



INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Charles Coleman Farm
Coleman House Watkins Rd + Rt. 124, Woodfield Survey Number: M-14-33

Project: MD 124 from Mid-Country Highway to MD 103 Agency: SHA

Site visit by MHT Staff: no yes Name _____ Date _____

Eligibility recommended _____ Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

The property does not meet the criteria for listing. The House has been substantially altered, including replacement of windows, porch and siding. An outbuilding has been lost and others are greatly deteriorated (see evidence presented by Rita Suffness on 4/19/91). The property lacks integrity.

Documentation on the property/district is presented in: M.I. form # M-14-33

PHC files for project

Prepared by: Catherine Crawford, Mont Co. Hist Pres. Comm

Elizabeth Hannock 5/28/91
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable

R. Anderson 5-28-91
Date

PT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C.- A.D.900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaption

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

Category: _____

Historic Environment: _____

Historic Function(s) and Use(s): _____

Known Design Source: _____

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. ^{M:} 14-33

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic (Charles Coleman) FRANKLIN KING FARM

and/or common

2. Location

street & number ⁹⁶¹⁰ Watkins Road & Rt. 124 not for publicationcity, town Woodfield vicinity of congressional district

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Emanuel S. Karadimos et al See attached for update

street & number 10915 Amerst Ave. telephone no.:

city, town Silver Spring state and zip code maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber 3836

street & number folio 42

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title M-NCPPC Historic Sites Inventory

date 1976 federal state county local

depository for survey records M-NCPPC Park Historian's Office

city, town Rockville state Maryland

FRANKLIN KING 4/33

Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 12 Account Number - 02873874

Owner Information

Owner Name: DUNCAN, DONNA B ET AL **Use:** AGRICULTURAL
Principal Residence: YES
Mailing Address: PO BOX 5332 **Deed Reference:** 1) / 9423/ 157
 LAYTONSVILLE MD 20882 2)

Location & Structure Information

Premises Address: 9010 WATKINS RD **Zoning:** RDT **Legal Description:** WOODFIELD ACRES
 GAITHERSBURG 20882

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:
FW61			1			1	80	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	2,740 SF	11.67 AC	818

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2001	As Of 07/01/2002	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land:	62,660	62,660			
Improvements:	132,200	140,120			
Total:	194,860	202,780	197,500	200,140	
Preferential Land:	2,660	2,660	2,660	2,660	

Transfer Information

Seller:	Date: 08/01/1990	Price: \$250,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

7 DESCRIPTION

M: 14-33

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 large, two-story frame farmhouse that sits on a knoll amidst open fields north of Seneca Creek. It has a steep A-roof that overhangs at the eaves. The main (east) facade has three bays with a central door. To the rear NW extends a smaller two-story wing. An "apron" type of open porch surrounds the east and north sides of the house. It is supported by turned, bracketed posts. There are several farm buildings behind the house.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8. Significance

Survey No.

M: 14-33

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates _____ **Builder/Architect** _____

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Charles Coleman farmhouse is a turn of the century, rural vernacular dwelling. The house differs somewhat in the usual architectural styling of the house in this area. It is a bit larger and does not possess the often seen center gable facade. It has a large overhanging porch, supported by Victorian turned posts and brackets, which runs the length of the facade and the south elevation. Otherwise, the house is rather plain in design. Its Victorian influence with a more simple style marks the ending of Victorian architectural influence in favor of a less decorative, more "rational" style. To the rear is a two story wing. It has been suggested that this dwelling may have incorporated into it an earlier structure which may or may not have been the home of Charles Coleman.¹

The house was probably built about 1904 by Franklin King.² Franklin purchased the land on which his house was constructed, 104 acres of "Watkins Range" for \$3640 in October of 1903 from Singleton L. King.³ The King family, first settling here in 1871, owned a number fo farms in this area. Franklin later sold the farm in 1911. It was the property of Daniel and Anna Ifert for many years, from 1912 until 1937. After this time the house passed through a succession of owners until 1966 when it was sold to investors, Steve Manos and Richard M. Fennell.⁴ Although the property is presently being farmed, the house appears to be vacant.

¹Park Historian, Micheal Dwyer.

²Date is based on the tax assesment records and the date that Franklin received the property (and price paid).

³Deed TD 27/161, Montgomery County Land Records.

⁴Deed 3527/36, " "

9. Major Bibliographical References

Survey No. M: 14-33

Montgomery County Land Records
Montgomery county Commissioner's Tax Assesment Books
Park Historian

10. Geographical Data

Acreage of nominated property 77.88 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

210 000 00

100 000 00

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Catherine Crawfordorganization Mont. Co. Hist. Pres. Comm.date 1/84

street & number _____

telephone _____

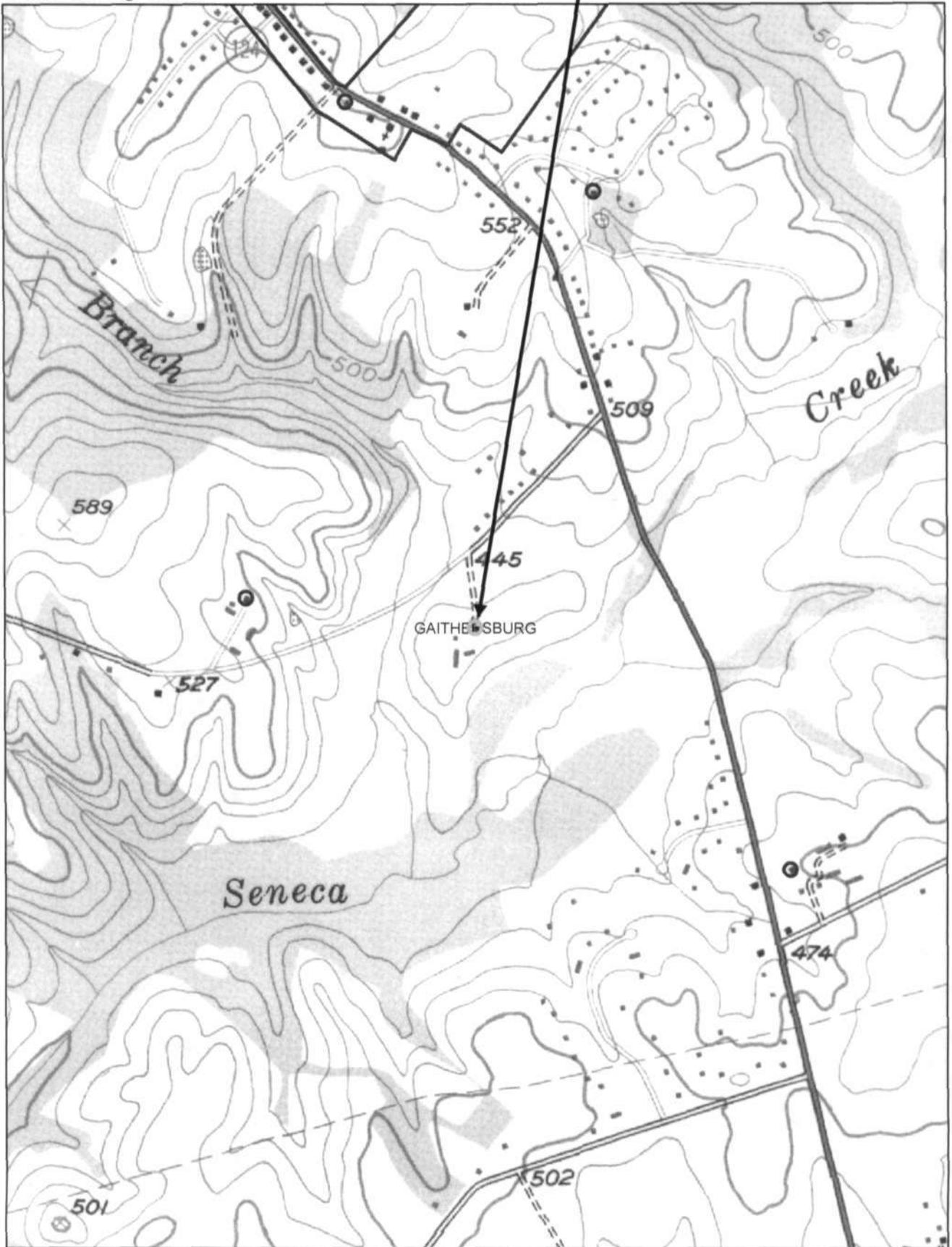
city or town Rockvillestate Maryland

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MO: 14 - 33
Charles Coleman Farm
9010 Watkins Road
Montgomery Village, Montgomery County
Gaithersburg Quad



M:14-33

NOTE TO FILE

Historic Sites Research and/or Photography
By Clare Lise Kelly, M-NCPPC
Formerly Clare Lise Cavicchi
301-563-3402

5-2009



M: 14-33

CHARLES COLEMAN

9010 WATKINS ROAD

013 00030ANX0N NNN- 9 3140

NORTHEAST FACADE

7-25-2002

CLARE CAVICCHI



M:14-33

CHARLES COLEMAN
9010 WATKINS ROAD

015 5A030ANXON NNN- 9 3140

FARMHOUSE - EAST FACADE

7-25-2002

CLARE CAVICCHI



M: 14-33

CHARLES COLEMAN
9010 WATKINS ROAD

WEST FACADE
011 800300X001 NNN- 9 3140

7-25-2002
CLARE CAVICCHI



M: 14-33

CHARLES COLEMAN
9010 WATKINS ROAD

005 BA030ANX0N MN- 9 3140

NORTH FACADE

7-25-2002

CLARE CAVICCHI



M: 14-33

CHARLES COLEMAN

9010 WATKINS ROAD

007 80830ANXON NNN- 9 3140

BARN

7-25-2002

CLARE CAVICCHI



M:14-33

CHARLES COLEMAN
9010 WATKINS ROAD

009 BAB30ANXON NNH- 9 3140

CORN CRIB / BARN
EAST FACADE

7-25-2002

CLARE CAVICCHI



M: 14-33

CHARLES COLEMAN
9010 WATKINS ROAD

003 BA030ANX0N NNN- 9 3140

OUTBUILDINGS

7-25-2002

CLARE CAVICCHI

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Charles Coleman Farm

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Rte. 124 & Watkins Road

CITY, TOWN

Woodfield

CONGRESSIONAL DISTRICT

STATE

Maryland

— VICINITY OF

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
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER

4 OWNER OF PROPERTY

NAME

Steve Manos et al (speculator group)

Telephone #:

STREET & NUMBER

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

7 DESCRIPTION

CONDITION

- EXCELLENT
- GOOD
- FAIR

- DETERIORATED
- RUINS
- UNEXPOSED

CHECK ONE

- UNALTERED
- ALTERED

CHECK ONE

- ORIGINAL SITE
- MOVED DATE _____

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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

This is an attractive rural home of unusual styling for this area. It may have been built in the early 1900's, and possibly incorporates an earlier dwelling within its walls. The house was not examined closely at the time of the survey, and it may or may not be the dwelling of "Charles Coleman" shown near here on the 1878 Hopkins' Atlas.

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

3/28/74

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

Maryland

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



NAME #14-33 CHARLES COLEMAN FARM
LOCATION Rt 124 & WATKINS Rd WOODFIELD, MD
FACADE LOOKING SW
PHOTO TAKEN 3/28/74 MDWYER