

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

Property/District Name: Billy King Farm Survey Number: M:20-32

Project: I-270/US 15 Multimodal Study, Montgomery and Frederick Co. 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 Billy King Farm, located on the west side of Old Frederick Road, consists of a tightly organized complex of domestic and agricultural buildings deemed eligible for listing on the National Register of Historic Places under Criterion A.

The Billy King Farm consists of the principal farmhouse, three tenant houses, garage, a dairy barn, loafing barns, a tractor/calf barn, a storage barn, a hay shed, equipment and storage sheds, silos and a farm office building. All of the buildings are clustered in a tight grouping and all date from the 1920s or 1930s. The primary residence on the property is a large, American four-square-type house with Colonial Revival-style detailing, built in the first quarter of this century.

According to the information provided, the property was historically a dairy farm and may date back to the late 19th century, as a building is shown on the site on the 1878 G.M. Hopkins Map. In the early 1920s the property was purchased by W. Lawson King who began operation of the dairy farm. In 1932, lightning struck the property and all of the buildings, with the exception of the farmhouse and tenant farmer's houses, were destroyed. All of the agricultural structures were rebuilt shortly thereafter. Although surrounded by intense commercial development along its periphery, the Billy King Farm still survives as an operating farm, with the focus on raising show cattle and long horn cattle.

Despite the altered setting of the property, the Billy King farm survives as an intact example of a mid-20th-century farm and qualifies for listing on the National Register under Criterion A. It is representative of the last period of historic farming in Montgomery County and is noteworthy in that it fits cleanly within this category, all buildings having been constructed in the 1920s and 1930s in direct association with the dairy farming business. The property retains integrity of design, materials, workmanship, feeling and association. The integrity of setting and location are compromised by the modern development along Route 355.

The National Register boundaries should include all of the buildings making up the farm complex as well as those remaining undeveloped acres of land which are still part of the original property. *Should conform w/ tax parcel.*

Documentation on the property/district is presented in: MHT Inventory Files; Project Review and Compliance Files

Prepared by: Julienne Mueller, Greenhorne and O'Mara, MHT Form (9/1994); Rita Suffness, Cultural Resources Group Leader, SHA, DOE (in I-270 study files, 1996).

Kimberly Prothro Williams
Reviewer, Office of Preservation Services

September 20, 1996
Date

NR program concurrence: ☒ yes ☐ no ☐ not applicable

Peter A. Kuntz
Reviewer, NR program

9/24/96
Date

gmg

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 Adaptation

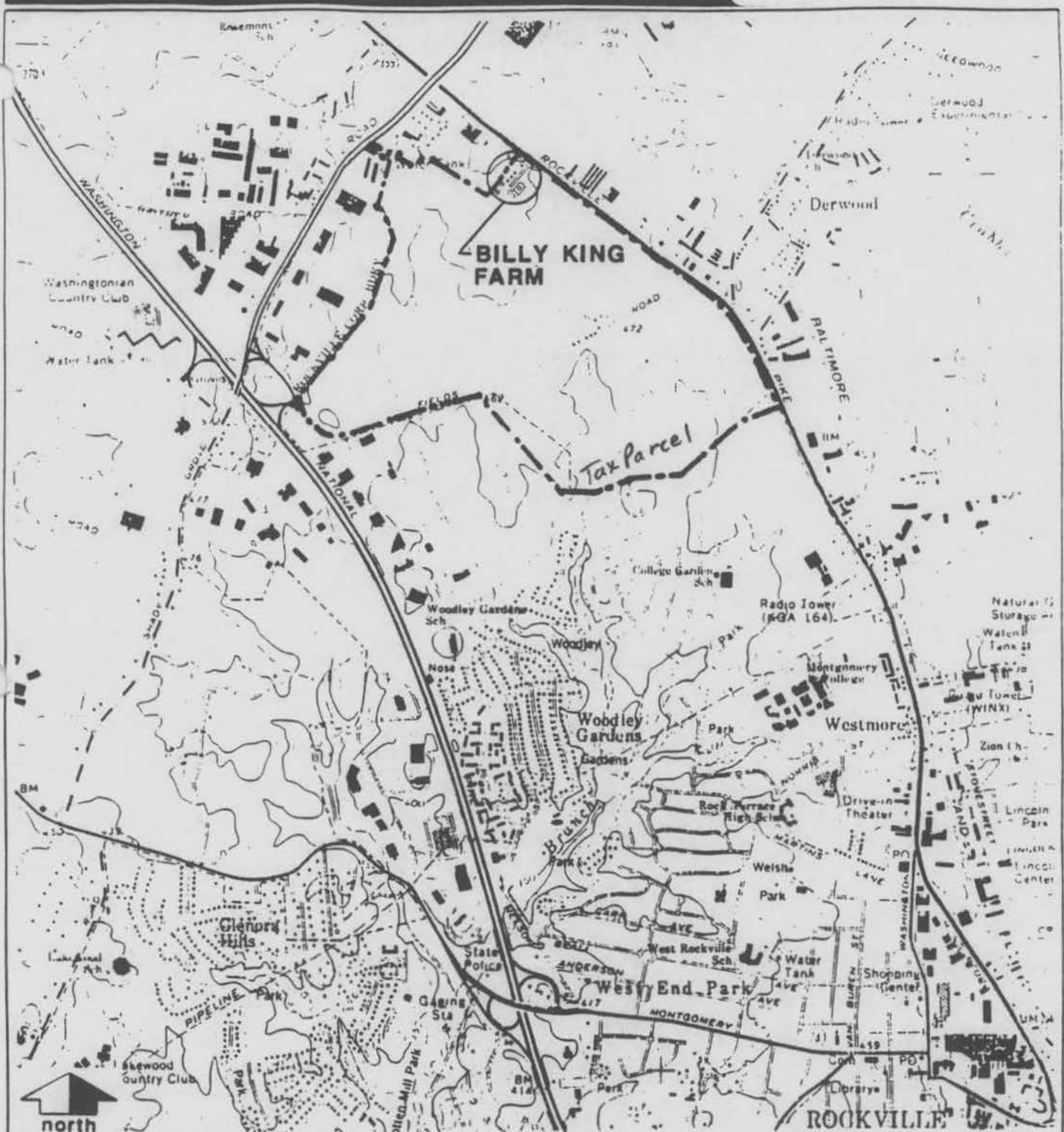
IV. Historic Period Themes:

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

V. Resource Type:

Category: BuildingHistoric Environment: RuralHistoric Function(s) and Use(s): Domestic/Single Dwelling;
Subsistence/Agriculture/Barns, sheds, silos.

Known Design Source: _____



SOURCE: USGS Topographic Map, Rockville, MD.-VA. Quadrangle, 1965, Photorevised 1984.

SCALE
0 2000 4000 feet
0 1 kilometer

King Farm Site Billy King Farm

Survey No. M-20-32



M: 22-42





M: 20-32

1

2



M: 20-32





H: 20-32





M:20-32



M: 20-32





M: 70-32



K. 20-32





M-20-32





R-20-32





M: 20:32





M:20-32





M: 20-32





M: 20-32



M: 30-32

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1

1



M: 20-32



M: 20-32





H:20-32



Maryland Historic Inventory Form
Addendum Sheet

SURVEY NUMBER: M 20-32

BUILDING NAME: Graff/King Property (Billy King)

LOCATION: 16100 Frederick Road, Gaithersburg, MD

PREVIOUS

DOCUMENTATION BY: P. A. C. Spero & Company, May 1998 MHIP form

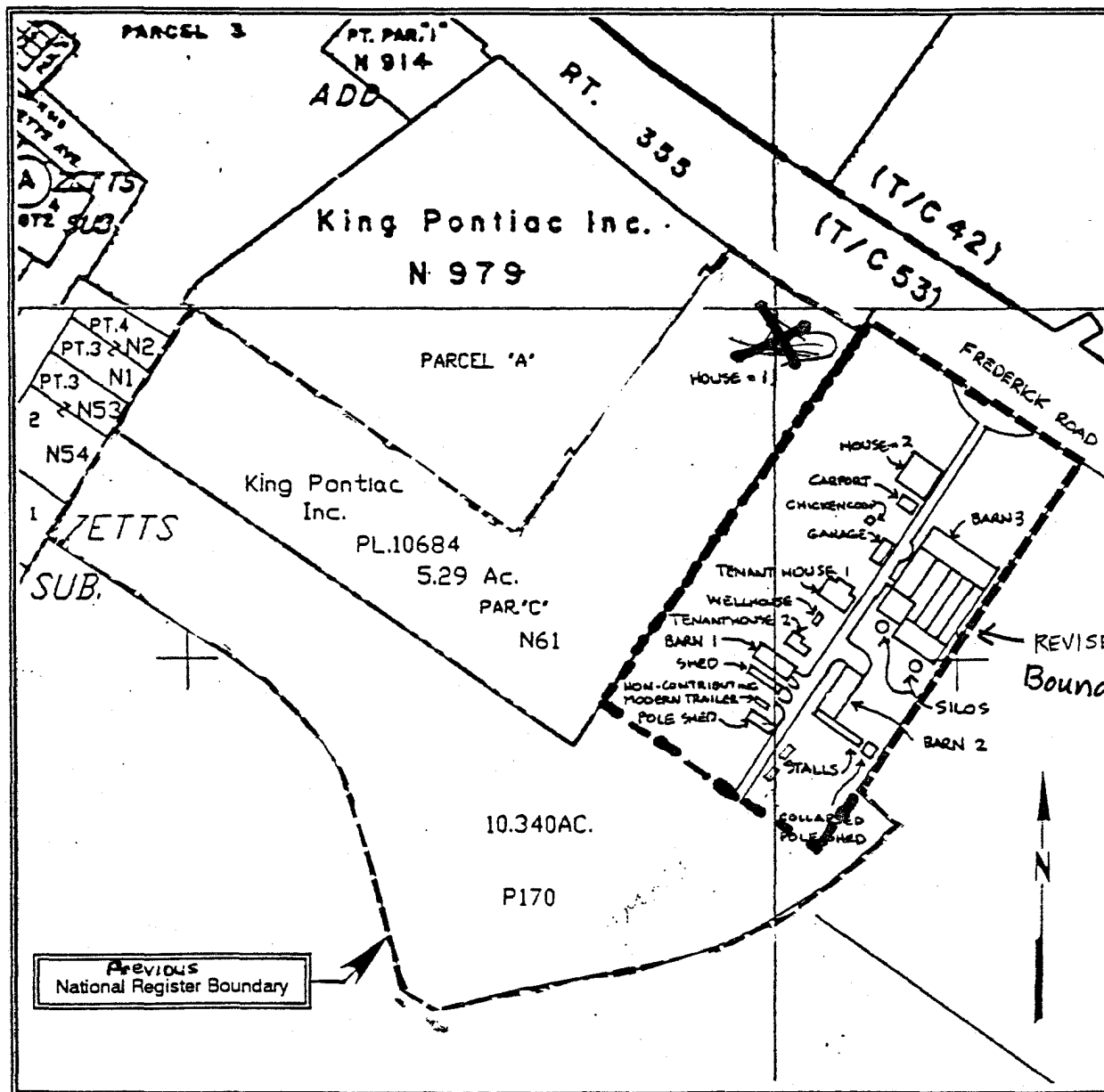
DESCRIPTION: House #1 has been removed, and House #2 (at 16100 Frederick Road), plus the farm buildings which are located behind it, are in a state of disrepair. Some of the windows of House #2 are missing, and many of the farm buildings are deteriorating. Three metal trailers have been moved to the site and serve as offices of the King Farm developers.

BOUNDARY REDUCTION: Some of the 15.63 acres included within the original historic site boundary has been graded and is slated to be subdivided and developed. The portion retaining House #2 and possibly some of the farm buildings is slated to become a 5-acre Rockville Community Park. The new boundary encompasses ca. 5 acres, House #2 and all of the farm buildings. It is a portion of parcel 170.

PREPARED BY: Rita M. Suffness, Architectural Historian, MD SHA, 7 August 2001

10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:



CAPSULE SUMMARY SHEET

Survey No.: M: 20-32
~~M: 20-35~~ (PACS 4.11) Construction Date: Circa 1860/Circa 1910/Circa 1930

Name: Graff/King Property

Location: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

Private/Private Residence/Occupied/Good/Restricted

Description:

The Graff/King Property is located on the west side of Frederick Road north of Rockville in Montgomery County. The property includes two dwelling houses, two tenant houses, three barns, three sheds, one stable, one carport, one garage, one well house and one chicken coop. The first dwelling house, constructed circa 1860, is a 2-story, 3-bay I-house. The second dwelling house, constructed circa 1910, is a 2½-story, 5-bay Colonial Revival. The agricultural complex was constructed circa 1930.

Significance:

The land on which the Graff/King Property is located was acquired by George N. Graff from Jane Graff in 1842. In 1893, James W. Graff bought 49.37 hectares (122 acres) of his family's land from Edward C. Peters, trustee for the estate of George M. Graff. James W. Graff probably constructed the circa 1910 Colonial Revival house as his residence. In 1925, James W. Graff sold 53.51 hectares (132.23 acres) of land to William Lawson King and Cordelia Elizabeth King. King became a prominent dairy farmer in Montgomery County. In 1982, William Lawson King sold his land to his three children. His children declared bankruptcy in 1995. In that year, the Helios/Towle Partnership and the Towle Financial Group acquired the property and began developing plans for a new community. The parcel on which the circa 1910 house and agricultural complex stand is currently owned by the Frederick Road Limited Partnership (Berson and Flanigan 1995).

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Montgomery-Prince George's Short-term Congestion Relief

DOE ☐ yes ☐ no

1. Name: (indicate preferred name)

historic Graff/King Property (preferred)

and/or common King Farm

2. Location:

street & number 16100-16116 Frederick Road ☐ not for publication

city, town Rockville ☒ vicinity of congressional district

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture ☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial ☐ park
☐ structure	☐ both	☐ work in progress	☐ education ☒ private
☐ site	Public Acquisition	Accessible	☐ entertainment residence
☐ object	☐ in process	☒ yes: restricted	☐ government religious
	☐ being considered	☐ yes: unrestricted	☐ industrial scientific
	☒ not applicable	☐ no	☐ military other:
			☐ transportation

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

name Frederick Road Ltd. Partnership/King Pontiac Inc.

street & number 539 S. Frederick Ave./16200 Frederick Rd. telephone no.:

city, town Gaithersburg/Gaithersburg state and zip code MD 20877/20898

5. Location of Legal Description

Land Records Office of Montgomery County liber 13746/3714

street & number 50 Maryland Avenue folio 746/102

city, town Rockville state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

20-32
Survey No. M: ~~20-35~~ (PACS 4.11)

Condition	Check one	Check one	
☐ excellent	☐ deteriorated	☒ unaltered	☒ original site
☒ good	☐ ruins	☐ altered	☐ moved
☐ fair	☐ unexposed		date of move _____

Resource Count: 15

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

The Graff/King Property is located on the west side of Frederick Road north of Rockville in Montgomery County. The property includes two dwelling houses, two tenant houses, three barns, three sheds, one stable, one carport, one garage, one well house and one chicken coop. The first dwelling house, constructed circa 1860, is a 2-story, 3-bay I-house with a rear ell on the west side and a front porch on the east side. The second dwelling house, constructed circa 1910, is a 2½-story, 5-bay Colonial Revival with a front porch on the east side. The agricultural complex, located west of the second dwelling house, was constructed circa 1930.

The circa 1860 House One, located at 16116 Frederick Road, has a parged foundation and stucco exterior walls. The asphalt-shingle, side-gable roof has a simple boxed cornice. An interior brick chimney is located in the west gable end of the rear ell. The house has 6/6 double-hung windows with wide wood surrounds. A small shed addition is located on the south side of the rear ell.

On the east, or front elevation, the 1-story, full-width front porch has an asphalt-shingle shed roof supported by four turned posts. The main entry, located in the center bay, has a half-glass door with a plain wood surround. A window is located on each side of the door. Two windows on the second story are aligned above the windows on the first story.

On the south elevation, the main block has a single window centered on each story. A small, 4-light fixed-sash window is located in the gable. A shed addition that is flush with the main block covers the first story of the ell. The addition has a half-glass door sheltered by a small shed portico in the second bay from the east. One window is located east of the door, and two windows are located west of the door. One window is centered on the second story of the ell.

On the west, or rear elevation two windows are symmetrically arranged on the first story of the rear ell. The main block and the shed addition have no openings on this elevation.

On the north elevation, the main block has a single window centered on each story. A small, 4-light fixed-sash window is located in the gable. The rear ell has one window centered on the first story and two windows at the west end of the second story.

This house is an example of an I-house. Typical elements of an I-house that are found here include a 3-bay symmetrical facade, a 2-story, single-pile plan, a side-gable roof, a full-width front porch and a rear ell. The shed on the rear ell is an addition and the asphalt-shingle roof is modern, but the house has otherwise experienced little alteration.

The circa 1910 House Two, located at 16100 Frederick Road, has a parged stone foundation, wood weatherboard siding and an asphalt-shingle roof. The roof is hipped with flared eaves and a deep, boxed cornice. Hipped dormers are located on all four slopes of the roof. The house has brick chimneys in the north end and the northeast corner. The 6/1 double-hung windows have louvered shutters on the north, east and south elevations. This house has a small, 1-story hipped addition on the northwest corner.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:26-36 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

7. Description (Continued)

The east, or front elevation has a full-width front porch over the first story. The porch has a standing-seam metal hipped roof supported by four Doric columns. A simple balustrade surrounds the porch. The main entry is located in the center bay. The half-glass door has 1-light sidelights, a 3-light transom and a moulded wood surround. Two windows are located on each side of the door. The second story has five symmetrically-arranged windows. The center window is slightly wider than the windows on each side. At the attic level, the hipped dormer has paired 6/1 double-hung windows.

On the south elevation, a 3-sided bay window with a hipped roof is located in the center of the first story. The bay window has a 6/1 double-hung window on each side. Single windows are located east and west of the bay window. Three closely-spaced windows are placed at the east end of the second story. Two more windows are located at the western end. A seam in the siding on this elevation indicates that the western end was formerly occupied by a 2-story sleeping porch. The hipped dormer at the attic level has paired windows.

The former sleeping porch covers the southern half of the west, or rear elevation. The sleeping porch has an entry with sidelights and a transom in the north end of the first story. Two windows are located south of the entry. The second story of the sleeping porch has two sets of paired windows. The recessed main block has a single window at the north end of each story. The hipped dormer at the attic level has paired windows.

The first story of the north elevation has an entry in the second bay from the east. The 5-panel door has a 1-light transom and is sheltered by a hipped-roof portico with brackets. One window is located east of the door. West of the door are paired windows and a single window. A small, hipped-roof addition covers the western bay of the first story. The addition has paired, 3-light awning windows on the north and east sides. A single window and an entry are located on the west side of the addition. Three small, 6/1 double-hung windows are placed in the center of the second story. The center window is placed slightly lower than the other two. Full-size windows are located on the eastern and western bays of the second story. The dormer at the attic level has paired windows.

This house includes several elements of the early Colonial Revival style, including symmetry, a hipped roof, a full-width porch with Doric columns, an elaborated entry and multi-pane double-hung windows. Alterations to this house include the hipped-roof addition and the enclosure of the sleeping porch.

Immediately west of House Two is a modern, 1-story car port with brick posts supporting a flat roof. West of the car port is a garage. The 1½-story, 5-bay garage has a concrete-block foundation, wood weatherboard walls and a standing-seam metal gambrel roof. A small addition and a brick oven are located on the east end of the garage. Three gable dormers are located on the south slope of the roof. North of the garage is a small, wood-frame chicken coop.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:20-35 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

7. Description (Continued)

West of the garage are two tenant houses and a well house. Tenant House One is 1½-stories tall and 3-bays wide with a concrete-block foundation, vertical board walls and a standing-seam metal, side-gable roof. This house has four shed additions on the north, west and south sides, and an enclosed shed porch on the east side. Tenant House Two is a 1½-story, 2-bay building with a concrete-block foundation, wood weatherboard walls and a standing-seam metal, side-gable roof. This house has a shed addition on the east side. Both of the tenant houses are heavily altered. The well house, located between the two tenant houses, is a 1-bay, 1-story building with an earth floor, wood weatherboard walls and an asphalt, side-gable roof.

West of the tenant houses are a barn and two sheds. Barn One is 1-story tall and 3-bays wide with a concrete-block foundation, wood weatherboard walls, and a standing-seam metal, front-gable roof. A large sliding door is located on the south (front) elevation. Seams in the weatherboard and foundation of the east and west elevations indicate that the barn has been enlarged two times. West of Barn One is a long, 1-story wood frame shed. The shed is open on the east elevation and partially enclosed with plywood on the north, west and south elevations. A modern trailer currently sits west of the shed. West of the trailer is a 1-story, 2-bay wood-frame pole-shed with a standing-seam metal, front-gable roof. The pole shed has an irregular shape and is partially enclosed in vertical board.

South of Barn One is Barn Two. Barn Two is 3-bays wide and 2½-stories tall with a rock-faced concrete-block first story and a wood-frame second story. The standing-seam metal gambrel roof has gable dormers on the north and south elevations. The east, or front elevation of this barn has three sliding doors covering the first story. The second story has two 6/6 double-hung windows flanking double batten loft doors. The north elevation has two sets paired, 6/6 double-hung windows on the east end and double sliding doors beneath the centered dormer. West of the dormer are two sets of paired, fixed-sash windows. The south elevation is similar to the north elevation, although the sliding doors have been removed. The west elevation is covered by a 1-story stable that extends to the south. The stable has a concrete-block foundation, concrete-block walls and a standing-seam metal shed roof. A 1-story wood-frame pole shed, now collapsed, extends south from the stable.

East of Barn Two is the largest outbuilding in the complex, Barn Three. This barn is U-shaped with a courtyard facing south and has a rock-faced concrete-block first story and a wood-frame second story. The barn is comprised of a 2½-story east wing, a 1-story north wing, a 2-story west wing, a 2½-story west wing and two 1-story crosswalks. The four wings are covered by standing-seam metal gambrel roofs with deep eaves. The barn has a variety of window and door openings.

On the north, or front elevation, the gambrel end of the east wing has double batten doors in the center bay. A 6/6 double-hung window is located on each side of the doors, and 1-story rock-faced concrete-block walls project forward from each end of the wing. Four 2/2 double-hung windows with elaborate wood surrounds are arranged at different levels on the second story. The

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:20-36 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

7. Description (Continued)

north elevation of the north wing has an uncovered door opening and two batten doors. A low wall connects the north wing to the 2-story west wing. The north elevation of the two-story west wing has two sets of paired windows, now covered, on the first story and a batten loft door on the second story. The 2½-story west wing begins at the southwest corner of the 2-story west wing. The north elevation of the 2½-story west wing has double batten doors in the center bay. One-story rock-faced concrete-block walls west of the doors surround the metal silo at the northwest corner of the barn. Four 2/2 double-hung windows with elaborate wood surrounds are arranged at different levels on the second story.

On the east elevation, the original east wing of the barn has thirteen double-hung windows, now covered. An addition constructed of concrete block extends this wing five more bays to the south. These bays have small, high windows, which are also covered. The words "Milk for Thompson's Dairy" are painted on this elevation of the gambrel roof.

The south elevation of the east wing has double sliding batten doors in the center bay of the first story. Paired, 6-light fixed-sash windows are located on each side of the door. A single double-hung window is located in the gambrel peak. The two crosswalks traversing the courtyard are visible on this elevation. The crosswalks have low walls and posts constructed of rock-faced concrete block. They are sheltered by standing-seam metal gable roofs. The south elevation of the west wing has double sliding batten doors in the center bay with paired, 6/6 double-hung windows on each side. A covered double-hung window is located in the gambrel peak.

On the west elevation, the west wing has fifteen openings, all covered on the first floor. A shed dormer is located near the south end of the second floor, while a gable dormer is located near the north end. A metal silo is located slightly south of center on this elevation.

The southern five bays of the 2½-story east and west wings of this barn appear to be additions, but all other parts appear to have been constructed at one time.

The Graff/King Property is located on a hill west of Frederick Road between Rockville and Gaithersburg. The property has large, deciduous trees around the two houses and a grove of trees north of House Two. A few trees are scattered throughout the agricultural complex. The surrounding land has been used for agricultural purposes until recently. The King Pontiac dealership is located north of House One. Commercial development is located on the east side of Frederick Road and around the intersections to the north and south of the property. The Graff/King Property and the surrounding 178 hectares (440 acres) are currently being developed as a new suburban community which will include housing and commercial development.

Survey No. M:²⁰⁻³²~~20-35~~ (PACS 4.11)

Specific dates Circa 1860, Circa 1910, Circa 1930	Builder/Architect
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check: Applicable Criteria: X A B X C D
and/or
Applicable Exceptions: A B C D E F G
Level of Significance: national state X local

The land on which the Graff/King Property is located was acquired by George M. Graff from Jane Graff in 1842. The name George M. Graff appears at the location of the circa 1860 I-house on Martenet's 1865 map and Hopkins' 1879 map of Montgomery County. In 1893, James W. Graff bought 49.37 hectares (122 acres) of his family's land from Edward C. Peters, trustee for the estate of George M. Graff. James W. Graff probably constructed the circa 1910 Colonial Revival house as his residence. Other family members may have continued to occupy the circa 1860 house.

Outside of farming, King organized in the late-1960s the King Pontiac-GMC dealership, located on the northeast corner of his land. The dealership was later sold to King's daughter and son-in-law, Lois and Conrad Aschenbach. King Pontiac-GMC currently owns the circa 1860 house. King was also active politically, both locally and nationally. Under President Roosevelt, King was appointed to the Baltimore branch of the Federal Land Bank, a position which he held for eighteen years. King served two terms with the National Capital Parks and Planning Commission and was a director for the Suburban Trust Company in Gaithersburg (MCHS Vertical Files).

Montgomery County's dairy industry began to decline in the late 1950s. The effects of the decline eventually prompted King in 1966 to sell his remaining 450 head of Holsteins to the Luden Cough drop family in Langhorne, Pennsylvania in favor of raising Angus for beef. In the mid-1970s, King's son William I. King moved the Angus operation to an 1100 acre ranch near LaGrange, Georgia called Irvington Angus. William I. King and his family continued to live in Montgomery County, raising wheat, soybeans and corn for Frederick and Baltimore markets (MCHS Vertical Files).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:20-95 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

8. Significance (Continued)

In 1982, William Lawson King sold his land to his three children: William I. King, Jeannine King Jacobs and Lois King Aschenbach. William Lawson King died in 1985. Unable to pay inheritance taxes, his children declared bankruptcy in 1995. In that year, the Helios/Towle Partnership, based in Chicago, and the Towle Financial Group, based in Virginia, acquired the property and began developing plans for a new community. The King Farm community, already under construction on the south end of the farm, will include single- and multi-family housing as well as commercial space. The parcel on which the circa 1910 house and agricultural complex stand is currently owned by the Frederick Road Limited Partnership (Berson and Flanigan 1995).

The Graff/King Property is located immediately north of Rockville. Rockville became the County seat when Montgomery County was created in 1776. Through most of the nineteenth century, Rockville was a courthouse village, surrounded by agricultural land. It remained a small town until the coming of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873. The railroad brought summer and weekend visitors, and the resort trade encouraged the rapid expansion of Rockville, both in size and population. Many summer hotel patrons built summer residences and others became year-round residents.

Following the rapid growth from the 1870s to the 1890s, the expansion of Rockville stabilized until a second development boom after World War II. The growth of the Federal government in nearby Washington, D.C. in the years after the War, spurred considerable suburban expansion in Rockville and surrounding areas. Access to the Capital by rail and improved roadways encouraged this suburban expansion (Rockville Historic District Commission 1973).

Dairy farms, such as Irvington Farms, began appearing in Montgomery County in the mid-nineteenth century. According to the 1860 Agricultural Census of Maryland counties, Montgomery County produced 278,141 lbs. of butter and 70 lbs. of cheese. A travel account in 1888 remarked upon the fine Jersey and Alderney stock at John Thomas' Clifton dairy farm near Sandy Springs. Area dairy products sold for \$1.00/gallon of cream and \$.50/pound of butter in Washington, D.C. Dairy farming began to overtake beef production grew as the Metropolitan line of the Baltimore and Ohio Railroad provided enhanced access to the Washington, D.C. market. Of the farms within 3 miles of the railroad over half engaged in dairy production, particularly in the vicinity of Sandy Spring, Colesville and Wheaton. In 1954 252 farms in Montgomery County supplied 38.6% of Washington, D.C.'s milk, while only a few farms sent milk to Baltimore. However following World War II two factors combined to weaken Montgomery County's dairy industry. First, the rise of land value in response to massive suburbanization resulted in heavier property taxes and in the appeal of selling land to developers. Second, overproduction among U.S. milk producers led to lower prices which often did not compensate operating expenses. Already in the late 1950s the industry was in visible decline. In 1986, six of the remaining dairy farmers in Montgomery County accepted the U.S.D.A.'s dairy buyout, selling their herds for slaughter. Those who continued to farm converted their operations to hay and grain production (Heibert and McMaster 1976, 241-243; MCHS Vertical Files).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:20-35 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

8. Significance (Continued)

The circa 1860 house on the Graff/King Property is an example of an I-house. The standard I-house is one room deep and two stories tall with three to five openings on each story. From the front, an I-house is often indistinguishable from a Georgian house. The gable view, however, reveals the greater depth of the Georgian house. Chimneys are most often located on the interior of the gable ends, however, some I-houses can have central or external chimneys. Usually, an I-house has a 1-story porch running the length or nearly the length of the long side. On the interior, a central hall separates the two rooms on the first floor; the second floor contains either two or four sleeping chambers. Due to the narrowness of the main core, many I-houses have kitchen wings to the rear. During the Victorian period, pre-cut detailing or a 2-tiered porch was commonly grafted onto the traditional I-house. The I-form was popular into the early twentieth century, with examples appearing in catalogs of mass-produced suburban houses (Gowans 1992, 55-6).

The circa 1910 house is an example of the Colonial Revival style. While the Queen Anne, Folk Victorian and Four-square styles were at the height of popularity in the United States, the Colonial Revival style began to capture the American imagination. Popular in the years from 1880 to 1955, the Colonial Revival style resulted from a rebirth of interest in the colonial English and Dutch houses of the eastern seaboard coincident with the Philadelphia Centennial. Stylistic details in Colonial Revival dwellings were drawn predominantly from Georgian and Federal styles; secondary influences included Dutch Colonial and English Postmedieval types. Late nineteenth century examples of Colonial Revival were often asymmetrical and exhibited a combination of Queen Anne features, such as turrets and wide porches, and Colonial features such as Palladian windows and Adamesque swags or urns. Examples built from 1915 to 1935 reflected colonial precedents more closely, while those built after World War II simplified the style, with details which only suggested rather than duplicated the original examples. Various sub-styles, such as the Dutch Colonial Revival, were popular during the early to mid-twentieth century.

Colonial Revival houses are usually strictly rectangular in plan with few projections and have symmetrical facades. They range from one to three stories with hipped, side-gable, cross-gable, or gambrel roofs. Clapboard is the most popular sheathing material, although brick is not uncommon. After World War II, colonial homes frequently featured a brick-sided first story with an overhanging wood-sided second story. In more elaborate homes, a hipped roof is often topped with a flat deck and balustrade or a cupola. Pedimented doorways and fanlights are common. Some pediments evolved into porticos with slender columns. The typical form of the windows is rectangular with double-hung sash. Palladian windows are common on more sophisticated dwellings. The addition of side porches, terraces and sunrooms are modern features common to Colonial Revival homes (McAlester 1984, 321-6).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:26-35 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

The Graff/King Property, constructed between 1860 and 1930, is eligible for the National Register of Historic Places. The property is eligible under Criterion A as an excellent example of a dairy farm. The development of William Lawson King's dairy farm mirrors the rise and fall of the dairy industry in Montgomery County during the twentieth century. The intact complex that remains on the Graff/King Property illustrates the different types of buildings needed in dairy farming, including stables, milking barns, silos and sheds. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. The Property is eligible under Criterion C as a good example of a twentieth-century farm complex. The large scale of the barns, the use of rock-faced concrete block, and the linear arrangement of the outbuildings all reflect the evolution of farm buildings as agriculture became more industrialized during the twentieth century. The circa 1860 I-house and the circa 1910 Colonial Revival house reflect common stylistic choices for farm dwellings of their time. The property retains an excellent degree of integrity, having undergone little alteration since the time of its construction. Alterations which have taken place, such as the addition on the northwest corner of the circa 1910 house and the extension of the east and west wings of Barn Three have not interfered with the form or character of the buildings. Due to extensive suburbanization, very few farm complexes of this size remain in this part of Montgomery County. Finally, the property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST	
Eligibility recommended <u>XX</u>	Eligibility Not Recommended _____
Comments _____ _____ _____	
Reviewer, OPS: <u><i>Carol Spender</i></u>	Date: <u>2/24/99</u>
Reviewer, NR Program: <u><i>B. H. H. H.</i></u>	Date: <u>3/1/99</u>

JS

9. Major Bibliographical References

20-32
Survey No. M:20-35 (PACS 4.11)

See Attached

10. Geographical Data

Acreage of nominated property 6.33 hectares (15.63 acres)
Quadrangle name Rockville, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

See Continuation Sheet

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Julie Darsie/Lisa Driver

organization P.A.C. Spero & Company

date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

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 purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:26-85 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

9. Major Bibliographical References (Continued)

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----- Vertical Files. "Farming A-Z."

----- Vertical Files. "William I. King."

----- Vertical Files. "William Lawson King."

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Page 9.1

P.A.C. Spero & Company

May 1998

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M: ~~20-36~~²⁰⁻³² (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

10. Geographical Data (Continued)

Verbal Boundary Description and Justification:

The National Register boundaries of the Graff/King Property follow the current property lines of Parcels P170 and N61 on Tax Map GS 122. This 6.33 hectare (15.63 acre) parcel is bounded on the north by King Pontiac-GMC, Inc., on the west and south agricultural lands on adjacent tax parcels, and on the east by Frederick Road. The boundary includes the two houses and all the outbuildings. According to deed research, the property was originally part of a 49.37 hectare (122 acre) parcel which was purchased by James W. Graff in 1893. Historically associated acreage has been excluded because it is now on separate tax parcels and is under development.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

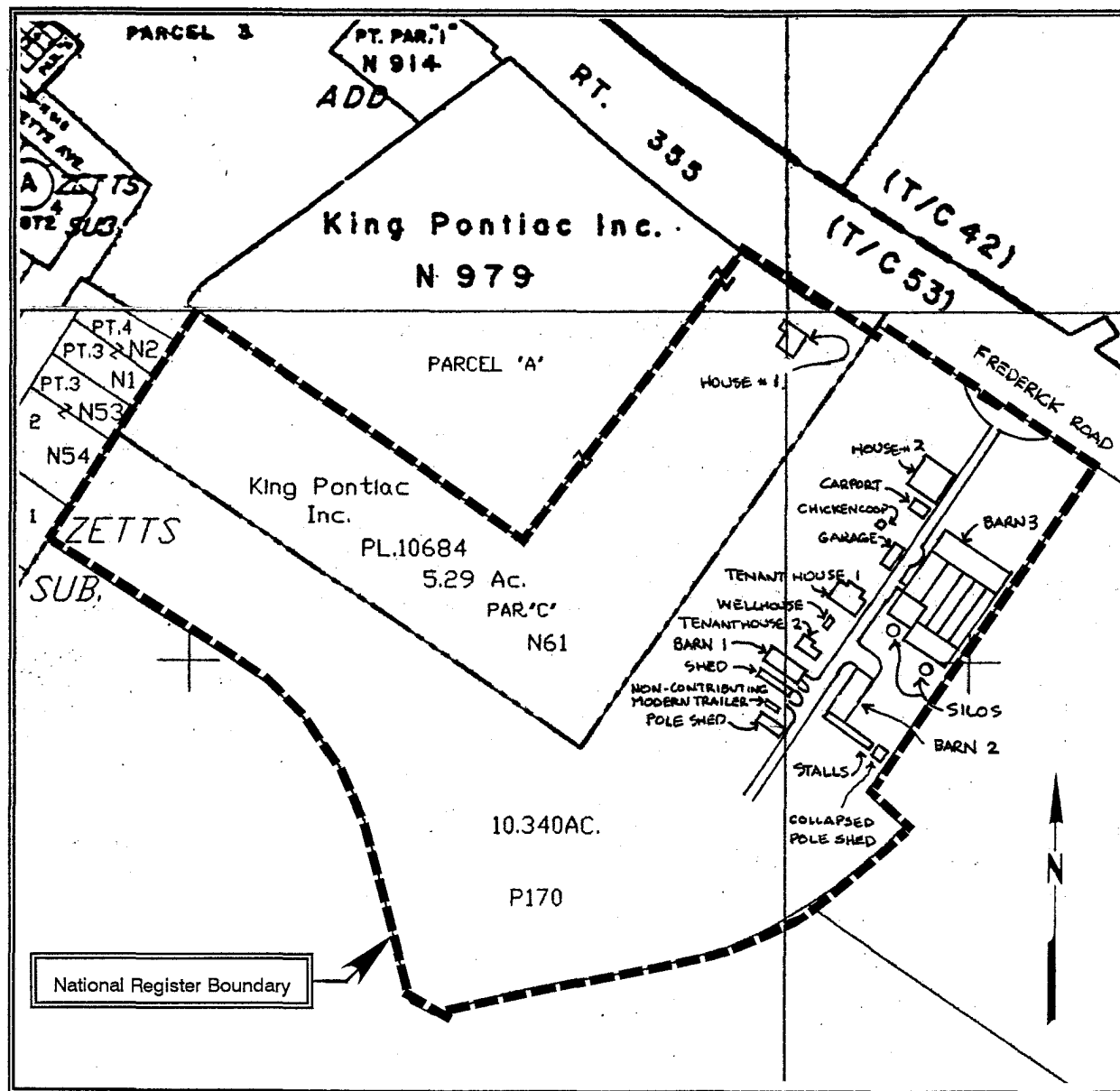
RESOURCE NAME: Graff/King Property

SURVEY NO.: M:20-36 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Graff/King Property

SURVEY NO.: M:20-35 (PACS 4.11)

ADDRESS: 16100-16116 Frederick Road, Rockville vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Agricultural-Industrial Transition A.D. 1815-1870

Industrial/Urban Dominance A.D. 1870-1930

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Agriculture

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

Historic Environment (urban, suburban, village, or rural):

Rural

Historic Function(s) and Use(s):

Agriculture

Private Residence

Known Design Source (write none if unknown):

None

Preparer

P.A.C. Spero & Company

May 1998

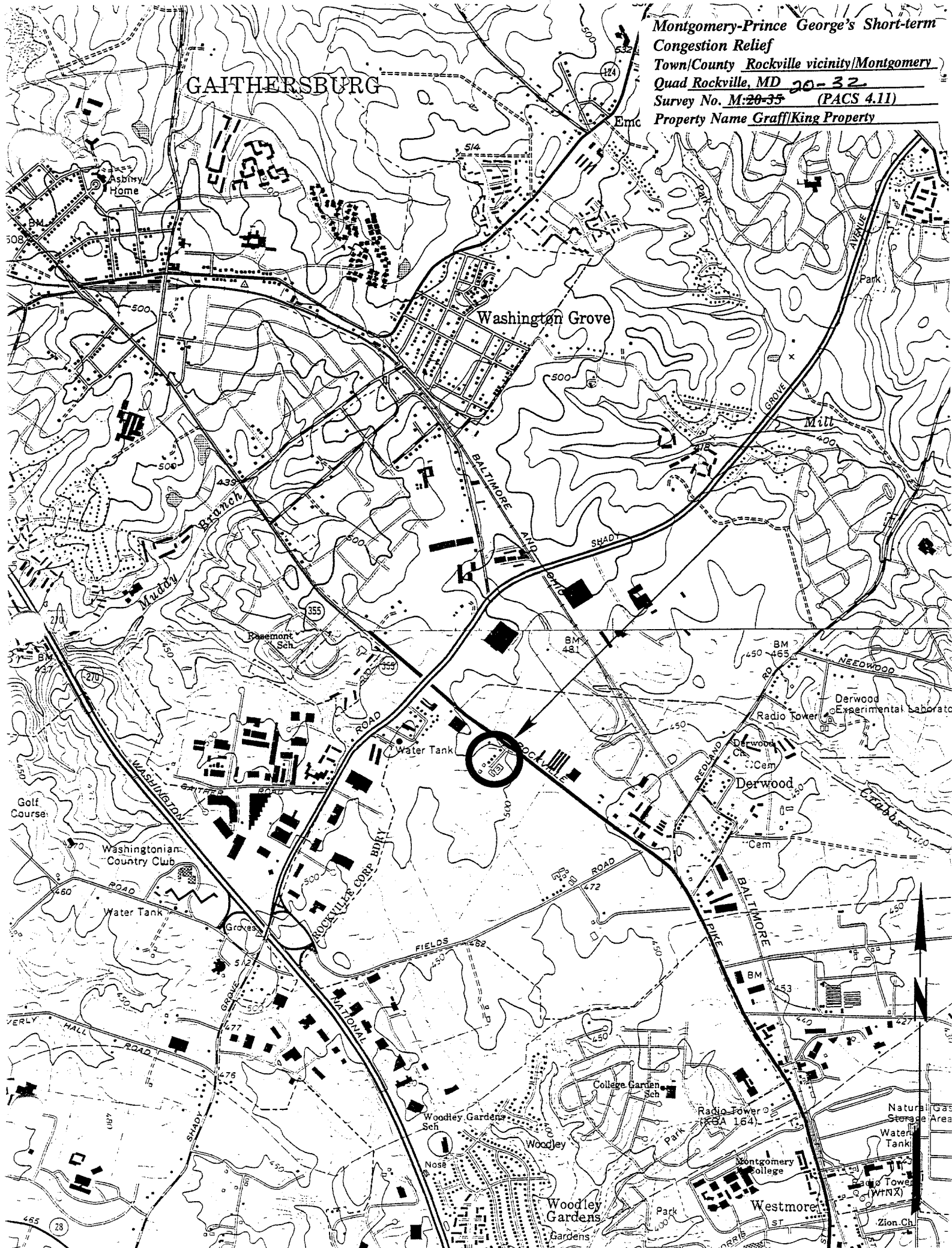
Montgomery-Prince George's Short-term
Congestion Relief

Town/County Rockville vicinity/Montgomery

Quad Rockville, MD 20-32

Survey No. M:20-35 (PACS 4.11)

Property Name Graff/King Property





1 M 20-32

2 Graft Prop. Prop. 7

3 Montgomery Co. Md

4 Julia Darce

5 5/98

6 Md BHPD

7 East elevation, house 2

8 1 of 44



- 1 M. 20.32
- 2 Craft / King Property
- 3 Montgomery Co Md
- 4 Julie Davis
- 5 5/98
- 6 Md. 80P
- 7 SE corner, house
- 8 2 of 44

JOHN R. LESTER



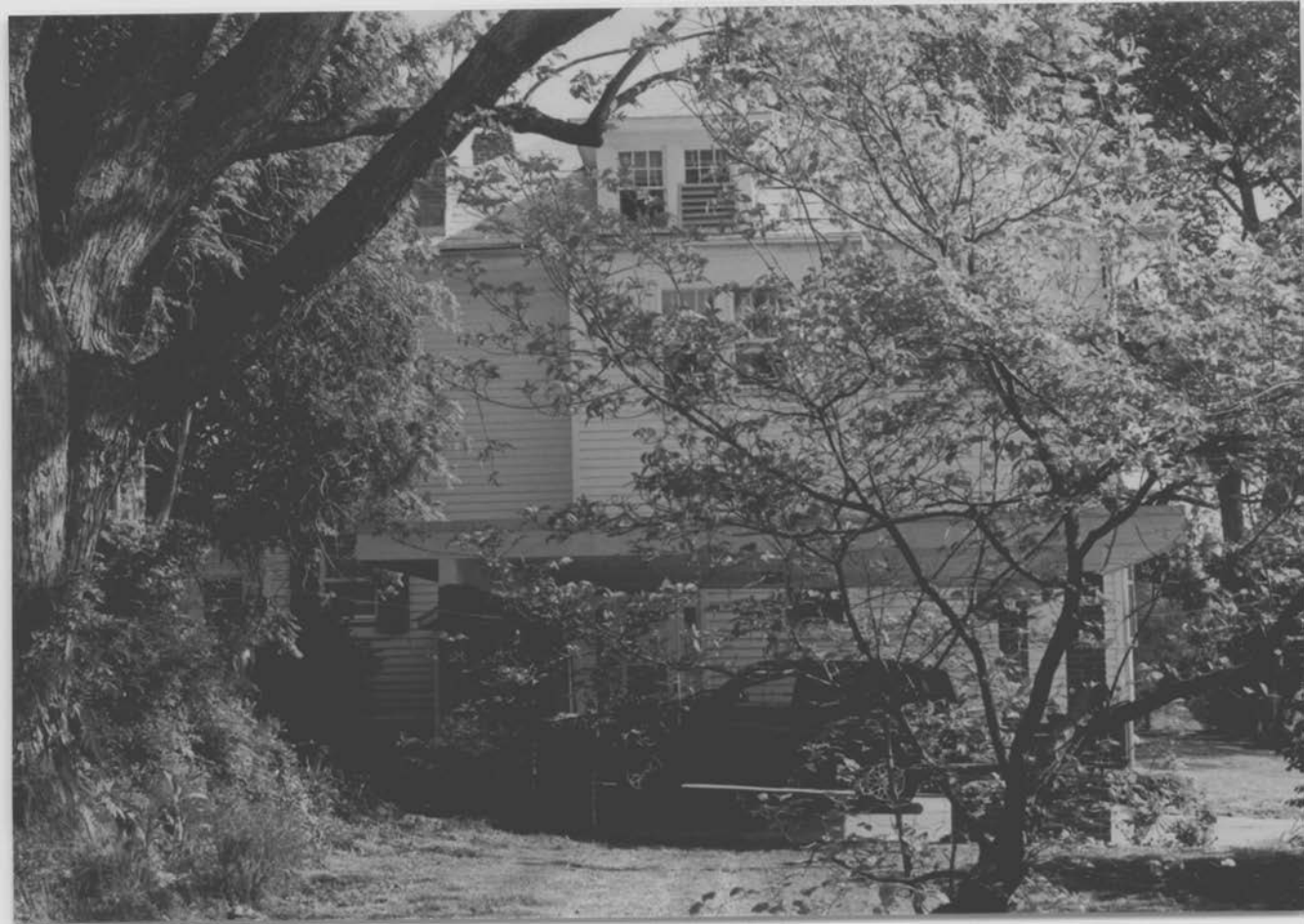
- 1 M. 20-32
- 2 Grass / King Property
- 3 Montgomery Co. Md
- 4 Jules Davis
- 5 5/98
- 6 Md. SHPD
- 7 S. elevation, house #
- 8 3 of 44

ETHAN LINDEN



- 1 M:20-32
- 2 Graff/King Property
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/98
- 6 Md 8MP6
- 7 SW corner, house 2
- 8 4 of 44

ESSEX N 1250 150



1 M:20-32

2 Graff/King Property

3 Montgomery Co. Md

4 Julie Dasse

5 5/98

6 Md. EHPB

7 W. elevation, house 2

22 MAY 1998

8 5/94



1 M 20-32

2 Graff / King Property

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 Md. SHPD

7 NE corner, house 2

8 6 of '44

2025 12 20 15:00



- 1 M. 20-32
- 2 Graft/King Property
- 3 Montgomery Co. Md
- 4 Julie T. see
- 5 5/79
- 6 MA S+PO
- 7 N. elevation, house 2
- 8 7.07 44

BRN 1111 1200 1982



- 1 M 20-32
- 2 Graft/King Property
- 3 Montgomery Co. Md
- 4 Julie Danice
- 5 5/98
- 6 Md 8440
- 7 NE corner, house 2
- 8 8 of 94

001111 + 123456



- 1 m:20-32
- 2 Kraft/King Property
- 3 Montgomery Co. Md
- 4 Julie Dawce
- 5 5/98
- 6 Md SHPO
- 7 Garage
- 8 9 of 44

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- 1 M. 20-32
- 2 Graff/Hong Property
- 3 Montgomery Co Md
- 4 Julie Davis
- 5 5/98
- 6 Md. 84PO
- 7 Garage
- 8 10 of 44

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- 1 M-20-32
- 2 Graft/King Property
- 3 Montgomery Co. Md
- 4 Julie Darsie
- 5 5/98
- 6 M&HPO
- 7 Tenant House. 1
- 8 11 of 44

STNNH 1430005





- 1 M 20-32
2 Gratt/King Property
3 Montgomery & Mc
4 Julie Dardie
5 5/98
6 Md SHPO
7 Well House
8 13 of 44

20110111 1230245



- 1 M. 20-32
- 2 Graff/King Property
- 3 Montgomery Co Md
- 4 Julie Davis
- 5 5/92
- 6 Md SHPO
- 7 Well House
- 8 14 of 44

2000021 N 1230395



1 M 20.32

2 Graft/King Property

3 Montgomery A. Mol

4 Julie Darsco

5 5178

6 Mol SH'0

7 Tenant House 2

8 15 of 44

STATION 12304 FT



1 11-20-32

2 Draft/King Property

3 Montgomery Co. Md

4 Julie Darsie

5 5/98

6 Md 8470

7 Jenn + Horse 2

8 16 B 44

0470271 N N N 20





- 1 M. 20-32
- 2 Draft / King Property
- 3 Montgomery A Md
- 4 Julie Davis
- 5 5/22
- 6 Md SHPO
- 7 Barn 1
- 8 18 of 44

2020021 14:44:22



1 M-20-32

2 Shaft/King Property

3 Montgomery Co Md

4 John Danie

5 5/77

6 Md SHRO

7 Shed

8 19 of 44

2420021 N H N 12



- 1 M. 20-32
- 2 Graff/King Property
- 3 Montgomery Co. Md.
- 4 Julie Darro
- 5 5/98
- 6 Mr. SHRO
- 7 Shed
- 8 20 of 44

251 0271 N N N-32



- 1 M 20-32
- 2 Staff/King Property
- 3 Montpenny Co Md
- 4 John Dance
- 5 5/98
- 6 Md State
- 7 Pole Shed
- 8 21 or 44

2470221 N N N 12



- 1 M 20-32
- 2 Graft/King Property
- 3 Montgomery Co. Md
- 4 Duke Daise
- 5 5/98
- 6 Md SHPO
- 7 Pole Shed
- 8 22 of 44

251 0271 N N N 52



- 1 M:20-32
- 2 Staff / King Property
- 3 Montgomery Co. & d
- 4 John Dawie
- 5 5/48
- 6 Mid SHPO
- 7 Barn 2
- 8 23 of 44

251 0271 N.N.M.22



- 1 M-20-32
- 2 Graff/King Property
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/98
- 6 M. J. SHPL
- 7 Barn 2
- 8 24 of 44

251 0271 N N N N 2



- 1 M:20-32
- 2 Grattling Property
- 3 Montgomery Co. Md
- 4 Julie Dawce
- 5 5/98
- 6 Md SH-15
- 7 Bank³ Mediation
- 8 2507 44

ST-417-1 1230 MCL



- 1 m 20-32
- 2 Bruff/King Property
- 3 Montgomery Co. Md
- 4 Julie Karsen
- 5 5/98
- 6 Md 8HPO
- 7 NE corner, Barn 2
- 8 26 of 44

2200221 N N N 12



- 1 m. 20 3.2
- 2 Draft / King Property
- 3 Montgomery Co. Md
- 4 Julius Davis
- 5 5/98
- 6 Md. SHPO
- 7 Elevation, base 3.
- 8 27 of 44

27 APR 1998



- 1 M 20-32
- 2 Kaff/King Property
- 3 Montgomery Co. Md
- 4 Julia Danse
- 5 5/97
- 6 Md 243
- 7 SE corner, Box 3
- 8 28 of 44

2025-01-01 10:00:00



- 1 M. 20-32
- 2 Haft/King Property
- 3 Montgomery Co. Md
- 4 John Davis
- 5 5/16
- 6 Md. 8470
- 7 S. elevation, Page 3
- 8 29 of 44

EST. BY L. S. BELL



- 1 M. 20-32
- 2 Shaff/King Property
- 3 L. A. Gomez Co. Md
- 4 John Parrot
- 5 5149
- 6 Md SHPO
- 7 SW corner, Lot 3
- 8 30 of 44

2000 0000 0000



1 M. 20-32

30

2 R. 1st / King Property

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 Md 54PD

7 W. elevation, barn 3

COPIED 12/21/90

8 31-03-44



1 M 20-32

2 Graft/King Property

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 Md 84P

7 NW corner, barn 2

8 32 of 44



- 1 M:20-32
- 2 Draft 1 King Property
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/99
- 6 Md. S#1086
- 7 N. elevation, w. half, barn 3
- 8 33 of 44

BORN 1230 000



1 M 20-32

2 Shaff/King Property

3 Montgomery Co. Md.

4 Julie Darrie

5 5192

6 Md SATRO

7 Cemetery Exam²

8 34 3 44



1 Pl 20-32

2 Chaff / King Property

3 Montgomery Co. Md

4 Julie Deane

5 5/98

6 Md 5/15

7 Courtyard, barn 3

8 3506 44

21 APR 1998



CITY OF

- 1 M 200 32
- 2 Chaff / King Property
- 3 Montgomery Co Md
- 4 Julie Davis
- 5 5/98
- 6 Md 84120
- 7 Table and detail, barn 3 33-B N 123081
- 8 36 of 44



- 1 M120-32
- 2 Shaff/King Property
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/78
- 6 Md SHPO
- 7 E. elevation, house 1
- 8 37 of 44

203 F H N 7200 004



1 11:20-32

2 Graff/King Property

3 Montgomery Co Md.

4 Julie Dawie

5 5/98

6 Md. SAPD

7 SE corner, house 1

8 38 of 44

200071 11/11/02



1 M-20-32

2 Draft/King Property

3 Montgomery Co, Md.

4 Julie Darsie

5 5/98

6 Md SHPO

7 S elevation, House 1

8 37 of 44



1 M-20-32

2 Graff / King Property

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 Md SHPO

7 SW corner Parcel

8 40 of 44

2025 JUN 14 10:00 AM



- 1 M. 20-32
- 2 Graft/king Property
- 3 Montgomery Co. Md
- 4 Lake Danson
- 5 5/98
- 6 Md 811PO
- 7 W elevation, house
- 8 41 of 44

Q1711111 1233 001



- 1 M. 20-32
- 2 Draft/King Property
- 3 Montgomery Co. Md
- 4 Julie Dawe
- 5 5/98
- 6 Md. 84PO
- 7 NW corner - box 51
- 8 42 of 44

2025 RELEASE UNDER E.O. 14176



- 1 M 20-32
- 2 Graft/King Property
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/98
- 6 Md. SMO
- 7 N elevation, house
- 8 43 of 44



1 M 20-32

36

2 Graft/King Property

3 Montgomery Co. Md.

4 Julie Davis

5 5/45

6 Md SHPD

7 New corner house

2000 N 14000

8 Out of 44