

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	Ridge Road and Davis Mill Road	Meeting Date:	6/26/2019
Resource:	Cedar Grove Historic District	Report Date:	6/19/2019
Applicant:	Montgomery County DOT (Lee Winestone, Agent)	Public Notice:	6/12/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	14/27-19A RETROACTIVE	Staff:	Michael Kyne
PROPOSAL:	Construction of Ride On bus stops		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: SHA ROW within the Cedar Grove Historic District

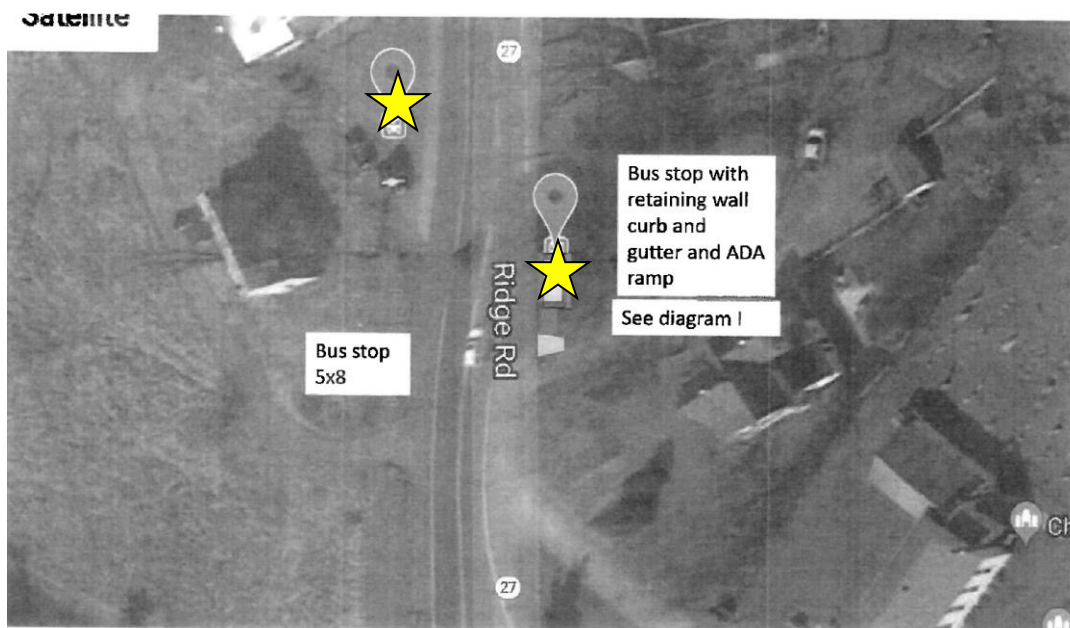


Fig. 1: Project map, showing locations of proposed bus stops, with the proposed bus stops marked by yellow stars.

PROPOSAL:

The applicants propose to construct two Ride On bus stops within the right-of-way of Maryland Route 27. The locations of bus stops are within the boundaries of the Cedar Grove Historic District. The northbound bus stop will consist of an approximately 8' x 8' concrete pad, with a 12" – 18" high retaining wall with rusticated stone face at the sides and rear, curb and gutter, and ADA compliant ramp. The southbound bus stop will consist of an 8' x 5' concrete pad. Both bus stops will have a Ride On sign and pole. The bus stops conform to the standard Montgomery County Department of Transportation design for the typical Ride On stops. This a RETROACTIVE proposal, and the work has been completed.

Staff finds that the proposed bus stops will have a negligible impact on the historic district. The bus stops will consist of relatively minor hardscaping adjacent to a state highway, and they will be consistent with similar bus stops throughout the county, both within and outside of historic districts. The proposed signage is informational and generally consistent with existing highway signage within the historic district.

APPLICABLE GUIDELINES:

IV. 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.

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; 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.*)

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.” 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.

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;

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

DPS-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LEE.WINESTONE@MONTGOMERYCOUNTYMD.GOV Contact Person: LEE WINESTONE
Daytime Phone No.: (240) 777-5831
Tax Account No.: _____
Name of Property Owner: SHA ROW Daytime Phone No.: _____
Address: _____
Street Number City Street Zip Code
Contractor: DEF CONSTRUCTION Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____
SB RIDGE RD NEAR SIDE DAVIS MILL RD
LOCATION OF BUILDING/REPAIR BUS STOP ID 30067
House Number: _____ Street: _____
Town/City: _____ Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 1500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXCAVATIONS

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 0 feet 8 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.

Duhler
Signature of owner or authorized agent

5/29/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Bus stop pole is ground behind roadway shoulder.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Installation of bus stop at request of community to include sign & pole. ADA compliance required installation of 5'x8' concrete pad and retaining curb

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - MS

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LEE.WINESTONE@MONTGOMERYCOUNTYMD.GOV Contact Person: LEE WINESTONE
Daytime Phone No.: (240) 777-5831
Tax Account No.: _____
Name of Property Owner: BHA ROW Daytime Phone No.: _____
Address: _____
Street Number City Street Zip Code
Contractor: D&F CONSTRUCTION Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____
NB RIDGE RD FAR SIDE DAVIS MILL RD
LOCATION OF BUILDING/PREMISE BUS STOP ID 30066
House Number: _____ Street: RIDGE RD
Town/City: GERMANTOWN Nearest Cross Street: DAVIS MILL RD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF RECONSTRUCTION

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 3500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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 FOR FENCE OR RETAINING WALL

3A. Height 0 feet 18 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.

DWAllen
Signature of owner or authorized agent

5/29/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*bus stop pole in ground behind roadway
shoulder*

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

*Installation of bus stop at request of community
to include sign & pole. To make ADA compliant
required installation of 5'x8' concrete pad
and retaining wall.*

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

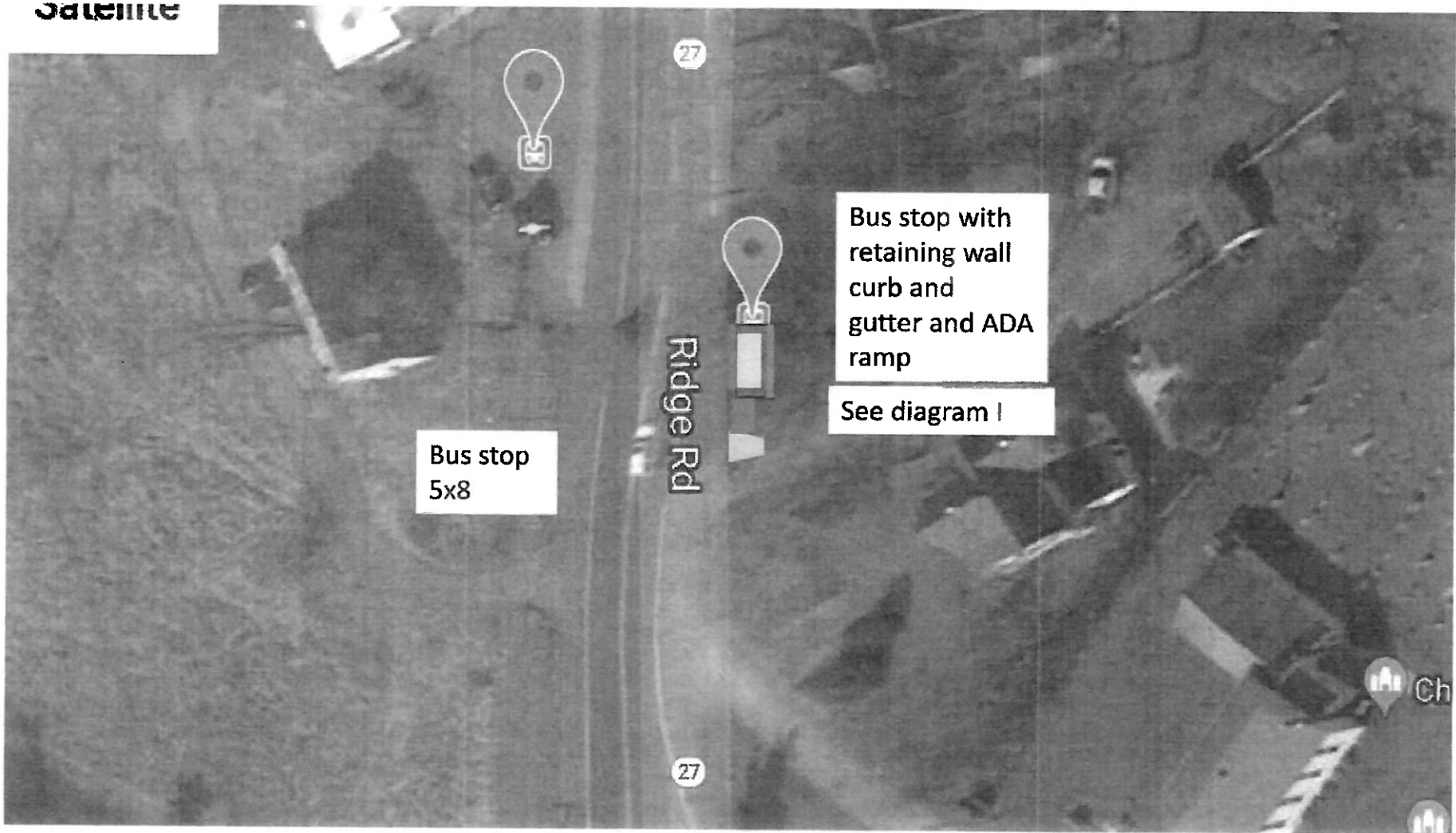
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

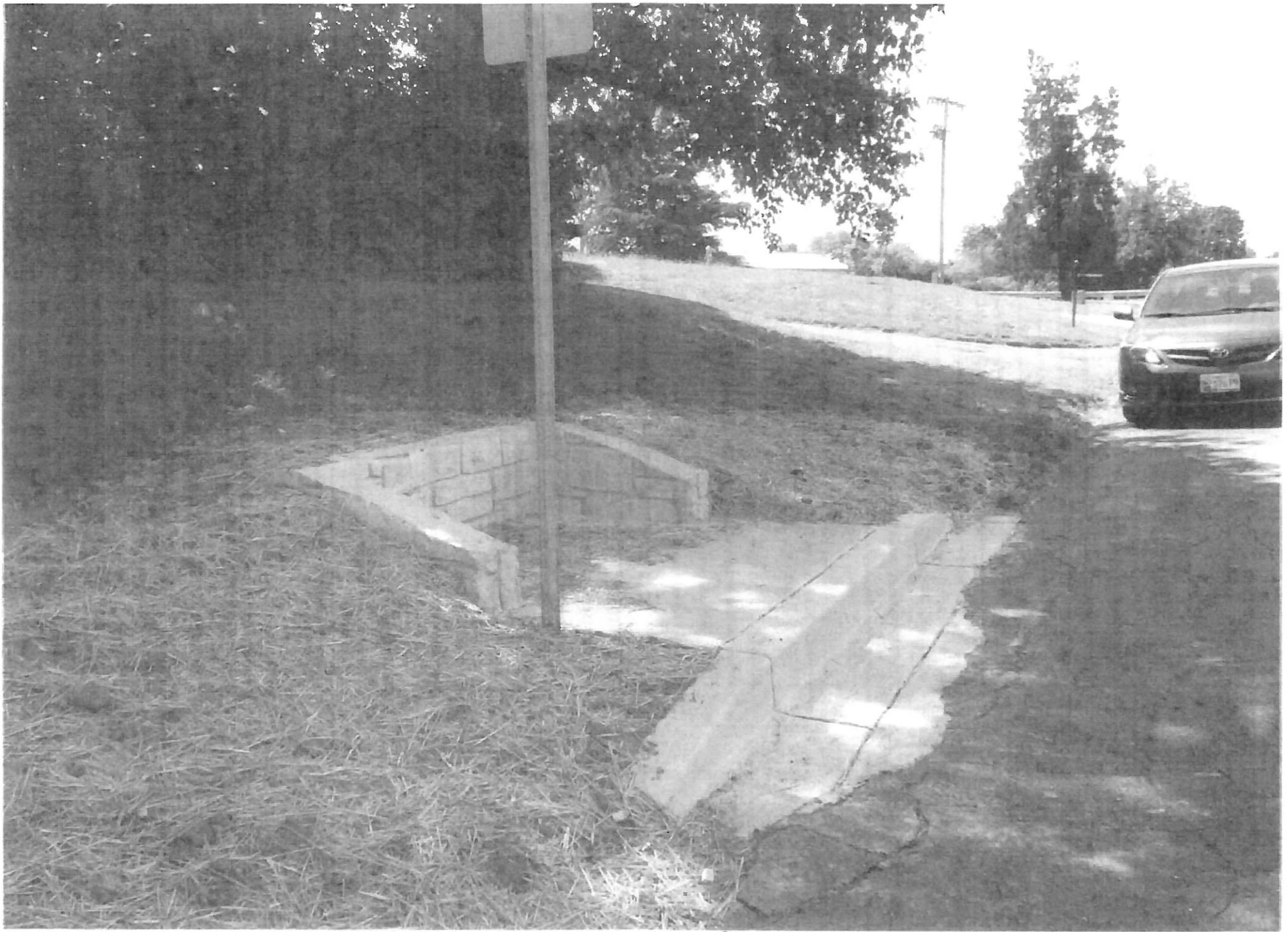
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Satellite

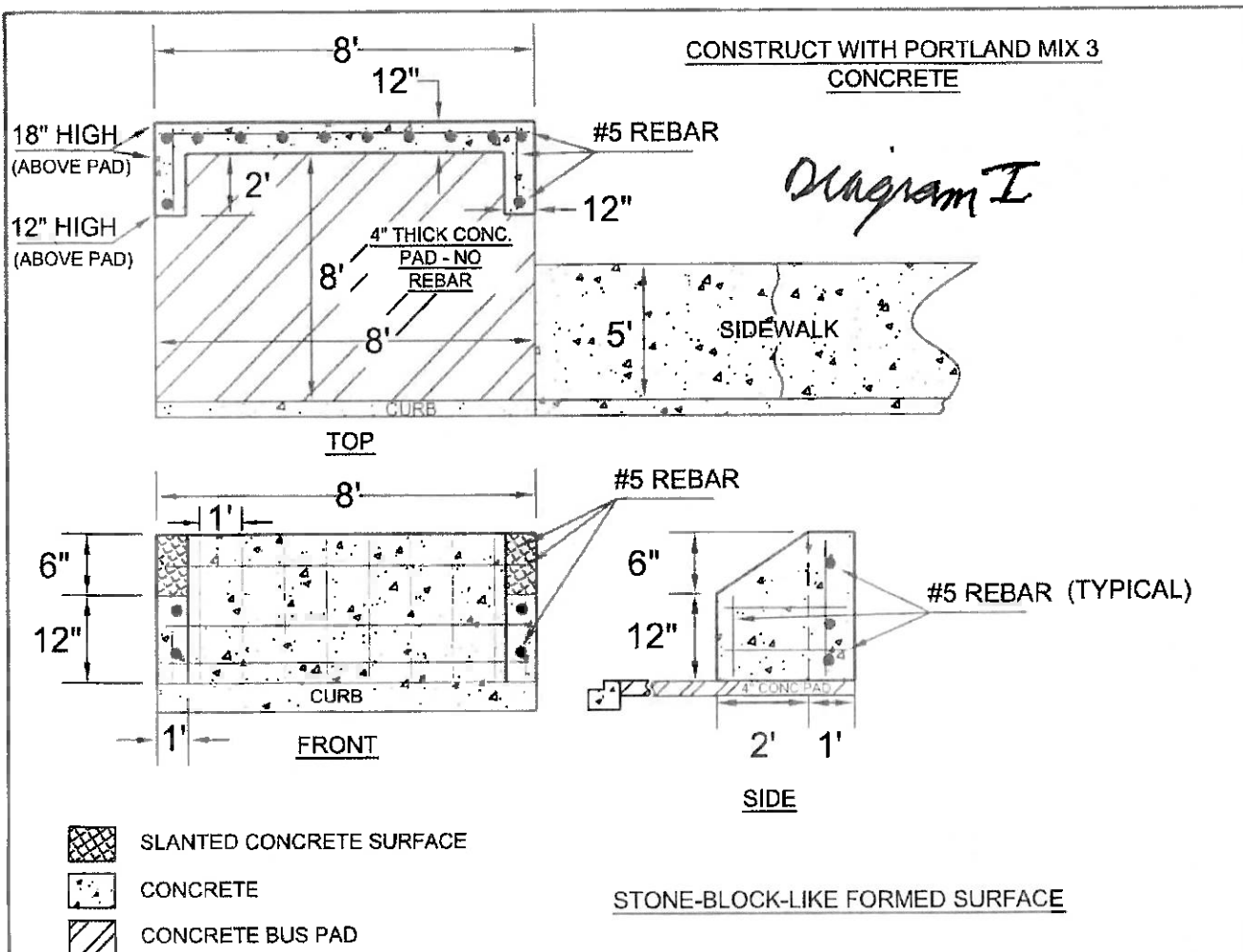




NB RIDGE RD FAR SIDE DAVIS MILL RD Bus stop ID 30066



SB RIDGE RD NEAR SIDE DAM. MILLION PWS STOP TO 300L7



GENERAL NOTES

1. Vertical #5 rebar along back of structure: 9 rebar evenly spaced, roughly a foot apart, about 18" long and a minimum 3" from top, sides and end.
2. Vertical #5 rebar along arms. One rebar at each end, a minimum of 3" from top, sides and end.
3. Horizontal #5 rebar along the back of structure: 3 rebar approximately 7' 5" long evenly spaced, top, middle and bottom, and a minimum of 3" from top and ends, and 8" minimum above ground.
4. Horizontal #5 rebar along the arms: 2 rebar approximately 2' 5" long, evenly spaced, top and bottom, and a minimum of 3" from top, sides, and ends. Slope the top rebar to accommodate the slope of the arm.
5. If the kneewall is used as a retaining wall, rather than a bench, then the dimensions may be altered, as needed, to conform to features at the site.
6. Install PVC drainage pipe at base if needed.

APPROVED _____ DATE _____	REVISED _____	MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION ENGINEERING
		BUS STOP KNEEWALL
DIRECTOR, DEPARTMENT OF TRANSPORTATION		
CHIEF, DIV. OF TRANS. ENG.		STANDARD NO. MC-??



**THE MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION (MDOT SHA)**

9300 Kenilworth Avenue
Greenbelt, Maryland 20770

District Office Permit

Permit Number: SHA-3-MO-0030-19-DO

U.C. Ref or Job ID#: 2407775836
Project Number:

Route No.: MD 27

Route Name (optional): RIDGE RD - MD 27

Limits : DAVIS MILL RD - CO 267 to APPLE ORCHARD WAY

Mile Point : 2.700, 1.580

Issue Date : 1/11/2019

Expiration Date : 1/11/2020

So far as the MDOT State Highway Administration has the right and power to grant same, permission is hereby given to:

Permittee :

Montgomery County of Public Works and Transportation
101 Monroe Street
11th Floor
Rockville, Maryland 20850

Attention :

Lee Winestone
Phone#: (240) 777-5836
Email:
lee.winestone@montgomerycountymd.gov

Description of Work:

ADA Bus stop improvements along MD 27 two stops at Davis Mill, two stops at Kings Valley, two stops at Apple Orchard.

The following Special Conditions apply to this permit.

If existing sidewalk must be closed as part of the permit work, the permittee is responsible for posting a sidewalk closure notice at the work site at least two weeks in advance of the closure. The above notice must specify the expected period of time during which the sidewalk will be closed, and the contact information of the Permit Holder and/or Contractor and MDOT SHA. The posted notice must remain in place during the sidewalk closure period.

✓ An onsite pre-construction meeting with the SHA Permit Inspector is required before any work starts. Other special conditions of this permit will be discussed at the field meeting and enforced.

✓ Permittee must provide 2' cut backs on all sides of trench, a 50' milling and overlay from both ends of open cut using 12.5mm Super Pave SC HMA and all subbase will be replaced in kind (concrete or pavement). A minimum of 12'' of Graded aggregate base with two 6'' lifts compacted and 25'' mm

asphalt base at two 6 inch lifts compacted. Pavement markings will be replaced using thermoplastic or in kind materials. Final milling and overlay paving limits will be determined by SHA Utilities inspector.

You must apply for a Traffic Control Permit for the above referenced road from the SHA, District 3
✓ Utilities, at least two days (48 hours) prior to closure and it must be approved before starting work.
Weekend and Monday requests must be in by Thursday.

Notifications:

- a. Permittee must notify **CONSTANCE BEULAH**, the MDOT State Highway Administration **District Permit Inspector**, at (301) 513-7355, 48 hours prior to commencement of any activities related to this permit.
- b. The permittee will designate the Traffic Manager for this permit and a 24 hour emergency number at the pre-construction meeting.
- c. All work for this permit shall be in conformance with the above referenced documentation supplied by the utility company.

THIS PERMIT IS ISSUED WITH THE REQUIREMENT THAT IT WILL BE ENFORCED BY THE GENERAL PROVISIONS, SPECIAL PROVISIONS, AND PERMIT REGULATIONS AS OUTLINED IN THE FULL LENGTH SHA MASTER UTILITY PROVISIONS WHICH MUST BE FOUND ON THE JOB SITE AT ALL TIMES.

A COPY OF THIS PERMIT MUST ALSO BE FOUND ON THE JOB SITE AT ALL TIMES.

Montee Benjamin For

By: _____
ANDRE FUTRELL
District Engineer
MDOT State Highway Administration