

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15021 Rocking Spring Drive, Rockville	Meeting Date:	12/04/2024
Resource:	Master Plan Site #27/07 <i>Rock Spring</i>	Report Date:	11/27/2024
Applicant:	Sadiq Ansari	Public Notice:	11/20/2024
Review:	HAWP	Tax Credit:	No
Permit No.:	1093162	Staff:	Laura DiPasquale
Proposal:	Front door replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with four (4) conditions** the HAWP application, with final approval authority delegated to staff:

1. The design of the new doors may be approved as proposed, or may approximate the appearance of the original doors, if feasible, with longer upper panels (with or without glass) above, and shorter lower panels with applied moulding below, as deemed appropriate by staff.
2. The new doors may be constructed of wood or a painted alternative material deemed appropriate by staff.
3. The new doors may be installed using a pre-hung unit, provided the unit is sized to fit the opening without any additional framing that will build down the opening and without altering the plane of the door leaves or relationship to the transom bar.
4. The applicants must submit specifications (such as door shop drawings or manufacturer’s cut sheets and annotated photographs) showing the dimensions of the existing opening and dimensions and profiles of the proposed doors, confirming how the proposed doors will be installed within the opening for final approval.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #27/07, *Rock Spring*
STYLE: Queen Anne
DATE: 1879

Excerpt from *Places from the Past*:

Situated on a hill, adjacent to Rock Creek Park, this large Gothic Revival influenced house was the home of Roger Brooke Farquhar, a successful dairyman and civic leader who was Director of the Savings Institution of Sandy Spring for 50 years. Historian Roger B. Farquhar, Jr., son of the builder and inheritor of his father’s 11-volume diary, stated that the 14- room house was built in 1879 for \$4,913.33. The house “was looked upon as an extravagance with its large rooms, water supply, modern bath (one of the first in the county with modern plumbing), and five fireplaces.” The house was designed by Rockville architect Thomas Groomes. The residence retains original bargeboard, slate roof, louvered shutters, and 2/2 sash windows, though a concrete deck replaces the original wrap-around porch. A double-leaf front door on the main (east) façade opens into a

stair hall. A curving three-story stair is adorned with brackets and a carved newel post. A graceful arch divides the stair hall from a vestibule. A large 2½-story carriage house/garage (36' x 36') has random-width split siding on sides and German siding on the front façade.

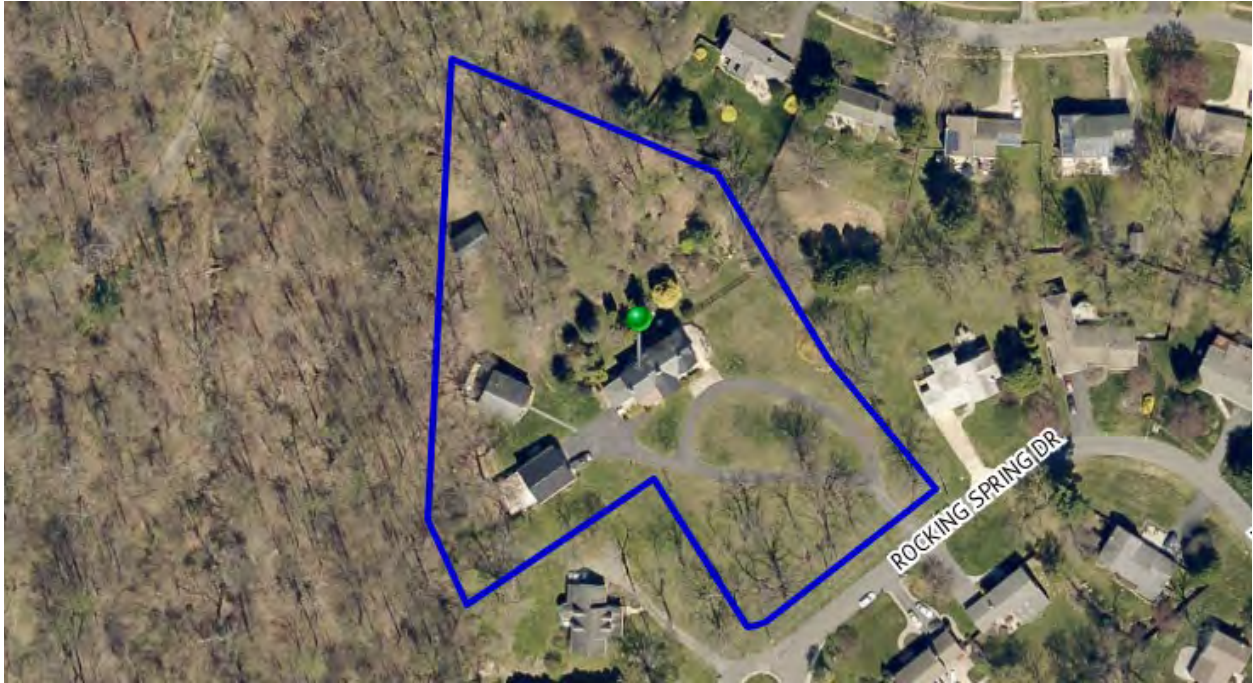


Figure 1: The subject property at 15021 Rocking Spring Drive, Rockville. The rear of the property abuts Rock Creek Park.



Figure 2: View of Rock Spring from Rocking Spring Drive.

PROPOSAL:

The applicant proposes to replace an existing pair of non-historic front doors with a new pre-hung unit featuring a pair of composite doors with applied mouldings.

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

- (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 one period or architectural style.

Secretary of 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 *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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in

design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the replacement of the front doors, which date to c. 1990 and are not historic. Staff notes that c. 1970's photographs of the property show the front doors of the subject property with 2/3 – 3/4 glazed upper panels and solid rectangular panels with bolection moulding below (*Figure 3*).¹ Staff cannot confirm that the doors in the photograph were original to the building, but notes that the style and panel profile were common for the period of construction. Additionally, the 1976 Maryland Historical Trust historic sites inventory form for Rock Spring describes the front door as being, “located on the southwest end of the façade, has two leaves, separated from the transom above by a strip of molding carved in a leaf motif. The upper sections of the door leaves have large single lights.” *Standard 6* calls for the replacement of missing features to be substantiated by documentary and physical evidence, which the photograph below provides. However, Chapter 24A-8(c) dictates that “it is not the intent of this chapter to limit new construction, alteration, or repairs to any one period or architectural style,” instead focusing on the compatibility of the alteration with the historic resource under Chapter 24-A-8(b)(2). As submitted, staff finds that the design of the proposed painted composite doors, with dual leaves, traditional panel configuration and applied mouldings that give depth to the panels that is in keeping with traditional building methods and design, and are approvable under Chapter 24A-8(b)(2) and (c), but notes that double doors that more closely replicate the appearance of the earlier doors on the property, with or without glazed panels, could likewise meet the applicable standards.



Figure 3: Undated photograph of the front doors of 15021 Rocking Spring Drive showing 3/4-length glazed panels over rectangular panels with bolection moulding below.

¹ https://mcatlas.org/hp2/hpdocs/M_%2027-01.pdf



Figure 4: Existing doors (left) and proposed doors (right).

Staff does not object to the use of an alternative material for the doors, provided the material is painted and the sizing and panel profiles are appropriate. Staff notes that the focus of Standard 6 is on replicating the design of the old in design, color, texture, and that material is identified last and with the caveat “where possible.”

Staff finds that the panel profiles in the proposed composite door closely resemble the original panel details, but in a different configuration. Staff recommends that the applicants attempt to replicate the original panel configuration, with or without glazing, as it was common for glazing to be added to doors of this period after their original construction with solid panels. Staff recommends that the HPC delegate final approval authority, including of the use of alternative materials, of the door replacement to staff.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with four (4) conditions** the HAWP application, with final approval authority delegated to staff:

1. The design of the new doors may be approved as proposed, or may approximate the appearance of the original doors, if feasible, with longer upper panels (with or without glass) above, and shorter lower panels with applied moulding below, as deemed appropriate by staff.
2. The new doors may be constructed of wood or a painted alternative material deemed appropriate by staff.
3. The new doors may be installed using a pre-hung unit, provided the unit is sized to fit the opening without any additional framing that will build down the opening and without altering the plane of the door leaves or relationship to the transom bar.

4. The applicants must submit specifications (such as door shop drawings or manufacturer's cut sheets and annotated photographs) showing the dimensions of the existing opening and dimensions and profiles of the proposed doors, confirming how the proposed doors will be installed within the opening for final approval;

under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2), and Chapter 24A-8(c), 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 district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #6 and #9;

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 301-495-2167 or laura.dipasquale@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# 1093162
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

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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Door 155

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Select a Door Size * ∨

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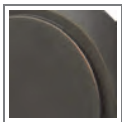
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Select a Door Finish * ∨

Select a Door Hinge Finish *



Oil Rubbed Bronze



Flat Black (\$150.00)



French Antique (\$150.00)



Pewter (\$150.00)



Polished Brass (\$150.00)



Polished Chrome (\$150.00)



Polished Nickel (\$150.00)



Satin Brass (\$150.00)



Satin Nickel (\$150.00)



Medium Bronze (\$150.00)



Tumbled White
Bronze
(\$150.00)

Select an Exterior Trim Option *



No Exterior Trim



Vinyl Brickmold (\$220.00)

2" x 1-1/8" Brickmold- Long and Loose (To be trimmed to fit and installed on site)

Select Door Jamb Thickness *



4 9/16



6 9/16 (\$125.00)

Select Door Swing *

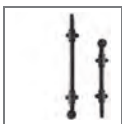


Left Door Active



Right Door Active

Select a Surface Bolt Option *



8" & 12" Surface
Bolts



8" & 18" Surface
Bolts
(\$120.00)



8" & 24" Surface
Bolts
(\$143.00)

Select a Surface Bolt Finish *



Oil Rubbed Bronze



Flat Black (\$95.00)



French Antique
(\$95.00)



Pewter (\$95.00)



Polished Brass
(\$95.00)



Polished Chrome
(\$95.00)



Polished Nickel
(\$95.00)



Satin Brass
(\$95.00)



Satin Nickel
(\$95.00)



Medium Bronze
(\$95.00)



Tumbled White
Bronze
(\$95.00)

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Select a Lockset Option * ▼

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- T-astragal attached to the inactive door
- Anodized Aluminum Adjustable Bronzed Threshold
- Bronzed Weather Stripping

- Bronze Door Sweeps Attached to the Doors

The Masterpiece "Composite" Door Difference

Why Composite?

After more than 50 years of experience making custom doors, our mission is to provide our customers with the very BEST quality product. While most people think of traditional wood, fiberglass, or iron when envisioning an new entry door, we developed a superior composite door using Armorite™ manufactured by Roseburg Forestry in Medford, Oregon.

This unique material and our proprietary method is aimed at solving the pitfalls of iron, wood, and fiberglass doors while maintaining all of the positive aspects of each.

Quality

- The ability to make esthetically beautiful doors of any size, any shape, any style, and any finish.
- Weather-Resistant, Warp-Proof, Rot Proof, Rust Proof, & Crackproof
- Meets grade MR50 moisture resistance
- ISO 21887 Durability of the wood use class UC3A
- Third-party certified 90.5% pre-consumer recycled content
- CPA ECC Sustainability Standard

FAQ

What is a Pre-Hung Door? 

Why Masterpiece Doors? 

Lead Time & Delivery



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