

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15001 Barnesville Road, Boyds	Meeting Date:	8/17/2022
Resource:	Master Plan Site #18/10 (<i>Winderbourne</i>)	Report Date:	8/10/2022
Applicant:	Lee Levin	Public Notice:	8/3/2022
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne

Permit Number: 1002085

PROPOSAL: Below grade alterations, retaining walls, patio, and driveway alteration and tree removal

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #18/10, *Winderbourne*
 STYLE: Queen Anne
 DATE: c. 1884

Excerpt from *Places from the Past*:

This high-style Queen Anne residence was the summer home of Enoch and Mary Totten. Mrs. Totten was the daughter of Timothy Howe, Wisconsin Senator and sole heir to the fortune of Elias Howe, inventor of the sewing machine bobbin. Howe's bobbin, a lock stitch device known in those days as a winder, was manufactured and sold by Singer and other companies worldwide. At his death in 1867, his fortune amounted to \$13 million. Mary Howe Totten built her vacation estate in 1884, naming it Winderbourne in recognition of the winder device that brought her family fortune.

The Tottens chose a vacation home site adjacent to Bonnie Brae, the picturesque village-like Boyd estate. Situated on a hill overlooking Seneca Creek, Winderbourne was originally accessed from Clopper Road by a bridge across the railroad tracks, built in part and maintained by the railroad company. The house bears such unusual features as a grand sweeping staircase, great triangular fireplace and concealed downspouts leading to an underground cistern. The grounds were cultivated with imported trees and shrubs and outfitted with a gazebo and an ice pond.



Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicant proposes below grade alterations, retaining walls, patio, and driveway alteration and tree removal at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 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.” 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.
- 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 subject property is the c. 1884 Queen Anne-style Master Plan Site known as Winderbourne. The Commission previously approved a HAWP application for complete restoration of the historic house at the October 13, 2021 HPC meeting¹, and the applicant is in the process of completing the approved work. Prior to the current restoration project, the house had been vacant for decades and in significant disrepair, due to fallen trees, water damage, and vandalism.

The applicant proposes to construct a 30' x 30', two-bay, below grade garage with patio above and adjacent to the northwest (rear/left) side of the historic house. For access to the proposed new garage, a driveway will be created at the northwest (rear/left) side of the property, extending from an existing dirt road. The existing dirt road will be resurfaced with gravel. The proposed new driveway will also be gravel, except for the turnaround/parking area directly adjacent to the proposed garage, which will be asphalt. Two trees will be removed, and some grading will be required to accommodate the proposed driveway and garage. A retaining wall, which varies from 1' to 9' high (following the westward slope of

¹ Link to October 13, 2021 HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/10/I.E-15001-Barnesville-Road-Boyd-948671-1.pdf>

the property) will be required at the south side of the turnaround/parking area. The proposed retaining wall will be approximately 40' long. Due to safety requirements, a 36" high railing will be required along the eastern edge of the proposed patio (top of the proposed garage), along a proposed exterior stair to the new driveway at the north side of the patio, and along the top of the proposed retaining wall. The proposed railing on top of the retaining wall will follow the slope of the property/retaining wall, and it will be approximately 30' long, as it will terminate where the retaining wall's height drops below 30".

Regarding materials, the proposed garage, steps to grade, and retaining wall will be clad with natural stone to match the existing house foundation. The proposed garage doors will be Acre composite, which is made with upcycled rice hull fibers. The proposed patio above the proposed garage will be surfaced with porcelain tile. The proposed railings will be constructed from painted steel.

While the proposed patio and safety railing will be visible from the south (front) side of the property, the proposed garage, driveway, and retaining wall will be below grade. As viewed from the north (rear) side, the garage will be mostly below grade, but the proposed exterior stair at the north side of the patio and retaining wall will be visible.

Staff supports the applicant's proposal. Most of the proposed work items are at or below grade, and they are adjacent to the historic house to avoid any direct impact to original and/or historic features. While the proposed railings will be above grade and visible from the south (front) side of the property, they are necessary to satisfy safety requirements, and staff worked with the applicant to propose an appropriate and compatible material. Staff also finds the proposed natural stone garage, stair, and retaining wall cladding, as well as the porcelain tile patio, appropriate and compatible. While staff would typically recommend traditional wood garage doors at individually listed Master Plan Sites, the garage doors will be below grade and only partially visible when viewing the property directly from the northwest (rear/left) side of the property. The garage doors are also part of new construction, and they will not replace or detract from original and/or historic materials or features. As the subject property is heavily forested, staff has no concerns with the proposed tree removals, as they will have a negligible impact on the character of the property.

Staff finds that the proposal will not remove or alter materials, features, or spaces that characterize the property, per *Standard #2*. Additionally, staff finds that the proposed new construction will be differentiated from and compatible with the massing, size, scale, and architectural features of the property and its environment, per *Standard #9*. In accordance with *Standard #10*, the proposed work 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.

After full and fair consideration of the applicant's submission, staff finds the proposal consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found it consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, as outlined above.

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 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 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# 1002085

DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Lee Levin

E-mail: Leemail@gmail.com

Address: 100 N Van Buren Street

City: Rockville

Zip: 20850

Daytime Phone: 301 928 6102

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 M 18/10

Is the Property Located within an Historic District? ☒ X Yes/District Name Boyds

☐ 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: 15001 Barnsville RD

Town/City: Boyds Nearest Cross Street: Clarksburg Road

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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Lee Levin 100 N Van Buren Street Rockville MD 20850	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
14615 Clopper Road 14627 Clopper Road 14701 Clopper Road	WSSC

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 following is taken from the nomination form for the National Register of Historic Places, National Parks Service (August 14, 1978)

The Winterbourne mansion was built in 1884 with Queen Anne style elements, facing east. It is of frame construction with Ship Lap Siding and a hipped roof. There are many different window arrangements with the majority double hung.

A three-story pavilion on the east elevation with a hipped roof becomes a dormer window on the west elevation. Unusual architectural features a huge triangular fireplace. The chimney rises through the center of the main block.

Winderbourne was built for Enoch and Mary Totten. Mrs. Totten was the daughter of Senator Timothy Howe, a senator from Wisconsin and heir to the Howe sewing machine fortune. The house was named for the fortunate invention of Elias Howe, the winder, or bobbin as we call it today. Mr. Totten was a major in the Civil War and later an attorney for the Pennsylvania Railroad. The home was kept as a summer residence by the Tottens.

It is located on a peninsula on Lake Seneca. There are no other houses in the vicinity.

The current condition of the property has some structural damage due to fallen trees. Water damage as well as significant vandalism. All utilities have been destroyed, vandalized, or removed.

Complete restoration of the Winderbourne mansion property is covered in HWAP 948671.

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

This Application is for a below grade garage and patio adjacent to the existing structure and does not impact the footprint of the approved HWAP 948671. Architectural plans and Pictures are attached.

The garage will be a double door on the west side of the house with patio roof with Metal railing matching the metal railing in the front porch. Exterior of the garage door will be wood composite and exposed walls will be stone matching the foundation.

Work Item 1: Below Grade Garage with Patio

Description of Current Condition: see Pictures

Proposed Work: See plans

Work Item 2: _____

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

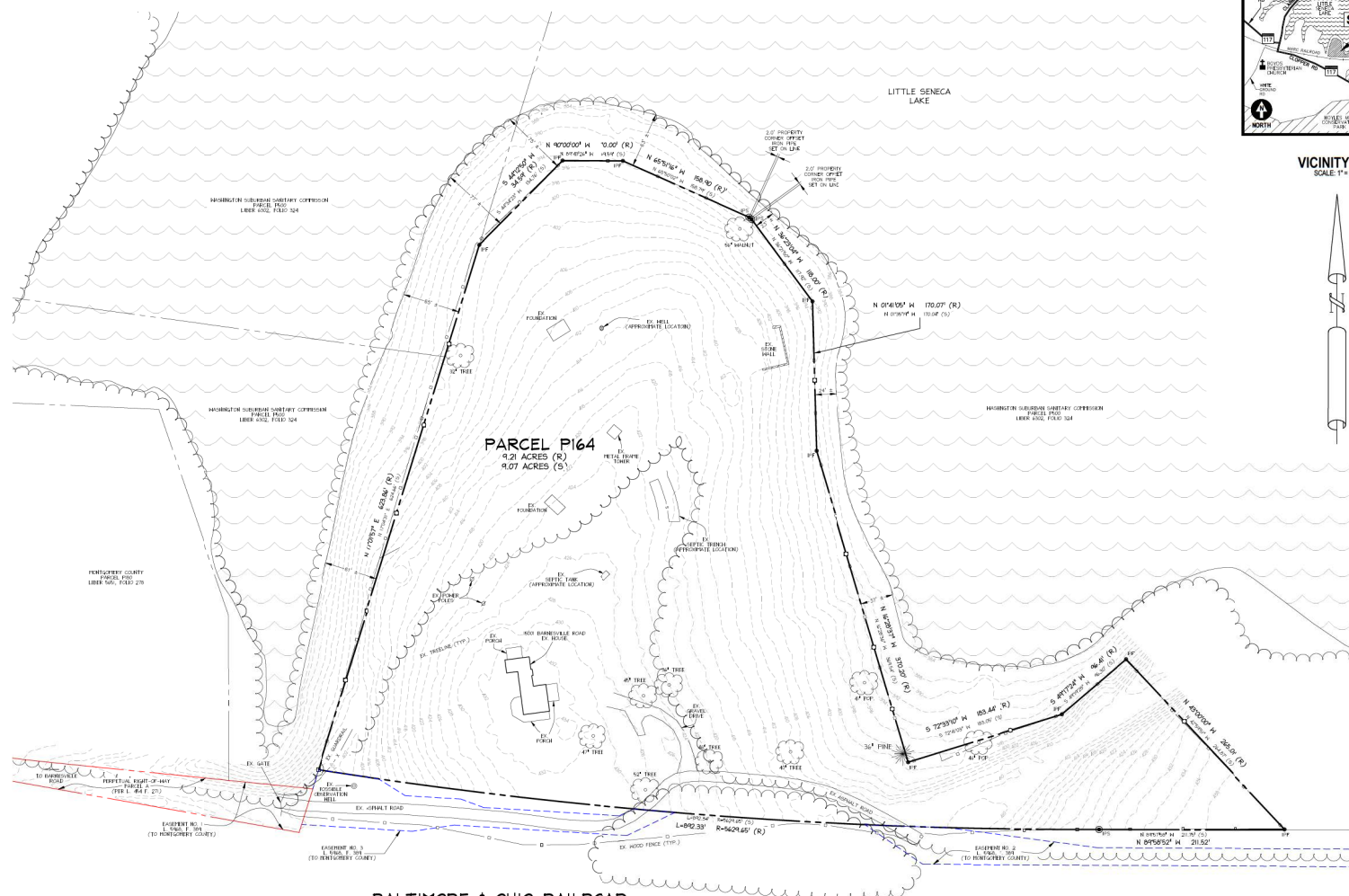
	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

NOTES

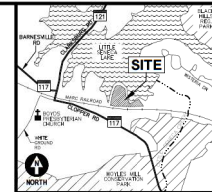
1. Boundary information based on a survey performed by CAS Engineering, dated December, 2021, without the benefit of a title report.
2. Property shown on Tax Map EU122.
3. Property shown on WSSC 2007 sheet 227NW14.
4. Flood Zone "X" per F.E.M.A. Firm Maps, Community Panel No. 2402010102.
5. Site is located in the Seneca Creek watershed.
6. Location of septic system is approximate and based on available records from Montgomery County.

LEGEND

- Iron Pipe Set for Property Corner or Point on Line (P.O.L.)
- Point on Line (P.O.L.)
- Iron Pipe Found
- Monument Found
- (R) As Recorded
- (S) As Surveyed



BALTIMORE & OHIO RAILROAD
(CSX TRANSPORTATION, INC.)
RIGHT-OF-WAY AND TRACK MAPS V08583 AND V 08564



VICINITY MAP
SCALE 1" = 200'



CAS JOB NO.: 21-921
DATE: 12/20/21

DATE REVISION
12/20/21 P.S. - Plan of Survey to Client, Builder, and Architect
01/15/22 JAH - Added recorded line to
03/03/22 JAH - Legend Clarified

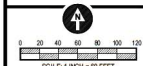
Parcel 164, Friend in Need Hard Struggle
(2nd) Election District, Montgomery County, MD
15001 Barnesville Road
Boyd's, MD 20841



CAS ENGINEERING-MD
11 South Brent Street
Frederick, Maryland 21701
301-455-8033 Phone
info@casengineering.com
www.cas-engineering.com

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
202-355-7200 Phone
info@cas-dc.com
www.cas-dc.com

OWNER/APPLICANT
Lee Levin
100 N. Van Buren Street
Rockville, MD 20850
(301) 526-6102 Phone
leeml@gmail.com



SHEET TITLE:

Plan of Survey

1 of 1

SURVEYOR'S CERTIFICATE

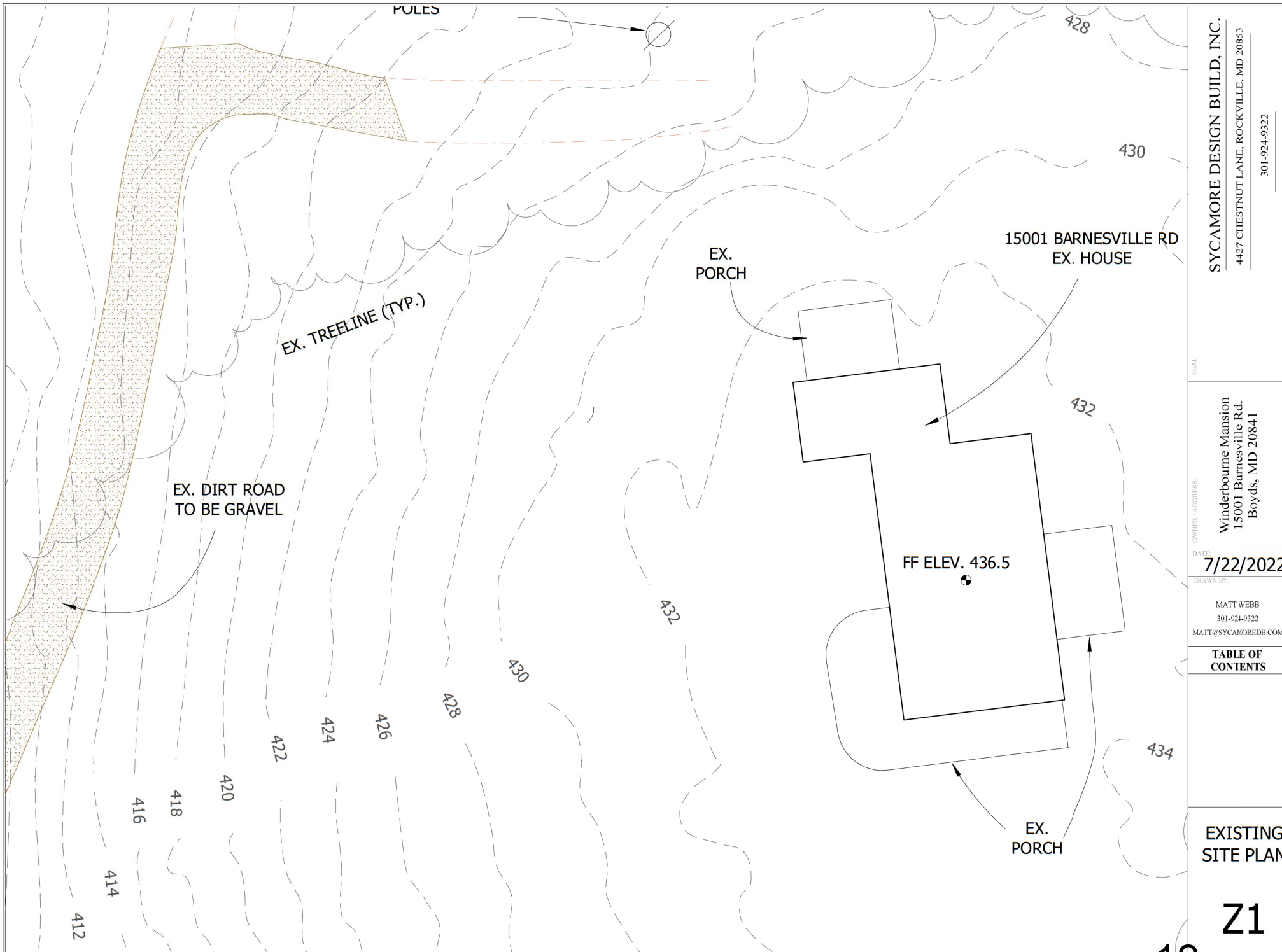
I hereby certify to the best of my professional knowledge, information and belief, that this is a survey of the lands conveyed by Parcel E. Friend, Personal Representative of the Estate of Bethany S. Friend, unto Lee M. Levin, by deed dated October 13th, 2021, recorded October 27th, 2021 in Book 04567 at Page 53, among the Land Records of Montgomery County, Maryland.

Jeffrey A. Hammond
JEFFREY A. HAMMOND
Professional Land Surveyor, Maryland Reg. No. 21015, Exp. 07/19/2023

01/05/2022



15001 Barnesville Road
Parcel 164, Friend in Need Hard Struggle
Plan of Survey



SYCAMORE DESIGN BUILD, INC.

4427 CHESTNUT LANE, ROCKVILLE, MD 20853

301-924-9322

SEAL

OWNER ADDRESS

Winderbourne Mansion
15001 Barnesville Rd.
Boyd, MD 20841

DATE

7/22/2022

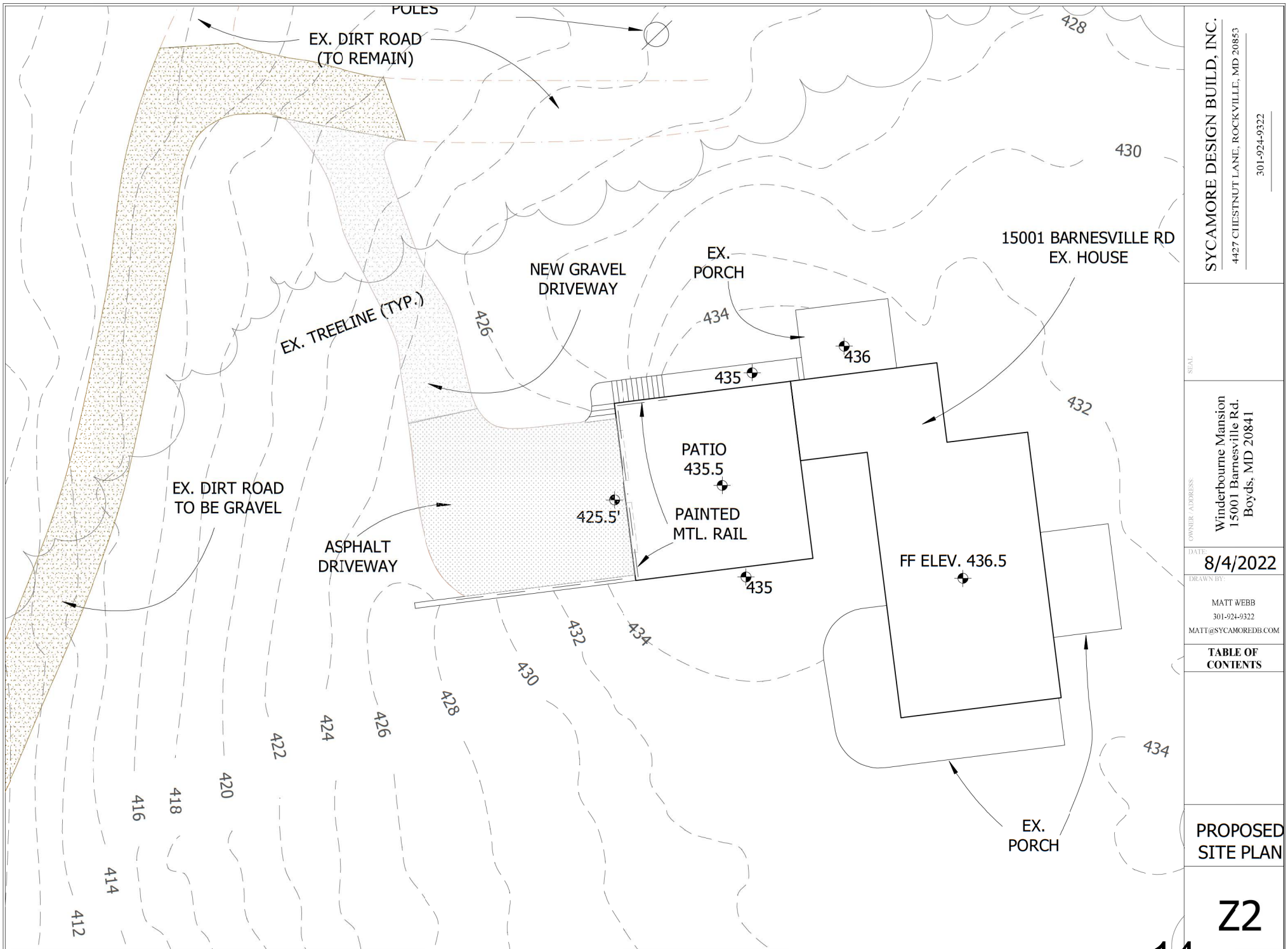
DRAWN BY:

MATT WEBB
301-924-9322
MATT@SYCAMOREDB.COM

TABLE OF
CONTENTS

EXISTING
SITE PLAN

Z1



SYCAMORE DESIGN BUILD, INC.
4427 CHESTNUT LANE, ROCKVILLE, MD 20853
301-924-9322

SEAL

OWNER ADDRESS
Winderbourne Mansion
15001 Barnesville Rd.
Boyd, MD 20841

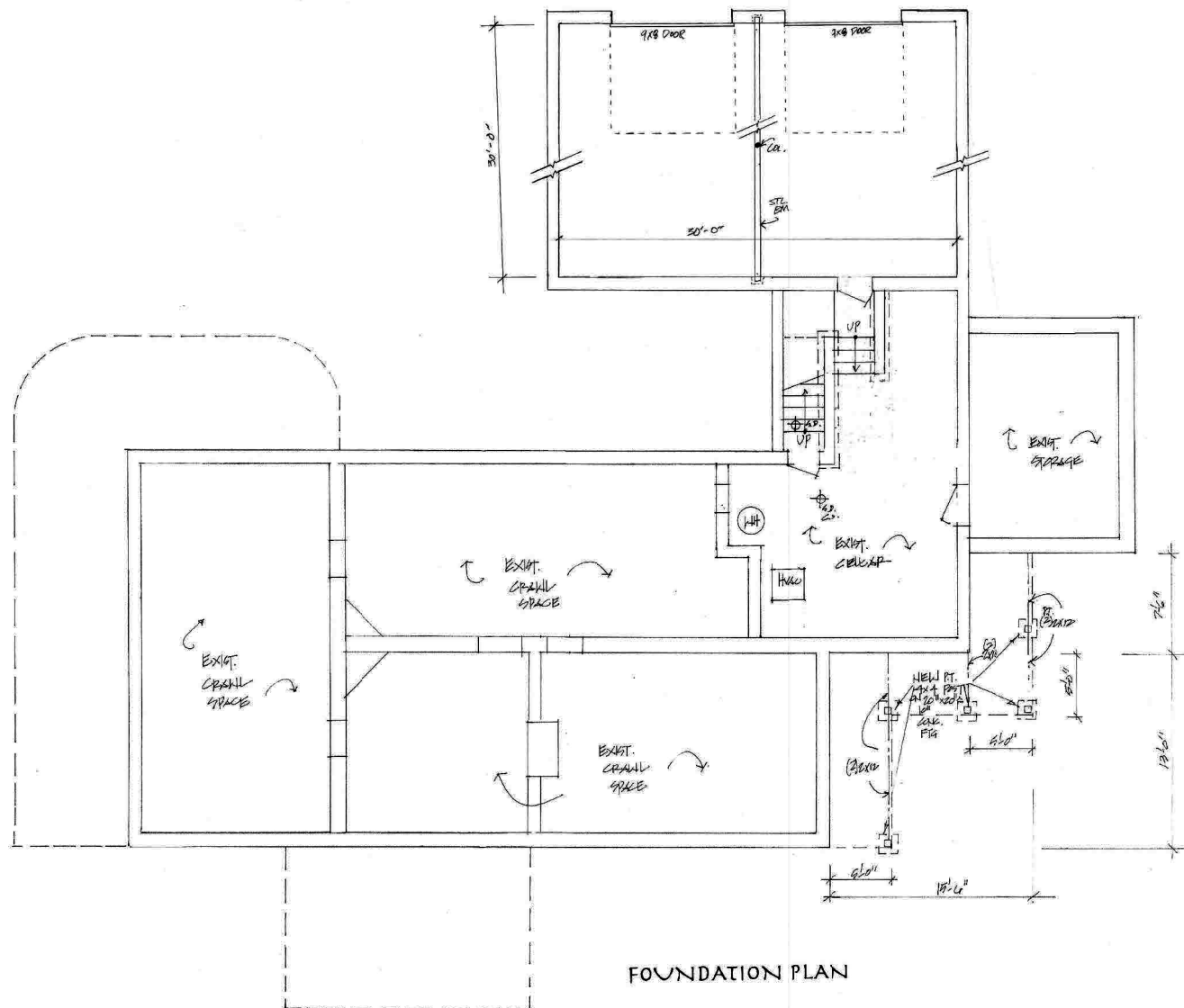
DATE
8/4/2022

DRAWN BY:
MATT WEBB
301-924-9322
MATT@SYCAMOREDB.COM

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PROPOSED SITE PLAN

Z2



FOUNDATION PLAN

$\frac{1}{4"} = 1'-0"$



I certify that these documents were prepared or supervised by me and that I am duly Licensed Architect under the laws of the State of Maryland.
License Number 12067 Exp. Date 6/30/2022

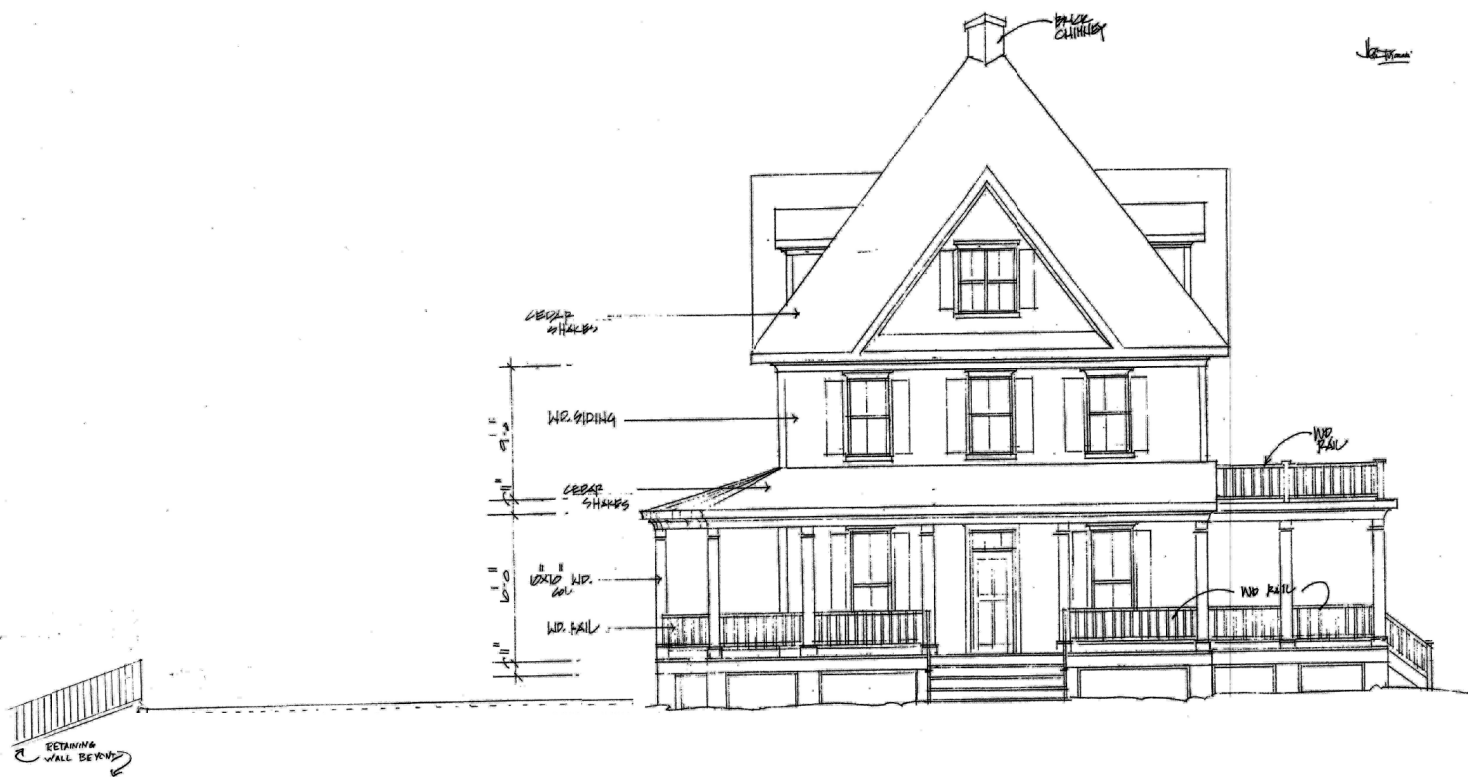
FOUNDATION PLAN

TIRTANADI ARCHITECT
15001 BARNESVILLE ROAD
BOYD, MARYLAND
20740-1001
TEL: 410-321-1001
WWW.TIRTANADIARCHITECT.COM

HISTORIC
WINDERBOURNE MANSION
15001 BARNESVILLE ROAD
BOYD, MARYLAND

A2

1.25.22



FRONT ELEVATION

1/4" = 1'-0"

I hereby certify that the work shown on this plan was prepared or supervised by me and that I am a duly Licensed Architect under the laws of the State of Maryland.
License Number 1507 Exp. Date 04/2021



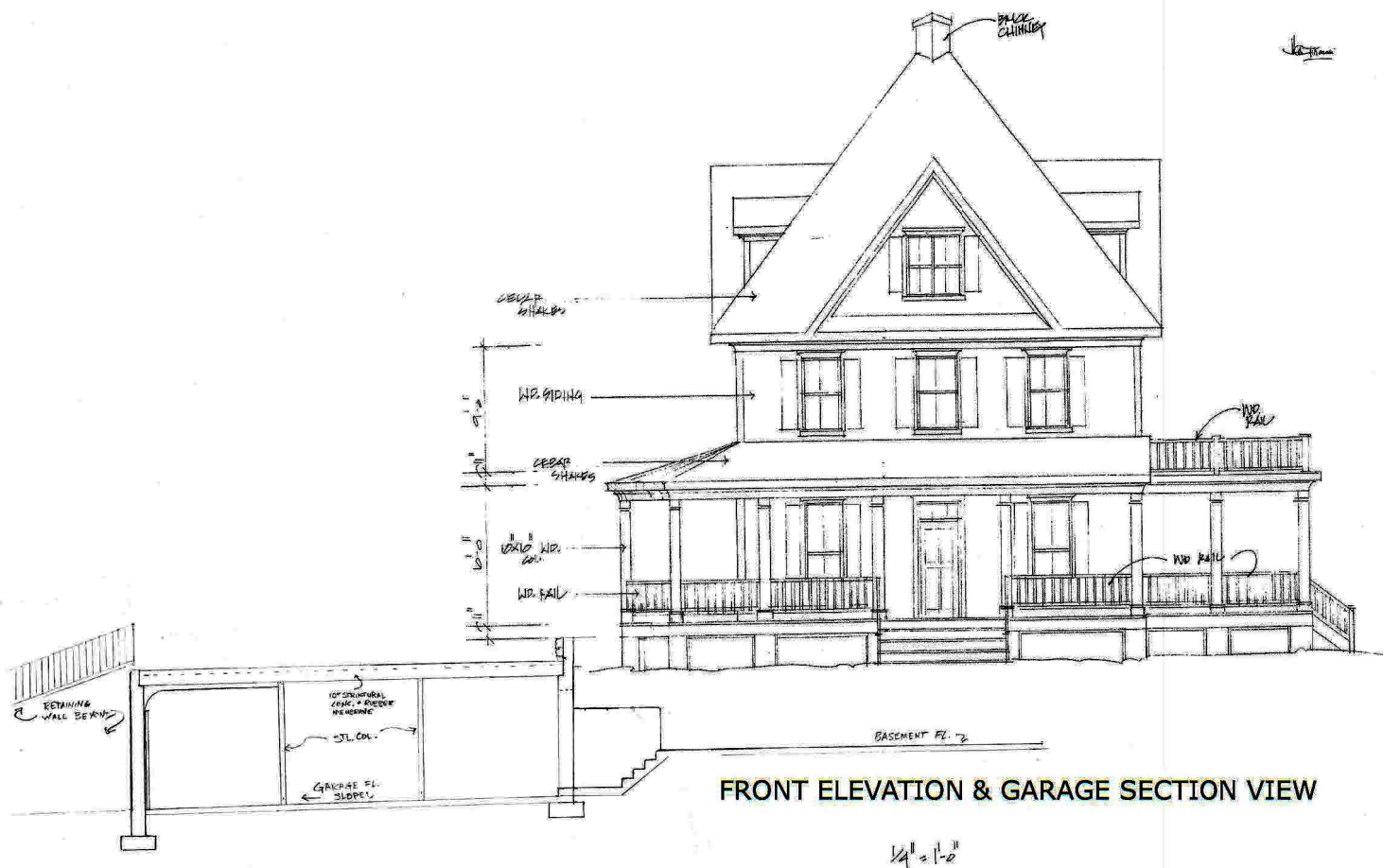
HISTORIC
WINDERBOURNE MANSION
15001 BARNESVILLE ROAD
BOWD, MARYLAND

MEMBER OF THE
AMERICAN INSTITUTE OF
ARCHITECTS
TURTLE ARCHITECT
ARCHITECTS
15001 BARNESVILLE ROAD
BOWD, MARYLAND 21030
410-461-0000

FRONT ELEVATION

A7

1.05.22



FRONT ELEVATION & GARAGE SECTION VIEW

1/4" = 1'-0"

I certify that these documents were prepared or approved by me and that I am duly Licensed Architect under the laws of the State of Maryland.
License Number 7507 Exp. Date 04/2020

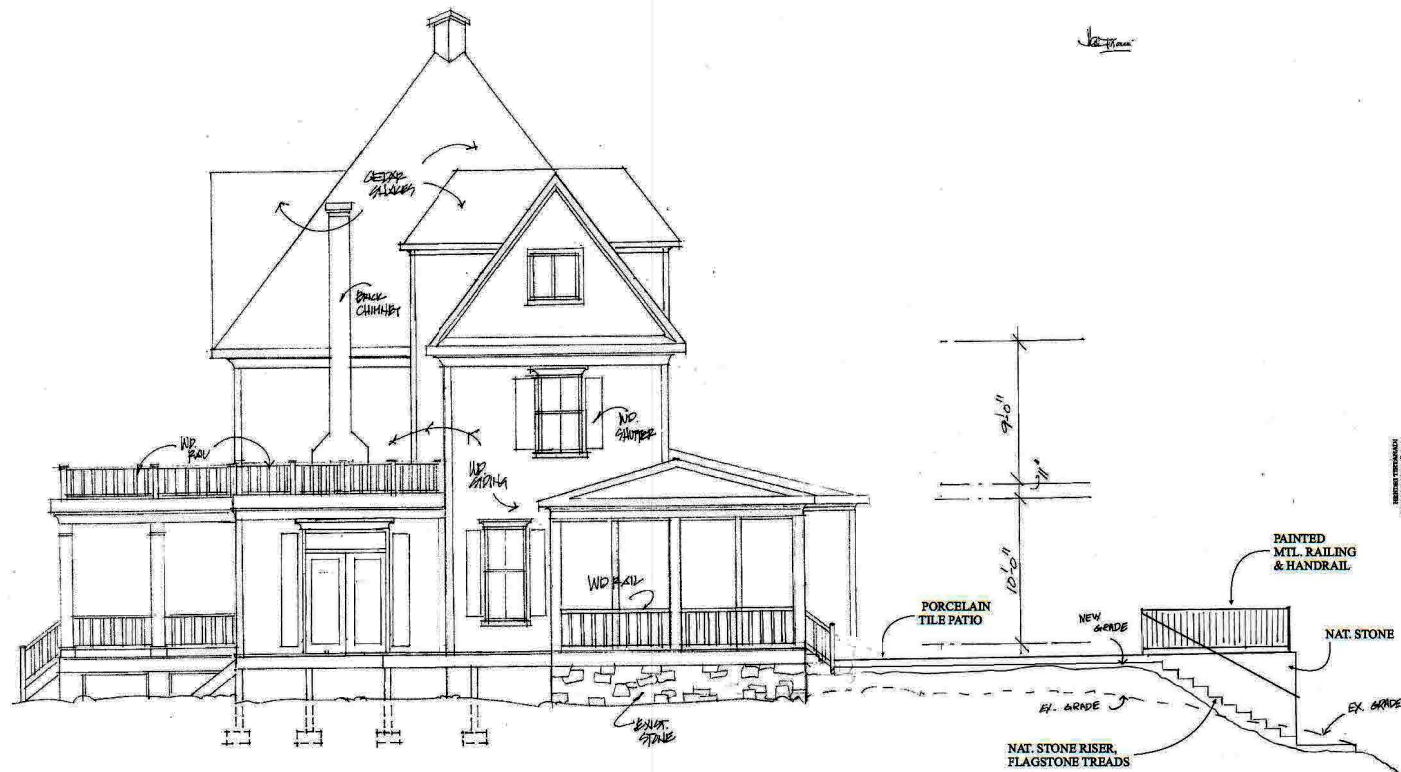


HISTORIC
WINDERBOURNE MANSION
15001 BARNESVILLE ROAD
BOYD, MARYLAND

ARCHITECT
TURTLE ARCHITECT
15001 BARNESVILLE ROAD
BOYD, MARYLAND 21034
TEL: 410-326-9877

FRONT ELEVATION &
GARAGE SECTION VIEW

A7



REAR ELEVATION

$\frac{1}{4}" = 1'-0"$

I certify that these documents were prepared or approved by me and that I am duly Licensed Architect under the laws of the State of Maryland.
License Number: 1987 Exp. Date 6/30/2021



REAR ELEVATION

DESIGNED BY TURTANADI ARCHITECT
www.turtanadiarchitect.com
TURTANADI ARCHITECT
15001 BARNESVILLE ROAD
BOYD, MARYLAND 20814
CELL: 301-660-0811

HISTORIC
WINDERBORNE MANSION
15001 BARNESVILLE ROAD
BOYD, MARYLAND

A 8



LEFT ELEVATION

TIRTANADI ARCHITECT
ALL DOCUMENTS
DATE 10/16/2021

HISTORIC
WINDERBORNE MANSION
15001 BARNESVILLE ROAD
BOYD, MARYLAND

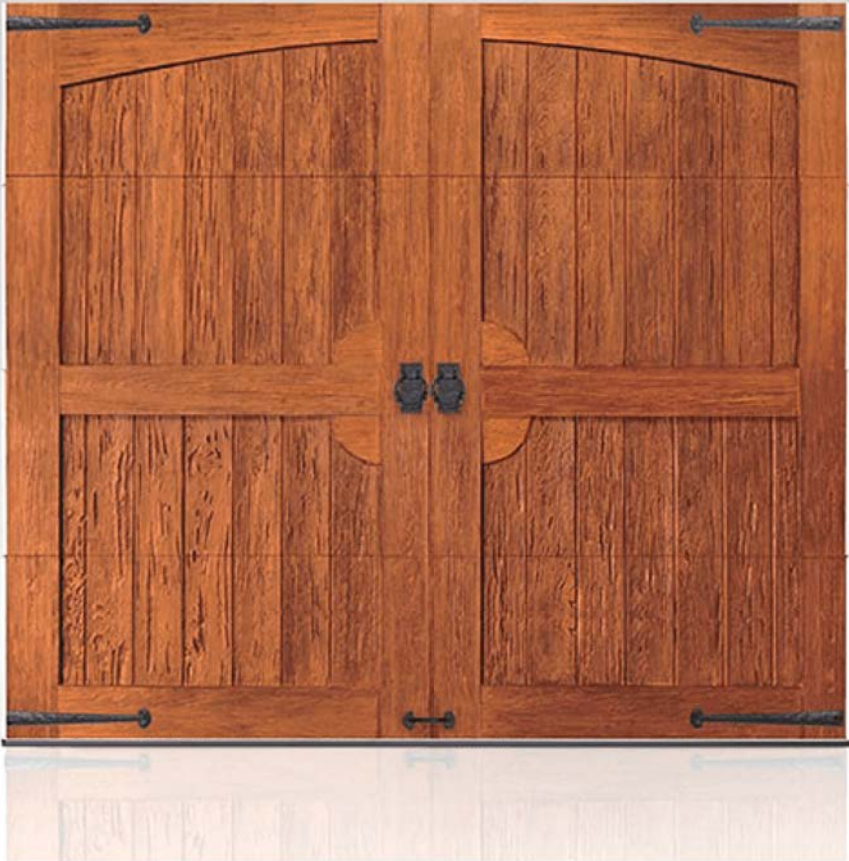
A10



2 Basswoods to be removed



Garage Image



A WORLD BEYOND WOOD

INTRODUCING ACRE™

The world's most advanced tree-free
building material.

ACRE™ BY MODERN·MILL

Build Better With ACRE

NATURAL BEAUTY

- Warm look and feel of wood
- Natural-locking grain
- Barefoot-friendly, low heat retention
- Wide range of finishing options: sand, stain, oil, paint, digital print

SUSTAINABILITY

- Made in the U.S.A.
- 100% tree-free
- Upcycled natural fibers from discarded rice hulls, a rapidly renewable resource
- Free of phenol, formaldehyde and adhesives
- Zero-waste manufacturing
- 100% recyclable

TECHNICAL BENEFITS

- Uniform texture and finish-ready edge throughout
- Can be processed with common woodworking tools
- Accepts screws and nails easily with a flush finish
- Flexible and thermoformable
- Perfect for curved applications
- Easy to glue and bond
- Lightweight and easy to handle and install

UNMATCHED DURABILITY

- 100% resistant to water, weather, pests and rot
- No splintering, cracking or warping
- No special maintenance or cleaning methods needed
- Industry-leading guarantee

CUSTOMIZABLE SPECS

- 4' wide x 8' length sheets standard, up to 20'
- Thickness: 1/4", 3/8", 1/2", 5/8", 3/4", 1"
- Available in Sheets, Trim, Decking and Siding





Sustainability without compromise

Now, there's a green alternative to wood that outperforms traditional materials, with greater durability, workability and longevity. ACRE® from Modern Mill is a new generation of high-performance eco-friendly building materials, 100% tree-free and made from renewable natural fibers.

Gorgeously durable, completely sustainable, and capable of exquisite craftsmanship, ACRE offers all the benefits of natural wood and composite substitutes without any of the downsides.

At Modern Mill, we believe we can build better, one tree-free board at a time

Wood has always been treasured for its beauty, durability, and ease in crafting everything from shelter to Eames chairs. But as a material, it has drawbacks, and the price in deforestation has been immeasurable.

Now, there's an alternative that's indistinguishable from wood — other than it's easier to work with and lasts longer. ACRE is a breakthrough product that protects our forests as surely as it beautifies our living environments.



ACRE LETS YOU:

REPLACE WOOD AND COMPOSITES

Made from upcycled rice husks, ACRE contains no wood at all. It's an entirely new material that ushers in a new era of durability, versatility and beauty.

SAW, SAND, STAIN — EVERYTHING BUT SPLINTER

It works with your woodworking tools and finishes like natural wood. Yet it can be extruded, thermoformed and more. Plus, it's lighter and a better thermal and acoustic insulator.

SHINE BRIGHT

ACRE holds onto every color under the sun. You can paint, stain, or finish ACRE just like wood. No special tools, training or processing required.

RAIN SUPREME

ACRE's rice husks make it 100% water-resistant, so it shines in decking, poolside and bathroom applications. No matter how wet it gets, it won't rot or attract mold.

INVEST IN COMMUNITY

Modern Mill is proud to build and bring you this revolutionary material straight from the heart of Mississippi, where we're building a better world, one tree-free board at a time.



What can you do with ACRE? Virtually anything you can imagine

ACRE is the perfect material for realizing your vision. It's made for artisans, for people who care about their craft. And because it can so easily be formed, it can be utilized in far more applications than wood.

ACRE is completely water-resistant, so it works everywhere — outdoors, indoors, even in wet applications.

ACRE is the perfect material for applications, you want to custom create, including:

EXTERIOR APPLICATIONS:

- Siding & Trim
- Cladding
- Windows & Doors
- Garage Doors
- Decking & Patios
- Fencing
- Cabinetry & Millwork
- Furniture
- Decorative Screens
- Garden Containers
- Pergolas
- Outdoor Showers

INTERIOR APPLICATIONS:

- Flooring
- Cladding
- Windows & Doors
- Cabinetry & Millwork
- Bathrooms
- Furniture
- Decorative Accents
- Signage
- Digital Printing
- Retail POP





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Beautiful
Phenomenal

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