

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17210 Bucklodge Rd., Boyds	Meeting Date:	1/9/2019
Resource:	Individually Listed Master Plan Site Joseph White House	Report Date:	1/2/2019
Applicant:	M-NCPPC (Montgomery Parks)	Public Notice:	12/26/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	18/14-19A	Staff:	Dan Bruechert
PROPOSAL:	Guardrail Construction		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (*Joseph White House*).

STYLE: Federal

DATE: c.1820s



Figure 1: The Joseph White House is identified with the star. The guardrails will be constructed at the arrow.

From *Places from the Past*:

“Joseph Chiswell White, a descendant of two of the first settler families in the Poolesville area, built this distinguished brick house soon after he inherited the property in 1822. White was an important contributor to the success of agricultural reform practices in the early 1800s. He was a successful tobacco and wheat farmer and a character member of the Montgomery County Agricultural Society. Notable architectural details are ornate transom tracery, double rows of cornice dentils, and 9/6 windows. The bricks on the southeast façade are laid with a Flemish bond bricks while remaining sides are in common bond. In Plan, the house is one-room deep with a center passage. The stairway has a slender turned newel post and square balusters. The brick sided wing was added in the 1950s, replacing a log kitchen and connecting covered walkway. The Whites and their descendants owned the property for over 160 years. Nearby a transitional gambrel-roof barn combines traditional bank barn advantages of vehicular access to the upper level with a 20th century concrete block construction.”

PROPOSAL

The existing culvert, approximately 150’ (one hundred and fifty feet) away from the house collapsed and is being reconstructed. As a new feature, Montgomery Parks proposes to construct a guardrail on both sides of the access drive. The new guardrail will be standard Parks design, utilizing thick timber post with large horizontal timber lintels (see photo included with application materials). Due to the distance or orientation of the house, the new guardrails will not impact the visual character of the historic house or grounds.

APPLICABLE GUIDELINES:

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

12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

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

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) and (2) 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Muehler

Daytime Phone No.: 301-650-4390

Tax Account No.: 03202331

Name of Property Owner: MNCPPC - MoCo Dept of Parks Daytime Phone No.: 301-650-4390

Address: 9500 Paronett Ave, Silver Spring 90201
Street Number City State Zip Code

Contractor: Parks Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 17210 Street: Buck Lodge Rd

Town/City: Boyd's Nearest Cross Street: Moose Rd.

Lot: NA Block: NA Subdivision: _____

Liber: 19108 Folio: 0341 Parcel: 6063

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Install
- Wreck/Raze
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: guardrail

1B. Construction cost estimate: \$ TBD

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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.

Julie Muehler
Signature of owner or authorized agent

12/11/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT:

a. *Description of existing structural and environmental setting, including historic features and significance.*

The Joseph C. White House is located at the Rickman Horse Farm Park. The seven-bay, Federal style 2.5-story brick house sits on a rise and commands an expansive view over a portion of the county that remains rural. The park in which the house sits is devoted to equestrian use. The original, five-bay section of the house appears to have been built in the early 1820s by Joseph C. White, a member of a prominent county family. It includes notable architectural details such as a Seneca sandstone foundation, an ornate transom over the main entry, several nine-over-six windows in the second story, and a two-tiered, denticulated cornice. The house originally had a log kitchen connected to the main house by a walkway. It was demolished in the c. 1950s when the brick kitchen wing that exists today was added. The house has been vacant for many years and requires extensive repairs before it can be occupied.

The White family contributed much to the history of Montgomery County. Joseph C. White was an important figure within the agricultural reform movement in the county during the early 1800s and a charter member of the Montgomery County Agricultural Society. The family also included Elija Veirs White, for whom White's Ferry was named.

The Rickman Horse Farm Park is a scenic 100-acre park developed for therapeutic riding. In addition to the Joseph White House, the park includes a modern indoor equestrian arena, stables, barns, a two-apartment chalet and other buildings. Plans for the park are detailed in the Woodstock Special Park Master Plan (available online or by request from the Commission). Although the entire park is designated as the historic environmental setting, much of the setting has been compromised by the construction of some of the above-mentioned buildings.

b. *General description of project and its effect on the historic resources and environmental setting.* An existing culvert, about 150' northeast of the house, collapsed and required replacement in kind. As part of the repairs, overgrowth on either end of the culvert was removed to allow for the free flow of water through it. There is now a steep 4'-6' drop from the top of the culvert into the ditch below. Because the area is traversed by therapeutic horseback riders, installation of guardrails on either side of the trail is necessary as a safety precaution.

The proposed guardrail is a Parks standard design made of low, thick, timber posts onto which are placed a single row of timbers (see attached photo of example and specs). A Parks archaeologist will be present when the locations for the posts are dug.

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 properties are Boyds, MD 20841:

17410 Moore Road (Kathleen Moore)

17320 Moore Road (MNCPPC)

19001 Bucklodge Road (MDR Friends Advice LLC)

Property to west of Rickman Horse Farm does not show address in GIS. It is owned by Charles H. Jamison.



Google

Imagery ©2018 Google, Map data ©2018 Google 500 ft

Joseph White house

Historic Environment setting

Dotted line - Easement boundary

Detailed view



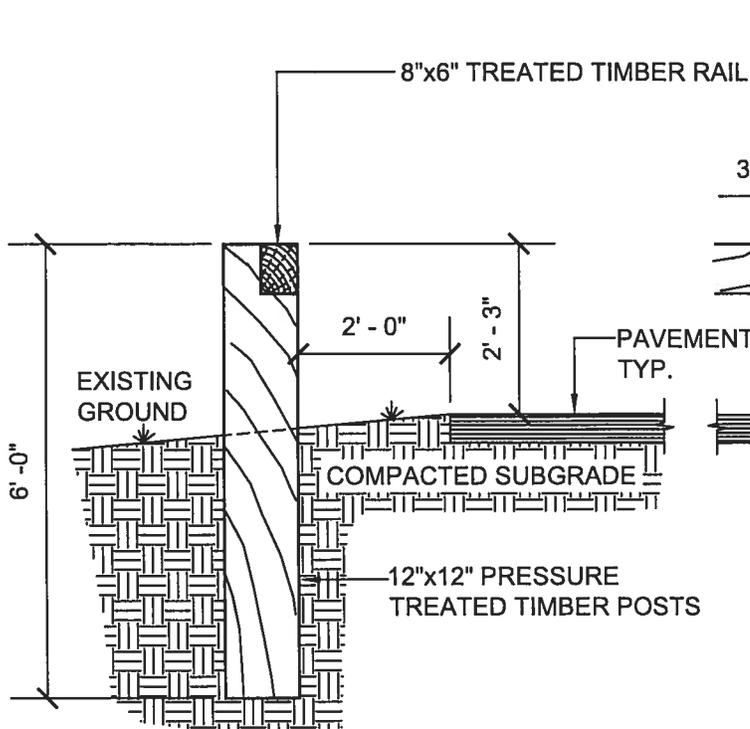
Imagery ©2018 Google, Map data ©2018 Google 100 ft

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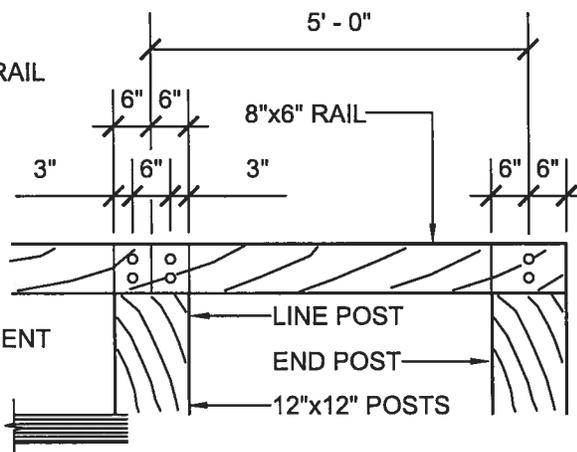
dotted line - Foreman's boundary

Joseph White House

30' of guardrail on each side of culvert

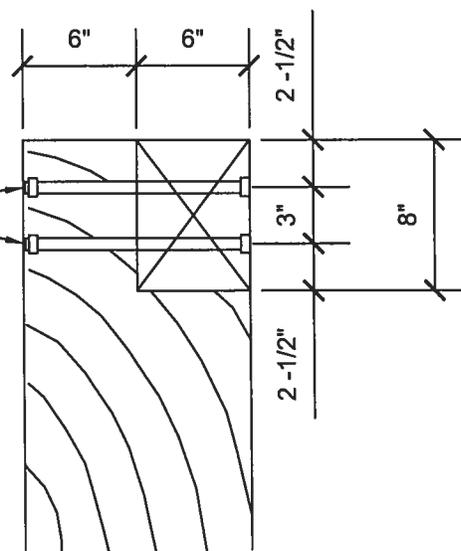


TYPICAL PLACEMENT
N.T.S.



TYPICAL SPACING
N.T.S.

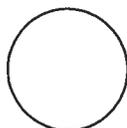
5/8" DIA.x12" CARRIAGE BOLTS WITH HEX NUTS AND CUT WASHERS SET IN RECESS



SECTION
N.T.S.

NOTES:

1. TIMBER USED IN GUARD RAIL SHALL BE ROUGH SAW, PRESSURE TREATED SOUTHERN PINE OR APPROVED PS (PENTACHLORO- % #/CF), AWPA PHENOL @ 0.60 STANDARD P5 (COPPER ARSENATE % #/CF) OR TIMBER MAY BE @ 0.50 WOLMANIZED.
2. ALL FASTENER HARDWARE SHALL BE GALVANIZED. BOLTS SHALL CONFORM TO ASTM A307.
3. POST TO BE PLACED IN MECHANICALLY OR HAND-AUGERED HOLE AND SECURELY TAMPED.
4. CONCRETE, IF USED, SHALL BE MSHA MIX No. 2 (3000 PSI).



TIMBER GUARD RAIL

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks

Detail No.

431

9 AUGUST 2007



South and East Elevation. Culvert is to the east, behind the photographer.



North and East elevations. Culvert is beyond the left side of the photo following the fence line. Culvert is located approximately where dot has been drawn onto the page.



South side of the culvert showing rocks that will be covered with plantings to restore rural appearance. Millings to be removed following completion of onsite construction work.



North side of the culvert (open horse gate on right). Millings to be removed and grass restored following completion of construction work. House is located beyond the photo to the upper left-hand corner.



Photo of extant guardrail at Black Hills Regional Park as example of what is proposed at this site.