

12001 SKYLARK ROAD, CLARKSBURG

13/07-07A MP. 13/07

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12001 Skylark Road, Clarksburg	Meeting Date:	11/14/2007
Resource:	<i>Master Plan</i> Site #13/07 Ned Watkins House	Report Date:	11/7/2007
Applicant:	Montgomery County Department of Parks (Carrye Palleschi, Agent)	Public Notice:	10/31/07
Review:	HAWP	Tax Credit:	None
Case Number:	13/07-07A	Staff:	Scott Whipple

PROPOSAL: Chicken coop demolition; tree removal (retroactive)

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated *Master Plan* Site #13/07
STYLE: Late Victorian Vernacular Cross-Gable
DATE: 1892

The **Ned Watkins House** (*Master Plan* Site #13/07), is situated on a 11.1-acre parcel, and includes four extant outbuildings: a bank barn, smokehouse, cornerib, and chicken house. The subject property, a fine example of a late nineteenth century upper Montgomery County farm complex, is owned by the Montgomery County Department of Parks.

The following was excerpted from the *Maryland Historical Trust, Inventory Form*.

[The Ned Watkins House is a] stylish late Victorian frame farmhouse constructed in 1892 for Ned Watkins, a farmer and member of the Watkins family, prominent in the history of the Cedar Grove area. The 11.1 acre environmental setting encompasses the entire 4-acre life estate currently held on the farm which includes the Victorian frame house, bank barn, hen and smoke houses, the farm pond and the significant plantings which define the farmyard. To buffer the farmstead on the south and west, the setting extends beyond the area delineated as the life estate to include additional acreage across the front of the site, and to the west of the house and barn the setting extends to the adjacent stream bed.

HISTORIC CONTEXT

The following was excerpted from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

13/7 Ned Watkins Farm (1892) 12001 Skylark Road

The Ned Watkins Farm has a fine collection of buildings representing an upper Montgomery County farm

in the late 1800s. Unusual among houses of its era, the three-bay residence, built in 1892, has a projecting central pavilion, steeply pitched roof, and central chimneys. Oversize diamond windows with shaped frames highlight front and side gables. A two-story bay window projects from the south gable end. Farm buildings include a bank barn, smokehouse, corncrib, and chicken house. Ned Watkins, Cedar Grove farmer, built the house which remained in the family until 1940 when it was purchased by Ovid and Hallie Wells. Ovid Wells was a White House Secret Service agent.

PROPOSAL:

The applicant proposes to remove a chicken coop from the subject property. In addition, the applicant proposes retroactively to remove a damaged tree, whose limb fell and badly damaged the chicken coop.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.

STAFF DISCUSSION

Staff recognizes both the architectural style of the existing resources and environmental setting of the subject property as being significant features for interpreting the history of the site. However, damage to the chicken coop, caused when a large tree branch fell on top of the coop, is substantial and leaves the chicken coop in a structurally unsound condition. While recognized as contributing to the environmental setting of the subject property, the date of construction of the chicken coop is unknown. Staff have visited the site and concur with the applicant that the structure has been damaged beyond practical repair.

In general, staff is supportive of the applicant's proposal to remove the chicken coop from the subject property. Staff also is supportive of the retroactive application to remove the badly damaged tree, from which the limb which damaged the chicken coop came.

Staff is recommending that the HPC approve this HAWP application for the removal of a chicken coop located on the property of *Master Plan Site #13/07 The Ned Watkins House* and the retroactive application to remove the tree adjacent to the chicken coop.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240/777-6270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Carme Palleschi, Dept. of Parks
Daytime Phone No.: 301-495-2517

Tax Account No.: N/A
Name of Property Owner: Montgomery County Dept. of Parks
Address: 9500 Bennett Ave, Silver Spring 20901
Contractor: Central Maintenance/Dept. of Pks.
Agent for Owner: Carme Palleschi

LOCATION OF BUILDING/PREMISE

House Number: 12001 Skylark Rd
Town/City: Clarksburg, MD 20871
Nearest Cross Street: Ridge Rd.
Lot: N/A Block: N/A Subdivision: Ovid Hazen Wells Park
Liber: 5738 Folio: 55 Parcel: P067 Map # EW61

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: destroyed
1B. Construction cost estimate: \$ less than \$5,000 chicken coop from fallen tree limb
1C. If this is a revision of a previously approved active permit, see Permit #

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

3A. Height feet inches
3B. 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

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.

Carme Palleschi Signature of owner or authorized agent
10/29/07 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

A large tree limb fell from natural causes during a rain storm, significantly damaging a small game chicken coop that was a contributing structure on the Ned Watkins farm. The building is within the environmental setting of this historic park property, near the driveway. The chicken coop has vertical wood siding and a metal roof, with one small opening for ventilation for ~~brooding~~ brooding.

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

Unfortunately, the building is damaged beyond repair and needs to be removed from site. A work order has been placed to remove the substantial limbs that are lying across the driveway and causing a safety hazard and obstacle for the park tenants. The effect of the removal of the chicken coop is unfortunate, but resulted from natural causes.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

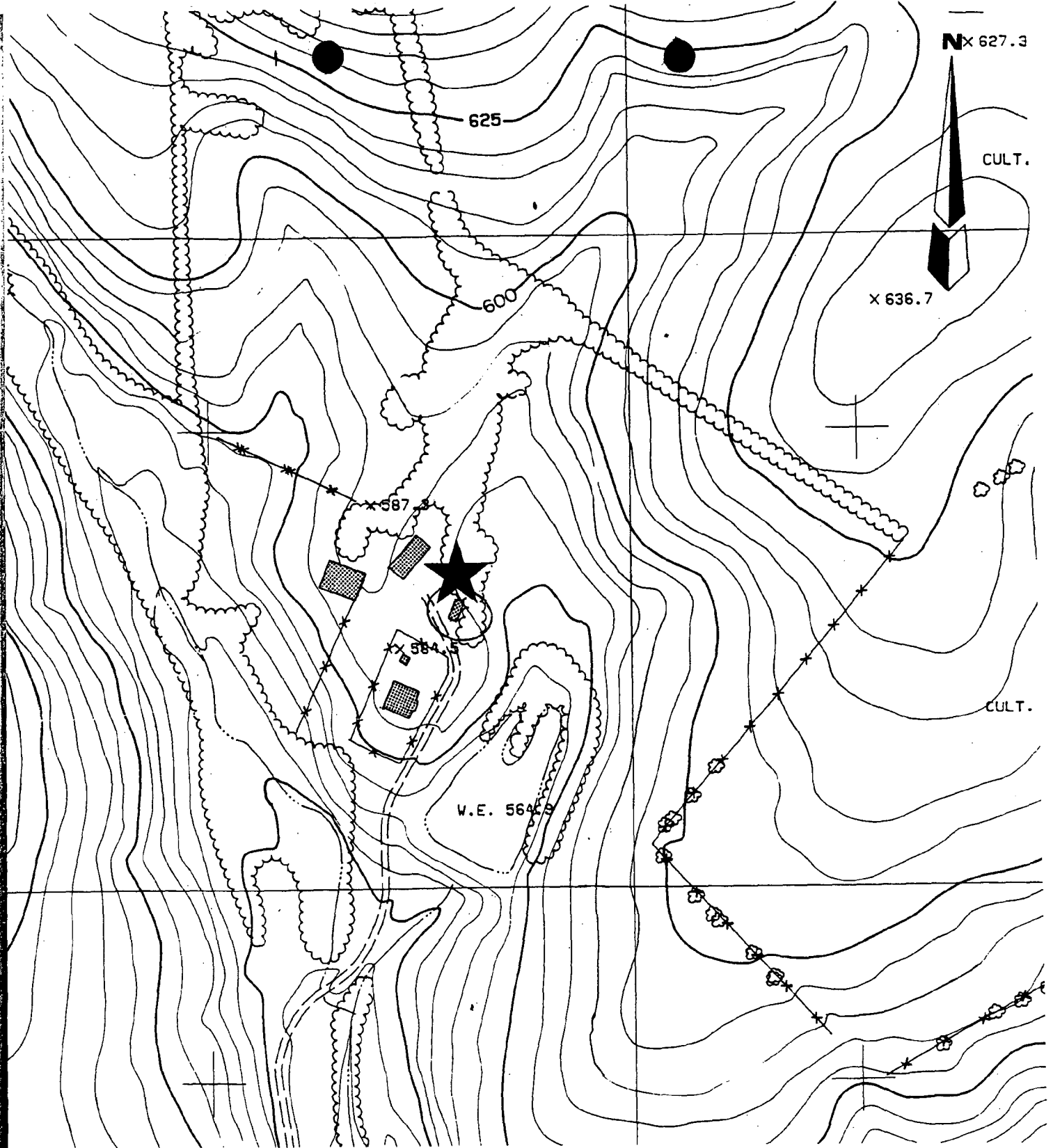
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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**NED WATKINS HOUSE
SITE 13/7**

Scale: 1"=200'



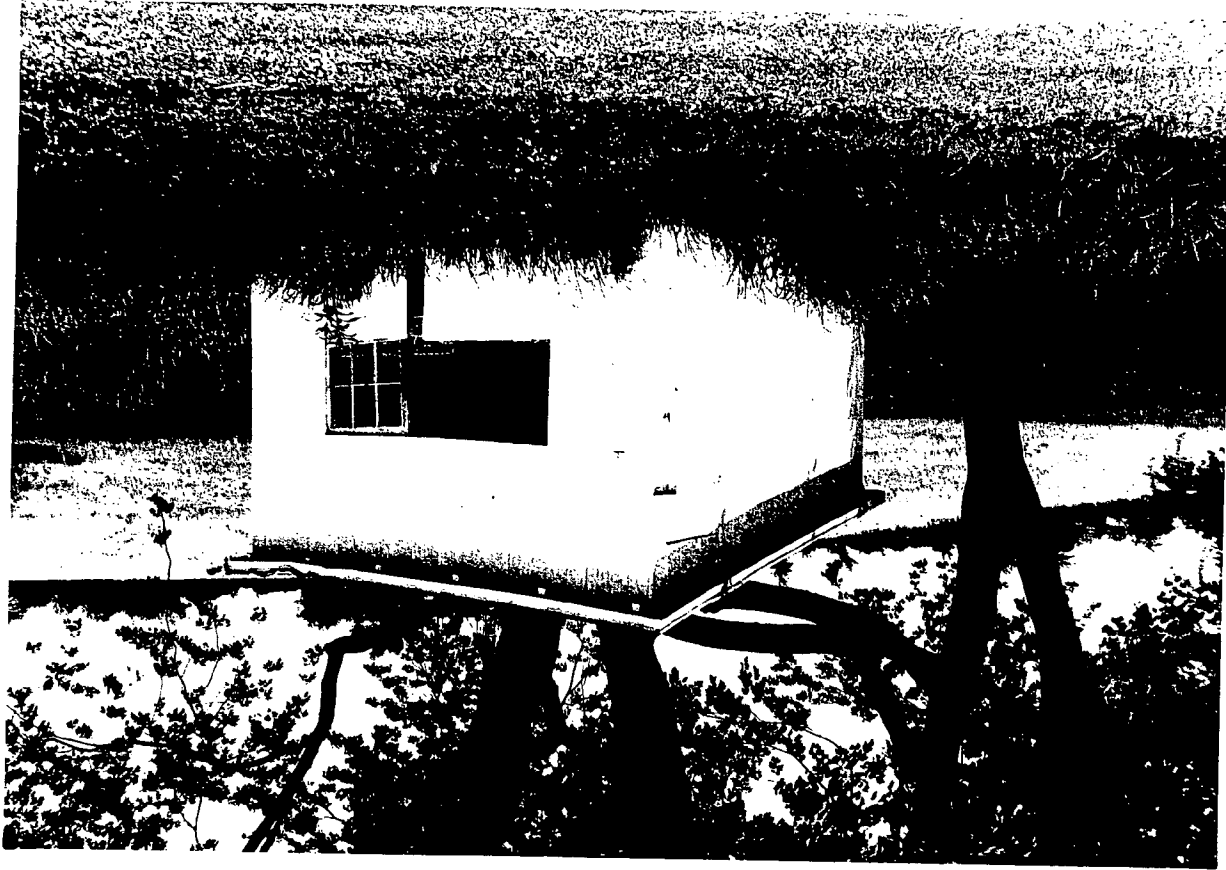
12001 Skylark Road
Clarksburg, MD 20871

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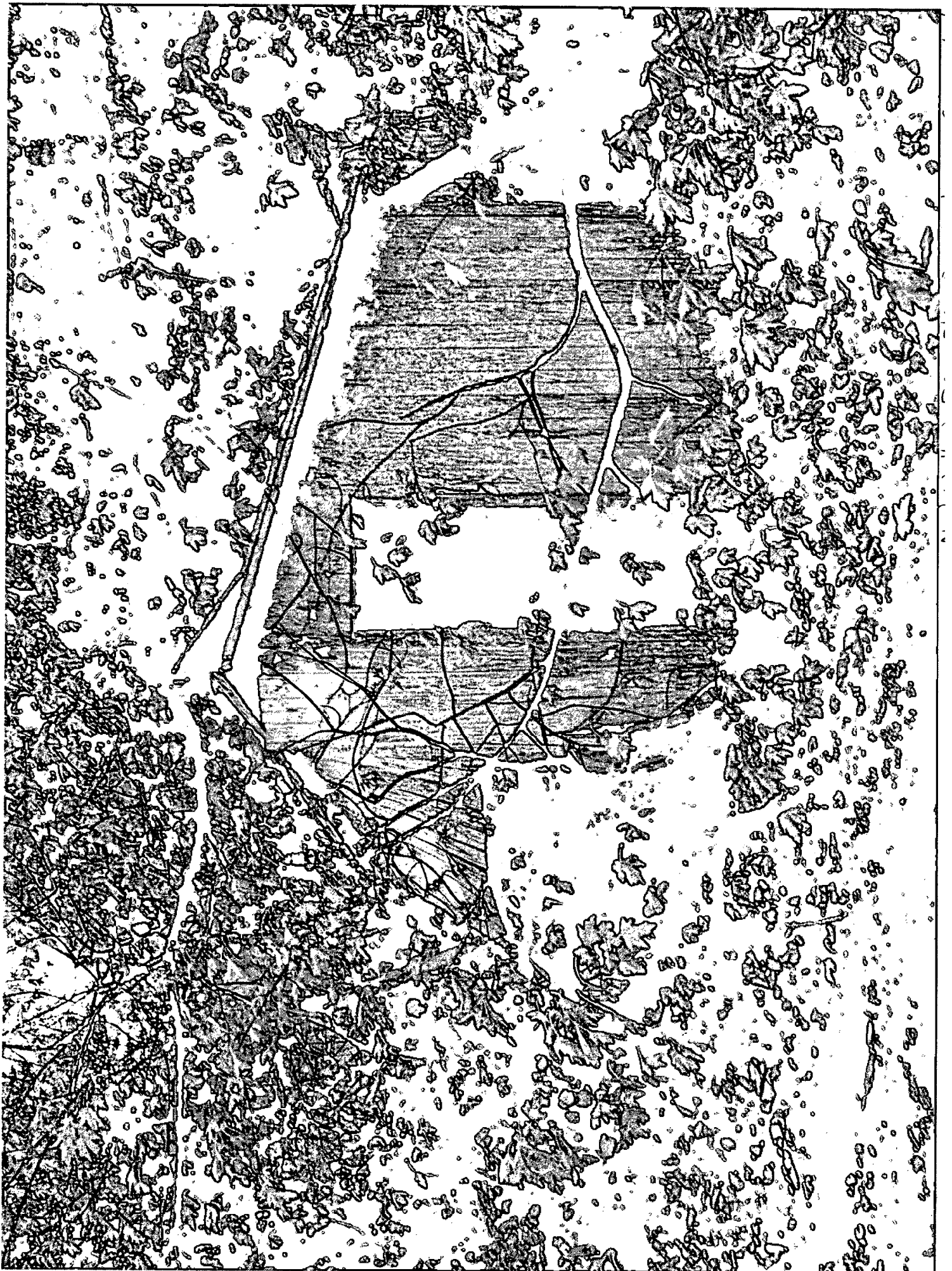
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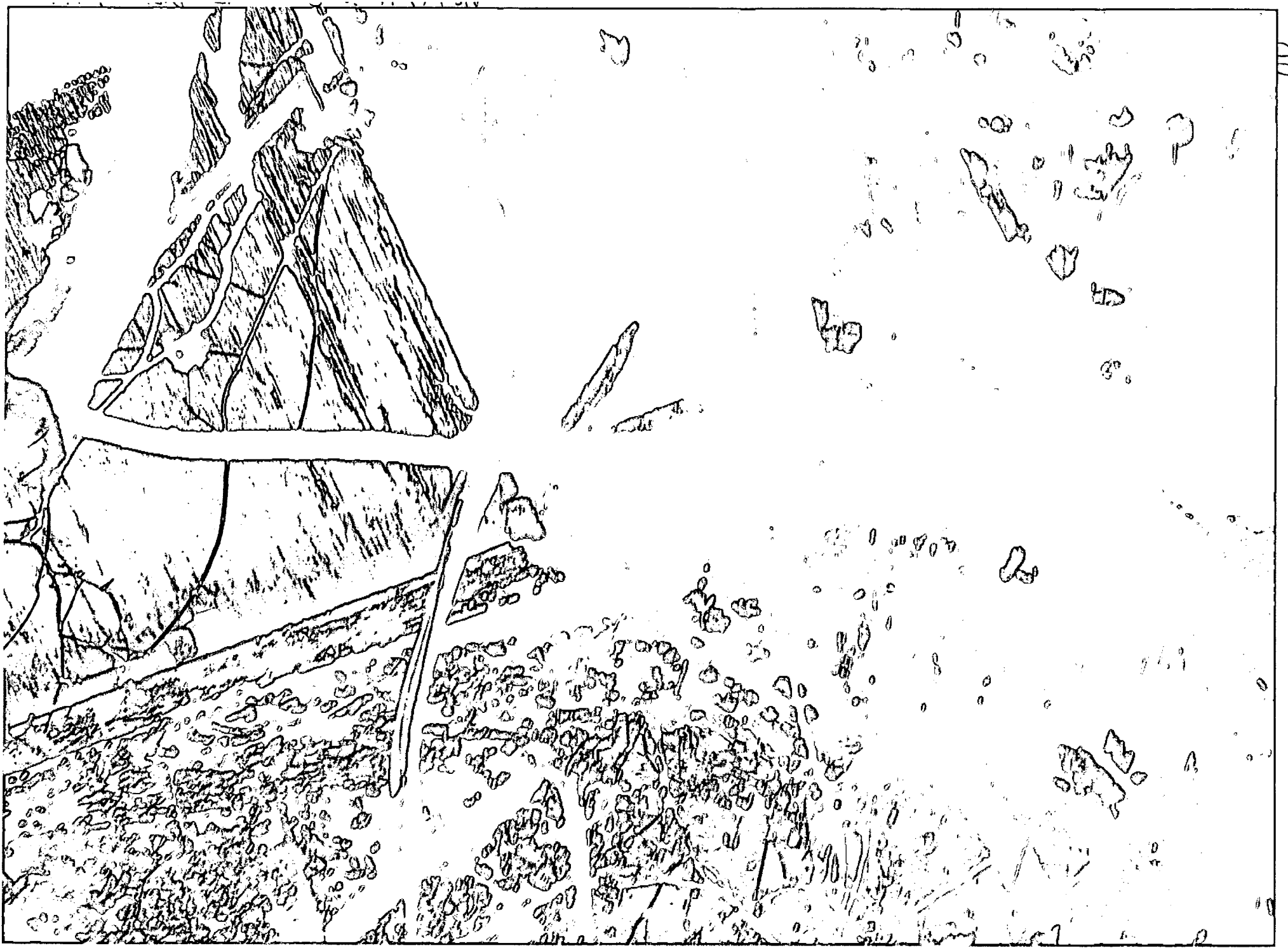
Clifton Gap
Photo taken 5/15/1990



8







MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
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246.777.1176

DPS - #8

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301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Carrie Paleschi, Dept. of Parks
Daytime Phone No.: 301-495-2517

Tax Account No.: N/A
Name of Property Owner: Montgomery County Dept. of Parks Daytime Phone No.: 301-495-2517
Address: 9500 Bissett Ave. Silver Spring 20901
Street Number City State Zip Code
Contractor: Central Maintenance/Dept. of Pks. Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: Carrie Paleschi Daytime Phone No.: 301-495-2517

LOCATION OF BUILDING/PREMISE

House Number: 12001 Skylark Rd Street: ↓
Town/City: Clarksburg, MD 20871 Nearest Cross Street: Ridge Rd.
Lot: N/A Block: N/A Subdivision: Ovid Hazen Wells Park
Liber: 5738 Folio: 55 Parcel: P067 Map # EW61

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Rejuvenate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: destroyed
1B. Construction cost estimate: \$ less than \$5,000 chicken coop from fallen tree limb
1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Carrie Paleschi 10/29/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(4)

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

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Unfortunately, the building is damaged beyond repair and needs to be removed from site. A work order has been placed to remove the substantial limbs that are lying across the driveway and causing a safety hazard and obstacle for the park tenants. The effect of the removal of the chicken coop is unfortunate, but resulted from natural causes.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
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3. **PLANS AND ELEVATIONS**

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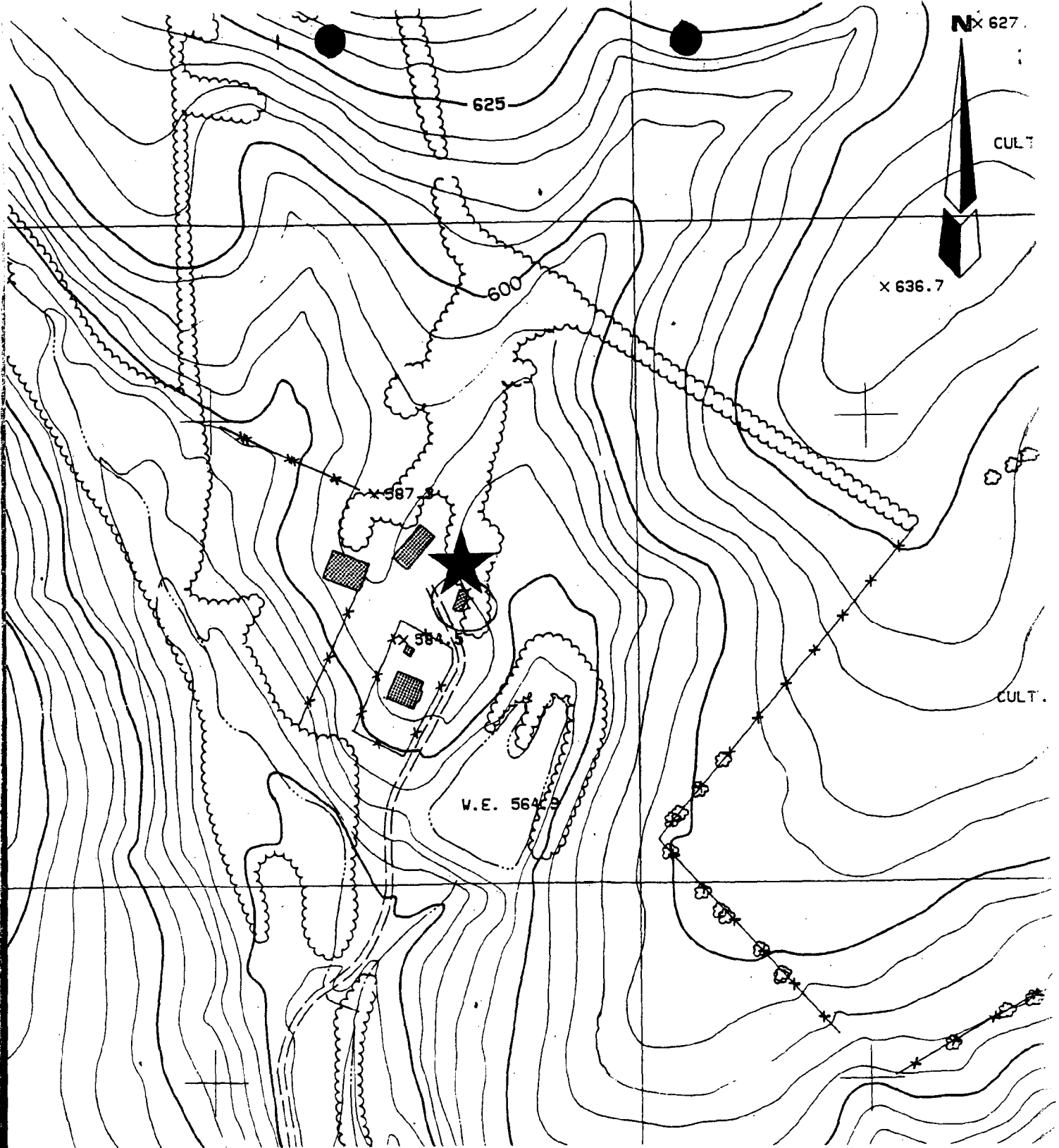
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**NED WATKINS HOUSE
SITE 13/7**

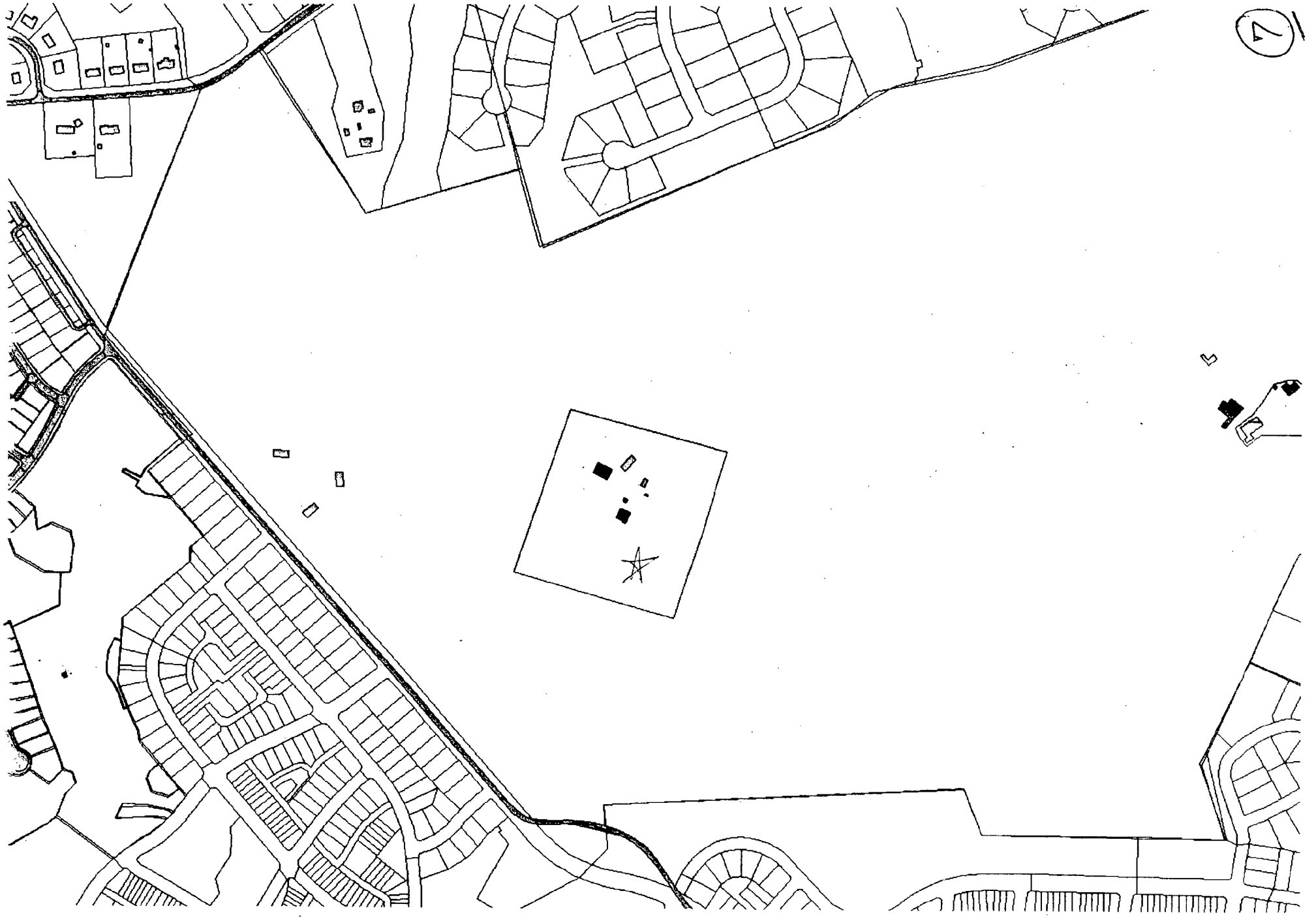
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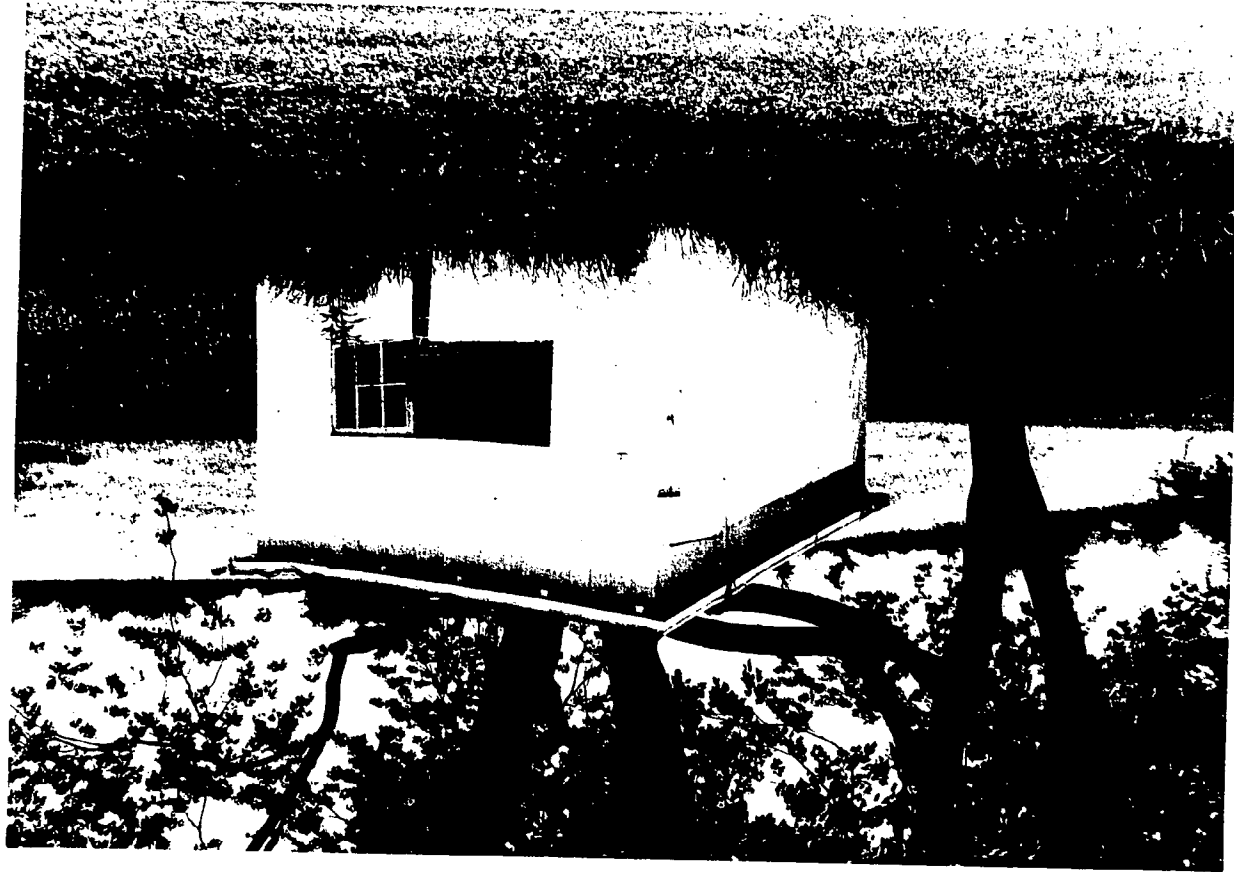
12001 Skylark Road
Clarksburg, MD 20871

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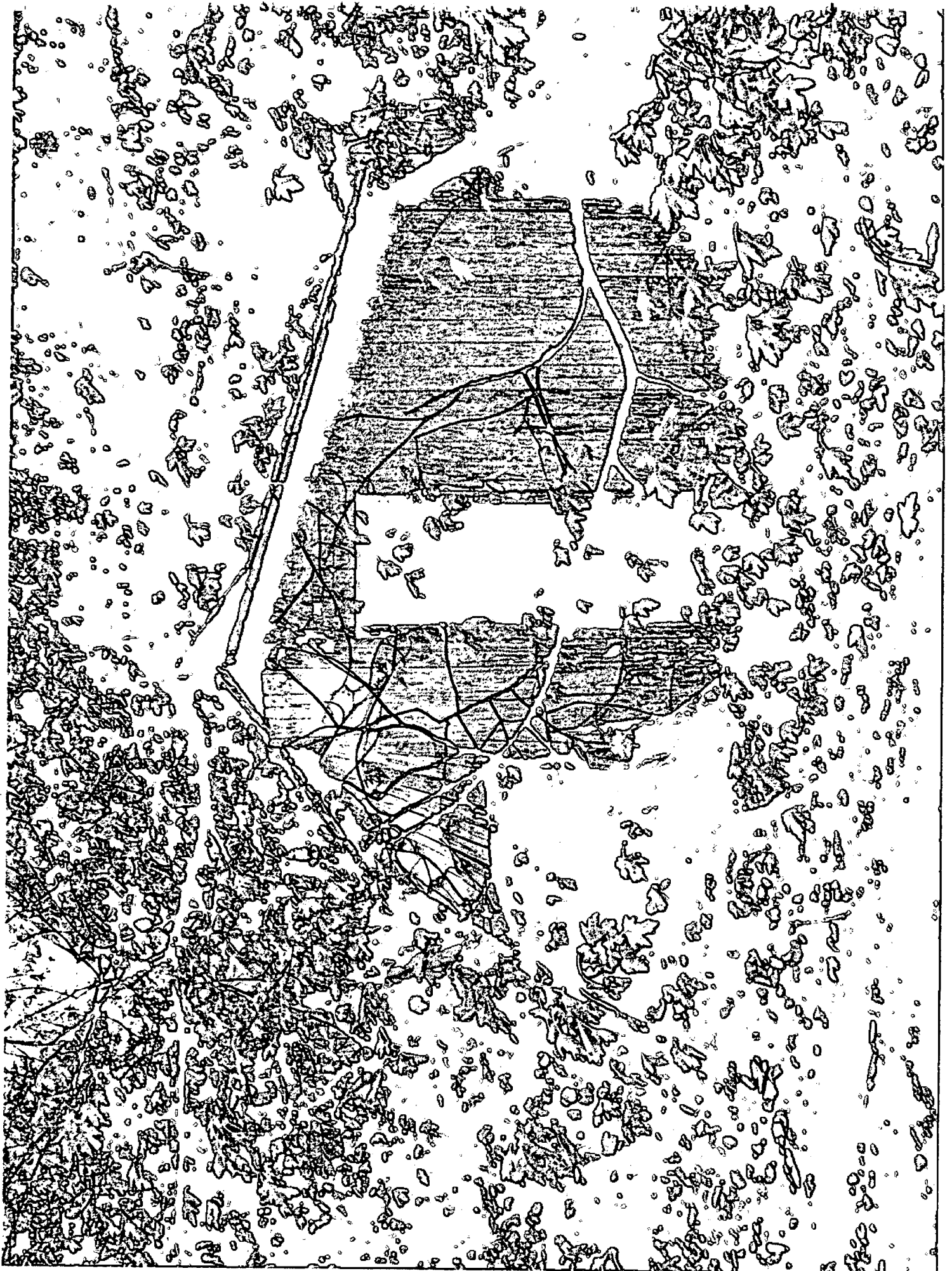
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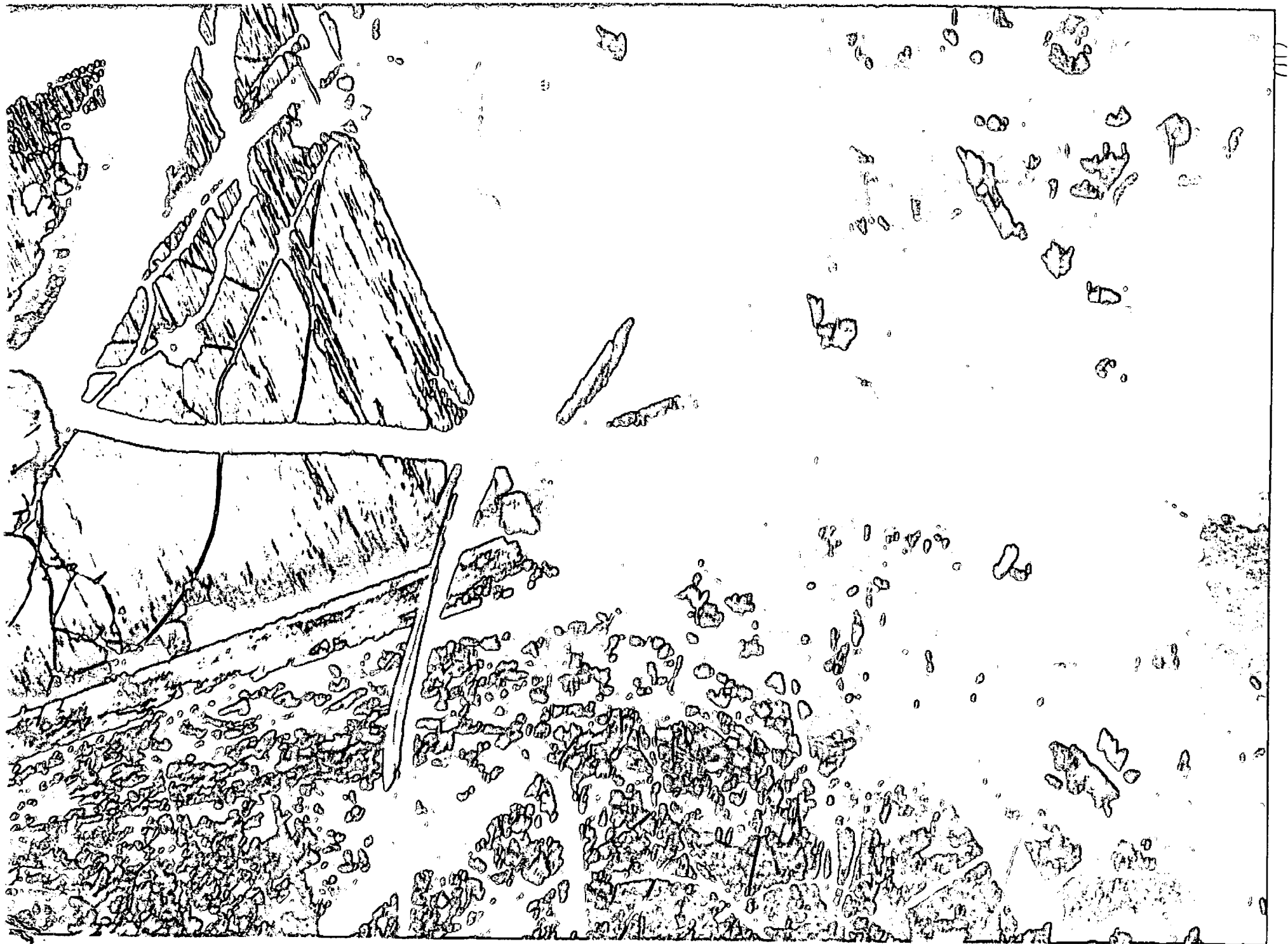
2661/312
(Litter 600
2/15/1972)



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HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: November 15, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Scott Whipple^{SW} Historic Preservation Supervisor
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #469626, chicken coop demolition; tree removal (retroactive)

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved at the November 14, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Montgomery County Department of Parks (Carrye Palleschi, Agent)

Address: 12001 Skylark Road, Clarksburg

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

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Daytime Phone No.: 301-495-2517

Tax Account No.: N/A
Name of Property Owner: Montgomery County Dept. of Parks Daytime Phone No.: 301-495-2517
Address: 9500 Burnett Ave. Silver Spring 20901
Street Number City State Zip Code
Contractor: Central Maintenance Dept. of Parks Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: Carrie Paleschi Daytime Phone No.: 301-495-2517

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

Carrie Paleschi Signature of owner or authorized agent 10/29/07 Date

Approved: _____ for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 11.15.07

Application/Permit No.: 469626 Date Filed: _____ Date Issued: _____

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You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

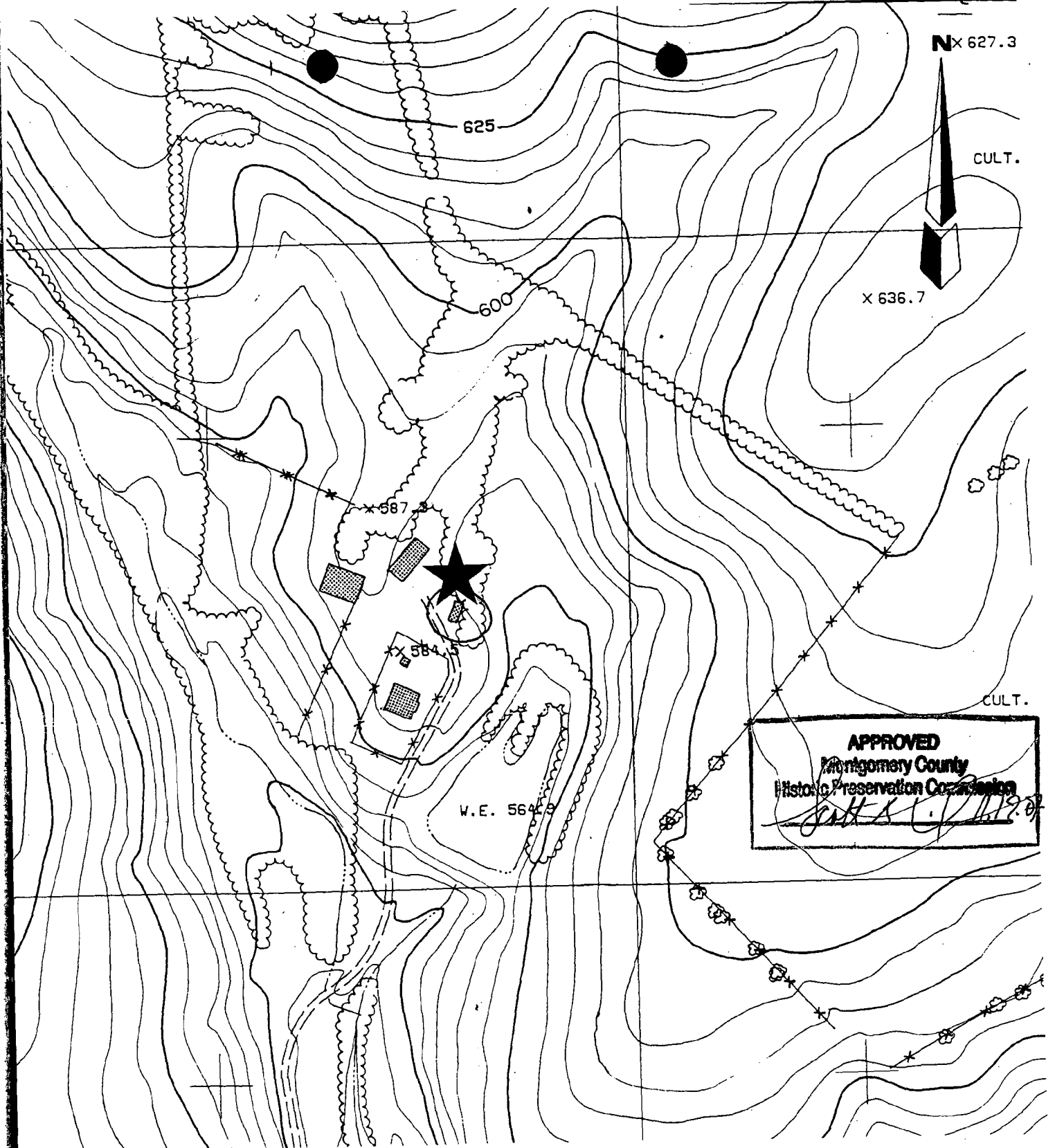
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

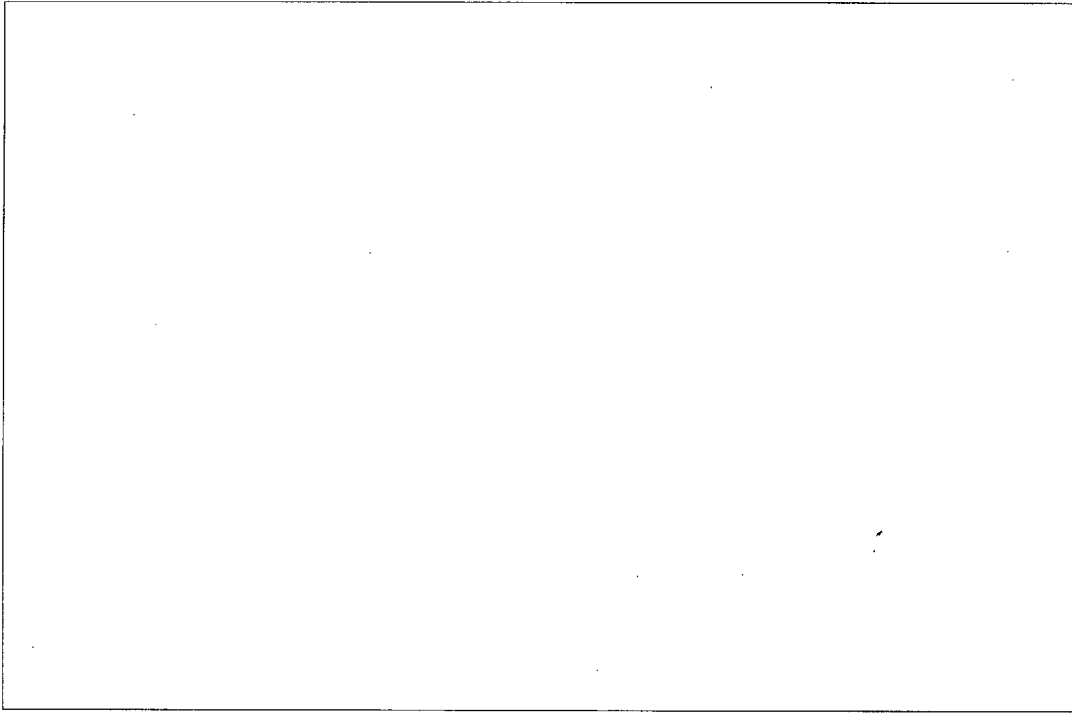
Scale: 1"=200'



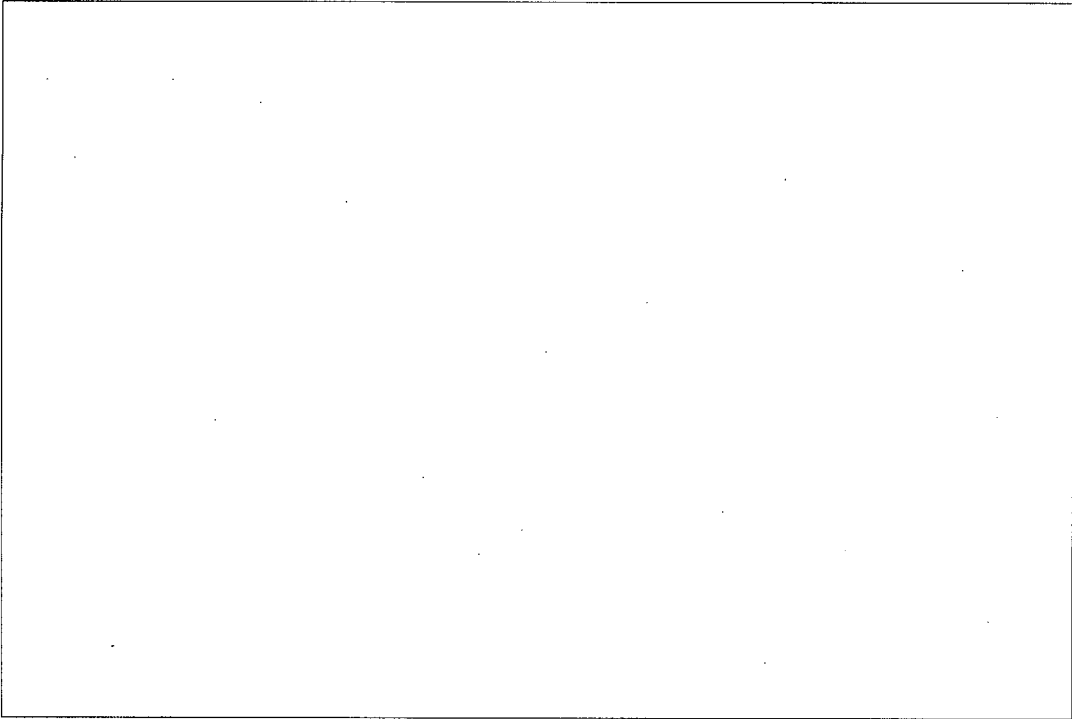
NED WATKINS HOUSE SITE 13/7

12001 Skylark Road
Clarksburg, MD 20871

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: Montgomery County Dept. of Parks - see attached photos.

Page: _____

NEO WORTH'S FARM. 3/7. Destroyed duck-pond 90° 12' 7"





Ned Watters farm. 13/7. Destroyed timber Coop. 10/21/68

Ned Watkins' Farm. 13/7. Destroyed ducken Coop. 10/27/07



Chicken Coop
photo taken 5/15/1980



