EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 19510 White Ground Rd., Boyds  Meeting Date: 8/16/2017
Resource: Primary Resource (Boyd Negro School)  Report Date: 8/9/2017
Boyd Historic District  Public Notice: 8/2/2017
Applicant: Boyd Historic District  Tax Credit: Yes
(Miriam Schoenbaum, Agent)
Review: HAWP  Staff: Michael Kyne
Case Number: 18/8-17C

PROPOSAL: Building repairs

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource (Boyd Negro School) within the Boyd Historic District
STYLE: One-Room Frame Schoolhouse
DATE: 1895

PROPOSAL

The applicant proposes the following work items at the subject property:

- Paint and repair wood siding.
- Caulk, re-glaze, and paint windows and doors.
- Clean and paint metal roof.
- Repair gutters.
- Paint and repair foundation.

The Maryland Historical Trust (MHT) holds an easement on the subject property, and, in accordance with the HPC's policies, have reviewed and approved the proposed work. Please see MHT’s letter dated August 7, 2017 on Circles 8-9.

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:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
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 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 to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mbschoenbaum@yahoo.com
Contact Person: Miriam Schoenbaum
Daytime Phone No.: 301 528 6650

Tax Account No.: 

Name of Property Owner: BOYDS HISTORICAL SOCIETY
Daytime Phone No.: 

Address: PO BOX 161
City: BOYDS
State: MD
Zip Code: 20841

Contractor: CSW HOME IMPROVEMENTS
Phone No.: 301 528 8590

Contractor Registration No.: 

Agent for Owner: Miriam Schoenbaum
Daytime Phone No.: 301 528 6650

LOCATION OF BUILDING PREMISE

House Number: 19510
Street: WHITE GROUND RD
Nearest Cross Street: HOYLES MILL RD

Lot: 

Block: 

Subdivision: 0001

Parcel: N983

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Widening ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovate ☐ Fence/Wall (complete Section 4) ☐ Other: 

1B. Construction cost estimate: $18,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC ☐ Septic ☐ Other:

2B. Type of water supply: 01 ☐ WSSC ☐ Well ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCING/RETAINING WALL

3A. Height: 

feet

inches

7B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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.

Miriam Schoenbaum
Signature of owner or authorized agent

7/19/2017
Date

Approved: 

Disapproved: 

Date:

Applications/Permit No.: 

Date Filed: 

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      The Eloy Negro School served as the only public school for African-Americans in the Eloy area from 1896 to 1936. It is a one-room, 22' x 30' foot wooden building.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Paint and repair wood siding. Caulk, replace painted windows and doors, clean and paint metal roof. Repair gutters, paint and repair foundation. These repairs are necessary for keeping the Eloy Negro School in good physical condition.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures;
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings. - PLEASE SEE ATTACHED ESTIMATE FROM CSUD HOME IMPROVEMENTS

5. PHOTOGRAPHS
   a. Clearly labelled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the dripline of any tree 6' or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of all streets or parcels which lie directly across the street/highway from the parcel in question.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
CSW Home Improvement and Repairs
Mail all payments to:
18817 Falling Star Road
Germantown, MD 20874-6115
(301) 525-8590
cswrepairs@gmail.com

ADDRESS
The Historic Boyds Negro
School
19510 White Ground
Road
Boyds, Maryland 20841

ESTIMATE # 1012
DATE 07/10/2017
EXPIRATION 08/01/2017

Services
Exterior:
Cover ground with Plastic to contain paint chips and scrapings
Remove and replace as needed 200 linear ft of Dutch/Geerman lath with the
same profile and thickness as current siding - prime, paint caulk
Clean, scrap and sand all siding as need to prep, reclaiming particulate with
HEPA Vacuum, air mask, work suit with zip front
Caulk all gaps and joints as needed
Apply slow drying exterior primer on all wood siding and trim as current color
allows
Caulk / re-glaze exterior windows and replace broken panes as needed and
paint
Paint front door to the current white color
Paint all siding, trim, windows, shutters current white color
Clean up and haul away debris

Services
Dutch/Geerman lath siding photos under separate cover

Services
Paint Roof, replace gutters and down spouts:
Clean off existing standing seam roof. Repair where needed with Geocel Or Tite
bond caulking tripolymer sealant.
Paint entire roof with fiber illumination paint.
Repair existing or install new gutters to match current look if needed
Repair / replace fascia if needed and paint to match existing fascia and match
current look and color
Install new 3"round aluminum downspout where existing was. Secure back to
ensure no movement
Repair existing or install new downspouts to match current look and color
Cleanup and haul away debris

Clarence Williams as CSW Repairs is a licensed and insured contractor MHIC 109666
Services
Pointing, repairing, foundation and chimney
Clean and remove the existing deteriorated mortar will be removed by hand chisel and hammer. No invasive techniques will be used, only using hand tools to prevent any damage to current foundation stone work.
Tuck point to match existing field stone foundation with what it most certainly a lime mortar with a mixture that incorporated some Portland cement in some joints.
Clean and point brick chimney and cap to match with the same as above or if noted with Portland cement.
Outline form John Sines analysis - Given the time frame of the structure, the mortar was most likely a hydrated lime that was readily available at the time. My suggestion for any immediate re-pointing is the use of NHL 3.5 and sand. The application should be made in a damp, not wet, mix. Given the possibility of summertime heat, the work area should be tented to avoid overly rapid setting of mortar due to the direct sunlight.

Services
Equipment rental, scaffolding, safety equipment, filters, masks
signed agreement with deposit $6100.

Authorization to begin work (customer / client / Buyer)  TOTAL  $18,055.00

Date__________________________________________

Work Completed to Satisfaction of (customer / client / Buyer)

Contractor Signature ____________________________
Date________________________

This estimate was developed with experienced insight for what the above materials and labor for your repair/job may cost. But it is not binding and is subject to change. The contractor will notify Buyer of alterations or deviations for whatever reason of extra cost over and above the estimate whenever possible.
The Buyer may cancel the transaction at any time prior to midnight of the third business day after the date of this transaction without any penalty or obligation. If you cancel, any payment made under this contract will be returned within 10 business days following receipt by the seller.

Accepted By  Accepted Date

Clarence Williams as CSW Repairs is a licensed and insured contractor MHIC 109666
August 7, 2017

Miriam Schoenbaum
Boyd's Historical Society
15004 Clopper Rd.
Boyds, MD 20841

Re: Boyd's Negro School, Montgomery County
Maryland Historical Trust Preservation Easement
Loan of 2017, Chapter 22

Dear Ms. Schoenbaum:

The Maryland Historical Trust (MHT) is in receipt of your application, received on July 21, 2017, requesting approval for the rehabilitation of Boyd's Negro School inclusive of repairs to the existing clapboard siding, windows and exterior trim, gutters, roof; and foundation repointing. The Maryland Historical Trust Easement Committee (Committee) reviewed the information on August 1, 2017 and the Project Review and Compliance division has reviewed the project to assess its effects on historic properties, pursuant to the Maryland Historical Trust Act of 1985, as amended (State Finance and Procurement Article § 5A-325 of the Annotated Code of Maryland).

Based on the review and recommendation of the Committee, I conditionally approve the request for the rehabilitation of Boyd's Negro School inclusive of repairs to the existing clapboard siding, windows and exterior trim, gutters, roof; and foundation repointing utilizing NHL 3.5 mortar. This work is approved with the condition that caulk must not be used on the existing wooden clapboard siding. This work is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, in particular General Rehabilitation Standards 6.

In our opinion, the project will have no adverse effect on the historic property, including historic structures and archeological sites. As provided by the Bond Bill, the MHT has examined the project to determine whether, prior to the issuance of the bonds, the grantee or owner of the property must convey a perpetual preservation easement to the MHT. After review of the documentation provided, the MHT has determined that the property is already subject to a perpetual historic preservation easement acceptable to the MHT. Therefore, the Trust does not require the conveyance of a perpetual preservation easement on this property.

By copy of this letter, we are notifying the Board of Public Works (BPW) that the project's historic preservation review and consultation have been completed. If you have questions or require further information, please contact Beth Cole at (410) 697-9541 / beth.cole@maryland.gov.

Maryland Historical Trust  •  100 Community Place  •  Crownsville  •  Maryland  •  21032
Tel: 410.697.9591  •  TTY users: Maryland Relay  •  MHT.Maryland.gov
Should you require additional time to complete the work, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Kate Bolasky, Easement Administrator, at (410) 697-9537 or by email at kate.bolasky@maryland.gov.

Sincerely,

Elizabeth Hughes  
Director  
Maryland Historical Trust  

EH/KB  

cc:  Shells McDonald (BPW)  
     Rehena Rentuma (Comptroller)  
     Kim Langkam (DGS)  
     Beth Cole, MHT
Site Plan

Shade portion to indicate North

Applicant: BOYDS HISTORICAL SOCIETY
PHOTOGRAPHS OF ITEMS THAT NEED REPAIRS

DSC_3019.JPG  DSC_3020.JPG  DSC_3021.JPG

DSC_3022.JPG  DSC_3023.JPG  DSC_3024.JPG

DSC_3025.JPG  DSC_3026.JPG  DSC_3027.JPG

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<table>
<thead>
<tr>
<th><strong>Owner’s mailing address</strong></th>
<th><strong>Owner’s Agent’s mailing address</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>PO BOX 161</td>
<td>MIRIAM SCHOENBAUM</td>
</tr>
<tr>
<td>80405 MD 20841</td>
<td>15804 CLOPPER RD</td>
</tr>
<tr>
<td></td>
<td>BOYDS MD 20841</td>
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</tbody>
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<table>
<thead>
<tr>
<th><strong>Adjacent and confronting Property Owners mailing addresses</strong></th>
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<tbody>
<tr>
<td><strong>BOARD OF EDUCATION</strong></td>
</tr>
<tr>
<td>850 HUNGERFORD DR</td>
</tr>
<tr>
<td>ROCKVILLE MD</td>
</tr>
<tr>
<td>MIGNON BOWIE</td>
</tr>
<tr>
<td>38 KETTERING DR</td>
</tr>
<tr>
<td>UPPER MARLBORO MD</td>
</tr>
<tr>
<td>MOR- RCS LLC</td>
</tr>
<tr>
<td>C/O CAPITAL INVESTMENTS</td>
</tr>
<tr>
<td>5454 WISCONSIN AVE #1265</td>
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<tr>
<td>CHEVY CHASE MD 20815-6920</td>
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