

PRELIMINARY CONSULTATION
1520 Clopper Road, Boyds
Boyd's Historic District

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15020 Clcpper Road, Boyds	Meeting Date:	9/22/2010
Resource:	Non-Contributing Resource Boyds Historic District	Report Date:	9/14/2010
Applicant:	Parker Farnsworth	Public Notice:	9/8/2010
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Demolition of non-contributing resource, construction of new house and tree removal		

STAFF RECOMMENDATION

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Boyds Historic District
STYLE: Bungalow
DATE: c1940s

PROPOSAL

The applicant is proposing to demolish an existing non-historic house and construct an approximately 900 s.f. (footprint, excluding front porch and rear deck), 2 story house, that is setback approximately 35' from the public right-of-way. The proposal also includes the construction of a 400 s.f. (footprint), 1 story, 2 car detached garage, installation of an asphalt driveway, removal of three trees and construction of a new deck in the rear yard.

The material treatments for the house include vinyl siding, vinyl windows, fiberglass doors, asphalt shingle roofing, composite material decking and railing systems and painted wood trim. Materials for the proposed garage will be consistent with the house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Boyds Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (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.)

Secretary of the Interior's Standards for Rehabilitation:

- #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.
- #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

Staff supports the proposed demolition of the non-contributing resource at the subject property; demolition of this resource will have no impact on the streetscape of the historic district.

Staff supports the proposed design concept for construction of a new house and garage at the subject property. The proposed design fits within the setting of the historic district and reinforces the basic visual characteristics of the area and historic properties within the immediate vicinity. The size, orientation and setback proposed for the house is compatible with the outstanding resource located to the right. The proposed design establishes an appropriate rhythm with the adjacent resource and takes cues from the predominant architectural styles of the district.

Staff does not support the proposed vinyl siding or double-hung windows treatments. Staff recommends the installation of fiber cement siding and an alternative material to vinyl for the windows. Possible window materials could include wood, fiberglass or an appropriate composite material that is either a 1/1 double-hung window or has a simulated divided light muntin profile. Similarly, all doors should be consistent with the final window material selection. Staff requests that the HPC provide the applicant with guidance on an acceptable window material and style.

Staff recommends the installation of an alternative window arrangement on the rear and side elevations in order to maintain a more appropriate solid -to- void ratio.

Staff supports the size, orientation and location of the proposed garage. The proposed garage is detached from the proposed house and setback from the public right-of-way. Staff recommends an alternative garage door style that is more in keeping with the rural character of the historic district. Staff recommends that material treatments for the garage be consistent with the recommendations above for the house.

Staff recommends an alternative driveway material such as exposed aggregate concrete, pavers or gravel be installed in lieu of asphalt for compatibility with the adjacent gravel driveway of the historic house to the right and to mitigate the visual impact on the streetscape of the historic district.

Staff supports the proposed installation of composite decking and railing materials for the rear deck. The deck will be located in the rear yard and is part of an infill construction project, the deck railings, posts and pickets can be painted, and as such staff finds the installation of composite materials in this location will have negligible impact on the historic district. Staff recommends the front porch ceiling, floor and railing system be fabricated from wood that can be painted for compatibility with the predominant materials of historic front porches in the district. The applicant has indicated other composite material options for the front porch they would like to discuss with the HPC.

While tree removal might be allowed staff recommends the applicant provide a more detailed landscape plan for the property that illustrates the existing and proposed trees and measures necessary to protect trees on the property.

The HPC must provide the applicant with guidance on the following items:

1. Determine if the proposed design is compatible with the character of the historic district
2. Determine an appropriate window material, type, and arrangement for all elevations
3. Determine if a composite material option is appropriate for the front porch decking, railings, posts and pickets

4. Determine an appropriate driveway material application
5. Determine if the proposed tree removal would be approved if submitted as a HAWP and if tree replacement would be required.

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246-777-4321

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Bubba Farnsworth
Daytime Phone No.: 301-370-8625

Tax Account No.: 160600387461
Name of Property Owner: Parker Farnsworth Daytime Phone No.: 301-370-8625
Address: 25101 Peach Tree Rd Clarksburg MD 20871
Street Number City State Zip Code

Contractor: Owner Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15020 Clopper Rd Street: Clopper Road
Town/City: Boyd's Nearest Cross Street: White Ground Rd
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: P212

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 150,000-

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.

[Signature] Signature of owner or authorized agent 8/31/10 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
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:

Demolish existing non-historic structure located within the historic district of Boyds, that has been condemned by Montgomery County Department of Housing and remove three trees marked on attached site plan.

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

Construct a non-historic single family home within the historic district of Boyds.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 5 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 5" 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**

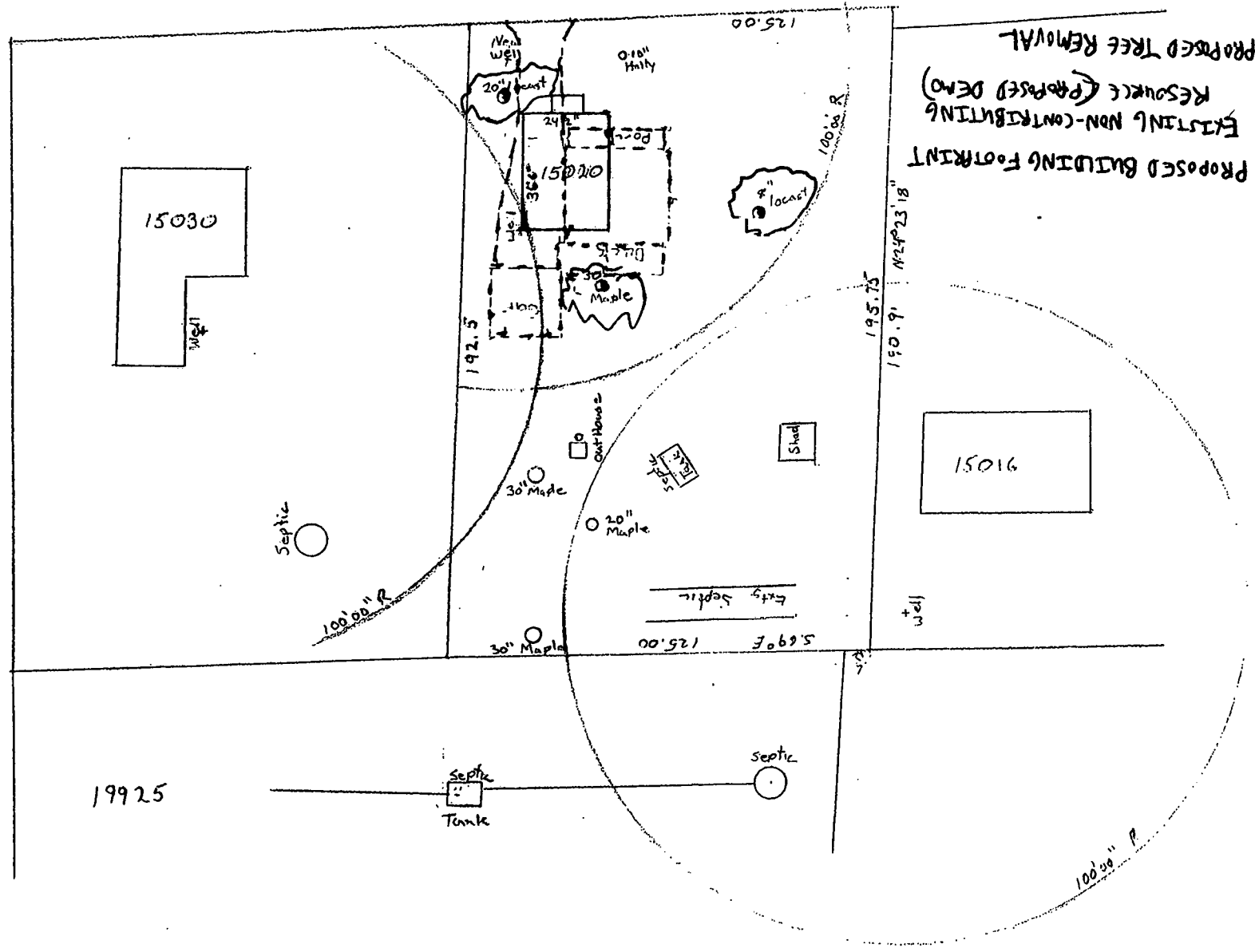
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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).

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

Owner's mailing address	Owner's Agent's mailing address
Parker Farnsworth 25101 Peach Tree Rd Clarksburg MD 20871	N/A
Adjacent and confronting Property Owners mailing addresses	
Sharon Miller 15030 Clopper Rd Boyd's, MD 20841	CSX Transportation Inc 500 Water St. Jacksonville, FL 32202
Duane + B.R. Eirmet 19921 White Ground Rd Boyd's, MD 20841	Larry Ahalt et al 19925 White Ground Rd Boyd's, MD 20841
Walter + Carol Hungerford 15016 Clopper Rd Boyd's, MD 20841	

Clapper Rd

White Ground Rd



- - - = PROPOSED BUILDING FOOTPRINT
- = EXISTING NON-CONTRIBUTING RESOURCE (PROPOSED DEMO)
- = PROPOSED TREE REMOVAL

aved

19925

15030

15016

Septic Tank

septic

Fits Septic

Shed

Out-House

20' x 10'

30" Maple

20" Maple

30" Maple

Maple

20' x 10'

20' x 10'

10' x 10' Utility

New Well

125.00

100' 0" R

192.5

100' 0" R

195.75

81' 5" 23' 18"

150.01

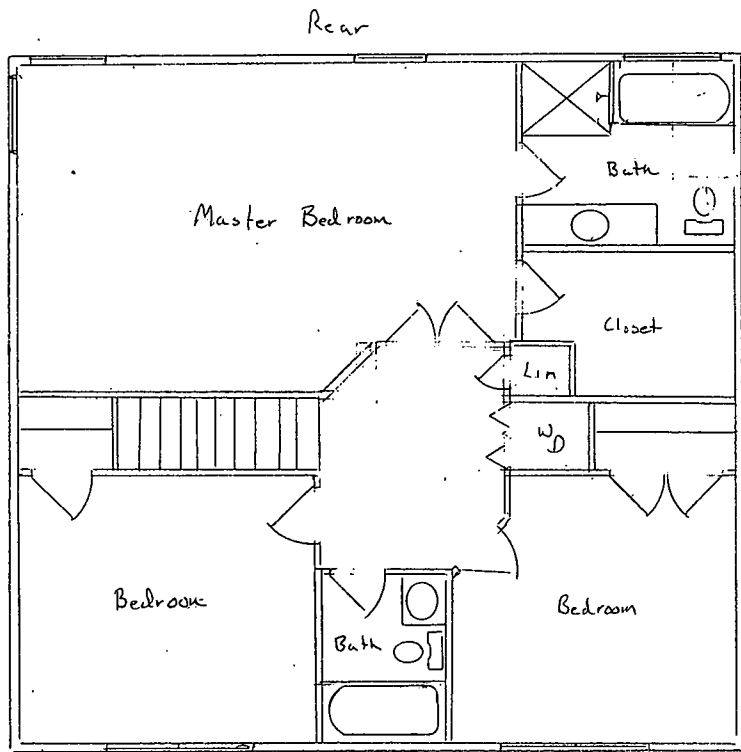
100' 0" R

15020 Clopper Road

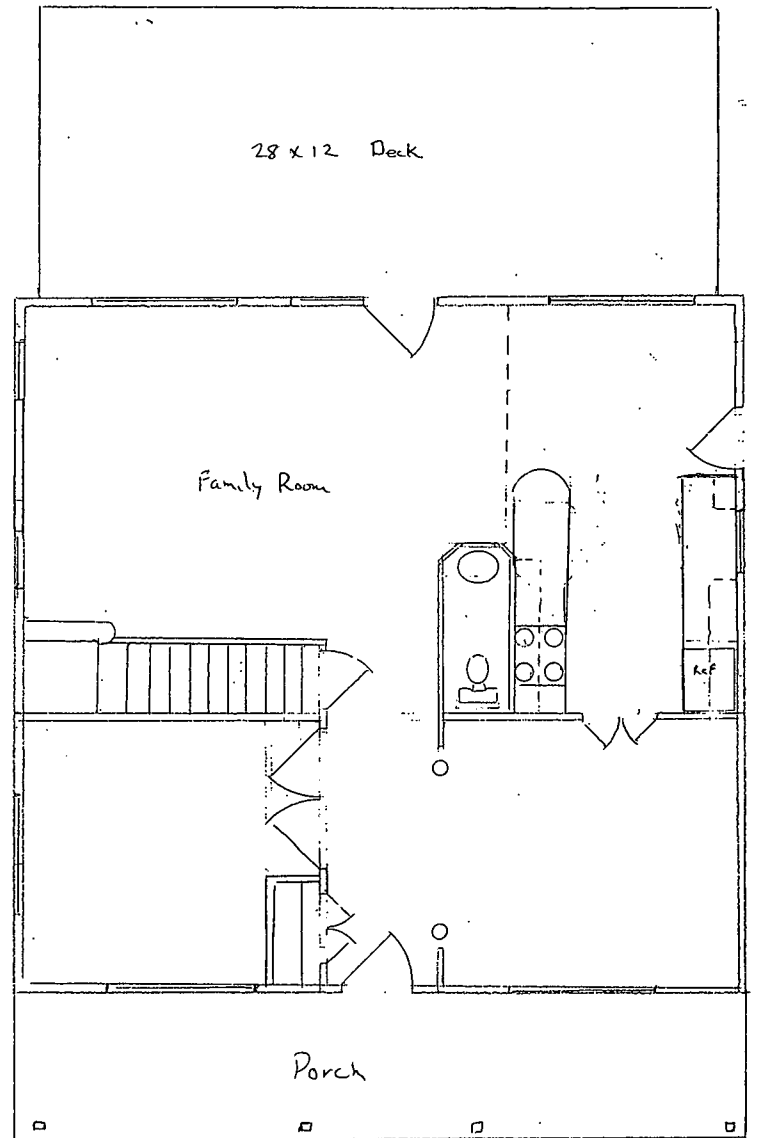
Boys, MD 20841

The exterior materials for the proposed house and detached garage are as follows:

Siding	Certainteed Dutch Lap 5" Vinyl
Trim	Painted wood
Gutters & Downspouts	White aluminium colonial style
Roofing	Tamko Heritage laminated shingles
Decking Material	Evergrain decking
Deck Railings	Azak painted
Windows	Patriot double hung double pane Vinyl
Doors	Jeld Wen exterior Fiberglass w/wood grain
Shutters	Builder's Edge raised panel w/ S pattern shutter dog
Exterior Hardware & Fixtures	Polished brass finish colonial style
Driveway	Bituminous material Asphalt
Porch Posts	Square painted Azak
Porch Ceiling	Beadboard Azak



Front
2nd Floor



Front
1st Floor

1/8" = 10"

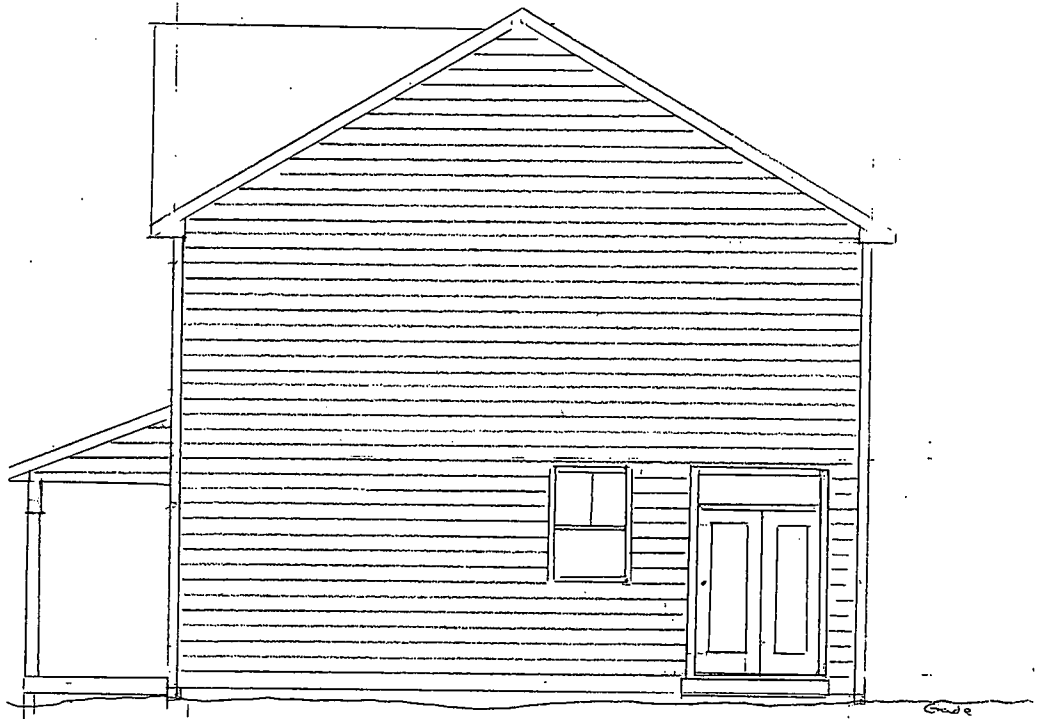
Proposed Subject house



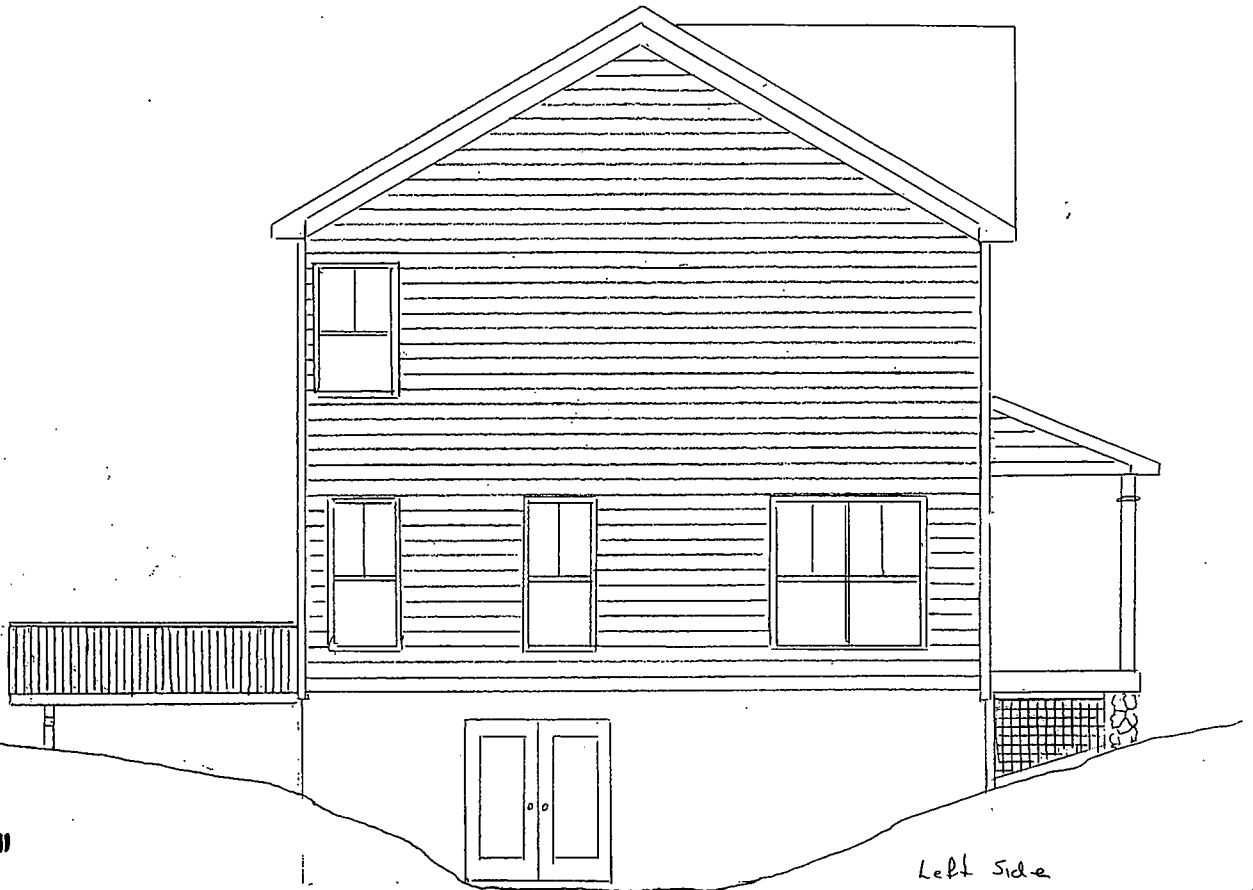
Front



$\frac{1}{8}'' = 10''$

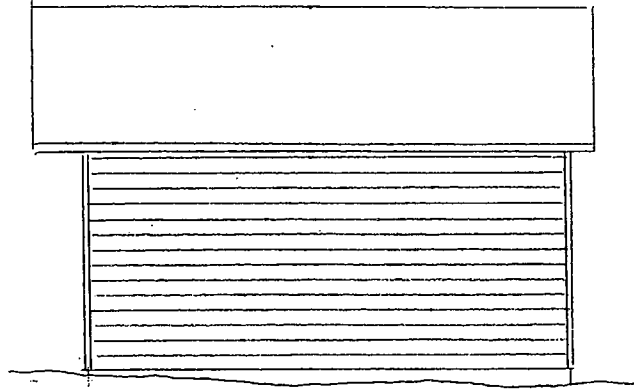


Right side

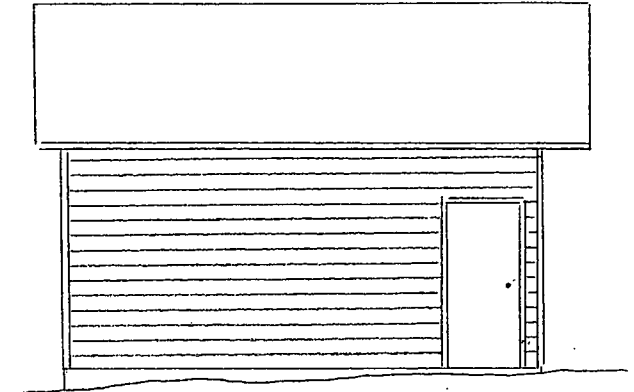


Left side

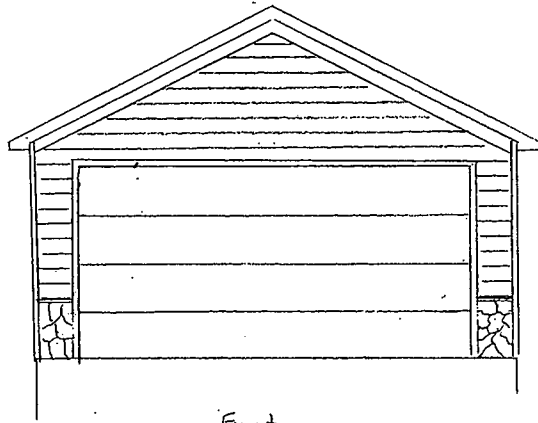
$\frac{1}{8}'' = 10''$



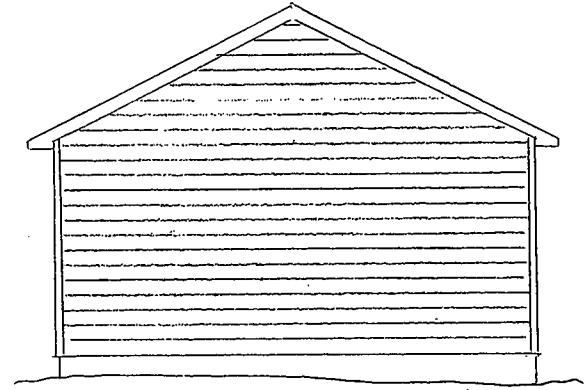
Right side



Left side



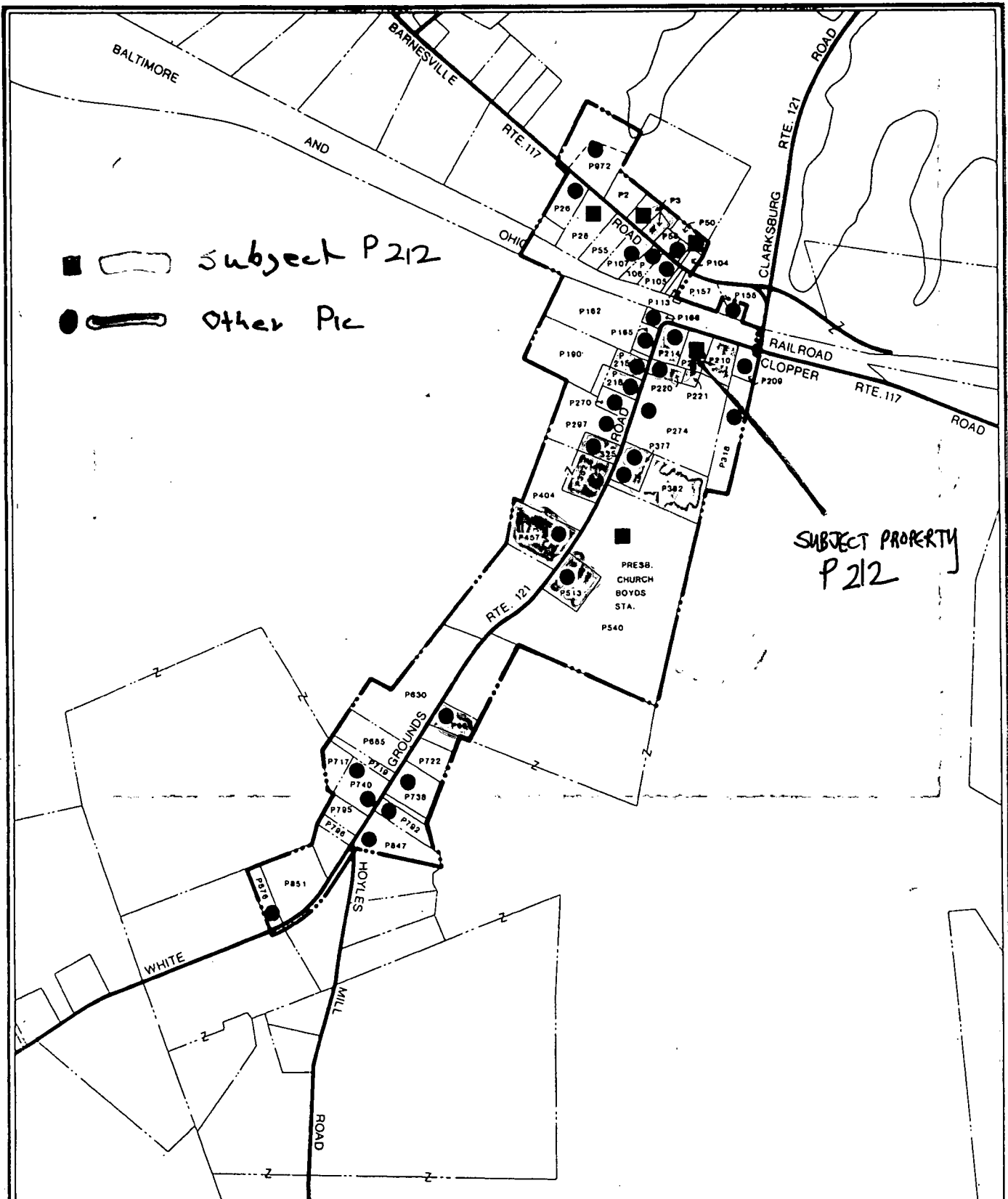
Front



Rear

20'x20'
Garage

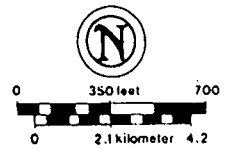
$$\textcircled{3} \frac{1}{8}'' = 1'0''$$



Subject P 212
 Other P ic

SUBJECT PROPERTY P 212

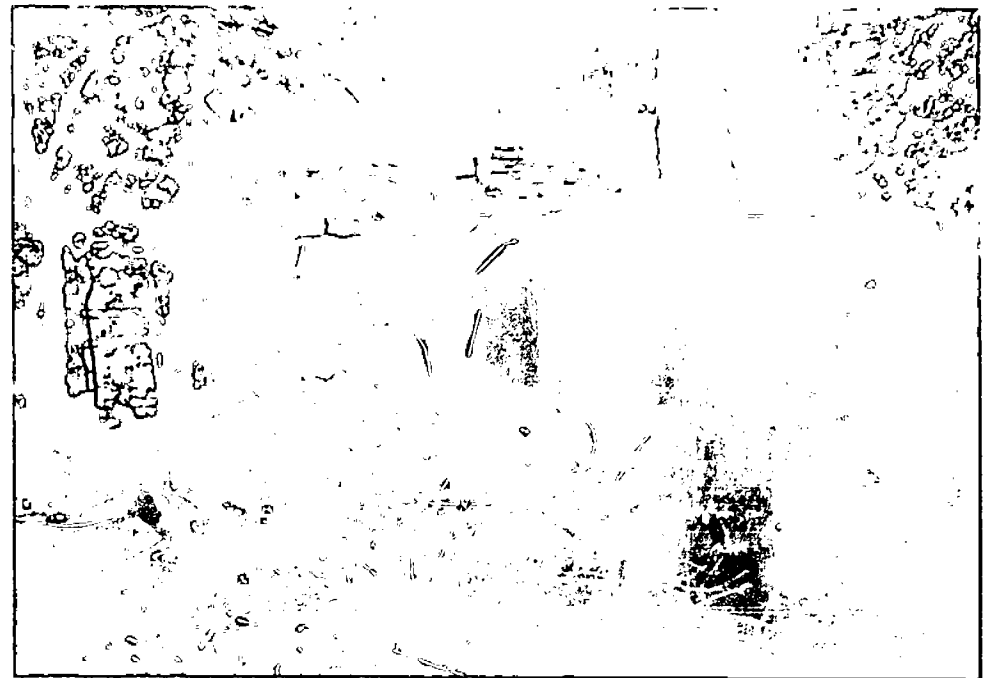
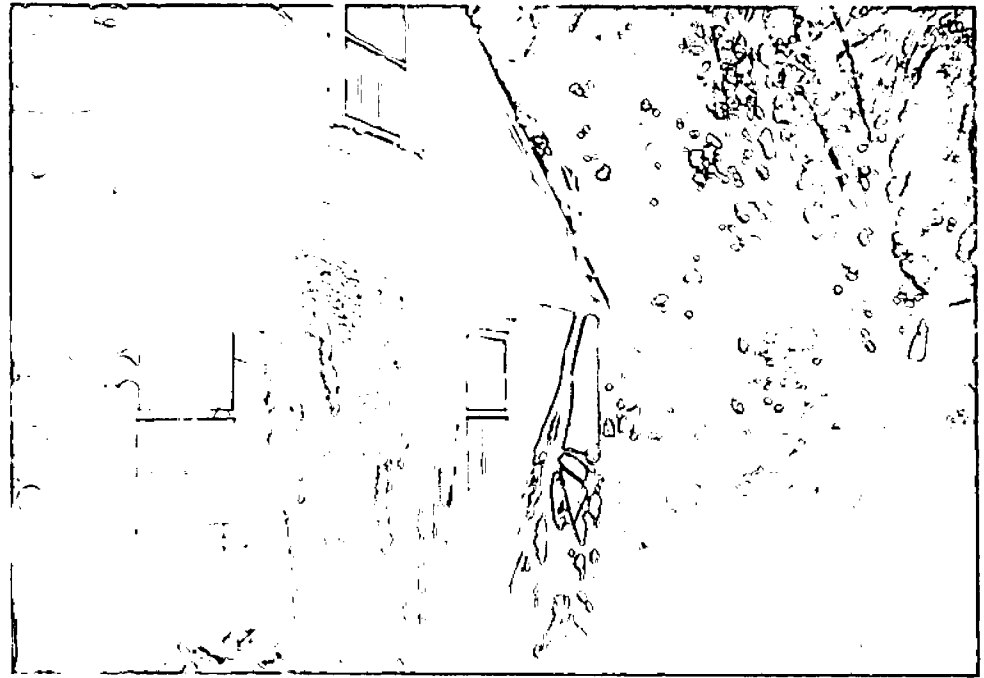
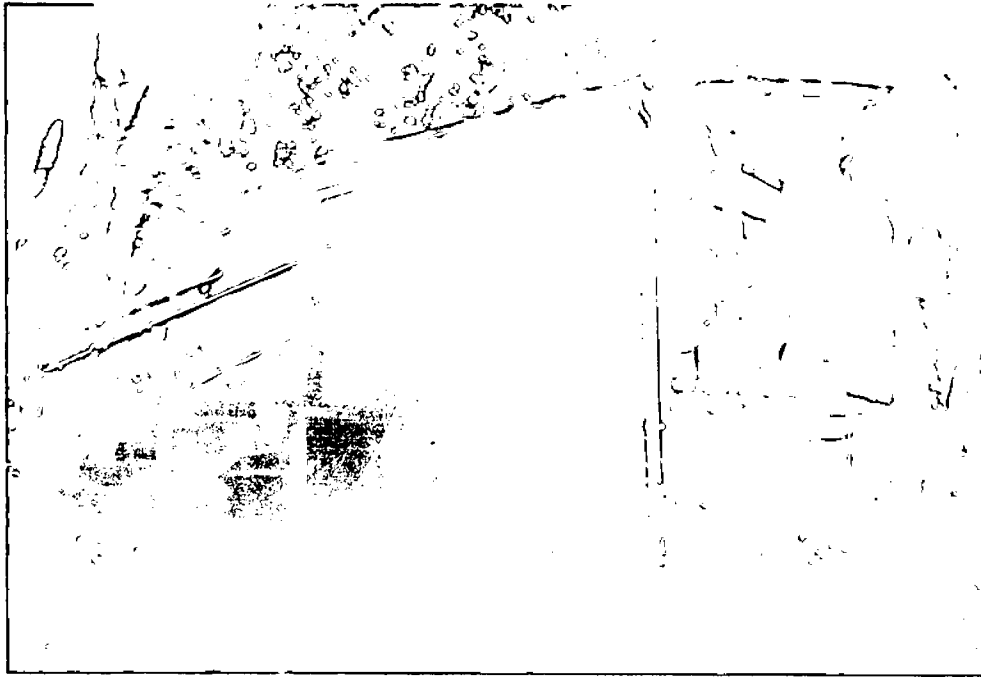
- HISTORIC DISTRICT BOUNDARY
- PRIMARY RESOURCES 1850-1935
- SECONDARY RESOURCES 1936-



Approved and Adopted Feb. 1985
BOYDS MASTER PLAN
 Montgomery County, Maryland

Master Plan Historic District

P 212 Subject house





P 214 Neighbor



P 214



P 210 Neighbor



P210

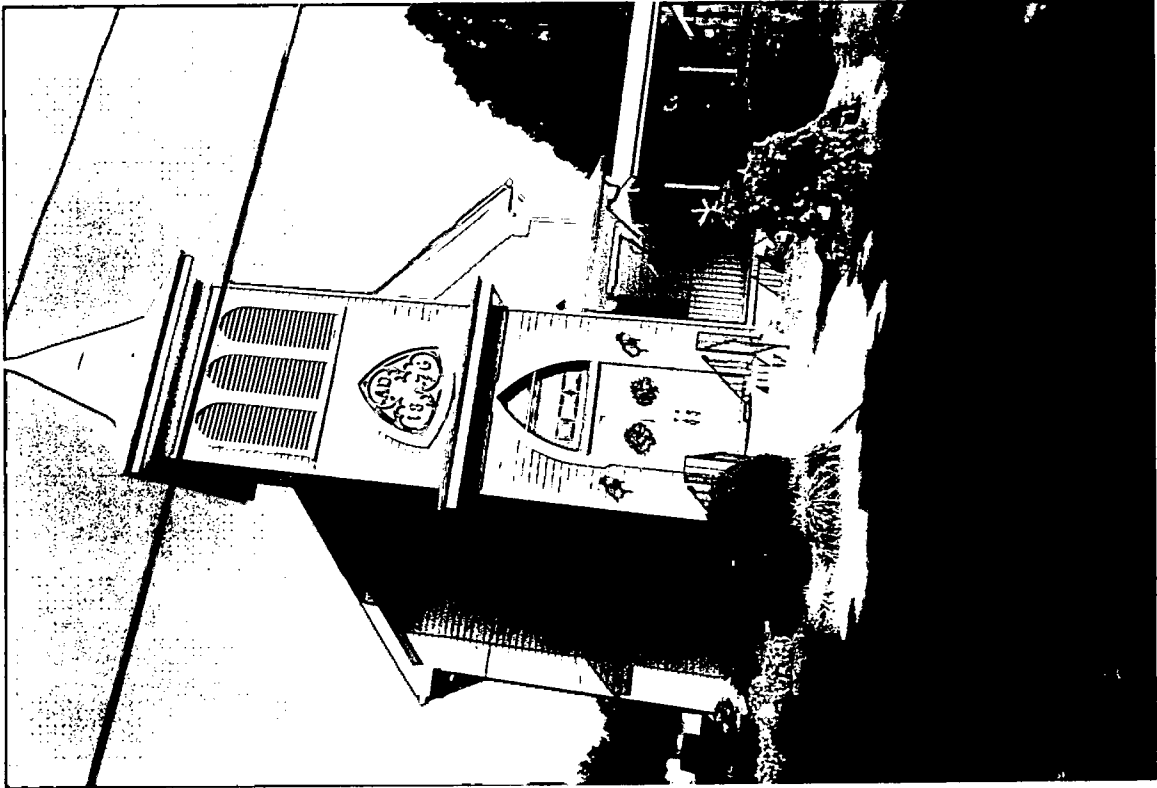
0325



P325



P 513



P 377



P 457



P 352



P 220



P 215





p 212 Subject house



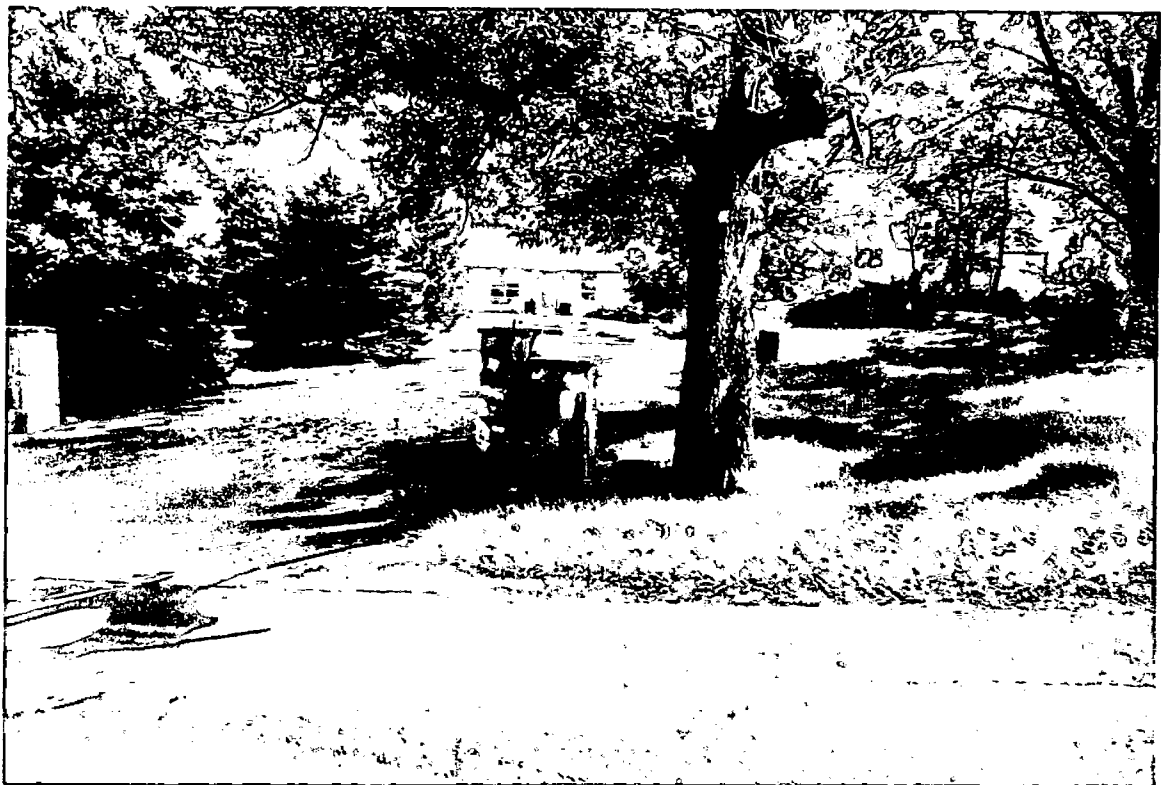
P 214 Neighbor



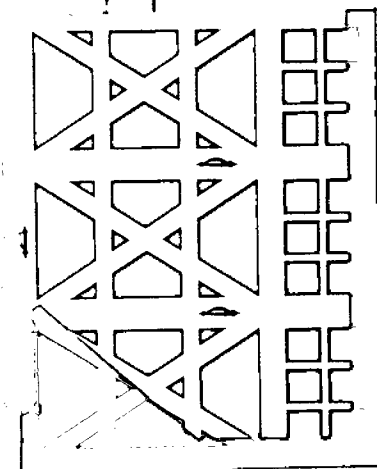
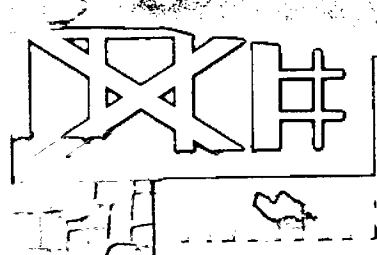
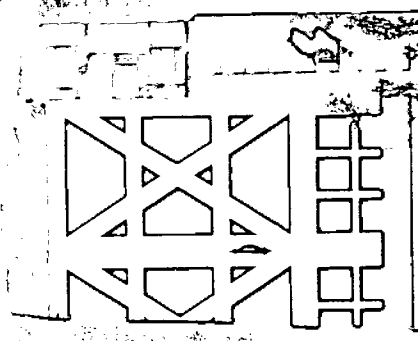
P 214



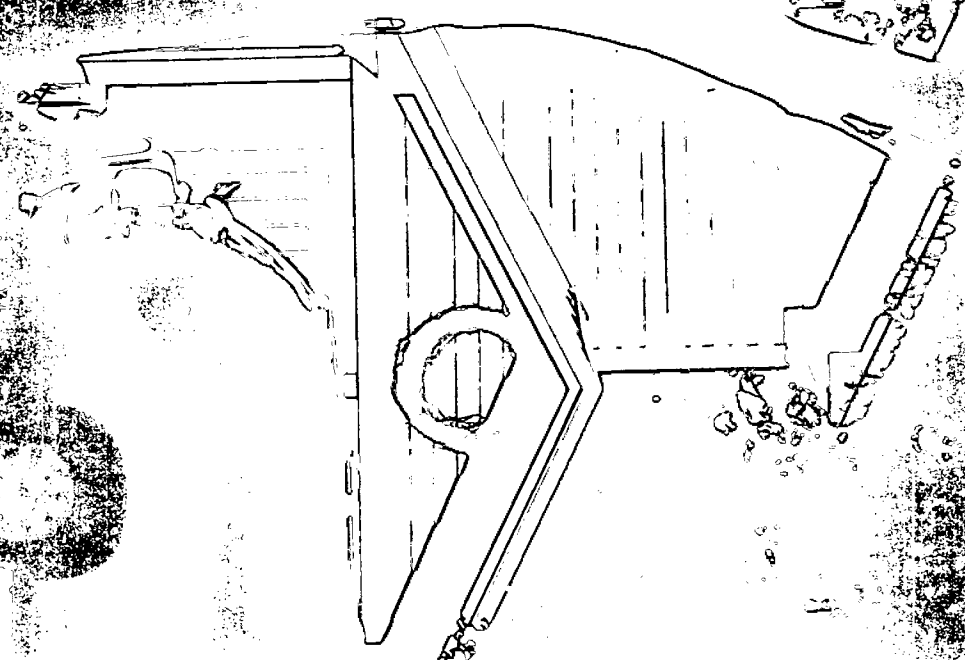
P210 Neighbor



P210



P 382



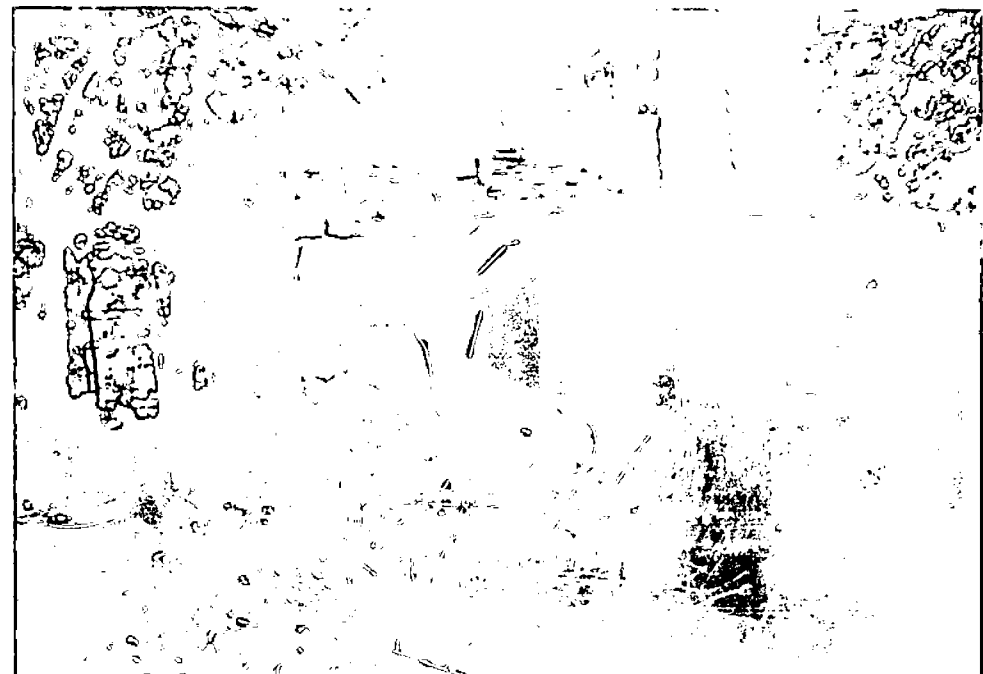
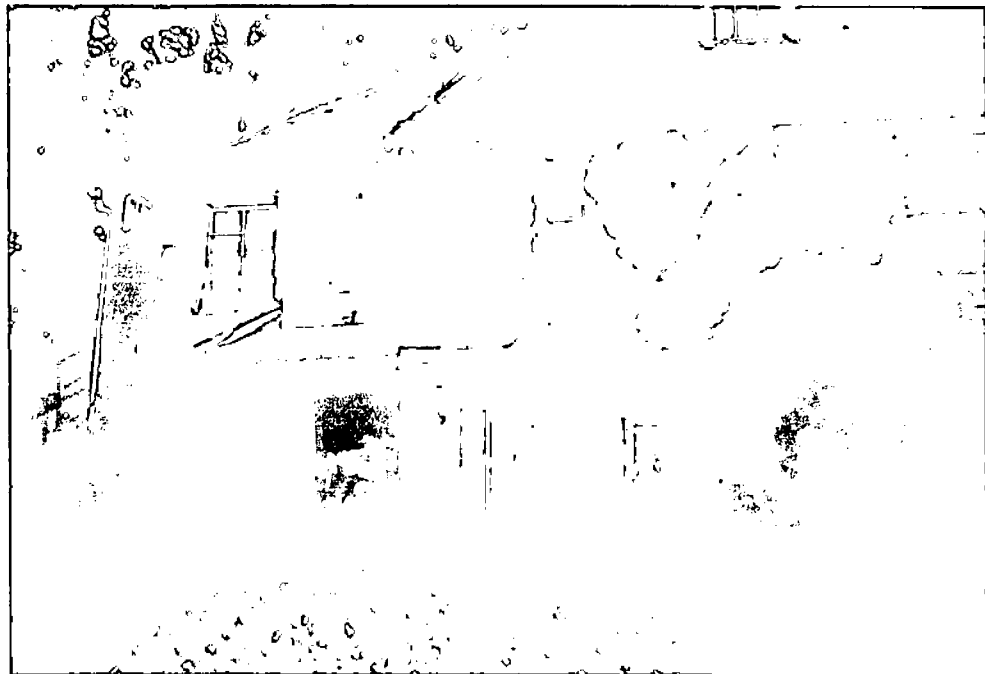
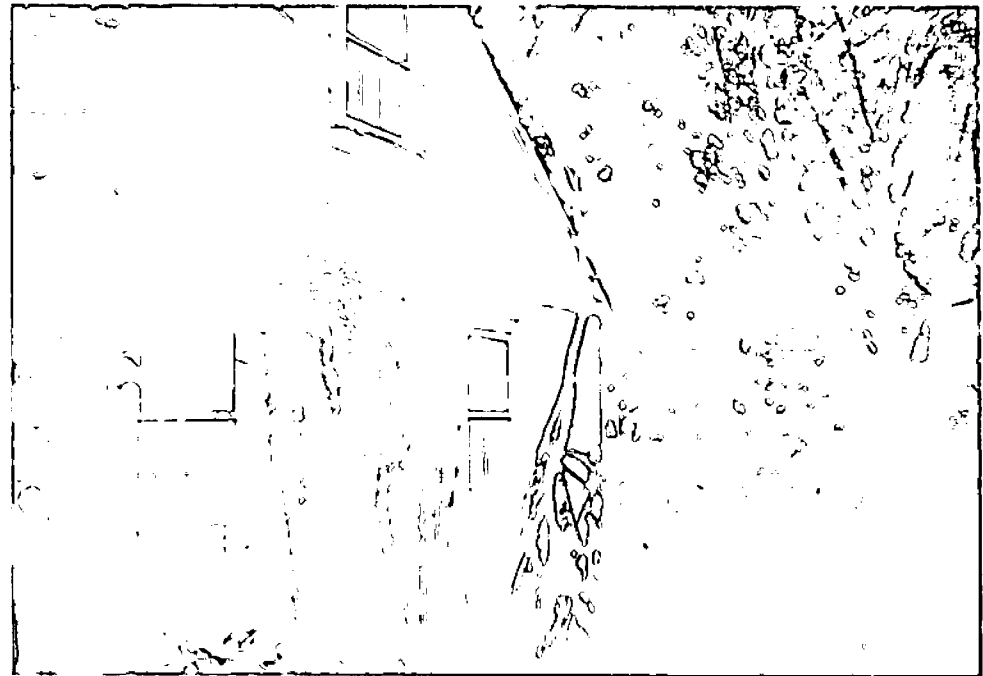
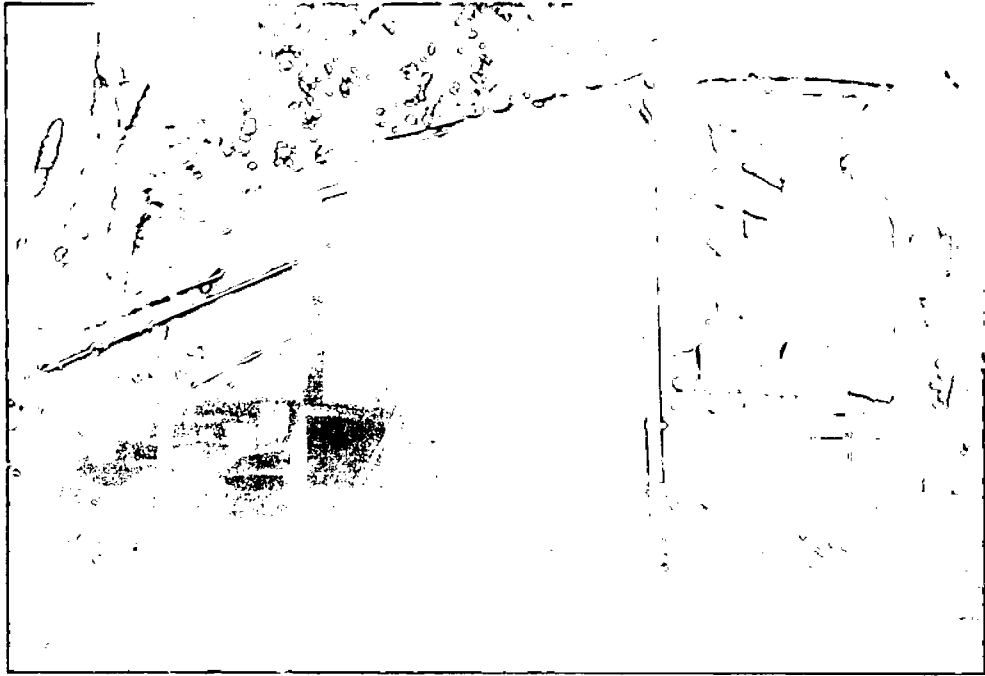


P 669



P3

P212 Subject house



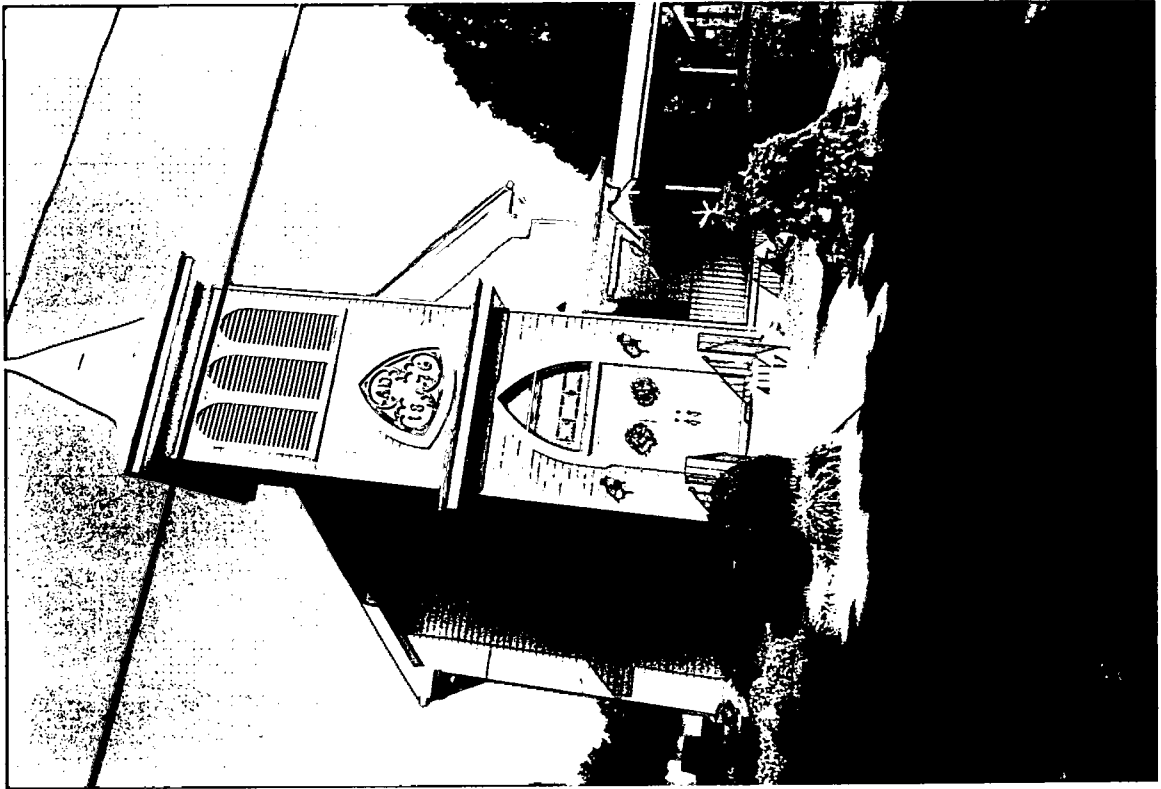
P325



P325



P513



P 377



P 457



P 352



P 220





P 215



p 382



P669



P3