

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19212 Forest Brook Road, Germantown	Meeting Date:	7/15/2020
Resource:	Master Plan Site #19/11 (Waring-Crawford Farm)	Report Date:	7/8/2020
Applicant:	Barry and Suzanne Gartner	Public Notice:	7/1/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	19/11-20A	Staff:	Michael Kyne
PROPOSAL:	New fence		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #19/11, *Waring-Crawford Farm*
DATE: Log section: Mid 1800s; Enlarged Late 1800s-Early 1900s

Excerpt from *Places from the Past*:

This distinctive log and frame residence represents an evolution of construction materials. The original log house is a two-story side gable structure, which had two rooms on each level. The Waring (or Warring) family probably built the log dwelling. From the heirs of John P. Waring, George Leslie Crawford, in 1881, bought the 214-acre farm with a two-story house and log outbuildings. A wheat and dairy farmer, Crawford expanded the house with a hipped-roof polygonal front ell, with a fanciful turret over the front entry. After George's death in 1925, his descendants continued to run the farm. Besides the house, only a smokehouse remains of the farmstead that once included a bank barn, double corncrib, slave quarters, and a detached kitchen. The main house was built to face the original Waring Station Road, which ran from Clopper Road to Frederick Road but was redirected with construction of I-270.

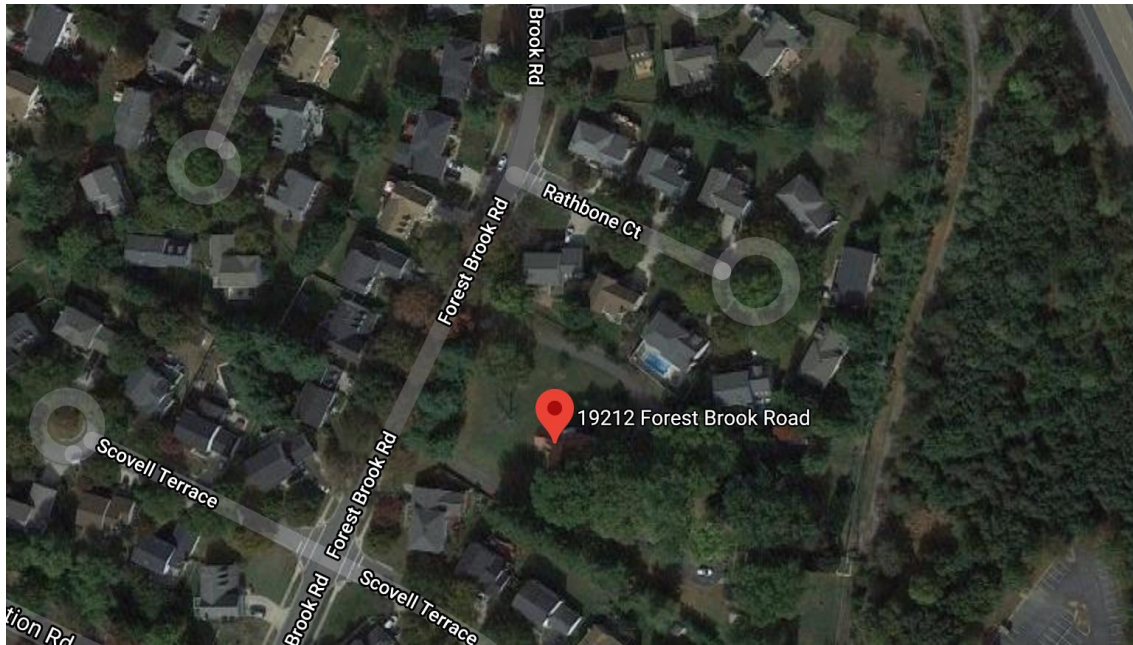


Fig. 1: Subject property.

PROPOSAL:

The applicants propose to construct a new 4' high ornamental aluminum fence at the rear of the property.

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 the 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.
- 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) & (c), 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 #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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 917841
DATE ASSIGNED

APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Barry & Suzanne Gartner
Address: 19212 Forest Brook Rd
Daytime Phone: 240-997-4744

E-mail: bgart427@live.com
City: Germantown Zip: 20874
Tax Account No.: 03105768

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name Waring Crawford Farm House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:
Town/City: Nearest Cross Street:
Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Barry S. Gartner

06-22-2020

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two story Stucco farmhouse on approx. 1 acre of land. Rear of house faces street. Front circular driveway contains original smoke house.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Would like to install a four foot high ornamental metal fence on a small portion at the rear of the property. Some original photos of this property do show a white picket fence installed in this exact location. We would like to install 175 feet of fencing approximately 12 ft x 60 ft x 60 ft x 45 ft off of the back porch of the house.

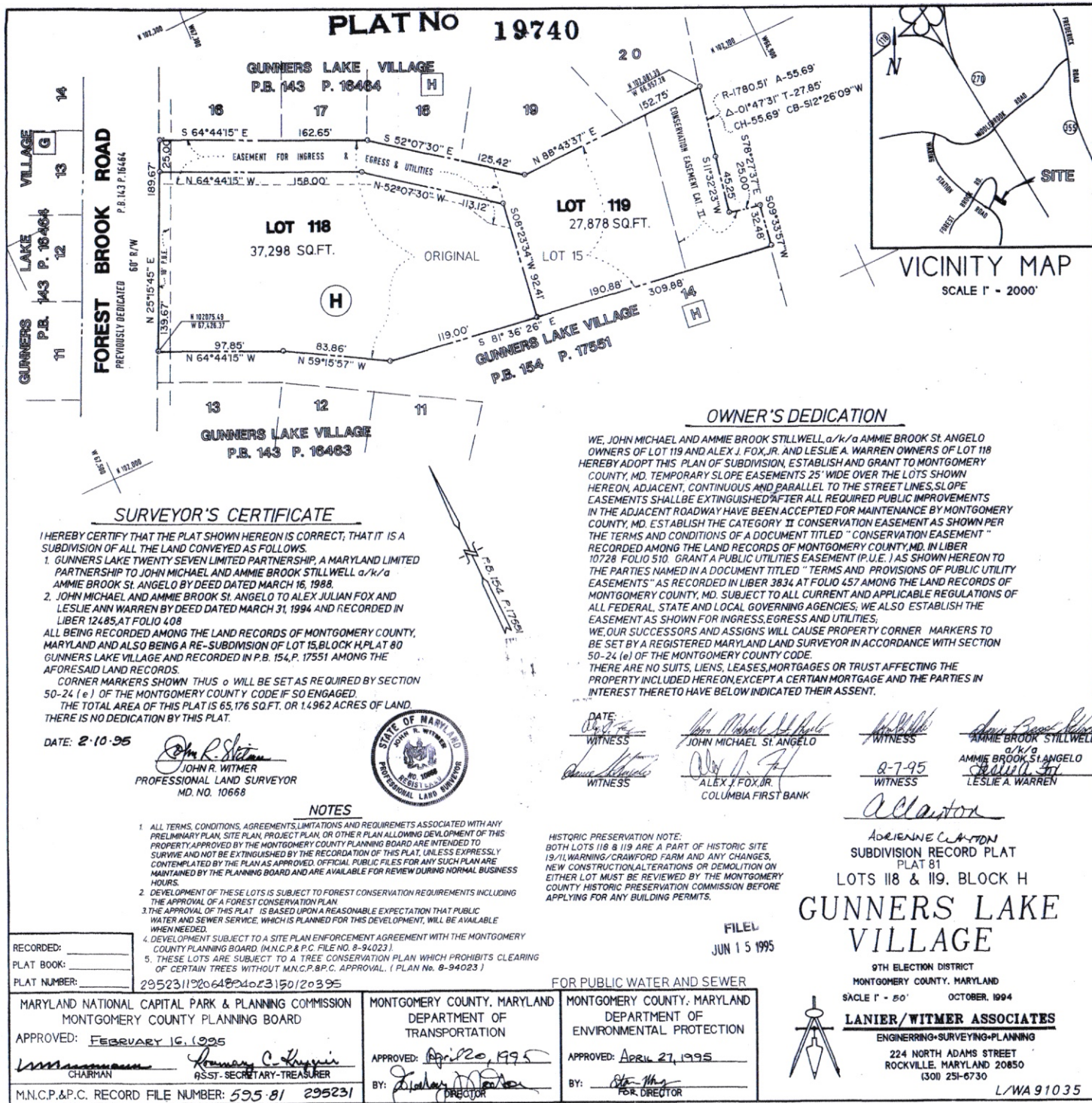
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

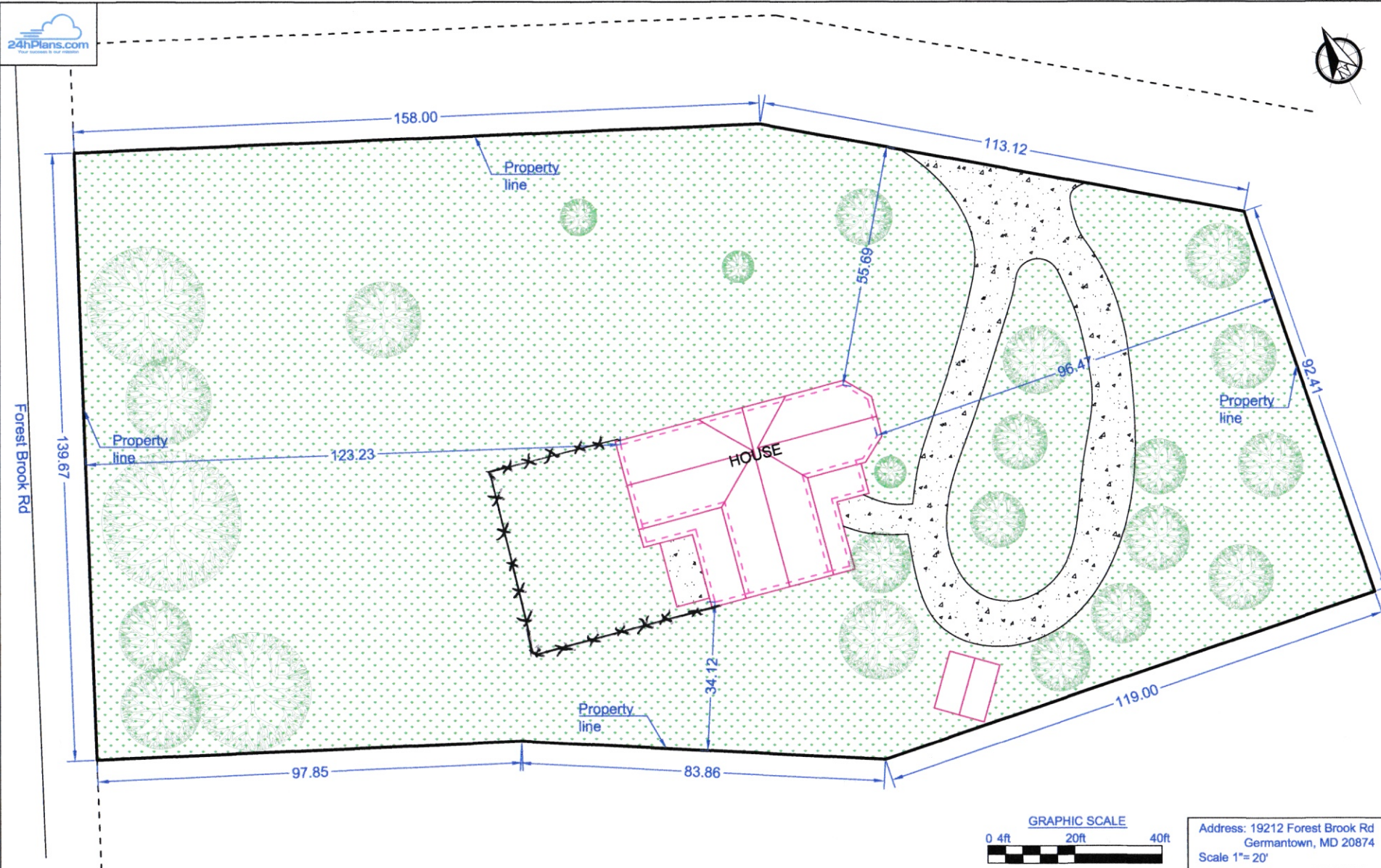
Owner's mailing address 19212 Forest Brook Rd Germantown, MD 20874	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Pam Loomis 19210 Forest Brook Rd Germantown, MD 20874	19213 Forest Brook Rd Germantown, MD 20874
11908 Rathbone Ct Germantown, MD 20874	19214 Forest Brook Rd Germantown, MD 20874
11906 Rathbone Ct Germantown, MD 20874	

Work Item 1: <u>metal fencing</u>	
Description of Current Condition: <i>No fencing</i>	Proposed Work: <i>4' high ornamental metal fence off back of house</i> <i>Dimensions: 12'x60'x60'x45'</i> <i>175 feet of total fencing</i>

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:





Proposed fence style (with 2" ball caps)





This is the back of the house. It faces the street. Proposed fence would be from left rear corner, to right rear corner (at basement door) and would project about 40 feet out from the house.

OWNERS NAME(S): Barry Gartner		DATE: 6/9/2020
JOB ADDRESS: 19212 Forest Rd		EMAIL: bgart427@live.com
CITY STATE & ZIP: Germantown MD 20874		CELL: 240-997-4744 HOME:
BILLING ADDRESS: Same		

DESCRIPTION OF WORK TO BE COMPLETED BY CONTRACTOR:

Furnish labor and materials to install approximately 172 linear feet of 48" tall Belmont Series Puppy Picket 3 Rail residential grade aluminum fence with a flush bottom.

All posts to be secured in the ground using wet pour concrete.

Install (1) 5' wide 4' tall 3 rail residential grade aluminum Flat Top gate(s).

Install (2) 2" 0.125 wall gate post(s).

Install (35) 2" Ball Caps.

Fence will be concaved 2" @ center of panel.

Frederick Fence Company to obtain Montgomery County Permit.

PAYMENT TERMS AND INSTALLATION INFORMATION:

For the above services and/or materials & equipment (also permits where required) the OWNER agrees to pay the CONTRACTOR the total amount stated in the box labeled "Contract Total". A deposit will be required before project start and may not exceed 1/3 of the total contract price. A second deposit will be required at the start of the job for all jobs exceeding \$10,000 and must not exceed 1/3 of the total contract price. The final balance will be due upon completion.

APPROXIMATE STARTING AND COMPLETING:

Work under this contract will start approximately
6-8 weeks subject to circumstances
beyond the control of the contractor, (including
weather) and will be completed in approximately
day(s).

CONTRACT TOTAL \$ **8,759.00**

Deposit \$ **2,920.00**

2nd Deposit \$ **-**

Final Balance Due Upon Completion \$ **5,839.00**

- | | | |
|----------------------------------|---|--|
| 1) HOA Approval Needed?..... | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2) Permit Needed?..... | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3) Call Utilities?..... | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4) Needs to meet pool code?..... | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5) Digger Accessible?..... | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

CREDIT CARD INFORMATION:

Card # Exp. CSV

Would you like us to charge your
card upon completion?
☐ Yes ☐ No

CONTRACT ACCEPTANCE:

The undersigned CONTRACTOR and OWNER agree and accept the terms and conditions set forth in pages 1 through 4 and further agree that this contract contains the final and entire agreement between the parties here to and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained. This contract is not binding upon FREDERICK FENCE CO, INC. until accepted. You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day or seventh business day if the buyer is at least 65 years old, after the date of this transaction.

Date:

Owner Signature:

Lic. No.

Salesman: Brody Barger



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/24/2020

Application No: 917841
AP Type: HISTORIC
Customer No: 1376707

Comments

House is on approx. .86 acre and fencing off the back of the house will be approx. 172 linear feet. Installed on back side of the house from corner to corner and projecting out about 40 feet.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 19212 Forest Brook RD
Germantown, MD 20874-2565
Homeowner Gartner (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work Would like to install a 4' high ornamental metal fence in small portion of the yard, off of the back of the house.