

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16501 Norwood Ave., Sandy Spring	Meeting Date:	11/14/2018
Resource:	Individually Listed Master Plan Resource Woodlawn	Report Date:	11/7/2018
Applicant:	M-NCPPC (Montgomery Parks)	Public Notice:	10/31/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	28/14-18A	Staff:	Dan Bruechert
PROPOSAL:	Hand Rail Installation		

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

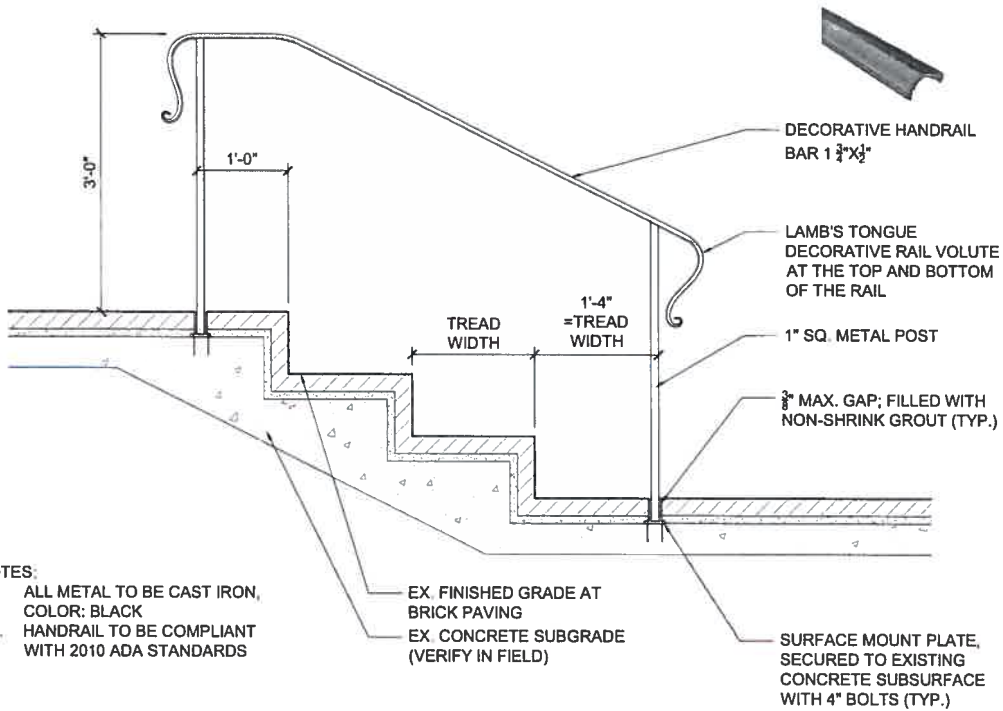
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features 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 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.



NOTES:

1. ALL METAL TO BE CAST IRON, COLOR: BLACK
2. HANDRAIL TO BE COMPLIANT WITH 2010 ADA STANDARDS

ELEVATION- HANDRAILS AT ENTRANCE STEPS WOODLAWN MANOR HISTORICAL MANSION

