

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15120 Turkey Foot Rd., Darnestown	Meeting Date:	6/26/2019
Resource:	Darnestown Presbyterian Church <i>Master Plan Site #24/19-1</i>	Report Date:	6/19/2019
Applicant:	Darnestown Presbyterian Church	Public Notice:	6/12/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	24/19-19A	Staff:	Michael Kyne
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
STYLE: Greek Revival w/ Gothic & Shingle Style influences
DATE: 1856 w/ c. 1897 & c. 1953 Additions

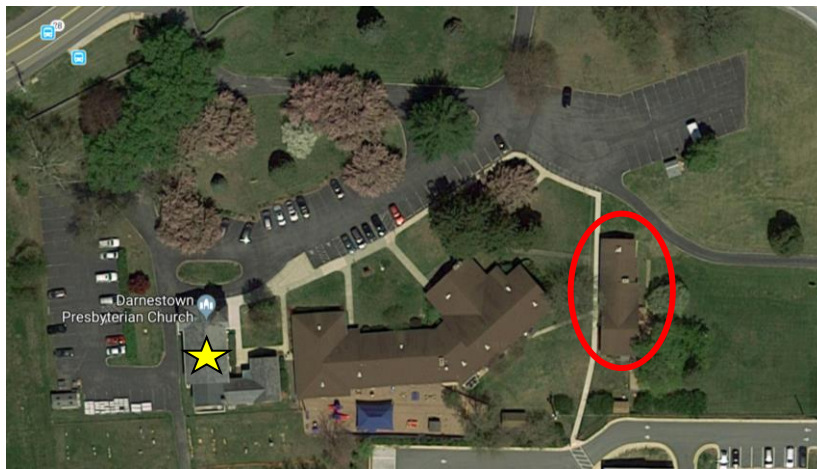


Fig. 1: Subject property, with the c. 1961 manse building (proposed fence location) circled in red and the historic church building marked by yellow star.

PROPOSAL

The applicants propose to install a 4' high black aluminum picket fence around the outdoor classroom at the east side of the c. 1961 manse building, which is approximately 290' from the historic church building. The fence will be behind the manse building, as viewed from the historic church building.

APPLICABLE GUIDELINES:

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

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

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.

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

Assigned To: _____

MAY 03 2019

Date Received in DPS
Mail Log # _____

Date Received in DPS
Mail Log # 408212

MAY 03 2019

Assigned To: Lies

Contact Email: Kathy Kurkjian Contact Person: kpk1@comcast.net
Daytime Phone No.: 240-461-3269

Tax Account No.: 06-60388556
Name of Property Owner: Darnestown Pres. Church Daytime Phone No.: 301-527-1761
Address: 15120 Turkey Foot Rd Darnestown MD 20878
Street Number City State Zip Code
Contractor: Capital Fence Phone No.: 301-972-3400
Contractor Registration No.: 56409

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15120B Street: Turkey Foot Road
Town/City: Darnestown MD Nearest Cross Street: Rt 28
Lot: 1 Block: _____ Subdivision: Record plat 25364
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION 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: \$ 5,900.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENDED 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 4 feet 0 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

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:

See attached

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

See attached

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. 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.

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): Embodies 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 currently has a playground that wraps from the south to the front (east) side of the Manse. This playground is enclosed with a chain link fence. This fence will be replaced with a black 4’ high ornamental black aluminum fence, and the size of the playground will be increased to include more space to the east of the building. Neither the fence nor the playground area are visible from the historic church area.



This is the type of fence to be installed.



East side of Manse as seen from Turkey Foot Road. The playground and fence are visible on the left side of the photo.



North side of the Manse showing path of access from the parking lot via sidewalk.



West side of the Manse.



South side of the Manse

Addresses of Adjoining and Confronting Property Owners

Name	Mailing Address	Property Address	Parcel #	Lot #
Clayton W. Eisinger, et al.	14211 Dufief Mill Rd Gaithersburg MD 20878	Darnestown Road	466	
Charlene M. Williams	13731 Darnestown Road Gaithersburg, MD 20878	13731 Darnestown Rd	400	
Jerry D. Miller & Koshell Burnham-Miller	13735 Darnestown Road Gaithersburg MD 20878	13735 Darnestown Rd	411	
Gerald L. & S.S. Trunnel	13805 Darnestown Rd Gaithersburg, MD 20878	13805 Darnestown Rd.	468	
Dinesh C. & MR Gupta	15200 Turkey Foot Rd Gaithersburg MD 20878	15200 Turkey Foot Rd.		1
Shiguang A. Yang	15121 Turkey Foot Rd Gaithersburg, MD 20878	15121 Turkey Foot Rd	458	
Rafael A. Nieves	15141 Turkey Foot Rd Gaithersburg, MD 20878	15141 Turkey Foot Rd	408	
Edward M. & BL Crough	15201 Turkey Foot Rd Gaithersburg MD 20878	15201 Turkey Foot Rd		1
Edward M. & BL Crough	15201 Turkey Foot Rd Gaithersburg MD 20878	Darnestown Rd.	357	
Darnestown Presby Church Board of Trustees	15120 Turkey Foot Rd Gaithersburg MD 20878	15120 Turkey Foot Rd	616	
Board of Education	850 Hungerford Dr Rockville, MD 20850	15030 Turkey Foot Rd	570	
Board of Education	“ “	15018 Turkey Foot Rd	678	
William J. & KS Harrington	15101 Turkey Foot Road Gaithersburg MD 20878	15101 Turkey Foot Rd	540	
Arthur H. Ciatto	15111 Turkey Foot Rd Darnestown MD 20878	15111 Turkey Foot Rd	587 (also referred to as 487)	
Juana Bautista, et al.	13813 Golden Fields Ct Darnestown MD 20878	13813 Golden Fields Ct		28
Robert J. Baer Revoc Tr	15204 Country Glen Ct Darnestown MD 20878	15204 Country Glen Ct		26
Michael A. & Veronica W. Cooper	15117 Vicars Way Darnestown MD 20878	15117 Vicar's Way		8
Louis R. Forbrich, III & Ashley S. Forbrich	15109 Vicars Way Darnestown MD 20878	15109 Vicars Way		6
Ronald Schoner & Beverly Bechtel	15113 Vicars Way Darnestown MD 20878	15113 Vicars Way		7