

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16501 Norwood Rd., Sandy Spring	Meeting Date:	8/18/2021
Resource:	Individually Listed Master Plan Site Woodlawn	Report Date:	8/11/2021
Applicant:	Mongtomery Parks	Public Notice:	8/4//2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	959316	Staff:	Dan Bruechert
Proposal:	Partial Demolition		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (*Woodlawn #28/14*)
STYLE: Federal
DATE: 1800 w/ later additions

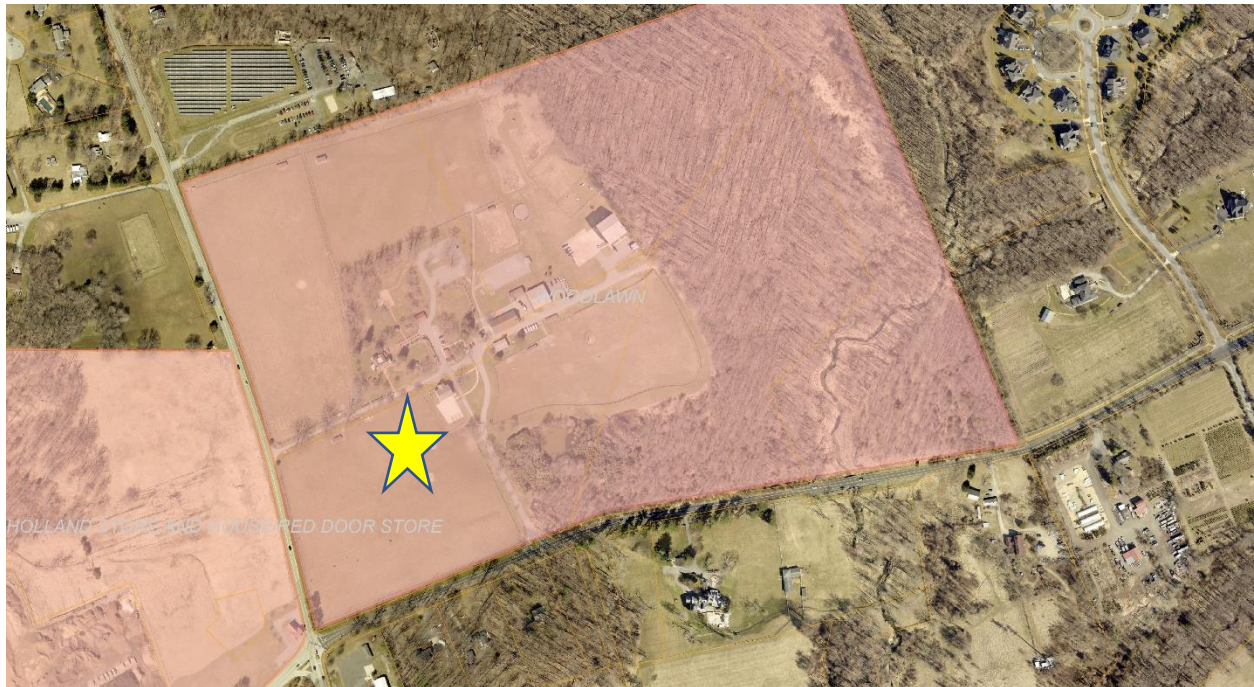


Figure 1: The designated Woodlawn site includes several outbuildings covering more than 20 acres.

From *Places from the Past*:

“One of the finest estates in the county dating from the early 1800s, Woodlawn includes a handsome brick mansion and a superb collection of outbuildings in a beautifully landscaped setting. The house was probably built either by Richard Thomas or his grandson, Samuel Jr., recipient of the property upon Richard’s death in 1806. According to tradition, Samuel and Anna Thomas operated a Quaker boarding school at Woodlawn before 1819. Dr. Willima Palmer purchased the estate in 1825, moving to Montgomery County from Pennsylvania. Palmer was a founder of the Montgomery Mutual Fire Insurance Company.

The symmetrical front façade of the five-bay Federal style house features Flemish bond brick and a fanlight transom over the central entrance. William Plamer expanded the house with a kitchen wing. In 1881, his son, Benjamin Palmer, added the northwest wing. In 1832, master stonemason Issac Holland built an exception three-story stone bank barn with four large round arched openings on the basement level. The Property also includes a combination dairy and smokehouse of stone, a log house, and board and batten tenant house. Grounds include significant mature trees, including an Osage Orange with 11-foot trunk circumference, 100-foot high American Linden, and a 1999 County Champion Norway Spruce. The property, owned by the Maryland-National Capital Park and Planning Commission, is open to the public on special occasions.”



Figure 2: The non-historic mudroom is covered by the red roof in the northeast corner of the house.

PROPOSAL

The applicant proposes to demolish a c.1980 mudroom in the northeast corner of the house. This non-historic portion of the house has suffered significant insect and water damage, and the walls have begun to shift on its concrete foundation and the room is not a safe space. The applicant proposes to remove the existing frame walls and, depending on the condition, may retain the shed roof.

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.
4. Removal of accessory building that are not original to the site or otherwise historically significant.

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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;

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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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.
visit.



FOR STAFF ONLY:
HAWP# 959316
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:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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:

Adjacent and Confronting Properties:

Silver Spring, MD 20905

211 Ednor Road

121 Ednor Road

16425 Snowdens Woods Lane

111 Ednor Road

109 Ednor Road

105 Ednor Road

1021 Norwood Road

16650 Norwood Road

16923 Norwood Road

16500 Alexander Manor Drive

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: 7/9/2021

Application No: 959316
AP Type: HISTORIC
Customer No: 1363287

Comments

Mudroom needs to be demolished ASAP due to suddenly collapsing walls. Decision about whether to rebuild will be made later.

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 16501 NORWOOD RD
SANDY SPRING, MD 20860
Othercontact Mueller (Primary)

Historic Area Work Permit Details

Work Type DEMO

Scope of Work Demolish non-historic walls of non-historic mudroom addition due to severely deteriorated condition.



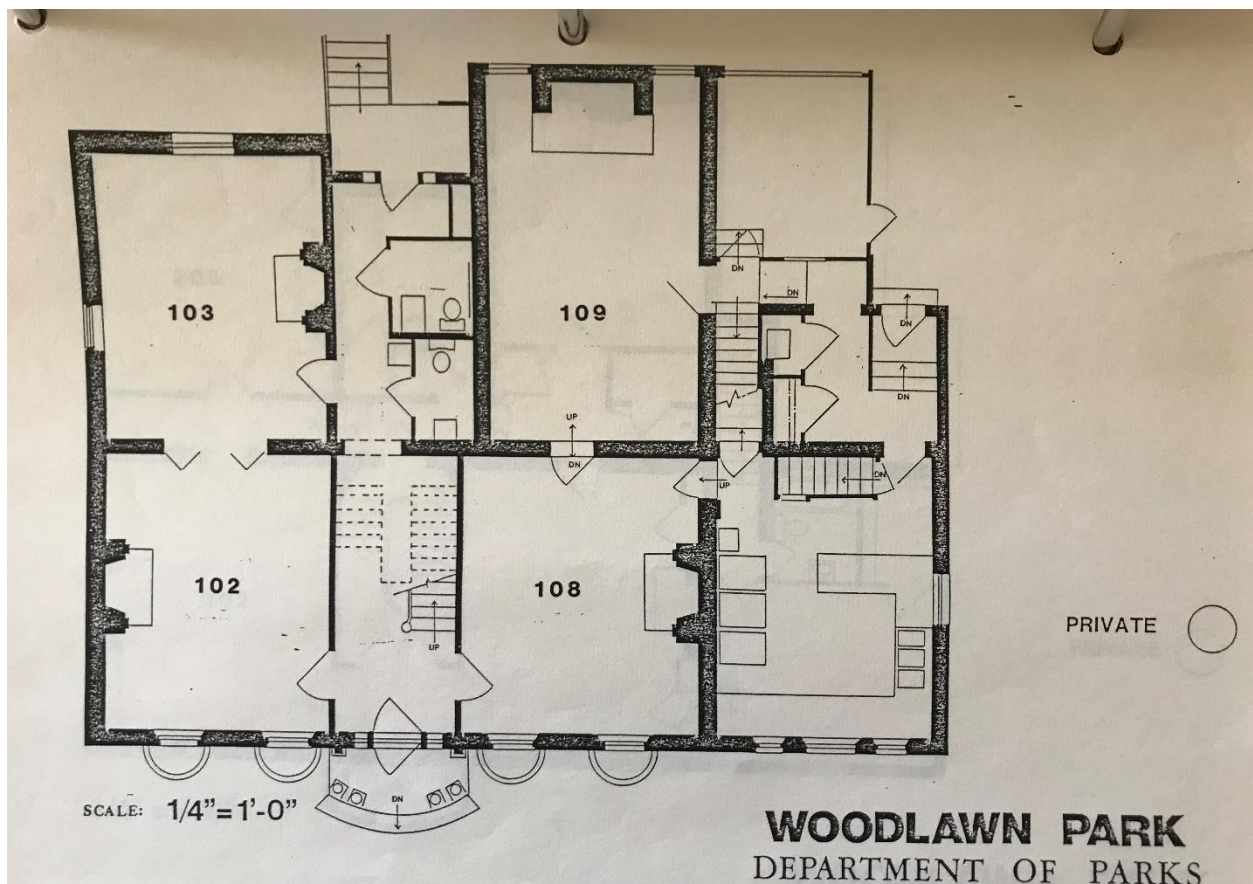
Woodlawn, front (south) elevation. Mudroom is not visible from this elevation.



2011 photo of East elevation showing frame mudroom on the right.



Rear (north) elevation showing frame mudroom on the left.



Mudroom is the unnumbered frame space at the upper right-hand corner of the floor plan.



East elevation of mudroom. Note deterioration at sill. Wall is nearly detached. Also note door is no longer plumb. The good condition of the siding belies the deteriorated structural condition of the wall.



Interior of mudroom showing east wall (right) with separation of wall at foundation.



Bowing and separation of north wall under picture window.



Walls separating from ceiling. These are not just cracks in the paint.



Historic photo from HPO slide collection. Image is labeled "2/1989" but must be older as the trellis which runs in front of the mud room and which was built in 1986 is not shown in the photo. Photo appears to show rear porch being enclosed.