

Third Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22200 Clarksburg Road, Boyds	Meeting Date:	10/28/2020
Resource:	Master Plan Site #13/25 <i>Cephas Summers House</i>	Report Date:	10/21/2020
Applicant:	Pulte Homes (Bob Harris, Agent)	Public Notice:	10/14/2020
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
Proposal:	Determination of a reduced environmental setting associated with a pending Preliminary Plan of Subdivision (Plan Number: 120200050)		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a fourth preliminary consultation to discuss the pending rehabilitation design plans for the historic site, per the HPC's recommendation.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #13/25, *Cephas Summers House*
 STYLE: Greek Revival
 DATE: c. 1850-60

Excerpt from *Places from the Past*:

One of the earliest houses from a Clarksburg area farm, the Cephas Summers House is a Greek Revival influenced house which retains many of its original features. The 3-bay house has a low-sloped, side-gable roof with cornice returns, 6/6 sash windows with wide frieze lintels, and classical porch columns. In 1850, Cephas and Mary Ann Summers acquired the 235-acre farm, which they owned until the early 1890s. The residence, as described in 1968, had eight rooms, including four bedrooms, no bathroom, a dirt floor basement, and was heated by coal stoves. The farmstead includes a frame corncrib and two sheds. The bank barn collapsed in the 1970s.

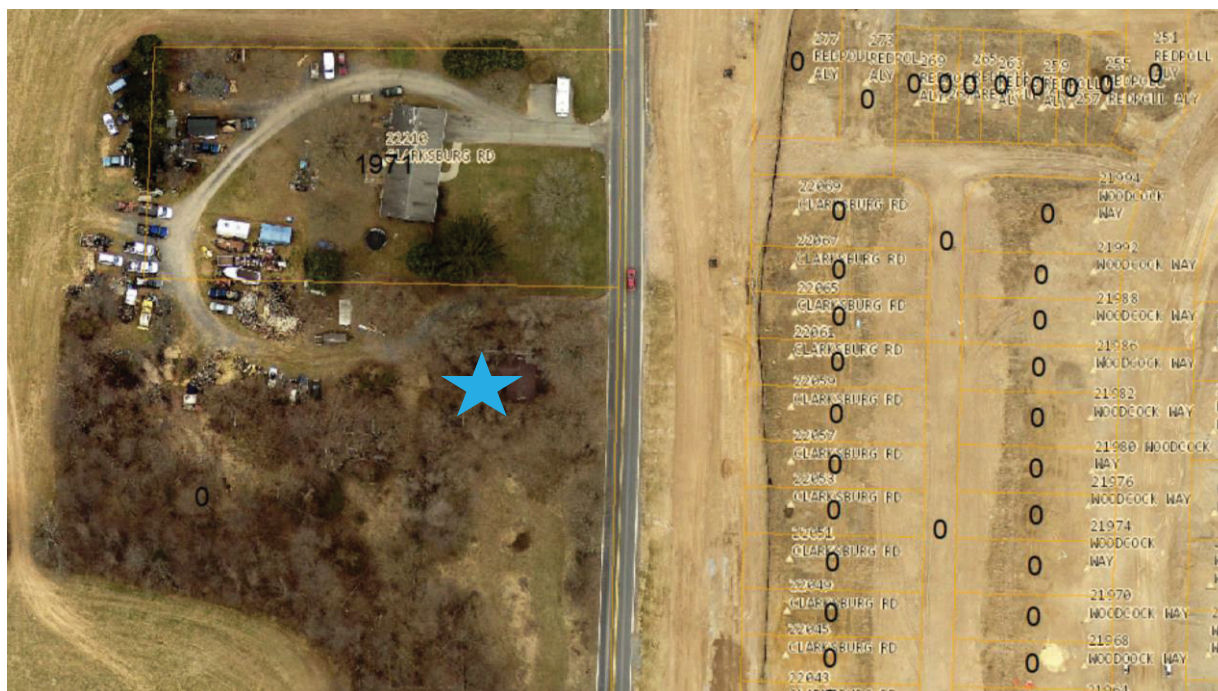


Fig. 1: Subject property, as marked by the blue star.

BACKGROUND:

The applicants previously appeared before the Commission for preliminary consultations regarding rehabilitation of the Cephas Summer House at the May 27, 2020 and July 15, 2020 HPC meeting.¹

PROPOSAL:

The applicants are seeking a determination of a reduced environmental setting associated with a pending Preliminary Plan of Subdivision (Plan Number: 120200050).

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. In this case, the *Ten Mile Creek Area Limited Amendment (Amendment)* should be used. This is a limited amendment to the 1994 *Clarksburg Master Plan and Hyattstown Special Study Area* amendment. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

¹ Link to May 27, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=1e46bdfa-a0fc-11ea-9e08-0050569183fa

Link to May 27, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/05/II.E-22200-Clarksburg-Road-Clarksburg.pdf>

Link to July 15, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=90695821-cad9-11ea-93cb-0050569183fa

Link to July 15, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/07/III.D-22200-Clarksburg-Road-Clarksburg.pdf>

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure 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.

Ten Mile Creek Area Limited Amendment (Approved and Adopted July 2014)

The Land Use and Zoning recommendations for the Pulte and King properties west of I-270 state the following regarding the Cephas Summers House:

The Cephas-Summers House, a locally-designated historic resource, is located on the property proposed for development along Clarksburg Road. The current environmental setting includes the whole property, but could be reduced to approximately five acres as part of the proposed development. The house should be restored and become part of the adjacent development.

The *Amendment* also states that the following should be addressed when implementing the Rural Open Space Design Guidelines as part of the development review process for these properties:

Size and locate lots to preserve rural views from Clarksburg Road and ensure an environmental setting of five acres for the historic Cephas-Summers house. Include restoration of the Cephas-Summers house in a development plan.

Secretary of the 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is a c. 1850-1860 Greek Revival influenced house known as the Cephas Summers House. Discussion of the house's rehabilitation was the subject of previous preliminary consultations at the May 27, 2020 and July 15, 2020 HPC meetings.

The subject property was designated as an individually listed Master Plan Site as part of the *Clarksburg Master Plan and Hyattstown Special Study Area* amendment in 1994. Currently, the environmental setting is comprised of 66.42 acres, which was historically farmland. The applicants are proposing to reduce the environmental setting to approximately 10.21 acres, which would include the Cephas Summers House and the footprints of the no-longer-extant outbuildings (all of which, including a large bank barn, have collapsed).

As noted at the previous preliminary consultations, the subject property is part of an approximately 400-acre tract of land for which the applicants are proposing a residential subdivision. The proposed residential subdivision is subject to a pending Preliminary Plan of Subdivision (Plan Number: 120200050) scheduled to be heard before the Planning Board before the end of the year.

The *Ten Mile Creek Area Limited Amendment (Approved and Adopted July 2014)* states the following regarding the proposed subdivision and the Cephas Summers House:

The Cephas-Summers House, a locally-designated historic resource, is located on the property proposed for development along Clarksburg Road. The current environmental setting includes the whole property, but could be reduced to approximately five acres as part of the proposed development. The house should be restored and become part of the adjacent development.

The *Amendment's* Rural Open Space Design Guidelines for the subject property reiterate this with the following statement:

Size and locate lots to preserve rural views from Clarksburg Road and ensure an environmental setting of five acres for the historic Cephas-Summers house. Include restoration of the Cephas-Summers house in a development plan.

Through the Development Review Committee (DRC) process, HPC staff determined that a minimum ten-acre environmental setting would be more appropriate for the Cephas Summers House, creating a greater buffer between the house and the proposed development and preserving more of the property's historic context.

Staff asks the Commission to determine the appropriateness of the applicants' proposal to reduce the environmental setting of the Cephas Summers House to approximately 10.21 acres, in accordance with the *Amendment* and *Standards*.

STAFF RECOMMENDATION:

Staff recommends that the HPC recommend to the Planning Board that the reduction of the Environmental Setting from 66.42 acres to the proposed 10.21 acres is appropriate and generally conforms with the intent and purpose of the Ten Mile Creek Area Limited Amendment. Further, that the creation of the 10.21 acres lot and subsequent plans to completely rehabilitate the Master Plan site conform with the purpose and goals of the Master Plan for Historic Preservation. The HPC makes this recommendation pursuant to its designated Powers and Duties under Chapter 24A-5 (j).

Staff also recommends that the HPC request the Planning Board include the following conditions as part

of the Preliminary Plan for the property:

- 1) The HAWP for the comprehensive rehabilitation of the Cephas Summers House, including any new constructions or additions as required, must be approved by the HPC prior to the Planning Board's approval of the site plan for the first phase of the development; and,
- 2) The building permit associated with said HAWP shall be filed with the Department of Permitting Services prior to the acceptance of any land disturbance permits associated with the new construction approved by the site plan.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/8/2020

Application No: 929385
AP Type: HISTORIC
Customer No: 1387799

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

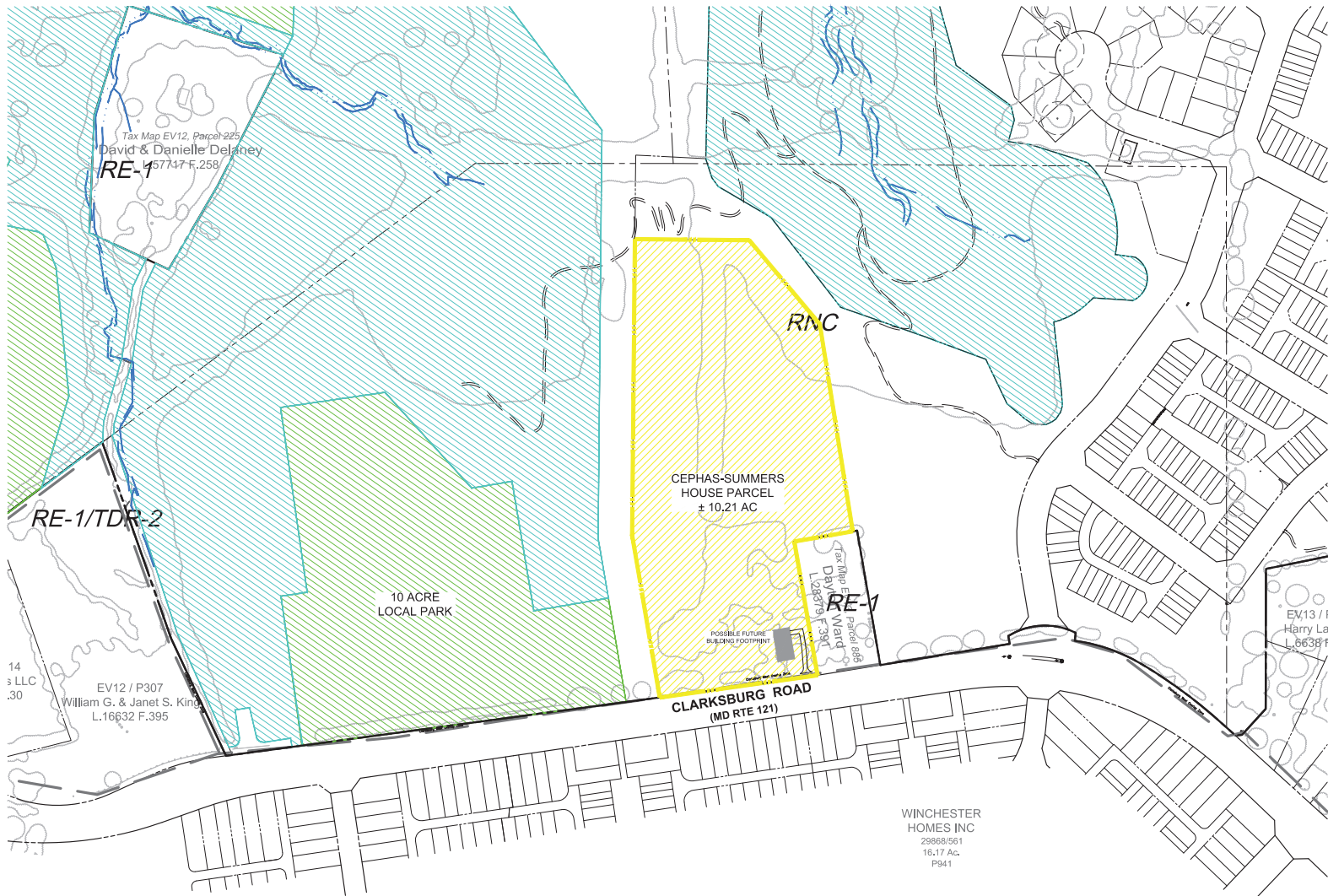
Address 22200 CLARKSBURG RD
BOYDS, MD 20841

Othercontact Lerch Early & Brewer (Primary)

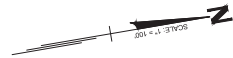
Historic Area Work Permit Details

Work Type DEMO

Scope of Work Revise the environmental setting.



- LEGEND**
- PHASE 1 PARK DEDICATION
 - PHASE 1 PARK DEDICATION
 - PROPOSED FOREST PLANTING
 - EXISTING CANOPY EDGE
 - CEPHAS HOUSE PROPERTY
 - EXISTING STRUCTURES
 - PERENNIAL AND INTERMITTENT STREAM
 - PROPOSED NATURAL SURFACE TRAIL



NOTE: UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND INFRASTRUCTURE WILL BE SET FORTH AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

07-PREL-120200050-018D
PRELIMINARY PLAN #120200050
WSSC MAPS 230NW14, 230NW15, 231NW14,
231NW15, 232NW14 AND 232NW15
TAX MAPS DW, GRID DW61, EW, GRID EW11, DV,
GRIDS DV63 & DV62, EV123, GRID EV13, & EV122,
GRID EV12

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or
approved by me, and that I am a duly licensed professional
engineer under the laws of the State of Maryland, License
No. 32286, Expiration Date: 1/2/2022.



REVISION	DATE	REVISION	DATE	REVISION	DATE

DEVELOPER/APPLICANT:
PULTE HOMES
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VA 22030
ATTN: DAVID DEMARCO

CREEKSIDE AT CABIN BRANCH
PARCEL 222, L.29581 F.499, PARCEL 300, L.29581 F.499
PARCEL 600, L.29581 F.508, & PARCEL 900, L.29588 F.544
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6234 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
CHECKED		
APPROVED		
RELEASE FOR		

**10 ACRE
CEPHAS-SUMMERS
HOUSE EXHIBIT**

SCALE: 1" = 100'
DRAWN: 0377AB8
DATE: OCT, 2020
SHEET NO. 180 OF 27

	Owners Name	Second Owners Name	Mailing Address	City	State	Zip Code	Block	Parcel or Lot	Tax Account
1	DAYTON E WARD		22210 CLARKSBURG RD	BOYDS	MD	20841		P885	02-00016858
2	WILLIAM G KING	JANET S KING	21820 CLARKSBURG RD	BOYDS	MD	20841		P307	02-00022930
3	SHILOH FARM INVESTMENTS LLC		22600 CLARKSBURG RD	BOYDS	MD	20841		P600	02-00028845
4	SHILOH FARM INVESTMENTS LLC		9302 LEE HIGHWAY #1000	FAIRFAX	VA	22031		P222	02-01592550
5	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	22	02-03820108
6	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	23	02-03820110
7	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	24	02-03820121
8	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	25	02-03820132
9	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	26	02-03820143
10	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	27	02-03820154
11	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	28	02-03820165
12	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	29	02-03820176
13	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	30	02-03820187
14	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	31	02-03820198
15	WINCHESTER HOMES INC		6905 ROCKLEDGE DR STE #800	BETHESDA	MD	20817	AC	PAR A	02-03820724
16	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	1	02-03820746
17	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	6	02-03820792
18	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	7	02-03820804
19	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	23	02-03820974
20	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	24	02-03820985
21	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	25	02-03820996
22	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	26	02-03821001
23	KATHIA DEDRY	DOTSE AVOCHINOU	22067 CLARKSBURG RD	CLARKSBURG	MD	20871	AC	27	02-03821012
24	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	28	02-03821023
25	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	29	02-03821091
26	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	30	02-03821103
27	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	31	02-03821114
28	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	32	02-03821125
29	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	33	02-03821136
30	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	34	02-03821147
31	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	35	02-03821158
32	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	36	02-03821160
33	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	37	02-03821171
34	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	PAR E	02-03821353
35	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	52	02-03821375
36	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	53	02-03821386
37	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	54	02-03821397
38	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	76	02-03821535
39	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	77	02-03821546
40	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	78	02-03821557
41	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AC	79	02-03821568
42	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	80	02-03821570
43	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE STE 600	POTOMAC	MD	20854	AC	81	02-03821581
44	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	PAR A	02-03822461

45	WINCHESTER HOMES INC		12435 PARK POTOMAC AVE # 600	POTOMAC	MD	20854	AA	1	02-03822483
46	NVR INC		11700 PLAZA AMERICA DR	RESTON	VA	20190	AC	PAR H	02-03822734
47	NVR INC		11700 PLAZA AMERICA DR	RESTON	VA	20190	AC	99	02-03822860
48	LAURA VARNER-NORMAN	DANA EDWARD NORMAN SR	21911 CLARKSBURG ROAD	CLARKSBURG	MD	20871	AC	100	02-03822871
49	BRIAN PAUL OSTRY	JESSICA LEIGH OSTRY	21913 CLARKSBURG RD	CLARKSBURG	MD	20871	AC	101	02-03822882
50	MANSI KHEDEKAR	ANKEET KHEDEKAR	21915 CLARKSBURG RD	CLARKSBURG	MD	20871	AC	102	02-03822893
51	TINH VIET DINH	SOPHIA DINH	21917 CLARKSBURG RD	CLARKSBURG	MD	20871	AC	103	02-03822905
52	NVR INC		11700 PLAZA AMERICA DR	RESTON	VA	20190	AC	104	02-03822916
53	ALBERTO MEZA	TERESA HERRERA	21921 CLARKSBURG RD	CLARKSBURG	MD	20871	AC	105	02-03822927
54	FRANK JOHNSON	JOAN SAYAH DIXON	21923 CLARKSBURG ROAD	CLARKSBURG	MD	20871	AC	106	02-03822938
55	LARRY JAMES CAMPBELL	ANA DAISY ROSALES	14214 JAEGER RD	CLARKSBURG	MD	20871	AD	1	02-03822951
56	NVR INC		11700 PLAZA AMERICA DR	RESTON	VA	20190	AD	PAR A	02-03823022
57	FAT HON CHEUNG		21841 CLARKSBURG RD	CLARKSBURG	MD	20871	AD	14	02-03823090
58	ABDULKADIR HARUN	IDIL MOHAMUD	21839 CLARKSBURG RD	CLARKSBURG	MD	20871	AD	15	02-03823102
59	MANIKANDAN THIRUKONDA RAMDOS	PRASHEELA THIRUKONDA MANIKANDAN	21837 CLARKSBURG RD	CLARKSBURG	MD	20871	AD	16	02-03823113
60	TEKLE FILMON	CHILE LUWAM	21835 CLARKSBURG RD	CLARKSBURG	MD	20871	AD	17	02-03823124
61	SALMAN YUSUF	AKHTAR N KHAN ETAL	21833 CLARKSBURG RD	CLARKSBURG	MD	20871	AD	18	02-03823135
62	CHANG HUI ZHENG	ONNI CHENG	21831 CLARKSBURG ROAD	CLARKSBURG	MD	20871	AD	19	02-03823146