

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	19000 Muncaster Road, Derwood	<b>Meeting Date:</b>	10/25/2023
<b>Resource:</b>	Individually Listed Master Plan Site (The Ridge #22/15)	<b>Report Date:</b>	10/18/2023
<b>Applicant:</b>	Richard P. Miller	<b>Public Notice:</b>	10/11/2023
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit No.:</b>	1045917	<b>Tax Credit:</b>	n/a
<b>Proposal:</b>	Accessory Structure Construction		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP with **one (1) condition**:

1. The exterior siding needs to be wood or T-111 and vinyl. Final approval authority to verify that this condition has been satisfied is delegated to Staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site #22/15 *The Ridge*  
**STYLE:** Federal w/later alterations  
**DATE:** 1748-53



*Figure 1: The subject property with the location of the proposed shed identified by a star.*

From *Places from the Past*:

“The Ridge is a modest mid-18th century dwelling with sophisticated architectural detail. The mid-18th century brick dwelling is connected by a hyphen to a stone wing, believed to predate the brick section. The 36' x 30' brick section, constructed c1750, features a brick base with a top course of molded, double curve bricks. Interior features typical of the mid-1700s include corner fireplaces, wood paneling, and a built-in closet with fluted pilasters. The stone section may have been used as a dwelling until the brick section was constructed, after which it became the kitchen with slave quarters above. A covered walkway connecting the two structures was fully enclosed in the Civil War era. Owner Zadock Magruder was a Revolutionary War leader and was instrumental in the founding of Montgomery County. In addition to serving as colonel in the militia, Magruder contributed money for arms and ammunition, and donated wool from sheep raised at The Ridge, for soldiers fighting in Valley Forge with George Washington. The original gable roof of the brick house was converted to a gambrel in 1925. Behind the main house is a log building constructed before 1860 and used at one time for a smokehouse. These two structures and the 6.83 acres on which they stand represent a 1,000-acre plantation established in the early 1700s, and owned for some 220 years by the Magruder family and its descendants.”

## **PROPOSAL**

The applicant proposes construct a pre-fab shed on the property.

## **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*.

Rehabilitation is defined 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.

### ***Montgomery County Code; Chapter 24A-8***

- (a) 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 the Interior's Standards for Rehabilitation***

- 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 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.

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 property is comprised of nearly seven acres of the original 1000-acre (one thousand acre) plantation. The house, barn, and log cabin are setback at least 700 ft (seven hundred feet) from Muncaster Road. The applicant proposes to install a pre-fabricated shed, installed on a gravel base 100' (one hundred feet) behind the house. The shed measures 12' × 16' (twelve feet by sixteen feet) with a side gable roof covered in asphalt shingles. The front elevation has a pair of barn doors, flanked by four-over-four sash windows with vinyl shutters to either side. The proposed exterior siding is vinyl. The other three elevations do not have fenestration. No trees will be impacted by the shed installation.

Staff finds the size and placement of the proposed shed will not detract from the character of the site and sits within the assemblage of buildings that includes the house and log cabin, separate from the barn. Staff additionally finds the size of the proposed shed is compatible with the yard and will be subservient to the existing log cabin, which measures 16' × 16' 6" (sixteen feet by sixteen feet, six inches).

Staff additionally finds the design of the proposed shed, with its simple side-gable form and barn-style doors compatible with the rural setting of the Master Plan site. The one material Staff takes issue with is the vinyl siding. The typical requirement at Master Plan sites is for all buildings, even contemporary construction, to use traditional materials or materials that have the same physical characteristics as traditional materials. An accessory structure from the 1750s-1860s would have been constructed out of stone or wood (log or clapboard/board and batten). While the vinyl siding does have a configuration similar to Dutchlap siding, the material's other characteristics including its shiny finish and ability to develop a patina are not compatible. Staff finds that to be compatible, the material needs to have a finish that can be painted and will wear over time and develop a patina. In reviewing the product website (<https://www.myersminibarns.com/assets/files/Lanco-Sheds-Brochure-compressed.pdf>) staff found that several products from the manufacturer are offered in T-111 siding. While this siding is not identical to milled lumber, Staff finds it has physical characteristics that are consistent with wood and can be painted. Staff recommends the HPC add a condition to the approval of this HAWP that the exterior material for the shed needs to be either wood or T-111 with final approval authority delegated to Staff to verify that this condition has been satisfied. With this added condition, Staff supports the approval of the HAWP under 24A-8(b)(2) and Standards 2, 9, and 10.



*Figure 2: Detail showing the house, pool, barn, log cabin, and proposed shed location.*

**STAFF RECOMMENDATION**

Staff recommends the HPC **approve the HAWP with one (1) condition;**

1. The exterior siding needs to be wood or T-111 and not vinyl. Final approval authority to verify that this condition has been satisfied is delegated to Staff;  
under the Criteria for Issuance in Chapter 24A-8(b)(2) having found that the proposal will not

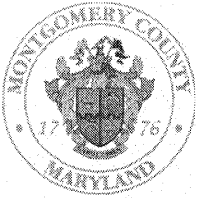
substantially alter the exterior features of the historic resource and is compatible with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@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# 1045917  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Richard P Miller  
Address: 19000 Muncaster Rd  
Daytime Phone: 240-687-9410

E-mail: rpmiller741@gmail.com  
City: Derwood Zip: 20855  
Tax Account No.: 00002008

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M: 22-15

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
X No/Individual Site Name The Ridge \_\_\_\_\_

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: 19000 Street: Muncaster  
Town/City: Derwood Nearest Cross Street: Annamarie Ct  
Lot: N/A Block: N/A Subdivision: N/A Parcel: P666

**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 checked="" 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.

Richard P Miller 10/13/23 10/03/23  
Signature of owner or authorized agent Date

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

<b>Owner's mailing address</b> 19000 Muncaster Rd Derwood, MD 20855	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
John and Nancy Taylor 1 Granby Ct Derwood, MD 20855	Kira Mock & Sergei Kalinin 19001 Muncaster Rd Derwood, MD 20855
Beaver Certificates LLC (aka The Valley) 5 Granby Ct Derwood, MD 20855	Freddy & Sandra Villalobos 19005 Muncaster Rd Derwood, MD 20855
Son of David Congregation 19100 Muncaster Rd Derwood, MD 20855	Eina & Suk Sung 18910 Muncaster Rd Derwood, MD 20855

19003 Muncaster Road

18913 Muncster Road, Rockville MD 20855

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 Ridge is a historic home which sits at the back of just under 7 acres of land. It is a 1+1/2-story Flemish bond brick house on a fieldstone foundation with decorative detailing in the main house that reflects Georgian, Federal, and Greek Revival influences. A two-story log cabin sits on the back of the property behind the main house and is thought to originate from the 18th-century. The Ridge was the home of Zadok Magruder and his descendants, until 1956, and was once the main house of the 1000 acre farm on which it sat. The Ridge was listed on the National Register of Historic Places in 1988 and is designated as a historic preservation site for Montgomery County.

Through the years The Ridge has had various lives as a cattle ranch, orchard, and smoke house, among other things. At some point, a five-stall barn and riding ring were built on the property(1994?) and the Ridge served as an equestrian facility. The property also includes a hay shed and two run-ins, one in each front paddock. The property does not have a garage or equipment shed.

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

Due to the lack of a garage, we are proposing the installation of pre-built 12'x16' enclosed shed onto a portion of the back driveway and yard, parallel to the back property line. Land to be cleared of weeds and leveled with stone/gravel. Shed installed by shed builder via delivery.

The proposed shed would provide storage for personal property and small maintenance equipment (ie snowblower/tiller/push mower, etc), as well as, act as a privacy barrier between our property and the commercial rehab facility which has aggressively expanded on adjoining properties directly behind us(5 properties, 13 acres, and up to 48 patients at a time). Clients of the facility regularly walk within 20 ft of our back property line and our loss of privacy is palpable. This shed will serve two purposes at once.

Current permit request open with DPS for this structure is #988542. We did not realize this would require historical approval, so our apologies in advance for not seeking prior approval.



Work Item 1: Prepare Site

Description of Current Condition:  
Paved surface and dirt

Proposed Work:  
Add some stone/gravel to dirt and level area adjacent to driveway.

Work Item 2: Install Shed

Description of Current Condition:  
Vacant

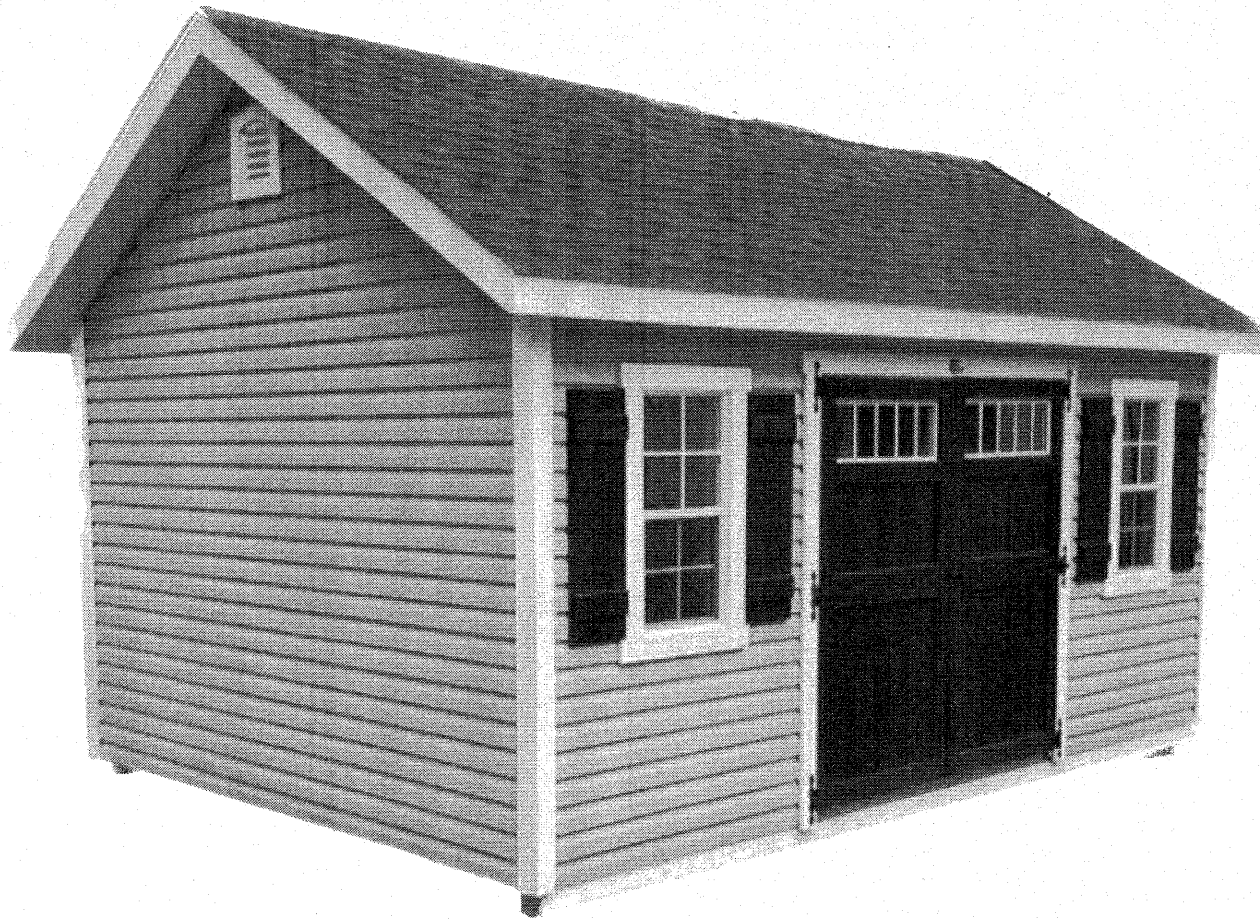
Proposed Work:  
Have pre-made shed delivered and installed on proposed site.

Work Item 3: \_\_\_\_\_

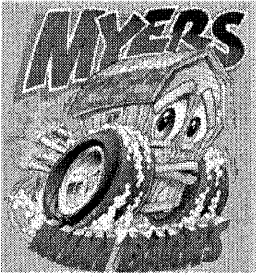
Description of Current Condition:

Proposed Work:





12 x 16 Pre-built shed. Gray with white trim and black doors/shutters.  
All other sides are plain. Roof is slate colored.



**Myers Mini Barns, LLC**  
 16041 Frederick Road  
 Lisbon, MD 21765  
 410-489-5451  
 myersminibarns@gmail.com  
 www.myersminibarns.com

# Invoice

**BILL TO**  
 Richard Miller  
 19000 Muncaster Road  
 Derwood, MD 20855  
 240-687-9410

**SHIP TO**  
 Richard Miller  
 19000 Muncaster Road  
 Derwood, MD 20855  
 240-687-9410

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
9491	06/17/2023	\$0.00	07/17/2023	

**ON SITE**

X

PAID

DESCRIPTION	QTY	RATE	AMOUNT
12 X 16 CLASSIC AFRAME VINYL SIDING - PEWTER TRIM - WHITE SHUTTERS - BLACK BATTEN SHINGLE - CHARCOAL GRAY 7/12 DOORS - 6' BLACK CLASSIC W/TRANSOM WINDOWS - 18 X 36 WINDOWS UPGRADE, TRANSOM IN DOORS, 2 - 3 X 12 LOFTS, 6' RAMP	1	10,600.00	10,600.00T

50% Deposit, Balance Due Prior To Delivery. NSF checks: \$35 charge.  
 Myers Mini Barns retains ownership of the merchandise until paid in full  
 and retains a security interest therein until final payment is cleared.  
 Cancellation after 3 days from order date - 15% restocking fee. (Initial \_\_\_\_\_)

X





