

15130 Barnesville Road, Boyds
(HPC Case # 18/08-11A)
Boyds Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting-Chairperson

Date: March 14, 2011

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #560037, metal roof replacement

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 February 23, 2011 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: William Dzyak

Address: 15130 Barnesville Road, Boyds

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
355 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
743 777 4337

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

560037

Contact Person: BILL DZYAK
Daytime Phone No.: 301-942-4900

Tax Account No.: 00916940

Name of Property Owner: WILLIAM DZYAK Daytime Phone No.: 301-942-4900

Address: 20612 BOYDS, TOP RIDGE DRIVE 20841
Street Number City Street Zip Code

Contractor: NET YET SELECTED Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: THOMAS J. TALTAVULL - ARCHITECT Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 15130 Street: BARNESVILLE ROAD

Town/City: BOYDS Nearest Cross Street: CLARKSBURG ROAD

Lot: 1 Block: _____ Subdivision: _____

Liber: 6259 Folio: 233 Parcel: 552107

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|---|---|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>ROOF</u> | | | | |

1B. Construction cost estimate: \$ 12,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Thomas J. Taltavull
Signature of owner or authorized agent

FEB. 2, 2011
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/15/11

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

THE NORTHERN PORTION OF THE HISTORIC BOYDS
DISTRICT CONTAINS SEVEN PRIVATE RESIDENCES
AND SEVERAL COMMERCIAL BUILDINGS THAT
FRONT THE SOUTHERN SIDE OF BARNESVILLE
ROAD. THE COMMERCIAL BUILDINGS ESTABLISH
A RURAL STREETSCAPE BY THE SET-BACKS
SCALE, PROPORTION & MATERIALS. TWO NEW
COMMERCIAL BUILDING WERE RECENTLY COMPLETED
ON THE SUBJECT PROPERTY.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REMOVE THE EXISTING CORRUGATED METAL & ASPHALT
SHINGLE ROOFING ON THE EXISTING CONTRIBUTING RESOURCE
AND INSTALL A NEW LOW PROFILE STANDING SEAM
METAL ROOFING & INSTALL NEW HALF ROUND
GUTTERS & ROUND DOWNSPOUTS.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15130 Barnesville Road, Boyds	Meeting Date:	2/23/2011
Resource:	Outstanding Resource Boys Historic District	Report Date:	2/16/2011
Applicant:	William Dzyak	Public Notice:	2/9/2011
Review:	HAWP	Tax Credit:	Yes
Case Number:	18/08-11A	Staff:	Josh Silver
PROPOSAL:	Metal roof replacement		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource withing the Boyds Historic District
STYLE: Gothic Revival
DATE: c1905-1915

PROPOSAL:

The applicant is proposing to remove and replace an existing non-original corrugated metal and asphalt shingle roof with a new prefinished, field manufactured, 1" high, standing seam metal roof in the same location. The proposed work also includes the installation of new half round gutters and downspouts.

**Staff confirmed with the applicant the existing roofing treatments are not original to the resource and the proposed standing seam metal roof will be manufactured on site.*

APPLICABLE GUIDELINES:**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 insure 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 1 period or architectural style.
- (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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



DEPARTMENT OF PERMITTING SERVICES
255 ROCKCREEK PARK DRIVE, ROCKVILLE, MD 20850
(301) 771-3376

DPS-88

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Lot: 1 Block: _____ Subdivision: _____

Liber: 6259 Folio: 233 Parcel: 552107

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: ROOF

1B. Construction cost estimate: \$ 12,000

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Thomas J. Taltavull
Signature of owner or authorized agent

FEB. 2, 2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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SEE REVERSE SIDE FOR INSTRUCTIONS

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

Owner's mailing address WILLIAM R. DZYAK, D.D.S. 10605 CONCORD ST., SUITE 200 KENSINGTON, MARYLAND 20895	Owner's Agent's mailing address THOMAS J. TALTAVULL, ARCHITECT 20650 PLUM CREEK CT. GAITHERSBURG, MARYLAND 20882
Adjacent and confronting Property Owners mailing addresses	
EARLA J. NICHOLSON 15140 BARNESVILLE ROAD BOYDS, MARYLAND 20841	TAMARA Jo HILDERBRAND 15131 BARNESVILLE, Md. 20841
NATIONAL SOLVENTS CO. 15114 BARNESVILLE ROAD BOYDS, MARYLAND 20841	

Existing Property Condition Photographs (duplicate as needed)



VIEW LOOKING WEST

Detail: _____



VIEW LOOKING SOUTH (FRONT VIEW)

Detail: _____

Applicant: _____

Page: ___

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW LOOKING NORTH (REAR VIEW)



Detail: VIEW LOOKING EAST (RIGHT SIDE VIEW)

Applicant: _____

Page: __

8

VICINITY MAP



EXISTING RESOURCE
TO BE RE-ROOFED.

NEW RETAIL
BUILDING

NEW OFFICE BUILDING

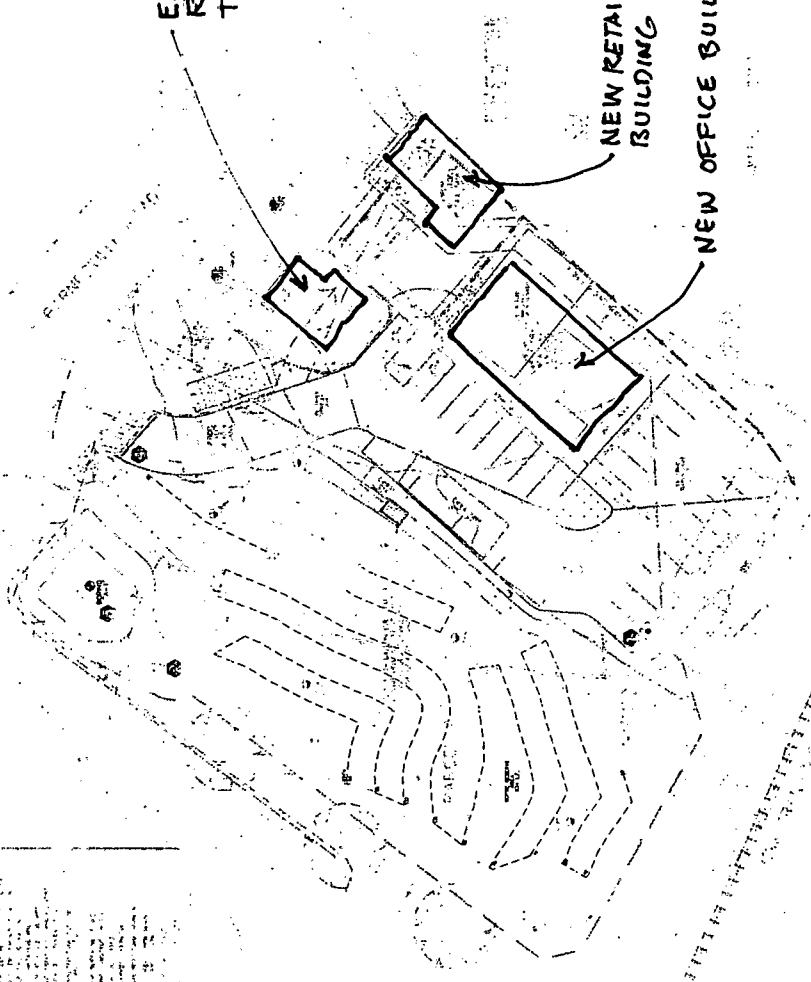


Table with multiple columns and rows of text, likely a legend or specification table. The text is too small to read accurately but appears to contain technical details related to the site plan.

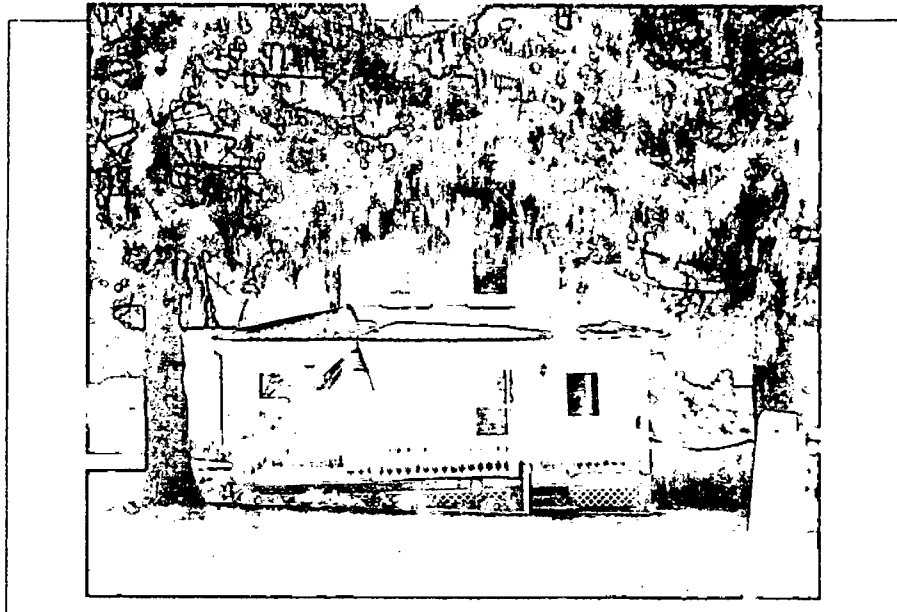
TYPE OF PERMIT
PROJECT NO.
DATE
RESTRICTION DATES

Existing Property Condition Photographs (duplicate as needed)



VIEW LOOKING WEST

Detail: _____



VIEW LOOKING SOUTH (FRONT VIEW)

Detail: _____

Applicant: _____

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW LOOKING NORTH (REAR VIEW)



Detail: VIEW LOOKING EAST (RIGHT SIDE VIEW)

Applicant: _____

Page: ___