

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource (Boyds Negro School) within the Boyds 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mwschoenbaum@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 BOYDS MD 20841
Street Number City Street Zip Code
Contractor: CSW HOME IMPROVEMENT Phone No.: 301 525 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
Town/City: BOYDS Nearest Cross Street: HOYLES MILL RD
Lot: _____ Block: _____ Subdivision: 0001
Liber: _____ Folio: _____ Parcel: N983

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: \$ 18,055.00

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 ☐ 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.

Miriam Schoenbaum
Signature of owner or authorized agent

7/19/2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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 Boyds Negro School served as the only public school for African-Americans in the Boyds 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, paint windows and doors. Clean and paint metal roof. Repair gutters. Paint and repair foundation. These repairs are necessary for keeping the Boyds Negro School in good physical condition.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures 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 CSW HOME IMPROVEMENTS

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 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 of 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 lot(s) or parcel(s) 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 Repairs

CSW Home Improvement and Repairs

Mail all payments to:

18817 Falling Star Road

Germantown, MD 20874-6115

(301) 525-8590

cswrepairs@gmail.com

ESTIMATE

ADDRESS

The Historic Boyds Negro

School

19510 White Ground

Road

Boyds, Maryland 20841

ESTIMATE # 1012

DATE 07/10/2017

EXPIRATION 08/01/2017

DATE

AGREEMENT

AMOUNT

Services

10,780.00

Exterior:

Cover ground with Plastic to contain paint chips and scrapings

Remove and replace as needed 200 linear ft of Dutch /German 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 code 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/German lath siding photos under separate cover

Services

4,150.00

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

Services

875.00

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

2,250.00

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



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Wendi W. Peters, Secretary
Ewing McDowell, Deputy Secretary

August 7, 2017

Miriam Schoenbaum
Boys Historical Society
15004 Clopper Rd.
Boys, MD 20841

Re: Boys 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 Boys 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 Boys 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.

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,

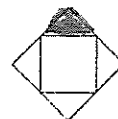
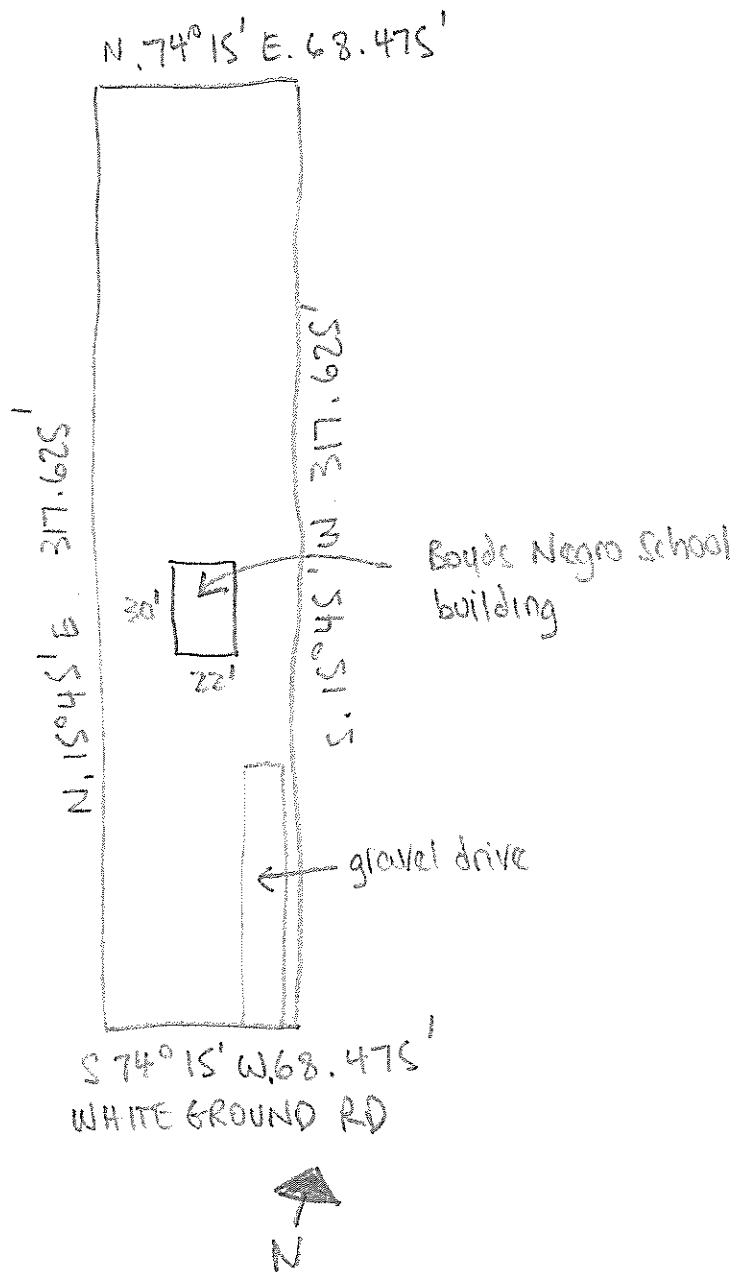


Elizabeth Hughes
Director
Maryland Historical Trust

EH/KB

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

Site Plan



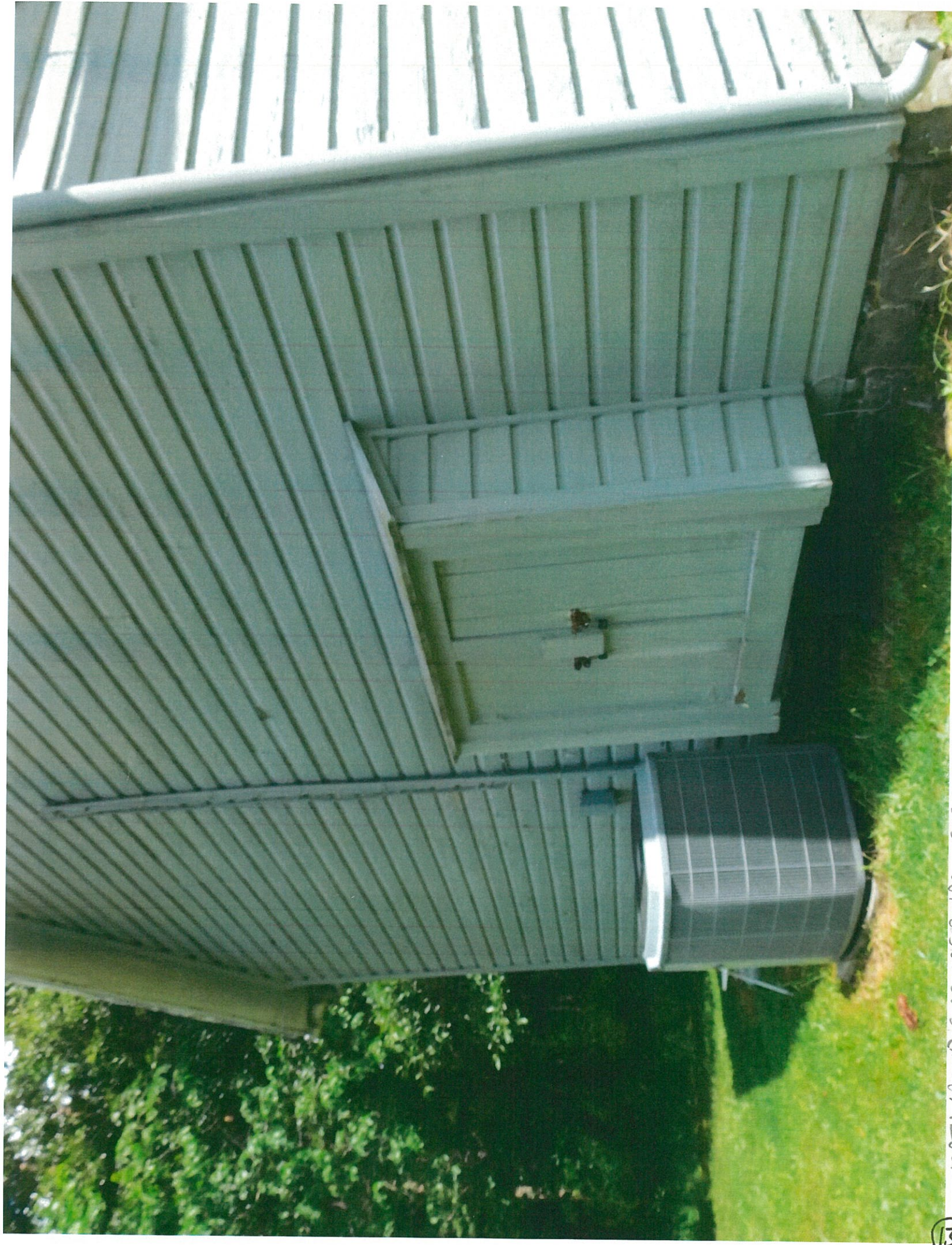
Shade portion to indicate North

Applicant: BOYDS HISTORICAL SOCIETY

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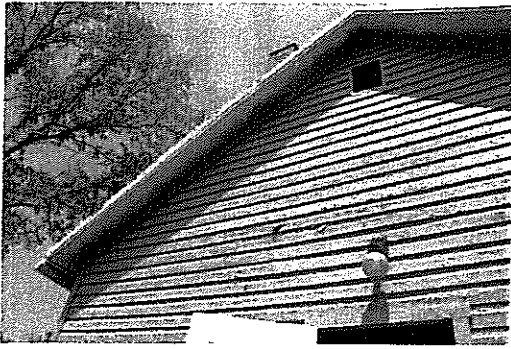




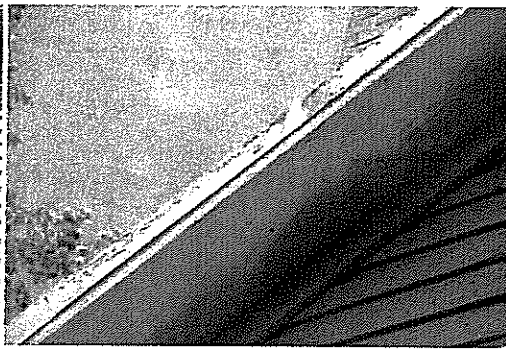




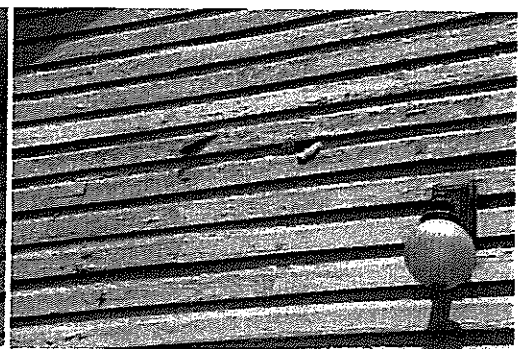
PHOTOGRAPHS OF ITEMS THAT NEED REPAIRS



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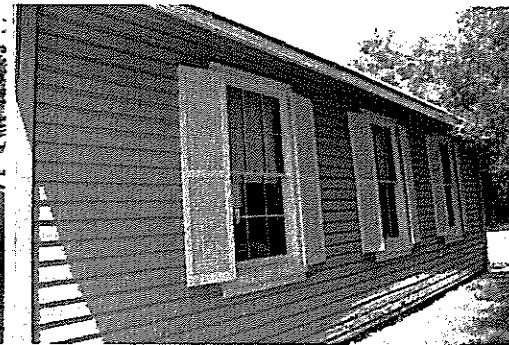
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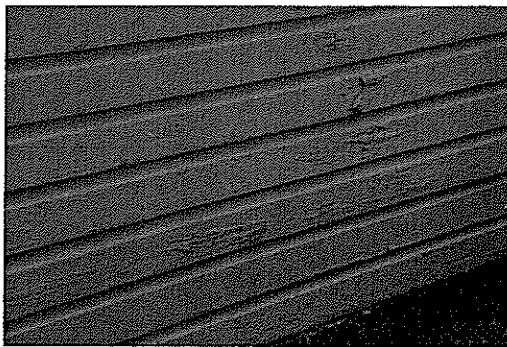
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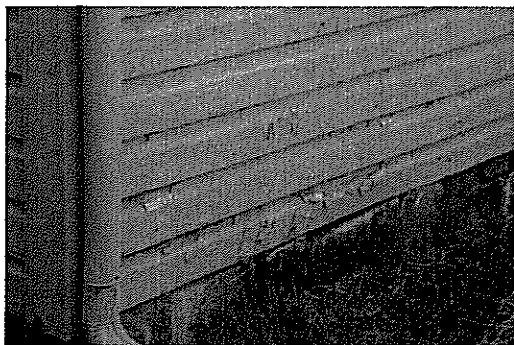
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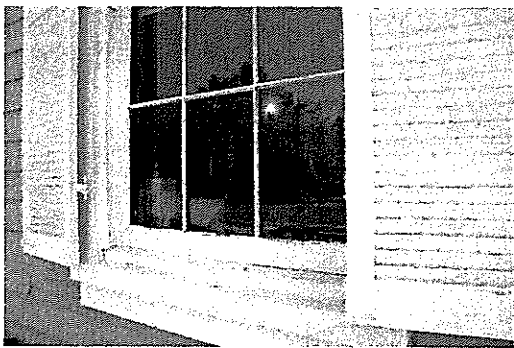
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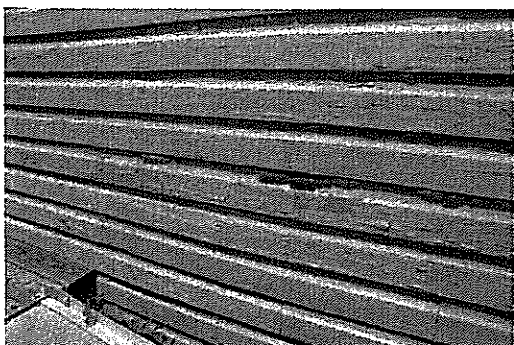
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address PO BOX 161 BOYDS MD 20841	Owner's Agent's mailing address MIRIAM SCHOENBAUM 15004 CLOPPER RD BOYDS MD 20841
Adjacent and confronting Property Owners mailing addresses	
BOARD OF EDUCATION 850 HUNGERFORD DR ROCKVILLE MD	MIGNON BOWIE 38 KETTERING DR UPPER MARLBORO MD
MDR - RCS LLC C/O CAPITOL INVESTMENTS 5454 WISCONSIN AVE #1265 CHEVY CHASE MD 20815-6920	