

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22200 Clarksburg Road, Clarksburg	Meeting Date:	4/28/2021
Resource:	Master Plan Site #13/25 <i>Cephas Summers House</i>	Report Date:	4/21/2021
Applicant:	Pulte Homes (Randall Rentfro, Agent)	Public Notice:	4/14/2021
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
Proposal:	Demolition and reconstruction		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a further preliminary consultation or HAWP application, 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 a preliminary consultation regarding rehabilitation of the Cephas Summers House at the May 27, 2020 meeting. The applicants subsequently appeared before the Commission for a preliminary consultation regarding reduction of the environmental setting of the subject property at the October 28, 2020 HPC meeting. The applicants then presented a proposal for demolition and reconstruction of the Cephas Summers House at the January 27, 2021 HPC meeting.¹

PROPOSAL:

The applicants propose demolition and reconstruction of the historic Cephas Summers House.

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-

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 October 28, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=ba4854d9-1a21-11eb-a4b6-0050569183fa

Link to October 28, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/10/II.B-22200-Clarksburg-Road-Boysd.pdf>

Link to January 27, 2021 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=5b1d01ec-6198-11eb-920e-0050569183fa

Link to January 27, 2021 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/01/II.A-22200-Clarksburg-Road-Clarksburg.pdf>

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.

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 applicants previously presented a proposal for demolition and reconstruction of the Cephas Summers House at the January 27, 2021 HPC meeting. In the previous proposal, the façade of the reconstructed building would have taken cues from the historic house; however, the new building would have differed from the historic house in the following ways:

- The new building would have been located slightly southwest of the historic house.
- The new building would have been slightly taller than the historic house (the existing eavline is 17'-11 1/8" from grade, while the proposed eavline would have been in excess of 20' from grade).
- The fenestration on the side elevations of the new building would have been different from that of the historic building.
- The rear of the new building would have been the same width as the front, in lieu of the traditional ell of the historic house.
- A small one-story bumpout was proposed at the southwest corner (rear/left, as viewed from the public right-of-way of Clarksburg Road) of the new building.
- An approximately 11' wide two-story projection was proposed at the northwest (rear/right) corner of the new building.
- A 12' deep two-story projection was proposed at the west (rear) of the new building.
- Additional habitable space was proposed at the basement level of the new building, with an areaway and window well/egress on the south (left) elevation of the historic house.
- The materials for the proposed new building included fiber cement siding, fiberglass doors, and single-hung vinyl windows, in lieu of traditional materials.
- A 22' x 22' one-and-a-half-story, two-car garage with habitable space above was proposed to the northwest of the house.

The Commission expressed the following regarding the proposal at the January 27, 2021 HPC meeting:

- The majority did not support the proposed new building.
- The majority (5 of 9) found that the appropriate treatment would be reconstruction of the historic house, preserving its form, massing, and character-defining features.
 - Further comments included:
 - Additional space should be achieved via compatible, subordinate additions to the original building form.
 - The dimensions of existing features should be documented and replicated.
 - The proposed reconstruction should make use of traditional or compatible new/alternative (i.e., fiber cement siding) materials.
 - The proposed garage should be more compatible with rural outbuildings.
 - The rural character of the property and its environmental setting (as reduced to 10 acres) should be preserved.
- Two Commissioners did not support reconstruction of the historic house. Instead, they preferred a traditional farmhouse in scale, massing, and materials, which does not give the impression that it is a historic house. One voiced support for the current proposal, finding it to be consistent with this guidance.

- Two Commissioners did not support reconstruction, finding that, after demolition of the historic house, no new construction at this site would serve the interest of historic preservation.

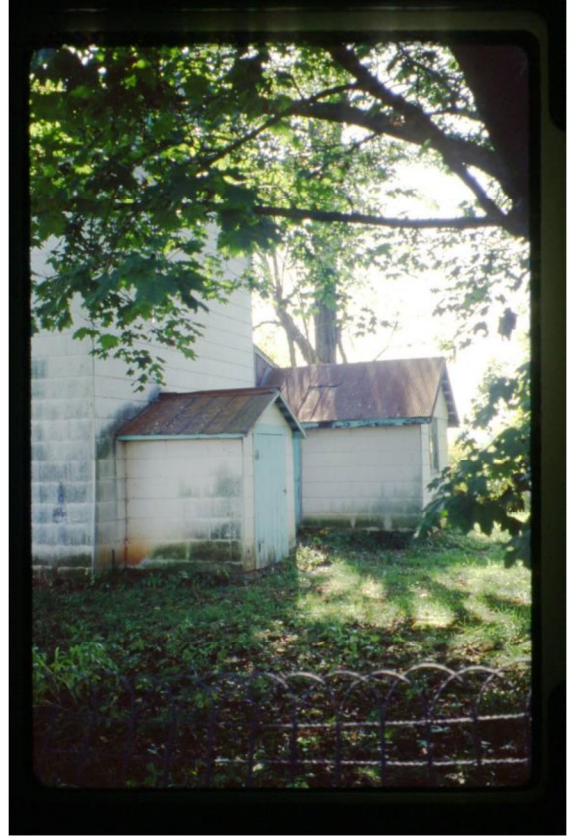
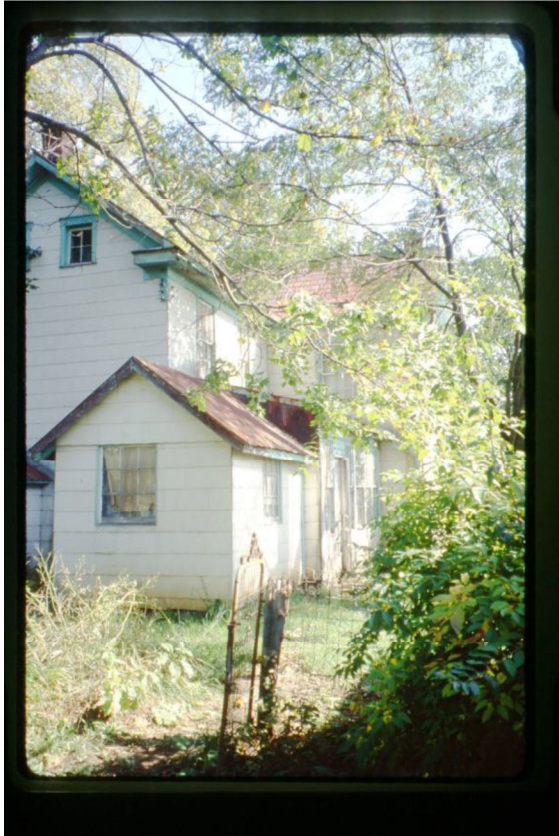
The applicants have returned with a revised proposal, which responds to the Commission's comments and recommendations. The proposed revisions include:

- The proposed new building will be within the existing footprint instead of being located slightly to the southwest.
- The proposed new building retains the traditional ell form of the historic house.
 - The proposed fenestration of the new building is generally consistent with the historic house.
- A window is proposed in place of a door on the south (left) elevation of the rear ell.
- Additional space is proposed via telescoping building additions at the west (rear) of the rear ell.
- A one-story addition is proposed along the south (left) side of the rear ell, where there is currently a one-story open porch.
- The proposed new two-car garage has been redesigned to be more compatible with rural outbuildings.

Staff notes that the following aspects of the proposal have not been revised, and neither staff nor the Commission expressed explicit concerns about these alterations at the previous preliminary consultation:

- The proposed new building remains approximately 2' taller than the historic house.
- The proposed areaway and window well/egress remains at the basement level of the south (left) elevation.
- The gable end chimney stacks will not be reconstructed.

Staff is generally supportive of the revised proposal, finding that it responds appropriately to the Commission's previous concerns and recommendations. Further, staff notes that they have worked closely with the applicants since the previous preliminary consultation to develop an appropriate and compatible proposal. Specifically, the proposed telescoping rear additions and one-story addition to the south (left) side of the rear ell were recommended by staff, as these are typically successful approaches for additions to historic buildings. Per this approach, the proposed additions are at the rear of the historic building, and they are clearly subordinate to the historic house. Property photographs from the HP office archives dated October 1992 also depict multiple small additions at the rear of the historic house and ell (see *Figs. 2-4*). This demonstrates that this was a previously existing condition, and staff found that it would likely be successful in the proposed reconstruction. Accordingly, staff strongly encouraged the applicants to pursue this option.



Figs. 2-4: October 1992 photographs depicting multiple small rear additions, Historic Preservation Office Archives.

Staff recommends the following revisions to make the proposal more appropriate and compatible:

- Explore adding fenestration on the first floor of the north (right) elevation of the telescoping addition (see Fig. 5).
 - Currently, there is a blank exterior wall in this location, as the intention is to provide cabinets on the interior.



Fig. 5: Blank wall indicated by the red rectangle.

- Consider reintroducing the window on the second floor of the west (rear) elevation above the proposed one-story addition (see Fig. 6).

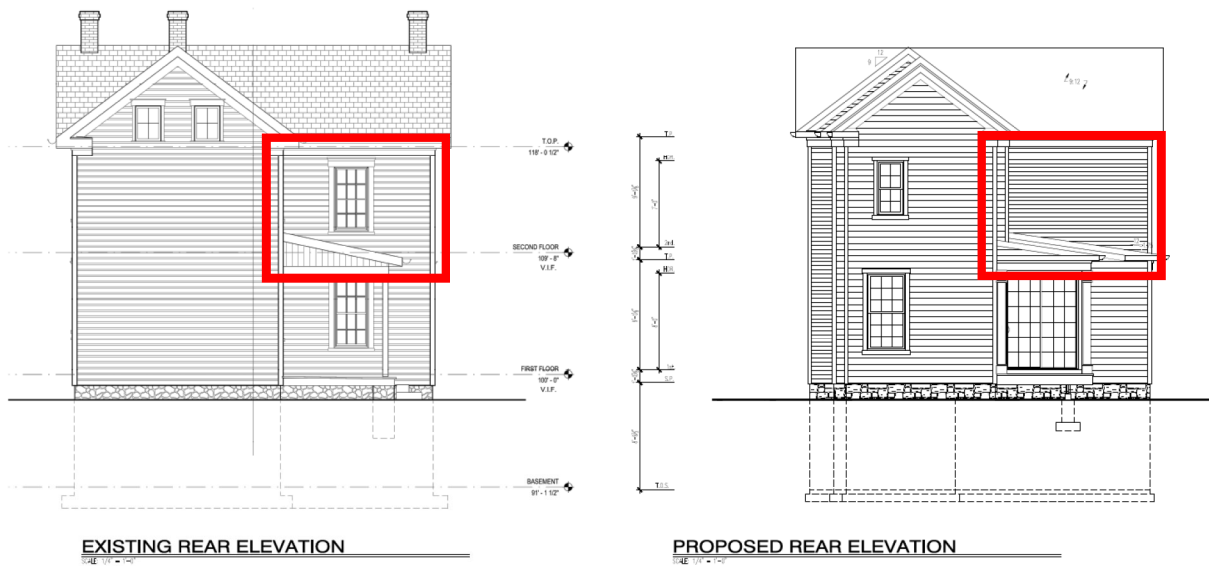


Fig. 6: Removed window indicated by the red rectangle.

- While the revised materials have not been provided, staff continues to recommend traditional or compatible new materials for the proposed new building.

- Appropriate examples would include wood or smooth-faced fiber cement siding and wood, true divided lite windows.

Staff asks for additional guidance from Commission to improve the proposal. Specifically, staff asks for the Commission's recommendations regarding the blank wall on the north (right) elevation of the telescoping addition, the reintroduction of the window on the second floor of the west (rear) elevation, and appropriate and compatible materials, as outlined above.

STAFF RECOMMENDATION:


Staff finds the proposal to be generally consistent with the Criteria for Issuance in Chapter 24A-8 (b) (2), having found that the proposal is compatible in character with the resource. Additionally, staff finds that the proposal will enhance the preservation of the resource, in accordance with Chapter 24A-8 (b) (3), as it will result in the reconstruction of a historic building that has been determined to be deteriorated beyond repair and rehabilitation.

The proposal is also generally consistent with the *Ten Mile Creek Area Limited Amendment*, as it ensures an environmental setting of more than five acres and the restoration/reconstruction of the historic Cephas Summers House.

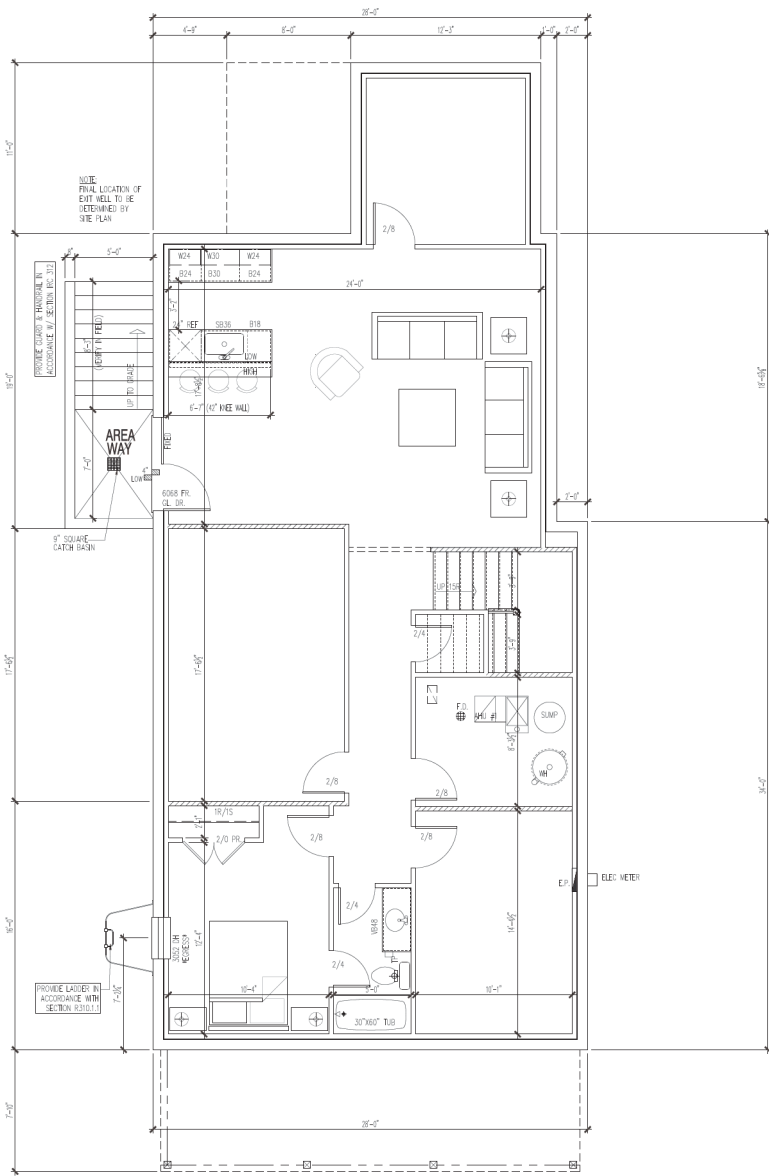
Finally, The *Master Plan for Historic Preservation* notes on page 3 that, "Historic preservation provides a sense of continuity in time, of stability and durability, while familiar landmarks instill a loyalty to place and thus a commitment to the community and the County." While the Cephas-Summers House has greatly deteriorated, staff finds that this reconstruction plan is in the best interest of furthering the wider preservation goal of fixing the history of this farming community in place. The newly reconstructed house and its environmental setting will be prominently placed on its lot adjacent to the new development to the north, and it will be an enduring reminder of the rural legacy of 19th century farmsteads in this area.

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for an additional preliminary consultation or HAWP application, per the HPC's recommendation.



DESCRIPTION OF WORK/SITE INFORMATION	DRAWING INDEX	
NEW SINGLE FAMILY RESIDENCE	CS.01 GENERAL NOTES AND COVER SHEET	
	<p>A1.1 SECOND FLOOR & ROOF PLANS WALL BRACING & HEADERS</p> <p>A2.1 SECOND FLOOR PLAN/WALL BRACING & HEADERS</p> <p>A3.1 DETACHED GARAGE PLANS & ELEVATIONS</p> <p>A4.1 EXISTING & PROPOSED FRONT ELEVATIONS</p> <p>A4.2 RIGHT SIDE ELEVATION</p> <p>A4.3 LEFT SIDE ELEVATION</p> <p>A4.4 EXISTING & PROPOSED REAR ELEVATIONS</p>	PULTE - CEPHAS - SUMMERS HOME GENERAL NOTES & SPECIFICATIONS
	BUILDING ADDRESS PROPERTY ADDRESS: PULTE HOMES 22300 CLARKSBURG ROAD GERMANTOWN, MD 20841	xxx xx-xx
		CS.01

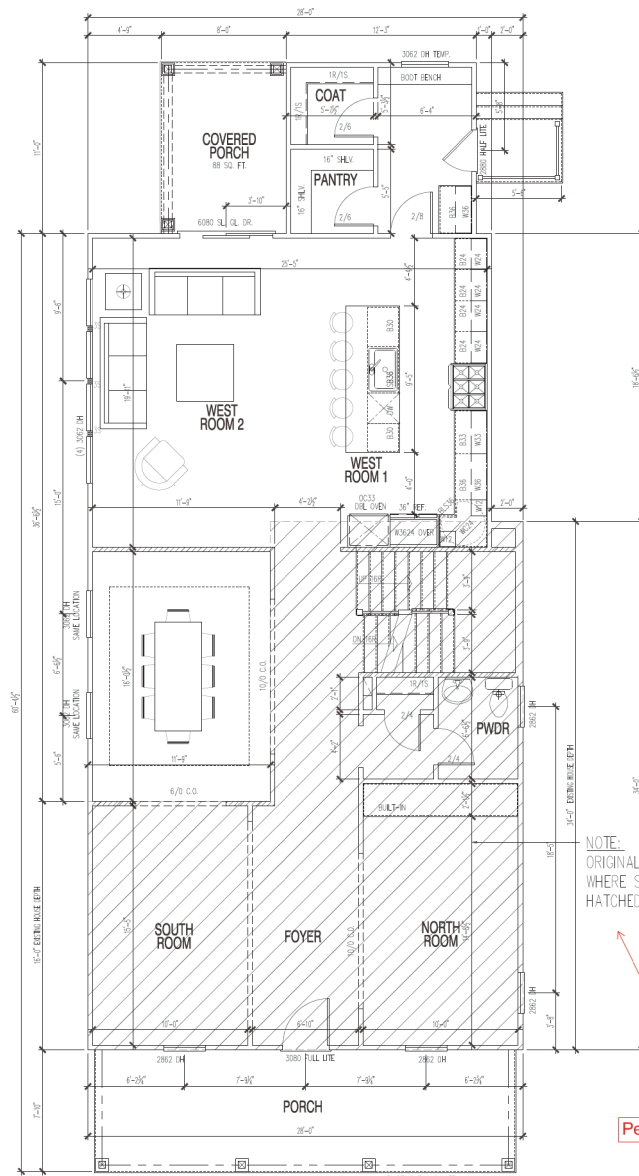
April 14, 2021 Package



BASEMENT FLOOR PLAN
 EXISTING 0 SQ. FT.
 PROPOSED 1434 SQ. FT. = 1434 ADDED
 SCALE: 1/4" = 1'-0"
 STORAGE 135 SQ. FT. = 135 ADDED

NOTE: Final floor plan layout is subject to change due to market conditions and layout improvement.
 No change in the building footprint or exterior opening will change once final exteriors are approved.

Perspective View #2

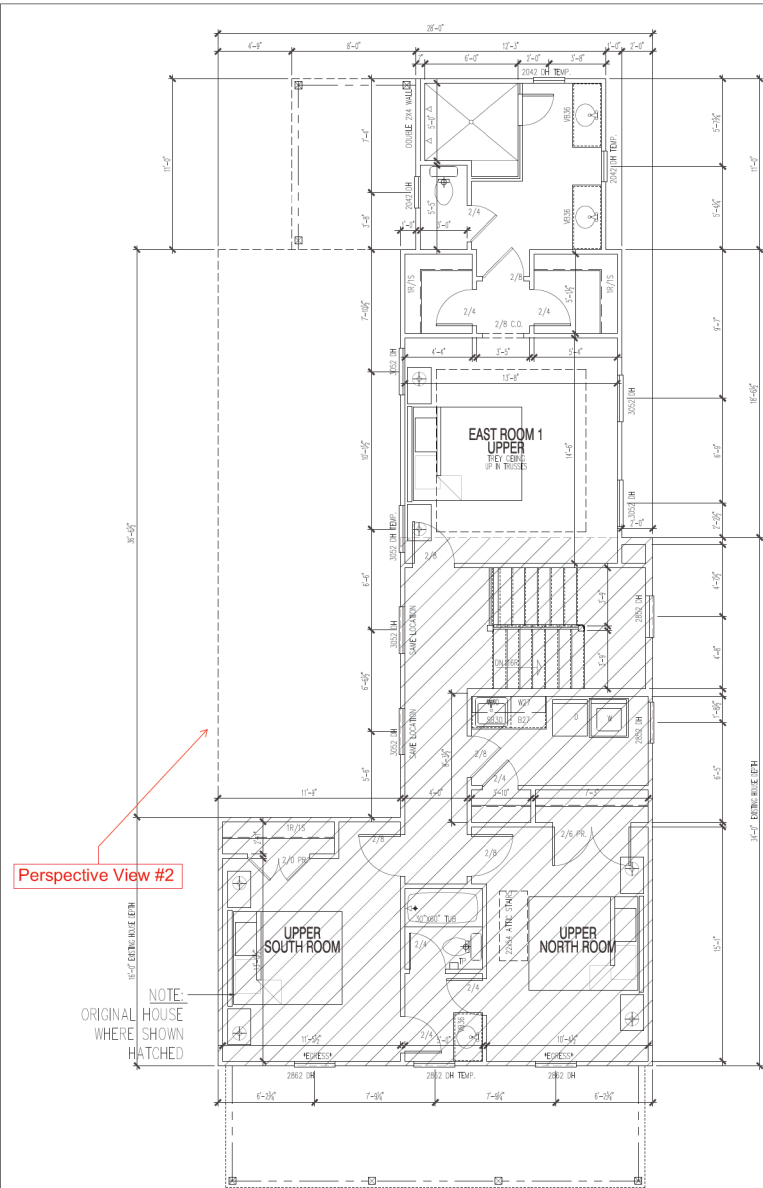


FIRST FLOOR PLAN
 EXISTING 740 SQ. FT.
 PROPOSED 1567 SQ. FT. = 827 ADDED
 SCALE: 1/4" = 1'-0"
 211 SQ. FT. PORCH

NOTE: Final floor plan layout is subject to change due to market conditions and layout improvement.
 No change in the building footprint or exterior opening will change once final exteriors are approved.

Perspective View #1

PULTE - CEPHAS - SUMMERS HOME
 BASEMENT & FIRST FLOOR PLANS



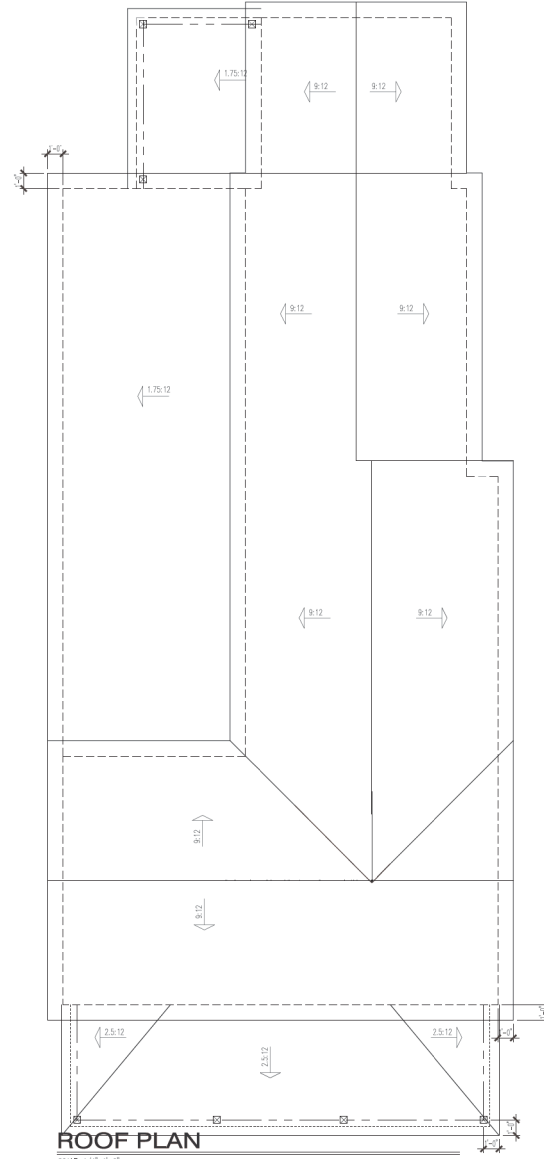
Perspective View #2

NOTE: ORIGINAL HOUSE WHERE SHOWN HATCHED

SECOND FLOOR PLAN
 EXISTING 740 SQ. FT.
 PROPOSED 1139 SQ. FT. = 399 DIFFERENCE
 SCALE: 1/4"=1'-0"

NOTE: Final floor plan layout is subject to change due to market conditions and layout improvement. No change in the building footprint or exterior opening will change once final exteriors are approved.

Perspective View #1



ROOF PLAN
 SCALE: 1/4"=1'-0"

PULTE - CEPHAS - SUMMERS HOME
 SECOND FLOOR & ROOF PLANS

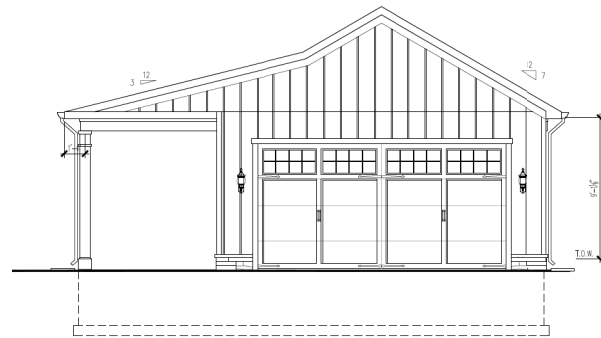
xxx xxxxx

A1.1

REFERENCE WINDBRACING ANALYSIS SPREADSHEET IN CALC PACKAGE FOR WALL BRACING DESIGN DATA

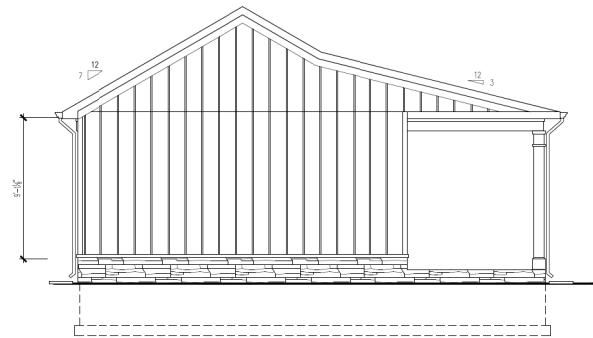
NOTE: STANDARD DOOR TRIM RETURN IS 4" U.N.O.

NOTE: ALL DOORS TO BE 6'-8" TALL U.N.O.



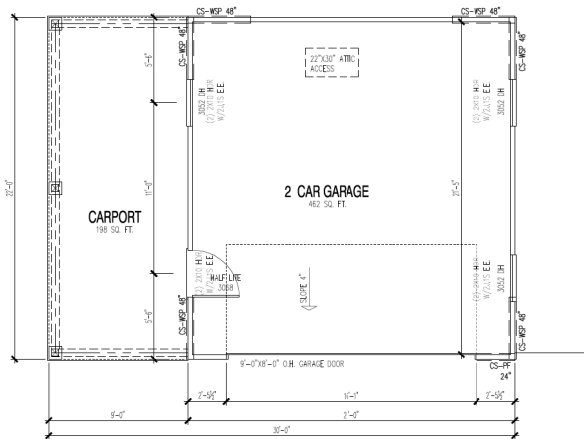
FRONT ELEVATION

SCALE: 1/4"=1'-0"



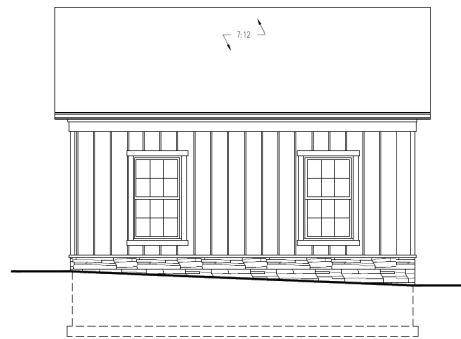
REAR ELEVATION

SCALE: 1/4"=1'-0"



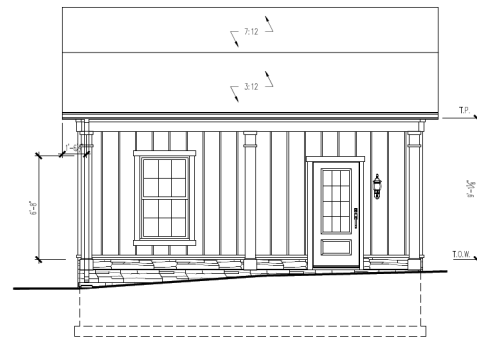
DETACHED GARAGE

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



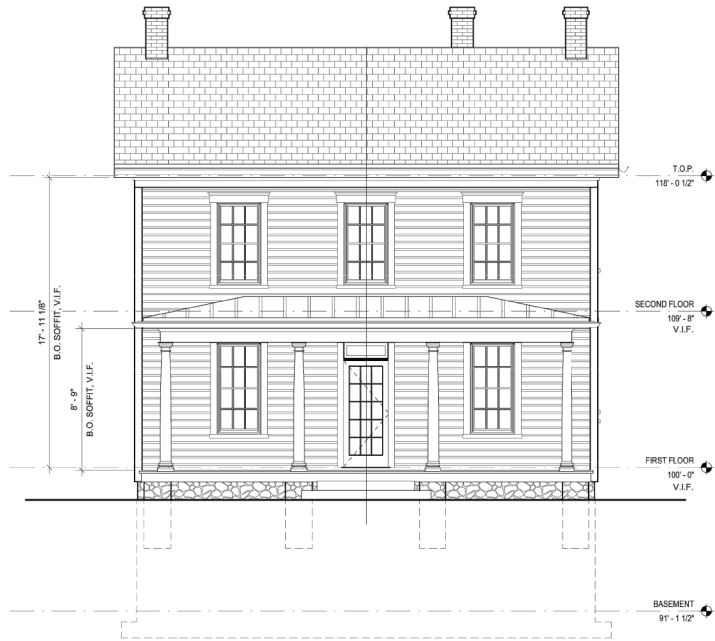
LEFT ELEVATION

SCALE: 1/4"=1'-0"

PULTE - CEPHAS - SUMMERS HOME
DETACHED GARAGE PLANS & ELEVATIONS

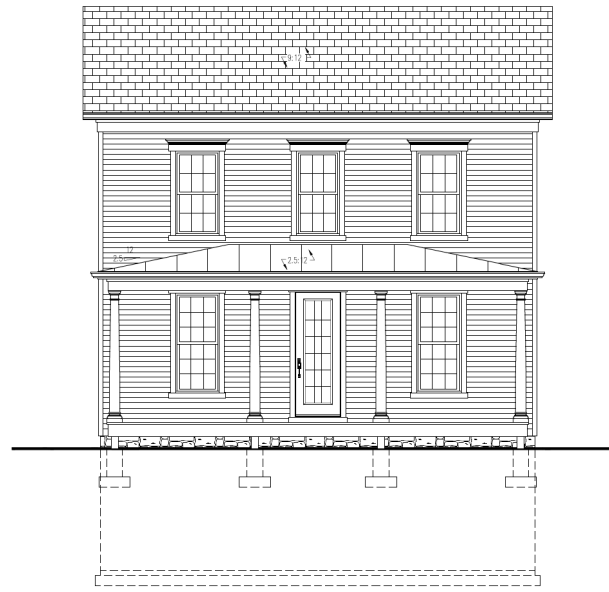
XXX XXXXX

A3.1



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



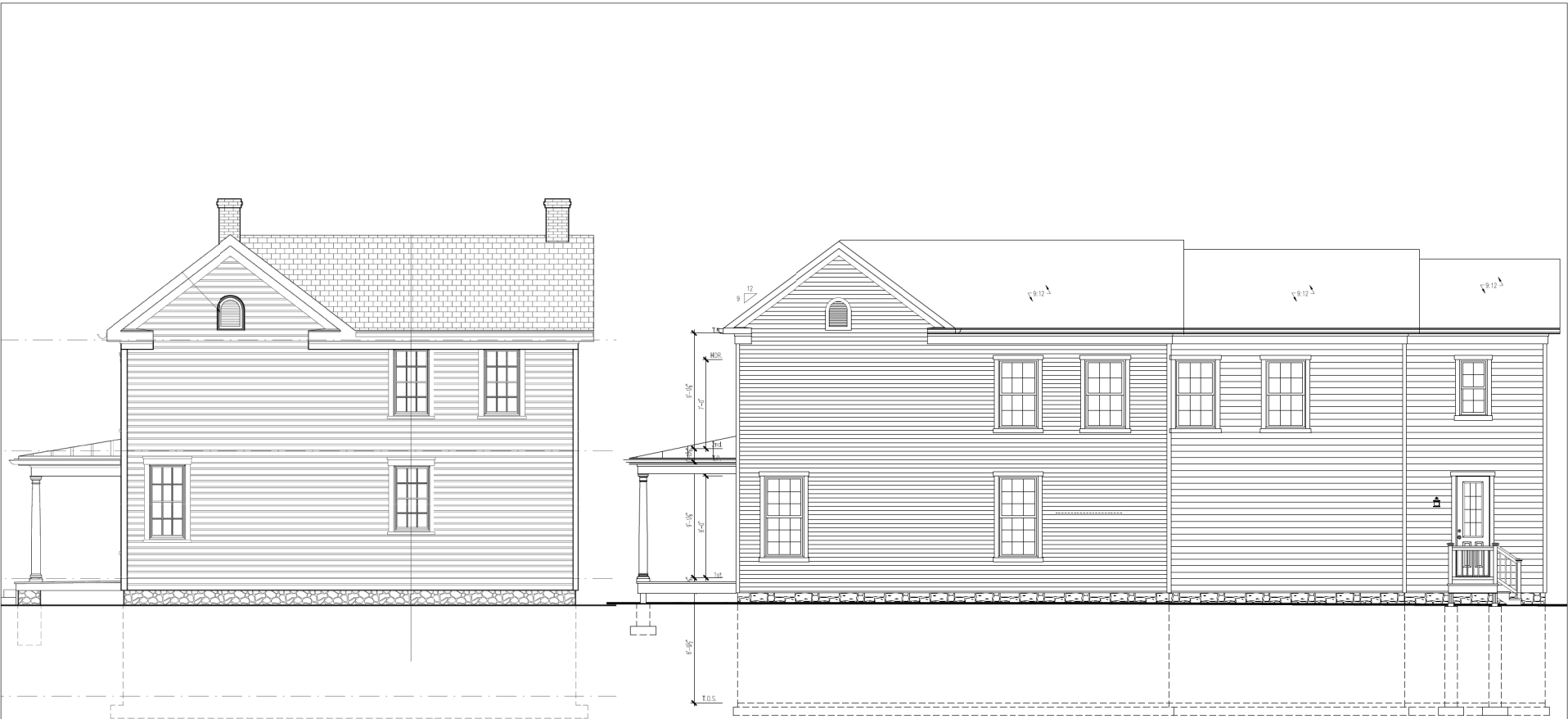
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PULTE - CEPHAS - SUMMERS HOME
EXISTING & PROPOSED FRONT ELEVATION

XX XXXX

A4.1



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PULTE - CEPHAS - SUMMERS HOME
RIGHT SIDE ELEVATION

XX XX.XX

A4.2



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

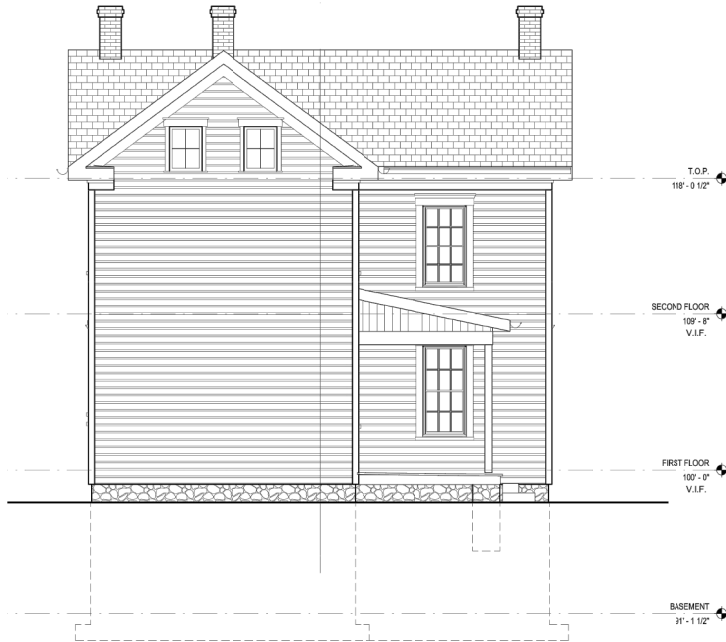
PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PULTE - CEPHAS - SUMMERS HOME
LEFT SIDE ELEVATION

XX XXXX

A4.3



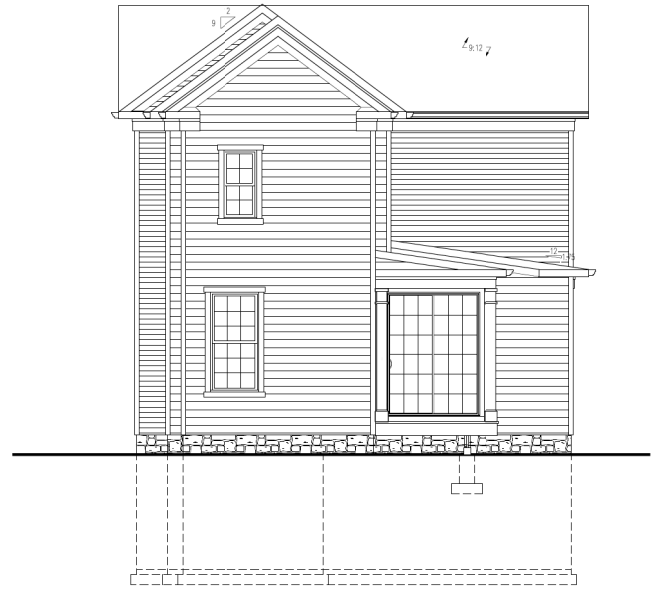
EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

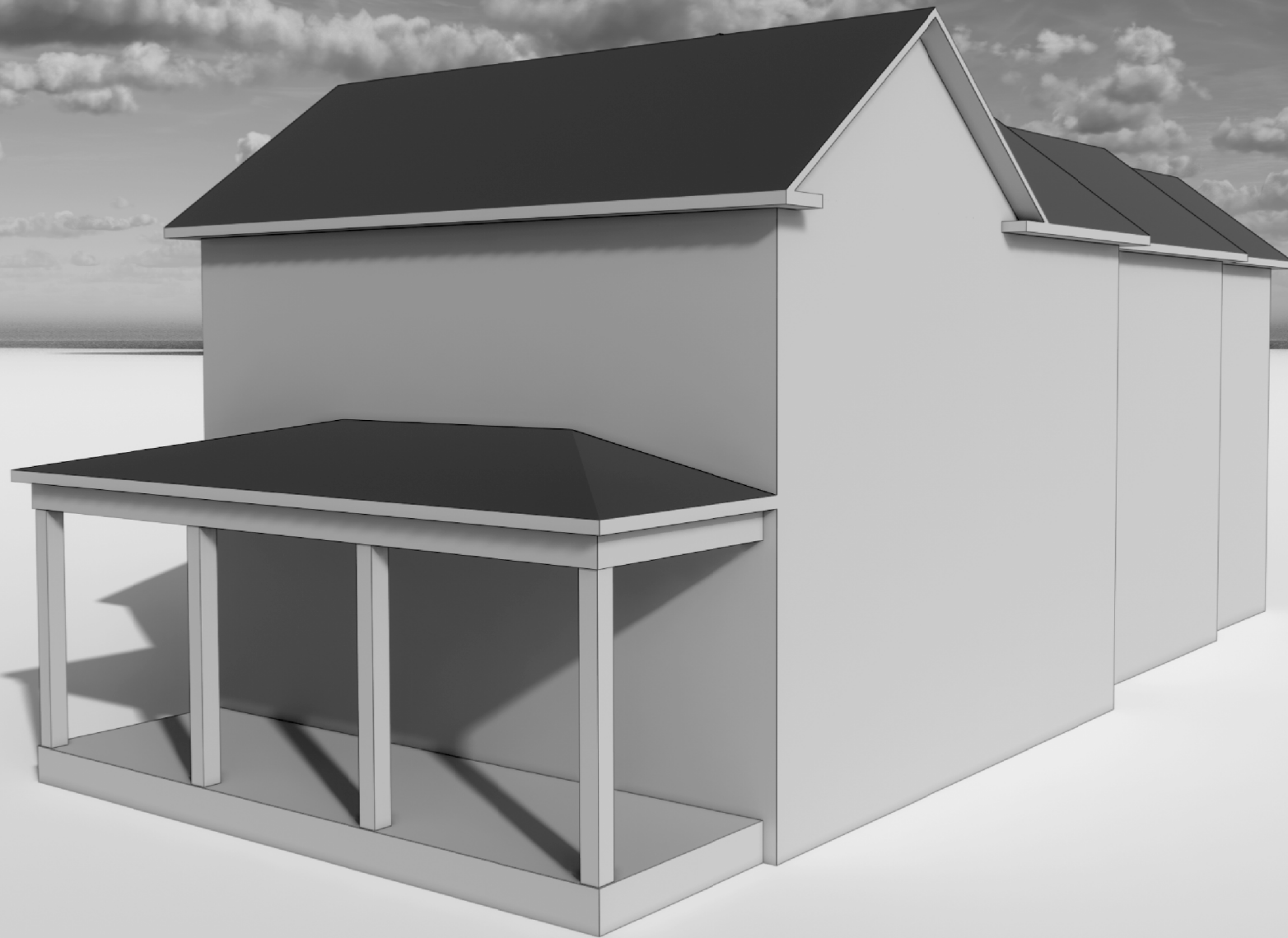
SCALE: 1/4" = 1'-0"



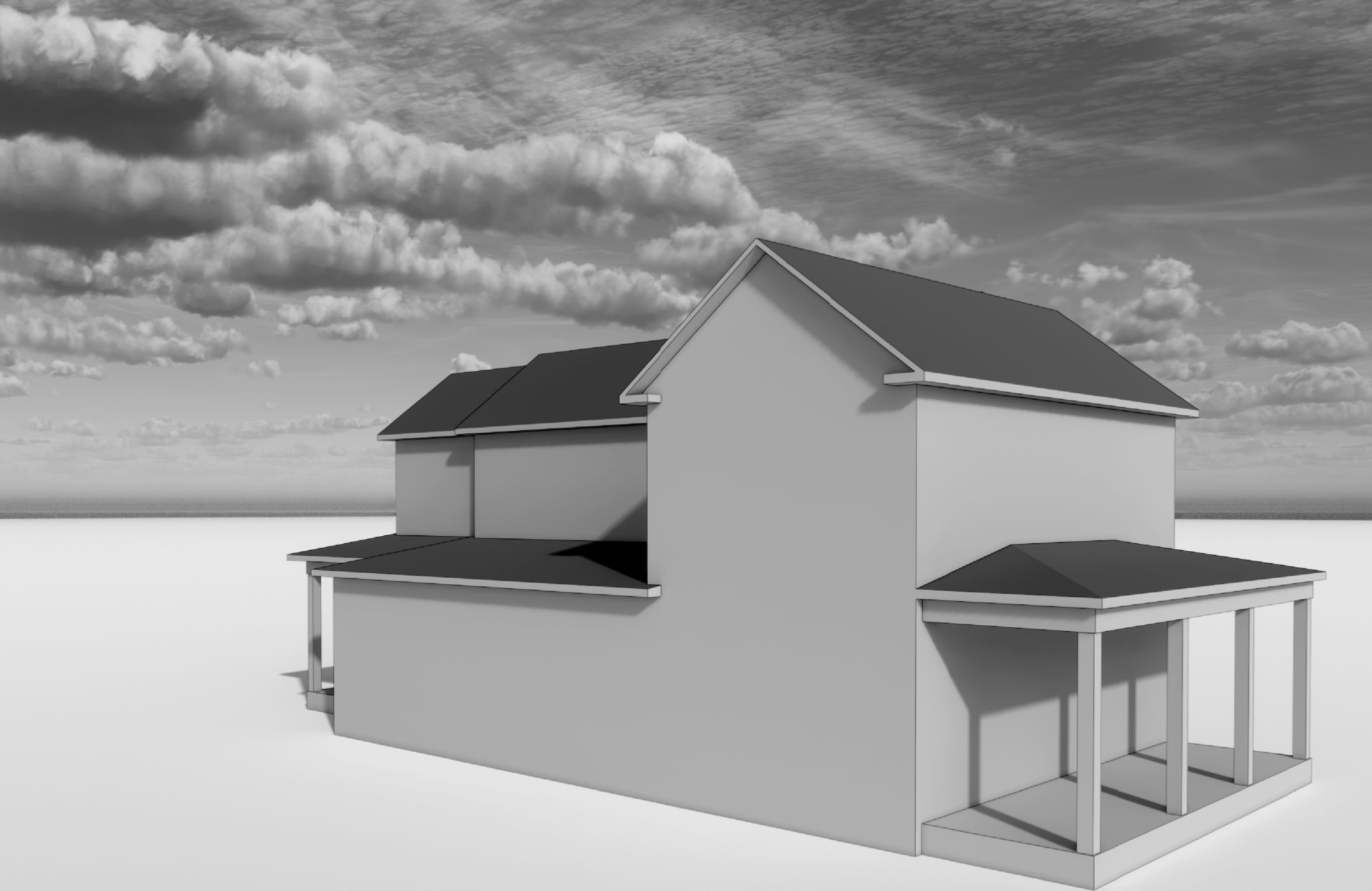
PULTE - CEPHAS - SUMMERS HOME
EXISTING & PROPOSED REAR ELEVATIONS

XX XX-XX

A4.4



PERSPECTIVE VIEW #1



PERSPECTIVE VIEW #2