STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (Woodlawn 28/14)
STYLE: Federal
DATE: c.1800

Figure 1: Woodlawn is a collection of early 19th century buildings.
PROPOSAL
The applicant proposes to install a metal handrailing for ADA access at the front porch. The handrail will be installed on the brick walkways and not be attached to the house.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
   B. Installation of vents, venting pipes, and exterior grills.

Montgomery County Code; Chapter 24A-8

(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.

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), 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 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller
Daytime Phone No.: 301-650-4390

Tax Account No.: 01724951
Name of Property Owner: Mnc Pec - H005 Pain
Address: 9300 Gravelly Run Silver Spring MD 20910
Street Number: Phone No.: 301-650-4390
City: Zip Code:
State:

Contractor: Tank
Contractor Registration No.:
Agent for Owner: Julie Mueller
Daytime Phone No.:

LOCATION OF BUILDING/PARTS
House Number: 14501
Street: Norwood Rd
Town/City: Silver Spring Nearest Cross Street: Layhill + Edna Roads
Lot: 4845 Block: 59 Subdivision: 501
Block: 59 Subdivision:
Lot: 5010 Feet: 842 Parcel: P3-N422 PN N170

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ AC ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Remove ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: handrail

1B. Construction cost estimate: $ 1300
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 ☐ WSC 02 ☐ Septic 03 ☐ Other:
2B. Type of water supply: 01 ☐ WSC 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.

Signature of owner or authorized agent:

Date: 10/17/18

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.:

SEE REVERSE SIDE FOR INSTRUCTIONS
1. WRITTEN DESCRIPTION OF PROJECT:

a. Description of existing structural and environmental setting, including historic features and significance. Woodlawn was constructed around 1800 by a Quaker family. The Federal House, built of brick laid in Flemish bond, features a symmetrical five-bay façade with a fanlight transom over the central entrance. A later owner expanded the house with a kitchen wing after purchasing it from the original family in 1825. The northwest wing was added in 1881. In the mid-20th century, the owners made several alterations to the property including building a garage, and installing brick walkways and an ornamental boxwood garden.

The property also includes an 1832 three-story stone bank barn, a combination dairy and smokehouse also built of stone, and a log house and board-and-batten tenant house which were moved to the property from other sites. The grounds include significant mature trees. The setting of the property is preserved in a largely rural, Montgomery County Park-owned setting. Extensive visitor parking lots are located immediately east of the house. Farther to the east and down slope from the house are modern stables, support structures, and an office building housing Park mounted police. Much farther to the east, but still within visual range of the manor house, is a large Butler building and helipad. There are open vistas to the south and north of the house, as well as to the west, across Norwood Road, to additional parkland.

Today the house is managed by the Cultural Resources Stewardship Section (Montgomery Parks). Staff offices occupy the second floor. The first floor is used for year-round public programing.

b. General description of project and its effect on the historic resources and environmental setting. The manor house front steps have been identified as being out of compliance with Parks safety guidelines. Railings need to be installed to bring them into conformance and assist both staff and visitors with safer mobility in this location. An extant handicap ramp requires visitors to enter the house through a back door and tertiary rooms. Railings at the front door would allow people with some mobility issues but who are not in wheelchairs to enter through the more welcoming front door as guests into the primary interpreted spaces.

The proposed railing will be metal and simple in design (refer to drawings) to have the least visual impact on the house. It will only be attached to the brick walkway.

The proposed project will have no adverse effect on the house or its environmental setting. The character defining features of the property will remain intact.

2. SITE PLAN: attached

3. PLANS AND ELEVATIONS: attached

4. MATERIAL SPECIFICATIONS: attached
5. **PHOTOGRAPHS:** attached

6. **TREE SURVEY:** N/A

7. **ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

All addresses are Sandy Spring 20905

Norwood Road: 1021
Ednor Road: 105, 109, 111, 121, 211, 219
Alexander Manor Drive: 16500
Snowdens Woods Lane: 16425

20860 Zip:

Norwood Road: 16923, 16700

SW Corner of Norwood, Ednor, and Laytonsville Roads: Llewellyn Fields Homeowners Association, 68938 Olney Laytonsville Road, Suite 200, Gaithersburg, MD 20882.
PROPOSED HANDRAILS AT ENTRANCE STEPS
WOODLAWN MANOR HISTORICAL MANSION
PLAN - HANDRAILS AT ENTRANCE STEPS
WOODLAWN MANOR HISTORICAL MANSION
NOTES:
1. ALL METAL TO BE CAST IRON, COLOR: BLACK
2. HANDRAIL TO BE COMPLIANT WITH 2010 ADA STANDARDS

EX. FINISHED GRADE AT BRICK PAVING
EX. CONCRETE SUBGRADE (VERIFY IN FIELD)

SURFACE MOUNT PLATE, SECURED TO EXISTING CONCRETE SUBSURFACE WITH 4" BOLTS (TYP.)