

WILSON H. CECIL HOUSE, DICKERSON (M: 10-63)

EVALUATION OF A LOCATIONAL ATLAS SITE



Description

The Planning Board will receive public testimony, hold a worksession, and determine whether the Wilson H. Cecil House should be listed in the *Master Plan for Historic Preservation* or removed from the *Locational Atlas & Index of Historic Sites*.



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SUMMARY

- The Wilson H. Cecil House is likely a mid-nineteenth-century log house constructed by Wilson Hammonds and Mary E. Cecil. The Wilson H. Cecil House was one of the original properties listed in the *Locational Atlas & Index of Historic Sites* in 1976.
- The property is within the boundaries of the *Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County* (October 1980) and the *Rustic Roads Functional Master Plan Update* (2023).
- In June 2024, the Department of Permitting Services (DPS) contacted the Historic Preservation staff regarding the unpermitted partial demolition of the Wilson H. Cecil House and new construction.
- In December 2024, the property owner submitted a Historic Area Work Permit (HAWP) to demolish the Wilson H. Cecil House. This action triggers Sec. 24A-10, Moratorium on Alteration or Demolition, and evaluation of the resource by the Historic Preservation Commission (HPC) and Planning Board.
- The HPC canceled their scheduled February 12, 2025, public hearing and worksession due to inclement weather. The meeting has been rescheduled for Tuesday, February 18, 2025. Staff will present the HPC recommendation at the Planning Board hearing.

INFORMATION

Draft

Evaluation of a Property listed in the Locational Atlas
& Index of Historic Sites

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Date

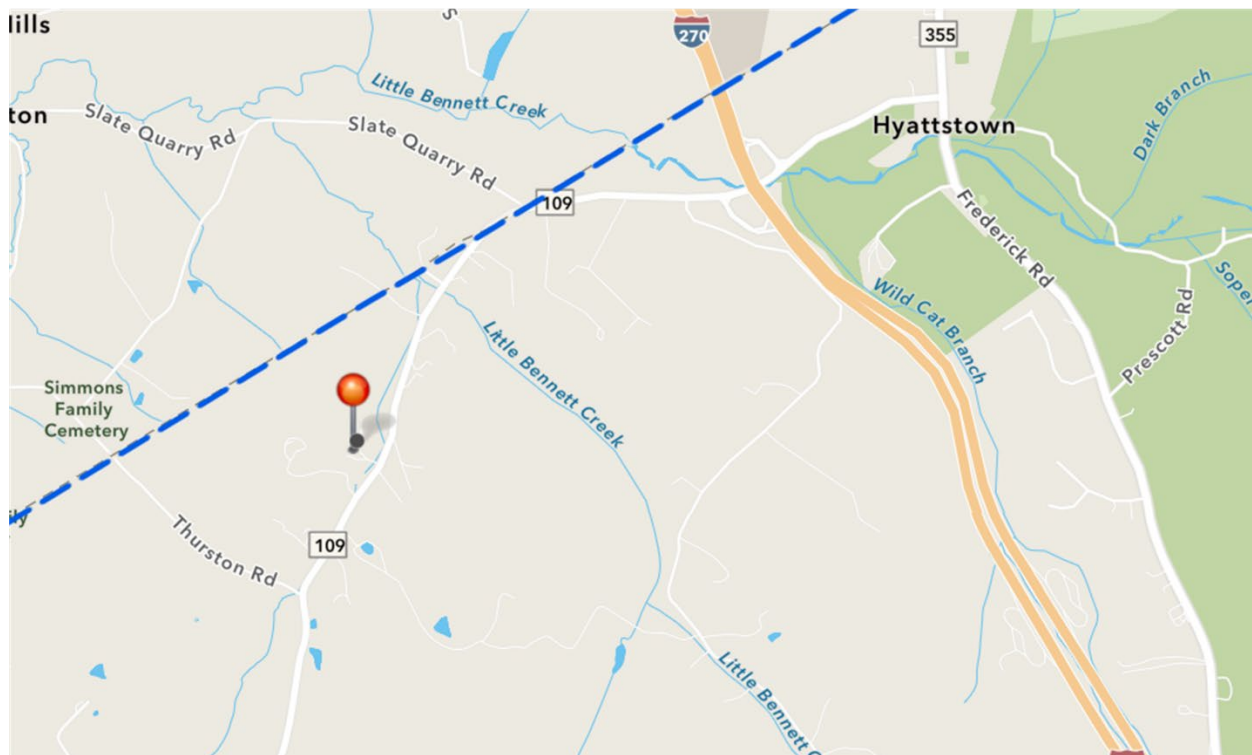
February 13, 2025

Planning Division

Historic Preservation, Countywide
Planning & Policy

Planning Board Information

MCPB
Item No. 6
February 20, 2025



The red pin notes the Wilson H. Cecil House Locational Atlas Site located to the southwest of Hyattstown on Old Hundred Road.

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BACKGROUND

WILSON H. CECIL HOUSE (M: 10-63)

The Wilson H. Cecil House rests on an 18-acre parcel located on the west side of Old Hundred Road between Comus and Hyattstown. The property was one of the original resources listed in the *Locational Atlas & Index of Historic Sites* in 1976 and is within the boundaries of the *Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County* (October 1980) and the *Rustic Roads Functional Master Plan Update* (2023). The County Council designated the majority of Old Hundred Road as a “rustic road” in the *Rustic Roads Functional Master Plan* (1996) and the recent update to the plan confirmed its classification.¹ Significant features of the road include its alignment that follows the natural contour of the land, views of farmland and Sugarloaf Mountain, and mature trees.² The road profile states the following:

Old Hundred Road (MD 109) has outstanding vistas of farms and rural landscapes and Sugarloaf Mountain. The portion of the road from Frederick Road (MD 355) to I-270 was designated rustic in the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*. The section from Barnesville Road to I-270 was designated rustic in the 1996 *Rustic Roads Functional Master Plan*....

...[When traveling north on Old Hundred Road,] Thurston Road (a rustic road) intersects the road on the left. This section of road is curving and very wooded, with an enclosed tree canopy. At the bottom of the hill, the W. H. Cecil House (Locational Atlas Site #10/63), a log structure, is just visible on the left. Several modest frame farmhouses from the 1800s are visible from the road on the right, including the Mort Cecil House (Locational Atlas Site #10/64), the Carlisle/Byrne House (Locational Atlas Site #10/62), and the Edward McElfresh House (Locational Atlas Site #10/60). The rustic portion of Old Hundred Road ends at Peach Tree Road (an exceptional rustic road).³

See Attachment A, Figure 1, for a map that shows resources identified on Old Hundred Road in the *Rustic Roads Functional Master Plan Update* (2023).

In June 2024, the Department of Permitting Services (DPS) contacted the Historic Preservation staff regarding the unpermitted partial demolition of the Wilson H. Cecil House and new construction. At this point, the property owner had removed the roof, two exterior walls, and all interior components of the log house. Rebeccah Ballo, Historic Preservation Supervisor, notified the owner that the property is listed in the *Locational Atlas & Index of Historic Sites* and directed DPS to hold the permit as

¹ Montgomery Planning, *Rustic Roads Functional Master Plan Update, Volume 1: The Plan* (Wheaton, MD: M-NCPPC, 2023): 32.

² Montgomery Planning, *Rustic Roads Functional Master Plan Update, Volume 2: Road Profiles* (Wheaton, MD: M-NCPPC, 2023): 267.

³ *Ibid*, 267-269.

the proposed changes were a “substantial alteration” to the resource. Staff consulted with the owner’s representative on a potential remedy to return the property to compliance, but these efforts ceased after a structural engineer hired by the property owner recommended demolition of the log house. The structural engineer found that the existing log walls and foundation were structurally unsafe and incapable of supporting an additional floor. See Attachment B for a copy of the letter from the structural engineer.

The property owner submitted a Historic Area Work Permit (HAWP) to demolish the Wilson H. Cecil House. This action triggers Sec. 24A-10, Moratorium on Alteration or Demolition, that requires the Planning Board to determine whether the historic resource will be, in all likelihood, designated as a historic site listed in the *Master Plan for Historic Preservation* or removed from the *Locational Atlas & Index of Historic Sites*. If removed from the *Locational Atlas & Index of Historic Sites*, the Director of Permitting Services will issue the permit to demolish the building (pending the review and approval of all other typical permitting agencies).

For its public hearing and worksession, the Historic Preservation Commission will utilize the designation criteria as outlined in 24A-3(b) to determine whether the property satisfies design and architecture or historic and cultural significance, and make a recommendation to the Planning Board on whether the property should be removed from the *Locational Atlas & Index of Historic Sites*. The Planning Board must use the same criteria in its determination and may balance the importance of the historic property with other public interests as stated in the *Master Plan for Historic Preservation* (pg. 22).

DESCRIPTION OF PROPERTY

SITE DESCRIPTION

The Wilson H. Cecil House is situated on an 18-acre, irregular-shaped parcel on the west side of Old Hundred Road, between Thurston Road and Slate Quarry Road. The log house is set back approximately 450 feet from the winding, rustic road, and elevated 20' above it. Tree stands and foliage obscure most views of the house from the public rights-of-way. A driveway provides access to the site from Old Hundred Road, immediately crossing a culvert over an ephemeral stream of Little Bennett Creek.⁴ The driveway then splits, leading west to a gravel parking lot and north to the front of the log house, before encircling the home.

The property includes at least eight outbuildings, most of which were constructed in the late twentieth century. Approximately 150 feet south of the house is a small, early twentieth century, wood-frame outbuilding (Attachment A, Figure 18). The building rests on a stone pier foundation, is clad in vertical wood siding, and is capped with a gable roof.⁵ The remainder of the outbuildings are associated with the landscaping and commercial uses for the property over the last 50 years. Other non-historic landscape features include an excavated pond, located 205' northeast of the house, which was installed in the 1970s.

See Attachment A, Figures 2-3 and 5-7, for aerials of the site.

ARCHITECTURAL DESCRIPTION

The Wilson H. Cecil House consisted of multiple phases of construction, including:

- 1) the original two-story, side-gable log house;
- 2) a two-story, side-gable, wood-frame side addition on the north elevation;
- 3) a one-story, shed roof, concrete block rear addition that extended the full-width of the west elevation; and
- 4) a one-story, shed roof, enclosed front porch on the wood-frame addition.

The property owner demolished most of the original log house and wood-frame addition, particularly the north and west walls of the log house and other architectural components in the fall of 2024. As a result, this architectural description focuses on the original log section of the house, based on an analysis of existing conditions and earlier photographs taken before the unpermitted demolition.

⁴ Aerial photographs depict a gravel and dirt driveway that the property owners paved and expanded with asphalt in 2021.

⁵ Most of the stone piers have failed and were replaced with non-historic materials to support the building.

The Wilson H. Cecil House is a two-story, three-bay, single-pile log house likely built in the mid-nineteenth century.⁶ The house has a simple rectangular plan, approximately 27' x 20'. Logs from the property were cut, hewn on the interior and exterior sides, but left round on the upper and lower sides, and laid with a simple v-notch pattern. The original chinking consisted of stone and lime-based mortar, though little of it remains visible. Former owners replaced most of the original chinking with concrete. Since the mid-twentieth century, the exterior log walls have been exposed to the elements, but the remnants of nails suggests that the building had wood weatherboard siding. Most log construction from this era was covered with weatherboard to protect the logs from moisture and decay, and to improve the appearance of the house.

The log walls rest on a rubble stone foundation with no coursing and supported a gable roof with overhanging eaves. The original roof covering remains unclear, but consisted of corrugated tin sheets before its demolition. The south elevation consists of an external end chimney with a stone base and brick stack with a simple corbeled cap. The stone base remains, but the brick stack has been demolished. On the south and north elevation, the wood-frame upper gable ends of the house featured replacement lap siding.

The three-bay facade (east elevation) consists of an off-center door flanked by two windows on the first story and three windows on the second story. Unlike the first-story door, the middle window on the second story was centrally located on the façade. The non-historic, front, single-leaf door has nine-lights and two-panels. The windows are six-over-six, double-hung, wood-sash. There is no fenestration on the south elevation, which is dominated by the gable end chimney, or on the north elevation encapsulated by the wood-frame addition. The first story of the rear (west) elevation was obscured by the one-story, concrete block addition, but the second story featured two small, six-light, wood casement windows. Interior photographs taken prior to demolition showed openings in the log walls behind the later additions. This included an opening for a single-leaf door on the north (side) elevation and an opening for a single-leaf door and window on the west (rear) elevation. It is unknown if these opening were original to the house or cut to provide access or light after the construction of the additions.

See Attachment A, Figures 8-17, for photographs of the house from 2008 and 2025.

⁶ The date of construction is based on the acquisition of the property by Cecil in 1859, but the building may have been constructed by a previous owner or tenant. Research of the tax assessment records failed to confirm the date of construction. Inconsistencies in the improvement values on the property may be due to the lack of perceived value for log construction or the lack of improvements.

HISTORIC CONTEXT

LOG HOUSES IN MONTGOMERY COUNTY

Log construction dominated the built environment of Montgomery County in the 1700s, but declined in popularity by the mid-nineteenth century. As stated in *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*:

The majority of Montgomery County houses built in the mid to late 1700s were constructed of log. In 1783, 70% of the dwellings identified by material in the tax assessment were log houses, typically 20-24 feet by 16 feet. Log construction originated among German and Scotch-Irish in southeastern Pennsylvania. Beginning in the 1730s, they migrated to Maryland and Virginia, bringing with them the tradition of building with log. ...By the mid-1800s, few county residents were building log houses. Exceptions were African Americans who built log dwellings for over a decade after emancipation.⁷

There are at least 18 log houses (or sections of houses with log construction) listed in the *Master Plan for Historic Preservation*. This includes the following properties:

- Friendship (log section ca. 1786), 28110 Ridge Road (M: 10-1), two-story log house.
- David Zeigler House (log section date of construction unknown), 25321 Frederick Road (M: 10-57).
- Moneysworth Farm (log section ca. 1800), Whelan Lane (M: 13-14), one-and-a-half-story log house with siding.
- Etchison-Warfield House (log section ca. 1800), 8251 Damascus Road (M: 14-03), one-and-a-half-story log house.
- Perry Etchison Farm (log section ca. 1850), 6935 Annapolis Road (M: 15-23), one-and-a-half-story log house with siding.
- William Phair House (ca. 1857), 2130 Spencerville Road (M: 15-75), two-story log house with siding.
- Old Chiswell Place (log section ca. 1800), 18125 Cattail Road (M: 17-9), one-and-a-half-story log house with exposed logs.
- Hilary and Matilda Pyles Farm (log section ca. 1800), 17300 Darnestown Road (M: 18-19), one-story log house with siding.
- Drury-Austin House (log section ca. 1700s), 16112 Barnesville Road (M: 18-42), one-and-a-half-story log house with exposed logs.
- Waring-Crawford Farm (log section ca. 1850), 19212 Forest Brook Road (M: 19-11), two-story log house.
- Grusendorf Log House (ca. 1850), Seneca State Park (M: 19-19), one-story log house.

⁷ Cavicchi, Clare Lise, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, MD: M-NCPPC, 2001), 62-63.

- Flint Hill II (log section ca. 1800), 17800 Bowie Mill Road (M: 22-17), two-story log house with siding.
- The Oaks (ca. 1797), 5815 Riggs Road (M: 23-26), one-and-a-half story log house with siding.
- Oakley Cabin (ca. 1820), 3610 Brookeville Road (M: 23-60), one-and-a-half-story log house with exposed logs.
- Holland Farm (log section ca. 1865), 2030 Brighton Dam Road (M: 23-81), two-story log house with siding.
- Sharon (ca. 1795), 18430 Brooke Groove Road (M: 23-93), two-story log house with siding.
- Higgins Tavern and Hotel (log section ca. 1820), 16800 Georgia Avenue (M: 23-105), two-story log house with siding.
- Burton Log House (log section ca. 1800), 1507 Birmingham Road (M: 34-14), two-story log house with siding.

HISTORY OF PROPERTY AND ITS OWNERS

EARLY LAND PATENTS AND JOHN WILLSON JR.

The Wilson H. Cecil House and its present 18-acre parcel straddles three eighteenth-century land patents: Willson's Discovery, Mackey's Chance, and The Labyrinth (formerly part of None Left).⁸ In 1754, Lancelot Willson patented the 150-acre Willson's Discovery.⁹ Two years later, in 1756, William MacKay patented the 284-acre Mackay's Chance, and, in 1788, Phillip Hammond Hopkins patented the 840-acre The Labyrinth.¹⁰ In the early nineteenth century, John Willson Jr. acquired numerous sections of the Labyrinth including most of the subject property.¹¹ This occurred in multiple land transactions, but he likely acquired parts of the subject property as part of a 101-acre conveyance from Leaven Willson or a 110-acre conveyance from John Willson Sr., his father.¹²

Members of the Willson family had resided near the Sugar Loaf Mountain along the road between Hyattstown and Barnesville for over two generations. John Willson Sr. and Jonathan Willson, John Willson Jr.'s father and grandfather, respectively, owned substantial plantations at a nearby land patent called Wilson's [sic] Inheritance. An advertisement in 1779 described their property:

⁸ Thomas Witten received a warrant and Gerrard Hopkins the patent for the 1,110-acre None Left in 1768. Frederick County Circuit Court, "None Left, Thomas Witten, 1110 Acres," Unpatented Certificate 525, August 25, 1768, <http://plats.msa.maryland.gov>.

⁹ Frederick County Circuit Court, "Resurvey on Willson's Discovery, Lancelot Wilson, 150 3/4 Acres," Unpatented Certificate 751, April 24, 1754, <http://plats.msa.maryland.gov>.

¹⁰ Frederick County Circuit Court, "Mackays Chance, William MacKay, 284 Acres," Patented Certificate 256, March 25, 1756, <http://plats.msa.maryland.gov>;

¹¹ Additional archival research would need to be performed to determine the precise chain of title for the subject property in the late seventeenth and early eighteenth centuries. The Willson family acquired numerous properties in close vicinity to the subject property from Phillip Hammond Hopkins and other property owners.

¹² Montgomery County Circuit Court, "Leaven Wilson [sic] to John Wilson [sic], Jr.," March 15, 1806, Liber M, Folio 681, <http://www.mdlandrec.net>. Montgomery County Circuit Court, "John Willson, Sr. to John Willson, Jr.," December 11, 1813, Liber R, Folio 219, <http://www.mdlandrec.net>.

That on which Jonathan Willson lives has a dwelling house and kitchen under the frame roof, with a large stack of stone chimnies [sic] between them, a quarter for slaves with a stone chimney, two large well built tobacco hoses, the one shingled the other double covered, with a wheat floorin [sic] one of them, and serves as a barn. There are likewise most other convenient outhouses and gardens, small orchards of apples, peaches and cherries, a small meadow, fine pastures and fields...

The other whereon John Willson [Sr.], now lives, has a dwelling house with 4 rooms on the lower floor, and 3 above the stairs, besides a passage room, with two brick chimnies [sic], ad a cellar under it wall'd in with stone; it is quite finished and turned off in the neatest manner, with wainscoting, plastering and painting. A new framed house adjoining, 20 by 16, very warm and convenient, and now made use of as a spinning room, with a good kitchen and quarter with brick and stone chimnies [sic], three large tobacco houses, two of them almost new; a new thatched barn, 60 by 24, besides a new thatched 60 feet cow house and most of all the other convenient out-houses...¹³

John Willson Jr. never married and had considerable wealth. In 1813, he purchased from his father the 476-acre estate at Wilson's Inheritance for \$4,886.68, a considerable amount of money for the period.¹⁴ As noted in T. H. S. Boyd's *History of Montgomery County, Maryland*, John Willson Jr. resided on his family's ancestral land and died ca. 1849.¹⁵ Like his grandfather and father, Willson owned a considerable number of enslaved persons in addition to his extensive land holdings. It remains unknown, however, how he utilized the subject 18-acre property.

After John Willson Jr.'s death, William Willson, his brother, and his three nephews, served as the executors of his estate. In 1857, Otho Upton Cecil acquired 91-acres (part of Mackey's Chance and The Labyrinth) from the executors.¹⁶ Two years later, in 1859, the executors sold 66-acres (part of the patents The Labyrinth and Willson's Discovery) including sections of the subject property to Wilson Hammond Cecil for \$625.¹⁷

¹³ "Lands for Sale," *Maryland Journal and Baltimore Advertiser*, September 21, 1779, GenealogyBank.

¹⁴ There are multiple land transactions between John Willson Jr. and Sr in 1814. Montgomery County Circuit Court, "John Willson, Sr. to John Willson, Jr.," March 14, 1814, Liber R, Folio 119, <http://www.mdlandrec.net>; Montgomery County Circuit Court, "John Willson, Sr. to John Willson, Jr.," December 11, 1813, Liber R, Folio 124, <http://www.mdlandrec.net>; Montgomery County Circuit Court, "John Willson, Sr. to John Willson, Jr.," December 11, 1813, Liber R, Folio 219, <http://www.mdlandrec.net>.

¹⁵ Boyds' year of death for John Willson, Jr., differs from other sources that records Willson's death as October 14, 1851. His will is probated in 1854. T.H. S. Boyd, *The History of Montgomery County, Maryland* (Baltimore, MD: W. K Boyle, 1879), 100-101; "John Willson," <https://www.findagrave.com> (accessed February 3, 2025).

¹⁶ Montgomery County Circuit Court, "Executors of John Willson, Jr. to Otho U. Cecil," March 24, 1857, Liber JGH 6, Folio 21, <http://www.mdlandrec.net>.

¹⁷ Montgomery County Circuit Court, "Executors of John Willson, Jr. to Wilson H. Cecil," June 1, 1859, Liber JGH 7, Folio 481, <http://www.mdlandrec.net>.

WILSON HAMMOND AND MARY E. CECIL

Born in 1820, Wilson Hammond Cecil is the son of Samuel and Honora (nee Rhoades) Cecil. He married Mary E. Smith in Frederick County, Maryland, in 1843.¹⁸ By 1850, the couple and their four children rented property in the Clarksburg District of Montgomery County near their future home. Otho Upton and Charlotte Cecil had acquired a 62-acre parcel (part of The Labyrinth patent) in 1838, and Wilson and Mary Cecil may have resided on this property as well.¹⁹

Oral history suggests that Wilson and Mary Cecil constructed the subject log house upon acquisition of the 66-acre property from the estate of John Willson Jr. in 1859.²⁰ The Cecil family had a tradition of building with log architecture. A court case described Samuel Cecil's house, the father of Wilson Hammond, as "...located near the road from Hyattstown to Barnesville with a log weather-boarded house and out buildings, a spring and apple orchard."²¹

The 1860 United States Federal Census provides additional information about the value and use of the Wilson Hammond and Mary Cecil property. The census recorded the value of the plantation and personal estate for William as \$660 and \$530, respectively.²² The Cecils held at least four enslaved persons who labored on the property.²³ The plantation had 40 acres improved and 26 unimproved. Livestock included three horses, two milk cows, four cattle, and fourteen pigs. The farm produced 75 bushels of wheat, 15 bushels of rye, 150 bushels of corn, 50 bushels of oats, and 1,000 pounds of tobacco.²⁴ Twenty years later, in 1880, the value of the farm increased to \$1,200. While the family was still growing tobacco, they cultivated only 600 pounds (a 40 percent decrease). The two principal crops remained corn and wheat. The size of the property remained relatively unchanged except for the purchase of approximately six acres from the former estate of Otho F. Cecil.²⁵

Wilson H. Cecil remained on the property after the death of Mary, his wife, in 1890.²⁶ Eleven years later, in 1901, Cecil sold the 72-acre property to Everett H. and Julia M. Cecil, his son and daughter-in-law, for \$2,000.²⁷ The deed noted the continued occupancy of the house by Cecil:

¹⁸ "Wilson H. Cecil," Maryland, U.S., Compiled Marriages, 1655-1850, Ancestry.com.

¹⁹ The 1860 United States Federal Census listed Wilson and Mary Cecil adjacent to his brother.

²⁰ Ball, Walter Vancion, *The Cecil Family of Maryland* (Chevy Chase, MD: Self-Published, 1963), 62-63.

²¹ "Abstracts from Equity Court Records of Frederick County, Equity CM-2, 475-586"

<http://www.freepages.rootsweb.com> (accessed February 3, 2025).

²² 1860 United States Federal Census, "Wilson Cecil," Ancestry.com.

²³ 1860 United States Federal Census, Slave Schedule, "Wilson Cecil," Ancestry.com.

²⁴ 1860 United States Nonpopulation Census, Agriculture Schedule, "Wilson Cecil."

²⁵ Montgomery County Circuit Court, "John W. Cecil and Mary Cecil to Wilson H. Cecil," July 1878, Liber EBP 21, Folio 20, <http://www.mdlandrec.net>; Montgomery County Circuit Court, "John W. Cecil to Wilson H. Cecil," August 28, 1882, Liber EBP 30, Folio 301, <http://www.mdlandrec.net>.

²⁶ "Mary Ellen Smith Cecil," Find A Grave Index, 1637-2012, Ancestry.com.

²⁷ Montgomery County Circuit Court, "Wilson H. Cecil to Everett H. Cecil," January 14, 1901, Liber TD 16, Folio 324, <http://www.mdlandrec.net>.

...and the further consideration of my having and holding for my separate use the room which I the said William H. Cecil now occupy in the Dwelling house on premises hereby conveyed and peaceable egress and ingress thereto as long as I the said Wilson H. Cecil may life [sic].²⁸

Wilson H. Cecil, however, was not able to spend his final days at his home before his death in 1907. Everett and Julia Cecil defaulted on a \$1,800 mortgage, and in 1904, the 72-acre property sold at auction to Jacob I. and Beatrice Johnson who resided at and cultivated the land.²⁹

TWENTIETH CENTURY DEVELOPMENT

After the death of Jacob Johnson, the executors of the estate sold the property to Trovilla W. and Welby Carlisle for \$3,500 in 1923.³⁰ He operated a dairy farm on the 72-acre farm and an adjacent 187-acre parcel. It is unknown who occupied the subject log house during his ownership as he lived on the adjacent land. After his death in 1944, real estate and personal property advertisements detailed the livestock, equipment, and improvements on the overall farm. Regarding the 72-acre property containing the subject log house, the advertisement stated:

No. 2—This farm consists of 72 acres, more or less, and improved with 8 room weather-boarded house with electricity therein, horse barn and all other necessary outbuildings. There is a never failing spring of fine water nearby. This tract is well watered and is ideal for dairying purposes.³¹

The house changed ownership multiple times over the next several decades and the property reduced to 60 acres in 1955 and 18 acres by 1965.³² Aerial photography between 1957 and 1980 showed the house in its current form absent the front porch on the two-story addition and the one-story, concrete block, rear addition (Attachment A, Figures 5-7). The property had a similar circulation network, but there was a substantial barn to the south of the house. Different owners removed parts of the barn in the 1960s and the remainder in the 1990s. Numerous other outbuildings were constructed and removed over the last 60 years. Mauricio Merino acquired the property in 2022.

²⁸ Ibid.

²⁹ Montgomery County Circuit Court, "Rufus H. Davis to Jacob I. and Beatrice Johnson," October 13, 1904, Liber JLB 180, Folio 48, <http://www.mdlandrec.net>.

³⁰ Montgomery County Circuit Court, "Executors of Jacob I Johnson to Trovilla W. Carlisle," October 1, 1923, Liber PBR 338, Folio 465, <http://www.mdlandrec.net>.

³¹ "Real estate and personal property," *Montgomery County Sentinel*, August 3, 1944, *Chronicling America*.

³² Montgomery County Circuit Court, "Albert M. Bouic to M. Frank Ruppert," September 26, 1945, Liber CKW 983, Folio 343, <http://www.mdlandrec.net>; Montgomery County Circuit Court, "Carlyle M. and Anne Bell Sole to Marshall N. Poteat and Mary V. Poteat," June 16, 1955, Liber CKW 2077, Folio 222, <http://www.mdlandrec.net>; Montgomery County Circuit Court, "Mary V. Daisey and Harvey J. Daisey to Ferdinand J. Mack and Dorothy F. Mack," August 12, 1965, Liber CKW 3397, Folio 231, <http://www.mdlandrec.net>.

STAFF EVALUATION

DESIGNATION CRITERIA

The Montgomery County Planning Board listed the Wilson H. Cecil House as one of the original sites in the *Locational Atlas & Index of Historic Sites* when it was established in 1976. The list identified 878 individual sites and 29 historic districts primarily because the resource was at least 100 years old. Staff included extant resources noted on the 1878 *Atlas of Fifteen Miles around Washington including the County of Montgomery, Maryland*, but did not assess each resource's architectural or historic significance. Therefore, neither staff nor the Historic Preservation Commission have evaluated the Wilson H. Cecil House against the designation criteria outlined in 24A-3(b) of the Montgomery County Code until this demolition request.

Staff finds that the subject property does not satisfy the designation criteria for historical and cultural significance or architectural and design significance due to a lack of integrity from the partial demolition of the log house. An historic resource must not only meet the designation criteria, but retain sufficient integrity of design, materials, and workmanship to express its period of significance. The loss of major sections of the log house paired with diminished structural integrity of the remaining sections does not allow the Wilson H. Cecil House to convey its significance as a nineteenth-century log house. If fully intact, the log house may have satisfied: Criterion 1(a), Historical and Cultural Significance: The historic resource embodies the distinctive characteristics of a type, period or method of construction; and Criterion 2(a), Architectural and Design Significance: The historic resource embodies the distinctive characteristics of a type, period, or method of construction. Log houses from the eighteenth and nineteenth centuries are a rare resource in Montgomery County and Maryland. Without the log house, the property fails to satisfy the designation criteria as it does not represent a nineteenth-century farmstead, nor is it associated with individuals who made significant contributions to the county's heritage. Therefore, the Wilson H. Cecil House should be removed from the *Locational Atlas & Index of Historic Sites*.

ARCHAEOLOGICAL POTENTIAL

No archaeological surveys have been performed on the Wilson H. Cecil House property, and no archaeological sites have been recorded. However, the property retains the potential for archaeological features. Historical archaeological features could include remains of outbuildings, fence lines, trash middens or other features in the vicinity of the Cecil house and farmstead. There may also be the remains of pre-colonial campsites or other activity areas in the vicinity of a tributary of Little Bennett Creek.

STAFF AND HPC RECOMMENDATION

STAFF RECOMMENDATION

Staff recommends that the Planning Board:

1. Finds that the Wilson H. Cecil House lacks sufficient historic integrity to represent its period of significance, and therefore, fails to satisfy the designation criteria outlined in 24A-3(b), Historic Resources Preservation, Montgomery County Code.
2. Removes the Wilson H. Cecil House, 25110 Old Hundred Road, Dickerson, from the *Locational Atlas & Index of Historic Sites*.
3. Requires the property owner to engage a dendrochronologist, in consultation with Historic Preservation staff, to ascertain the date of construction for the log house and ensure its documentation as a condition for its removal from the *Locational Atlas & Index of Historic Sites*.

HPC RECOMMENDATION

The Historic Preservation Commission canceled their scheduled February 12, 2025, public hearing and worksession due to inclement weather. The meeting has been rescheduled for Tuesday, February 18, 2025. Staff will provide the Planning Board the commission's findings as part of its presentation.

ATTACHMENT A: MAPS, PHOTOGRAPHS, AND OTHER EXHIBITS

Map 72: Old Hundred Road



Approved and Adopted December 2023

Old Hundred Road | 269

Figure 1: Map of Old Hundred Road, Rustic Roads Functional Master Plan Update, 2023. The Wilson H. Cecil is circled in red.



2/3/2025, 11:07:00 AM

- County Boundary
- Local Atlas Individual Sites
- Local Atlas HP Districts

1:4,514
0 0.0375 0.075 0.15 mi
0 0.05 0.1 0.2 km

Figure 2: Map showing the Wilson H. Cecil House, 25110 Old Hundred Road. The red arrow points to the subject log house.



Figure 3: Aerial view of the Wilson H. Cecil House, 25110 Old Hundred Road. The red arrow points to the subject log house.

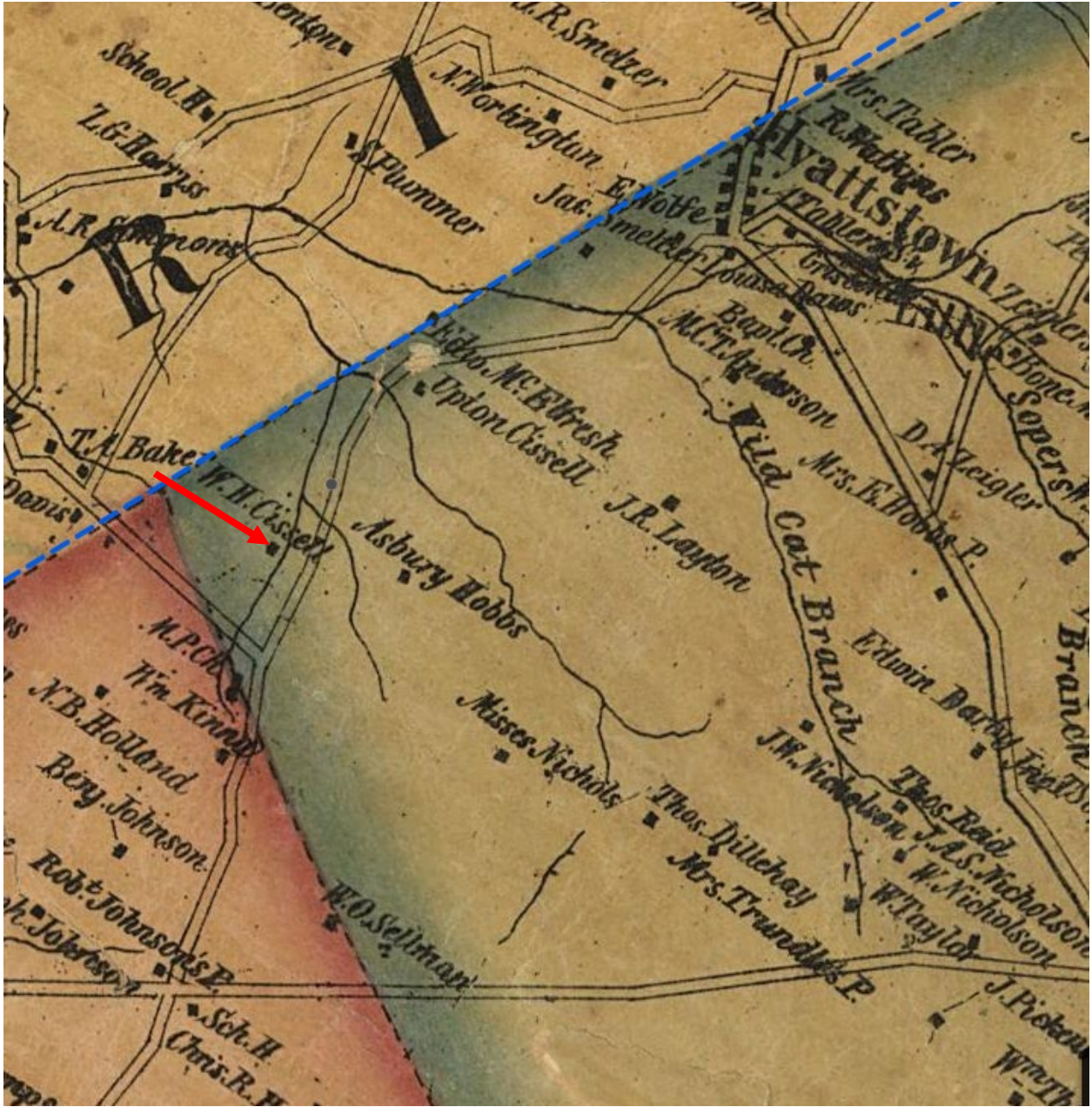


Figure 4: Martenet and Bond's map of Montgomery County, Maryland, 1865. The red arrow points to the Wilson H. Cecil House, spelled as "Cissell" on the map. Source: Library of Congress.



Figure 5: Aerial view of the Wilson H. Cecil House property, 1957. The red arrow points to the subject log house and addition, the blue arrow to a small, extant outbuilding, and the yellow arrow to a large, demolished barn.

Source: HistoricAerials.com.



Figure 6: Aerial view of the Wilson H. Cecil House property, 1972. The red arrow points to the subject log house and addition, the blue arrow to a small, extant outbuilding, and the yellow arrow to demolished barns.

Source: Vintage Aerial.

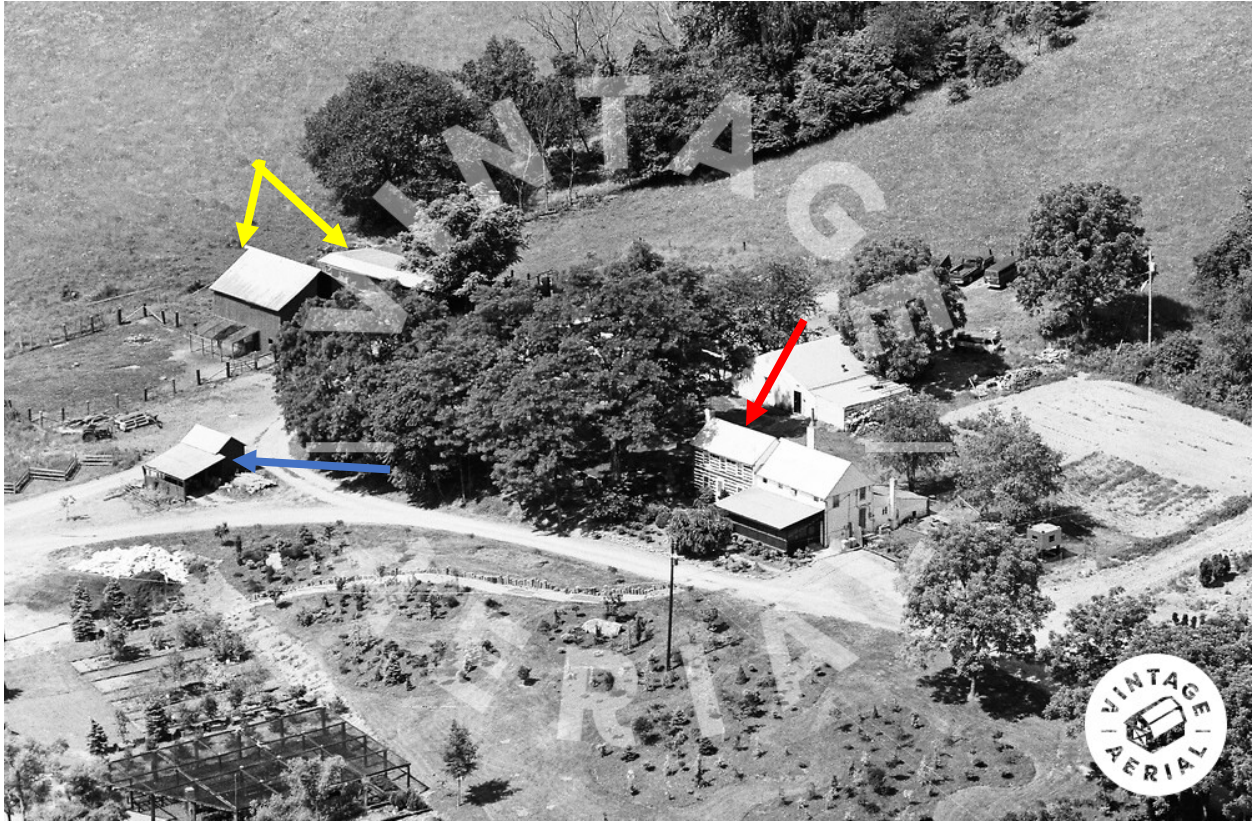


Figure 7: Aerial view of the Wilson H. Cecil House property, 1980. The red arrow points to the subject log house and addition, the blue arrow to a small, extant outbuilding, and the yellow arrow to demolished barns.

Source: Vintage Aerial.



Figure 8: View of the façade (east elevation) of the Wilson H. Cecil House, 2008.
Source: Montgomery Planning.



Figure 9: View of the south elevation of the Wilson H. Cecil House, 2008.
Source: Montgomery Planning.



Figure 10: View of the south and west (rear) elevations of the Wilson H. Cecil House, 2008.
Source: Montgomery Planning.



Figure 11: View of the interior of the Wilson H. Cecil House, 2008.

Source: Montgomery Planning.



Figure 12: View of the interior of the Wilson H. Cecil House, 2008. The opening is in the north elevation of the log house obscured by the later addition.
Source: Montgomery Planning.



Figure 13: View of the façade (east elevation) of the Wilson H. Cecil House, 2025.
Source: Montgomery Planning.



Figure 14: View of the south (side) and west (rear) elevations of the Wilson H. Cecil House, 2025.
Source: Montgomery Planning.



Figure 15: View of the interior of the Wilson H. Cecil House, 2025.
Source: Montgomery Planning.



Figure 16: View of the interior of the Wilson H. Cecil House, 2025.

Source: Montgomery Planning.

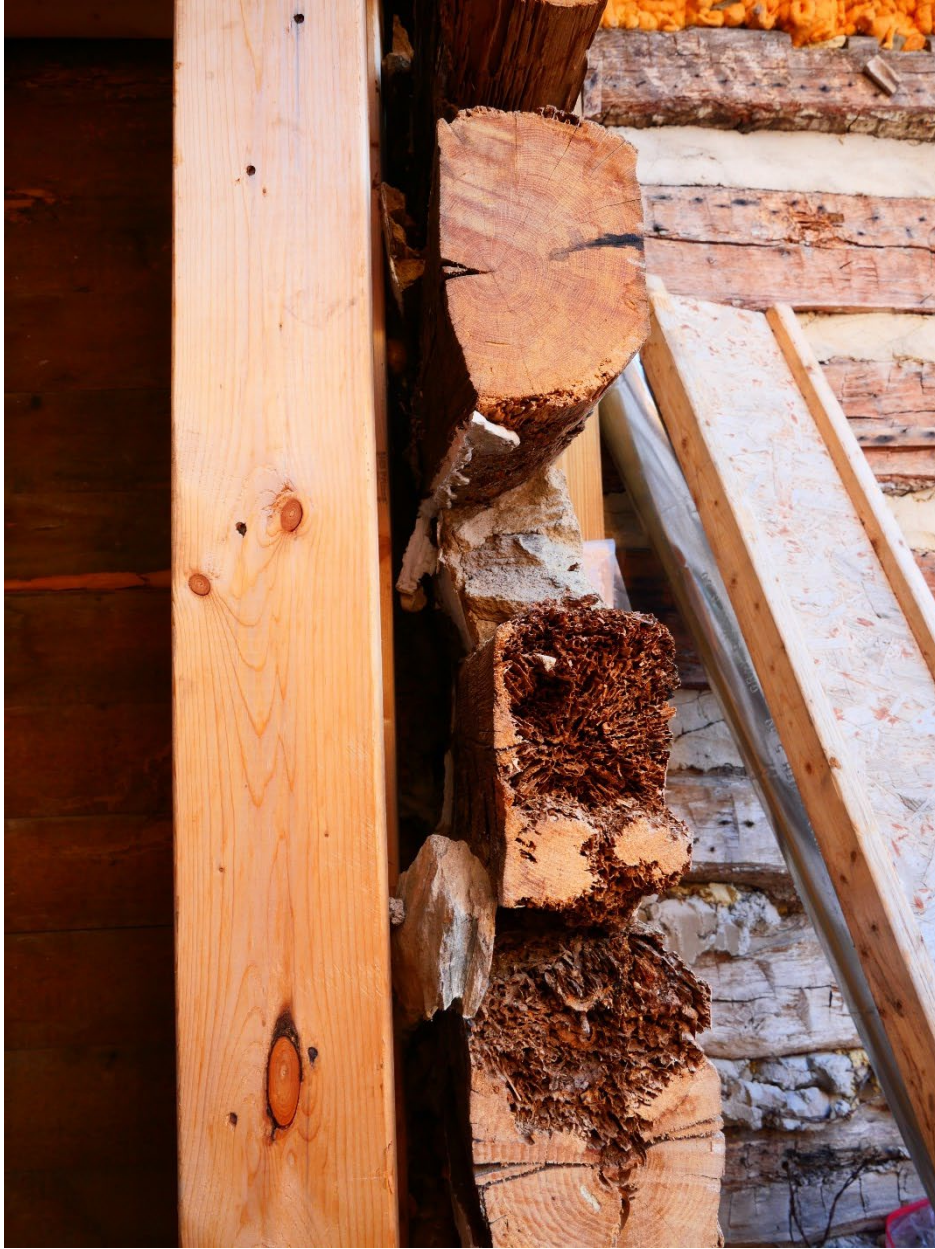


Figure 17: View of the interior of the Wilson H. Cecil House, 2025. Note the insect damage to the logs. Source: Montgomery Planning.



Figure 18: View of the early twentieth century outbuilding, 2025.
Source: Montgomery Planning.

ATTACHMENT B: LETTER FROM STRUCTURAL ENGINEERING RESOURCES, INC.



Structural Engineering Resources, LLC
26 North Fourth Street • Gettysburg, PA 17325
Phone 717-337-1335 • www.SERLLC.us

Residential and Commercial Structural Engineering
Licensed Professional Engineers
Pennsylvania • Maryland • Virginia • West Virginia
Connecticut • Delaware • Georgia • Indiana • Maine • Missouri
New Jersey • New York • North Carolina • Ohio • Vermont • Wisconsin

November 27, 2024

Mauricio Merino
25110 Old Hundred Road
Dickerson, MD 20842

Re: Existing Structure Review
25110 Old Hundred Road
Dickerson, MD 20842



Dear Mr. Merino:

I visited the above referenced home on November 20, 2024, to determine the structural integrity of the log home portion of the existing structure, its foundation, and its capability to support the proposed added 2nd floor and roof.

I examined the existing log structure, footings, and attached stone chimney.

The existing logs are in an advanced state of rot and decay, and cannot be economically repaired. There is not a sufficient foundation under the existing log bearing walls, it appears the original foundation was rubble stone.


I have determined the the existing log walls, foundations, and stone chimney are structurally unsafe and incapable of supporting the added weight of the 2nd floor and roof.

The existing log walls, rubble foundations, and chimney shall be removed and replaced with reinforced concrete footings and foundation walls to support the new construction.

Additionally, all existing logs shall be removed at the new framing location. Specifically at the locations where concrete slab has been poured over existing wood logs. And all beams in the new framing shall have continuous bearing from end of beam to foundation below.

The new framing that was constructed at the time of my visit appeared to be in general conformance with the approved building plans. However, construction was not completed at the time of my site visit.

If you have any questions, please do not hesitate to contact me at your convenience.


Regards,
Jacob Fenby, PE, Structural Engineer



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 62337, Expiration Date: 01-28-2026.

ATTACHMENT C: MIHP FORM (1974)