



CALVERT COUNTY HISTORIC DISTRICT COMMISSION

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Prince Frederick, Maryland 20678
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Board of Commissioners
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February 19, 2010

Mr. Maurice Lusby
Chairman
Calvert County Planning Commission
150 Main Street
Prince Frederick, Maryland 20678

SUBJECT: Historic Williams House at College Station, SD 02-23

Dear Mr. Lusby:

The Historic District Commission was apprised in December of the demolition of the historic barn at College Station, the same barn that the Planning Commission had required to remain. We received a proposal prepared by Williams Road Development, LLC, to rehabilitate the house within a time limit, and to a standard exceeding the implication of the conditions of the Planning Commission letter, dated September 24, 2003, paragraph 24. The proposal was offered as mitigation for demolition of the historic barn. What follows is a discussion of the historic property and our recommendation.

On Tuesday, February 16, 2010, Ed Gibbs, Esq., representing Williams Road Development, LLC, and Randy Barrett, engineer for the project, met with the Historic District Commission to hear our review of the proposed plan for the house. See item 3 on the attached memo from Kirsti Uunila, Historic Preservation Planner.

The Historic District Commission discussed each item on the proposal and concurred with staff's recommendation and supporting citation of the Secretary of Interior's Standards for each of them. The Secretary of Interior's Standards for Historic Rehabilitation are the guidelines for the Historic District Commission's review of projects involving restoration or alteration of historic buildings. A copy is attached.

The Historic District Commission deeply regrets the loss of the barn which was a unique resource in Calvert County. The barn cannot, however, be resurrected; nor can the other demolished barns that were associated with the Williams' farm. The house was to have been made habitable and sold as a historic home under the Planning Commission's letter. The proposal that Williams Road Development, LLC has made could guarantee that the project to rehabilitate the house would be carried out in a way that is historically

Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678

Maryland Relay for Impaired Hearing or Speech 1-800-735-2258

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Mr. Maurice Lusby
February 18, 2010
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appropriate and would preserve the house, if the Historic District Commission's recommendations are followed.

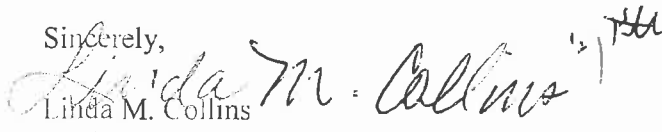
The Historic District Commission notes with concern that the proposed time limit for the project is dependent on application for a permit and does not specify a date certain. More than six years have already elapsed since the Planning Commission required retention of the house; a further delay threatens the house and is tantamount to demolition by neglect. The HDC is also concerned that when the house was moved it was relocated to a site that is not considered buildable under current approved plan.

The Historic District Commission urges the Planning Commission to take action to ensure appropriate preservation of the one remaining Williams farm historic structure. One way this could be achieved is by requiring the developer to apply for the house to be designated as a Calvert County Historic District before commencing rehabilitation work. All exterior work then would be subject to review and approval by the Historic District Commission. Designation would benefit Williams Road Development, LLC, insofar as the developer would be eligible to receive a property tax credit for exterior work, including that on windows, doors, and the foundation. Interior work including system upgrades are not subject to Historic District Commission review. In addition, the Historic District Commission recommends that the house be situated on a buildable lot, one which will guarantee that the house will indeed be habitable once rehabilitation is complete.

The Williams House has a long and interesting history. The oldest part of the house—evidenced by two exposed hewn and pegged timber joints—was, according to family tradition shared by Mr. Jack Williams, built in the 18th century (see attached draft Inventory form). That portion of the house is even older than the barn that was destroyed. The house has had two subsequent building campaigns to accommodate the needs and status of a growing family. Through its long life it has housed generations of the Williams family and witnessed the unfolding of American history played out locally. It is a fine example of how houses are dynamic, reflecting the changing needs of a family, but also reflecting styles of the period. The Williams House achieved its present form near the turn of the 20th century.

We urge you to ensure that the Williams House be properly preserved to convey its history to many more generations.

Sincerely,


Linda M. Collins
Chair

ATT: Memo to the Historic District Commission from Kirsti Uunila, February 16, 2010; Secretary of Interior's Standards; Draft Maryland Inventory of Historic Properties form for the Williams House

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DEPARTMENT OF PLANNING & ZONING
INTEROFFICE MEMORANDUM

TO: HISTORIC DISTRICT COMMISSION
FROM: Kirsti Uunila, Historic Preservation Planner
DATE: February 16, 2010
SUBJECT: DEVELOPMENT PLAN REVIEWS, January – February 2010

Development Plans:

1. MSD 09-12-33, Robert D. Hall, Sr. Property, Mallard Point Road, Lot 1. The structures on the property are to be retained and all are recent. The surveyor provided photographs keyed to a map. Surveyor informed staff that the Wilkinson cemetery is on the property and is maintained. Staff asked him to ensure that the cemetery appears on the final plat. Data on the cemetery will be shared with the Calvert County Historical Society for the cemetery project. Staff finds no adverse effect on known cultural resources.
2. MSD 10-01-17, Davis Property & Horsmon Property Lot 1, Huntingtown Road and Arctic Cat Lane. H&ARRF form. Surveyor submitted photographs of structures, all of which are recent and are to be retained. Staff finds no adverse effect on known cultural resources.
3. SD 02-23, College Station – Violation Notice, Case No. 1469. Edward Gibbs copied staff on a letter detailing Williams Road LLC's proposal to rehabilitate the Williams House for sale as a historic home. Page 2, paragraph 2, A reads: "Your Historic Preservation Section will forward any information and specifications it has with regard to the home."
 - a. Refer to "Exhibit B" from Williams Road LLC for details:
 - (1) Roofing – The following Secretary of Interior's Guidelines apply: #5, which reads, "Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic building shall be preserved"; and #6, which reads, "Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities, and where possible, materials."
 - (2) Siding – The proposal is in keeping with the Secretary's Guideline #6, cited above.
 - (3) Lightning rods – The proposal is in keeping with the Secretary's Guideline #6, cited above.
 - (4) Cornice – The proposal is in keeping with the Secretary's Guideline #6, cited above.
 - (5) Windows – The following Secretary of Interior's Guidelines apply: #2, which reads, "The historic character of a property

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shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; #6, cited above; #9, which reads in part, “New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property....”; and #10, which reads, “New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

- (6) Doors – The Guidelines cited for windows apply to doors.
- (7) Porch - The proposal is in keeping with the Secretary’s Guideline #6, cited above.
- (8) Foundation – The Secretary of Interior’s Guideline #9 applies, which reads: “New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.”
- (9) Completion – Williams Road LLC proposes a timeline of 24 months to complete the project.

THE SECRETARY OF INTERIOR'S GUIDELINES FOR REHABILITATION

The Calvert County Historic District Commission uses the *Secretary of the Interior's Standards for Rehabilitation* as the basis for determining the appropriateness of proposed changes to buildings and landscapes within the historic district. Originally created in 1976 to determine the appropriateness of proposed changes to income-producing National Register buildings whose owners wished to take advantage of beneficial federal tax considerations, the Standards have become the basis to judge changes to existing buildings, landscapes, public spaces and new construction in almost every historic district in the country. Revised in 1983 and 1992, the current *Secretary of the Interior's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic building shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



This one-room school was adapted to other uses, such as a tobacco stripping room and a garage.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

1. Name of Property (indicate preferred name)

historic John W Williams House (preferred)

other Yost-Williams House

2. Location

street and number _____ not for publication

city, town Prince Frederick vicinity

county Calvert

3. Owner of Property (give names and mailing addresses of all owners)

name Williams Road Development, LLC

street and number _____ telephone _____

city, town _____ state MD zip code _____

4. Location of Legal Description

courthouse, registry of deeds, etc. Calvert County liber _____ folio _____

city, town Prince Frederick tax map _____ tax parcel _____ tax ID number _____

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: Calvert County Historic District Commission files, 150 Main Street, Prince Frederick; cf. CT-1122

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	<u>1</u>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> site		<input type="checkbox"/> recreation/culture	_____ buildings
<input type="checkbox"/> object		<input type="checkbox"/> defense	_____ sites
		<input type="checkbox"/> domestic	_____ structures
		<input type="checkbox"/> education	_____ objects
		<input type="checkbox"/> funerary	_____ Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input checked="" type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory

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7. Description

Inventory No.

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The two-story Williams house is unusual in Calvert County. It is a late-nineteenth century dwelling with Italianate details including fish-scale and diamond-shaped shingles on the dormers, which contain original windows and are topped with unusual hipped roofs. The stamped metal roofing appears to be intact. The entire house is clad in German siding, which may represent the unification of more than one building campaign. The house appears to have been constructed in at least two phases. The main block consists of the northern end of the house and is probably 3 bays deep. The house was relocated in 2007 prior to construction of a residential subdivision on the property. It was moved approximately 500' to a proposed lot where it will be renovated and sold as a historic home. The compass directions below refer to the house in its original location.

The Williams House is a two-story, frame structure topped by a shallow-pitched, hipped roof clad in stamped metal shingles with rounded ridge caps. Two corbelled chimneys pierce the roof, which is topped by decorative lightning rods featuring glass globes. Four dormers are on the roof, one for each of the sloping faces. Each dormer features a hipped roof clad in the same metal shingles with the same decorative detail as the main roof, projecting eaves and boxed cornices with wide fascia. The sides of the dormers are clad in fish-scale and diamond-shaped wood shingles. Each dormer is lit by a window: three dormers have 2/2 true divided-light double hung gothic-head windows; the fourth, facing north in the house's original location, is Palladian style with an arched, double-hung 2/2 window flanked by two fixed-frame sidelights. All of the windows have wide plain surrounds.

The north elevation of the house, below the roof and dormer described above, is pierced by three 2/2 double-hung windows with wide, plain surrounds. The elevation, below the three windows, is bisected horizontally by a hipped roof that shelters a hipped-roof porch, covered with the same metal shingle as the principal roof with boxed cornices. The porch continues around the east and west sides of the house. The porch roof is supported on the north side by six columns with simple, square capitals and bases. Dimensional lumber is fitted on each side of the columns to support screens that protect the entire porch. The porch also shades a double-window, double-hung, 2/2 true divided lights, with plain surrounds.

The second story of the east elevation is lit by five, 2/2 double-hung windows with plain surrounds. Each is protected by an aluminum-frame storm window. The east wall, like the north, is bisected by the porch roof, with the same style column supports and screening. The porch roof shelters the principal entry on the north end of this side of the house. The entry consists of a single-leaf wooden door with three panels below a fixed pane and with side lights and transom. Three double-hung 2/2 windows are evenly-spaced along the first-story south of the door. They, too, are covered with aluminum-frame storms.

Two windows light the second story of the south elevation. Both are 2/2, double-hung windows protected by aluminum-frame storms. The first story features an entry near the east corner consisting of a single leaf wooden door with three panels below a fixed light. The door is sheltered by a projecting shed roof covered in corrugated metal and supported by angle braces. Two double-hung 2/2 windows light the remainder of the south side of the house. The door and the windows are protected by aluminum storms.

The second story of the west elevation is lit by four 2/2 double-hung windows with plain surrounds. Each is protected by an aluminum-frame storm window. The porch roof does not extend the entire length of the west elevation, but terminates roughly directly below the southern edge of the west dormer. The porch shelters an entry consisting of a single-leaf

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Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No.

Name
Continuation Sheet

Number 7 Page 1

wooden door with a single light above three panels. The remainder of the first floor on the west side is lit by three 2/2 double-hung windows with plain surrounds, protected by aluminum-frame storms.

The main block of the house rests on a field stone foundation. The rear, or southern portion of the house rests on mortared brick and block. When the house was moved it was possible to examine the underside. The floor joists under the north end of the house are peeled and un-peeled cedar logs, adzed flat on one side. In the center of the house, the joists consist of timbers that appear to have been reused. The joists on the southern end of the house, that which had been supported by a block foundation, are milled lumber. A hewn summer beam runs nearly the length of the house. The subfloor varies from section to section as well. The presumed older portions of the house feature random-width boards that have been tooled with chisel or adze to fit snugly and level on the joists. The most recent addition has tongue-in-groove boards, all the same width, roughly 3-1/2 inches.

SECONDARY RESOURCES:

A tobacco barn, documented as CT-1122 in the Calvert County Tobacco Barn Survey (Williamsen-Berry, 1990) stood on a knoll across the farm road north of the house. See the Maryland Inventory of Historic Properties form for detailed drawings and description. Williamsen-Berry wrote that the barn was constructed circa 1830. According to John Williams¹, his grandfather told him that a new shingle roof was put on the barn when he (John W. Williams, the grandfather) was 10 years old. That would make the replacement roof date around 1873. Assuming a life of at least 50 years for the shingle roof, that would place the earlier roof in the early 1820s. That may or may not be a construction date—it assumes that the original roof was shingle and it was that which was replaced circa 1873. John Williams reports that the house was built before the barn known as CT-1122.

A small log structure stands southeast of the house. It may originally have served as a smoke house. Several 20th century barns have been demolished since the subdivision was created in 2003.

¹ John W. Williams, personal correspondence, February 2, 2010

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8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder _____ -- Williams

Construction dates late 18th and late 19th centuries

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Williams House is significant as a dynamic illustration of how a farmhouse changed through time as the owners prospered. The alterations from the original period of construction which is, according to Williams' family tradition, in the late 18th century, reflect not only the changing requirements of the family, but also reflect period styles. In the penultimate expression (before the property was sold out of the Williams family), the house developed into an imposing structure, conveying a strong Italianate influence that may have been an attempt at a citation of the famed Barreda mansion to the south in Drum Point.

According to John W. Williams², born in 1922, the original house was built by his great-great-great grandfather. Until the property was sold in the 1950s, the Williams family had lived in and transformed the dwelling.

² John W. Williams, personal correspondence, February 2, 2010

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9. Major Bibliographical References

Inventory No. _____

10. Geographical Data

Acreage of surveyed property _____
Acreage of historical setting 314, approx.
Quadrangle name Prince Frederick

Quadrangle scale: _____

Verbal boundary description and justification

11. Form Prepared by

name/title	Kirsti Uunila/Historic Preservation Planner		
organization	Calvert County Planning & Zoning	date	2 February 2010
street & number	150 Main Street	telephone	410-535-1600 x2504
city or town	Prince Frederick	state	MD

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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