EXPEDITED

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address:	17715 Meeting House Rd., Sandy Spring	**Meeting Date:**	6/8/2022
Resource:	Contributing Resource **Sandy Spring Historic District**	**Report Date:**	6/1/2022
Applicant:	Sandy Spring Monthly Meeting Miche Booze, Architect	**Public Notice:**	5/25/2022
Review:	HAWP	**Tax Credit:**	n/a
Case No.:	991955	**Staff:**	Dan Bruechert
Proposal:	Kiosk Installation		

STAFF RECOMMENDATION

- [x] **Approve**
- [ ] **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Sandy Spring Historic District
STYLE: Federal
DATE: 1817

Figure 1: Sandy Spring Meeting House Site with the location of the kiosk circled in red.

PROPOSAL

The applicant proposes to construct a small L-shaped information kiosk near the northwest corner of the property. The kiok will be constructed out of wood posts and dimensional lumber with a metal roof. Staff finds it will not obscure the views of the historic meeting house from the road and will not be placed in a location that would diminish or obscure any character defining features of the district.

Staff finds the work proposed is consistent with Chapter 24A-8(b)(1),(2), and (d); and Standards 2, 9, and 10.

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.
6. Signs that are in conformance with all other County sign regulations.

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.
8. 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.
9. 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), (2) and (d), 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#_____
Date assigned_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Sandy Spring Monthly Meeting E-mail: _____

Address: 17715 Meeting House Rd City: Sandy Spring Zip: 20860

Daytime Phone: _____ Tax Account No.: 08-03752857

AGENT/CONTACT (if applicable):

Name: Miche Booz Architect E-mail: mbooz@michebooz.com

Address: 208 Market St City: Brookeville Zip: 20833

Daytime Phone: 202-774-6911 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 28-11-5

Is the Property Located within an Historic District? __Yes/District Name Sandy Spring
__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: 17715 Street: Meeting House Rd

Town/City: Sandy Spring Nearest Cross Street: Rt. 108

Lot: _____ Block: _____ Subdivision: _____ Parcel: N553

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:

- [x] New Construction
- [ ] Addition
- [ ] Demolition
- [ ] Grading/Excavation
- [ ] Deck/Porch
- [ ] Fence
- [ ] Hardscape/Landscape
- [ ] Roof
- [x] Shed/Garage/Accessory Structure
- [ ] Solar
- [ ] Tree removal/planting
- [ ] 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.

Miche Booz 05/02/2022

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:

The present brick Meetinghouse, the third on this site, was built in 1817 on land which was conveyed in 1753 by James Brooke to Roger, Richard, and Basil Brooke in trust for the Society of Friends. The adjacent historic cemetery contains past generations of Friends, and others from the Sandy Spring community. Friends from the earliest years are buried in unmarked graves close to the Meetinghouse. On the north side of the cemetery stands the Lyceum/Community House, used for the First Day School and committee and fellowship activities. Originally built in 1859, it was modified several times over the years. Most recently the Lyceum was renovated in 2017 when the two-story classroom addition was built.

The entire site retains its historic rural character and contains many large trees. The Sandy Spring Monthly Meeting property from the Lyceum building, graveyard and south to the Meeting House are part of the Sandy Spring Historic District.

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

A small "el-shaped" informational kiosk of approx. 20-ft is proposed across Meeting House Rd. from the historic Meeting House and about 90-ft north of the Meeting House. In this location it will be visible to people entering the site from Rt. 108 by car or on foot, but it will not block views of the historic buildings or cemetery.

The kiosk will be constructed of wood posts, dimensional lumber, and beadboard, finished with a solid stain. A standing seam metal gable roof is proposed to match the metal roofs on other buildings on the site. Brick pavers will cover the ground under the kiosk and extend out to Meeting House Rd.

The historic Meeting House and rural road viewed from the northeast from the approximate location of the proposed kiosk.

Neighboring property addresses:

MERNICK GEORGE H &
THENE MARTIN MERNICK
17617 MEETING HOUSE RD
SANDY SPRING MD 20860-1017

WRIGHT ALAN M
17710 MEETING HOUSE RD
SANDY SPRING MD 20860

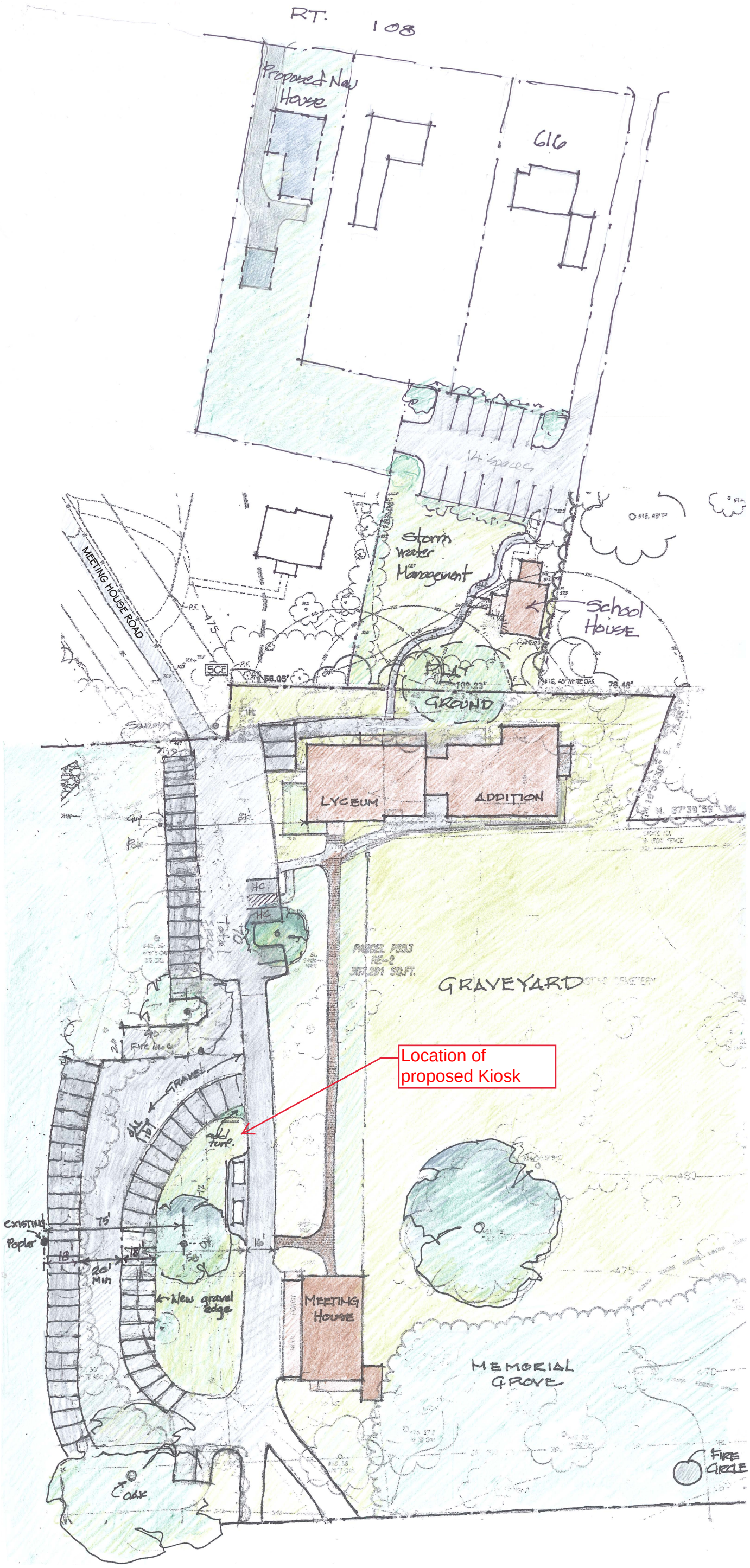
EAGLE JEFFREY & JULIE
17714 MEETING HOUSE RD
SANDY SPRING MD 20860

SIDELL JANE L
17809 MEETING HOUSE RD
SANDY SPRING MD 20860-1022

STABLER 1848 LLC
C/O NICHOLS DEV LLC
18623 BROOKE RD
SANDY SPRING MD 20860

AUBURN VILLAGE HOMEOWNERS ASSOC
C/O WINCHESTER HOMES INC
6905 ROCKLEDGE DR STE 800
BETHESDA MD 20817-1873

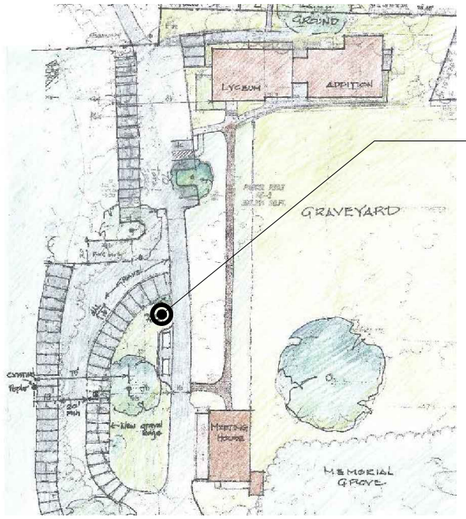
SANDY SPRING VILLAGE
CONDOMINIUM ASSOC
WINDRUSH LANE
SANDY SPRING MD 20860



MICHE BOOZ
ARCHITECT

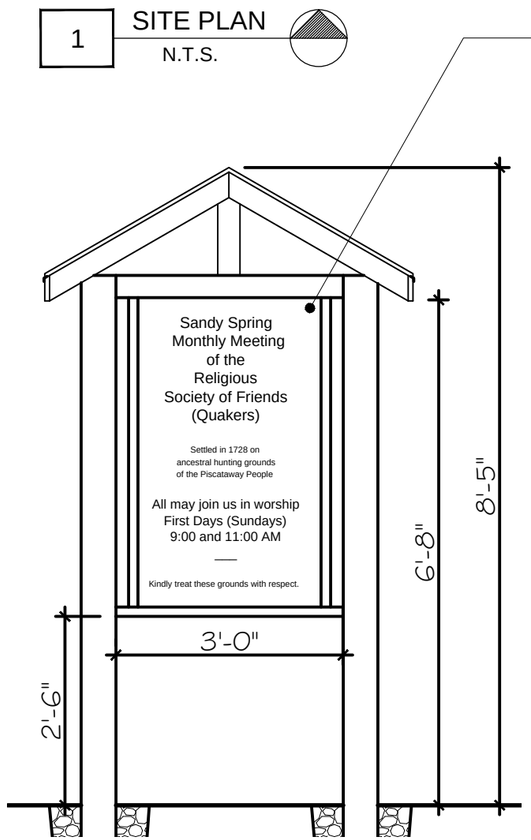
PROPOSED SITE PLAN

1" = 60'

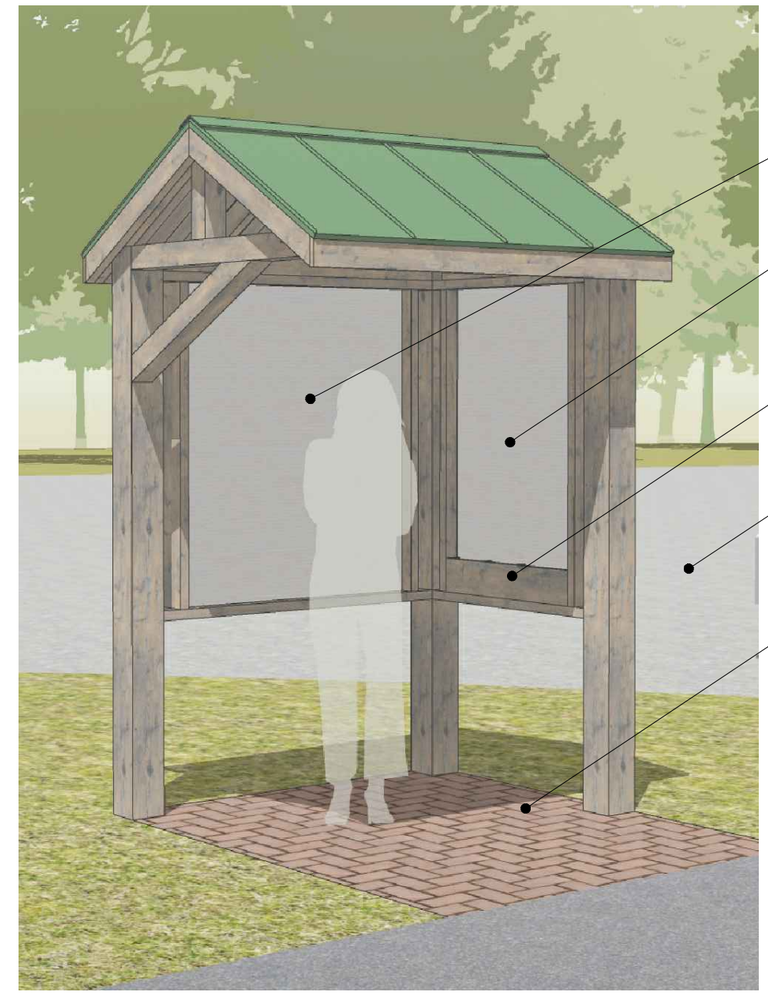


PROPOSED KIOSK LOCATION

1 SITE PLAN
N.T.S.

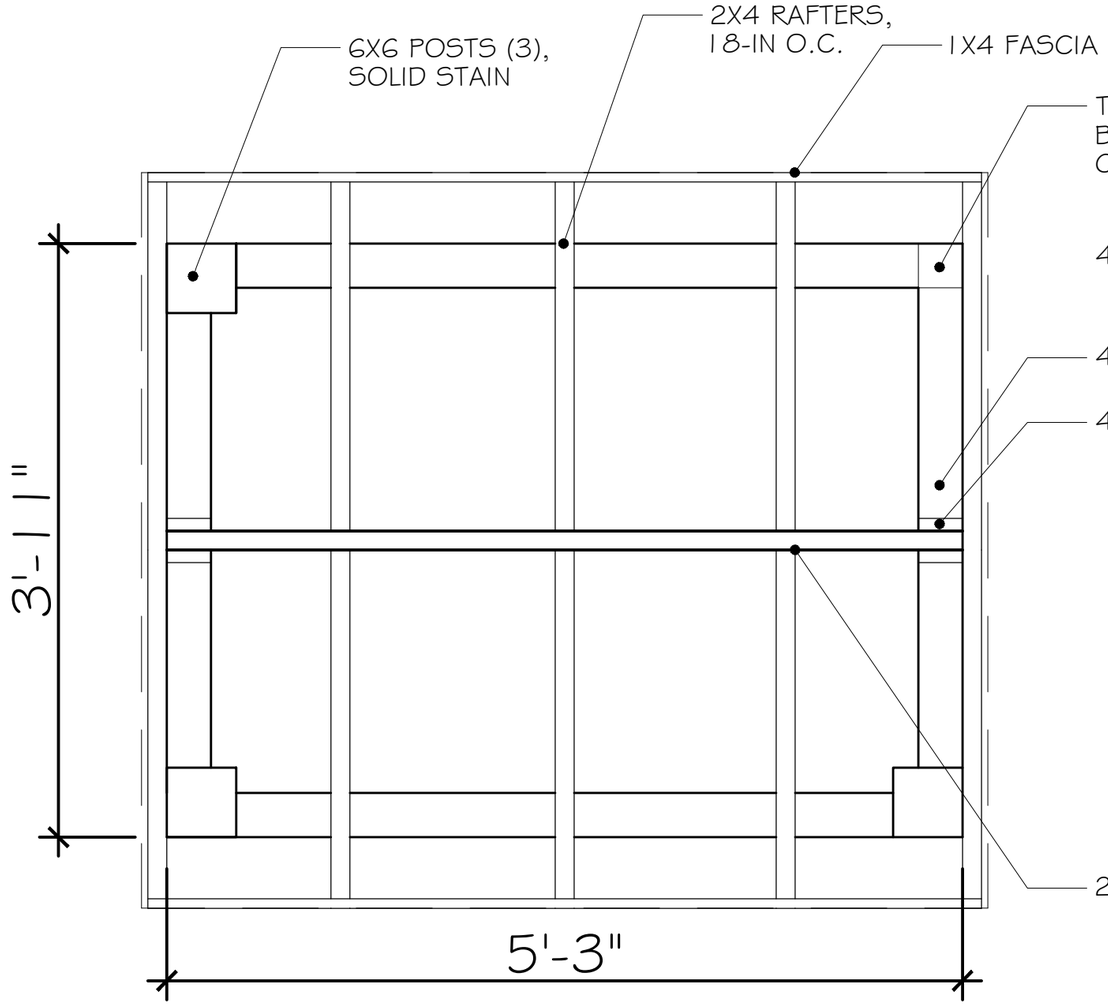


2 FACING ENTRY FROM 108
1/2" = 1'-0"

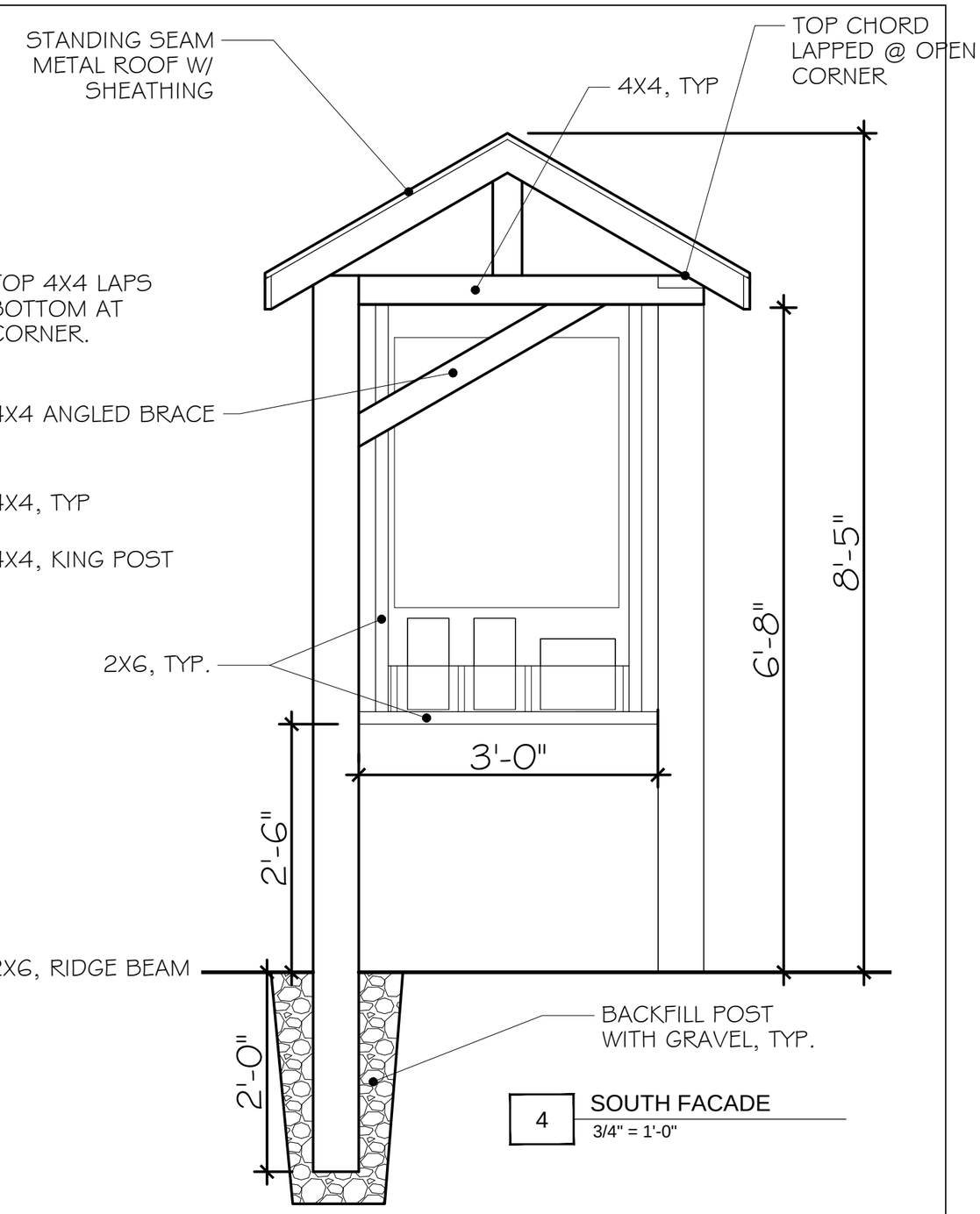


3 VIEW FROM MEETINGHOUSE RD.

MICHE BOOZ ARCHITECT 208 Market St, Brookeville, MD 20833	SANDY SPRING MONTHLY MEETING 17715 Meeting House Road, Sandy Spring, MD 20860	Title: WELCOME AND OUTREACH KIOSK CONCEPT	Scale:	Date: 05/02/2022	# 001

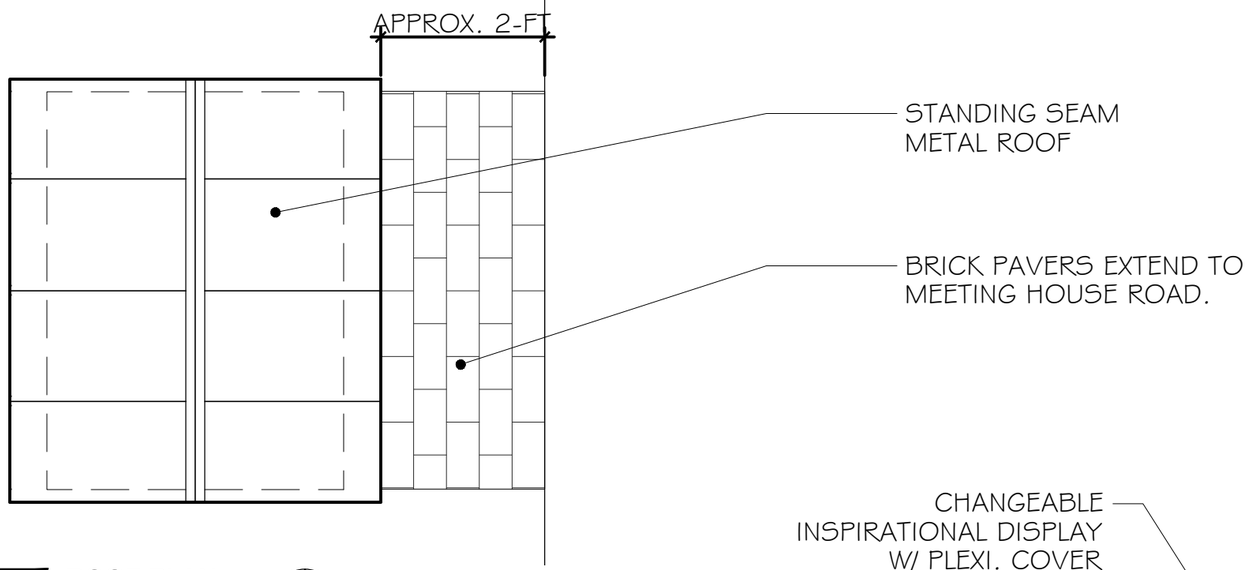


1 KIOSK FRAMING PLAN
1" = 1'-0"

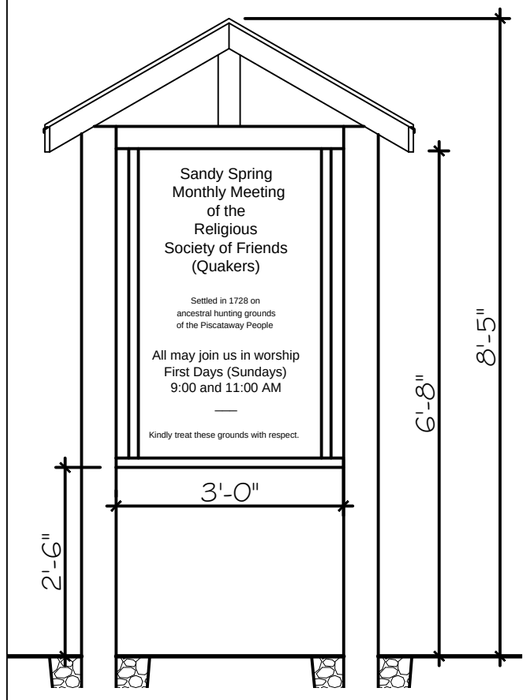


4 SOUTH FACADE
3/4" = 1'-0"

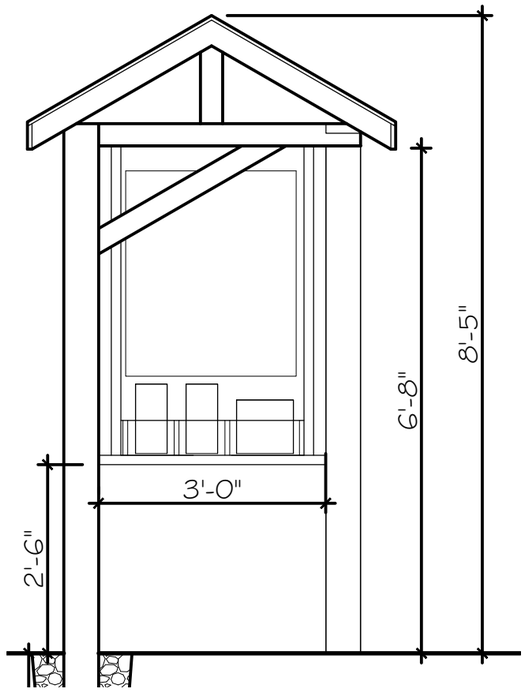
MICHE BOOZ ARCHITECT 208 Market St, Brookeville, MD 20833	SANDY SPRING MONTHLY MEETING 17715 Meeting House Road, Sandy Spring, MD 20860	Title: PROPOSED WELCOME AND OUTREACH KIOSK	Scale:	Date: 05/02/2022	# 002 10



1 ROOF PLAN

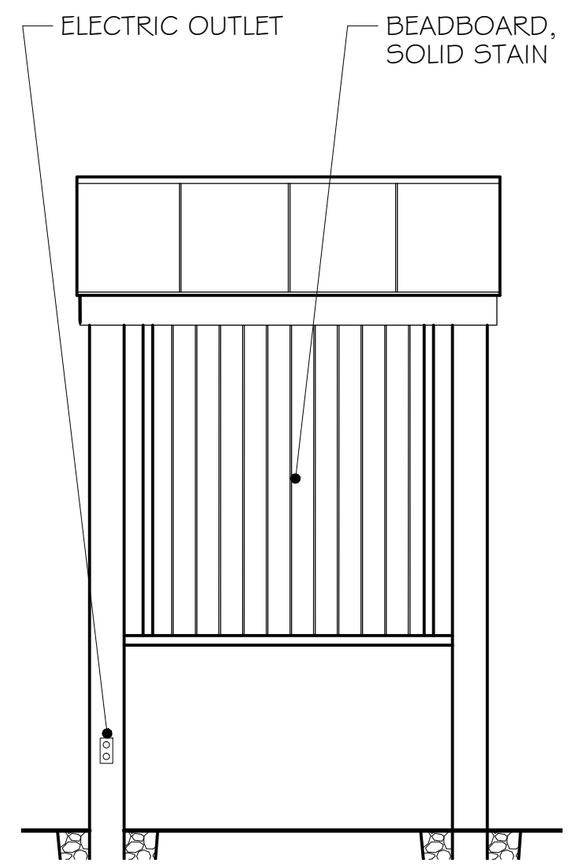


3 NORTH ELEVATION
FACING ENTRY FROM 108



4 SOUTH ELEVATION

5 FRONT (EAST)
FACING MEETINGHOUSE



6 BACK (WEST)
FACING PARKING LOT

MICHE BOOZ ARCHITECT 208 Market St, Brookeville, MD 20833	SANDY SPRING MONTHLY MEETING 17715 Meeting House Road, Sandy Spring, MD 20860	Title: PROPOSED WELCOME AND OUTREACH KIOSK	Scale: 1/2" = 1'-0"	Date: 05/02/2022	# 11 003

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	*	*	*	*	*		*