

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19000 Muncaster Rd., Derwood	Meeting Date:	12/6/2023
Resource:	Individually Listed Master Plan Site (The Ridge #22/15)	Report Date:	11/29/2023
Applicant:	Richard P. Miller	Public Notice:	11/22/2023
Review:	HAWP	Staff:	Dan Bruechert
Permit No.:	1048102 RETROACTIVE	Tax Credit:	n/a
Proposal:	New Fencing and Lights for Outdoor Riding Arena		

STAFF RECOMMENDATION

Staff recommends the HPC **approve the HAWP** with **one** condition:

1. The approved documents for this HAWP not be released until the condition for HAWP #1045917 (approved on 10/25/2023) has been satisfied and verified by Staff.

ARCHITECTURAL DESCRIPTION

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



Figure 1: The Ridge with/ a star showing the location of the riding ring.

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, 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.”

BACKGROUND

On October 25, 2023, the HPC approved HAWP #1045917 for the retroactive approval of a prefabricated accessory structure with one condition. The condition required the applicant to install a wood or T1-11 siding, finding the proposed vinyl was not compatible with the character of the Master Plan site.

PROPOSAL

The applicant proposes to construct wood board fencing to enclose a riding ring in front of the house with six 25' (twenty-five feet tall) wooden poles with attached lights.

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 deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.

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 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 riding arena will enclose a rectangle 193' 4" × 73' (one hundred ninety-three feet, four inches long, by seventy-three feet wide). Aerial photography of the site shows a riding arena was installed in this location between 1986 and 1993. The footing in the arena is covered in sand, which is consistent with its appearance over the last 20 years. The applicant proposes to enclose a riding arena in front of the house with a 4' (four-foot tall) wood paddock fence. To illuminate the arena, the applicant proposes to install six 25' (twenty-five foot tall) wood telephone poles – sunk into the ground by 5' (five feet) – to mount small LED light fixtures (highlighted in the application). Electricity to the lights will be provided by trenches connecting the new lights from the hay barn.

Staff finds the proposed fence will match the existing paddock fence. Staff finds that the fence is compatible with the design, materials, and dimensions of the Master Plan Site, and is compatible with typical paddock fencing commonly found in rural areas and used for the purposes of containing livestock,

delineating property boundaries, and fencing off riding arenas or other speciality-use areas within a farm property. Adding a layer of fencing, approximately 500' (five hundred feet) from Muncaster Rd. will not detract from the character of the Master Plan Site and Staff recommends the HPC approve the proposed fence.

The next proposed change on the site is the installation of six wood telephone poles with LED light fixtures. To provide electricity to the lights, the applicant proposes to cut a trench from the hay barn to the proposed riding ring. The trench will be approximately 4" (four inches) wide and 18" (eighteen inches) deep. The 25' (twenty-five foot tall) telephone poles will be sunk 5' feet into the ground, leaving 20' (twenty feet) exposed. The applicant proposes to install an LED light fixture on each of the poles. The lights measure 13" × 32.5" (thirteen inches wide, by thirty-two and one-half inches long).

HP Staff consulted with Zoning Staff who provided additional information regarding the appropriateness of the type of lighting proposed:

“The light must direct light downward. No light should go over the property line, so it should be 0.0 footcandles at the property line. Also, illumination is prohibited after 10 PM on Friday and Saturday and 9 PM all other days of the week.”

This information is consistent with proposed use in the accompanying project narrative.

Staff finds the proposed poles and lights will not have a significant effect on the character of the site. The six poles will be spaced far enough from one another that they will not disrupt the sense of openness in the front of the property. Staff additionally finds wood is the appropriate material for these poles as they will dull and blend whereas a metal pole would likely appear too shiny to be compatible. The black lights are not so large that they will overwhelm the character of the site. Additionally, Staff finds the proposed LED fixtures will be easier to position so that the light satisfies the zoning requirement, outlined above.

Staff consulted with the Staff archaeologist about the possibility of the work impacting any archaeological features on the site and concluded no archaeological investigation was warranted for the following reasons. First, the historical record indicates the area proposed for the riding arena has been plowed field for more than the last 100 years. Second, installing the electrical conduit requires a trench approximately 12" (twelve inches) deep by 4" (four inches) wide, and the holes for the lighting poles are 5' (five feet) deep and approximately 12" (twelve inches) wide. Staff determined that the trenching used to bury the conduit and holes for the light poles, would have no more than a de minimus impact on the site and would not likely impact any archaeological resources.

Staff conducted a site visit on November 8, 2023, and saw that the light poles were already installed. Other images of the site, including one from March 18, 2023 (see below), do not show poles installed on the site. Staff reminds the applicant that they must receive an approved HAWP before beginning work under County Code. As this is the second HAWP application from the applicant in just over a month where work was at least begun before the HPC's review and approval, Staff recommends the HPC add a condition to the approval of this HAWP that Staff not issue the approval documents for this HAWP until the condition on HAWP #1045917 is resolved. Additionally, Department of Permitting Services staff have advised this alteration requires an electrical permit and inspection. The applicant should submit that permit for DPS review and approval.



Figure 2: An aerial photo showing the riding ring taken on March 13, 2023. Image courtesy EagleView.

STAFF RECOMMENDATION

Staff recommends the HPC **approve the HAWP with one condition;**

1. The approved documents for this HAWP not be released until the condition for HAWP #1045917 (approved on 10/25/2023) has been satisfied and verified by 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 to schedule a follow-up site visit.



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

FOR STAFF ONLY:
HAWP# 1048102
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 type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Riding Ring Lighting</u> |

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 16/24/23
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 19000 Muncaster Rd Derwood, MD 20855	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
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

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 riding ring does not currently have lighting, although it is believed to have had lighting years ago. Ring also does not currently have fencing to protect riders and horses from going down grades at rings edge.

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

Riding Ring Lights

Due to the early sunset time in the fall, winter, and spring the usability of the riding ring during the work week is severely impacted. Proposed plan would add six 25ft wooden telephone poles, 3 on each side, sunk 5ft in the ground, for a net height of 20ft above ground, and which would each hold a 300W, 42,000 lumen hi-efficiency LED light. Pole spacing would be widened to mitigate any obstruction of the view of the house and surrounding structures, with the poles blending in with the surrounding trees to the greatest extent possible. Wooden poles would align with the historic character of the property and the high efficiency lighting will mitigate the need for a dedicated electrical circuit to be dug from the electrical panel. Temporary lighting options do not provide sufficient lumination for horseback riders to safely work horses after dusk.

Current zoning regulations for equestrian facilities located on properties such as The Ridge allow such lighting for riding rings, under the conditions that: any outdoor arena lighting must direct light downward using full cutoff fixtures; producing any glare or direct light onto nearby properties is prohibited. Illumination is prohibited after 10:00 p.m. on Friday or Saturday, and after 9:00 p.m. on Sunday through Thursday. Most equestrian facilities in the DMV area, including privately owned properties, have lighting for the riding ring to make riding possible on a year-round basis due to daylight savings, early sunset hours, and long commute times in the region.

Ring Fencing

The Eastern and Northern sides of the ring have somewhat significant grades that slope away from the riding arena, presenting a safety hazard. For the safety of anyone riding in the ring, we are proposing the addition of some fencing to provide the visual and physical cues to the horses and riders to keep them safely inside the ring. Fencing would consist of 4/5 8ft fence posts pounded into the ground 4ft for a net height of 4ft above ground. Spacing would be every 7'6" and the fence boards would consist of four 2x6 boards along its entirety (like all the other paddock fencing on the property). This fence type would provide the most protection and safety to the riders to mitigate potential accident and injury.

Work Item 1: Install Light Poles

Description of Current Condition:

Riding ring with no lights

Proposed Work:

Add 6 25ft wooden telephone poles around the ring. 20ft net height after installation. Poles to be approx. 1 to 2 ft off the riding ring edge, with two poles centered on each side and the remaining poles approximately 3 to 4ft from each corner.

Work Item 2: Bury Electrical and Install Lights

Description of Current Condition:

Riding ring with no lights

Proposed Work:

Pick up electric from hay barn connect to the riding ring. This would involved trenching approx. 50ft to the riding ring and 450ft around the ring to bury 12/2 direct burial electrical wire. Hang lights with flat plate adapters that provide minimalistic look, while also providing flexible positioning of the lights.

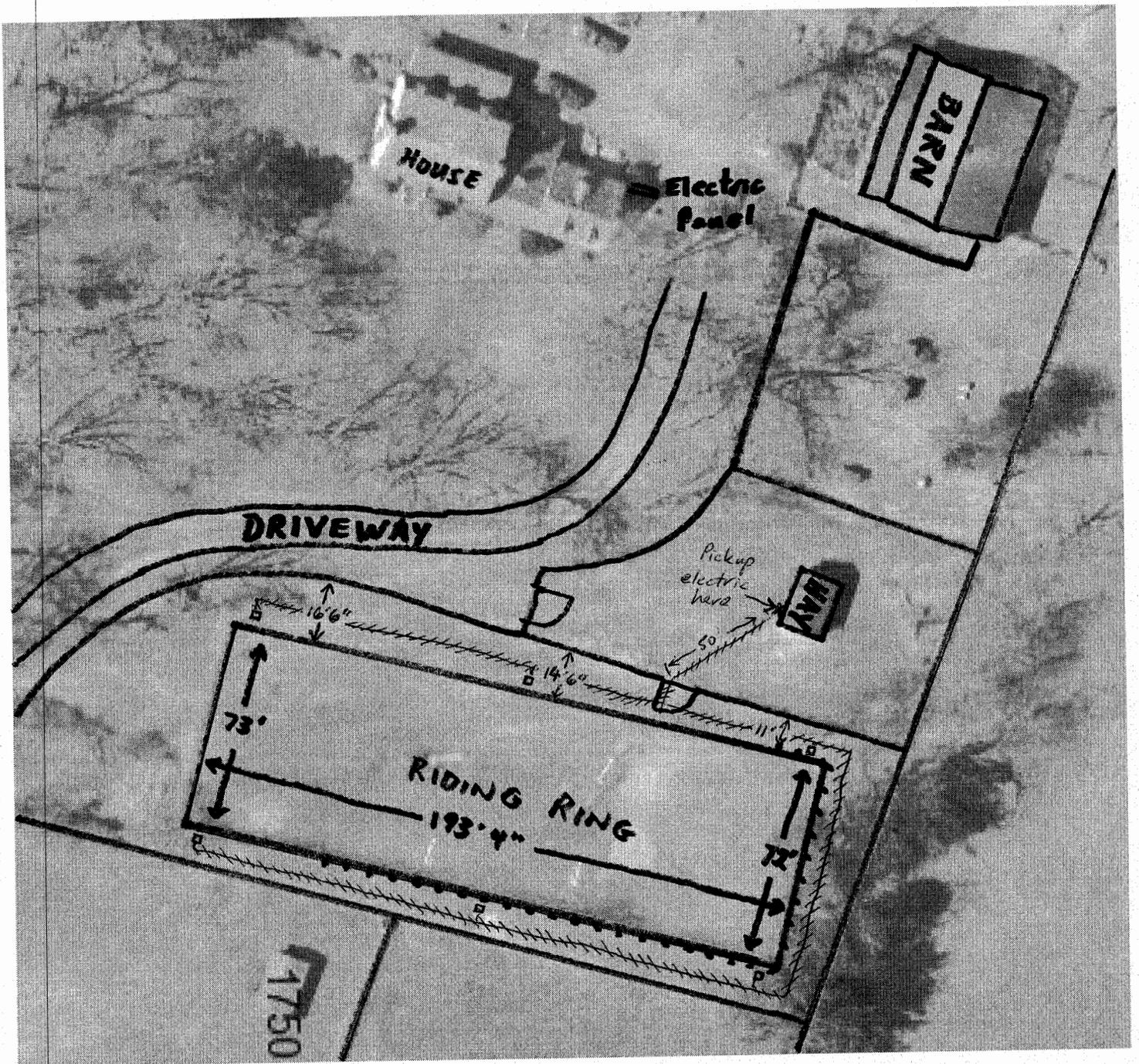
Work Item 3: Install 4/5 poles and fence boards

Description of Current Condition:

No immediate fencing at edge of riding ring. Considerable downward slope/grade along two side of the ring.

Proposed Work:

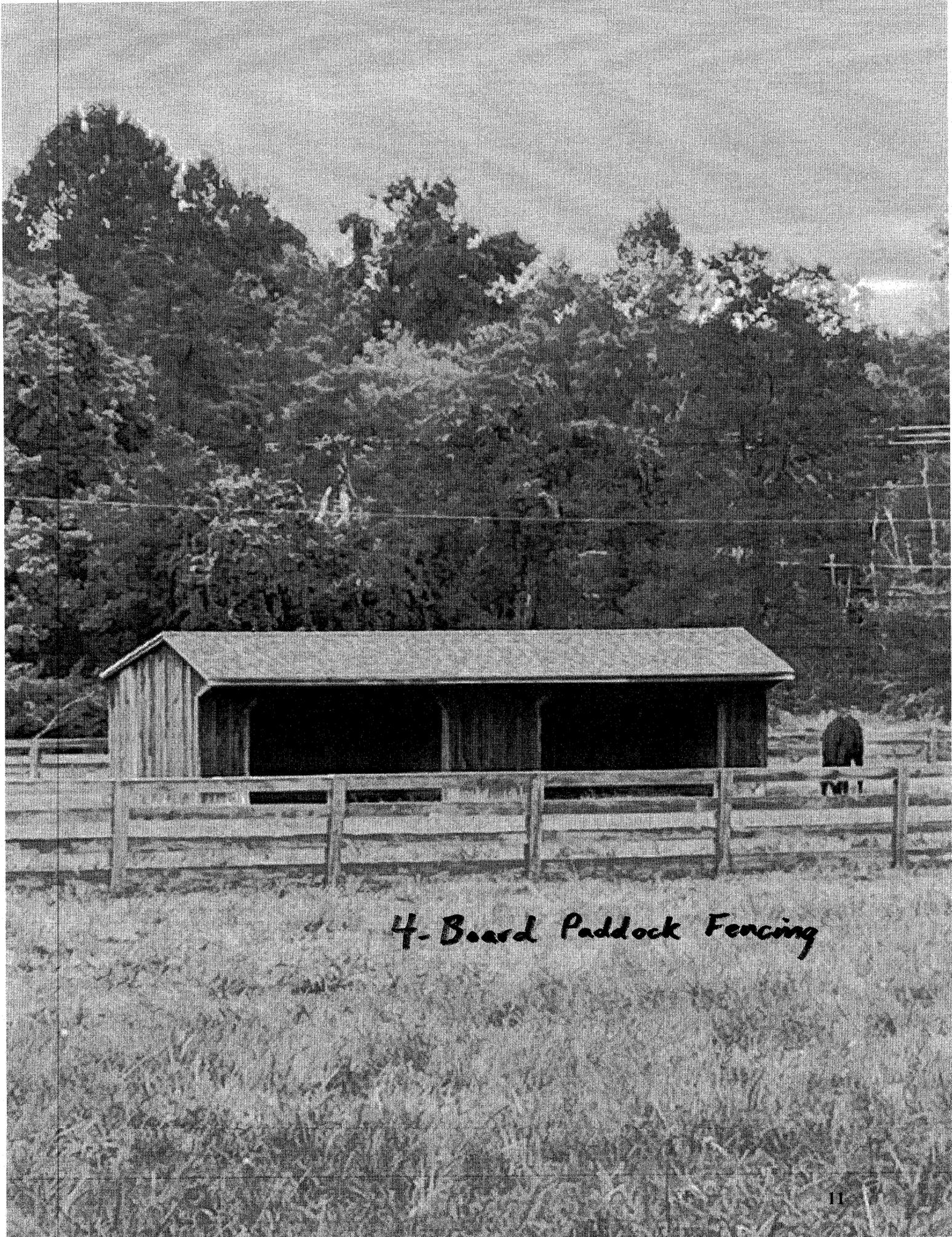
Bury posts to 4ft net height. Add 2x6 boards in four rows to match paddock fencing from the rest of the property.



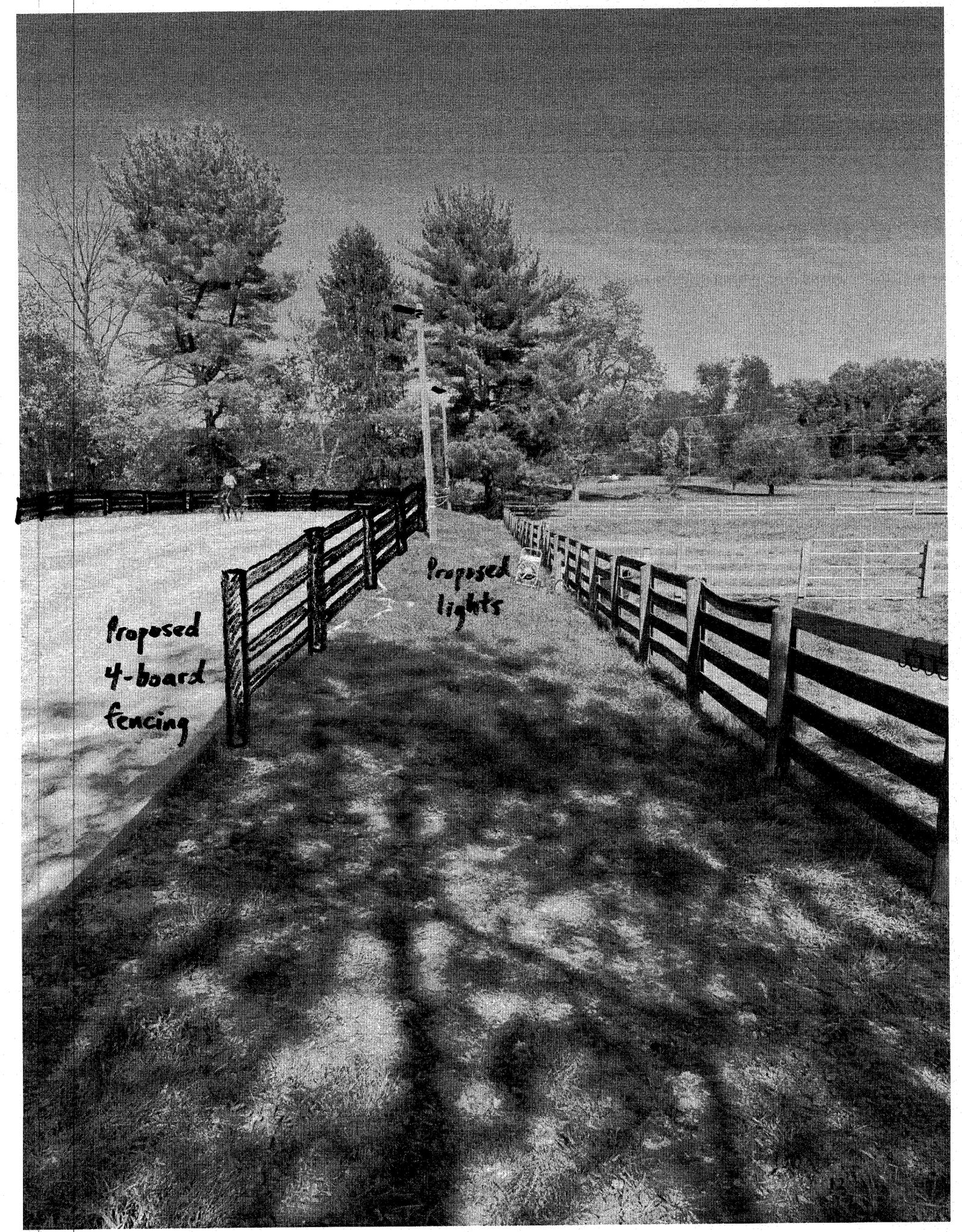
- - light on 20' wooden pole
- ##### - trench w/ buried electric line. Est. 550' of buried line
- ~~~~~ - 4-board fencing to mirror that of the paddocks

SITE PLAN

10/24/23 RIM



4-Board Paddock Fencing

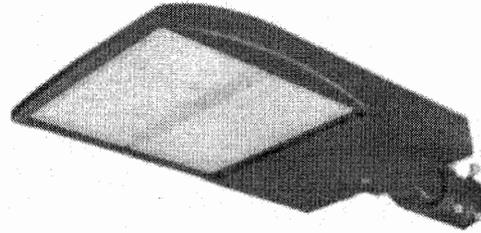


Proposed
4-board
fencing

Proposed
lights

PRODUCT DESCRIPTION

The Top Rated NextGen Series Gets Better! The NextGen III Series has 140+ Lumens per Watt, bigger VP driver and is DLC 5.1 Premium Rated! New pop open Compartment for fast access and optional easy twist in Motion Sensor that can be programmed by a remote



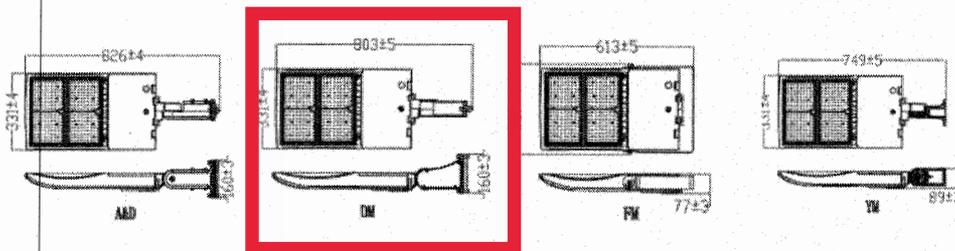
DLC #:

RGL-NEXTGEN3-300JT3A1

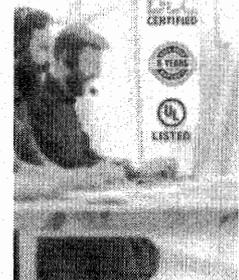
PRODUCT FEATURES & COMMON USE APPLICATIONS

- UL cUL DLC-V5.0(Premium) certificate.
- Bridgelux Chip, high CRI.
- Input voltage 120-277VAC.
- Output constant current level can be adjusted through output cable with 0-10V.
- No UV or IR in the beam.
- Easy to install and operate.
- Energy saving, long lifespan.
- Light is soft and uniform, safe to eyes.
- Instant start, NO flickering, NO humming.
- Green and eco-friendly without mercury
- Outdoor basketball court, tennis court.
- Badminton court, the football field.
- The school playground, stadium.
- Community leisure entertainment plaza, road lamp etc.

PRODUCT DIMENSIONS



LEGENDARY USA SUPPORT



PRODUCT TECHNICAL SPECIFICATIONS

OPTICAL	Input Power (Tolerance : ±10%)	300W
	Color Temperature	3000K 4000K 5000K 5700K
	Lumen (Tolerance : -10%)	40000LM 40500LM 41000LM 41000LM
	Efficacy (Tolerance : -3%)	140LM/W 140LM/W 140LM/W 140LM/W
	CRI	>70
	Color Consistency	<6 Steps (or <6 SDCM)
	BUG	B3-U0-G3
	Diffuser Type	Type III
	Beam Angle (50%) (Tolerance :	155*120 Degree
ELECTRICAL	Input Voltage and Frequency	120-277VAC, 50/60Hz
	PF (Tolerance : -3%)	≥0.9
	THD (Tolerance : +5%)	≤20%
	Flicker Percent	<5%
	Driver Brand	Sosen VP series
	Driver Model	Sosen VP series
	Driver Surge protection	L/N-PE: 10kV, L-N: 6kV
	Dimming	0-10V dimming standard
	Optional Accessory	Photocontrol, Surge-protective Device, Motion Sensor
MATERIALS	LED Brand	Bridgelux
	LED Type	SMD3030
	LED QTY	154PCS
	Housing	Die-cast aluminum
	Housing Color	Brown, Black, or Customized
	Waterproof Rating	WET (IP65)
OTHERS	Operating Temperature	Without Motion Sensor: -40°C TO 45°C
	Storage Temperature	-40°C TO 80°C
	Operating Humidity	20% - 90% RH
	Storage Humidity	10% - 95% RH
	Warranty	7 years warranty with 24/7 operating hours Luminaire lifetime

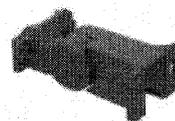
PRODUCT MOUNTS & ACCESSORIES



AM



DM



YM



FM



PHOTOMETRICS & DLC PRODUCT SPEC

Luminaire Property

Luminaire Manufacturer:
Voltage: 119.3 V
Power: 304.99 W

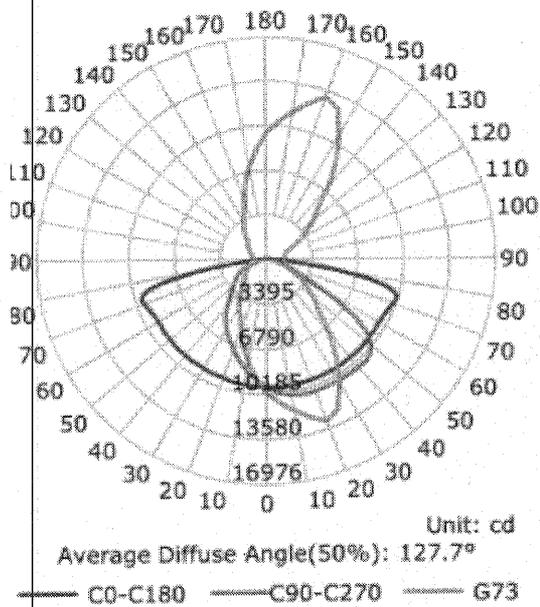
Current: 2.5803 A
Power Factor: 0.985

Photometric Results

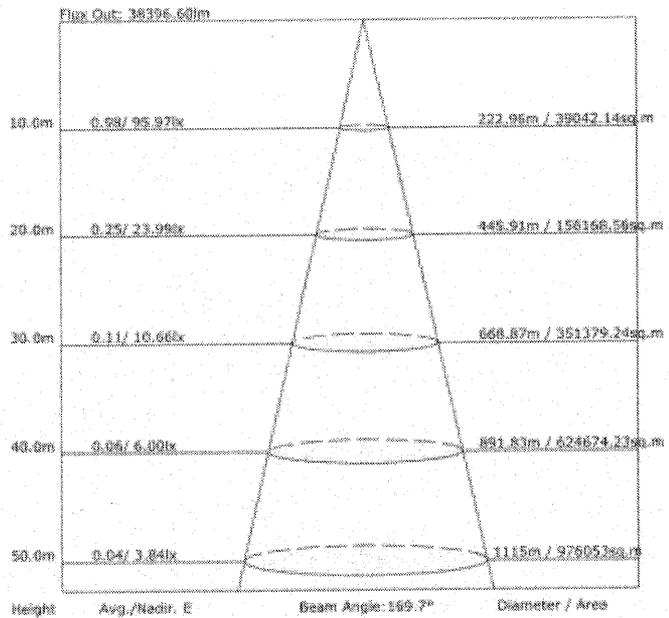
IES Classification: Type III
Total Rated Lamp Lumens: 38665.8 lm
Efficiency: 100%
Upward Ratio: 0%
Central Intensity: 9596.53 cd
Pos of Max. Intensity: H157.5 V73

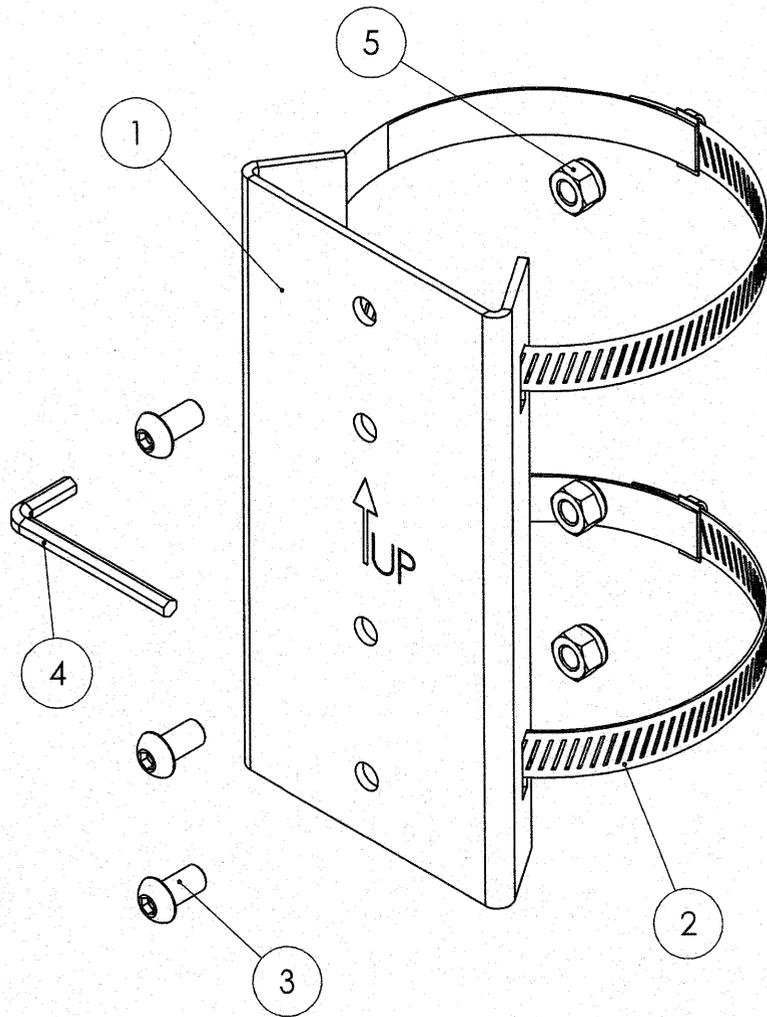
Longitudinal Classification: Medium
Measurement Flux: 38665.8 lm
Downward Ratio: 100%
Luminaire Efficacy Rating (LER): 126.78
Max. Intensity: 13580.93 cd

Luminous Intensity Distribution Curve



The Average Illuminance Effective Figure

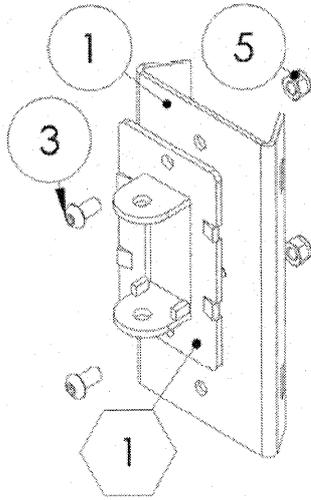




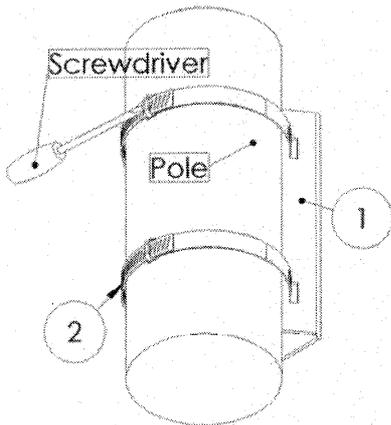
LCD-PA

ITEM NO.	DESCRIPTION	QTY.
1	Mounting Plate	1
2	Variable Band Strap	2
3	Socket Screw M8*P1.25*L16.5	3
4	M5 Allen Key	1
5	Nylon Nut M8*P1.25	3

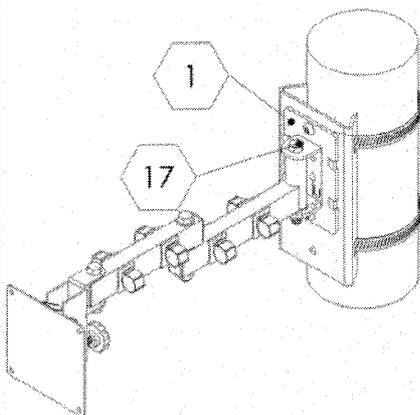
VMP
VIDEO MOUNT PRODUCTS



Step 2: Attaching the wall plate to the LCD-PA plate



Step 3: Strapping the LCD-PA around the pole



Step 4: Attaching the remained of the mount to the wall plate

Step 1

Before starting, lay out all parts to your mount and match them to the parts list provided. Verify that you have all your parts before attempting to assemble the mount

Step 2

Attach the LCD-1 or LCD-2537 wall plate (1) LCD-1 or LCD-2537 to the LCD-PA plate (1) using the socket screws (3) and nylon nuts (5). **Note:** When attaching the LCD-1 or LCD-2537 make sure the top hole of the mount is attached to the top hole of the LCD-PA. The top of the LCD-PA is indicated by the up arrow on the front of it.

Step 3

Thread the band straps (2) through the slots cut into the LCD-PA plate (1) and around the desired mounting pole. Put the flat end of the strap underneath the screw on the other side of the strap. Then tighten the band strap by turning the screw so the band strap feeds under the screw and out the other side. Do this until you can not tighten the band straps (2) around the desired pole any further.

Step 4

Attach the remainder of the LCD-1 or LCD-2537 mount by using the long 3/8" screw (17) LCD-1 or LCD-2537 that works with the wall plate (1) LCD-1 or LCD-2537.

Please verify that all nuts and screws are securely tightened.

Enjoy Your Mount!

WARNING: The installer of these products must verify that the mount surface, ceiling or wall, will safely support the combined weight of all attached equipment and hardware. Video Mount Products will not be held liable for the improper use or installation of its products.

November 13, 2023

Good morning Dan,

I hope you are well and enjoyed a long weekend!

My husband forwarded your email to me and as the equestrian in the family, wanted to follow up.

Hopefully you've heard by now from the zoning folks that yes, lights are indeed allowed as per Montgomery County code. The two farms closest to us, one of which is an adjoining property, both actually have indoor arenas, and the one facility also has an outdoor ring with lights. A quick look around the county yielded a dozen or more historic equestrian properties with lit outdoor rings and/or indoor arenas. Happy to send a list if you need it. Two other historically designated properties with horses-- Waredaca in Gaithersburg/Brookeville, and Meadowbrook Stables in Chevy Chase-- both have multiple outdoor rings, all lighted, plus indoor arenas. Obviously, we're not asking to install all of that-- just the lights around the one existing ring.

As to the impact trenching for the lines would have on archaeological resources, we don't believe that there will be any impact. When the riding ring was first installed in the 1990s that whole area would have already been disturbed to flatten the area, which moreover had been animal pasture (sheep, cattle, and now horses) for as long as we are aware with no structures in that area.

I hope this helps-- please let us know if you have questions.

Best,
Alison