in the original house. There are two shallow gable ends,

one on each of the southwest and southeast elevations, that have a small wood lancet window, fish scale wood shingle siding and are framed by sawtooth bargeboard trim. The entire roofing system is metal over wood sheathing. The roofing on the porch is standing seam, while the main house roofing is a decorative pressed metal pattern in 8 foot horizontal sections.

The porch roof is supported by thirteen 8" diameter wooden columns on a wood deck bearing on 16" x 16" brick piers. The tongue and groove porch floor boards are placed perpendicular to the house over wood sub-framing. The porch is accessed in two locations by concrete steps.

The site is served by a single lane unpaved farm road approximately 250 yards from Ridge Road. There is a septic system which was installed within the last five years and the house is served by County water. Directly adjacent to the southwest elevation there is approximately 200 square feet of poorly graded crushed gravel used for a parking area.

Code Analysis and Constraints

The house conforms to the 1978 RNCA code, Use Group designation R-2, construction type 4-R. However, being an historic structure there are certain requirements that, if conformed to, would impact the historic features of the house substantially. Specifically, the exit stairways and exitway corridors are required to be enclosed in a one-hour fire separation assembly. To enclose the stairs with fire-rated construction will hide them as visible architectural features. Installing rated corridors will disrupt the character of the spaces as they were originally intended.

Other requirements that would be difficult to conform to are the width and head heights of the stairways, the doorway widths, floor to ceiling minimum heights and loading capacities of the floor structure.

New items that would be provided per code are smoke detectors and emergency lighting units. In reference to handicapped code requirements, a new bathroom could be installed on the first level, meeting the barrier-free standards, and an access ramp could be sensitively sited at the northwest porch end.

Until a final solution is selected, a complete analysis of the building code requirements is not possible. Each historic structure, as indicated in the building code, is considered a unique situation, and as such is treated on a case by case basis for review.

Assessment of Existing Conditions & Recommendations

Foundation

The foundation system is local field stone set in a sand mortar bed and covered with cement stucco parging. Generally the foundation is in good condition except in two locations where ground water pressure has washed away the mortar and dislodged the stone foundation in the cellar area. This movement of the foundation has resulted in the severe deformation of the wood flooring above. There also appears to be settlement where the northwest addition is attached to the main house. Our approach to solving these problem areas would be to regrade the site north of the house to divert water run-off, install an adequate foundation drainage system, excavate areas of failed stone foundation, underpin and install concrete footings for stability, repair walls with stone similar in character where possible, and attempt to eliminate some of the upper floor deformation by carefully lifting the sill plate and shim and block specific areas.

The wood joists that support the first floor are deteriorated, and approximately 30% will need to be replaced. Debris has collected in the basements and should be removed. There is a 6'-4" height clearance throughout most of the earlier basement. Some thought should be given to excavating 6" of existing dirt floor and installing a 3" concrete slab with vapor barrier over a 3" gravel bed. Intermediate column posts may be required to support the floor load in the future. A 6'-0" X 3'-0" opening in the southeast basement wall near the turret is to be enclosed with brick masonry and concrete footing. This, together with installing batt insulation between the floor joists will make this area suitable for storage and utilities. The entire northeast exterior entrance to the basement should be reconstructed to achieve weathertightness and security.

The structural system for the porch is in need of a complete reconstruction. The 16" X 16" square brick piers are in very poor condition and we recommend 80% re-building including new concrete pad footings. Certain of the smaller piers can be salvaged by repointing and replacing a few bricks. The porch framing has deformed as a result of the brick pier failure, however a majority of the wood members can be salvaged and

reused. We have determined about 40% of the framing will require replacement.

Exterior

The exterior of the farmhouse has not fared as well as the interior and the level of maintenance and repair has not kept pace with the house's needs. The wrap-around porch is the single most deteriorated element of the house. Its floor boards are in various stages of disrepair and approximately 20% will require total replacement. Of those remaining 75% will require replacement of the first 24" of board near the porch end exposed to weather. These are a common tongue and groove pattern and matching the width and thickness should prove no problem. The remaining floor will be patched, sanded and repainted with deck paint. The porch design calls for 13 round wood columns to support the roof. Of these four are missing, four cannot be salvaged and five can be re-used with considerable work. We will be required to fabricate eight new columns to replace those missing or beyond repair. Existing columns can be provided as matching materials.

The porch roof framing, metal roofing and soffit appear to be in fair condition and should be repaired in place. About 40% of the crown, dentil and other wood mouldings that form the porch cornice will need replacement, using existing profiles as a match. The porch roofing is standing seam metal. Where rust occurs, we recommend cutting out rusted metal and patching the opening with new metal to match existing. The entire roof will be repainted with a self-sealing roof coating. The existing metal flashing has pulled away from the existing house and should be replaced in its entirety. It would be painted to match the roof.

The original design for the house did not provide for a railing along the porch. However, along the turret area, there is a 4'-0" drop to grade. We recommend additional design study be undertaken in this area to see if an acceptable solution could be proposed, as well as providing handrails at each set of existing concrete steps which we are recommending to remain.

Regarding the turret and main portion of the house, we have noticed several areas of the decorative metal roof that are either beginning to

rust or have actually rusted through. In some locations the roof has been crudely patched with sheet metal. Because it will be difficult if not impossible to find a suitable match for the garland swag motif on the roofing, we would propose that all patches be accomplished with carefully installed non-decorative metal that when painted would blend into the appearance of the roof. All metal flashing should be replaced and the three masonry chimneys repointed. The wood box cornice will require about 25% replacement and the sawtooth bargeboards at the shallow gables will require 50% replacement. All gutters will need to be replaced, using 6" half-round galvanized steel material and 75% of the downspouts need replacement, using 4" diameter non-corrugated galvanized steel material. All gutters and downspouts are to be painted three coats 3 to 5 months after installation and oxidation occurs.

The wood clapboard siding suffers from loose peeling paint and is deteriorated where in proximity to grade, and where corner boards are missing causing moisture to seep into unprimed saw cuts and the back of siding. Approximately 15% of the 6" wide clapboards will need replacement and the remaining will require several patches, complete sanding to remove existing paint and repainting with at least two finish coats. The northeast exterior basement entrance will require substantial restoration to achieve a weathertight operation. Other than the two doors, few elements could be salvaged.

Currently, there are six doors that serve the first floor of the house, with two external basement openings. Because we are concerned with security of the house in its new use, we are recommending three of the doors be permanently sealed. They would retain their appearance as doors from the exterior and those with upper panel glass would serve as fixed windows. One door is temporary and will need to be replaced in a style similar to the others. In organizing the interior function of the house we see the two doors on the southwest elevation receiving the most activity. One enters directly into the kitchen area while the other enters into the large room with turret. These doors are also adjacent to the parking area. The house windows are primarily one over one wood sash and together with their frames are in varying stages of deterioration. We estimate 60% of the sash will require replacement along with 30% of the wood frames. Those windows not replaced should be reglazed, weatherstripped and given new hardware and locks. The existing frames will need cosmetic work to remove peeling paint and new wood stops and sash weights installed to make windows operable.

Custom made wood storm doors with removable screens for summer use would be provided for operable doors. Since the house will no doubt have an energy budget, storm windows should be required. If at all possible, custom-made interior mounted windows would be preferable. However, certain windows may require modifications to deepen the head, jamb and sills to achieve an interior storm window installation.

As for the site, we propose regrading the parking area with about 800 square feet of 4" compacted quarry waste and providing security lighting in this area. Non-parking areas that are regraded should be seeded. Formal landscaping is at the discretion of the Owner.

Interior

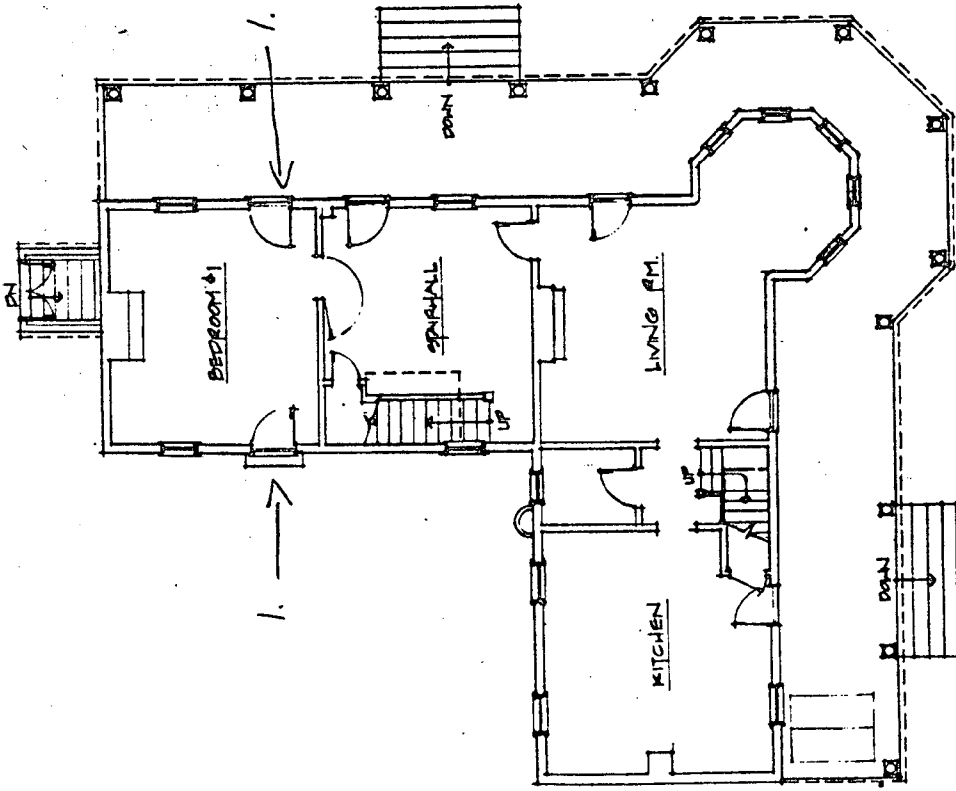
The interior of the Wells farmhouse is in a state of disrepair. However, it has been utilized for housing in recent years and has been protected from the exterior elements. The house is served by electricity. County water and a recently installed septic system. There is no heating system currently in place; the last tenants utilized wood-burning stoves to heat the house. Remnants of the flues pass through two rooms on the first floor. The house is organized around four rooms on the first floor and four rooms and two full bathrooms on the second floor. There are two wood staircases in the house which retain most of their trim and ornamentation. These stairways should be repaired and retained in their present position. The interior finishes are also in poor condition. The original finish was plaster on wood lath, for the walls and ceilings, and tongue and groove wood flooring. Much of the wood flooring remains intact; however, it suffers from the settlement and deformation of the foundation mentioned earlier. All of the flooring is in need of refinishing. Approximately 15% of the floor boards will need to be replaced.

The interior plaster has received considerable damage in many rooms. Previous solutions that applied 1/4" composition paneling and acoustical ceilings to improve the cosmetic appearance should be removed. The plaster finish is in acceptable condition in only two rooms - the first and second floor turret rooms; the remaining rooms have substandard finishes. To this end, we recommend removing the plaster or paneling finish, installing batt insulation in the wall cavity and refinishing

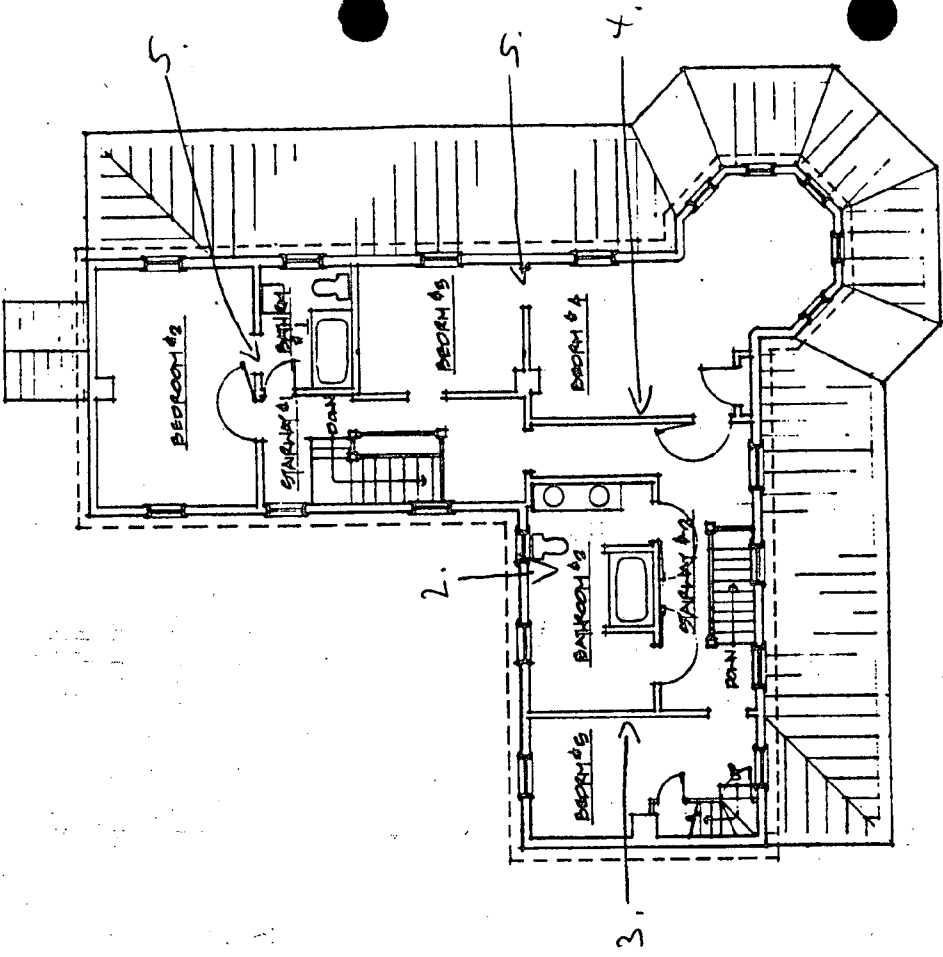
with 5/8" gypsum wall board. There is considerable damage to wood trim, mouldings, and baseboard. There are several interior doors that are missing, and, in some locations, inferior replacement doors have been installed for privacy. New wood trim and paneled wood doors can be provided by using existing material as match for replication. The two fireplaces in the house both have overmantles that should be examined for retention. The mantle in the main room with the turret has been severely damaged by vandalism. Its retention will be costly.

The building systems of the house will require complete replacement. The electrical service should be upgraded to 200 amps and the entire house rewired to National Electric Code standards. New plumbing fixtures and lines will replace deteriorated fixtures and lines. A separate septic system to complement the existing system or an enlarged system may be necessary to meet the needs of the household. The household will be supplied with County water, which already exists on the site. In the kitchen area, new wall and base cabinets complete with sink will be provided as well as a stove, washer and a dryer. For heating and air conditioning, we will provide a forced air system, probably a heat pump, to be located in the attic space.

All interior finishes shall be painted. New materials are to be primed and painted two finish coats. Existing materials will be sanded, patched and painted two coats.

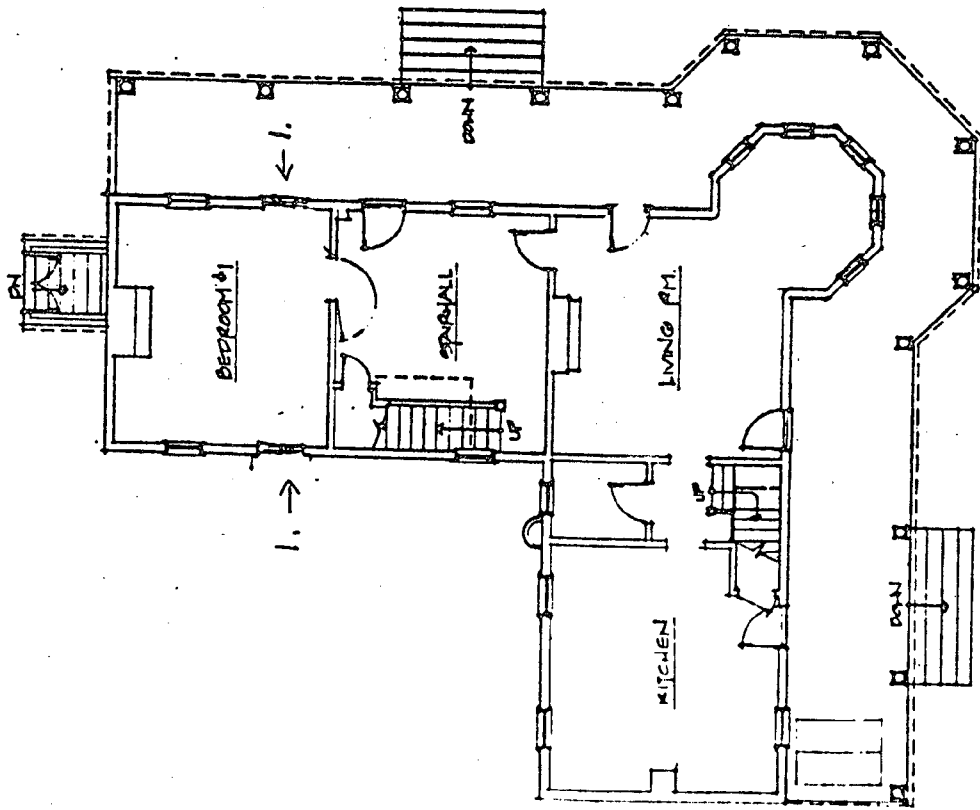


**FIRST LEVEL
EXISTING CONDITIONS**

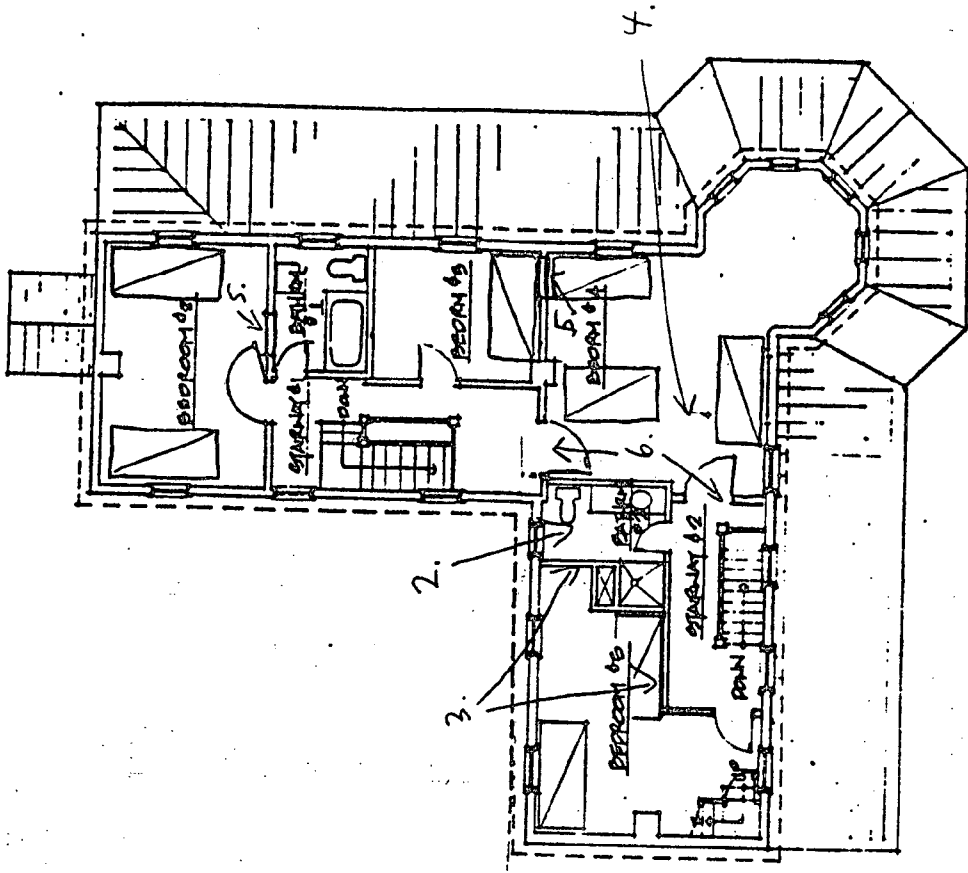


SECOND LEVEL





FIRST LEVEL



SECOND LEVEL

Proposed new configuration





Montgomery County Government

Historic Preservation Commission
100 Maryland Avenue
Rockville, Maryland, 20850

Nells Farm
13/3



Oliver Watkins House 13/3











