

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3427 Olney Laytonsville Road, Olney	Meeting Date:	8/16/2023
Resource:	St. John's Episcopal Church Master Plan Site #23/98-004A	Report Date:	8/9/2023
Applicant:	Vestry of St. John's (Nancy DeLalio, Agent)	Public Notice:	8/2/2023
Review:	HAWP	Tax Credit:	No
Permit Number:	1038668	Staff:	John Liebertz

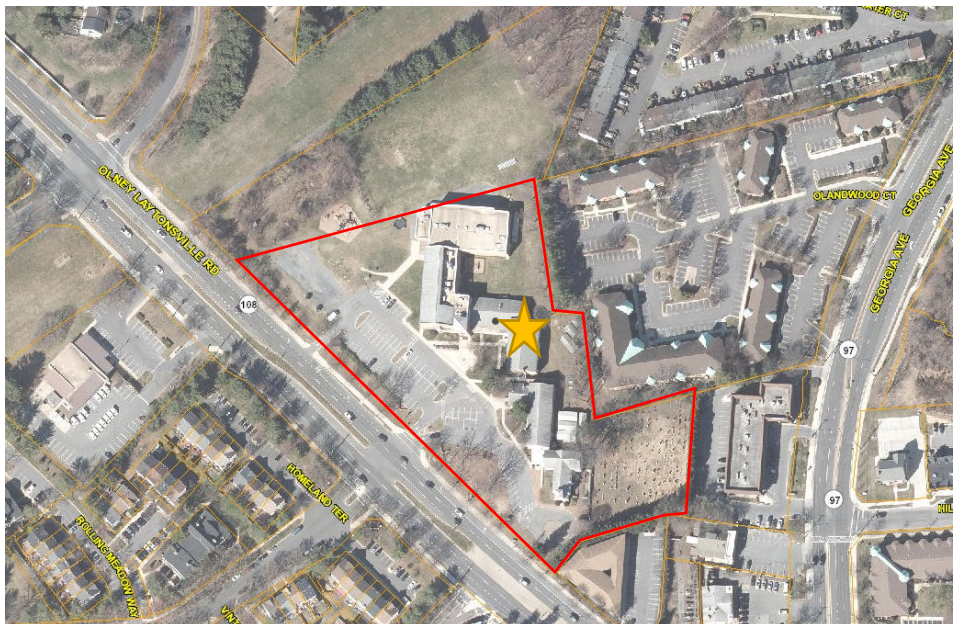
PROPOSAL: Installation of a front-gable hood (awning).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with three (3) conditions** the HAWP application with final review and approval delegated to staff:

1. The applicant shall amend the drawings to show the downspouts and include specification sheets for the downspouts and gutters.
2. The applicant shall clarify the material for the beadboard, fascia, and other trim. Wood, cementitious fiberboard, or polyvinyl chloride are acceptable (cementitious fiberboard and polyvinyl chloride trim must be painted).
3. The approval of this application does not include the signage noted in the proposal. The applicant shall submit a new HAWP for the signage that includes the dimensions, design, materials, and specifications when these materials are prepared.

ARCHITECTURAL DESCRIPTION



SIGNIFICANCE:
Master Plan Historic
Site #23/98-004A

DATE: c. 1880s

Figure 1: The subject property at 3427 Olney Laytonsville Road is noted with the yellow star. The red outline is the boundary of the Master Plan Historic Site.

Excerpt from *Places from the Past*:

The oldest Episcopal Church building in continuous use in Montgomery County, St. John's is one of only two historic structures remaining in the Olney crossroads. The church was organized as a separate congregation within St. Bartholomew's Parish, Laytonsville, sharing its rector. Ignatius and Eliza Waters donated land for the church. Construction of the 1½-story, post and beam structure was begun in 1842 and completed in 1845, when the church was consecrated. Originally located west in the adjacent cemetery lot, the church was moved in 1910 and placed on a fieldstone foundation. The structure was then enlarged with a three-story bell tower and enhanced with stained glass lancet or pointed arch windows. In 1979, the vestibule was enlarged to its current appearance. Today this vital congregation operates a large parish school for elementary and middle school children.

PROPOSAL

The applicant proposes to construct a new front-gable hood supported by wood brackets to shelter the existing double-leaf door to the kitchen and prayer room wing of parish hall. The front-gable hood would project 3'6 ¾" from the face of the wall. The roof would be sheathed with asphalt shingles and have aluminum gutters and downspouts. In addition, the applicant proposes to remove the existing signage and install a new 3'6" x 5' sign adjacent to the entry. This work item will not be reviewed or approved as part of this application as the materials and specifications of the sign are still under consideration and not included in the proposal.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction for Master Plan Historic Sites. These documents include *Montgomery County Code Chapter 24A* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these three documents 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;
- (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:

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 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 DISCUSSION

The subject church is a Master Plan Historic Site located in Olney, Montgomery County. The original church is a rectangular frame building, which is currently clad with stucco and exhibits a modified Gothic style. The church was moved from its original location within the adjacent cemetery to the east in 1910. At that time, the building experienced several additions, including the three-story bell tower at the south side (front). A wing was added across the north side (rear) of the church in 1979, replacing a previous small rectangular addition and giving the building a “T” form. As the congregation expanded, the church constructed numerous additions and/or new construction. In 1956, St. John’s dedicated the \$90,000 parish hall located to the northwest of the original church. The enlarged hall included a 400-person meeting room, kitchen, office, study, guild room, choir room, and classrooms.¹

In 2022, the Historic Preservation Commission approved several modifications to the non-historic parish hall including replacement of the exterior stairs, doors and windows, installation of an ADA compliant ramp, and HVAC.²



Figure 2: Views of St. John’s Episcopal Church, undated.
Source: St. John’s Episcopal Church.

Staff finds that the proposed addition of a front-gable hood to the kitchen wing of the parish meets the applicable guidelines and recommends approval with conditions. The proposed modifications would be located on a non-historic addition to the church, would not alter character-defining features of the

¹ “St. John’s to Dedicate \$90,000 Parish Hall,” *Washington Post*, November 3, 1956.

² For more information, see <https://montgomeryplanning.org/wp-content/uploads/2022/07/I.C-3427-Olney-Laytonsville-Road-Olney-997631.pdf>.

property, and are compatible with the resource. In addition, the front-gable hood could be removed later with no impact to the design of the parish hall. Staff requests that the applicant, however, amends their elevations to show the downspouts (which are noted but not drawn) and include specification sheets for the aluminum downspouts and gutters. In addition, the applicant should include a note or specify the material for the beadboard, fascia, and other trim. All beadboard, fascia, and other trim could be wood, cementitious fiberboard, or polyvinyl chloride (cementitious fiberboard and polyvinyl chloride trim must be painted).



Figure 3: Views of the kitchen and prayer room wing of parish hall.
Source: Montgomery Planning.

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

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application with final review and approval delegated to staff:

1. The applicant shall amend the drawings to show the downspouts and include specification sheets for the downspouts and gutters.
2. The applicant shall clarify the material for the beadboard, fascia, and other trim. Wood, cementitious fiberboard, or polyvinyl chloride are acceptable (cementitious fiberboard and polyvinyl chloride trim must be painted).
3. The approval of this application does not include the signage noted in the proposal. The applicant shall submit a new HAWP for the signage that includes the dimensions, design, materials, and specifications when these materials are prepared.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), having found that the proposal, as modified by the conditions, 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 #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	*	*	*	*	*		*

