

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

<b>Address:</b>	15920 Oursler Road, Burtonsville	<b>Meeting Date:</b>	12/16/2020
<b>Resource:</b>	Master Plan Site #15/58 ( <i>Spencer-Oursler House</i> )	<b>Report Date:</b>	12/9/2020
<b>Applicant:</b>	M-NCPPC Parks Department ( <b>Scott Whipple, Agent</b> )	<b>Public Notice:</b>	12/2/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	15/58-20A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Demolition of accessory outbuildings		

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Individually Listed Master Plan Site #15/58, *Spencer-Oursler House*  
**STYLE:** Log and Frame Farmhouse  
**DATE:** c. 1862; c. 1870; c. 1926

Excerpt from *Places from the Past*:

The Spencer-Oursler House is an L-shaped log and frame farmhouse. Hiram Spencer, son of Spencerville founder William H. Spencer, built the original c1862 log structure that now serves as the rear ell. About 1870, the house was enlarged. The property was then described as consisting of “a large, new frame dwelling house, two stories and an attic in height, with a smoke house, icehouse, stone vault, and other outbuildings...a fine peach orchard...promising young apple orchard...and on the porch, attached to the house, is a pump, furnishing excellent water.” The main block of the house was originally two bays wide and one room deep. In c1926, Augustus (Gus) Oursler expanded the south (left) end of this section with another bay and probably built the large gabled wall dormer. Oursler owned the property until 1970, his parents Amelia and Charles having first acquired it in 1894. The stone vault, or root cellar, referenced above, was incorporated into the house as a rear wing.



**Fig. 1: Project map from applicant.**

### **PROPOSAL:**

The applicant proposes to remove four (4) non-contributing outbuildings from the subject property.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction at individually listed Master Plan Sites, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A-8 (Chapter 24A-8)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***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 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.

### ***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.” *Standards #2, #9, and #10* most directly apply to the application before the commission:

#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 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.

### **PROPOSAL:**

The applicant proposes to remove four (4) outbuildings from the subject property. The outbuildings to be removed are in various states of deterioration, and they present a hazard to the public and future tenants. The outbuildings to be removed are all non-contributing and are outside the original period of construction. The outbuildings to be removed are:

- Concrete block dairy barn (1935 replacement of the original barn)
- Concrete block garage
- Stables
- Run-in shed

Staff supports the applicant’s proposal, finding that the proposed removal of four (4) deteriorated, non-contributing outbuildings will not remove or alter character-defining features of the subject property, in accordance with *Standards #2 and #9*.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2 and #9* outlined above.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) 1 and 2, having found that the proposal will not substantially impact the historic

resource and is consistent with 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# 934594  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

## AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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 \_\_\_\_\_

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 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.

\_\_\_\_\_  
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:

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

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

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

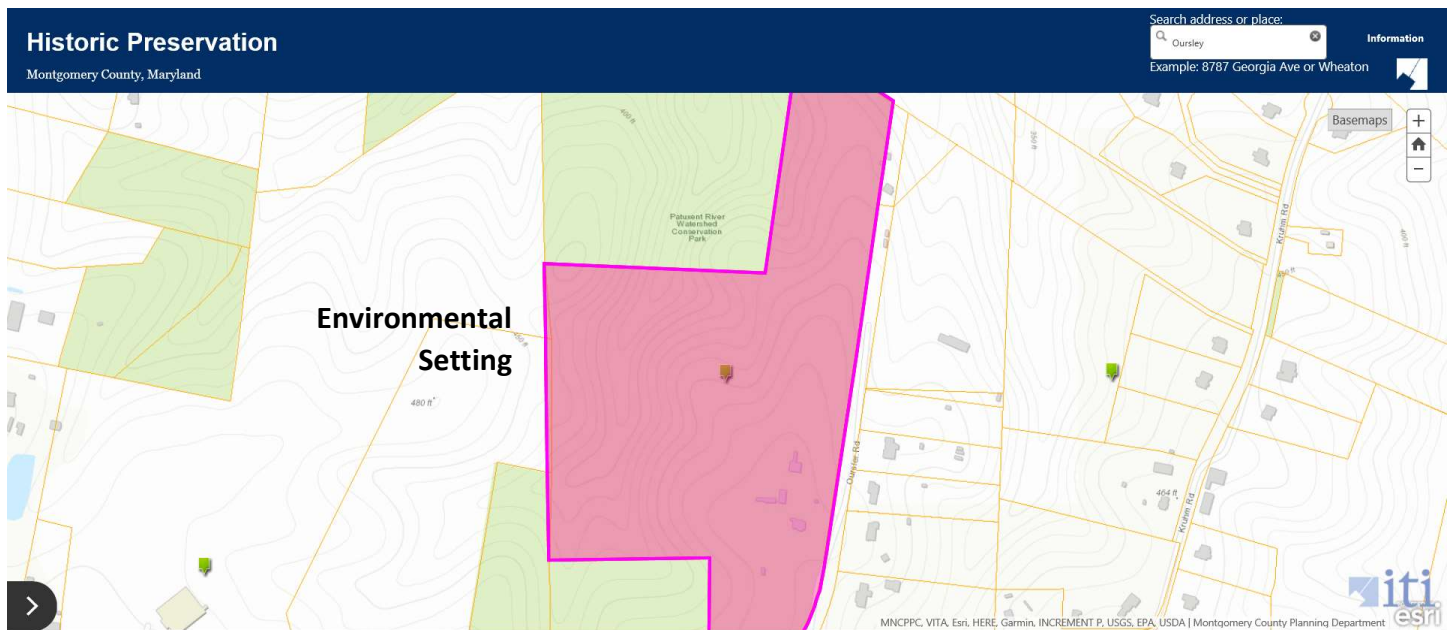
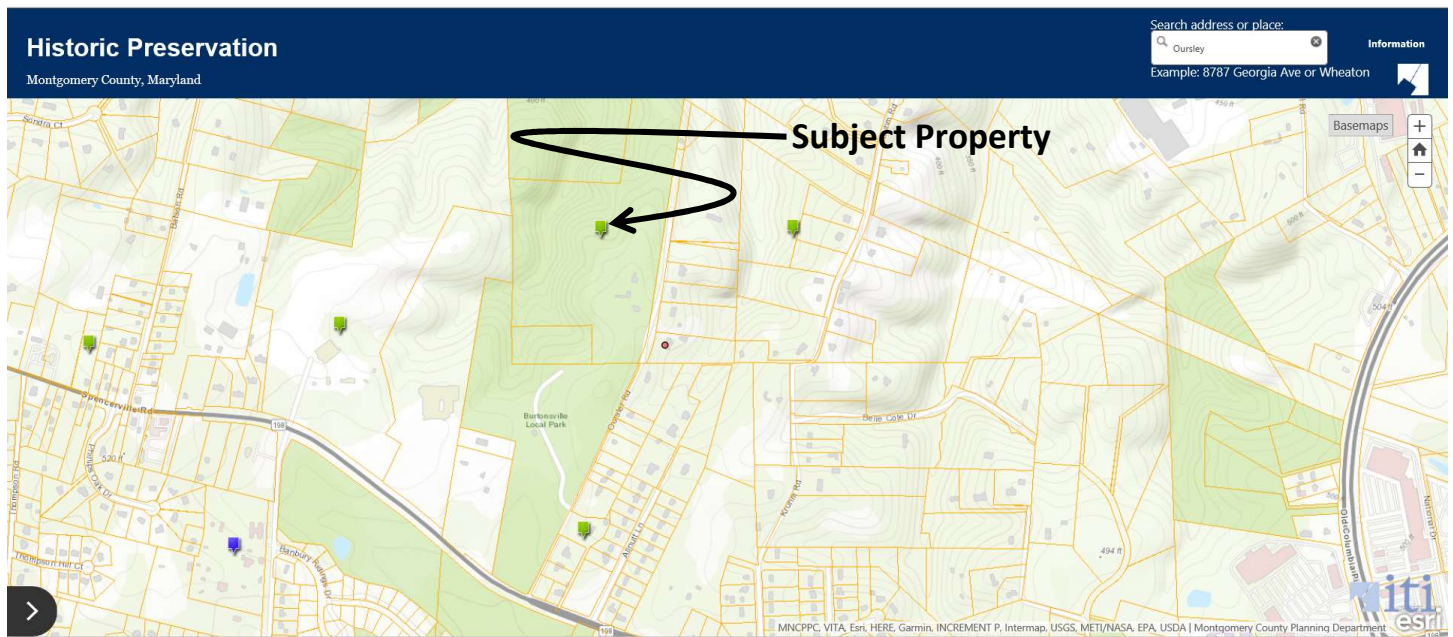
Description of Current Condition:

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



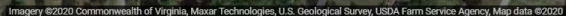


## Montgomery County, Maryland

 Oursley

## Information

Example: 8787 Georgia Ave or Wheaton











House





## Historic Preservation

Montgomery County, Maryland



Dairy Barn





## Historic Preservation

Montgomery County, Maryland



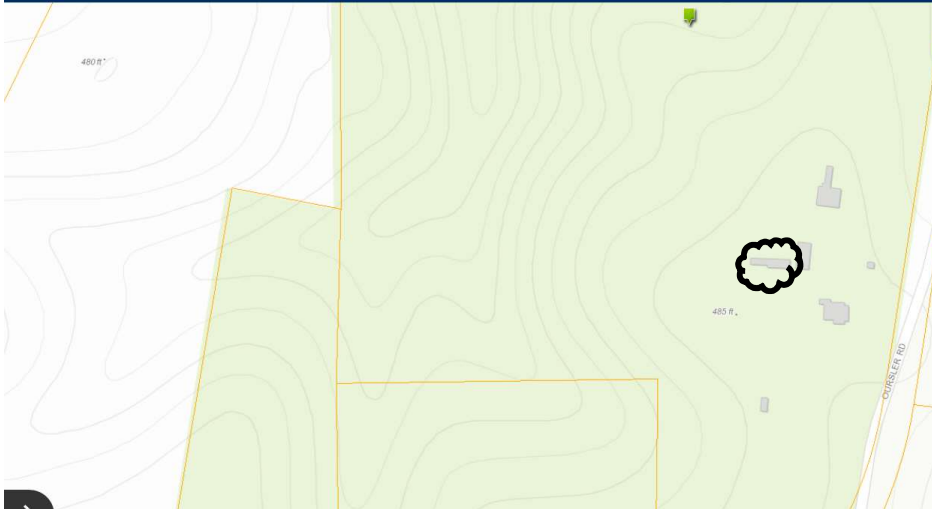
Garage





## Historic Preservation

Montgomery County, Maryland

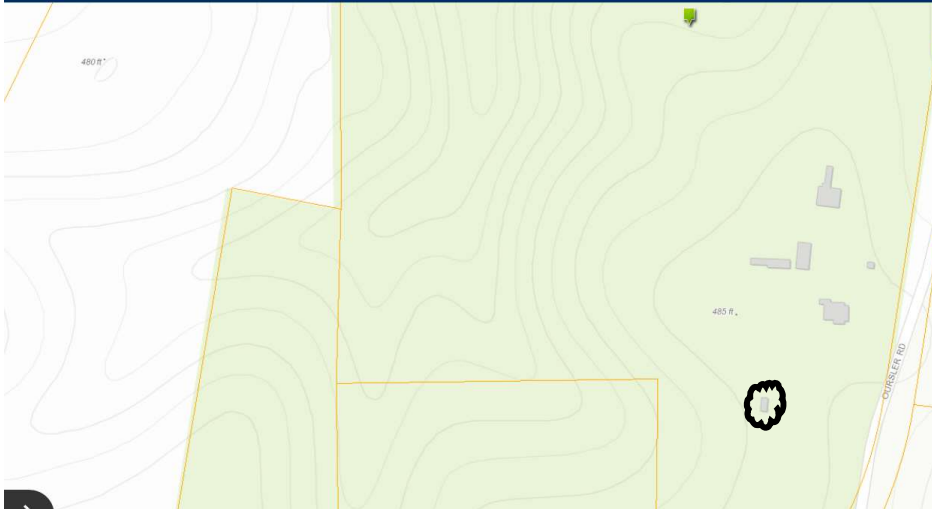


Stables



## Historic Preservation

Montgomery County, Maryland



Run-in Shed





**Property Name:** Spencer House  
**Survey No.:** M:15-58 (PACS D3.29)

**Description:**

The fourth outbuilding is a stone smokehouse with a pyramidal hipped roof covered with asphalt shingles. The building has a door on the west side and an opening for a stove pipe on the east side. This structure is located northeast of the house, east of the garage and stable and southeast of the barn.

The Spencer House, constructed circa 1860, is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. The property is not eligible under Criterion C, as it retains little integrity from the original period of construction, including a loss of original fabric and detailing and the construction of insensitive additions. Finally, the property has no known potential to yield important information, and therefore, does not meet Criterion D.

Preparer:  
P.A.C. Spero & Company  
October 1996

Adjacent and Confronting Property Owners

2420 Spencerville Road  
Burtonsville, MD 20866

2502 Spencerville Road  
Burtonsville, MD 20866

16041 Oursler Road  
Burtonsville, MD 20866

16023 Oursler Road  
Burtonsville, MD 20866

16017 Oursler Road  
Burtonsville, MD 20866

16011 Oursler Road  
Burtonsville, MD 20866

16001 Oursler Road  
Burtonsville, MD 20866