

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16401 Old River Road, Poolesville	Meeting Date:	12/1/2021
Resource:	Master Plan Site #17/61 (<i>Upton Darby House</i>)	Report Date:	11/24/2021
Applicant:	M.C. Facilities Management (Scott Whipple, Agent)	Public Notice:	11/17/2021
Review:	HAWP	Tax Credit:	N/A
Permit Number:	973055	Staff:	Michael Kyne
PROPOSAL: Demolition of outbuilding, fence removal			

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site
STYLE: Traditional with Greek Revival & Victorian Era Influences
DATE: 1855

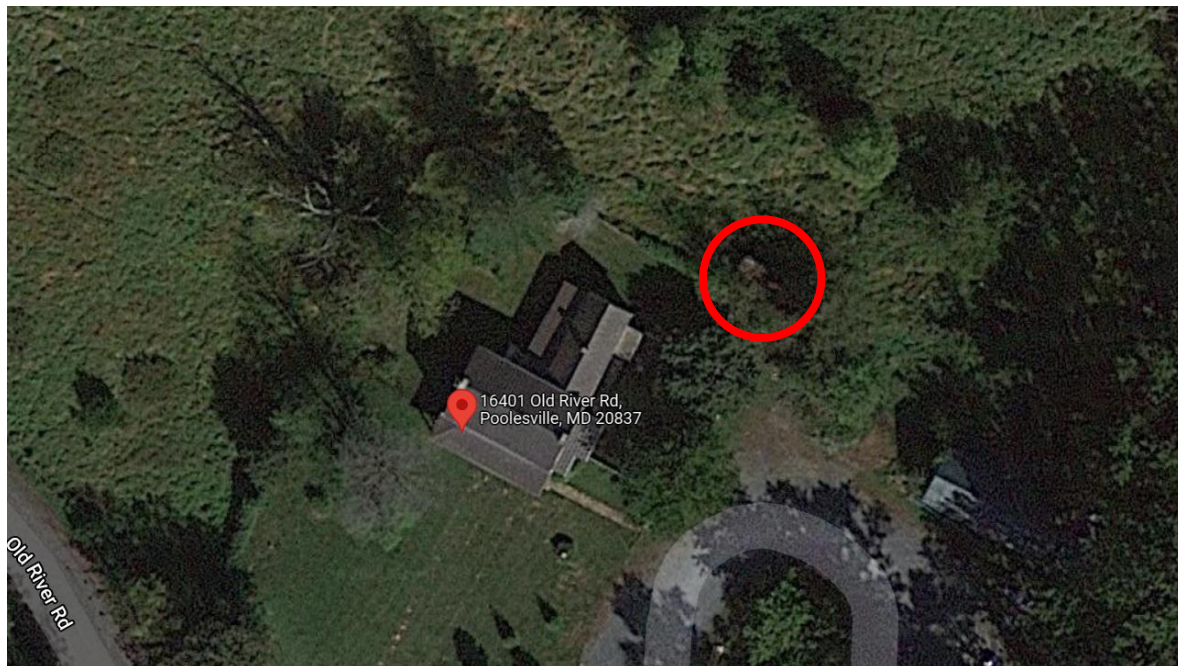


Fig. 1: Subject property, with outbuilding and fence to be removed circled in red.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Removal of a deteriorated shed at the northeast (rear/right, as viewed from the public right-of-way of Old River Road) corner of the subject property.
 - The shed is not contemporary to the period of construction of the historic house, and it is not identified in the historic designation.
- Removal of a chain link fence that was installed to keep the public away from the shed.
- Removal of volunteer saplings growing around the perimeter of the shed.

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.
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
 - (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.” 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 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.

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 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 an electronic set 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# 973055
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: M-NCPPC, Facilities Management
Address: 8301 Turkey Thicket Dr
Daytime Phone: 240.772.7036

E-mail: scott.whipple@montgomeryparks.org
City: Gaithersburg Zip: 20879
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Scott Whipple
Address: 8301 Turkey Thicket Dr
Daytime Phone: 240.772.7036

E-mail: scott.whipple@montgomeryparks.org
City: Gaithersburg Zip: 20879
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 17-61

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name Upton Darby House

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: 16401 Street: Old River Road
Town/City: Poolesville 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 checked="" 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.

Scott Whipple

11.4.2021

Signature of owner or authorized agent

Date

Adjacent and Confronting Property Owners

Maryland Department of Natural Resources
11950 Clopper Road
Gaithersburg, MD 20878

Ms. Carolyn Irwin
14015 Montevideo Road
Poolesville, MD 20837

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 Upton Darby House is a two story, five bay, frame structure dating to 1855. John Darby and his son, Upton, the original owners of the house, operated a mill on the property. In 1900, Wilson Tschiffely bought the property and immediately sold 2.5 acres containing the house to Frederick Allnutt. Allnutt moved into the house and constructed the adjacent store in 1901. In addition to the house and store, the MNCPPC survey documentation prepared for the Locational Atlas identified the extant c1900 stables east of the house and a stone springhouse west of the house. The shed is not identified.

The shed is frame construction with vertical butted-wood siding over circ-sawn, dimensional lumber with wire nails and a corrugated metal-clad shed roof slopping from front to back, suggesting that the structure dates to Allnutt period of occupation. Structural members supporting the roof have given way, and the roof is collapsing in on itself, pulling and pushing the front and rear walls out of plumb -- the shed is caving in on itself, and collapsing to the rear. Vertical and horizontal structural members are water damaged and rotting. The shed is no longer structurally sound and is a hazard.

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

Remove the structure, stabilize the site, and remove the chain-link fence that has been installed to keep the public away from the structure. Remove several small, volunteer trees and saplings growing around the perimeter of the shed. Andrew Driscoll, MNCPPC Urban Forester, has reviewed the proposed tree removal and determined these small trees/saplings do not need to be protected and can be removed.

Work Item 1: <u>Remove shed</u>	
Description of Current Condition: Structural members supporting the roof have given way, and the roof is collapsing in on itself, pulling and pushing the front and rear walls out of plumb -- the shed is caving in on itself, and collapsing to the rear. Vertical and horizontal structural members are water damaged and rotting. The shed is no longer structurally sound and is a hazard.	Proposed Work: Remove the structure, stabilize the site, and remove the chain-link fence that has been installed to keep the public away from the structure.

Work Item 2: <u>removal of small trees and saplings</u>	
Description of Current Condition: Several small 'volunteer' trees and saplings are grounding around the perimeter of the structure	Proposed Work: Remove trees.

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	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 11/4/2021

Application No: 973055
AP Type: HISTORIC
Customer No: 1379330

Comments

Small wooden shed has deteriorated and is structurally unsound. It has collapsed in on itself. Want to remove the hazard, then stabilize the site.

Affidavit Acknowledgement

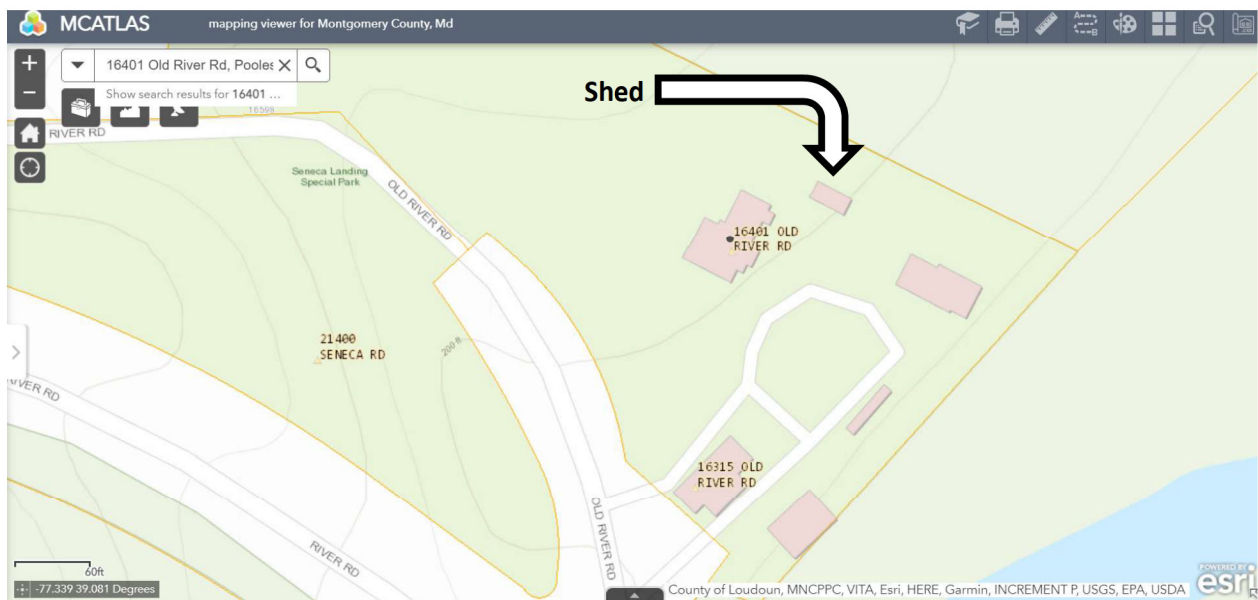
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 16401 OLD RIVER RD
POOLESVILLE, MD 20837
Homeowner MC Parks Facilities Management (Primary)

Historic Area Work Permit Details

Work Type DEMO
Scope of Work Remove collapsed shed.





West elevation



West elevation



South elevation



East elevation