

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15215 Barnesville Rd., Boyds	Meeting Date:	10/25/2017
Resource:	Primary Resource Boyds Historic District	Report Date:	10/18/2017
Applicant:	Montgomery Department of Parks (Julie Mueller, Agent)	Public Notice:	10/11/2017
Review:	HAWP	Tax Credit:	N/A
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) 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. 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.



DPS-78

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact: Montgomery Park, MD Contact Person: Julie Mueller
 Citytime Phone No: 301-650-4390
 Fee Account No: _____
 Name of Property Owner: MNCPPC Citytime Phone No: _____
 Address: 950 Brunett Ave. Silver Spring MD 20901
Street Number City State Zip Code
 Contractor: Dept. of Parks Permit No: _____
 Contractor Registry Form No: _____
 Agent for Owner: _____ Citytime Phone No: _____

LOCATION OF BUILDING/PROPOSED

Parcel Number: 15215 Section: Barnesville Rd.
 Town/City: Boyd Highway/County Street: Rt. 121
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: P 919

PART ONE: TYPE OF CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE

- Construct Extend Alter/Remodel
- Move Install Wreck/Retain
- Reversion Repair Revocable

CHECK ALL APPLICABLE

- A/C Stair Basement Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other _____

1B Construction cost maximum: \$ 1000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION APPLICATIONS/AMENDMENTS

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

2A. Height _____ feet _____ inches
 2B. 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/encroachment

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 the 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: _____ Case File #: _____ Date Issued: _____

Ed: 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

④

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.

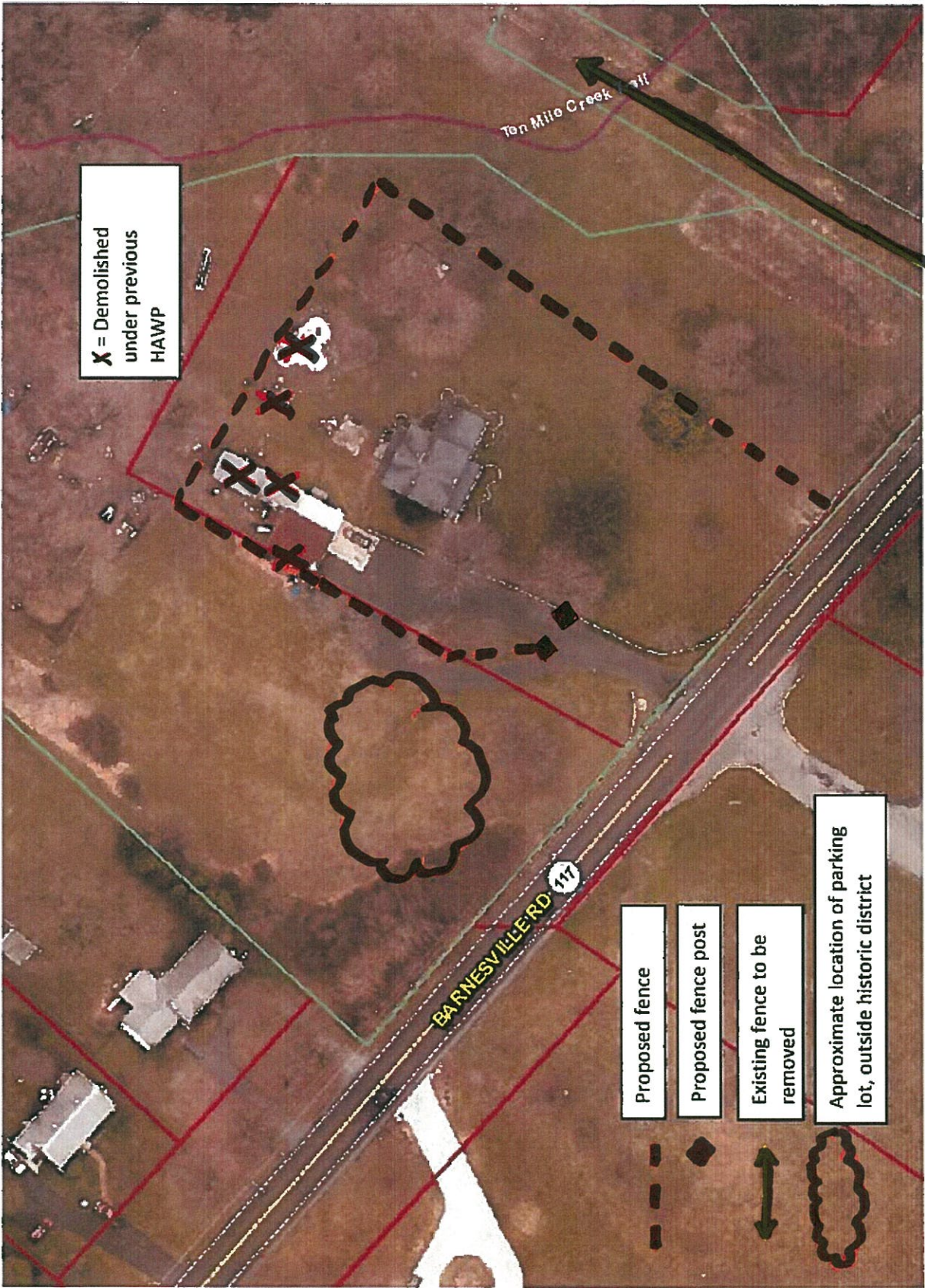
The project will not have an Adverse Effect on the historic integrity of the contributing resource or the historic district.

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



X = Demolished under previous HAWP

Ten Mile Creek

BARNESVILLE RD 117

Proposed fence

Proposed fence post

Existing fence to be removed

Approximate location of parking lot, outside historic district



