



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: May 12, 2023

### MEMORANDUM

TO: Ehsan Motazedi, Acting DPS Director & Deputy Director Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1028557 - Railing Installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** At the May 10, 2023 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Montgomery Parks (Scott Whipple)  
Address: 6700 Needwood Rd., Derwood

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



**Description:**

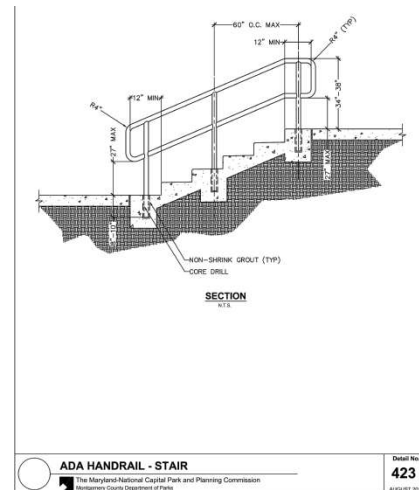
The main block of Needwood Mansion was constructed in 1856. The side-passage, three-bay, three-story brick house is flanked to the east by a two-story wood frame wing added in 1913 (altered) and to the west by a two-bay, two-story brick masonry wing added in 1954. The house is now used as Montgomery Parks offices and houses the Cultural Resources Section and its archaeology lab and archives. The offices, lab and archive are used heavily by the public, including the archaeology program’s large cohort of volunteers, researchers, youth participants in summer archaeology camps, and visitors attending various archaeology-based public events.

A one-story screened porch spans the entirety of south (rear) elevation of the main, three-bay section and the 1913 addition. This porch is not original to the 1856 house. The porch’s construction date is not known, but it possibly was added during the construction of the wood-framed east wing, ca. 1913 and it (or a section of it) likely pre-dates 1947, as a small section of the porch is visible in a photograph dated 1947. The existing steps are not original to the porch, post-dating 1985. A set of wooden steps are visible in a circa 1985 photograph of the then existing condition of the porch.

**Scope of work:**

Install a new ADA-compliant metal pipe railing on rear porch steps.

The principal access to the offices located in Needwood Mansion is via the rear porch (the ‘front’ door in the north (front) façade is not used for entrance/egress). The existing, non-historic porch steps are poured-in-place concrete, with risers faced with a red stone veneer and white stone treads. The steps, which rise a total of six steps from the landing to the porch deck, have no handrail, creating a non-code-compliant condition and a safety hazard for building users (code requires a handrail/guard in conditions where the rise is more than 30” above grade). Montgomery Parks is proposing installing the standard, ADA-compliant metal pipe railing used in similar applications across the parks system (see detail, below). To mount the proposed railing, an approximately three-inch diameter hole will be drilled into the top step and the concrete landing at the bottom of the steps. The railing posts will be set in concrete in these borings (a third hole may be drilled in an intermediate stair tread if it is determined that a third, mid-span post is necessary to stabilize the railing and fix it securely in place). The railing will be painted black, to minimize appearance.



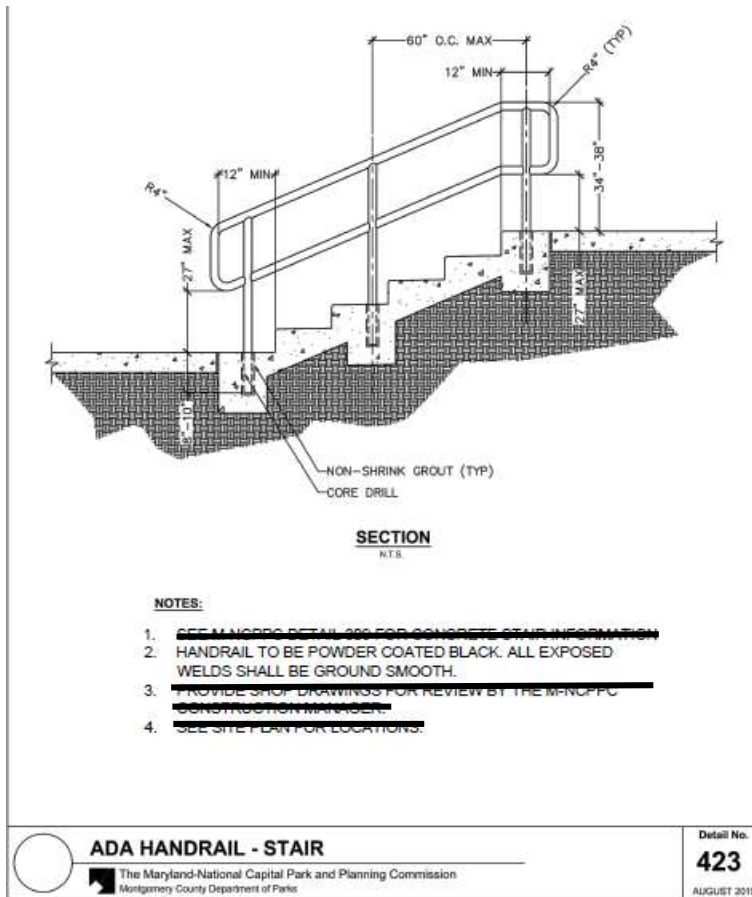
The porch has been modified significantly over time. Alterations to include the basement, which houses archaeology lab and collections spaces, include the installation of a new railing at the basement areaway stairs (the railing in the application under review is the existing railing, installed some years ago, since the previously installed railing did not meet current Montgomery Parks standards based in part on ADA requirements).

Needwood Mansion is located in a park, so the public can access the grounds. However, in most cases the only people who will notice the railing are



**REVIEWED**  
By Dan.Bruechert at 11:12 am, May 12, 2023

Material specifications: railing



Montgomery Parks standard specification: ADA Handrail -- Stair

APPROVED

Montgomery County  
Historic Preservation Commission

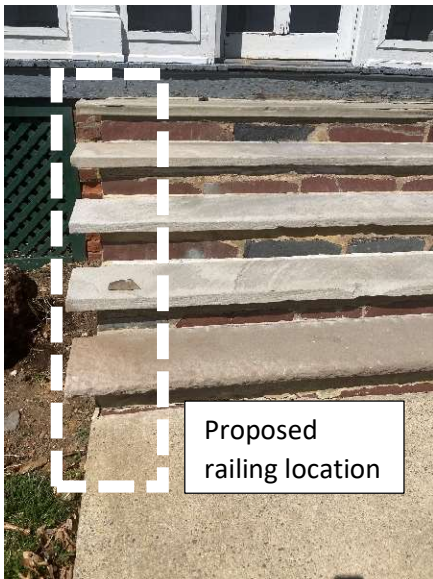


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By Dan.Bruechert at 11:12 am, May 12, 2023



South (rear) elevation: Main block, flanked by 1913 addition (right) and 1954 addition (left); porch steps are center of the frame



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APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald W. Patton*

