

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17320 Moore Road	Meeting Date:	4/26/2023
Resource:	Master Plan Site #18/14 Joseph C. White House	Report Date:	4/19/2023
Applicant:	Alexis Leonard (Agent)	Public Notice:	4/12/2023
Review:	HAWP	Tax Credit:	N/A
Permit Number:	1025691	Staff:	John Liebertz

PROPOSAL: Construction of two outbuildings.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Historic Site
STYLE: Federal
DATE: ca. 1822



Figure 1: The subject property (yellow star) at 17320 Moore Road. The red lines are the boundaries of the Joseph C. White Master Plan Historic Site and the adjacent Friends Advice Master Plan Historic Site.

PROPOSAL

The applicant proposes to install two 12'x24' prefabricated run-in sheds (horse shelters) with 9' openings. The wood-frame shelters would be clad with wood board and batten siding and support an architectural asphalt-shingle gable roof. A shelter would be placed in each of the two remaining pastures that currently lack such facilities.

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 the *Montgomery County Code* ("*Chapter 24A*"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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
 - (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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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 Joseph C. White House at 17320 Moore Road (formerly recorded as 17400 Moore Road) is located within the 100-acre Rickman Farm Horse Special Park owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC). Great and Small, a non-profit organization that provides equine-assisted activities and therapies to children and adults, leases land at the Rickman Farm Horse Special Park.

Joseph C. White built the two-story, five-bay, Federal-styled brick and timber-framed dwelling ca. 1822. The Flemish and common-bond brick walls rests on a stone foundation and supports an asbestos shingle-clad, side-gable roof pierced by paired interior gable end chimneys. Significant architectural features include the remaining original nine-over-six, double-hung, wood-sash windows with splayed arch brick lentils and wood sills, the six-panel wood door with an ornate transom with tracery, and the dentilated wood cornice. There is a small two-story addition on the northeastern end added in 1911. A one-story, full-width, front porch added at that time has been demolished (Figures 2-3).



Figure 2: The Joseph T. White House, 1979 (left) and 2023 (right).

Source: Montgomery Planning.

On May 26, 1988, Montgomery County issued a notice of condemnation for the house and ordered all tenants to leave the property. The notice referenced septic issues, unsafe water supply, electrical hazards, structural damage, and inoperative heating. The property record includes an analysis from Meyer Associates, P.A. (consulting engineers) that stated the following:

Overall the house is in very poor condition and has been condemned by Montgomery Co. The timber framing is rotted and termite infested. Lower level floors have deflected approximately four inches. The roof has several holes and leaks, many loose shingles and eaves are rotted. The porch and porch roof have completely deteriorated and collapsing. The exterior brick walls are in poor condition. The rear wall has several cracks and appears to be bowing outward. The brick at the chimneys is weathered to the extent that there is no mortar remaining in the joints.¹

The house has remained vacant since the condemnation. The former owner received a HAWP (as the property was on the *Locational Atlas and Index of Historic Sites*) for the construction of the new house on the property in 1988 (*Figure 3*).² The Montgomery County Council listed the Joseph C. White House and its associated 100-acre property as a Master Plan Historic Site as part of the approved and adopted *Master Plan for Historic Preservation: Western County Historic Resources* (1989). In 1996, the County Council designated Moore Road (that accesses the subject property) as a rustic road in the *Rustic Roads Functional Master Plan*.³ M-NCPPC acquired the subject property and house in 1997.⁴ Our records note that the Commission installed a new roof and repaired the chimney at the time of acquisition and then proceeded with other restoration and structural repairs in 2004 as part of a state capital grant that required the recordation of a preservation easement with the Maryland Historical Trust.⁵

The applicant proposes the following alteration: the installation of two prefabricated 12'x24' run-in sheds with 9' openings. The wood-frame shelters would be clad with wood board and batten siding and support an architectural asphalt-shingle gable roof. A shelter would be placed in each of the two remaining pastures without such facilities (*Figure 3*).

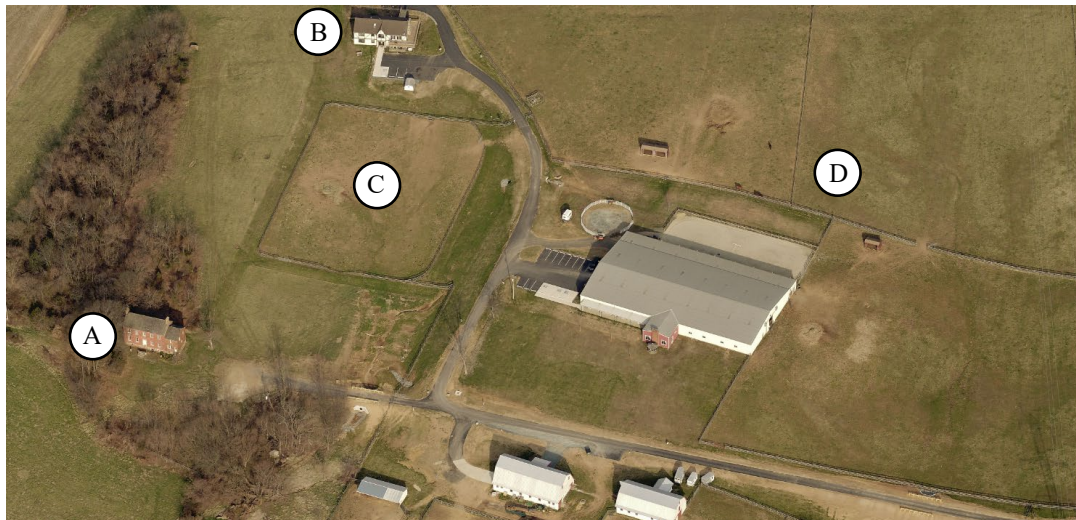


Figure 3: Aerial view of the Joseph T. White Master Plan Historic Site, 2023. “A” is the Joseph C. White House, “B” is the non-historic house constructed ca. 1988, “C” and “D” are the locations of the proposed run-in sheds. Source: Connect Explorer and Montgomery Planning.

¹ For more information, see

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640003/Box015/18-14_Joseph%20C.%20White%20House_Moore%20Rd_07-13-1988.pdf.

² For more information, https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640003/Box015/18-14_Joseph%20C.%20White%20House_Moore%20Rd_07-13-1988.pdf.

³ For more information, see <http://montgomeryplanning.org/wp-content/uploads/2016/11/RusticRoadsFunctionalMasterPlan1996ocr300.pdf>.

⁴ For more information, Montgomery County Circuit Court, “William M. Rickman to Maryland-National Capital Park and Planning Commission,” Liber 15108, Folio 341.

⁵ For more information, Montgomery County Circuit Court, Maryland-National Capital Park and Planning Commission to Maryland Historical Trust,” Liber 29868, Foil 479.

Staff finds that the construction of the two run-ins (shelters) to be consistent with the applicable guidelines. The placement of the shelters for the existing equestrian facility is compatible with the historic character of the agricultural property and does not impact the historic house. The proposed location for the run-ins is within existing fenced pastures. Numerous extant run-in shelters of similar scale, design, have no adverse effect to the house or property (*Figure 4*). In addition, Montgomery Parks staff archaeologists will perform shovel test pits at the site (noted as “C” in *Figure 3*) in closer proximity to the historic house to investigate the potential for any artifacts.



Figure 4: Photograph of the proposed shed—note that this is an example of a 10'x20' shed instead of the proposed 12'x24 shed (left) and an example of one of the existing run-in sheds (right) on the property. Source: Applicant's Proposal and Montgomery Planning.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), (3), and (5), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), (3), and (5), 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 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 john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

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:

- | | | |
|---|--|--|
| <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 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.

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

**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	*	*	*	*	*		*



MONTGOMERY PARKS

The Maryland-National Capital Park and Planning Commission
2425 Reedie Drive | Wheaton, MD 20902
MontgomeryParks.org

November 18, 2022

Alexis Leonard
Executive Director
Great and Small
17320 Moore Rd,
Boyd's, MD 20841

Re: Concept Review for
Great and Small Run in
Sheds

Project Type:
Installation of run in
sheds

Concept Approval Letter for Project Proposed on Parkland

Dear Alexis Leonard,

Based on a review led by the Park Planning and Stewardship Division staff, the concept plan for the run in sheds proposed at Rickman Horse Farm is acceptable. The concept plan proposes to meet the Mission, Vision, and Values of the Montgomery County Department of Parks and that, with avoidance, minimization and/or mitigation the impacts to natural, cultural, and/or recreational amenities within the Park are acceptable.

The following items will need to be addressed during the detailed Park Construction Permit application stage:

1. Great and Small to verify whether or not anchors will be required for the structure by manufacturer (Parks may still require anchor points)
2. A lease amendment may be required to codify Great and Small's maintenance responsibility for the structures
3. Parks Archaeology staff will perform shovel test pit investigations at the proposed shed location closest to the Joseph White House prior to installation
4. A Historic Area Work Permit is required before work may begin
5. A preconstruction meeting will be held before sheds are placed

This list may not be all-inclusive and may change when more detailed project information is provided.

This letter must be included in the Park Construction Permit application with the first Technical Review submittal (i.e. 60% design). Any divergence from the information provided in this concept may constitute grounds to rescind or amend concept approval and to reevaluate the project for additional or amended conditions and requirements.

MONTGOMERY PARKS

The Maryland-National Capital Park and Planning Commission
2425 Reedie Drive | Wheaton, MD 20902
MontgomeryParks.org

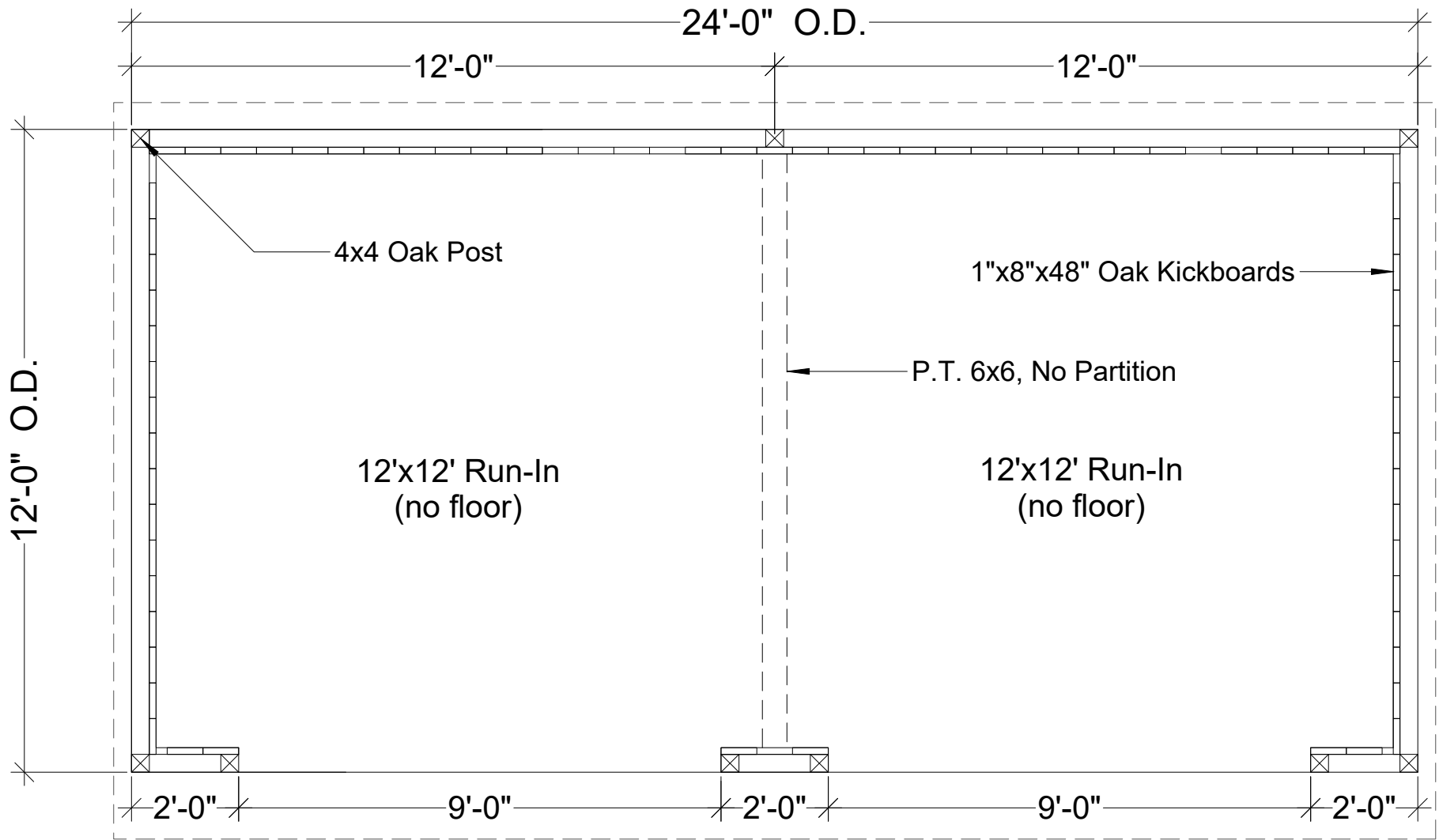
The Park Development Division issues permits approving work to be done on properties owned and/or managed by the M-NCPPC and on properties dedicated to M-NCPPC. A Park Construction Permit must be issued prior to the commencement of any work on property owned, managed or being dedicated to the M-NCPPC.

If you have any questions, please feel free to call Jacqueline Hoban at 240.772.6623 or email Jacqueline.Hoban@montgomeryparks.org.

Sincerely,
Jacqueline Hoban

CC:
Michael Zelaski
Jay Childs
Joshua Arnett
Cassandra Michaud
Timothy Crump
Scott Whipple





DRAWING PREPARED FOR:

Great and Small
17320 Moore Road
Boys, MD 20841

SEAL

Keystone Barns
www.keystonebarns.com
(717) 666-7027

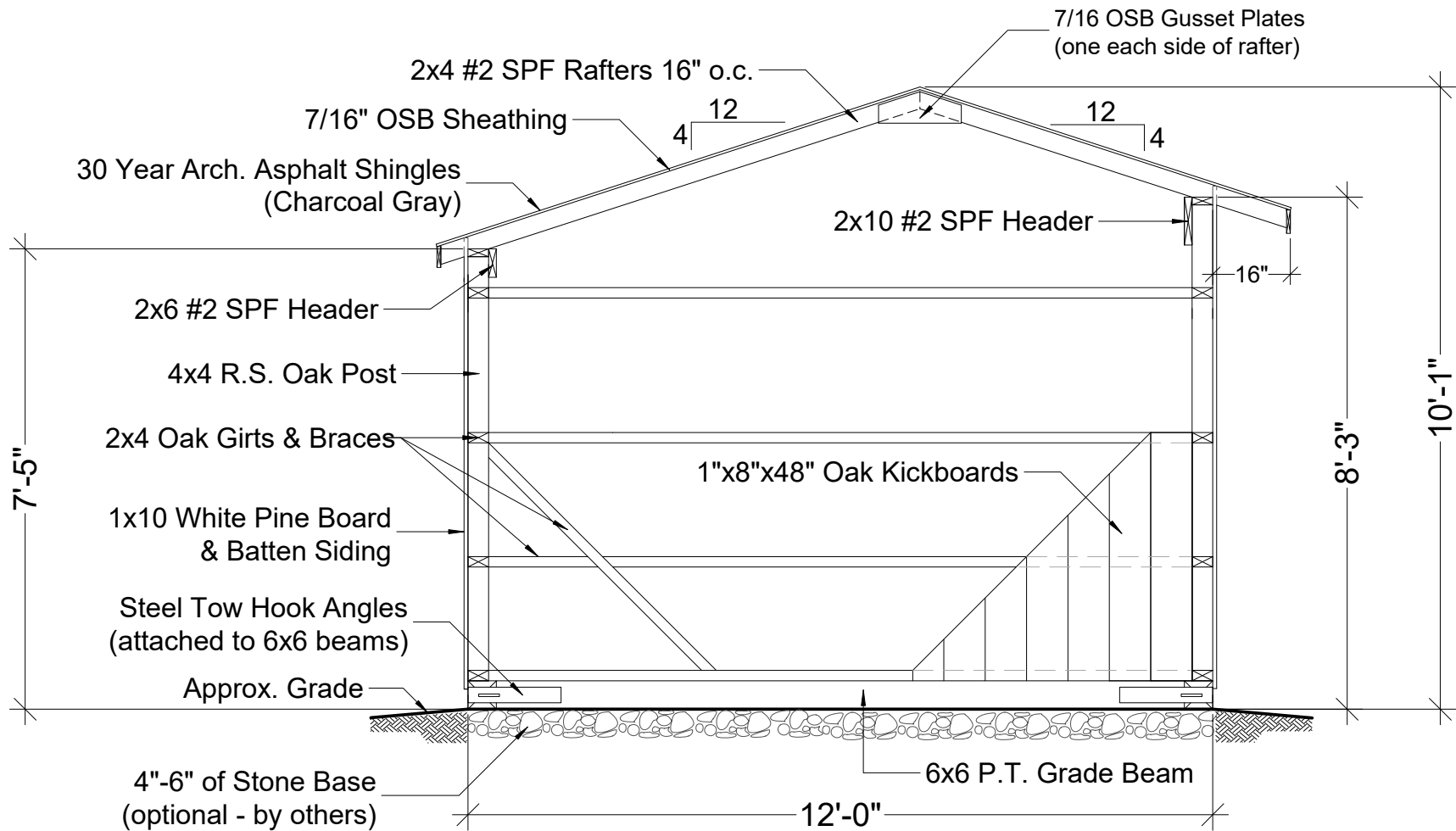
12'x24' RUN IN SHED

TITLE

FLOOR PLAN

SIZE CAGE CODE DWG NO. REV

SCALE SHEET A.2



DESIGN LOADS (ASCE 7-16)
(RISK CATEGORY-I / AGRICULTURAL BUILDING)

WIND LOAD - 105 MPH

SNOW LOAD:

LIVE LOAD - 35 PSF PLUS DRIFT
DEAD LOAD - ROOF WITH SHINGLES 10 PSF

NOTES:

When placing shed on stone pad, make the pad at least 12"-24" larger on each side of shed.

DRAWING PREPARED FOR:

Great and Small
17320 Moore Road
Boys, MD 20841

SEAL

Keystone Barns
www.keystonebarns.com
(717) 666-7027

12'x24' RUN IN SHED

TITLE

GABLE DETAILS

SIZE CAGE CODE DWG NO REV

SCALE SHEET A.1

2022 Great and Small Map



Legend

Blue = Property boundary

Red = Lease boundary

Green = Field boundary

Teal = Stream



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/23/2023

Application No: 1025691
AP Type: HISTORIC
Customer No: 1434423

Comments

Great and Small, which has a long term lease with MCP-PC , requests the opportunity to place run in sheds in our horse pastures for shelter for the horses in our therapeutic riding program. Project has preliminarily cleared by MCP-PC and Historical Preservation.

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 17320 MOORE RD
BOYDS, MD 20841

Othercontact Great and Small (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Great and Small requests placing two, 12x24 pre-fabricated wood sheds in two horse pastures on the Rickman Farm Horse Park.

Adjacent and Confronting Properties:

Boys, MD 20841

P.O. Box 86 Poolesville, MD 20837

17410 Moore Road

19001 Bucklodge Road

19301 Bucklodge Road