

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8200 Meadowbrook Ln., Chevy Chase	Meeting Date:	1/27/2021
Resource:	Individually Listed Master Plan Resource Rock Creek Stables, Master Plan Site # 36/003-000A	Report Date:	1/20/2021
Applicant:	Montgomery Parks	Public Notice:	1/13/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	936758	Staff:	Dan Bruechert
Proposal:	ADA Restroom Alterations and Hardscape		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (Rock Creek Stables)
STYLE: Colonial Revival
DATE: 1934



Figure 1: Meadowbrook Park, with the historic stables to the east of the star.

PROPOSAL

The applicant proposes to create ADA compliant bathrooms in the historic stables building. The existing bathroom entrances are not wide enough, does not have an appropriate grade, with doors that are too narrow.

The proposed work will install a larger bluestone landing, regrade and re-pave the area around the bathroom entrances, and install new, wider doors. The overall visual impact of the proposed work on the historic appearance of the stable building is limited and will not detract from the historic character. Staff Recommends the HPC approve the HAWP.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

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.

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

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 relevant *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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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) and (2), 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 936758
DATE ASSIGNED

APPLICANT:

Name: Wen Huang
Address: 2425 Reddie Dr, 11th FL
Daytime Phone: 301-495-2466

E-mail: wen.huang@montgomeryparks.org
City: Wheaton Zip: 20902
Tax Account No.:

AGENT/CONTACT (if applicable):

Name: MNCPPC
Address:
Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 8200 Meadowbrook Lane, Chevy Chase, MD 20815

Is the Property Located within an Historic District? Yes/District Name No/Individual Site Name Meadowbrook Stables

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 checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" 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 12/17/2020 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:

Please see attachment

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

Please see attachment

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	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*X	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*	X	*	*	*	*
Grading/Exc avation/Land scaing	*	*	X	*	X*	X*	X*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*X	*	*	X	*X
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/17/2020

Application No: 936758
AP Type: HISTORIC
Customer No: 1393334

Comments

Please refer to attached application document for more detailed project description, photos and plans.

Affidavit Acknowledgement

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

Primary Applicant Information

Address 8200 MEADOWBROOK LN
CHEVY CHASE, MD 20815

Homeowner Huang (Primary)

Historic Area Work Permit Details

Work
Type ALTER

Scope To improve accessibility at Meadowbrook Stables, Montgomery Parks intends to upgrade its public restrooms to meet ADA requirements. The public of restrooms are accessed from the outside and are in a small one-story section on the south side of the west wing. The improvements involves replacing and Work widening restroom doors, interior renovation, grading adjustment in front of the restroom doors and adjacent driveway.

Written Description of Project—Meadowbrook Stables

1a. Description of existing structure, environmental setting, including their historical features and significance

Environmental Setting: Meadowbrook Stables is in the 22-acre Meadowbrook Local Park located along the intersection of East West Highway and Jones Mill Road in Silver Spring. The stable is on Meadowbrook Lane, across from its intersection with Blaine Drive and Washington Avenue. It is listed as an Individual Site in the Master Plan for Historic Preservation (Montgomery County Master Plan for Historic Preservation Designation No. 36-3, Category 1 Listing). The environmental setting of the resource includes the stables, a blacksmith shop, and 2.25 acres of land immediately surrounding the stables.

History: When it opened in 1934 as Rock Creek Stables, Meadowbrook Stables was hailed as one of the finest saddle clubs in the East. The facility, which hosted local, national, and international horse shows and festivities, may have been built in response to the popularity of these events in an era when Montgomery County was fostering a country-club image. The large Colonial Revival horse barn is notable for the quality of its design and construction. The facility also includes a new hay storage facility and four outdoor riding rings which are part of publicly owned parkland. The riding facility is operated under a lease by a private organization.

Exterior Description: The structure is a 2.5-story, nine-bay, frame building resting on a rubble stone foundation. Its massive, cedar-shingled, steeply pitched, front-gable roof and the rhythmic stall windows are the dominant visual characteristics. Shed-roof appendages which shelter the stalls flank the roof structure and lend it an even larger appearance. Vertical wooden siding carries the eye upward, also helping to focus on the roof structure which is punctured by single and double dormers. Barn entrances are located on several elevations. The barn contains 57 stalls. A tack room, office, and an apartment are in the west end of the building. The building has been altered over time, but generally retains its original appearance.

1b. General description of the project and its effect on the resource.

Project Description: To improve accessibility at Meadowbrook Stables, Montgomery Parks intends to upgrade its public restrooms to meet ADA requirements. The public restrooms are accessed from the outside and are in a small one-story section on the south side of the west wing. It is unclear whether this section is part of the original construction or whether it was added later. The original plans for the building show a one-story section near, but not exactly where the extant restrooms are located. It is possible that the building plan was modified when the structure was built. However, it is also possible that the extant restroom section was built later. In any case, it contributes to the history of the structure.

To accommodate ADA requirements, the project includes

- A. Laying a bluestone platform in front of the restroom entrances. This will require removing a small grassy area between the two existing walkways leading up to the two restroom entrances. (See Image # 2,3,&4, and Drawing #3)
- B. Regrade existing bluestone path leading to the office entrance. (See Image # 2, and Drawing #2)
- C. Adjusting the driveway grade which abuts the restroom entrances, as well as the stone bands on both sides of the driveway. (See Drawing #2)
 - o Driveway and stone bands will match existing at the stable entrance (See Image #2)
 - o Driveway and stone bands will be raised up maximum 8" at the restroom entrance

- Driveway and stone bands will be raised up 5" at the west edge then feathered down at 4.5% running slope to match the existing stone dust path leading to the stable on the west of the driveway.
- Driveway and stone bands will remain the same materials at where grading will be altered.
- Grading will be gradually feathered down in the landscaped area south of the driveway
- D. Altering exterior restroom doors as follows: (See Image #4 and Drawing #3)
 - Remove 28" wide flat-slab wood doors and replace with 32" flat-slab wood doors. This involves widening each door jamb at least 4" on one side. Door widening will be done to one side of each door, so building does not have to be altered on both sides of each door. This would have the least impact on the structure.
 - Retain existing 6'-1" head height to maintain eave condition
 - Reuse or replace head and jamb trim to match existing 3" nominal wood trim
 - Convert out-swinging doors to in-swinging
 - Remove existing hardware and replace with ADA-compliant privacy locksets and related hardware
 - Remove existing room signs. Replace with new room sign and "Low Headroom" warning sign, one of each type mounted on each door
- D. Removing interior and exterior lead paint associated with the two restrooms.

All work will be completed according to the *Secretary of the Interior's Standards for Rehabilitation* and according to the attached plan. There will be no adverse effect to the stables as the alterations will not mar the integrity of the location, design, setting, materials, workmanship, feeling or association.

Effect on Environmental Setting: The project will be limited to the structure and driveway in front of the restroom entrances; there is no adverse effect to the environmental setting.

2. Site Plan: See attached Drawing #1, 2 &3

3. Plans and Elevations: See attached Drawing #3

4. Materials Specification: See description above in 1b *General description of the project and its effect on the resource*

5. Photographs: See attached Image #1,2,3,4

6. Tree Survey: N/A

7. Addresses of Adjacent and Confronting Property Owners:

Edward F. & A.A. Barr, 8207 Meadowbrook Lane, Chevy Chase, MD 20815
 James J. & L.M. Karson, 8205 Meadowbrook Lane, Chevy Chase, MD 20815
 Joshua Singer & Jenilee Keefe Singer, 2813 Blaine, Drive, Chevy Chase, MD 20815
 Anita I. Gilbert, 2812 Blaine Drive, Chevy Chase, MD 20815
 Elizabeth & Daniel Hertz, 8103 Meadowbrook Lane, Chevy Chase, MD 20815
 Margaret & David Gilliam, 2813 Washington Avenue, Chevy Chase, MD 20815
 Neal J. Meiselman & Terry M. Shuch, 2810 Washington Ave, Chevy Chase, MD 20815

Joseph Zogby & Lamece Baligh, 2816 Abilene Drive, Chevy Chase, MD 20815

Jay P. & P.B. Holland, 2814 Abilene Drive, Chevy Chase, MD 20815

Michael L. Sibarium & Laurel A. Govoni, 2812 Abilene Drive, Chevy Chase, MD 20815



Image #1: Stable South Facade. Looking northeast.

Restroom doors are located to either side of the bench in the foreground. Office entrance is the second door to the right side of the bench.



Image #2: Restroom and Tack shop wing looking northwest.

- Stable entrance is located at the gray mat to the end of the stone band, shown on the lower right corner of the photo.
- Office entrance is the nearest door.
- Restroom entrances are located to either side of the bench.
- Stone band and stone dust driveway grading will be adjusted by raising up to 8" as described in the text.



Image #3: Existing Condition showing two restroom doors

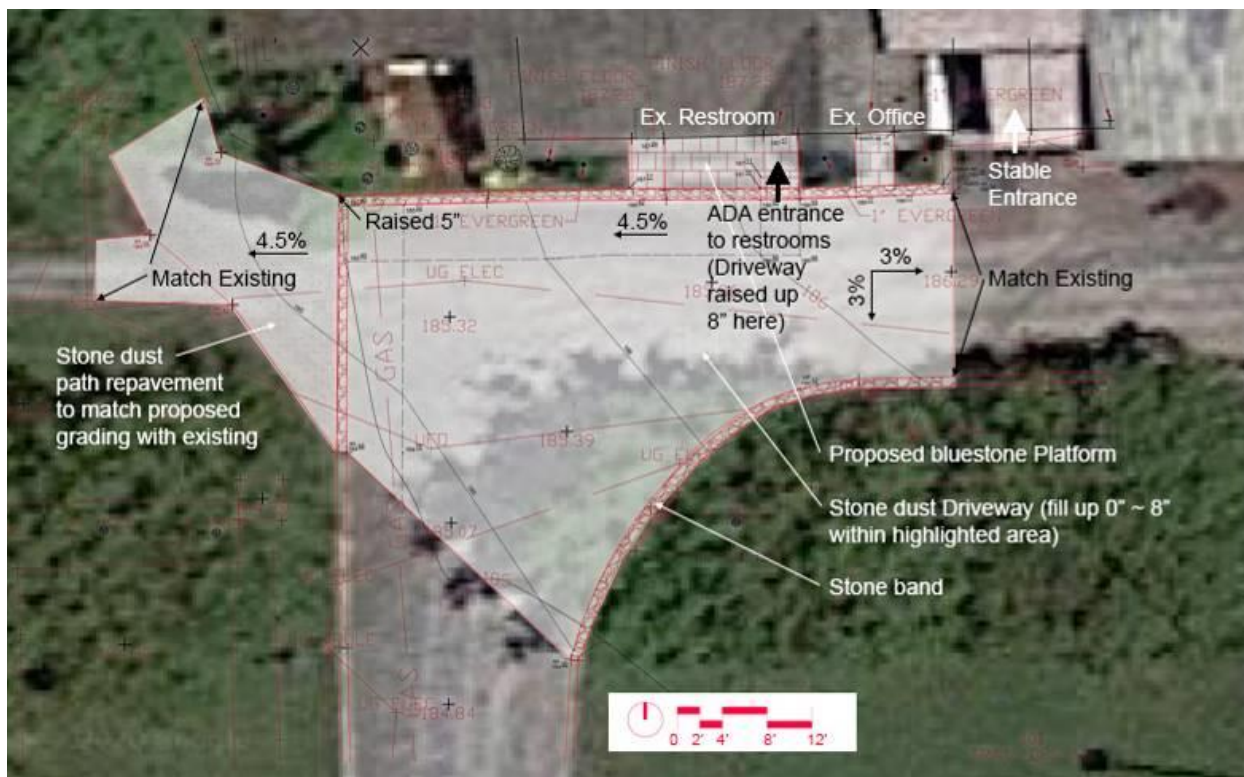


Image #4: Proposed Condition outside the restrooms

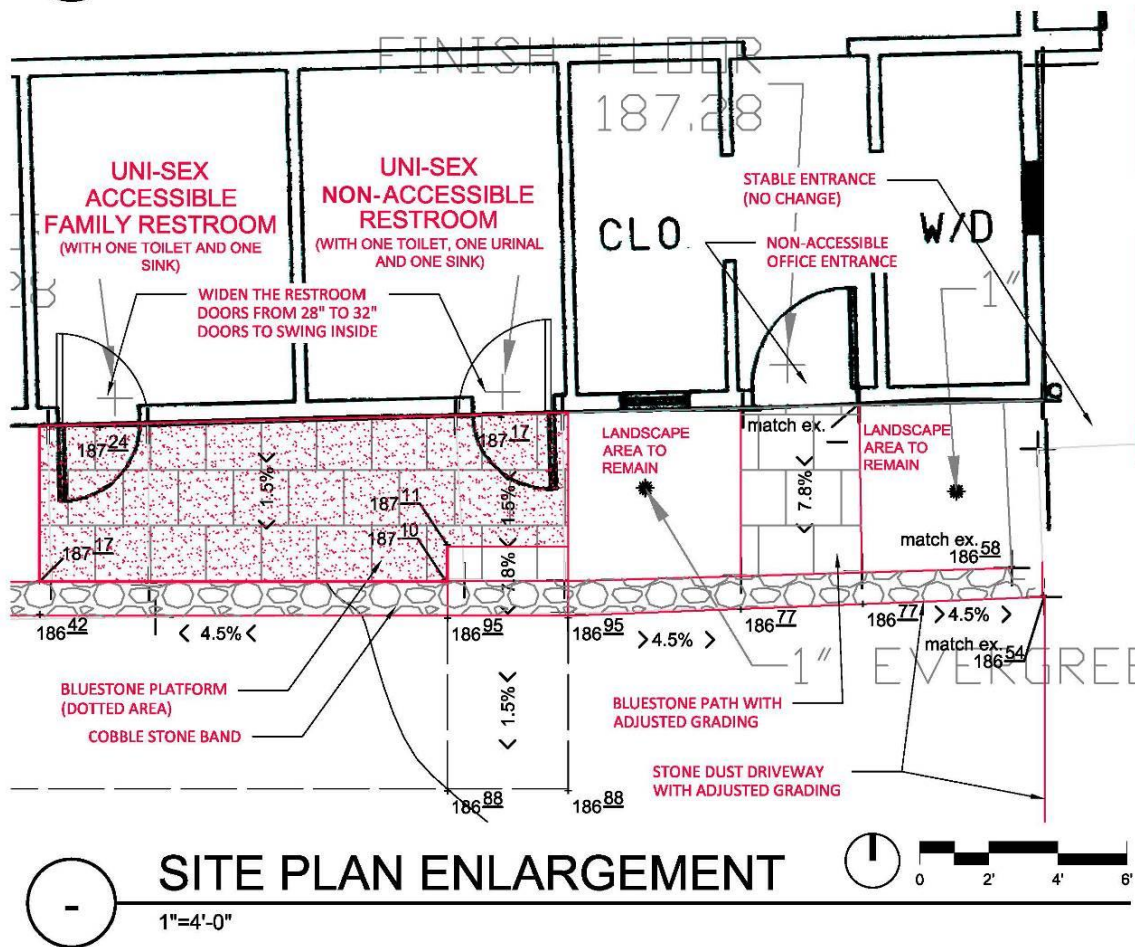
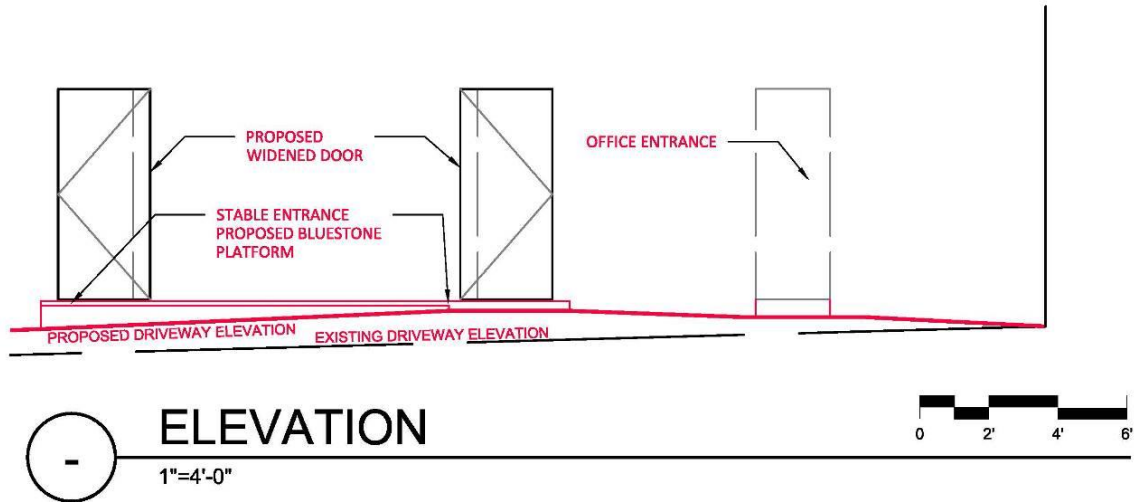
- Restroom doors proposed for widening
- New Restroom sign and “Low Headroom” sign on doors
- Bluestone platform outside of the doors
- Stone band and stone dust driveway to be raised
- Removal of the existing bench



Drawing #1: Proposed Plan - Overall Site Plan



Drawing #2: Proposed Plan - Site Plan Enlargement

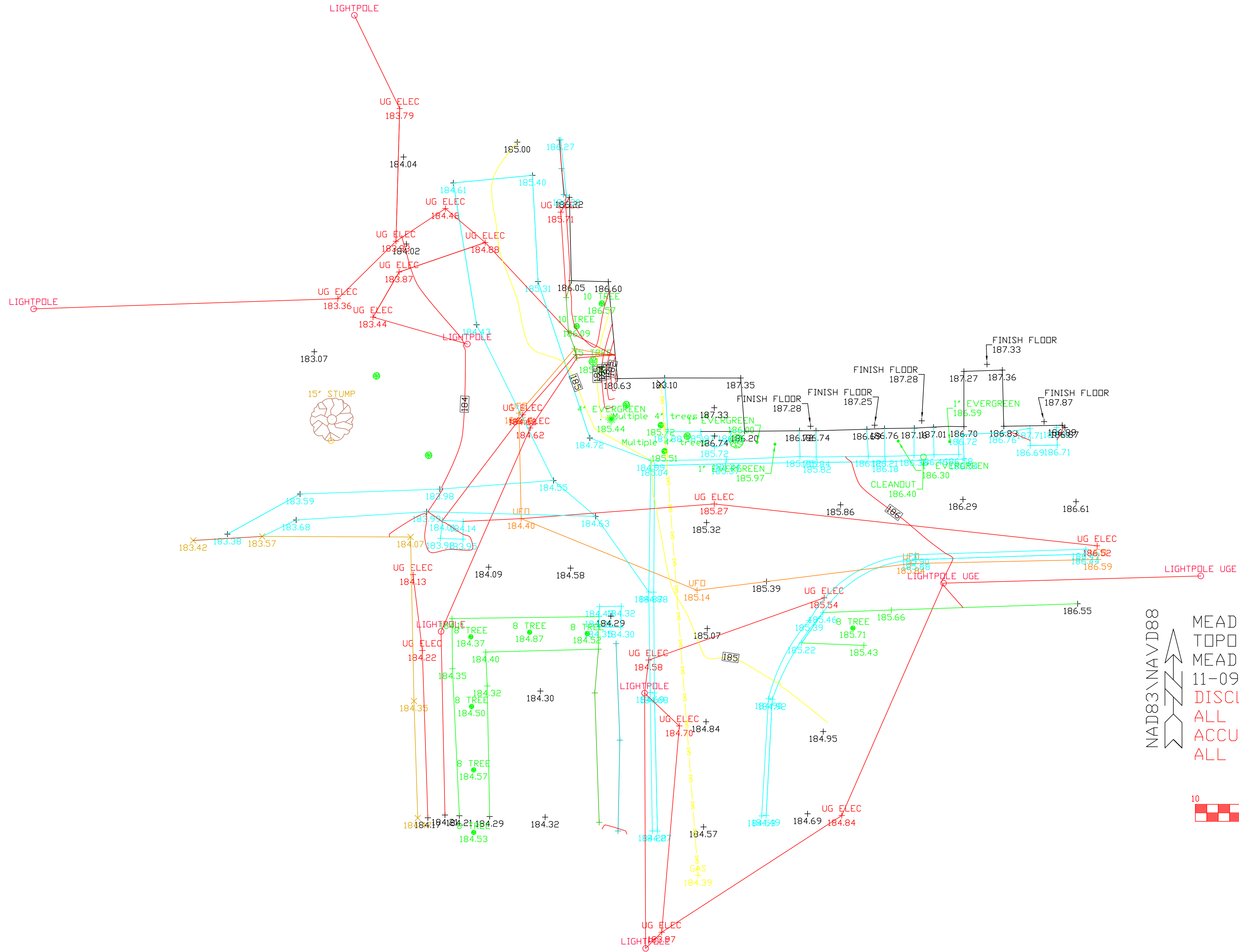


Drawing #3: Site Plan Enlargement and elevation at the restroom entrances

FINAL SCANNED:

PLAN SCANNED:

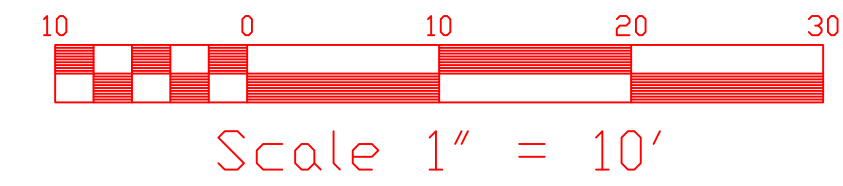
PARK CODE:



NAD83\NAVD88

MEADOWBROOK STABLE
TOP
MEADOWBROOK STABLE.DWG
11-09-2020 DRH, GP

DISCLAIMER:
ALL UTILITIES MAY NOT HAVE BEEN MARKED\LOCATED.
ACCURACY OF UTILITIES NOT GUARANTEED.
ALL CAUTION SHOULD BE USED WHEN DIGGING.



DESIGN		REVIEW AND APPROVAL		REVIEW AND APPROVAL	
Landscape Architect	Date	Checked By:	Park Development	Date	Superintendent of Parks
Architect	Date	Checked By:	Central Maintenance	Date	Park Police
Engineer	Date	Checked By:	Region	Date	
Drawn by	Date	Checked By:	Natural Resources	Date	



**The Maryland-National Capital Park
and Planning Commission**
Montgomery County Department of Park and Planning
2425 Reddie Drive
Wheaton, Maryland 20902
(301) 495-2535

PLANS ISSUED FOR: CONSTRUCTION DRAWINGS		
REVISIONS		
Rev. No.	Date	Description

PROJECT

Meadowbrook Stable
8200 Meadowbrook Ln,
Chevy Chase, MD

SCALE: 1"=

SHEET 1 OF 1



Historic Preservation "Environmental Setting"
for Meadowbrook Stables.
Designated in 1985.