EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15215 Barnesville Rd., Boyds

Meeting Date: 10/25/2017

Resource: Primary Resource
Boyd's Historic District

Report Date: 10/18/2017

Applicant: Montgomery Department of Parks
(Julie Mueller, Agent)

Public Notice: 10/11/2017

Tax Credit: N/A

Review: HAWP

Staff: Michael Kyne

Case Number: 18/8-17B REVISION

PROPOSAL: Fence and hardscape alterations

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) nonhistoric 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. A second revised HAWP for non-historic garage roof replacement was approved at the September 19, 2017 HPC meeting.

PROPOSAL:

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

- Remove a non-historic fence from the southeast lot line.
- Construct a new three board wooden fence around the perimeter of the Boyd-Maughlin House. The proposed fence will have a maximum height of 4 feet and match an existing three board wooden fence along Barnesville Road and the southeast side of the driveway.
- Create a gravel parking area outside the historic district (not subject to a HAWP).
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:

10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

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 to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Name of Property Owner: M. Nettie
Address: 1520 Bryants Ave, Silver Spring, MD 20901

Date: 8/17/17

Permit: PA19

CHECK ALL APPLICABLE:

☐ Frame
☐ Siding
☐ Decks
☐ Roof
☐ Exterior
☐ Windows
☐ Doors
☐ Windows/Doors
☐ Conservatory
☐ Other
☐ Other

Concentration on supports:

☐ Paint

If this is a revision of a previously approved permit, the Permit No. and Amendment No. are approved on

3/22/17

Type of sewage disposal:

☐ Septic

Type of water supply:

☐ Well

Height

Rochester

Indicate whether the house or extension will be constructed on one of the following locations:

☐ Street

☐ Public Right of Way

☐ Property line

☐ No

☐ Yes

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 that I have acknowledged and accepted the above to be a true statement for the issuance of this permit.

June H. Miller

Signature of person or corporation agent

Date: 8/17/17

Approvals:

For Chairmen, Historic Preservation Commission

Disapproved:

Signature: Date:

Application Form No.: Date Filed:

SEE REVERSE SIDE FOR INSTRUCTIONS
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, which was constructed in 1866 by David Maughlin, is among the eldest and predates the establishment of the village in 1873.

The house sits on a 2.0-acre parcel on a gentle rise overlooking Barnesville Road. Historic structures on the site include the house and garage.

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

The project seeks to rehabilitate the buildings and grounds and to create clearly delineated public and private spaces. The Department of Parks intends to install a small, 8-space gravel parking lot on the adjacent property outside the historic district. A short trail spur, also outside the historic district, will connect the parking lot to the existing trail network.

The purpose of the fence is to provide physical and visual separation defining public park space and the private area associated with the Maughlin House. The proposed fence is to be a wood, three-board fence, matching the existing fence.

An existing spur of the driveway will be used to access the parking lot. A portion of the existing gravel driveway will be abandoned, with existing gravel removed, to restore the yard to a more natural state and reduce the parking area associated with the Maughlin House.

An existing segment of fence on the lot line between the Maughlin House and the park property to the southeast will be abandoned. The fence is in a treeline and is partially overgrown. The fence along Barnesville Road and along the southeast side of the driveway will remain.

Site: Site work will include the following:

1. Fence: The fence will be extended around the perimeter of what is being proposed as the private residential area (see site plan). It will match the existing fence in design, materials, and color. Two 8x8 fence posts will be installed to mark the private driveway entrance for the Maughlin House.

The project will not have an Adverse Effect on the historic integrity of the contributing resource or the historic district.

All work associated with the parking lot will be outside the historic district and not subject to a HAWP.

2. SITE PLAN: see attached

3. FENCE DETAIL: see attached

5. PHOTOGRAPHS: see attached