

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	15110 Barnesville Road, Boyds	<b>Meeting Date:</b>	11/18/2020
<b>Resource:</b>	Primary Resource (Boyds Market) (Boyds Historic District)	<b>Report Date:</b>	11/11/2020
<b>Applicant:</b>	Boyds Country Store (Scott Knudson, Architect)	<b>Public Notice:</b>	11/4/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	18/08-20B	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b> ADA access improvements and canopy installation			

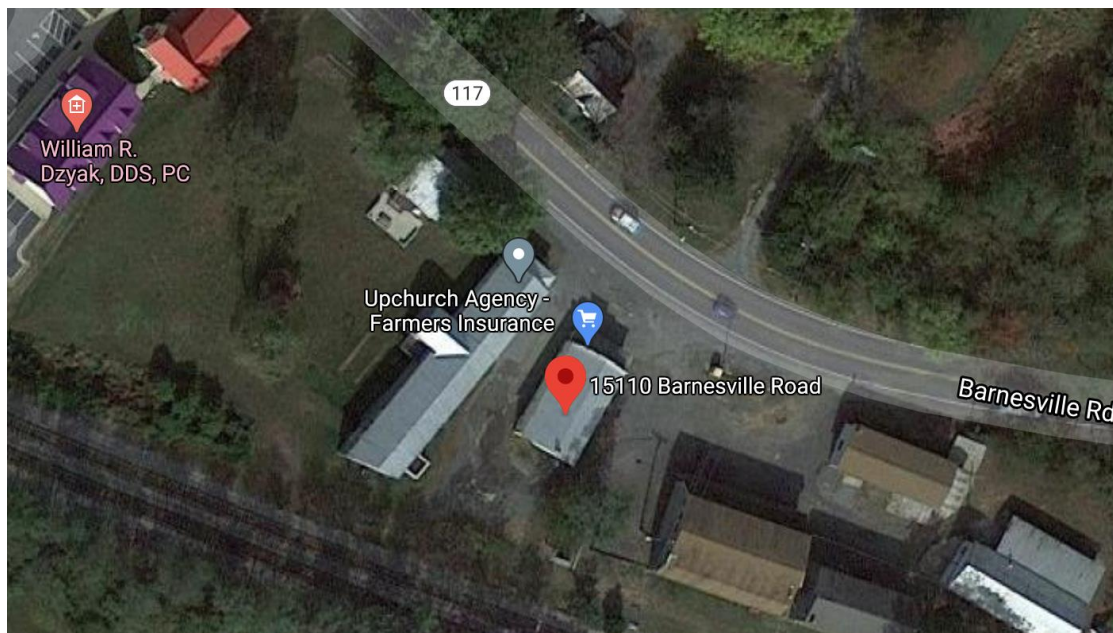
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**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Primary Resource (Boyds Market) within the Boyds Historic District  
**STYLE:** Early 20<sup>th</sup> 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.



FOR STAFF ONLY:  
HAWP# 931425  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

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

E-mail: joyatu2001@yahoo.com  
City: Boyd's 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: Boyd's 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 Boyd's Historic District  
☐ No/Individual Site Name \_\_\_\_\_

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: Boyd's Nearest Cross Street: Clarksburg Road  
Liber 35442 Folio 167 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:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction              | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure   |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar   |
| <input type="checkbox"/> Demolition                    | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting   |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door   |
|  |  | <input checked="" type="checkbox"/> Other: <u>New canopy &amp; areaway at existing basement door</u> |

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.

10.26.2020

Scott Knudson  
Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b> 15110 Barnesville Road Boyds, MD 20841	<b>Owner's Agent's mailing address</b> 20505 Top Ridge Drive Boyds, MD 20841
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Adjacent to the west - 15120 Barnesville:  Chee Ngung Huan 13214 Catawba Manor Way Clarksburg, MD 20871	Adjacent to the east - 15100 Barnesville:  Montgomery County MD Department of Transportation 100 Edison Park Drive 4th Floor Gaithersburg, MD 20878
Confronting:  Scott Broussard and Lexus Krause 15115 Barnesville Road Boyds, MD 20841	Confronting:  Arlene Drinnon 15121 Barnesville Road Boyds, MD 20841

**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 access to the utility basement from the rear yard. Approximately 14" of gravel piled against the existing basement doors will be removed; the 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).

Work Item 1: CONSTRUCT AREAWAY & RAMP

Description of Current Condition:

Existing gravel area is backfilled against door approximately 14" above basement level. Rear yard is level with some slight pitch but significant ponding areas.

Proposed Work:

Lower the grade at the building; pour a concrete landing outside door and a segmental masonry retaining wall around the landing.

Work Item 2: CONSTRUCT CANOPY

Description of Current Condition:

Existing doors have steel I-Beam as lintel supporting the cmu wall above the doors.

Proposed Work:

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.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# 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  
Othercontact 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.

ORDERED BY:

**VILLAGE**  
SETTLEMENTS, INC.  
PARKER, SIMON,  
HAHN & DELISI, LLC  
Attorneys at Law  
301.590.9300 | www.villagesettlements.com



PROPERTY ADDRESS: 15110 BARNESVILLE ROAD BOYDS, MARYLAND 20841

SURVEY NUMBER: 1909.1116

FIELD WORK DATE: 9/11/2019

REVISION HISTORY: (REV.0 9/16/2019)

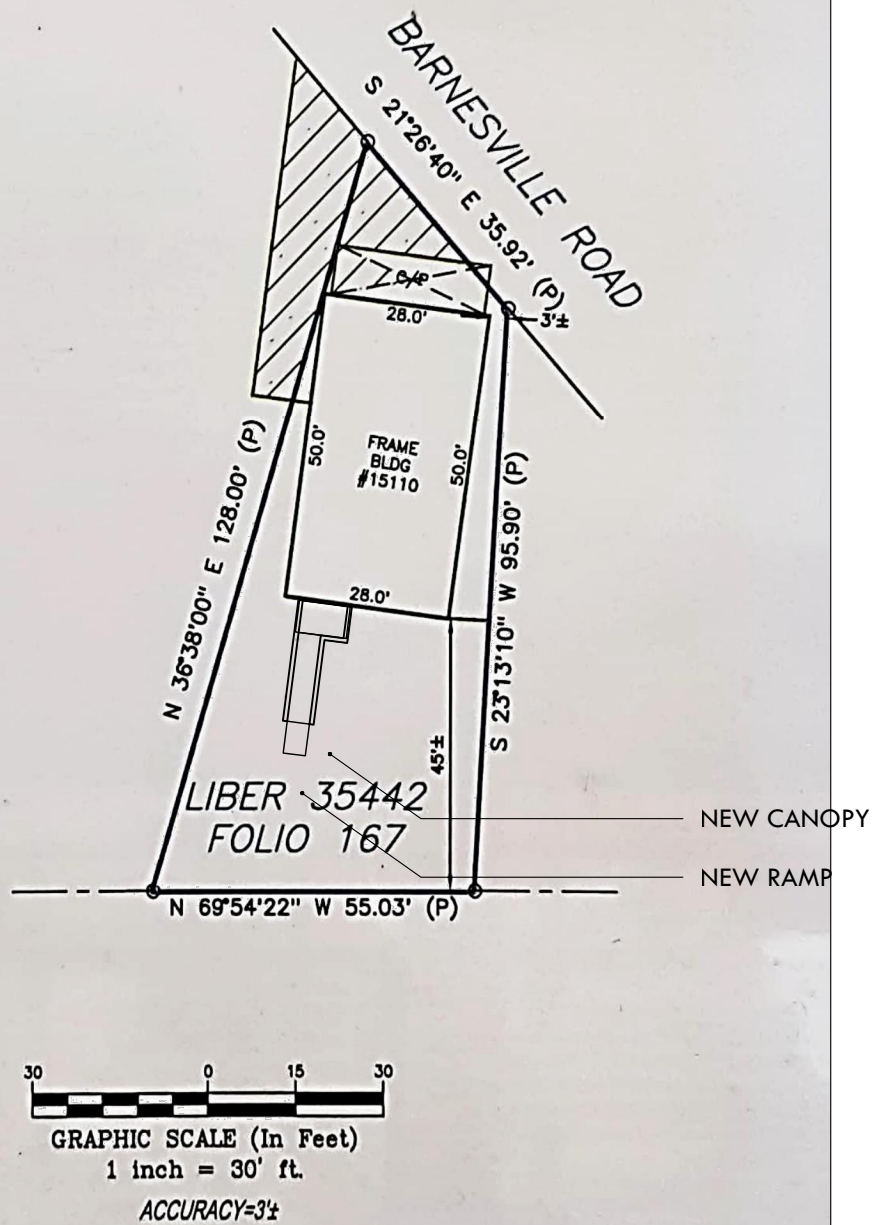
1909.1116  
LOCATION DRAWING  
15110 BARNESVILLE ROAD  
MONTGOMERY COUNTY, MARYLAND  
09-12-2019 SCALE 1"=30'



BASED ON A FIELD INSPECTION OF THE SUBJECT PROPERTY, A LACK OF AND/OR CONFLICTING MONUMENTATION WAS FOUND. LOCATION OF IMPROVEMENTS AS SHOWN ARE BASED ON APPARENT OCCUPATION LINES AND ARE NOT TO BE RELIED UPON. TO DETERMINE THE EXACT LOCATION OF SHOWN IMPROVEMENTS A BOUNDARY SURVEY IS REQUIRED.

**PLEASE NOTE**

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



**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,  $\frac{7}{8}$ " rib height, 22 gauge.

Area Drain: Zurn #FD2381 (9"x9" PVC bell drain) or equal.



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

**Boys Country Store - Canopy**  
15110 Barnesville Road  
Boys, MD 20841

Date: 10.27.2020  
Scale: 1" = 30'

Site Plan  
and Notes

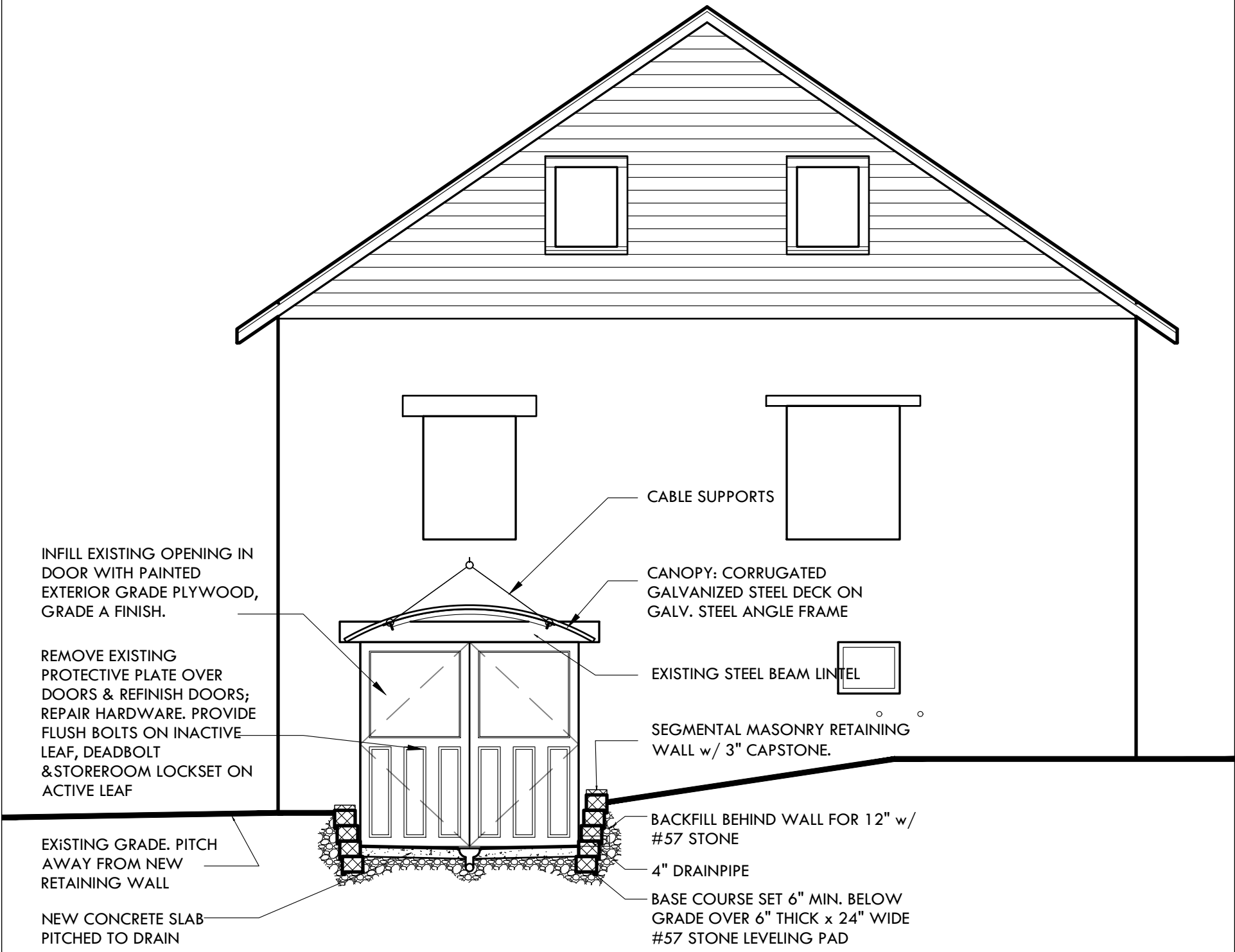
**A1**







EXISTING CONDITION



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

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

Date: 10.27.2020  
Scale: 1/4" = 1'-0"

SOUTH / REAR  
ELEVATION

A3

