

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14920 Hyattstown Mill Rd., Hyattstown	Meeting Date:	9/6//2017
Resource:	Master Plan Site #10/76 (Hyattstown Mill Complex)	Report Date:	8/30/2017
Applicant:	Montgomery County Dept. of Parks (Julie Mueller, Agent)	Public Notice:	8/23/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	10/76-17A	Staff:	Michael Kyne
PROPOSAL: Railing installation, cellar door replacement, and other alterations			

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
STYLE: Miller's House and Mill
DATE: House Early 1800s; Mill 1918

Except from Places from the Past:

The Hyattstown Mill Complex, established before Hyattstown was platted in 1798, is a rare survivor of an industry once integral to the County's rural population. The first mill on the site was probably built by 1794 by Jesse Hyatt, founder of Hyattstown, and was probably a saw and gristmill. After a fire destroyed the mill and over 1500 bushels of wheat, Hyattstown residents helped to reconstruct the mill 1918, using timbers from a dismantled distillery, Prices Distillery, located upstream. By the early 1900s, the evolving mill operation included a metal water wheel, a Kentucky Roller Mill, and alternative steam and gasoline power. The mill operations ceased in the 1930s. The oldest structure in the complex is the miller's house. The oldest part of the miller's house is the main front block, which likely dates from the early 1800s, judging by its cornice returns and timberframe construction. The one-room deep section has a two-room plan with the front door opening directly into the larger room. The millrace is clearly visible along Hyattstown Mill Road.

PROPOSAL:

The applicants propose the following work items:

- Replace the deteriorated wooden Bilco door with a new metal Bilco door.
- Install a code-required steel railing at the non-historic rear patio.
- Remove glass panes from three basement-level windows (one in the c. 1800s massing and two in the c. 1950s addition) and install vents in their place.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Sec. 24A-8. Same-Criteria for issuance.

- (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; [emphasis added] 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. 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

Bilco Door Replacement

The applicants propose to replace the existing wooden Bilco door with a new metal Bilco door. The Bilco door is located on the right side of the house within the c. 1800s massing. Although no date has been given for the existing Bilco door, it is clearly deteriorated and is likely non-historic.

Staff supports the proposed Bilco door replacement, finding that proposal will not remove or alter character-defining features of the subject property. As noted in the application, the existing deteriorated Bilco door allows rain infiltration, and the proposed replacement Bilco door will protect and enhance the preservation of the resource.

Railing

The applicants proposed to install a 36" high black steel railing at the non-historic rear patio. The applicants have indicated that the proposed railing is required per Montgomery County Code.

The proposed railing is generally compatible with the resource and is unlikely to be visible from the public right-of-way of Hyattstown Mill Road. Staff finds that the proposed railing installation will not remove or alter character-defining features of the subject property.

Window Panes Removal/Vent Installation

The applicants propose to remove glass panes from three basement-level windows (one in the c. 1800s massing and two in the c. 1950s addition) and vents in their place. The applicants have indicated that the muntins, glass panes, and putty will be carefully removed from the sashes, allowing the vents (mounted on a 5/8" piece of plywood) to be secured within the existing sashes and reinstalled in the existing window casings.

Typically, the Commission exercises greater leniency for alterations to basement-level windows, and staff suggests that a lenient review is appropriate for the proposed work. The proposed work is reversible and will not remove character-defining features of the resource. As noted in the application, the basement of the subject property experiences problems with dampness and water infiltration, and the proposed work will address this issue, protecting and enhancing the preservation 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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Julie.Mueller@montgomeryparks.org Contact Person: Julie Mueller
Tax Account No.: 00018037 Daytime Phone No.: 301-650-4390
Name of Property Owner: MNCPRC - Ho. Co. Dept. of Parks Daytime Phone No.: 301-650-4390
Address: 9500 Brunell Ave, Silver Spring MD 20901
Contractor: SEGI Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Julie Mueller Daytime Phone No.: 301-650-4390

LOCATION OF BUILDING/PREMISE

House Number: 14920 Street: Hyattstown Mill Road
Town/City: Hyattstown Nearest Cross Street: Frederick Rd (Rt. 355)
Lot: N/A Block: _____ Subdivision: _____
Liber: 4751 Folio: 696 Parcel: _____

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 ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ less than \$25K

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Sepoc 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 Mueller
Signature of owner or authorized agent

8/8/17 in
Julie Mueller
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. Description of existing structural and environmental setting, including historic features and significance.

The Hyattstown Miller's House is located at the end of a narrow country lane, next to the only extant mill structure in Montgomery County, just outside the boundaries of the designated Hyattstown Historic District. The 2.98-acre property has been associated with milling since the late 18th century. The house is composed of three sections, the eldest of which is believed to predate the recording of the town plan in 1798. The middle section may also date to the 18th century, while the rear kitchen addition dates to the mid-20th century. The house has been a residence until recently when it was vacated to accommodate the rehabilitation project described in this HAWP. The mill is now an art gallery.

The house and mill are listed in the Montgomery County Master Plan for Historic Preservation as an individual resource (10/076). The site is surrounded entirely by public parkland.

General Description of Project and its effect on the historic resource(s).

The project will rehabilitate the historic house by replacing aging HVAC, electrical, and plumbing systems; updating the kitchen and bathrooms; making interior cosmetic repairs; and repairing unsafe conditions on the exterior. No changes are proposed to the floor plan and all historic, character-defining features will be retained. Exterior alterations, for which approval is being sought from the HPC include:

- Replacement of a deteriorated, wood Bilco door with a new, metal one. The metal will last longer and provide better protection from the on-going problem of rain infiltration into the basement (see attached specifications).
- Installation of a code-required metal railing at the rear patio. The posts will be 1"x1" solid steel. The top and bottom rail is 1" wide x ½" tall solid steel. The pickets are ½" x ½" square.
- Removal of glass panes and insertion of wire mesh in three non-historic basement windows to provide natural ventilation in damp basement.

The project will have no adverse effect on the historic resource.

2. Site Plans: See attached

3. Plans and Elevations: See attached

4. Material Specifications: See attached.

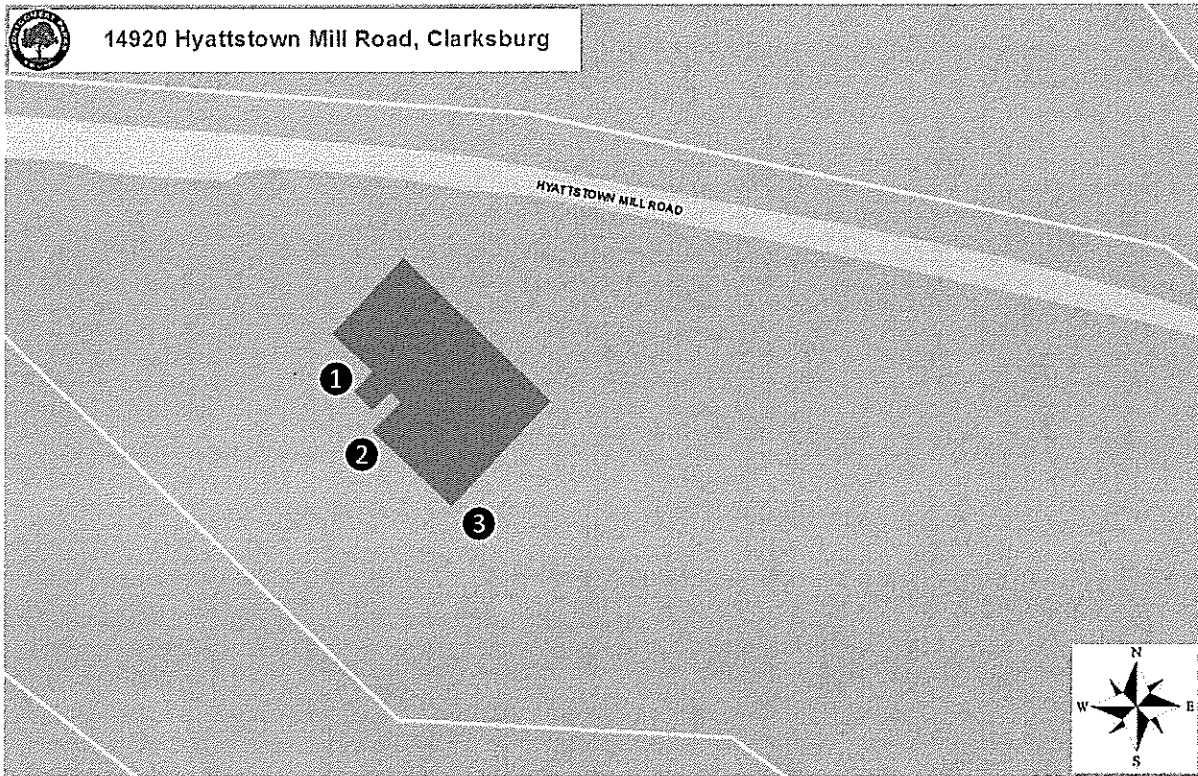
5. Photographs: See attached

6. Tree Survey: No trees will be affected by this project

7. Addresses of Adjacent and Confronting Property Owners: Parkland belonging to Little Bennett Regional Park surrounds the entire Hyattstown Mill Complex environmental setting.

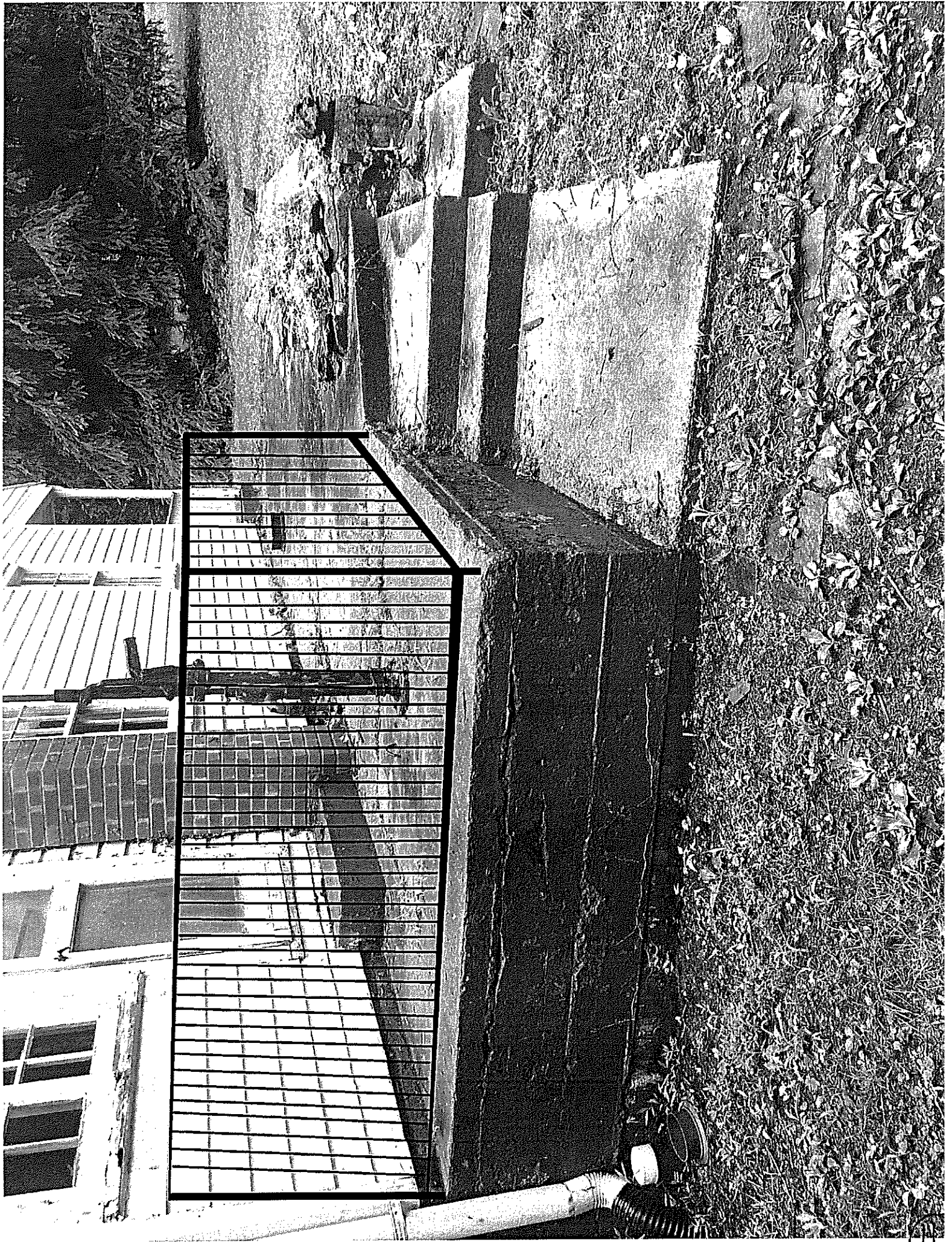


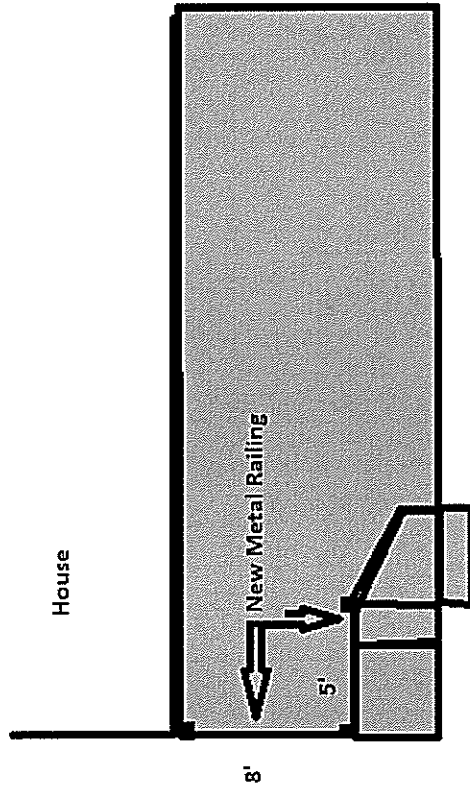
Aerial view: the subject property is the red-roofed building on the right; it faces north towards Hyattstown Mill Road. The other red-roofed building is the mill. Route 355 (Frederick Road) is immediately to the left of the picture.



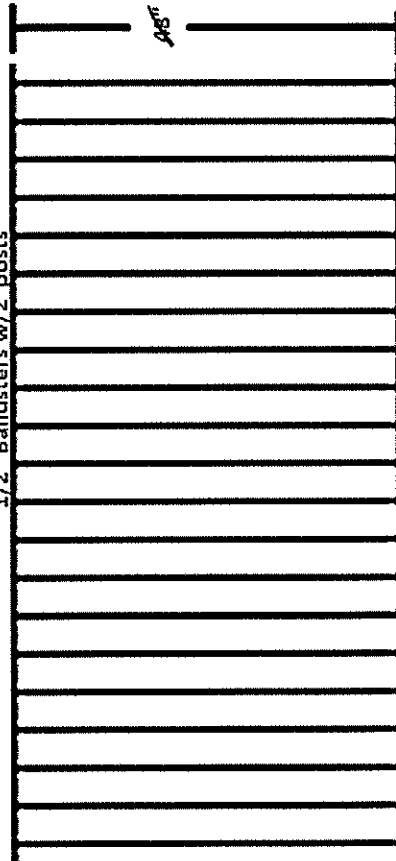
- ① Location of proposed Bilco door
- ② Location of proposed basement level window vents
- ③ Location of proposed code-compliant metal railing on non-historic rear patio





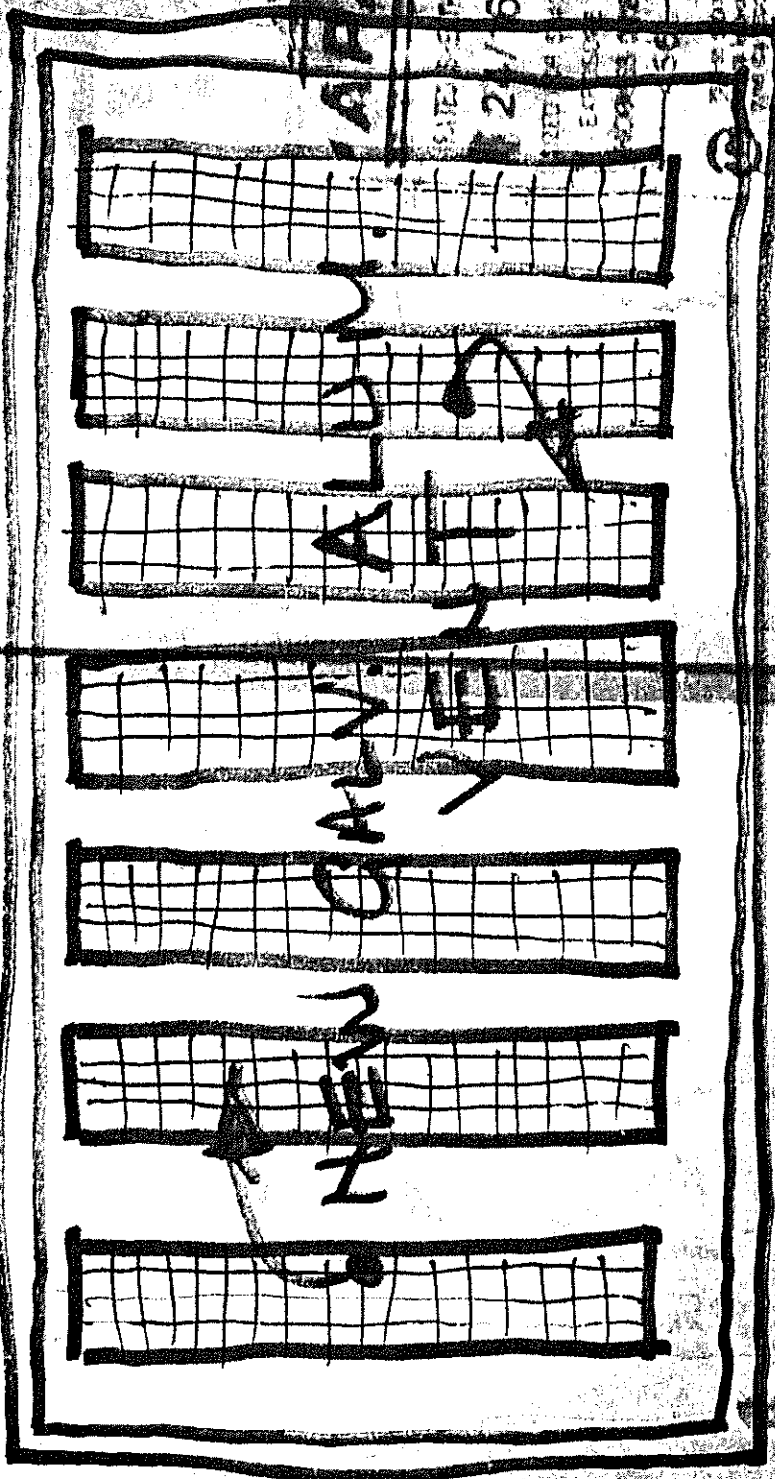


1" Top and Bottom Rail and
1/2" Ballusters w/2" posts



5/8" PLX \nearrow TBD

REMOVE MOUNTING



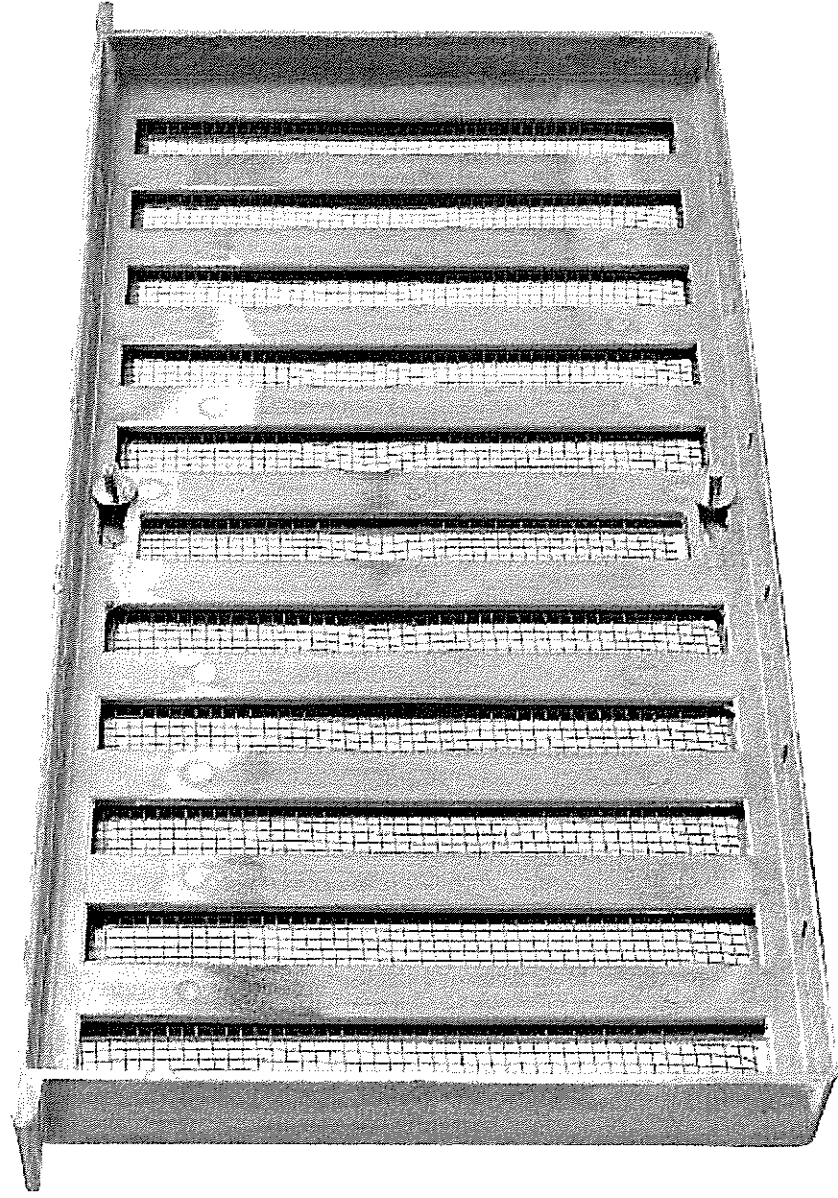
REMOVE GLASS \nearrow

5/8 PLX \nearrow

MULTIPLY HAVE BASEMENT VENT

Master Flow

16 in. x 8 in. Die-Cast Aluminum Grate Style Foundation Vent in Mill



Product Overview

The Master Flow 500 grate style foundation vent allows air circulation to reduce moisture and helps prevent decay in your foundation with a net free vent area of 28 sq. in. The vent is die-cast aluminum and features positive open/close damper action and lintel for foundation block construction. The damper adjusts manually.

- Positive open/close damper action; adjusted manually
- Lintel for foundation block construction
- 28 sq. in. Net free vent area
- Screen included
- Common: 16 in. x 8 in.; actual: 16.5 in. x 8 in.

Specifications

Dimensions

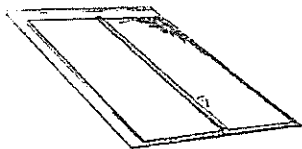
Cut-Out Left to Right Length (in.)	16	Product Height (in.)	8
Net-Free Area (Sq. In.)	28	Product Width (in.)	16.5
Product Depth (in.)	1.25		

Details

Color Family	Aluminum	Screen Included	Yes
Material	Aluminum	Shape	Rectangle
Paintable/Stainable	No	UV Resistant	No
Product Weight (lb.)	2.39lb	Vent Type	Foundation

Warranty / Certifications

Manufacturer Warranty	4-year Limited Warranty
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STEELWAY

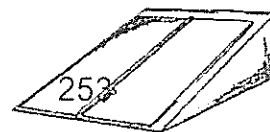
CELLAR DOORS

290 E. Church Road

King of Prussia, PA 19406

Toll Free (877) 553-2610 fax (610)277-1440

www.cellardoors.com



Reference Name: Smith, Rob

Customer Name: Structural Engineering
Billing Address:

Fax/E-mail: rsmith@seg-inc.com

Date: 5/9/17

Source: INT

Rep: Larry

Ship to Address:

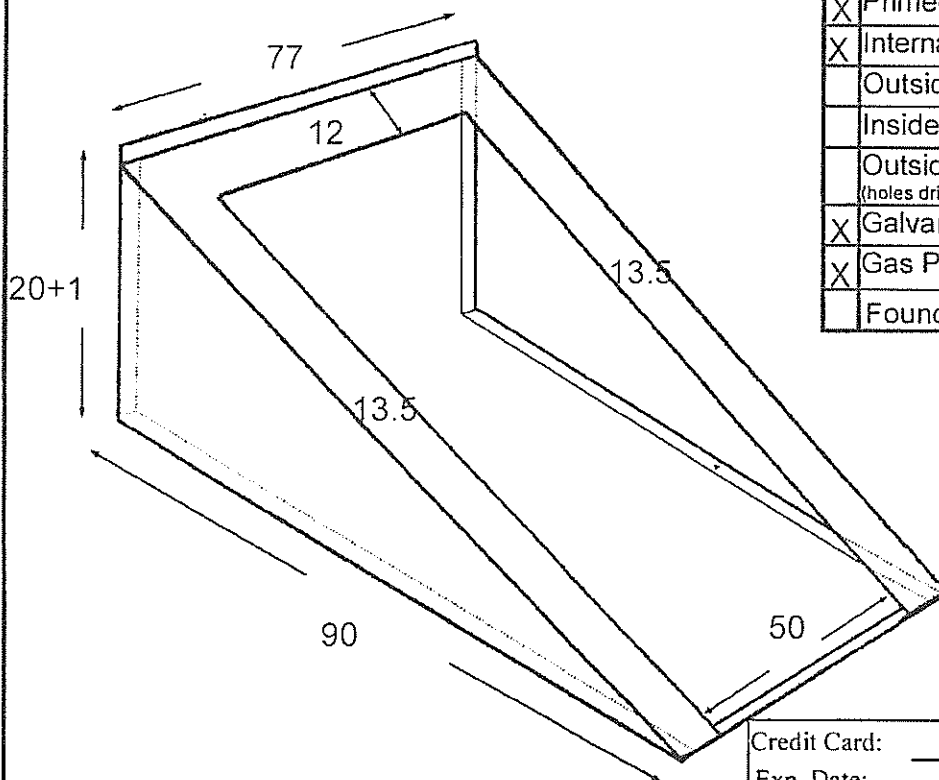
14920 Hyattstown Mill Rd

Clarksburg, MD 20781

Phone for Trucking Co.: 703-574-4813

-Not to Scale-

Angled Door for Flat Foundations



<input checked="" type="checkbox"/>	Double Doors (Not Shown)
<input type="checkbox"/>	Single Door (Hinge L or R)
<input checked="" type="checkbox"/>	Primed Red Oxide
<input checked="" type="checkbox"/>	Internal Slide-Bar Lock
<input type="checkbox"/>	Outside Padlock Tabs
<input type="checkbox"/>	Inside Padlock Tabs
<input type="checkbox"/>	Outside Keyed Entry (holes drilled; kit ships separately)
<input checked="" type="checkbox"/>	Galvanized
<input checked="" type="checkbox"/>	Gas Pistons
<input type="checkbox"/>	Foundation Plates ()

Credit Card: _____

Exp. Date: _____ Code: _____

Credit card payments are subject to processing fees

Unit Cost: Options:

Shipping*:deliveryTotal: Allow 2-3 Weeks
included For Production

*All Shipping quotes are based on delivery to a commercial address or pick-up at your local terminal. Doors can be shipped to a residence but trucking companies charge residential delivery fees of \$60 that will be applied to your bill if necessary.

DESIGN APPROVAL: I have reviewed and understand the sketch and notes above and authorize STEELWAY CELLAR DOORS to begin work on this order. In the event I cancel my order prior to shipment, I may be responsible for costs incurred by STEELWAY directly related to the production of my door. I further understand that cellar doors can be dangerous and should be used with extreme care. The doors should not be left open or unattended and should not be played on or used by children or people who may not be capable of using the doors.

ACCEPTED: _____ DATE: _____

Specification Sheet



Specifications for Entranceway Door

Provide entranceway cover with two doors of custom size by Steelway Cellar Doors, LLC., King of Prussia, PA. Constructed with minimum of 12 gauge hot rolled sheet steel with reinforcement as necessary. Provide each cover with two (2) hinged doors and an outside-mounted cast aluminum handle on the right door leaf. Doors will have four springs to assist in opening. The springs will be mounted directly to the 1/2" bar stock hinges and will not be exposed. The frame of the unit will have welded seams, especially the vertically oriented portions and a one-piece lintel to minimize potential rust. Doors and cover will be fabricated in such a manner that incorporates standing edges and returns to provide a watertight assembly. Provide an internal slide bar lock and hold-open rod. Provide with shop applied red oxide primer.

Options:

1. Material: Galvanized steel
2. Size: As indicated on the drawings
3. Lift: Gas pistons (for very large, heavy doors of more horizontal orientation)
4. Padlock tabs (inside or outside mounted)
5. Outside keyed entry

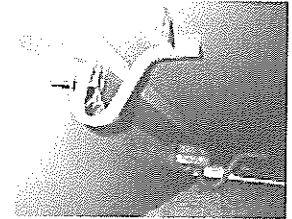
Steelway Custom Cellar Doors

290 E. Church Road
King of Prussia, PA 19406
Phone: 1-844-201-9904
Fax: (610) 277-1440

Contact Us

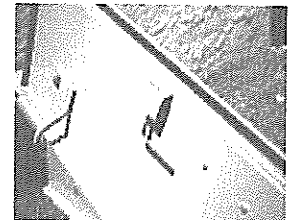
**Need Help? We're available at
1-844-201-9904**

- ✓ 100% Steel Construction
- ✓ Custom Built-No Stock Sizes
- ✓ Fully-Welded Joints...No Bolts
- ✓ Spring-Assisted Hinges
- ✓ Multi-coat Iron Oxide Primer
- ✓ Weather-Tight Design



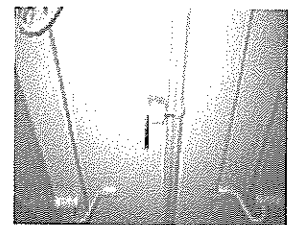
Improved Security

STEELWAY doors are designed with security in mind. Our fully welded designs feature interior hinge and lock systems that prevent unwanted intruders from gaining access to your home or business.



Easy One-Handed Operation

STEELWAY doors are designed to include a spring assist when door weight or size interferes with the ease of operation. At STEELWAY we realize every door is different and not just one type of hinge will do the job.





North (current front) elevation where only painting and gutter work is proposed (not described in HAWP).



East (former front) elevation where only painting and gutter work is proposed (not described in HAWP)



South (kitchen door) elevation.



Proposed 36"-high rail photoshopped to show proposed location. It will actually end at the top of the second step rather than extend an additional 24" to the third step. This will allow users to step up toward the kitchen door without having to back track around the rail.



West elevation: extant deteriorated Bilco doors to be replaced.



West elevation: 2009 photo showing 1950s kitchen/bathroom addition and location of basement windows. Panes to be replaced with wire mesh in window are to left of Bilco door, in the one shown at the bottom edge of the Bilco door, and in one to the far right of downspout; the latter two being part of the 1950s kitchen addition. The kitchen basement is not connected to the basement under the original portion of the house which is accessed through the Bilco doors.

