

CAPSULE SUMMARY

SITE NAME: Elizabeth Waters Farm

SITE NUMBER: #13/19

APPROXIMATE BUILDING DATE: c. 1884-1892; added to c.1920's

LOCATION: 22010 Ridge Road, Germantown, Maryland 20874

The Waters Farmhouse is a 2 1/2 story, side-gabled, three-bay, stucco-covered late-Victorian fram structure with a rear wing which combines a two-story flat-roofed section (open on the ground floor) with a 2 1/2 story gable-roof section. Most windows are two/two with shutters and slightly projecting cornices. The gable ends have small, six-pane windows, double in the rear gable and single in the main block. A one-story, shed-roofed, slate-floored porch with large arched openings extends across the south and east elevations of the house. The roof is metal and the foundation is stuccoed stone. There are a number of outbuildings on the site which date from the 1920's and 30's.

SITE INFORMATION

M: 13-19

Site Name: Elizabeth Waters Farm

Site Number: 13-19

County Tax Account Number: 2229505

Name and Address of Property Owner:

David Yegher
22022 Ridge Road
Germantown, Md. 20874

Master Plan Recommendation:

Historic Preservation Ordinance Criteria

(1) *Historical and cultural significance* The historic resource

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
- b. Is the site of a significant historic event;
- c. Is identified with a person or group of persons who influenced society;
- d. Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities.

(2) *Architectural and design significance* The historic resource:

- a. Embodies the distinctive characteristics of a type, period, or method of construction;
- b. Represents the work of a master;
- c. Possesses high artistic values;
- d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

Environmental Setting Recommendation:

The environmental setting should be approximately rectangular in shape and bounded by:

Ridge Road on the east;
the knoll just beyond the fence on the west;
the property line separating the Waters Farm from the development to the south; and
the row of trees & shrubs approximately 150-200 yards north of the house.

The setting would include all of the outbuildings as well as the driveway from Ridge Road to the house

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Elizabeth Waters Farm

AND/OR COMMON

2 LOCATION

STREET & NUMBER 22010 Ridge Road

CITY, TOWN Germantown VICINITY OF CONGRESSIONAL DISTRICT #6

STATE Maryland 20874 COUNTY Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME David Yegher Telephone #: (301) 353-9554

STREET & NUMBER 22022 Ridge Road

CITY, TOWN Germantown VICINITY OF STATE zip code Maryland 20874

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, MONTGOMERY COUNTY COURTHOUSE Liber #: 5930
 REGISTRY OF DEEDS, ETC Folio #: 46

STREET & NUMBER

CITY, TOWN Rockville STATE Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Montgomery County Locational Atlas of Historic Sites

DATE 1976 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS M-NCPPC

CITY, TOWN Derwood STATE Maryland

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Waters farmhouse is a handsome 2½ story, side-gabled, three-bay, stucco-covered late-Victorian frame structure with a rear wing which combines a two-story flat-roofed section (open on the ground floor) with a 2½ story gable-roof section. Most windows are two/two with shutters and slightly-projecting cornices. The gable ends have small, six-pane windows, double in the rear gable and single in the main block. A one-story, shed-roofed, slate-floored porch with large arched openings extends across the south and east elevations of the house. The roof is metal and the foundation is stuccoed stone.

On the main facade (south) entrance is through a central doorway with a transom and sidelights. There is a second-story centered gable with a small window over the entrance.

On the east elevation, the porch is semi-hexagonal in shape, echoing that elevation's two-story, semi-hexagonal projecting bay; entrance is in the southernmost bay of the projection. There is an additional entrance at the northeast corner of the house. The large ground floor window in the east facade has a transom with tracery.

The floor plan features a center hall with a parlor on each side. The impressive curved wooden staircase which dominates the entrance hall was (according to Dorsey Howes) ordered from Philadelphia by his grandfather, James Robert Howes, who erected the house. Also according to Mr. Howes, all the rough timbers for the house were sawed from trees on the farm.

The farmhouse originally consisted of the I-shaped main block and the gable-roofed rear wing, erected 1884-1892. In the early 1920s, in response to the needs of a growing family, Joseph G. Howes enlarged the house by adding the wrap-around porch and the second-story bath and bedroom in the flat-roofed section at the northeast corner of the structure. He also added the pebble-dash stucco, installed indoor plumbing, (in 1919) and electricity (in 1928). There have been no alterations to the exterior of the house since the 1920s.

(continued)

CONTINUE ON SEPARATE SHEET IF NECESSARY

There are a number of outbuildings to the north and west of the house. They date from the 1920s and 1930s and include a shed-roof hen house with vertical plank siding; a double corn crib and machine storage shed with a cat-slide roof and vertical plank siding; a rusticated concrete-block and clapboard, gable-roof dairy building used for storing milking equipment; a gable-roof one-bay pump house with vertical siding which houses the well, still in use; next to the pump house, a shed-roof, clapboard-sided structure with two entrances and a center window which was used partly as a meat house and partly for housing handymen; a silo and adjacent clapboard-and-concrete-block, gable-roof feed room; and two adjacent, frame shed-roof buildings (one three-bay, with vertical plank siding and the other one-bay and clapboarded) which were put to various uses over the years. The one-bay structure originally had a 1500 gallon water tank on its roof, for providing water to the house.

A dairy barn built in the 1930s was destroyed by lightning and a bank barn built about the same time as the house burned in the late 1970s; the stone foundation of the bank barn remains next to a second silo.

The Howes family is representative of the era when the primary industry in the Clarksburg area -- and the county -- was farming. Dorsey Howes' father and grandfather were life-long farmers and dairymen; Joseph Howes, in fact, held a 50-year membership in the county dairy association. Dorsey Howes (in addition to helping run the family farm) owned a farm supply business (the Sunshine Feed Store) for over 30 years. According to Mr. Howes, his father managed to hold on to the property during the Depression because he diversified his crop production. In the New Deal years, the family farm was often "#1" in the county in terms of corn and wheat production.⁽⁶⁾

The Howes farmhouse has retained its original late 19th-early 20th century appearance and setting and the farm has retained most of its original outbuildings; it remains, therefore, an excellent example of an early twentieth century farm complex of the type which is rapidly disappearing from the county.

Footnotes

1. Land Records, Montgomery County, Maryland EBP 26/83.
2. Ibid. 4394/902.
3. Ibid. 5901/502.
4. Montgomery County Tax Records, 2nd District, 1892.
5. Ibid. 262/326.
6. Interview with Dorsey Howes, December 1989.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Attached

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 16.75 ac.

VERBAL BOUNDARY DESCRIPTION

Attached

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

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE
Lois Snyderman, Consultant

ORGANIZATION
Historic Preservation Commission

DATE
Feb. 1990

STREET & NUMBER
51 Monroe Street

TELEPHONE
(301) 217-3625

CITY OR TOWN
Rockville

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

G.M. Hopkins 1878 Atlas of Montgomery County, Maryland, Montgomery County Library, Rockville, Maryland.

History of Maryland 1812-1880, J. Thomas Scharf, 3 Volumes, Tradition Press, Hatboro, Pennsylvania, 1967.

1865 Martenet and Bond Map, Montgomery County Library, Rockville, Maryland.

Montgomery County Land and Equity Records, County Courthouse, Rockville, Maryland.

Montgomery County Tax Assessment Records, Hall of Records, Annapolis, Maryland.

A Grateful Remembrance, Richard K. MacMaster and Ray Eldon Hiebert, Montgomery County Historical Society, Rockville, Maryland, 1976.

History of Montgomery County, Maryland, T.H.S. Boyd, Regional Publishing Co., Baltimore, Maryland, 1972

Interview with Mr. Dorsey Howes, December 1989

10. Verbal Boundary Description - Elizabeth Waters Farm

SCHEDULE "A"

Parcel 1: All that piece or parcel of land situats, lying and being in the second (2nd) Election District of Montgomery County, Maryland, being part of the land conveyed by Brink 27 Limited Partnership, a Maryland Limited Partnership, to Phillip Cohen, Trustee, and E. Harold Patterson, Trustee, Joint Trustees for Brink 27 Limited Partnership, by deed dated June 14, 1973, and recorded among the Land Records of Montgomery County, Maryland, in Liber 4394 at folio 902, and said parcel of land being more particularly described as follows:

Beginning for the same at a corner fence post found at the beginning of the sixth (6th) line of Parcel One (1) as described in the aforesaid conveyance, thence with a part of the sixth (6th) line of said Parcel One (1) as now surveyed:

- 1) South 02° 29' 34" West, 635.00 feet to a rebar and cap set, thence leaving the said sixth (6th) line to cross and include parts of Parcels One (1), Two (2) and Three (3) of Liber 4394 at folio 902 for the following seven (7) lines
- 2) North 73° 39' 50" West, 1212.93 feet to a rebar and cap set, thence
- 3) North 04° 00' 00" East, 540.00 feet to a rebar and cap set, thence
- 4) South 81° 10' 00" East, 570.00 feet to a rebar and cap set approximately two and one third (2.3') feet North of a corner fence post, thence
- 5) South 72° 00' 00" East 480.00 feet to a rebar and cap set, thence parallel and thirty (30) feet North of the second (2nd) line of Parcel Three (3), as described in the aforesaid conveyance
- 6) North 81° 11' 54" East, 470.00 feet to a rebar and cap set, thence parallel and thirty (30) feet North of the third line of Parcel Three (3) as described in the aforesaid conveyance
- 7) North 89° 15' 42" East, 396.04 feet to a rebar and cap set, thence
- 8) South 03° 53' 08" West, 30.10 feet to a rebar and cap set on the third (3rd) line of Parcel Three (3) as described in the aforesaid conveyance, approximately one half (0.5) of a foot South of a wire fence, thence with the remainder of the third (3rd) line reversed
- 9) South 89° 15' 42" West, 391.50 feet to a pipe found, thence reversely with the second (2nd) line of Parcel Three (3) as described in the aforesaid conveyance
- 10) South 81° 11' 54" West, 336.76 feet to the point of beginning; containing a computed area of 724,117 square feet or 16.62345 acres of land as surveyed in February, 1982, by Macris, Hendricks & Witmer, P.A.

Subject to all restrictions, rights of way, easements and other conditions contained in the deeds forming the chain of title to the captioned property.

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1601606604

NOMINATION FORM

for the

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON:				
AND/OR HISTORIC:				
Eliza Waters Farm				
2. LOCATION				
STREET AND NUMBER:				
Ridge Road (Rte. 27)				
CITY OR TOWN:				
Clarksburg				
STATE:		COUNTY:		
Maryland		Montgomery		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	Public Acquisition:	<input checked="" type="checkbox"/> Occupied
<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> In Process	<input type="checkbox"/> Unoccupied
<input type="checkbox"/> Object	<input type="checkbox"/> Both		<input type="checkbox"/> Being Considered	<input type="checkbox"/> Preservation work in progress
ACCESSIBLE TO THE PUBLIC				
Yes				
<input type="checkbox"/> Restricted				
<input type="checkbox"/> Unrestricted				
<input type="checkbox"/> Other				
PRESENT USE (Check One or More as Appropriate)				
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Commercial
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Institution	<input type="checkbox"/> Other (specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		
4. OWNER OF PROPERTY				
OWNER'S NAME:				
Joseph G. Howes				
STREET AND NUMBER:				
22022 Ridge Road				
CITY OR TOWN:			STATE:	
Germantown			Maryland	
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC.:				
Montgomery County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	
Rockville			Maryland	
Title Reference of Current Deed (Book & Pg. #):				
6. APPRECIATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
None				
DATE OF SURVEY:		<input type="checkbox"/> Federal <input type="checkbox"/> State <input checked="" type="checkbox"/> County <input type="checkbox"/> Local		
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	

CONDITION	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor	<input type="checkbox"/> None	<input type="checkbox"/> Original Site
	<input type="checkbox"/> Altered				<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE.

The house is a two-story, frame structure, with a three-bay, main (south) facade and a one-story porch. On the east end, it has a two story bay window. The door has a side and transom light. A kitchen wing extends to the north.

West of the house is a frame bankbarn; along the ridge are three ventilation lanterns with louvered openings.

SEE INSTRUCTIONS

10. Aerial Photograph (Indicate Date and Title)

11. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PARCELS OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	° ' "	° ' "	°	'	"
NE	° ' "	° ' "	°	'	"
SE	° ' "	° ' "	°	'	"
SW	° ' "	° ' "	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreeage Justification:

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

STATE:	COUNTY:

11. FORM PREPARED BY

NAME AND TITLE: Christopher Owens, Park Historian

ORGANIZATION: M-NCPPC DATE: 22 Mar 74

STREET AND NUMBER: 8787 Georgia Avenue

CITY OR TOWN: Silver Spring STATE: Maryland

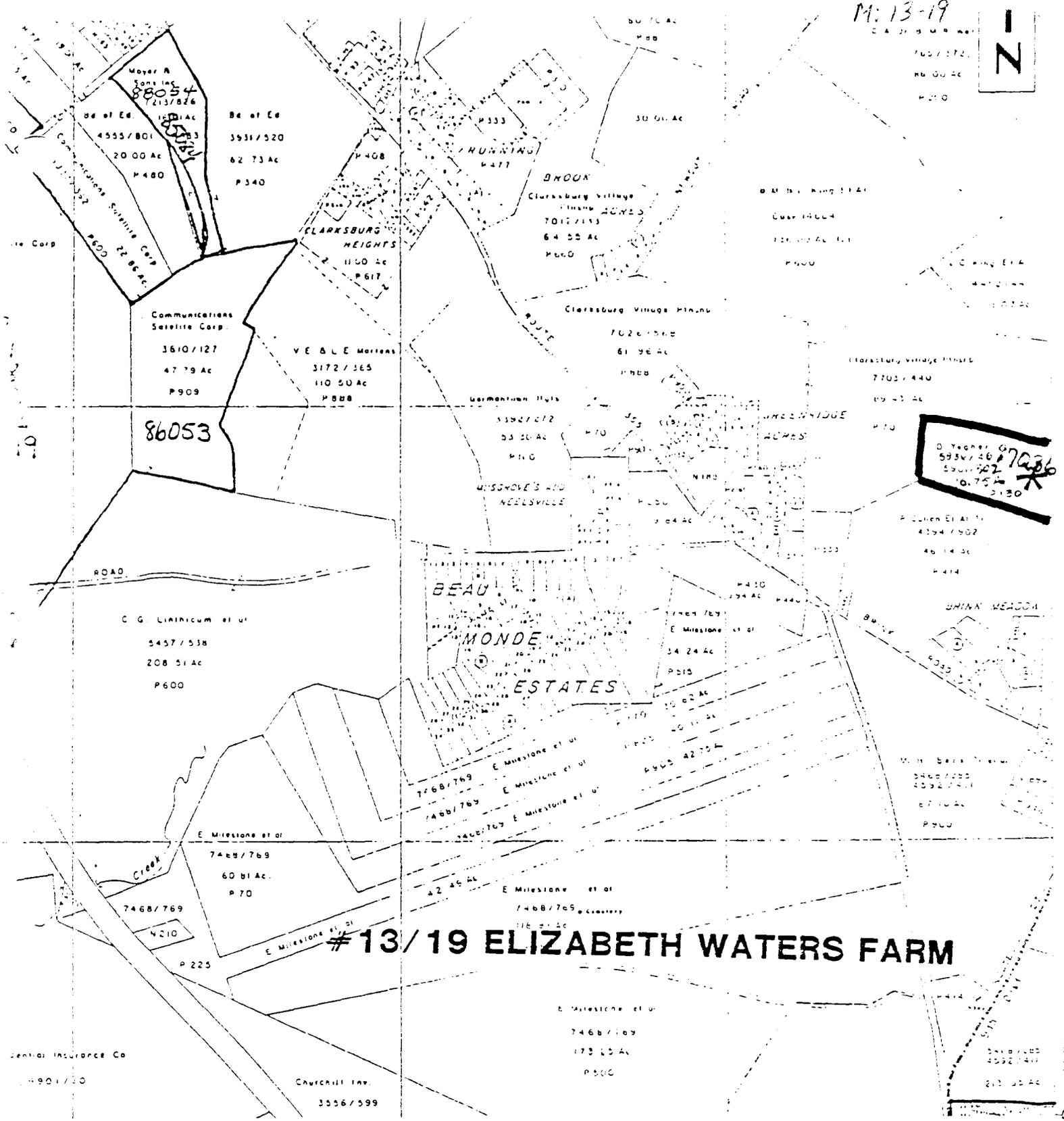
12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature _____

M: 13-19
C.A. 21.5 MR. 1981



D. YAGNER, G.
5934 / 46
5500 / 402
10.75 AC
2130

#13/19 ELIZABETH WATERS FARM

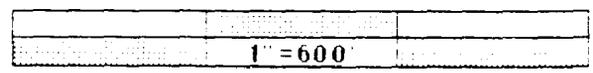
Legend:



Historic Parcel

13-19: Elizabeth Waters Farm
22010 Ridge Road
Germantown, Maryland

Scale: 1" = 600'





Waters Farm

Site #M.13/19

22022 Ridge Road

Germantown, MD

Setting

Lois Snyderman, 12/89



Waters Farm

Site #M:13/19

22022 Ridge Rd

Germanatown, MD

Main (South) Facade

Lois Snyderman, 12/89



Waters Farm

Site # M.13/19

22022 Ridge Rd.

German town, MD

North Elevation

Lois Snyderman, 12/89



Waters Farm

Site #M.13/19

22022 Ridge Road

Germanatown, MD

West Elevation

Lois Snyderman, 12/89



Walters Farm

Site #M:13/19

22022 Bridge Road

Germantown, MD

East Elevation

Lois Snyderman, 12/89



Walters Farm

Site #M: 13/19

22022 Bridge Road

Germantown, MD

Outbuildings- (s) pump house on right,
meat house, handyman
room on left.

Lois Snyderman, 12/89



Waters Farm

Site # M: 13/19

22022 Ridge Rd

Germantown, MD

Outbldgs - Double Corn Crib,
Machine Shed

Lois Snyderman, 12/89



Waters Farm

Site #N.13/19

22022 Ridge Road

German town, MD

Outbuildings - (w) Dairy Bldgs;
Bldg on right
had rooftop water tank

Lois Snyderman, 1/90



Waters Farm

Site # M. 13/19

22022 Ridge Rd

German town, MD

Outbuilding - Bank Barn Foundation,
Silo

Lois Snyderman, 12/89



Waters Farm

Site # M.13/19

Outbldgs - Hen House

22022 Ridge Rd

Germantown, MD

Lois Snyderman, 12/89



Waters Farm

Site #: 13/19

22022 Ridge Road

Germantown, MD

Outbuilding - Dairy Equip. Bldg.

Lois Snyderman, 12/89



Waters Farm

Site #M13/19

⊗ 22022 Ridge Rd

Germantown, MD

Outbuildings- Feed Room,
Silo

Lois Snyderman, 12/89



NAME M: # 13-19 ELIZA WATERS HOUSE (HOWES FARM IN 1974)

LOCATION Rt 27 + Rt 115 CEDAR GROVE, Md (BRINK)

FACADE S

PHOTO TAKEN 3/22/74 MDWYER