

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	15215 Barnesville Rd., Boyds	<b>Meeting Date:</b>	9/6/2017
<b>Resource:</b>	Primary Resource Boyds Historic District	<b>Report Date:</b>	8/30/2017
<b>Applicant:</b>	Montgomery Department of Parks (Julie Mueller, Agent)	<b>Public Notice:</b>	8/23/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	18/8-17B REVISION	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Demolition of non-historic accessory structures and other alterations		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary Resource within the Boyds Historic District  
**STYLE:** Gothic Revival  
**DATE:** c. 1866

**BACKGROUND**

The applicants received approval for the removal of four (4) non-historic outbuildings, the removal of a non-historic swimming pool, and removal of a non-historic timber wall at the March 22, 2017 HPC meeting.

**PROPOSAL**

The applicants propose the following work items at the subject property:

- Remove a non-historic stone stoop at the rear of the property.
- Construct a new wooden stoop at the rear of the property.

**APPLICABLE GUIDELINES**

When reviewing proposals for alterations and new construction within the Boyds Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is

sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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 in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

#### *Secretary of Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

## **STAFF DISCUSSION**

### *Stone Stoop Removal*

The stone stoop to be removed is non-historic and at the rear of the subject property, where it is not visible from the public right-of-way. Staff finds that the stone stoop can be removed without altering the features and spaces that characterize the resource, in accordance with the *Standards*.

### *Wooden Stoop Construction*

The applicants propose to construct a new 38" high wooden stoop at the rear of the subject property, replacing the stone stoop that is to be removed. Because the proposed wooden stoop exceeds 36" in height, Montgomery County Code requires it to have railings. The proposed railings will be wood with pickets inset between the top and bottom rails.

The proposed wooden stoop is generally compatible with the resource, and, due to its location, will not be visible from the public right-of-way. The proposed wooden stoop will not alter the character-defining features of the resource.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation outlined above.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal 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 Secretary of the Interior's Standards for Rehabilitation;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Julie.Mweller@montgomeryparks.org Contact Person: Julie Mweller  
Daytime Phone No.: 301-650-4390

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MNCPPC Daytime Phone No.: \_\_\_\_\_  
Address: 9500 Brunett Ave. Silver Spring MD 20901  
Street Number City State Zip Code  
Contractor: Dept. of Parks Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 15215 Street: Barnesville Rd.  
Town/City: Boyd's Nearest Cross Street: Rt. 121  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P 919

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ TRAD

1C. If this is a revision of a previously approved active permit, see Permit # Amendment to HAWP approved on 3/22/17

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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 \_\_\_\_\_ feet \_\_\_\_\_ 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 Mweller Signature of owner or authorized agent 8/7/17 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

(5)

**1. WRITTEN DESCRIPTION OF PROJECT:**

a. *Description of existing structural and environmental setting, including historic features and significance.* The Boyd-Maughlin House, located at 15215 Barnesville Road, is listed as a primary resource in the Boyd's Historic District (18/8-1). The district is comprised mostly of frame, vernacular Gothic Revival commercial and residential structures initially erected to house laborers laying the Metropolitan line of the B&O. The Boyd-Maughlin house, constructed in 1866 by David Maughlin, is among the eldest and predates the 1873 establishment of the village.

The house sits on a 2.0-acre parcel surrounded by parkland on a gentle rise overlooking Barnesville Road. The only historic structure on the site is the house. The site is leased for residential use.

b. *General description of project and its effect on the historic resources and environmental setting.*

This is an amendment to a HAWP that was approved by the HPC on March 22, 2017. The additional work seeks to remove the non-historic back concrete stoop and replace it with a new set of stairs, the design of which will need to wait until later. Originally, the rehabilitation plans for the house and site called for an in-kind repair of the non-historic back stoop. As in-kind repairs do not require a HAWP, this task was not included in the original application.

Since then, it was discovered that the stoop is 1) unsound and would have to be entirely rebuilt (not just repaired) and 2) that the well that is under it is a hand-dug, 19<sup>th</sup>-century well. When the well was dug, it was located about 15 feet from the back of the house until the enclosed porch was built adjacent to it (appears to be mid-20<sup>th</sup> century from the framing and foundation). It is likely that the stone stoop was constructed when the porch was added. It provides access to the well through a trap door and access to the back yard. The well, which is the source of water for the house, will not pass current inspection standards. The Department of Permitting Services requires that the old well be abandoned when the new well is connected to the house (the location for which is yet to be determined, but will be far from the existing one). The old well will need to be filled with cement; a cement truck cannot access the well without demolition of the stoop.

~~To keep the rehabilitation project from being put on hold while a new stoop is designed, this amendment only includes the request to demolish the stoop and build temporary steps up to the porch. Temporary wood steps will be replaced by a more appropriate design to be submitted to the HPO before the end of the year.~~ See proposed stoop plans. (HPC)

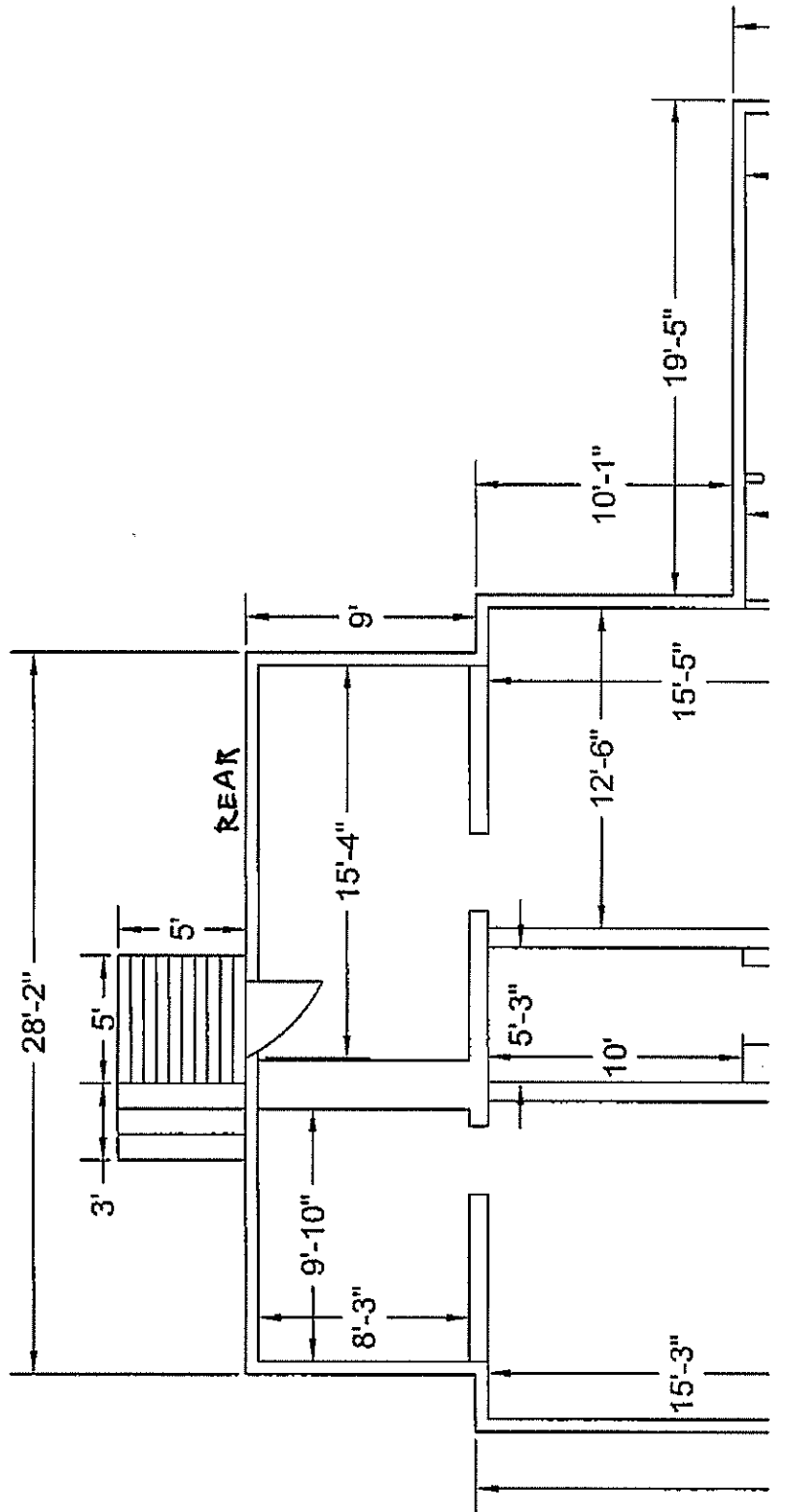
The demolition will have No Adverse Effect on the historic integrity of the contributing resource or the historic district.

**2. SITE PLAN:** see attached

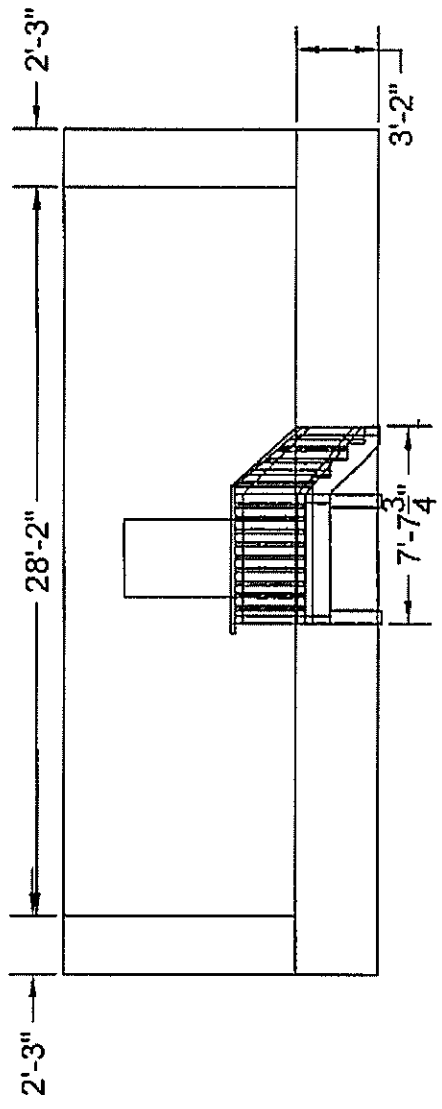
**3. PLANS AND ELEVATIONS:** See attached

**4. MATERIAL SPECIFICATIONS:** N/A

**5. PHOTOGRAPHS:** see attached



PROPOSED STOOP



PROPOSED STOOP





Photo 1: Boyd-Maughlin House Front (before repainting)



Photo 2: Rear (north) elevation showing enclosed back porch and stone stoop



Photo 3: detail of west side of stoop with wood well cover removed



Photo 4: view of north side of stoop



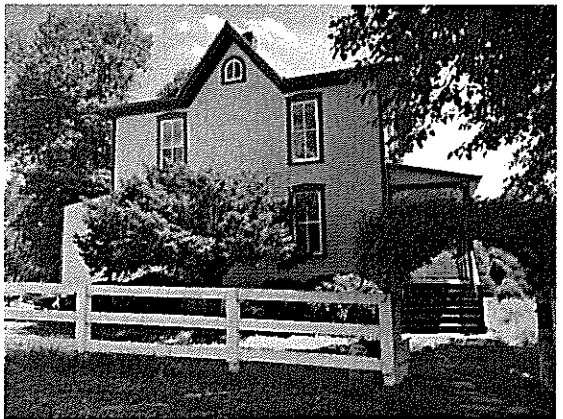
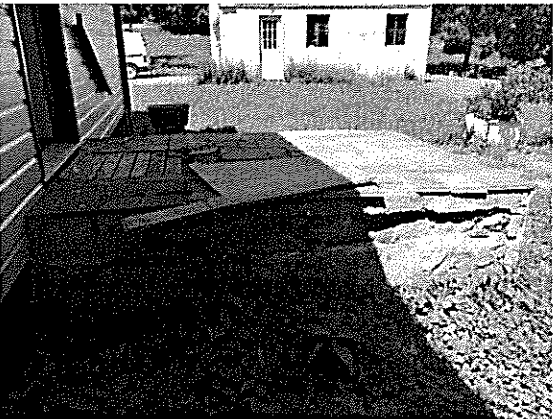
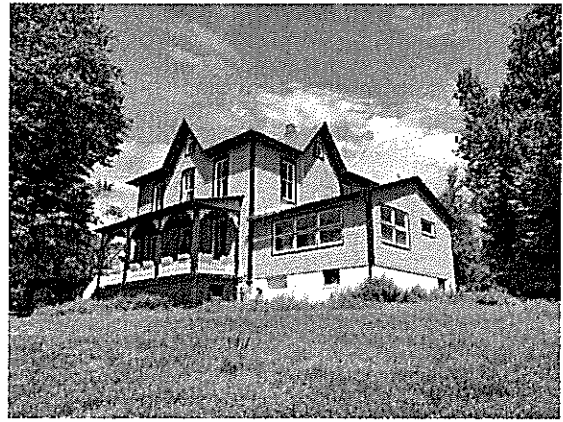
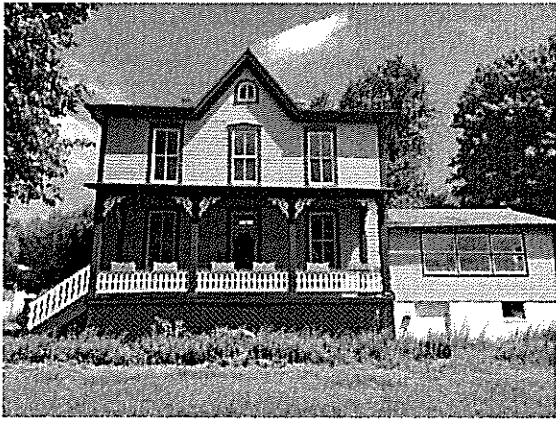
Photo 4: detail of east side of stoop showing wood trap door immediately in front of open door.



Photo 5: north side of stoop with trap door open



Photo 6: well



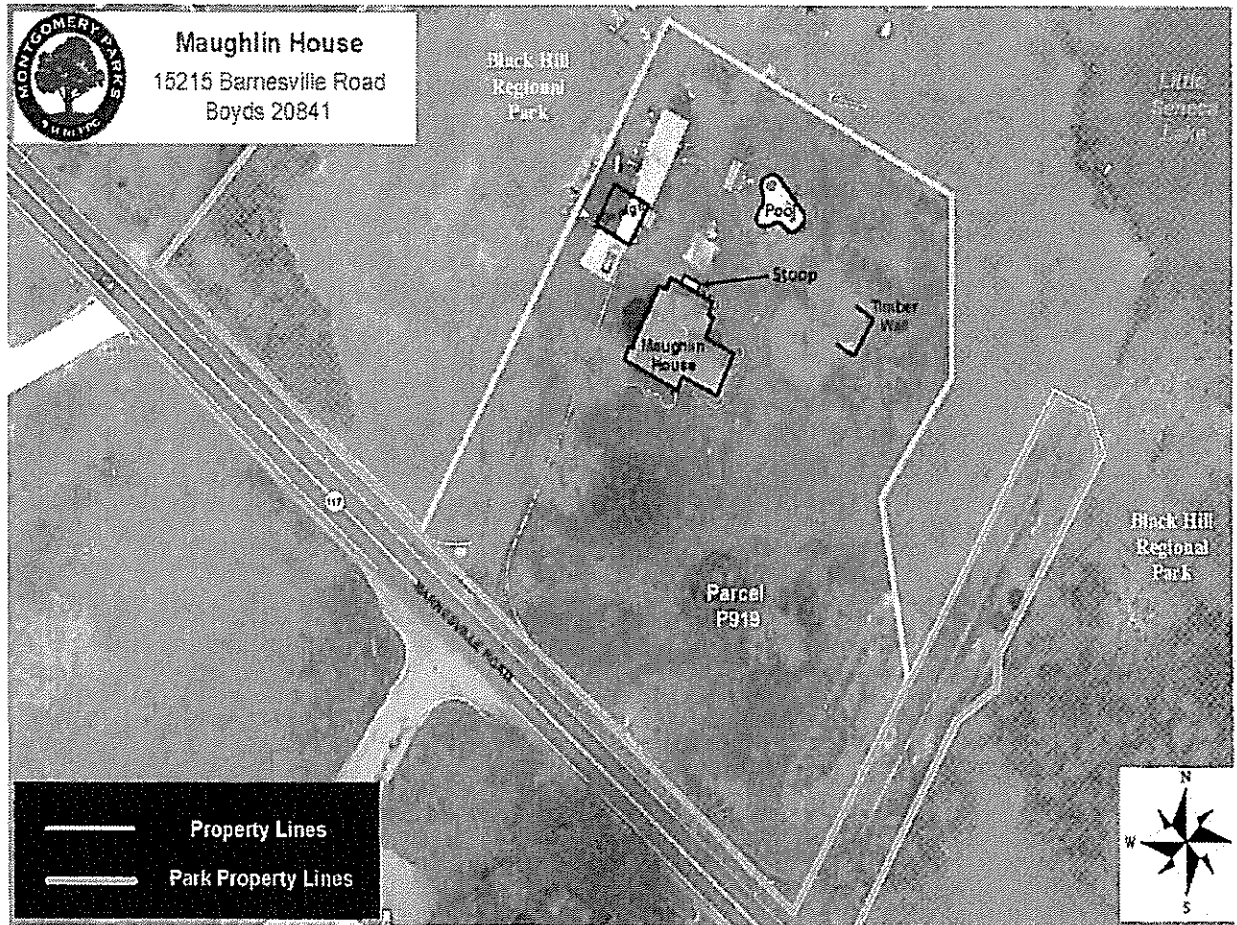
6. TREE SURVEY: N/A

7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Adjacent: the adjacent, separate legal parcels are owned by MNCPPC. There are no adjacent private property owners.

Confronting:

- 15203 Barnesville Road (US Post Office)
- 15189 Barnesville Road (private residence).



Site Plan