28/14-95A 16501 Norwood Road
Woodlawn

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: January 25, 1995

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

__X__ Approved _____ Denied

_____ Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: M-NCPPC/Dept. of Parks

Address: 9500 Brunett Avenue; Silver Spring, Md. 20901

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Property Address: 16501 Norwood Road
Sandy Spring, Md. 20860

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: January 25, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

Montgomery County Government

Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # JS 343 01724940

NAME OF PROPERTY OWNER (Contract/Purchaser) MNCPPC/MC Dept of PARKS TELEPHONE NO. (Include Area Code) (301) 495-2500

ADDRESS 9500 Brunett Ave CITY Silver Spring STATE Md ZIP 20901

CONTRACTOR OLMSTEAD MANOR PARK CREW TELEPHONE NO. (301) 774-6755

CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY (CLARK BEELL) TELEPHONE NO. (Include Area Code)

REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE

House Number 16501 Street NORWOOD Rd

Town/City SANDY SPRING, Md 20860 Election District 8

Nearest Cross Street EDNOR Rd

Lot ____ Block ____ Subdivision ____

Liber 4845 Folio 59 Parcel N-422 (2.1 + 10)

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other ____

1B. CONSTRUCTION COSTS ESTIMATE $ (WORK TO BE DONE BY PARK CREWS)
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N.A.
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
1E. IS THIS PROPERTY A HISTORICAL SITE? YES #28/14

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

4A. HEIGHT ____ feet ____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line ____
2. Entirely on land of owner ____
3. On public right of way/easement ____ (Revocable Letter Required).

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.

M. Dwyer Lincoln 4/17/94
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED ____ Signature ____ Date ____

APPLICATION/PERMIT NO: 94120900606 FILING FEE: $ ____
DATE FILED: ____ PERMIT FEE: $ ____
DATE ISSUED: ____ BALANCE $ ____
OWNERSHIP CODE: ____ RECEIPT NO: ____ FEE WAIVED: ____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:

HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 16501 Norwood Road	Meeting Date: 1/25/95
Resource: Master Plan Site #28/14, Woodlawn Mansion	HAWP: Demolition
Case Number: 28/14-95A	Tax Credit: Not Applicable
Public Notice: 1/11/95	Report Date: 1/18/95
Applicant: M-NCPPC/Dept. of Parks	Staff: Patricia Parker
PROPOSAL: Demolition of frame shed	RECOMMEND: Approval

The applicant, The Department of Parks, Maryland-National Capital Park and Planning Commission, proposes to demolish a frame shed roof addition attached to a three-story stone barn - one of the significant outbuildings included in the environmental setting of Woodlawn (Master Plan Site #28/14) a ca. 1815 Georgian brick house. The site involves approximately 105 acres and M-NCPPC/Parks would like the structure to be consistent in interpretation of the period.

The applicant states that wood joists are cracked and rotten and thereby present a hazard to the public. This recent frame addition is constructed as a lean-to. It is visible from the interior driveway and it is attached to the east elevation of the barn and faces the principal elevation of the main house.

STAFF DISCUSSION/BACKGROUND

Staff does not find the frame shed to be a character defining element of the three-story stone barn. Furthermore, Woodlawn and its environmental setting is sufficiently isolated from adjacent properties so as not to affect surrounding properties.

Staff recommends the HPC assess the proposal in terms of its visual impact on the historic cluster (See attached plan). Staff finds that the overall effect on views to and from the historic cluster would be improved. The frame lean-to is more recent in construction and thereby incompatible with the 19th century environmental setting. The impact would be minimal. Staff recommends approval.

STAFF RECOMMENDATION

Staff is pleased that the Department of Parks has chosen to continue to properly maintain the historic site and expend its resources to enhance the interpretation of the property for the public good. Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

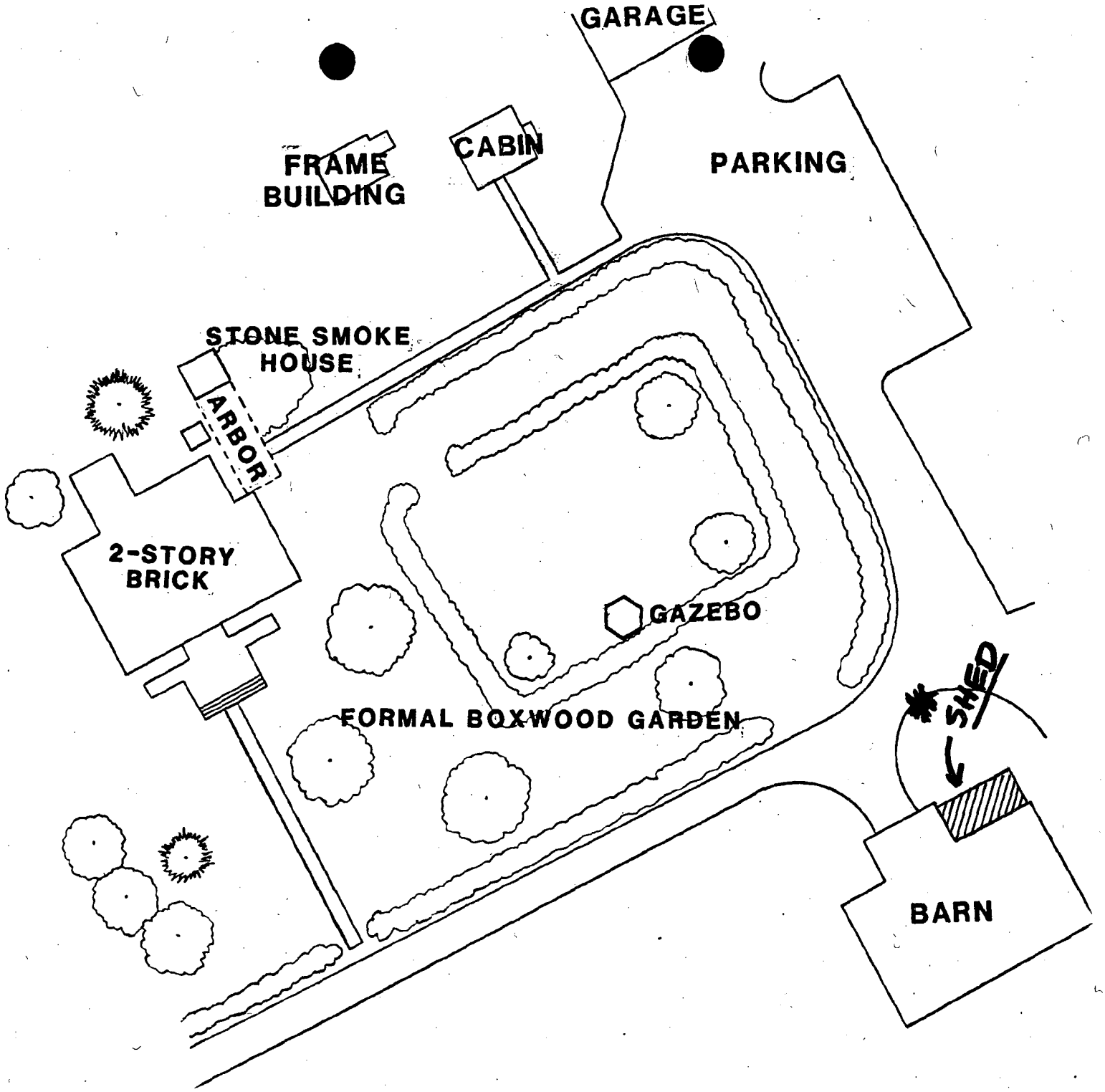
> The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standard 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;

and with the following general condition:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



WOODLAWN SPECIAL PARK

SCALE: 1" = 40'

Montgomery County Government

Historic Preservation Commission
51 Monroe Street, Rockville, Maryland 20850
~~100 Maryland Avenue, Rockville, Maryland 20850~~
279-8094 ~~279-1327~~

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # JS 343 01724940

NAME OF PROPERTY OWNER MNCPPC/MC Dept of PARKS TELEPHONE NO. (301) 495-2500
(Contract/Purchaser) (Include Area Code)

ADDRESS 9500 Brunett Ave Silver Spring Md 20901
CITY STATE ZIP

CONTRACTOR OLNEY MANOR PARK CREW TELEPHONE NO. (301) 774-6255

CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY (CLARK BERI) TELEPHONE NO.
(Include Area Code)

REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE

House Number 16501 Street NORWOOD RD

Town/City SANDY SPRING, Md 20860 Election District 8

Nearest Cross Street EDNOR Rd

Lot ____ Block ____ Subdivision ____

Liber 4845 Folio 59 Parcel N-422 (21.+10)

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other

1B. CONSTRUCTION COSTS ESTIMATE $ (WORK TO BE DONE BY PARK CREWS)
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1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
1E. IS THIS PROPERTY A HISTORICAL SITE? YES #28/14

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
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT ____ feet ____ inches

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1. On party line/Property line
2. Entirely on land of owner
3. On public right of way/easement (Revocable Letter Required).

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.

M. Dwyer MNCPPC 11/17/94
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED Signature Date

APPLICATION/PERMIT NO: 941229006 FILING FEE: $
DATE FILED: PERMIT FEE: $
DATE ISSUED: BALANCE $
OWNERSHIP CODE: RECEIPT NO: FEE WAIVED:

4

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

(REMOVAL OF DETERIORATED AND UNSIGHTLY SHED-ROOF ATTACHED TO NE CORNER OF HISTORIC STONE BARN)

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:

HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

PROPERTY CONSISTS OF HISTORIC HOME AND OUTBLDS. OF 19TH C VINTAGE LOCATED ON LANDSCAPED SETTING IN PUBLIC PARK. THE ELEGANT STONE BARN IS UNIQUE TO THIS LOCATION AND DATES FROM 1832.

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

PROPOSED WORK WILL REMOVE DETERIORATED AND UNSIGHTLY SHED-ROOF ADDITION OF MID LATE 20TH C CONSTRUCTION. ATTACHED TO NE CORNER OF STONE BARN.

6

2. Statement of Project Intent:

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

REMOVAL OF DETERIORATED MATERIALS IN ORDER TO CLEAN UP STRUCTURE AND BEGIN PLANS FOR PROPER REPAIRS & DRAINAGE.

b. the relationship of this design to the existing resource(s):

EXISTING WOOD-FRAME SHED & RAFTERS ARE OF LATE 20TH LUMBER AND ARE INCOMPATIBLE W/ EARLIER CONSTRUCTION

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

REMOVAL OF 20TH & DETERIORATED SHED - ROOF ADDITION WILL INCREASE AESTHETIC APPEAL OF BARN AND ELIMINATE SAFETY HAZARD AT THIS BUSY PUBLIC USE FACILITY & HELP IMPLEMENT PLANNED RESTORATION WORK.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5′ contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" =1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name (PROPERTY IS LOCATED IN CENTER
Address OF SURROUNDING PARKLAND AND
City/Zip FRONTED BY TWO PUBLIC ROADS)

2. Name (SEE ATTACHED)
Address
City/Zip

WOODLAWN MANSION NEIGHBORHOOD

Friends Sandy Spring School Inc., 16923 Norwood Road, Sandy Spring, MD 20860

Dematatis, Alexander & UL, 2921 28th Street, N.W., Washington, D.C. 20008

Pyle, Helen D. et al, 211 Ednor Road, Silver Spring, MD 20904

Richard A. & HP Lethbridge, 219 Ednor Road, Silver Spring, MD 20905

Ruyak, Robert F. & EF, 121 Ednor Road, Sandy Spring, MD 20905

Partners RFR, c/o Howery & Simson, 1299 Penn Ave. NW, Washington, DC 20004

Cromwell, Phyllis E, 111 Ednor Road, Silver Spring, MD 20904

Trapani, Michael A & D, 109 Ednor Road, Silver Spring, MD 20905

Betts, Ernest C, III, 105 Ednor Road, Silver Spring, MD 20905

Santos, Charles S et al, 1 Central Plaza 1202, 11300 Rockville Pike, MD 20852

Smith, Robert EL, Jr., 17028 Barn Ridge Drive, Silver Spring, MD 20906

Brooke, S & ML Moore, 16700 Norwood Road, Sandy Spring, MD 20860

Brown, David C & TE, 16650 Norwood Road, Sandy Spring, MD 20860

NEEDWOOD MANSION NEIGHBORHOOD

Aramus Corporation NV, 6900 Wisconsin Ave., #505, Chevy Chase, MD 20815

Samanos, Elodie, 6825 Needwood Road, Deswood, MD 20855

Gilbertson, Gene R & JA, 16301 Jousting Court Terrace, Rockville, MD 20855

Bidwell, Ronald W & Betty A Mendel, 10304 Jousting Court Terrace, Rockville, MD 20855

Johnson, Clark & CL, 16300 Jousting Terrace, Rockville, MD 20855

Little, Robert C & PA, 16305 Jousting Court Terrace, Rockville, MD 20855

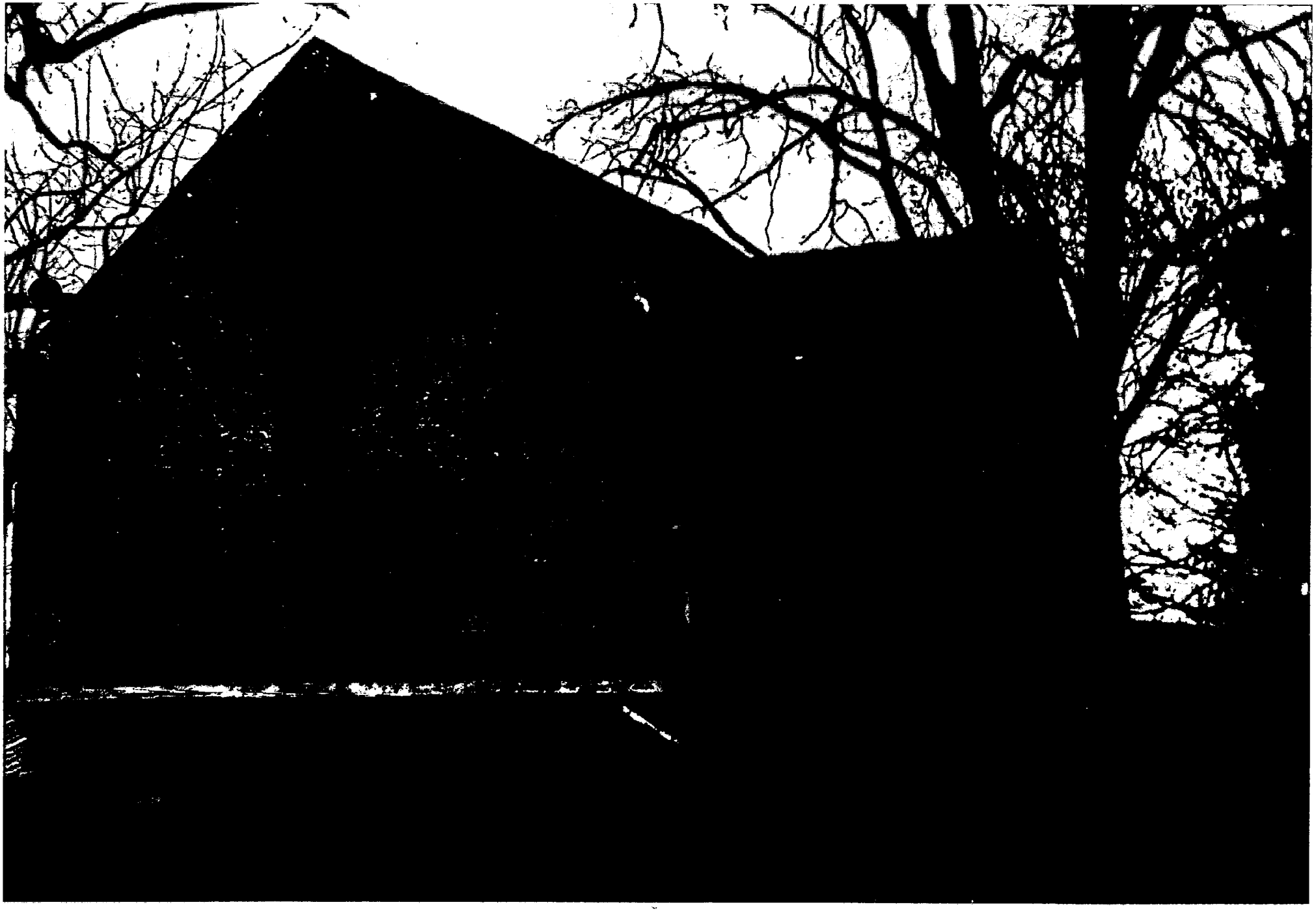
Bryn, Frank M & GT, 16400 Equestrian Lane, Rockville, MD 20355

Reed, Richard E & VS, 1604 Equestrian Lane, Derwood, MD 20855

#28/14

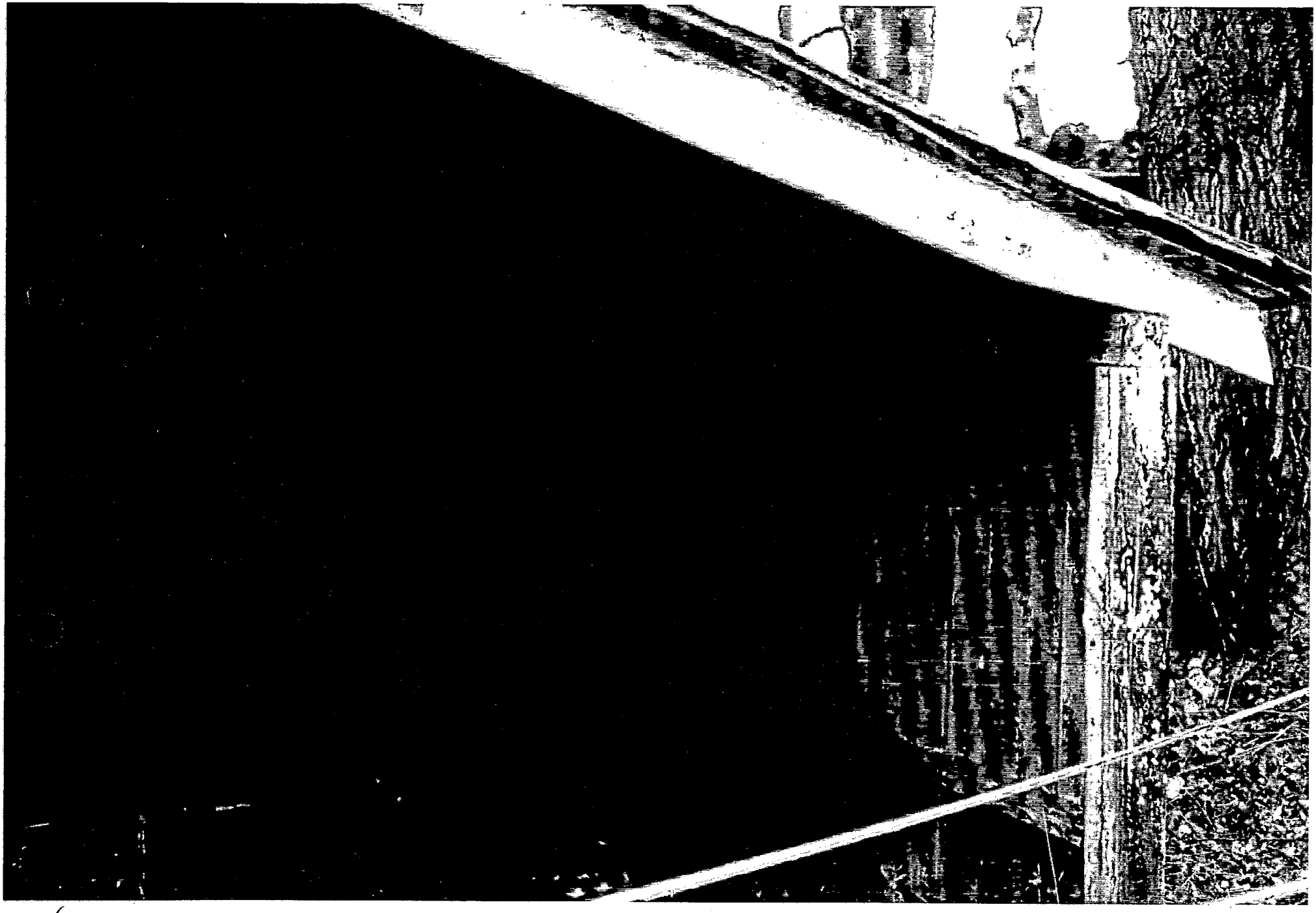
WOODLAWN BARN - (LATE 20TH C FRAME SHED ROOF TO BE REMOVED)

#28-14 WOODLAWN BARN



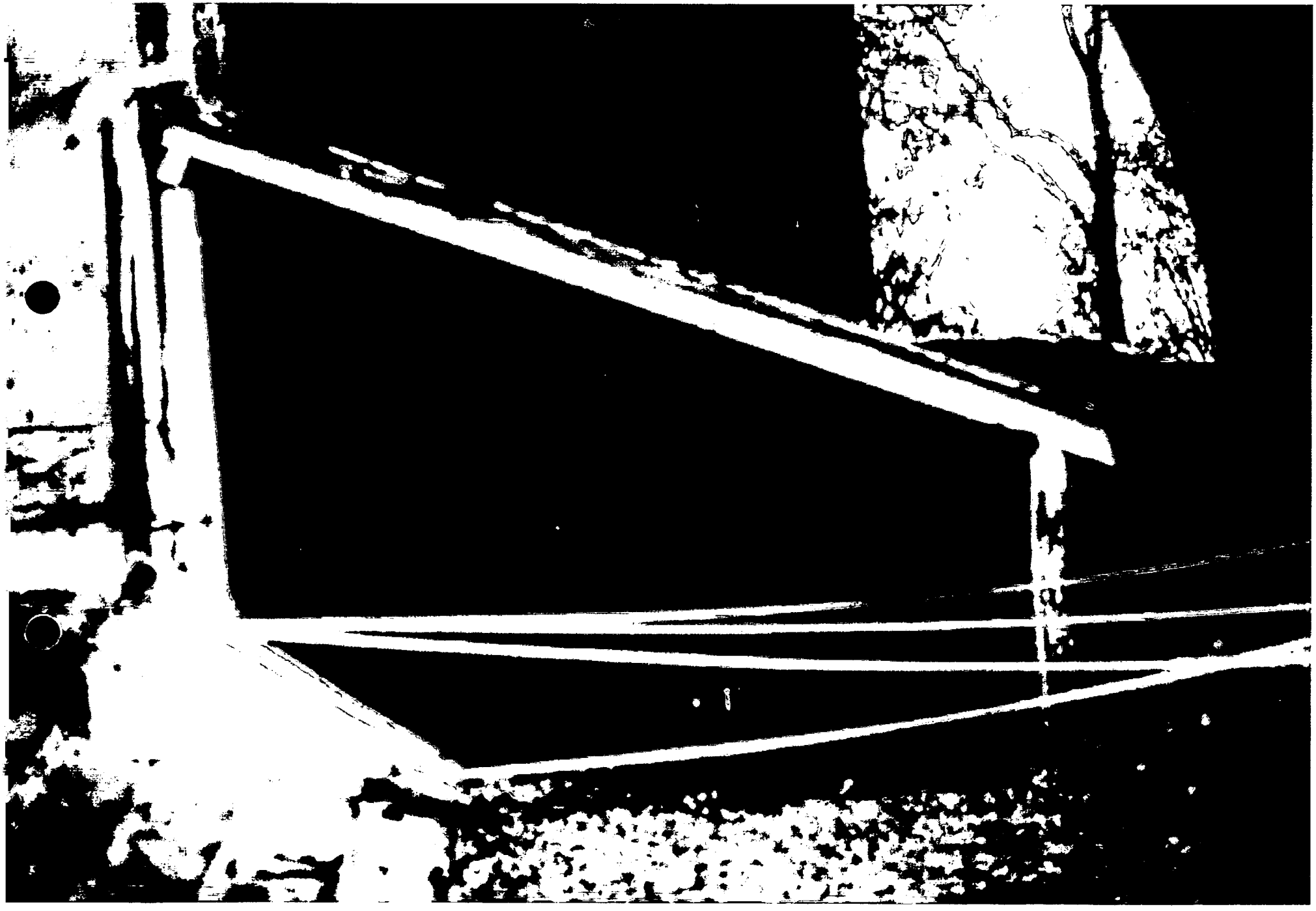
(LARGE 20TH C FRAME SHED ROOF COLLAPSING AND UNSAFE)

#28-14 WOODLAWN BARN



(LATE 20TH C. FRAME SHED ROOF TO BE REMOVED)

#28-14 (WOODLAWN BARN)



(SHED-ROOF ADD'N. TO BE REMOVED – JOISTS ROTTED + CRACKED)