

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10521 Rocking Spring Drive, Rockville	Meeting Date:	5/27/2020
Resource:	Rock Spring (Master Plan Site #27/01)	Report Date:	5/20/2020
Applicant:	Sadiq Ansari	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	Yes
Case Number:	27/01-20A	Staff:	Rebecca Ballo
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Historic Site #27/01
STYLE: Gothic Revival
DATE: c. 1879

From *Places from the Past*: Situated on a hill, adjacent to Rock Creek Park, this large Gothic Revival influenced house was the home of Roger Brooke Farquhar, a successful dairyman and civic leader who was Director of the Savings Institution of Sandy Spring for 50 years. Historian Roger B. Farquhar, Jr., son of the builder and inheritor of his father's 11-volume diary, stated that the 14-room house was built in 1879 for \$4,913.33. The house "was looked upon as an extravagance with its large rooms, water supply, modern bath (one of the first in the county with modern plumbing), and five fireplaces." The house was designed by Rockville architect Thomas Groomes. The residence retains original bargeboard, slate roof, louvered shutters, and 2/2 sash windows, though a concrete deck replaces the original wrap-around porch. A double-leaf front door on the main (east) façade opens into a stair hall. A curving three-story stair is adorned with brackets and a carved newel post. A graceful arch divides the stair hall from a vestibule. A large 2½-story carriage house/garage (36' x 36') has random-width split siding on sides and German siding on the front façade.

PROPOSAL:

The applicant proposes to install an architectural shingle roof on an existing small addition to the historic house. The existing roof is three-tab architectural shingles. The house is set far back from the public right of way and this compatible alteration will not be visible.



Figure 1: Views of Existing 3-Tab Asphalt Shingle Roof

APPLICABLE GUIDELINES:

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

8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) having found that the proposal is consistent with the character of the historic house, 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 *Secretary of the Interior's Standards for Rehabilitation #2 and #9;*

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 Rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.