

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16501 Norwood Ave., Sandy Spring	Meeting Date:	11/14/2018
Resource:	Individually Listed Master Plan Resource Woodlawn	Report Date:	11/7/2018
Applicant:	M-NCPPC (Montgomery Parks)	Public Notice:	10/31/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	28/14-18A	Staff:	Dan Bruechert
PROPOSAL:	Hand Rail Installation		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (*Woodlawn 28/14*)
STYLE: Federal
DATE: c.1800



Figure 1: Woodlawn is a collection of early 19th century buildings.

PROPOSAL

The applicant proposes to install a metal handrailing for ADA access at the front porch. The handrail will be installed on the brick walkways and not be attached to the house.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
 - B. Installation of vents, venting pipes, and exterior grills.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district which an historic resource is located.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Meller
Daytime Phone No.: 301-650-4390

Tax Account No.: 01724951
Name of Property Owner: Minc PPC - MOCO Parks Daytime Phone No.: 301-650-4390
Address: 9500 Brunett Ave. Silver Spring MD 20901
Street Number City Street Zip Code
Contractor: T&P Parks Phone No.: 301-650-4390
Contractor Registration No.: _____
Agent for Owner: Julie Meller Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISES

House Number: 16501 Street: Norwood Rd
Town/City: Sandy Spring Nearest Cross Street: Layhill + Ednor Roads
Liber: 4845 Block: 59 Subdivision: 501
Liber: 5010 Folio: 842 Parcel: P3-N422 PN N170

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: hand rail

1B. Construction cost estimate: \$ TBD
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ foot _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Julie Meller Signature of owner or authorized agent 10/17/18 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT:

a. Description of existing structural and environmental setting, including historic features and significance. Woodlawn was constructed around 1800 by a Quaker family. The Federal House, built of brick laid in Flemish bond, features a symmetrical five-bay façade with a fanlight transom over the central entrance. A later owner expanded the house with a kitchen wing after purchasing it from the original family in 1825. The northwest wing was added in 1881. In the mid-20th century, the owners made several alterations to the property including building a garage, and installing brick walkways and an ornamental boxwood garden.

The property also includes an 1832 three-story stone bank barn, a combination dairy and smokehouse also built of stone, and a log house and board-and-batten tenant house which were moved to the property from other sites. The grounds include significant mature trees. The setting of the property is preserved in a largely rural, Montgomery County Park-owned setting. Extensive visitor parking lots are located immediately east of the house. Farther to the east and down slope from the house are modern stables, support structures, and an office building housing Park mounted police. Much farther to the east, but still within visual range of the manor house, is a large Butler building and helipad. There are open vistas to the south and north of the house, as well as to the west, across Norwood Road, to additional parkland.

Today the house is managed by the Cultural Resources Stewardship Section (Montgomery Parks). Staff offices occupy the second floor. The first floor is used for year-round public programming.

b. General description of project and its effect on the historic resources and environmental setting. The manor house front steps have been identified as being out of compliance with Parks safety guidelines. Railings need to be installed to bring them into conformance and assist both staff and visitors with safer mobility in this location. An extant handicap ramp requires visitors to enter the house through a back door and tertiary rooms. Railings at the front door would allow people with some mobility issues but who are not in wheelchairs to enter through the more welcoming front door as guests into the primary interpreted spaces.

The proposed railing will be metal and simple in design (refer to drawings) to have the least visual impact on the house. It will only be attached to the brick walkway.

The proposed project will have no adverse effect on the house or its environmental setting. The character defining features of the property will remain intact.

2. SITE PLAN: attached

3. PLANS AND ELEVATIONS: attached

4. MATERIAL SPECIFICATIONS: attached

5. PHOTOGRAPHS: attached

6. TREE SURVEY: N/A

7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

All addresses are Sandy Spring 20905

Norwood Road: 1021

Ednor Road: 105, 109, 111, 121, 211, 219

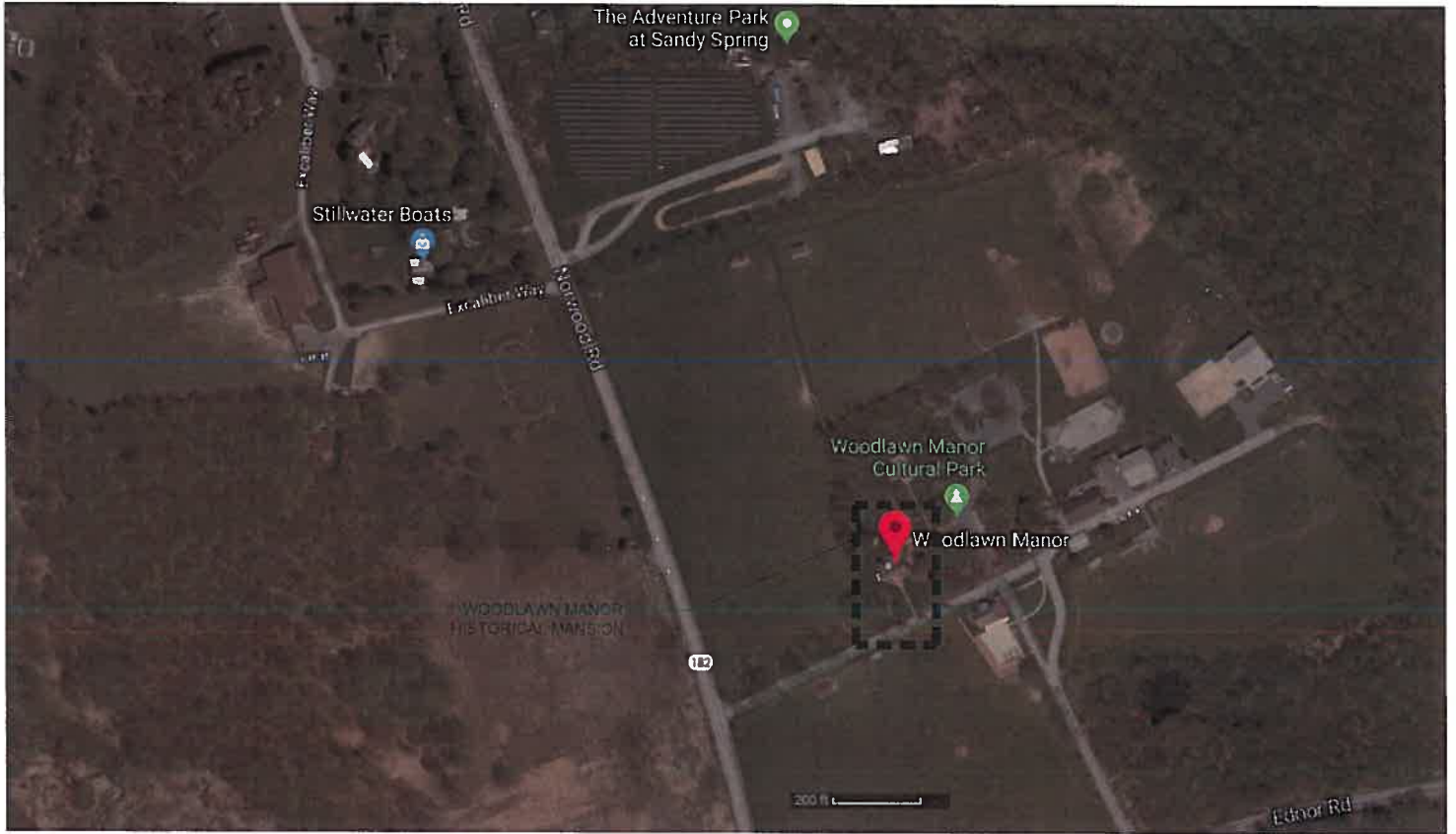
Alexander Manor Drive: 16500

Snowdens Woods Lane: 16425

20860 Zip:

Norwood Road: 16923, 16700

SW Corner of Norwood, Ednor, and Laytonsville Roads: Llewellyn Fields Homeowners Association, 68938 Olney Laytonsville Road, Suite 200, Gaithersburg, MD 20882.

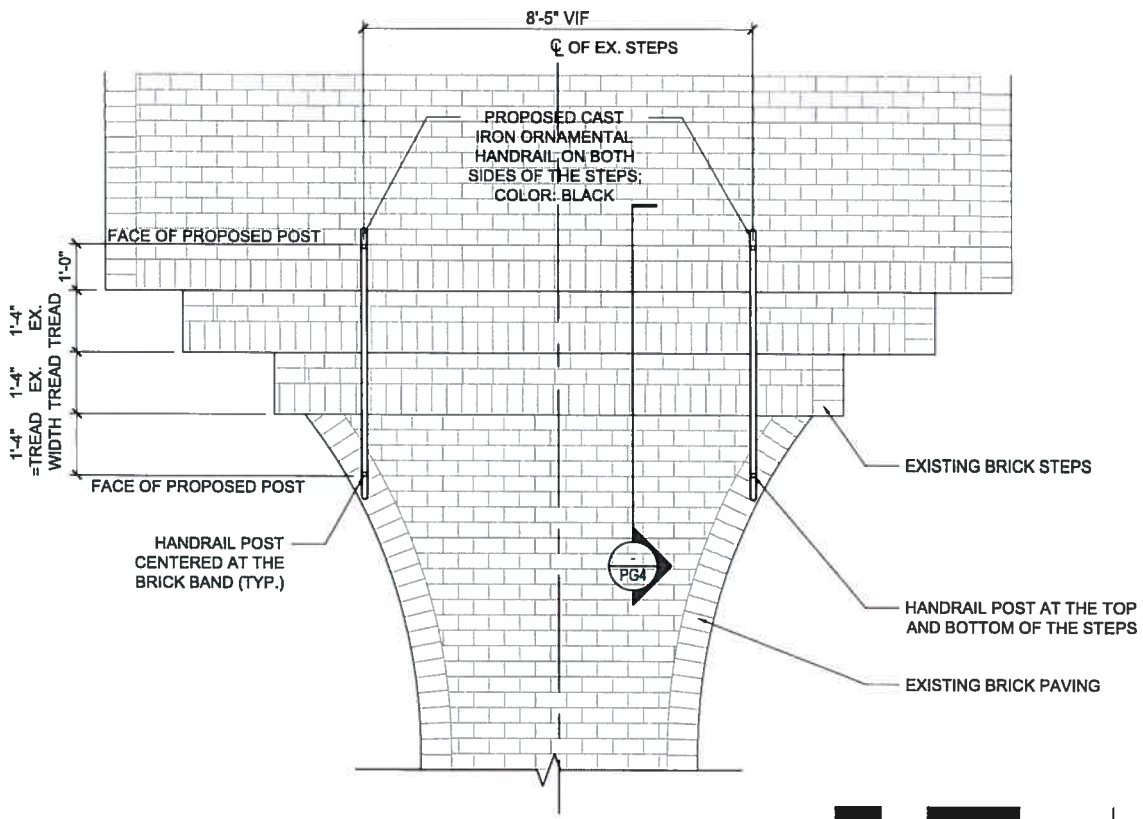


AERIAL MAP
WOODLAWN MANOR HISTORICAL MANSION



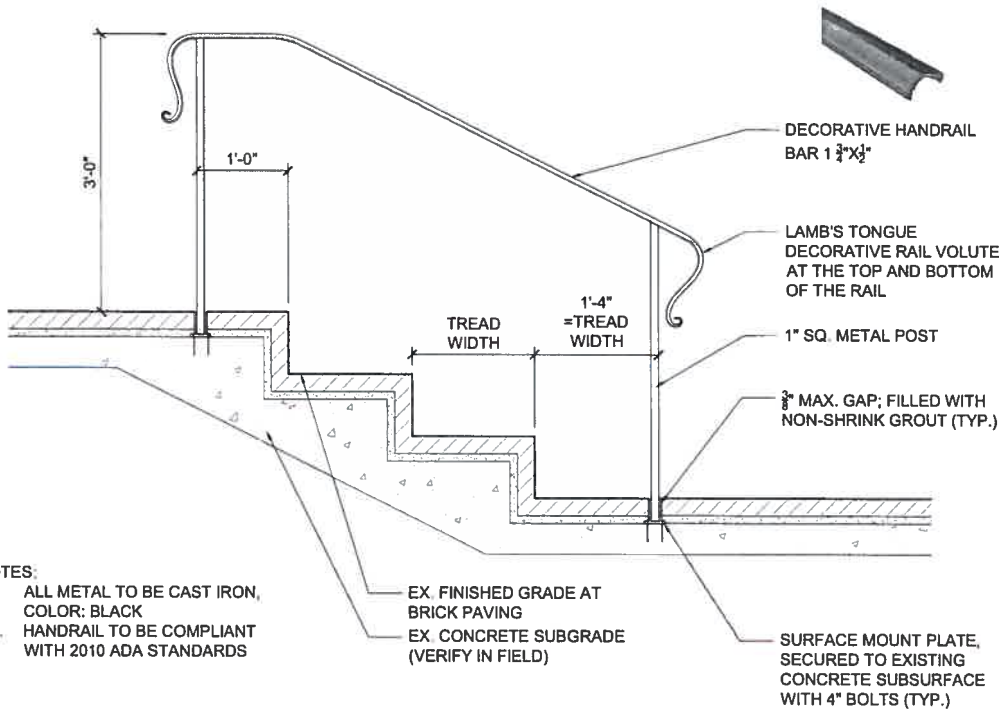
PROPOSED HANDRAILS
ON BOTH SIDES OF THE
EXISTING STEPS

PROPOSED HANDRAILS AT ENTRANCE STEPS WOODLAWN MANOR HISTORICAL MANSION



PLAN - HANDRAILS AT ENTRANCE STEPS
WOODLAWN MANOR HISTORICAL MANSION





NOTES:

1. ALL METAL TO BE CAST IRON, COLOR: BLACK
2. HANDRAIL TO BE COMPLIANT WITH 2010 ADA STANDARDS

ELEVATION- HANDRAILS AT ENTRANCE STEPS WOODLAWN MANOR HISTORICAL MANSION

