

MCPB #3
01/15/04

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

January 8, 2004

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gwen Wright, Historic Preservation Supervisor
Historic Preservation Section, Countywide Planning
Montgomery County Department of Park and Planning

FROM: Clare Lise Cavicchi, Historic Preservation Planner *CLC*
Historic Preservation Section, Countywide Planning
Montgomery County Department of Park and Planning

SUBJECT: Master Plan Evaluation for Locational Atlas Resource
Farmhouse, 24800 Dunnivant Drive, Locational Atlas #14/8
(Demolition Permit Pending)

STAFF RECOMMENDATION

Do not designate the resource at 24800 Dunnivant Drive on the *Master Plan for Historic Preservation*. Remove from the *Locational Atlas*.

BACKGROUND

On November 19, 2003, an application for a demolition permit was filed for the Farmhouse located at 24800 Dunnivant Drive. The resource is listed on the *Locational Atlas and Index of Historic Sites* (Resource #14/8). Because it is on the *Atlas*, this resource is subject to the Moratorium Provision of the County's Preservation Ordinance, Chapter 24A - Section 10, of the County Code. Under that provision, a public hearing and finding on historical/architectural significance is required prior to the issuance of a County permit to demolish or substantially alter any *Atlas* resource.

The Historic Preservation Commission will be reviewing this case at its January 14th meeting and the HPC's advisory recommendation will be presented to the Planning Board at its January 15th meeting. If the Planning Board finds that the resource does not warrant designation on the *Master Plan*, then the demolition permit may be issued immediately and the property may be razed. If the Planning Board finds that the resource warrants

designation on the *Master Plan*, then the demolition permit will be withheld for a maximum period of 195 days and the designation process will continue on to the County Council.

HISTORY

The dwelling and barn were historically located on a 160-acre parcel. The frame house dates from the late 19th century or early 20th century and the barn from the early 20th century. The Duvall family owned the property from 1807 until 1903. The earliest likely date for the house is 1877, when Jackson L. Duvall acquired the property from his mother Ellen McAtee. Jackson and his wife Amanda conveyed the property to John H. Duvall in 1883. The following year, Hawkins Creamery Road was platted and John H. Duvall died. His widow retained the property until 1903.

Gothic Revival-influenced houses such as this, with center cross gable roofs, were popular in the county from 1860-1910. This one has features that are typical of earlier examples: steep roof slope, deep cornice returns, round-arched window, elongated first-story window openings, and two-light transom.

A log house located east of the property, 8355 Hawkins Creamery Road, may have been the original house for this Duvall farmstead. Still standing, and located on 2.78 acres, this dwelling has had many alterations. It is not identified on the *Locational Atlas*.

The next long-term owners of the property were Cramwell and Ivy King, who owned the farm from 1917 until 1949. The Kings built the bank barn, probably between 1925-35. The barn has a poured concrete foundation and a gambrel roof typical of this period. Local resident Robert Burns recalls the Kings operating a dairy farm here and residing in the house. Cramwell McKinley King (1895-1971) was the youngest of 12 children of Singleton King of Woodfield. He had married Ivy Broadhurst in 1913.

In 1949, the Kings sold the property to E. Brooke Lee who created the Silvercrest subdivision and, in 1966, carved separate lots for the house and barn. The barn was reserved on a 1-acre lot and the house on 22 acres. The latter was recently subdivided, siting the house on a 14.3-acre lot.

DISCUSSION

As part of the Damascus Area Master Plan effort, staff has been actively surveying and researching historic resources in this region for the past year and a half. This project includes over 50 resources that are either already on the *Locational Atlas* or are potential additions to the *Atlas*. Staff is very familiar with the history of this region and the type of historic resources that are here extant.

The dwelling is a very common house type and it has had many alterations. The windows are recent replacements. The siding is replaced or covered with asbestos shingles. A sliding glass door installed on the east side opens onto a deck that wraps around the front of the house. The historic metal roof was replaced with a fiberglass shingle roof.

The barn is a more unusual building type that combines traditional and modern forms. The banked construction with lower stable and wagon ramp to upper loft is a traditional form found in the county from the 1830s. Features typical of the early 20th century are the gambrel roof and concrete construction. The Ira Jones Barn (1921), 25601 Kings Valley Road, also a bank barn, is the earliest known example of a gambrel roof barn in the region.

The historic context of the house and barn were dramatically altered with the Silvercrest subdivision. The house and barn were sited on separate lots. The approach to the house was changed so that the house is no longer accessed from Hawkins Creamery but from a cul-de-sac that leads to the back of the house.

There were numerous farmsteads in the Damascus area that were established and inhabited by the Duvalls and the Kings. Better examples of dwellings and farmsteads exist that represent both of these early and longstanding families. The Franklin Duvall Farm, 9420 Hawkins Creamery Rd; the Rezin Duvall Farm, 9011 Hawkins Creamery Rd; and the Kingstead Farm, 11415 Kingstead Rd, have high levels of integrity and are on the *Locational Atlas* (11/24, 11/23, 11/10).

Staff finds that this resource has neither architectural nor historic significance and recommends that it be removed from the *Locational Atlas*.



24800 Dunnivant Drive, historic front, south façade



Rear façade, as seen from Dunnivant Drive approach



Barn, southwest corner, located on north side of Dunnivant Drive, P884



Barn, southeast corner

Chain of Title, 160 acres, Richardson's Range

1807	Hammond Duvall from George Culp. For £225. 168 acres. (Deed N:401)
1877	Jackson L. Duvall from Ellen McAtee, his mother 160 acres (EBP 16:154) 2-13-1877 Cited in Equity Case 180 (1874). Jackson L Duvall et al vs. Sprigg Duvall
1883	John H. Duvall from Jackson L and Amanda E. Duvall. \$1600 160 acres, except 10 ac parcel adjoining Lyde Griffith and ¼ acre with family burying ground. (EBP 30:202)
1903	Ruth Hilton, from Kate H. [Duvall] Bellison and John T. Bellison Same as conveyed to Kate Duvall from her husband John H. Duvall, 1884 will. (TD 26:187)
1911	Henry C. and Clara Allnutt from Ruth Hilton (222:327)
1917	Cramwell M. King and wife, from Clara E. Allnutt, widow 160 acres of Richardson's Range, May 17, 1917 (264:194)
1949	Silver Spring Properties (E. Brooke Lee), from Cramwell and Ivy King, 160 acres of Richardson's Range and Joint Discovery Sept 30, 1949 (1300:104)
1952	Nina G. Lee (1678:376)

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Farmhouse (Silvercrest Subdivision)

2 LOCATION

STREET & NUMBER

Silvercrest Drive & Hawkins Creamery Road (Silvercrest Sub.)

CITY, TOWN

Damascus

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

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

OWNERSHIP

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

STATUS

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

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- BARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

4 OWNER OF PROPERTY

NAME

Barn: Carl + Joyce Mealo, 8217 Seneca View Dr 253-6078

House: Ronald + Sherry Carey, 24800 Dunnavent Dr 253-4371 Telephone #:

STREET & NUMBER

Laytonsville

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

-1-90

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a typical, local farmhouse with three bays on the main (south) facade and a small center gable. There are stove-type chimneys at either end, and an open porch crosses the front. Present siding is asbestos shingle. Behind the house is a large hay barn that is notable due to its gently-sloping gambrel roof. There are only two or three other frame barns like this in the County; including the nearby Kemp Barn, and the King Barn on Schaeffer Rd., near Germantown.



CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

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

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The house and barn were built probably ca. 1900.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

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

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

1/22/74

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

Maryland

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

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

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

