MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15120 B Turkey Foot Rd., Darnestown
Meeting Date: 6/27/2018

Resource: Darnestown Presbyterian Church
Report Date: 6/20/2018

Master Plan Site #24/19-1

Applicant: Darnestown Presbyterian Church
Public Notice: 6/13/2018
(Kathy Kurkjian, Agent)

Review: HAWP
Tax Credit: N/A

Case Number: 24/19-18A
Staff: Michael Kyne

PROPOSAL: ADA ramp construction

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
STYLE: Greek Revival (1856) w/ Gothic & Shingle Style influences (1897)
DATE: 1856 w/ c. 1897 & c. 1953 Additions
Except from *Places from the Past*:

This resource has served as a community center and place of worship for the Darnestown area for nearly 150 years. Since the church was first built c1856, the structure has evolved to meet the growing needs of its active congregation. The earliest section of the church is a noteworthy example of Greek Revival church architecture, with classical pilasters and pedimented windows.

Before this structure was first built, worshippers from various denominations attended a log church at Pleasant Hills, near the intersection of Darnestown and Germantown Roads. As the population grew, residents began building churches for their members. A Presbyterian congregation organized in 1855 with ten members. John DuFief, who operated a substantial mill complex and shipping center, donated three acres for a Presbyterian Church. The cornerstone of the church was laid on September 14, 1856, and the completed church building was dedicated on May 22, 1858.

The church building was expanded in the late Victorian era to accommodate its growing congregation. In 1897, a bell tower and church parlor were added to the front of the original structure. Stained glass windows installed in 1905 replaced wooden sash windows. In 1953-54, the sanctuary was remodeled and a rear wing was constructed.

The front section, built in 1897, exhibits late Victorian features with a variety of stylistic influences. Pointed arch windows and trussed and bracketed door hood are characteristics of the Gothic Revival, popular in American church design from the 1850s, while the patterned shingle designs and round arched openings in the asymmetrically placed bell tower are typical of late 19th century architecture, notably the Shingle Style.

Buried in the church cemetery are the remains of early settlers of Darnestown, Civil War veterans, and other significant local individuals, including Andrew Small, benefactor of the first formal school in the area; and C&O Canal lock keepers Pennyfield, Violette, and Riley. The iron fence surrounding the cemetery was installed in 1891. Previously the fence has surrounded the Red Brick Courthouse, in Rockville.

**PROPOSAL**

- Construction of an ADA ramp on the west side of the non-historic, single-story, detached manse building.
- Alter paired windows on the west side of the non-historic, single-story, detached manse building to accommodate the proposed ADA ramp.

**APPLICABLE GUIDELINES**

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.
Sec. 24A-8. Same-Criteria for issuance.

(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; [emphasis added] 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.)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
STAFF DISCUSSION

The subject property is an approximately 9.7 acre individually listed Master Plan Site located at the intersection of Darnestown Road (Rt. 28) and Turkey Foot Road in Darnestown. The Master Plan Site designation includes the historic church building and its environmental settings, including the churchyard and cemetery. Non-historic buildings located at the subject property include the Andrew Small Building (a free-standing educational building constructed in 1969) and a manse constructed in 1961.

The applicant proposes to construct an ADA ramp on the west side of the non-historic manse building. The proposed ramp will be constructed from pressure treated wood and will be 24’-8 ¼” long with a 2’-10” to 3’-2” (34” to 38”) handrail. The ramp will be a maximum of 1’-4” at its south end, resulting in a maximum height of 4’-6”. An existing paired window on the west elevation of the manse building will also be shortened to accommodate the proposed ADA ramp.

Staff supports the proposal, finding that the proposed addition of an ADA ramp to the non-historic manse building and the proposed shortening of the paired window on the west elevation of the manse building will not remove or alter character-defining features of the subject property, in accordance with Standard #2 and #9. In accordance with Standard #10, the proposed ramp can be removed in the future without impairing the historic integrity of the subject property.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10 outlined above.

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 #2, #9, and #10;

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 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;

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.

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 Person: Betty Kerkjian
Name of Property Owner: Damascus Presbyterian Church
Address: 15120 Turkeyfoot Road, Damascus MD 20872
 Contractor: Hyre Expectations

Location of Building Premises:
House Number: 15120B
Street: Turkeyfoot Rd
City: Damascus MD

Location:
Lot: 1
Block:
Subdivision:
Record Plat 253064

Facilities:
Type of work:

Construction cost estimate: $50,000

Part 1b: Complete only for fence or retaining wall
Height:

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

[ ] On private land/property line
[ ] On public right of way/road

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 the appropriate board and I hereby acknowledge and accept the same as a condition for the issuance of this permit.

[Signature]
Date:

SEE REVERSE SIDE FOR INSTRUCTIONS
STATEMENT TO ACCOMPANY HAWP APPLICATION TO THE HPC

Description of Existing Structures and the Environmental Setting

The Subject Property is known as the Darnestown Presbyterian Church ("DPC"), located at 15120 Turkey Foot Road in Darnestown, MD. The Subject Property is approximately 9.7 acres in size, and located at the intersection of Turkey Foot Road and Darnestown Road (Rt. 28) in the heart of Darnestown, MD.

DPC was listed on the Montgomery County Master Plan for Historic Preservation as an individual resource in 1985 ("the Historic Designation"), site #24/19-1. The Historic Designation includes the main church structure, and the remainder of the Subject Property as part of the environmental setting, inclusive of two adjoining buildings, known as the Andrew Small Building, and the Manse.

The Historic Designation focused on criteria 1A, 1D, 2A and 2E, as set forth in Chapter 24A of the Montgomery County Code, and restated herein:

Criteria 1: Historical and cultural significance. The historic resource:
(a): has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
(d): Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.

Criteria 2: Architectural and design significance. The historic resource:
(a): Embody the distinctive characteristics of a type, period or method of construction;
(e): Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

The cornerstone of the original Greek Revival Darnestown Presbyterian Church structure is believed to have been laid in 1856. In 1897, the church parlor and bell tower were added to the front of the building, giving it a Victorian Gothic Revival appearance, with touches of Stick Style and Queen Anne also apparent in the robust tower element. In 1953, a chancel and classroom addition was constructed south and east of the original building, and the interiors of the original church were completely renovated.

In 1961, the current Manse was constructed as a parsonage, and was later converted to classroom use. In 1969 a free-standing educational building was constructed, known as the Andrew Small Building (ASB). The Manse sits east of the Andrew Small Building and cannot be seen from the historic church area.

Description of the Project

The Manse will be undergoing an internal renovation to upgrade two bathrooms and add one additional classroom by combining several smaller rooms. As a part of the ADA requirements, an accessible ramp is being added to the west entrance of the building. The floor is being raised inside that entrance in order to make it even with the rest of the internal flooring. The window next to the door will be shortened to accommodate the ramp being installed alongside the building.
East side of manse as seen from Turkey Foot Road.

Closer view of manse East side.
North side of the Manse showing path of access from the parking lot via sidewalk.

West side of the Manse with door entrance location for the handicap ramp. The window next to the door will be replaced with a shorter window to accommodate the ramp being attached alongside the building.
South side of the Manse.

Proposed look of ramp (except for the angle).
### Addresses of Adjoining and Confronting Property Owners

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<tr>
<th>Name</th>
<th>Mailing Address</th>
<th>Property Address</th>
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<td>14211 Dufief Mill Rd</td>
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<td>Charlene M. Williams</td>
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<td>Jerry D. Miller &amp; Koshell Burnham-Miller</td>
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<td>Darnestown Presby Church Board of Trustees</td>
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<td>Board of Education</td>
<td>850 Hungerford Dr Rockville, MD 20850</td>
<td>15030 Turkey Foot Rd</td>
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<td>William J. &amp; KS Harrington</td>
<td>15101 Turkey Foot Road Gaithersburg MD 20878</td>
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<td>Arthur H. Ciatto</td>
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<td>Robert J. Baer Revoc Tr</td>
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<td>Michael A. &amp; Veronica W. Cooper</td>
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