

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

<b>Address:</b>	15215 Barnesville Rd., Boyds	<b>Meeting Date:</b>	9/19/2017
<b>Resource:</b>	Primary Resource Boyds Historic District	<b>Report Date:</b>	9/12/2017
<b>Applicant:</b>	Montgomery Department of Parks (Julie Mueller, Agent)	<b>Public Notice:</b>	9/5/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	18/8-17B REVISION	<b>Staff:</b>	Michael Kyne

**PROPOSAL:** Demolition of non-historic accessory structures and other alterations

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**STAFF RECOMMENDATION**

- Approve
- Approve with conditions

**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 the removal of a non-historic timber wall at the March 22, 2017 HPC meeting.

The applicants submitted a revised HAWP for the demolition of a non-historic rear stoop and construction of a new rear stoop, which was approved at the September 6, 2017 HPC meeting.

**PROPOSAL:**

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

- Replace the existing corrugated metal roof on the non-historic garage with a new 5V metal roof.

**APPLICABLE GUIDELINES:**

**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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

8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

*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.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, 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 *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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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](mailto: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 Name: Julie Mueller Contact Person: Julie Mueller  
montgomeryparks.org Daytime Phone No: 301-650-4390

Tax Account No: \_\_\_\_\_  
Name of Property Owner: MNCPPC Daytime Phone No: \_\_\_\_\_  
Address: 9500 Baronett 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/PROJECT**  
House Number: 15215 Street: Barnesville Rd.  
Town/City: Boyd Nearest Cross Street: Rt. 121  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Lien: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P919

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

- |                                       |  |
|---------------------------------------|--|
| <b>1A. CHECK ALL APPLICABLE:</b>      | <b>CHECK ALL APPLICABLE:</b>                   |
| <input type="checkbox"/> Construct    | <input type="checkbox"/> Add                   |
| <input type="checkbox"/> Expand       | <input type="checkbox"/> Alter/Reconstruct     |
| <input type="checkbox"/> Move         | <input type="checkbox"/> Demolish              |
| <input type="checkbox"/> Reconstruct  | <input checked="" type="checkbox"/> Wreck/Raze |
| <input type="checkbox"/> Repair       | <input type="checkbox"/> Revocable             |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____          |

1B Construction cost estimate: \$ TRAD

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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 FENCES/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 that to be a condition for the issuance of this permit.

Julie Mueller Signature of owner or authorized agent 3/7/17 Date

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

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**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 accessory structure that is the subject of this scope of work dates to c 1958 and does not contribute to the significance of the Maughlin House.

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

The HPC on March 22, 2017 approved the demolition of four outbuildings that had been attached to the garage, finding that the removal of these non-historic outbuildings would not alter the features and spaces that characterized the Maughlin House or the historic district.

The non-historic garage currently has a corrugated metal roof that is damaged and deteriorated, and no longer weather tight. A 5V metal roof is proposed to replace the existing roof. 5V metal roofing is a utilitarian roofing material often employed on accessory buildings in rural settings, and as such, the Department of Parks suggests that this change of material is minor in nature and compatible with the resource and its setting.

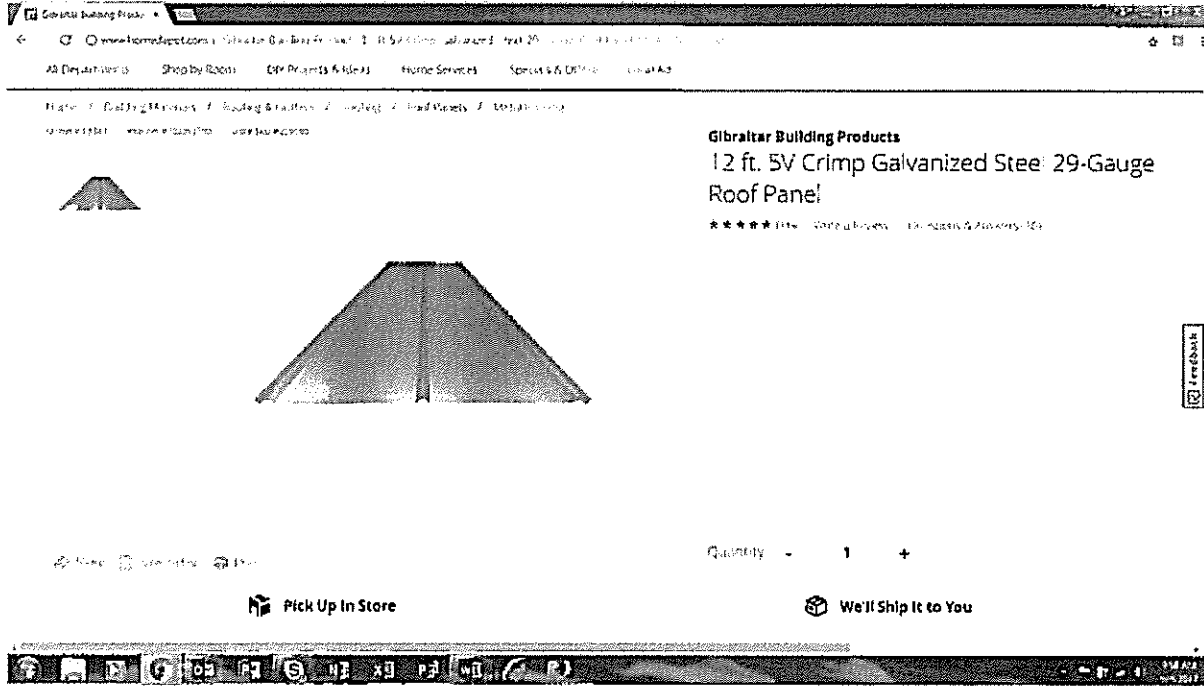
The non-historic, front-loaded, two-car garage is located in the rear yard of the historic house, at the end of a long, gravel drive. The garage's gable-front is visible from the right-of-way, but because of the set-back location and orientation to the street, the roof is minimally visible at best.

Maughlin House  
15215 Barnesville Road, Boyds  
Boyd's Historic District, #18/8

Scope of Work:

Replace an existing, non-historic corrugated metal gable-front, two car garage roof with 5V crimp, a utilitarian roofing material, compatible for an accessory structure in a rural setting.

Proposed replacement roof: 5V crimp (or similar)

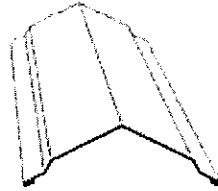


View of garage from street



**Ridge**

*Numbers Indicate suggested trim assembly sequence.*



**Trim Wood Screw**

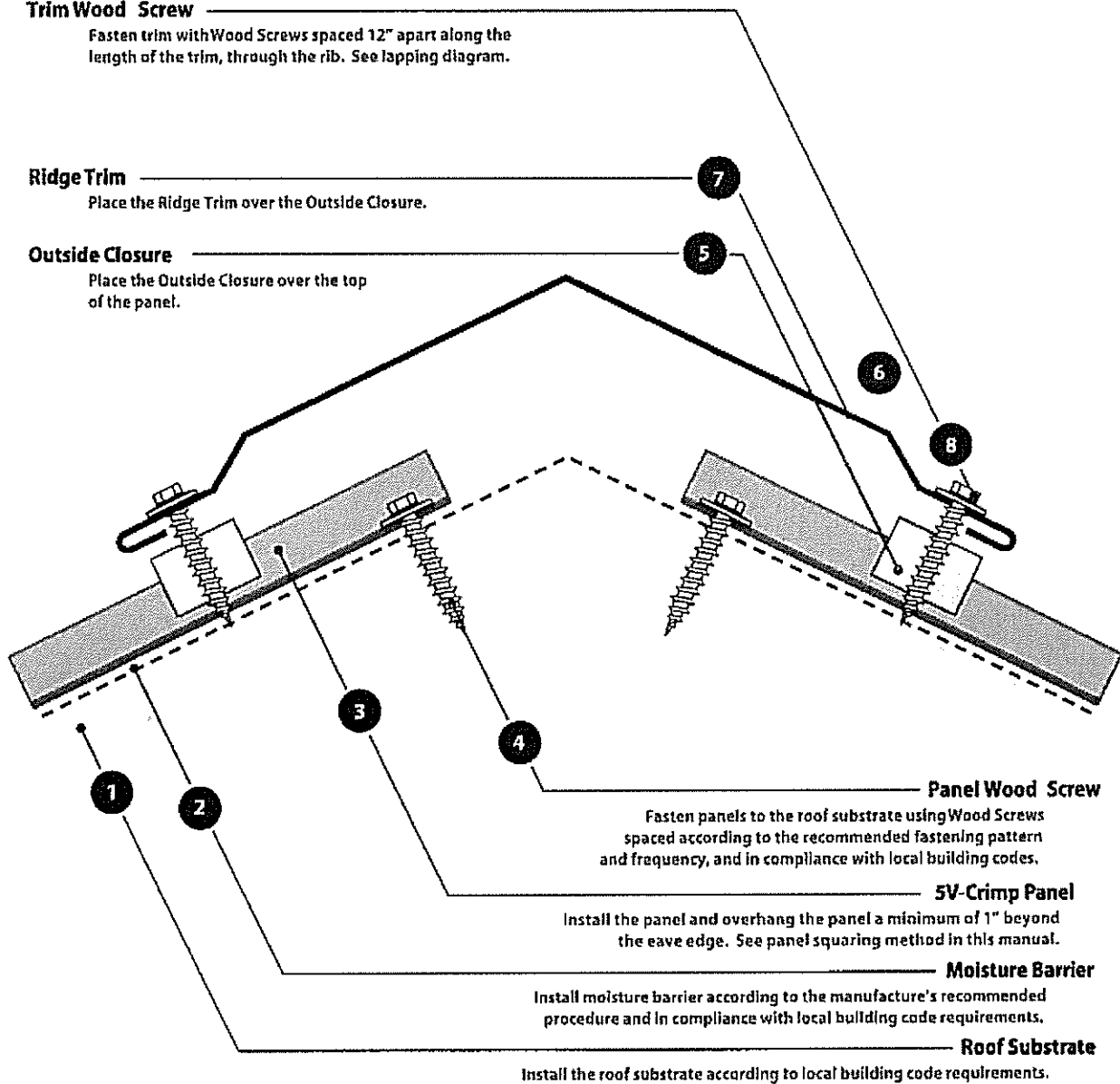
Fasten trim with Wood Screws spaced 12" apart along the length of the trim, through the rib. See lapping diagram.

**Ridge Trim**

Place the Ridge Trim over the Outside Closure.

**Outside Closure**

Place the Outside Closure over the top of the panel.



**Panel Wood Screw**

Fasten panels to the roof substrate using Wood Screws spaced according to the recommended fastening pattern and frequency, and in compliance with local building codes.

**5V-Crimp Panel**

Install the panel and overhang the panel a minimum of 1" beyond the eave edge. See panel squaring method in this manual.

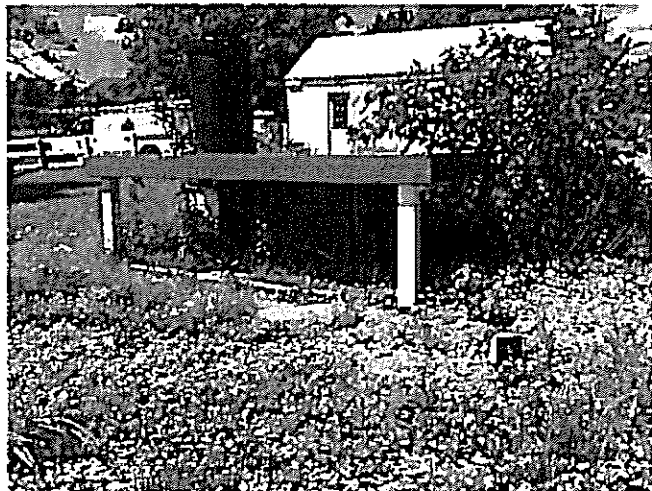
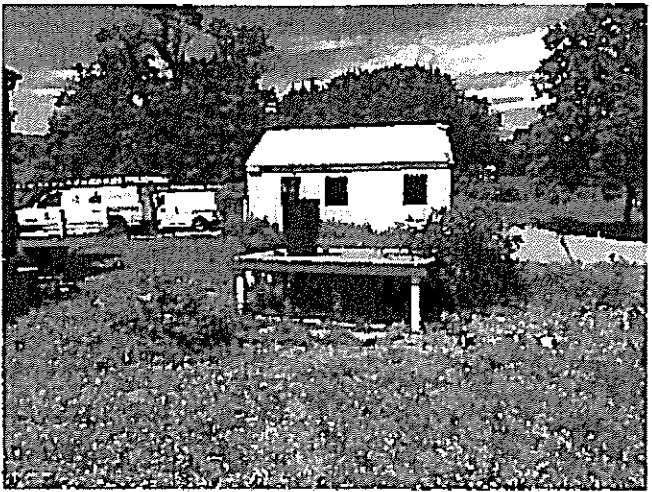
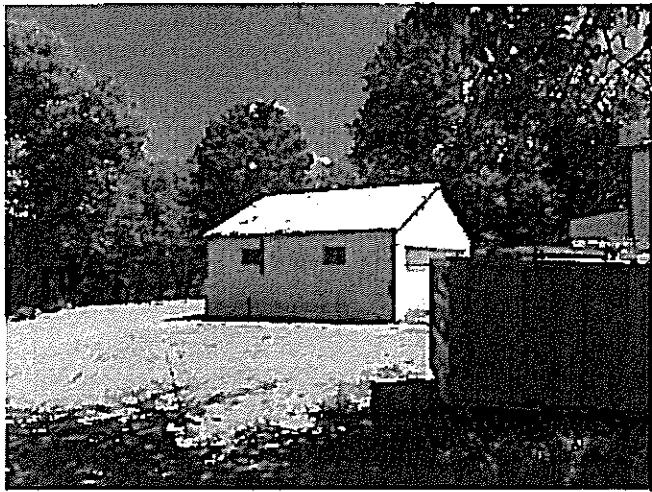
**Moisture Barrier**

Install moisture barrier according to the manufacture's recommended procedure and in compliance with local building code requirements.

**Roof Substrate**

Install the roof substrate according to local building code requirements.

Existing roof: corrugated metal





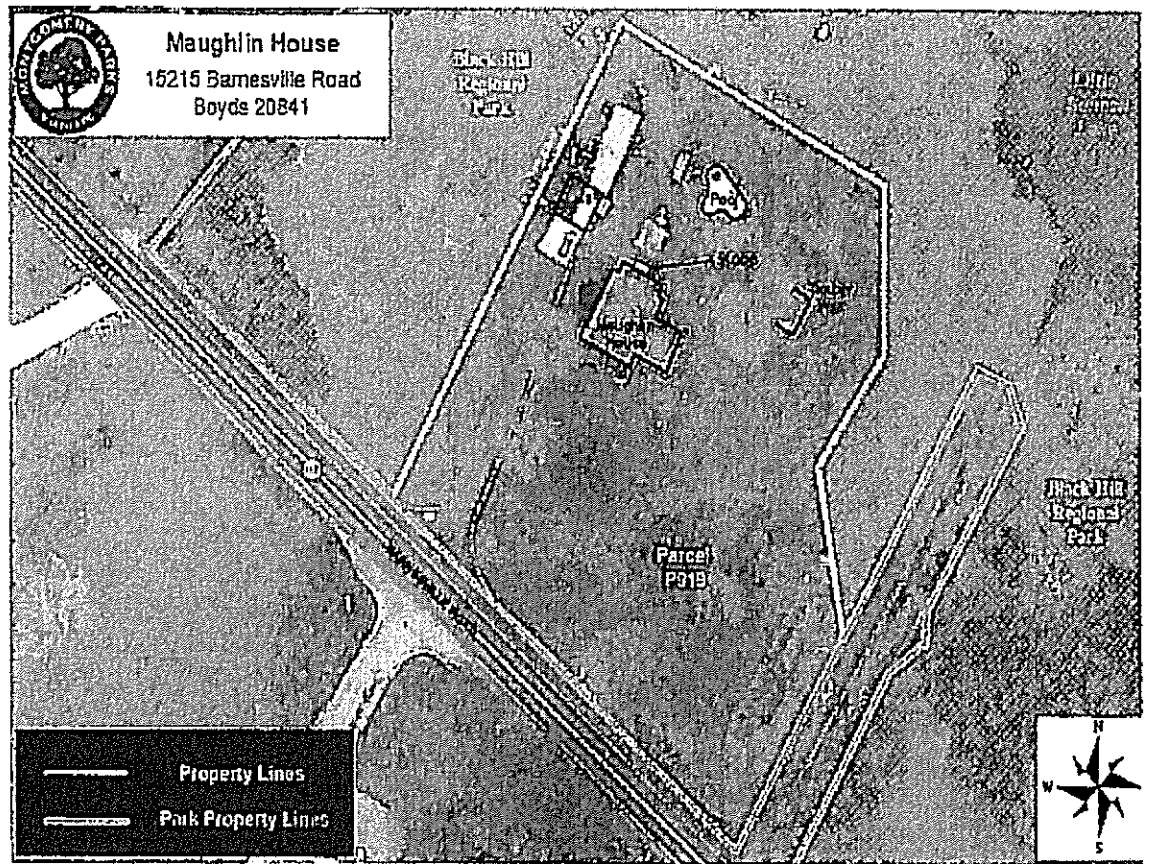
6. TREE SURVEY: N/A

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

*[Handwritten signature]*  
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