EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15110 Barnesville Road, Boyds
Meeting Date: 11/18/2020

Resource: Primary Resource (Boyds Market) (Boyds Historic District)
Report Date: 11/11/2020

Applicant: Boyds Country Store (Scott Knudson, Architect)
Public Notice: 11/4/2020

Review: HAWP
Tax Credit: No

Case Number: 18/08-20B
Staff: Michael Kyne

PROPOSAL: ADA access improvements and canopy installation

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary Resource (Boyds Market) within the Boyds Historic District
STYLE: Early 20th Century Commercial Building
DATE: c. 1920s

Fig. 1: Subject property.
PROPOSAL:

The applicants propose the following work items at the rear (southwest side) subject property:

- Remove approximately 14” of gravel adjacent to the existing doors to create a new areaway.
  - Segmental masonry retaining walls will be constructed at each side of the areaway.
- Construct new concrete steps down to the areaway.
  - Metal handrails will be installed at each side of the steps.
- Restore the existing doors.
- Install a new steel canopy over the areaway.

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.

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

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 applicable 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.

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 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, #9, and #10;

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Boyds Country Store - Prakash Barua
Address: 15110 Barnesville Road
Daytime Phone: (301) 972-1797

E-mail: joyatu2001@yahoo.com
City: Boyds
Zip: 20841

Tax Account No.: 00920268

AGENT/CONTACT (if applicable):

Name: Scott Knudson, AIA, Knu Design, LLC
Address: 20505 Top Ridge Drive
Daytime Phone: 240.372.0185

E-mail: scott@knu.design
City: Boyds
Zip: 20841

Contractor Registration No.: MD Architect #9825

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 18-8

Is the Property Located within an Historic District? Yes/District Name Boyds Historic District

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: 15110 Street: Barnesville Road

Town/City: Boyds Folio: 167 Nearest Cross Street: Clarksburg Road

Liber: 35442 Map: DU62 Lot: _________ Block: _________ Subdivision: 0001 Parcel: P113

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:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Grading/Excavation ☐ Roof ☐ Other: New canopy & areaway at existing basement door

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.

Signature of owner or authorized agent

Date 10.26.2020
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>15110 Barnesville Road</td>
<td>20505 Top Ridge Drive</td>
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<tr>
<td>Boyds, MD 20841</td>
<td>Boyds, MD 20841</td>
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**Adjacent and confronting Property Owners mailing addresses**

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<tr>
<th>Adjacent to the west - 15120 Barnesville:</th>
<th>Adjacent to the east - 15100 Barnesville:</th>
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<tr>
<td>Chee Ngung Huan</td>
<td>Montgomery County MD</td>
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<tr>
<td>13214 Catawba Manor Way</td>
<td>Department of Transportation</td>
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<tr>
<td>Clarksburg, MD 20871</td>
<td>100 Edison Park Drive</td>
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<td></td>
<td>4th Floor</td>
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<td>Gaithersburg, MD 20878</td>
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<th>Confronting:</th>
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<td>Scott Broussard and Lexus Krause</td>
<td>Arlene Drinnon</td>
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<td>15115 Barnesville Road</td>
<td>15121 Barnesville Road</td>
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<td>Boyds, MD 20841</td>
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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The Boyds Country Store is a 1-story retail building whose walls are constructed of single-wythe profiled concrete masonry units; the gabled roof is a metal roof with low-profile battens and is painted a galvalume color. The front of the building faces north towards Barnesville Road; the front facade includes a porch and a stepped parapet wall. To the east is a commercial property with a collection of structures including the historic Hoyles Mill; this site is county-owned and being redesigned as a transit center and parking lot (the county property actually extends at an angle in front of the Boyds Country Store through what functions as the store’s parking area; the store has no street frontage). To the west is an architecturally-similar commercial property. Across Barnesville Road are 1- and 2-story wood-frame single-family houses. The property slopes south to the rear of the property (which extends to the CSX rail line). At the rear, a service door to the basement has been abandoned and partially buried in gravel fill.

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

The purpose of the project is to create accessible service access to the basement from the rear yard. Approximately 14” of gravel piled against the existing doors will be removed. The existing doors will be repaired. An areaway constructed with segmental masonry retaining walls and a concrete slab pitched to an area drain. New concrete steps and handrails will lead down to the areaway. The areaway will be covered with a new arced metal canopy (corrugated galvanized steel decking attached to the steel lintel beam above the door and to a single bolt through a masonry joint supporting cables for the canopy).
<table>
<thead>
<tr>
<th>Work Item</th>
<th>Description of Current Condition</th>
<th>Proposed Work</th>
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<tbody>
<tr>
<td>1</td>
<td><strong>CONSTRUCT AREAWAY &amp; RAMP</strong></td>
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<td><strong>Description of Current Condition:</strong></td>
<td>Existing gravel area is backfilled against door approximately 14&quot; above basement level. Rear yard is level with some slight pitch but significant ponding areas.</td>
<td><strong>Proposed Work:</strong> Lower the grade at the building; pour a concrete landing outside door and a segmental masonry retaining wall around the landing.</td>
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<td>2</td>
<td><strong>CONSTRUCT CANOPY</strong></td>
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<td><strong>Description of Current Condition:</strong></td>
<td>Existing doors have steel I-Beam as lintel supporting the cmu wall above the doors.</td>
<td><strong>Proposed Work:</strong> New arced canopy constructed of steel angle frame with corrugated galvanized decking. Angles to be bolted to beam. 2 cables supporting ends of angles to be supported by cables extending to an eyebolt attached through masonry joint.</td>
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# HISTORIC AREA WORK PERMIT
## CHECKLIST OF APPLICATION REQUIREMENTS

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HISTORIC AREA WORK PERMIT APPLICATION
Application Date: 10/27/2020

Application No: 931425
AP Type: HISTORIC
Customer No: 1389504

Comments
Work is limited to rear of building (facing the CSX rail line).

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 15110 BARNESVILLE RD
BOYDS, MD 20841
Other contact Knudson (Primary)

Historic Area Work Permit Details
Work Type ALTER
Scope of Work Construct a new areaway and canopy at existing rear service door pf retail building.
PROJECT SUMMARY:
Purpose of project is to create access to the lower level of an existing retail building located in the Boyds Historic District. The entrance to the main level is on the front (north) side of the building; the site area is restrictive and there is no on-site parking (neither standard nor accessible spaces), and there is not sufficient space on the property to construct a ramp to the front entrance.

SCOPE OF WORK includes:
- Excavate at existing rear door to create new areaway.
- Construct new concrete steps down to areaway, with segmental masonry retaining wall & handrails.
- Restore existing doors.
- Construct new canopy over new areaway.
- Limited interior demolition to create space for existing inswinging doors to operate.

CODE:
Zoning : CRN-0.25 C-025 R-0.25 H-45
Use Group: M Mercantile
Construction Type: III
Area of Disturbance: 500 sf

GENERAL NOTES:
1. Perform all work in a professional and workmanlike manner in compliance with all applicable codes and manufacturer’s recommendations & industry standards.
2. Work shall be free from defects in workmanship and materials.
3. Remove all trash from site on a daily basis.
4. Verify all conditions and dimensions on site. Submission of bid or execution of contract are considered representation by the Contractor that existing conditions are verified and understood.

MATERIALS & PRODUCTS:
Concrete shall be 3,000 psi air-entrained concrete, broom finish with W6x6 WWM over 4” gravel base.
Segmental masonry Retaining wall system shall be EP Henry, Imperial Marquis, color Granite with 3” cap. Handrails, canopy framing, & canopy cables shall be galvanized steel.
Corrugated roof deck shall be Galvanized corrugated sheet, 7⁄8” rib height, 22 gauge.
Area Drain: Zurn RFD2381 (9” x 9” PVC bell drain) or equal.

Site Plan and Notes A1
FLOOR PLAN

1/4" = 1'-0"

- Canopy above
- Segmental masonry retaining wall with coping, verify height in field, pitch grade away from wall.
- Handrail each side, extend 1/2" beyond upper & lower riser.
- New concrete landing.
- Area drain.
- Turn handrail extension to maximize door clearance.
- New 3" PVC drain to sump, pitched 3/4, foot min. sawcut & patch concrete slab as required.
- Restore existing doors.
- Existing sump pit & pump to remain.
- New 3" PVC drain to sump, pitched 3/4, foot min. sawcut & patch concrete slab as required.
- Restore existing doors.

FRAMING PLAN

1/2" = 1'-0"

- Galvanized steel thru bolt (above), 7/16" diam w/ 2" eye, McMaster-Carr #30716790 or equal.
- Provide 6"x6"x1/2" plate on interior face of wall.
- Grout CMU cells solid within 1/8" of thru-bolt.
- Bolt angle to ex. beam with clip angle.
- 3"x3"x1/2" galvanized steel angle (typ. of 2).
- Curved 3"Wx2"Hx1/2" galvanized steel angle (typ. of 2).
- Corrugated galvanized deck.
- 1/4" galvanized steel wire rope w/ heavy duty thimbles @ ea. end to connect to angle & thru-wall eye bolt, provide turnbuckle for tension adjustment.
EXISTING CONDITION

CANOPY: CORRUGATED GALVANIZED STEEL DECK ON GALV. STEEL ANGLE FRAME

EXISTING STEEL BEAM LINTEL

INFILL EXISTING OPENING IN DOOR WITH PAINTED EXTERIOR GRADE PLYWOOD, GRADE A FINISH.

REMOVE EXISTING PROTECTIVE PLATE OVER DOORS & REFinish DOORS; REPAIR HARDWARE. PROVIDE FLUSH BOLTS ON INACTIVE LEAF, DEADBOLT & STOREROOM LOCKSET ON ACTIVE LEAF

CABLE SUPPORTS

BACKFILL BEHIND WALL FOR 12" w/ #57 STONE

4" DRAINPIPE

BASE COURSE SET 6" MIN. BELOW GRADE OVER 6" THICK x 24" WIDE #57 STONE LEVELING PAD

EXISTING GRADE. PITCH AWAY FROM NEW RETAINING WALL

NEW CONCRETE SLAB PITCHED TO DRAIN

SEGMENTAL MASONRY RETAINING WALL w/ 3" CAPSTONE

knu design, llc
20505 Top Ridge Drive
Boyds, MD 20841
240.372.0185

Boyds Country Store - Canopy
15110 Barnesville Road
Boyds, MD 20841

SOUTH / REAR ELEVATION

Date: 10.27.2020
Scale: 1/4" = 1'-0"
GALV. STEEL THRU EYE BOLT (ABOVE), 3/4 IN DIAM w/ 2" EYE; McMASTER-CARR #3016T87 OR EQUAL.
PROVIDE 6"x6"x3/4" PLATE ON INTERIOR FACE OF WALL.

3/8" GALVANIZED STEEL WIRE ROPE w/ HEAVY DUTY THIMBLES @ EA. END TO CONNECT TO ANGLE & THRU-WALL EYE BOLT, PROVIDE TURNBUCKLE FOR TENSION ADJUSTMENT.

CURVED 3"x3"x3/4" GALV. STEEL ANGLE (TYP. OF 2)

3"x3"x3/4" GALV. STEEL ANGLE

BOLT ANGLE TO EX. BEAM WITH CLIP ANGLE

5'-0"

1'-3"

SECTION DETAIL
1" = 1'-0"

1/4" = 1'-0"

CANOPY

SEGMENTAL MASONRY RETAINING WALL

BEYOND

TURN DOWN EDGE OF SLAB 12".

GALV. STEEL THRU EYE BOLT, PROVIDE TURNBUCKLE FOR TENSION ADJUSTMENT.

GALV. STEEL THRU EYE BOLT (ABOVE), 3/4 IN DIAM w/ 2" EYE; McMASTER-CARR #3016T87 OR EQUAL.
PROVIDE 6"x6"x3/4" PLATE ON INTERIOR FACE OF WALL.

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5'-0"

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