

82
S/57-05A 4501 Olney Laytonsville Rd
MP Site #23/57 **Falling Green**

APPLICABLE GUIDELINES:

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined 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.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation: (See Circle 7)

STAFF DISCUSSION

The Conrad Royer House is an individual *Master Plan* site and subject to the highest level of review.

The applicant is a descendant of Conrad Royer and staff is excited and pleased that the house will continue to be part of the farming legacy of this family. The proposed restoration of the exterior of the house is commendable (see below for a discussion regarding vinyl siding); staff recommends that the applicant apply for the Montgomery County Historic Preservation Tax Credit for those items.

The applicant is looking for feedback from the Commission regarding the proposed additions and garage. Staff reviewed the proposal with an eye to the broad strokes of the design: massing, scale, materials, and compatibility. The architect provided a sketch (Circle 11) that is evocative of the design scheme.

Additions

In terms of features, size, and scale the proposed additions are true to the *Standards*. The metal gable roofs, horizontal siding, and single stories are compatible with the historic house, while maintaining a distinct separation. The use of multi-paned windows rather than 2/2, and the choice of fiber cement siding will help one to realize that they are new additions. There are three additions proposed by the applicant, each serving a different function. For clarity, staff will discuss each in turn.

Rear/South

This is the simplest and cleanest of the additions. It extends a family room off of the existing "L", removes the chimney, replacing it with a fireplace that opens to the family room a new screened-in porch. Staff's only suggestion is that the addition be inset from the end of the "L" so as to more clearly define where the historic house ends.

Left/East and Porch Re-enclosure

The east addition is a mudroom/laundry room that essentially extends the enclosed porch. Although it does wrap the corner of the house, no additional openings are made and there are no windows to be disturbed. The addition will utilize the enclosed porch as well as relocate a bathroom that was added to the porch some time ago. The applicant is proposing to better integrate the rear porch into the house, while re-working such that it is glassier and reads more like a porch. The concept is good and will make the rear porch more compatible with the house than it currently is but the details will need to be refined before returning for a HAWP. A couple of suggestions that may help bring out the porch's character would be to make a visual break between the porch and mudroom as well as to better emphasize the porch columns.

Right/West

This bedroom suite addition extends from the "L" of the house and eliminates only one window by converting it to a doorway. This limited connection to the house is made using a narrower piece or hyphen that contains a pantry and office. Although wider than the hyphen, the bedroom addition does not extend past the 1st attic window towards the front of the house. It would be useful to staff, should the applicant proceed, to see a sketch similar to Circle 11 but from the other direction. Although it is typical for new additions to stay at the rear of the house, this is usually to minimize the impact on historic fabric as well as limit visibility. In this case the addition makes a light touch to the house and could relatively easily be removed. Because of the house's site – both out in the middle of a field and quite far from the road – one could argue that it is simultaneously very visible and not at all visible. Even so, the arched window on the front of the bedroom should be removed as it draws the eye away from the historic house.

Garage/Breezeway

The 1-½ story garage is appropriate in scale, massing, and design to the historic house. Although a bit off-putting in the elevations, the cant of the garage is appropriate to the placement of outbuildings and will lessen the impact of the garage doors on approaching visitors. The dormer allowing the attic to be used as guest space is on the side away from the house and the overall feel is that of an outbuilding. At 24' x 30' the garage is by no means oversized for its intended use. Staff's only suggestion is that the breezeway be removed. The connection lessens the outbuilding effect and draws undue attention to the garage.

Outbuilding Relocations

It is neither uncommon for outbuildings to have been moved historically nor for the Commission to approve their relocation in the 21st century. Staff needs to verify which outbuildings are the contributing features and will work with the applicant in determining a new location.

Historic House

With the exception of the installation of vinyl siding over the chestnut siding, the proposed work on the exterior of the historic house is precisely what preservationists call for. In fact, except for removal of the asphalt shingle siding, the applicant could complete all of the proposed work without obtaining a HAWP. Repair and replacement in-kind is the base line for any rehabilitation project and is encouraged and rewarded through the Tax Credit Program.

On the other hand, installation of artificial siding on a historic house and especially over historic siding is not appropriate and is typically not allowed. The *Secretary of the Interior's Standards for Rehabilitation* describes the retention and preservation of distinctive features and materials, promotes repair over replacement, and states that new exterior alterations should not destroy historic features or materials. Although currently hidden under artificial siding installed many years ago, the historic siding remains a significant architectural and historical feature of this house. Although the HPC cannot compel the applicant to remove the existing artificial siding, it has the authority to ensure the preservation of the historic siding.

The applicant is not proposing to remove the milled on-site chestnut siding. Staff asserts that recovering the historic siding will not only promote its deterioration and alter the historic character of the house, but will also not achieve the applicant's goals of cost savings and a maintenance free exterior (The applicant has been provided with copies of *Preservation Brief #8* from the National Park Service and "Vinyl is not Final" an article by the Kansas State Historical Society Cultural Resource Division.). Details such as wood trim and cornices tend to be obscured and minimized by vinyl siding and the artificial siding does not have the same profile or pattern of application as the historic wood siding. The amount of trim obscured, the potential damage to the wood siding, and the quality of installation of vinyl siding will vary from contractor to contractor. Even proper installation involves placing furring strips or blue board over the existing siding resulting in a change in the relationship between trim features and the wall and adding numerous holes to the historic fabric. The labor involved in fitting vinyl siding around existing wood trim will add to the cost of the installation and existing maintenance issues must be remedied prior to its installation.

A typical installation of vinyl siding will cost roughly 2 to 3 times that of a good paint job, not including any custom fittings around existing trim. With that in mind, vinyl should last as long as two or three paintings for an owner to break even on the cost. Given that properly prepared, primed, and painted wood siding should last between 8 and 10 years, the vinyl siding should last at least between 16 and 24 years for it to break even with the maintenance costs of painting. Even the Vinyl Siding Institute acknowledges that there is no such thing as maintenance free. The Cleaning and Maintenance Guide on its website states "Vinyl siding is durable, attractive, and easy to maintain. Like any outdoor product, however, even low-maintenance vinyl siding will need attention from time to time."

STAFF RECOMMENDATION:

The applicant chose to present three small 1-story additions, rather than a larger 2-story addition. This solution, while perhaps more visible, impacts the fabric of the historic house minimally. From a distance the small pieces will likely be less visible than a single mass would have been and will not impair the character of the environmental setting. Because of this and the comments included in the discussion above, staff recommends that the applicant proceed to a Historic Area Work Permit. However, there are a number of suggestions – as listed on Circle 1 – that should be incorporated into any final HAWP application

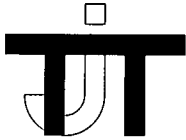
Additionally, the following items will need to be included as part of the HAWP application in addition to those submitted for this Preliminary Consultation.

- Tree survey
- Detailed site plans
 - Existing and proposed
 - At a closer scale than currently provided
 - Clarifying where the outbuilding locations
- Perspective looking towards the southeast.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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.





Thomas J. Taltavull
A r c h i t e c t

20650 Plum Creek Court
Gaithersburg, Maryland 20882
Tel. 301.840.1847

January 12, 2006

RESTORATION & ADDITIONS TO CONRAD ROYER FARMHOUSE

Background

The Stabler families are farmers and they want to continue to farm in Montgomery County.

The main objectives of the project are threefold:

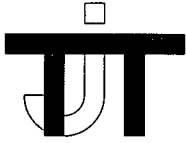
1. Restore a historic farmhouse and environment in the Agricultural Reserve
2. Protect and sustain farming as a way of life in Montgomery County
3. Provide a home to accommodate a family to today's living standards.

Scope of work

The key to achieving the three objectives is the restoration of the farmhouse. Mr. Randall Stabler, the current owner of house and property is proposing to restore the farmhouse and construct new additions to accommodate his family. The house, vacant for some time, requires a major restoration of the structure and historic fabric.

The proposed general scope of the project is as follows:

1. Restore the existing farmhouse
2. Construct a one story family room addition and screened in porch at the rear of the existing two story ell.
3. Restore the enclosed existing porch to serve as circulation for the first floor. The porch will express the original wood porch posts and provide full height glass doors to give the appearance of the original open porch.
4. Construct a one story laundry/ mudroom on the east side of the enclosed porch to provide an area for clean up after work before entering the main house. The Owner expressed a clear need for this space based on his type of work.
5. Construct a two car semi detached garage with a guest suite above for visiting relatives. The garage will be attached to the mudroom with an open breezeway. The garage is turned 45° in order to minimize the impact of the garage doors on the view of the front of the main house and to subtly preserve the view of the side of the main house from the road that turns south east.
6. Construct a bedroom wing on the first floor to accommodate the owner or potential in law. The bedroom wing is connected with a small hyphen space in order to delineate it from the main house.



Thomas J. Taltavull
A r c h i t e c t

20650 Plum Creek Court
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The original farmhouse exterior restoration will include the following material elements.

1. Remove existing metal roofing on the house and porch and install new metal roofing.
2. Replace metal half round gutters and downspouts, with new half round gutters to match.
3. Preserve existing wood fascia, rake and soffits.
4. Repair and repaint deteriorated brick chimneys.
5. Remove existing asphalt shingle wall siding. Preserve the original wood siding.
6. The main house stone foundation is currently parged. The project proposes to remove the parging and restore the stone foundation.

The new additions and garage materials are proposed to be as follows:

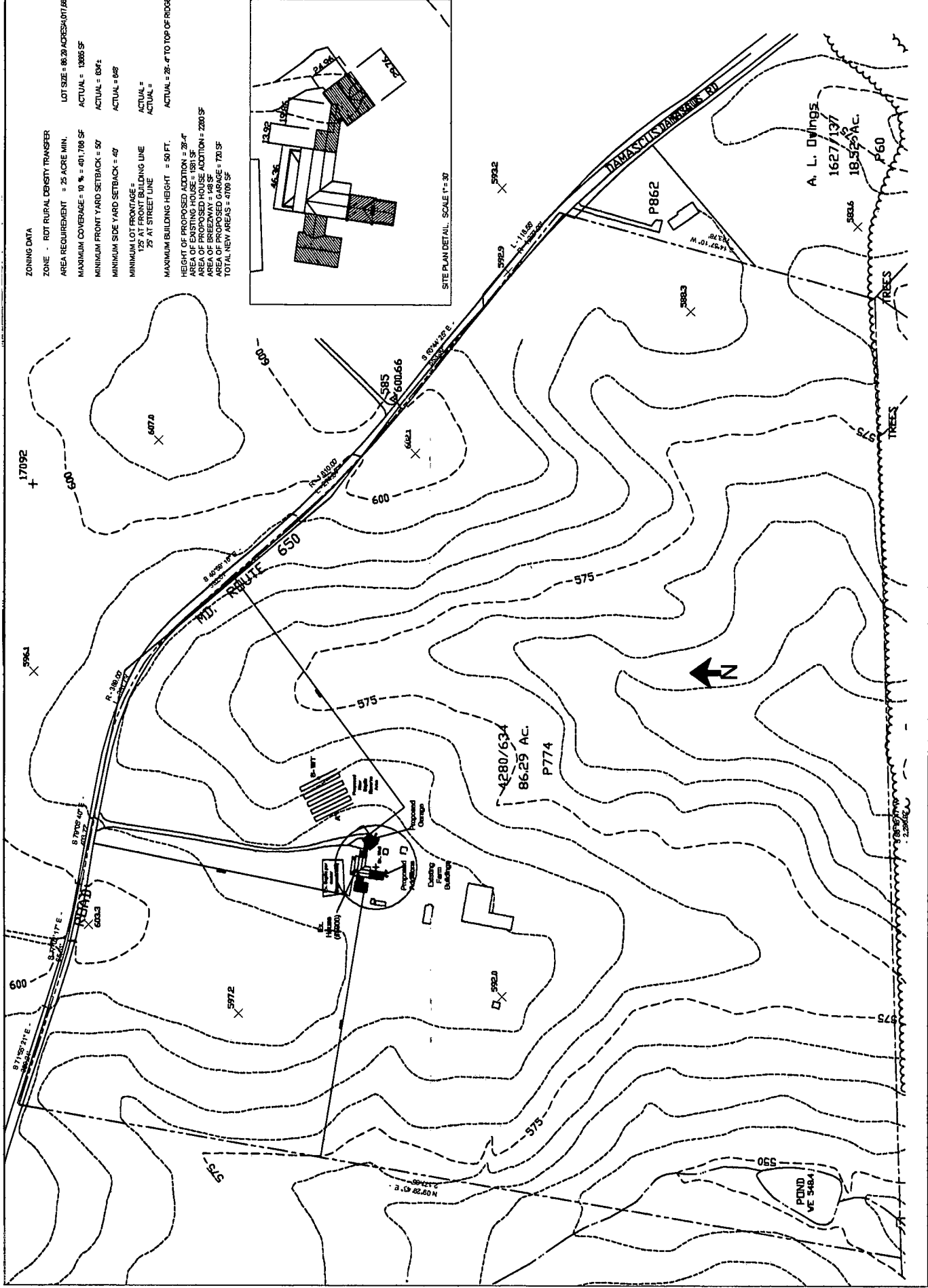
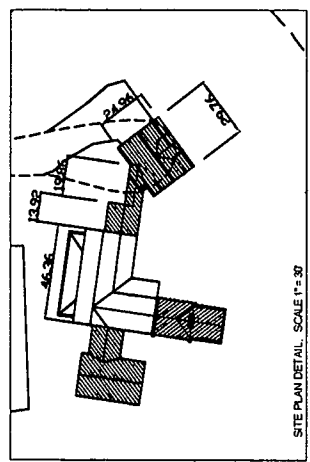
1. Metal roofing
2. Fiber cement siding and trim.
3. Parged concrete foundation.
4. Half round metal gutters.
5. Vinyl clad wood windows and doors with simulated true divided lites.

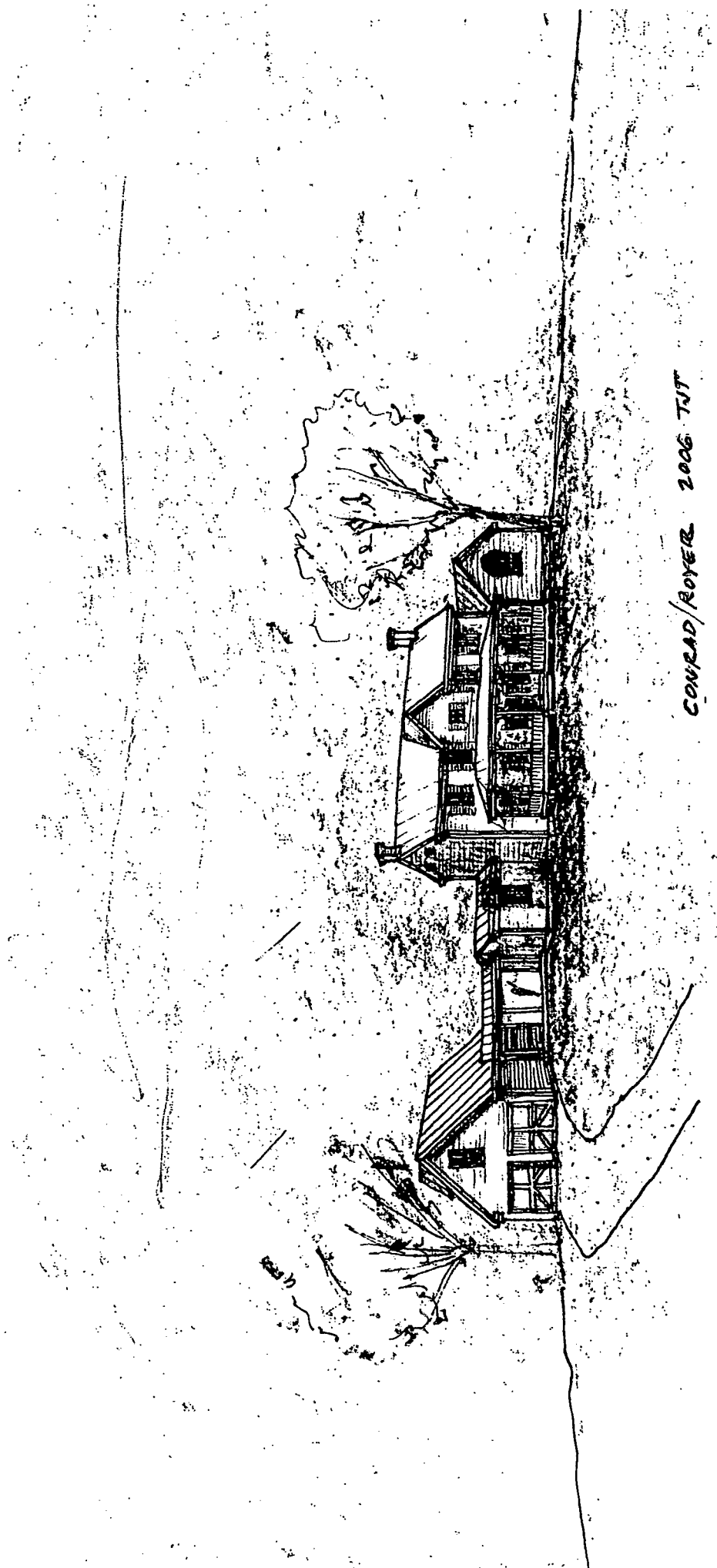
Conclusion

This project is an opportunity to preserve a historic farm house, its surrounding landscape and continue to ensure farming as a way of life for a family in Montgomery County for future generations.

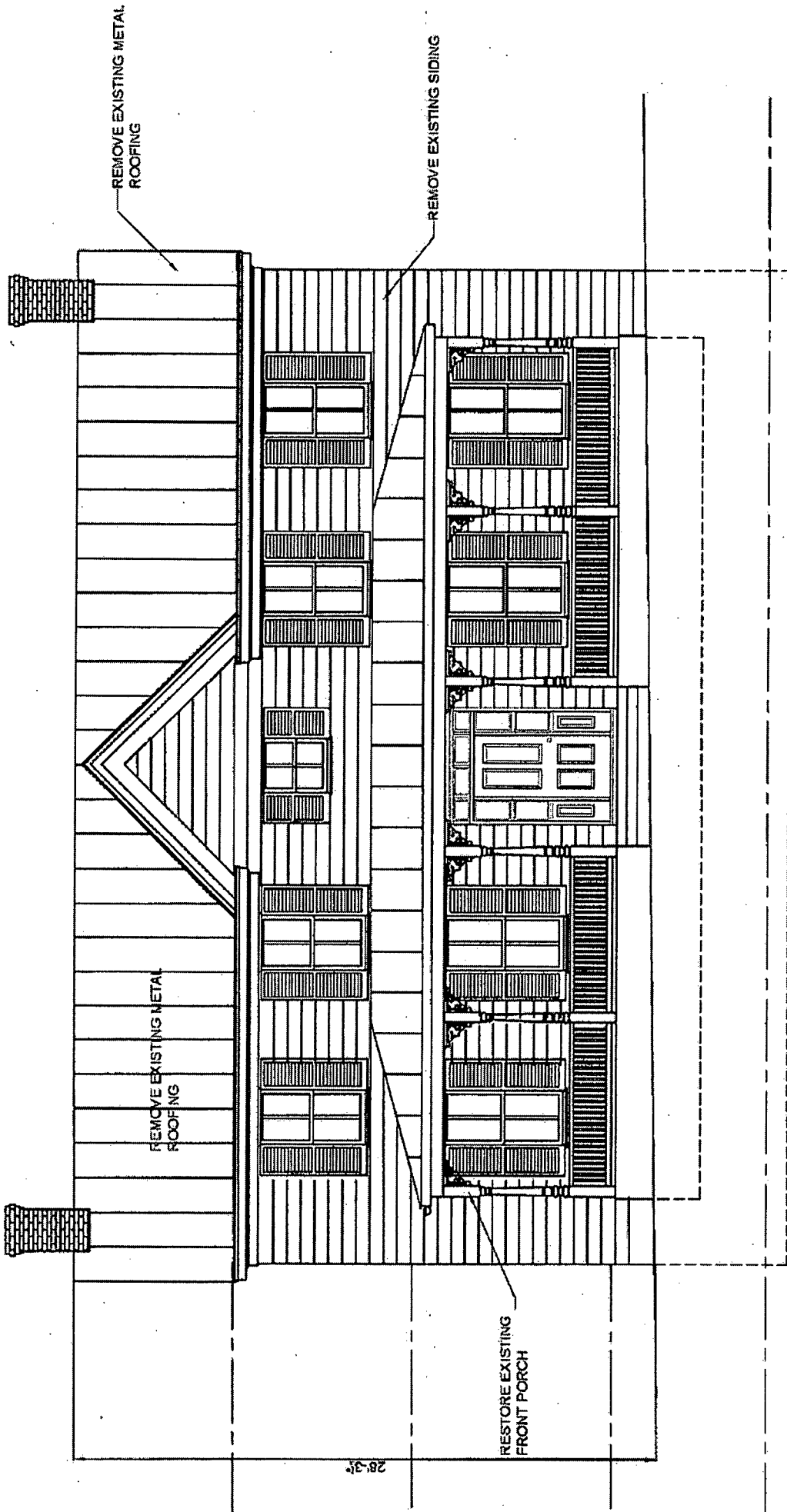
ZONING DATA
 ZONE - R10 RURAL DENSITY TRANSFER
 AREA REQUIREMENT = 25 ACRE MIN.
 MAXIMUM COVERAGE = 10% = 401,788 SF
 MINIMUM FRONT YARD SETBACK = 50'
 MINIMUM SIDE YARD SETBACK = 40'
 MINIMUM LOT FRONTAGE = 125' AT STREET LINE
 MAXIMUM BUILDING HEIGHT = 50 FT.
 HEIGHT OF PROPOSED ADDITION = 28'-4"
 AREA OF EXISTING HOUSE = 1891 SF
 AREA OF PROPOSED HOUSE ADDITION = 2200 SF
 AREA OF PROPOSED GARAGE = 720 SF
 TOTAL NEW AREAS = 4709 SF

LOT SIZE = 86.29 ACRES (LOT 66) SF
 ACTUAL = 13665 SF
 ACTUAL = 6342
 ACTUAL = 688
 ACTUAL = 125'
 ACTUAL = 28'-4" TO TOP OF ROOF



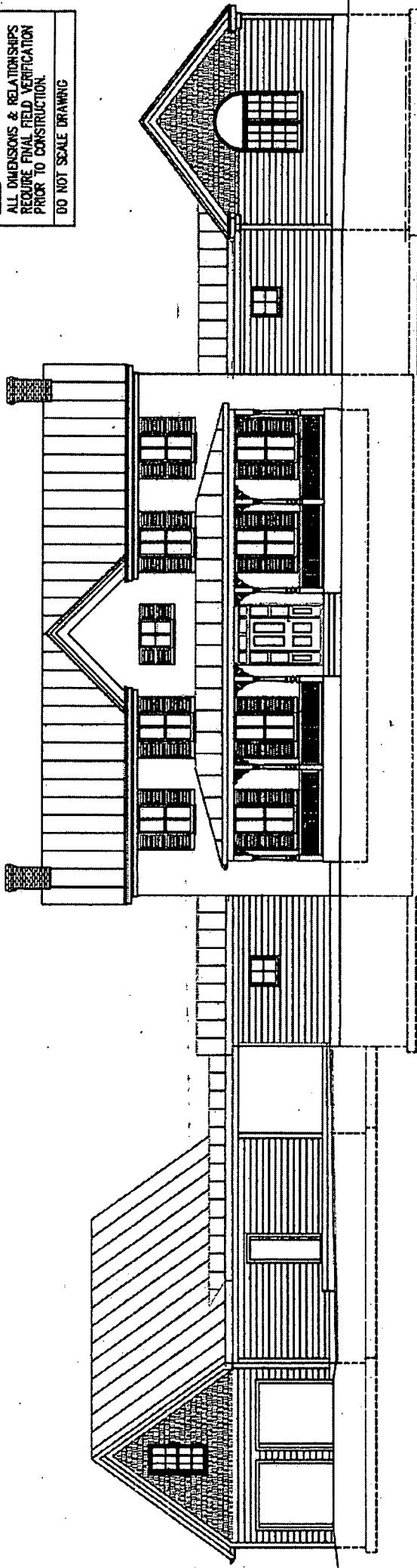


CONRAD/ROYER 2006 TNT

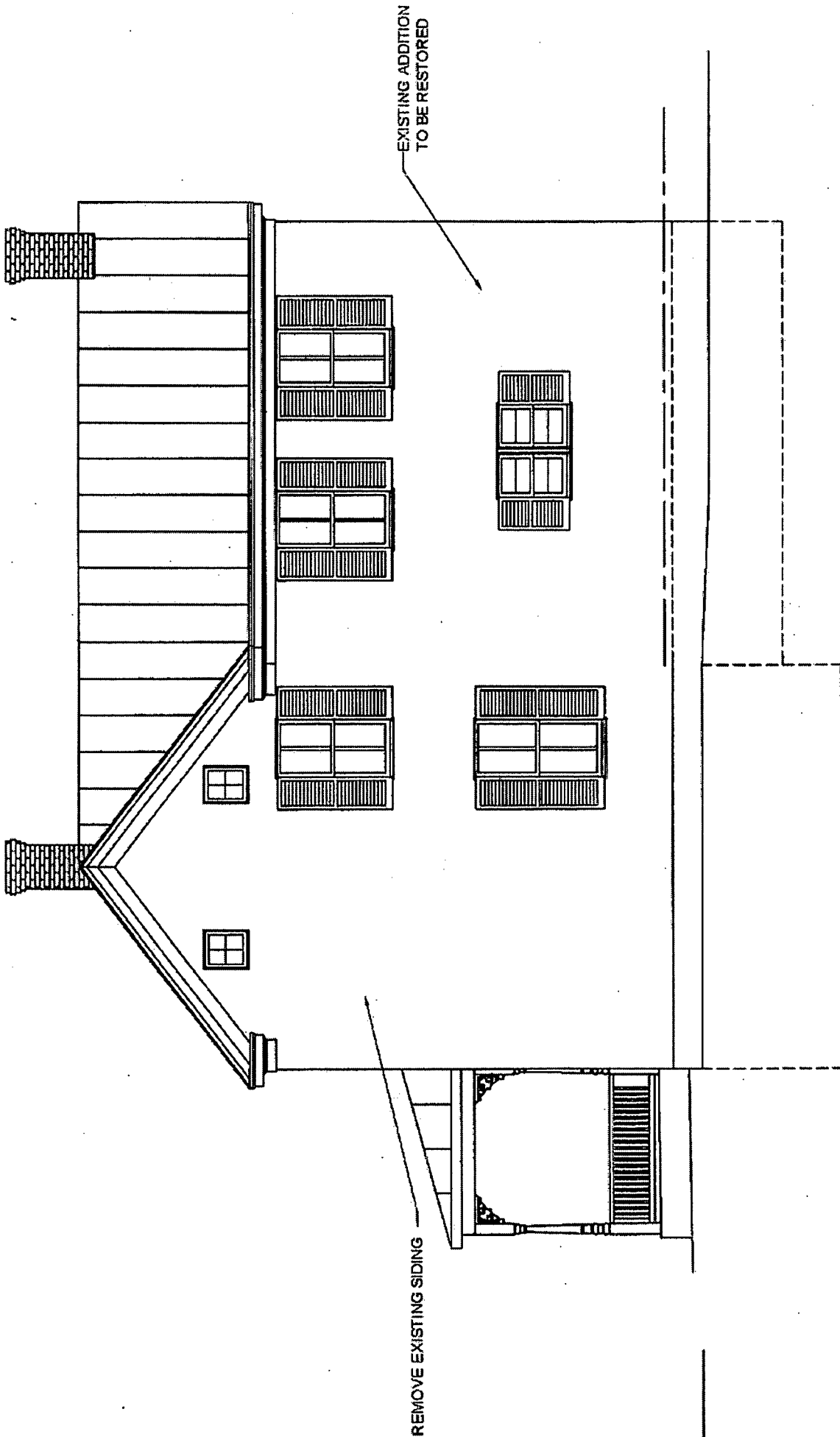


EXISTING FRONT ELEVATION, NORTH

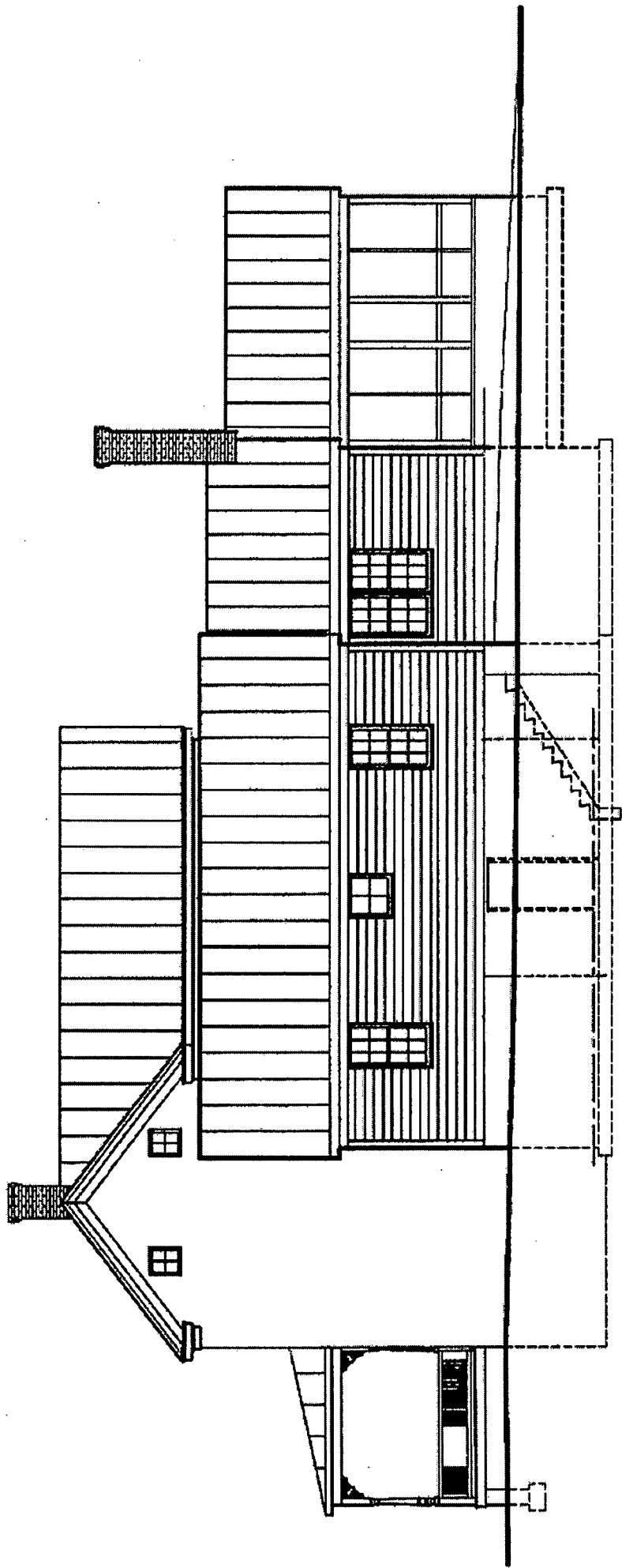
NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING



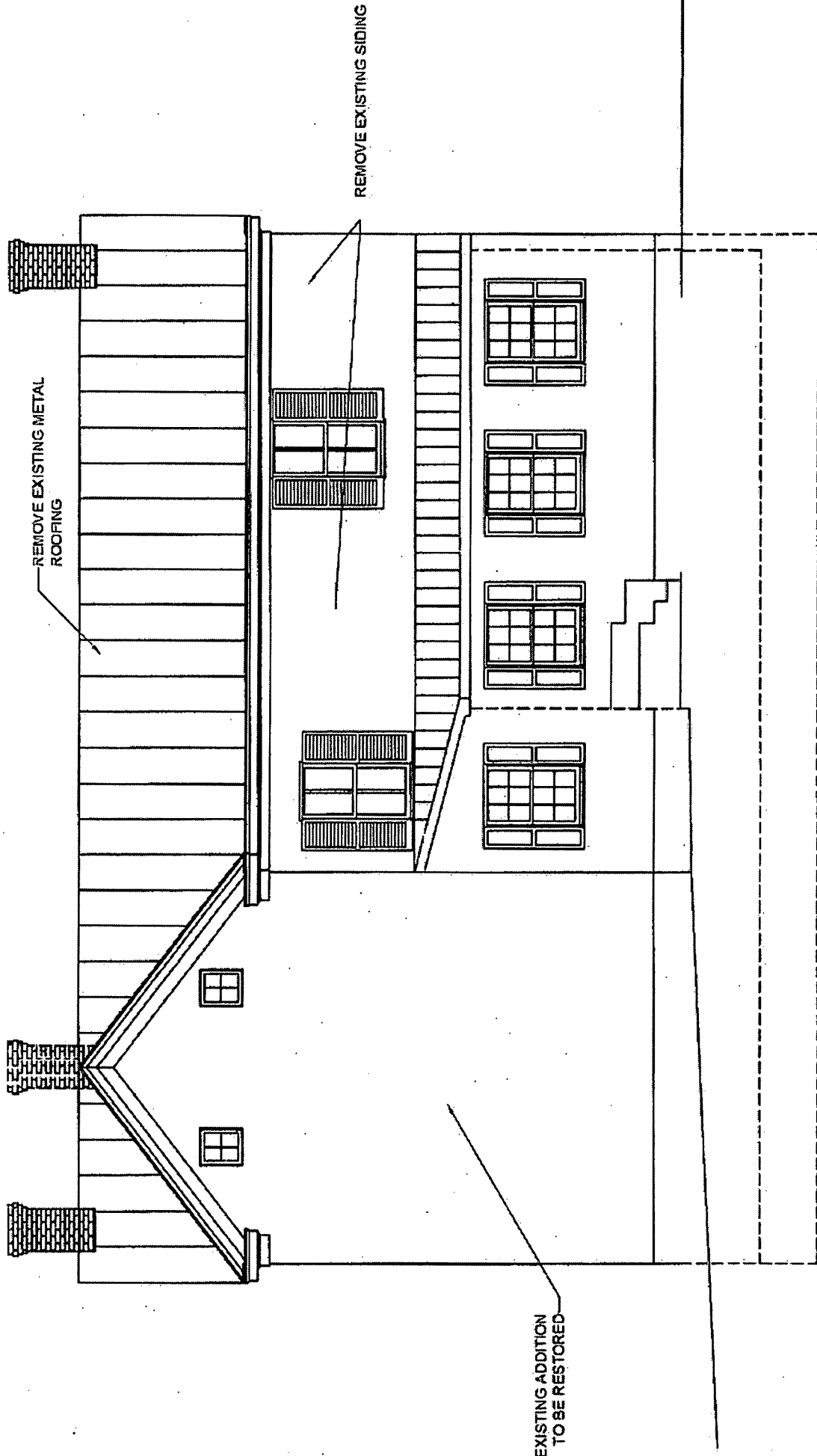
PROPOSED NORTH ELEVATION



EXISTING RIGHT ELEVATION, WEST

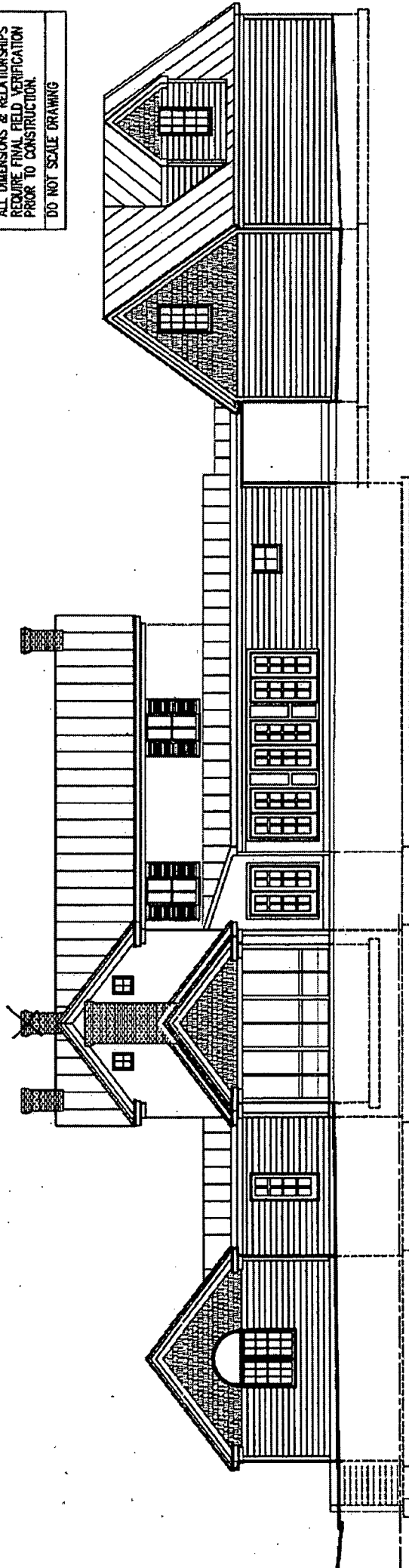


WEST ELEVATION



EXISTING REAR ELEVATION, SOUTH

NOTE:
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SOUTH ELEVATION

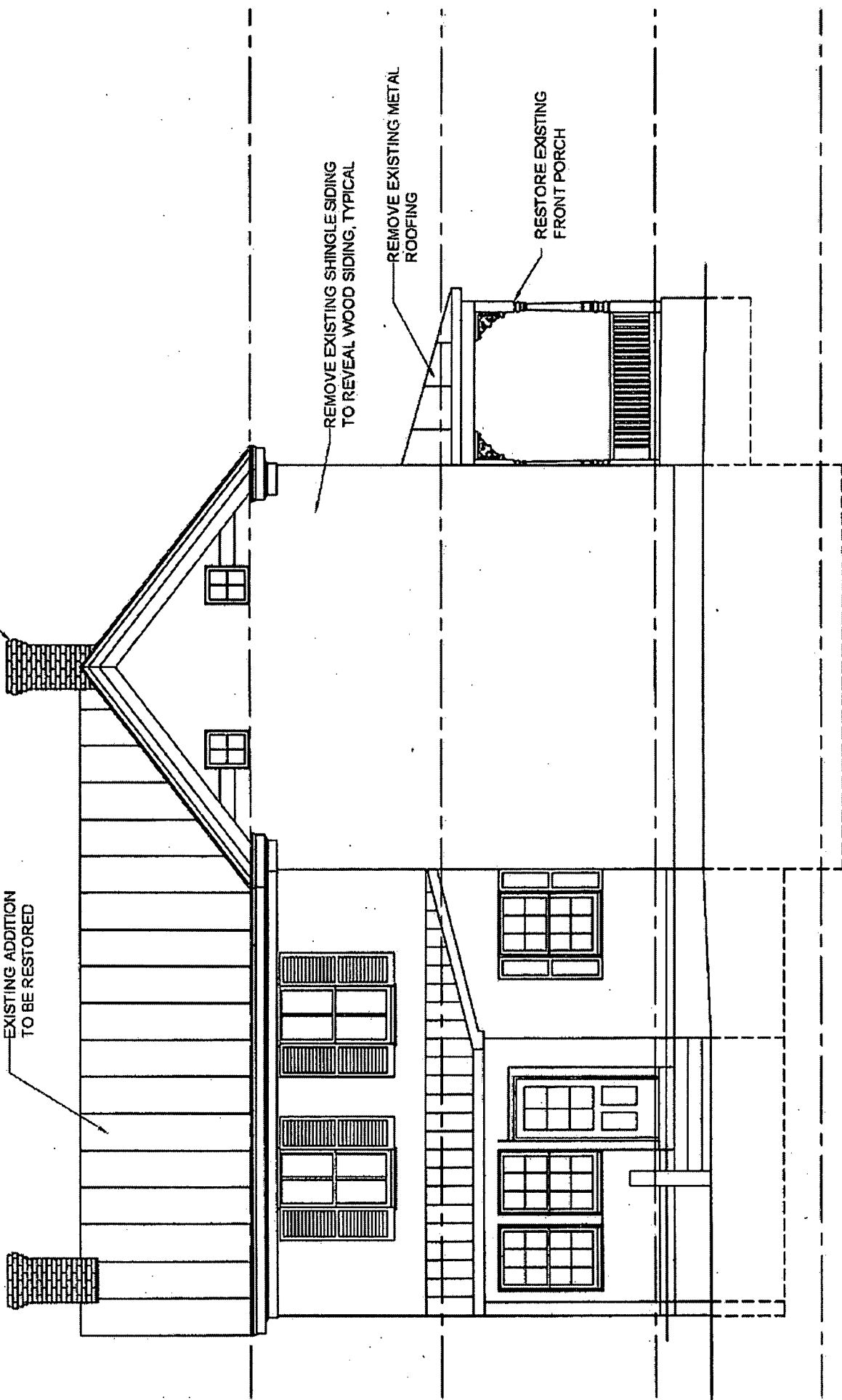
REPOINT EXISTING CHIMNEYS

EXISTING ADDITION TO BE RESTORED

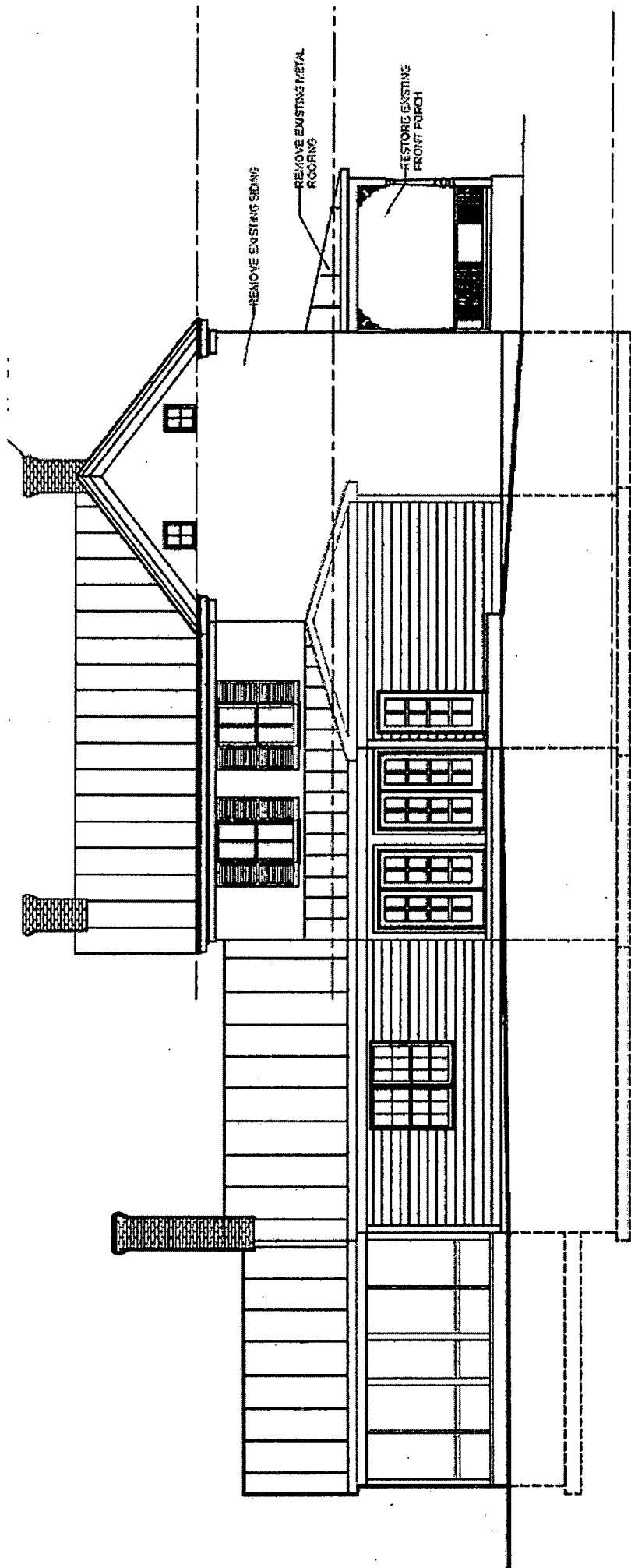
REMOVE EXISTING SHINGLE SIDING TO REVEAL WOOD SIDING, TYPICAL

REMOVE EXISTING METAL ROOFING

RESTORE EXISTING FRONT PORCH

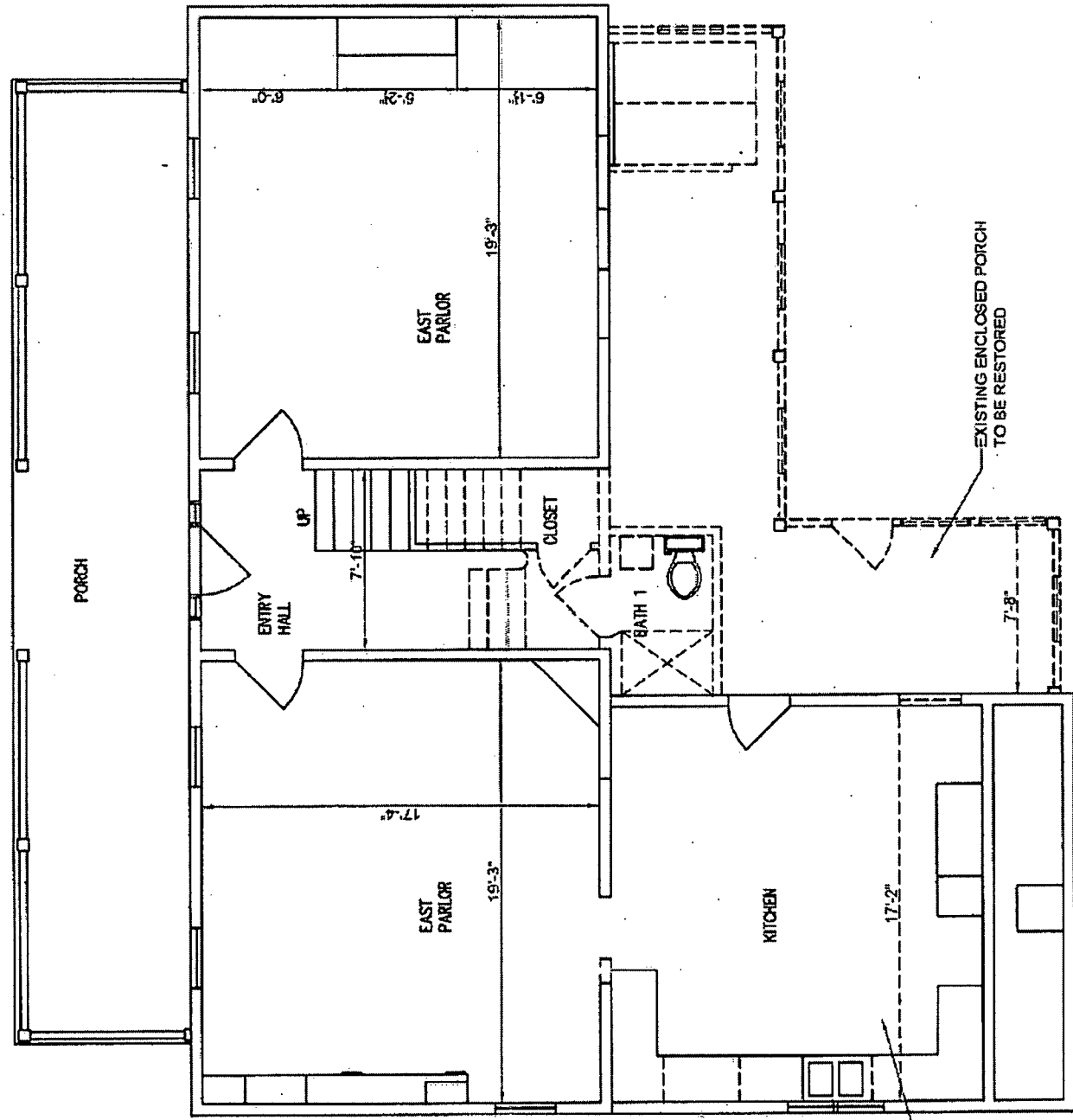


EXISTING LEFT ELEVATION, EAST



EAST ELEVATION

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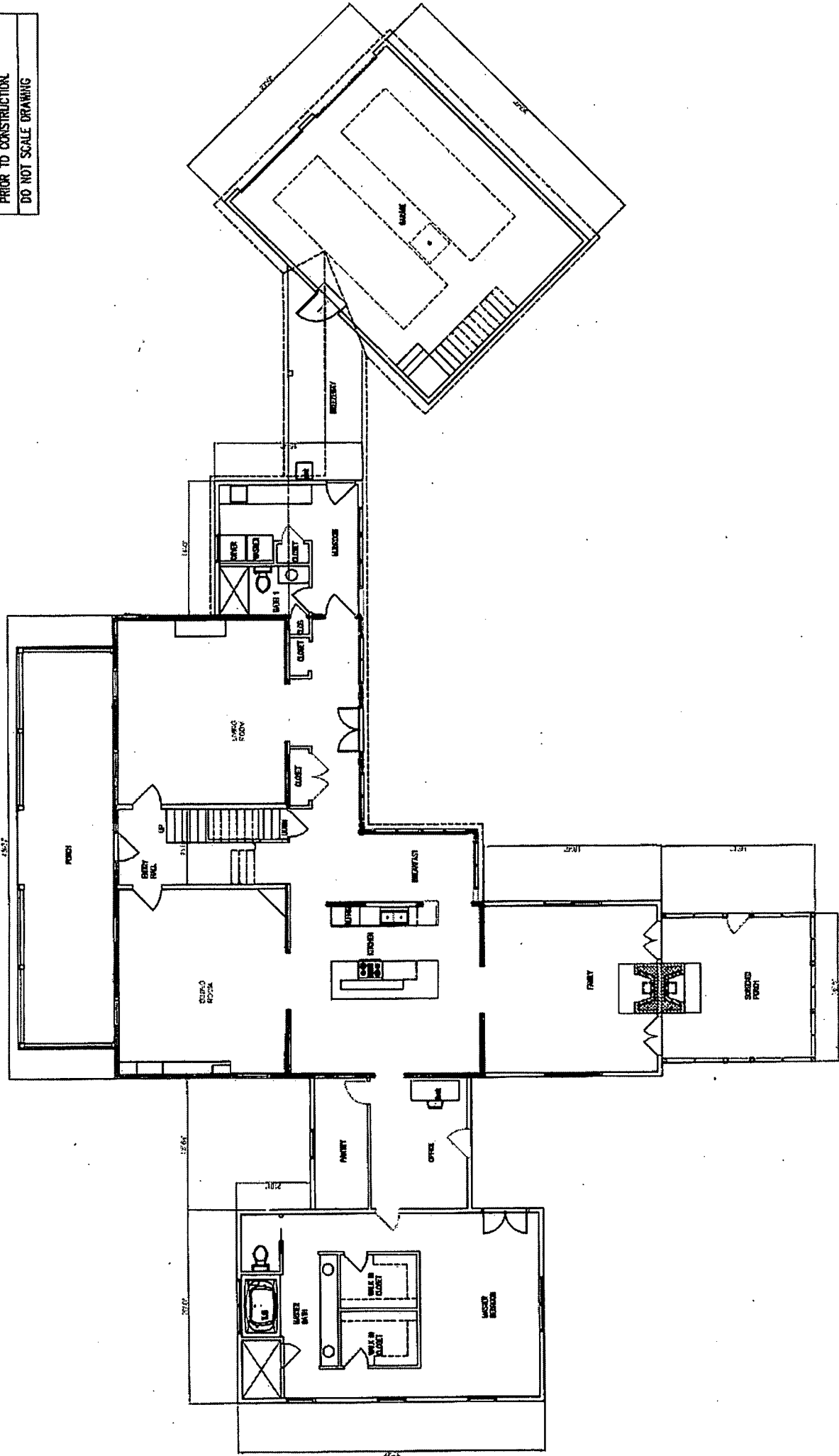


EXISTING ADDITION TO
 BE RESTORED

EXISTING ENCLOSED PORCH
 TO BE RESTORED

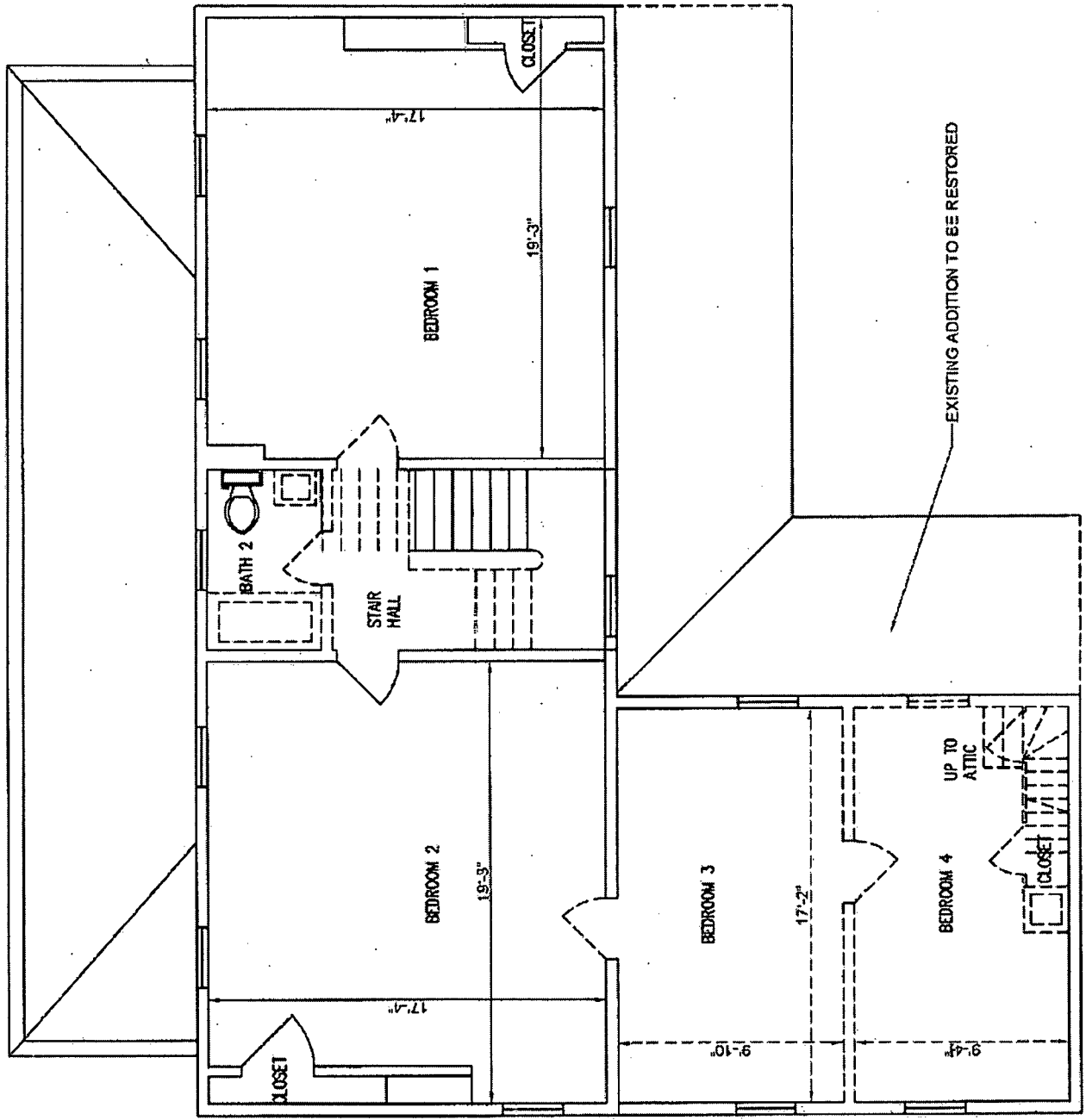
EXISTING FIRST FLOOR PLAN

ALL DIMENSIONS & RELATIONSHIPS
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 DO NOT SCALE DRAWING



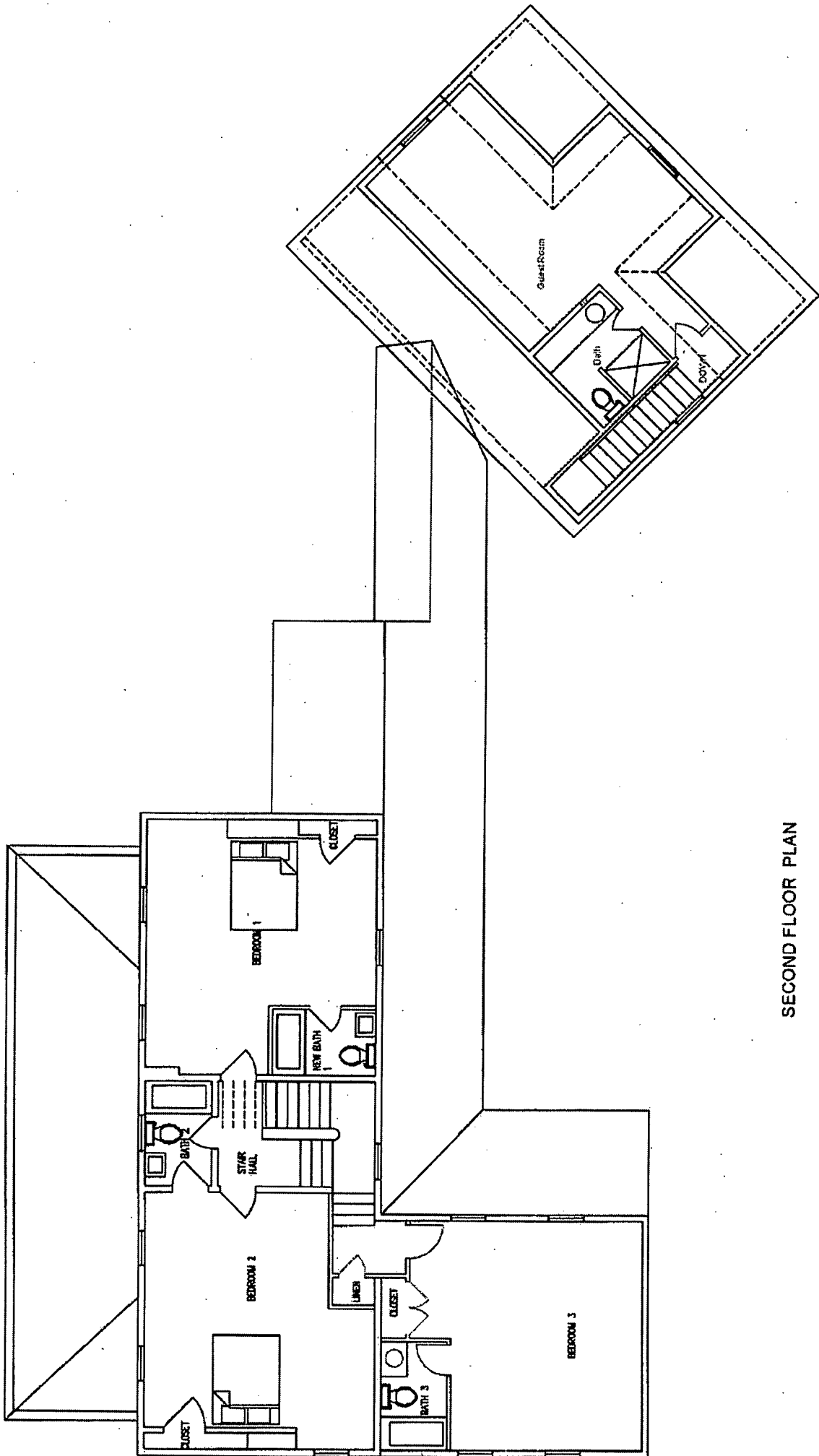
FIRST FLOOR PLAN

NOTE:
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EXISTING SECOND FLOOR PLAN

DO NOT SCALE DRAWING



SECOND FLOOR PLAN



Conrad Royer, North Elevation, Jan. 2006



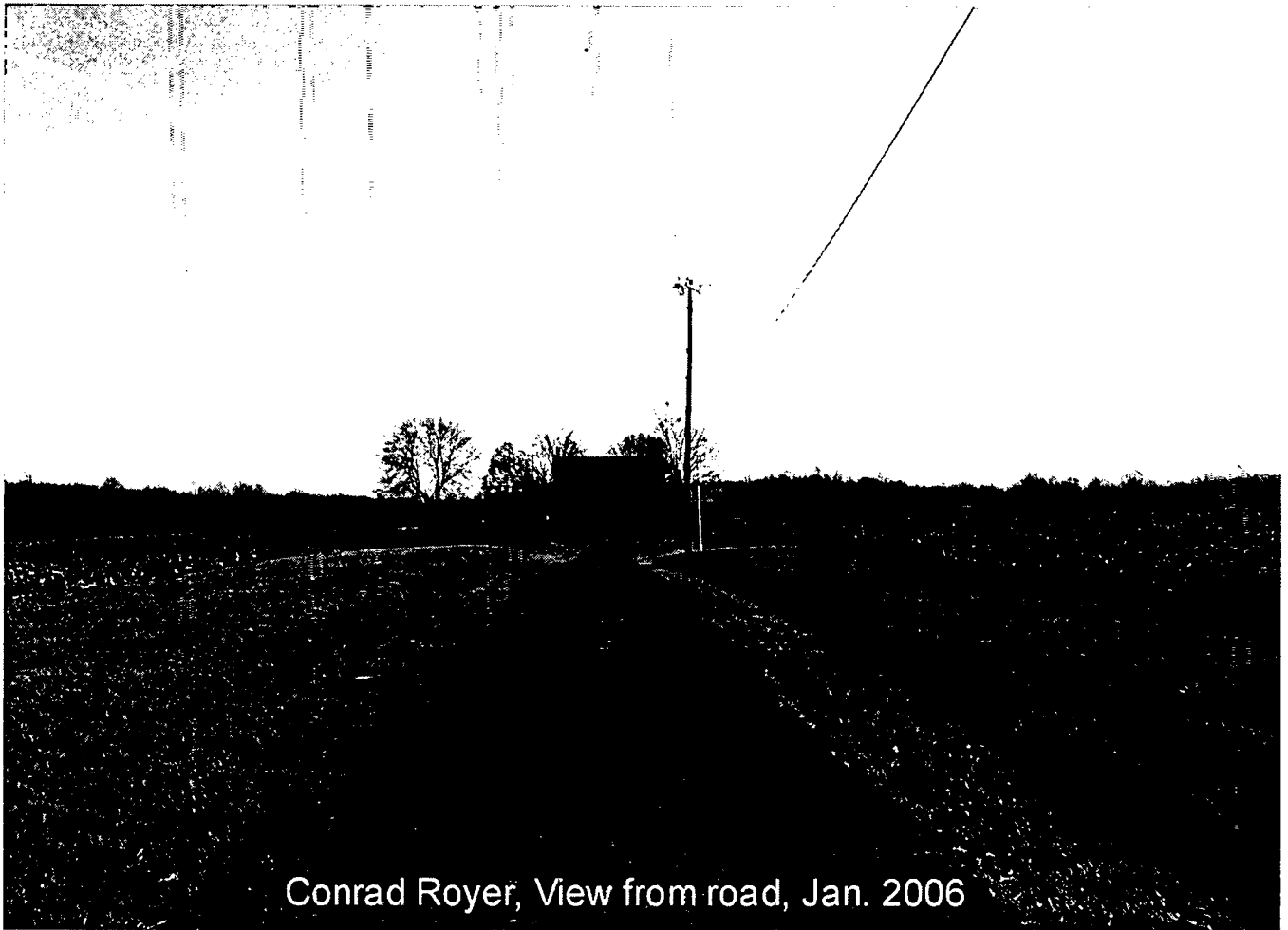
Conrad Royer, West Elevation, Jan. 2006



Conrad Royer - South Elevation Jan. 2006



Conrad Royer - East Elevation Jan. 2006



Conrad Royer, View from road, Jan. 2006



Site view looking North, Jan. 2006



Conrad Royer - View towards Road, Jan 2006



Conrad Royer - View to East, Jan 2006

Tully, Tania

From: Thomas Taltavull [TJTARCHITECTS@msn.com]
Sent: Thursday, January 05, 2006 6:14 PM
To: Tully, Tania
Subject: 5900 damascus road

Hello Tania,

Thank you for meeting with Randy Stabler and I today, it's not everyday you get to meet with a real farmer in Montgomery county.

Listed below is the adjacent and confronting property owner's names and addresses.

Mehrle Warfield
7301 Damascus Road
Gaithersburg, Maryland 20882

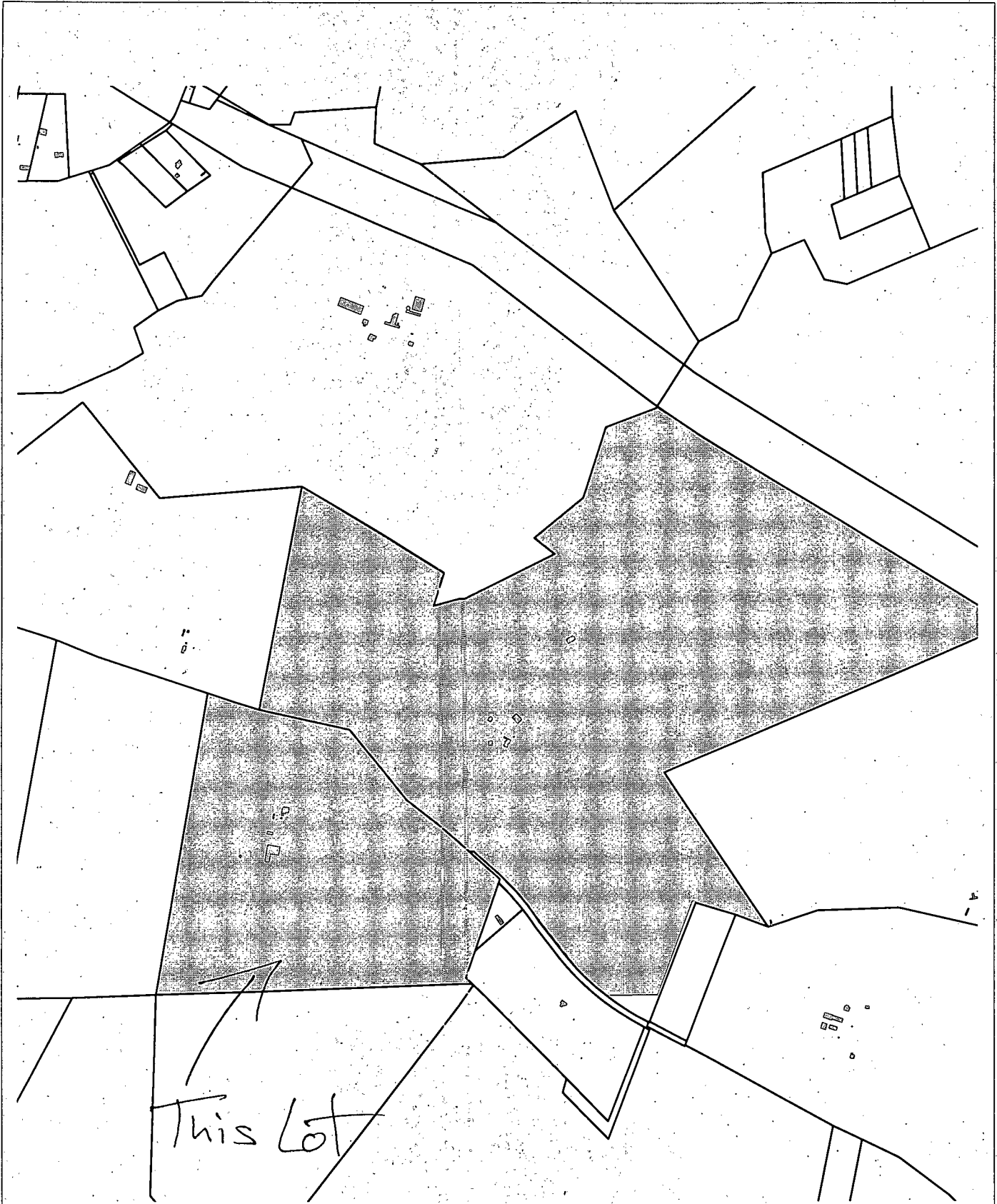
Thomas Owings
5520 Damascus Road
Gaithersburg, Maryland 20882

Drew Stabler
5210 Damascus Road
Gaithersburg, Maryland 20882

Arthur Lowry
5630 Damascus Road
Gaithersburg, Maryland 20882

Sincerely,

Tom Taltavull



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Casual User Application



M-NCPPC
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



DEPARTMENT OF ECONOMIC DEVELOPMENT

Douglas M. Duncan
County Executive

January 24, 2006

David W. Edgerley
Director

Julia O'Malley, Chair
Montgomery County
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Master Plan Site #23/5 Conrad Royer House
Preliminary Consultation - Randy Stabler

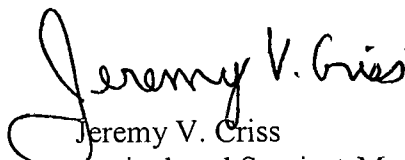
As you know, Mr. Randy Stabler proposes to construct a new garage and addition to the Conrad Royer House which is encompassed as a part of the Montgomery County Historic Preservation Master Plan identified as Site No. 23/5. The Conrad Royer House is situated on approximately 86 acres that is encumbered by the agricultural and conservation easement through the County's Rural Legacy Program.

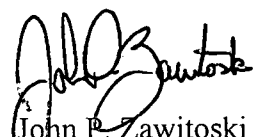
Mr. Stabler's preliminary construction plan represents a reasonable approach to ensure the historic house does not deteriorate further and will become a resource for future generations to appreciate as part of the rural vistas that our Agricultural Reserve offers.

We are very fortunate to have farm families like the Stablers in Montgomery County, whose rich culture and heritage is vested through several family generations. They have a deep appreciation for the lands that they own and farm and have proven to be good stewards. As with many farm families, their economic situation is limited to the marginal returns from farming. With this economic situation in mind, we hope the Commission will be understanding and supportive in approving the reasonable requests proposed by Mr. Stabler so that his family can meet their budgetary goals for this project.

The Montgomery County Department of Economic Development would appreciate the support of the Commission in approving this plan and avoid imposing any measure that would represent an economic hardship or challenge for the Stablers. We respectfully request the Commission be flexible in the recommendations for approving Mr. Stabler's plan that will enable this important farming family to reside on this historic property.

Sincerely,


Jeremy V. Criss
Agricultural Services Manager


John P. Zawitoski
Director of Planning and Promotions

Agricultural Services Division



DEPARTMENT OF ECONOMIC DEVELOPMENT

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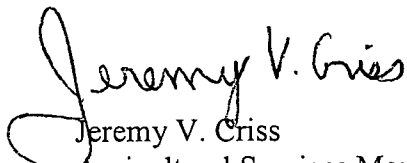
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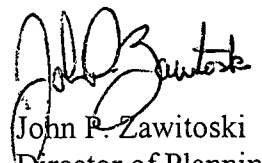
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Sincerely,


Jeremy V. Criss
Agricultural Services Manager


John P. Zawitoski
Director of Planning and Promotions

Agricultural Services Division

Nurray - breezeway to look more like a porch rather than just a roof
Maintenance is tax credit
Caroline - if string - reconfigure so as to be behind the house & invisible
ok w/ staff - never approve vinyl ok w/ more
sm add. physically connects makes the garage compact
no breezeway

Jeff - Old house small, scale of add. ok
Vinyl Siding No - Investigations of what is old & what is new
ok - More

Tim - agree w/ staff report - regardless of age of wood
condition of siding?
Understand breeze drain - mitigate visual distinction w/ flat

Julia - seems to agree w/ all else

David - supp. of SR & other commissions
breezeway back eliminate or move behind
vinyl siding back

Warren -

Tom - Generally concur, but....

breezeway changes character greatly - perhaps behind the house? Better to eliminate & retain sense of cut block & rural setting



DEPARTMENT OF ECONOMIC DEVELOPMENT

Douglas M. Duncan
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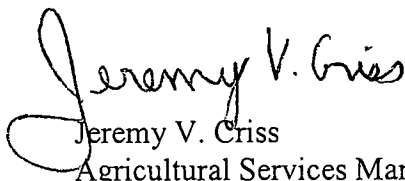
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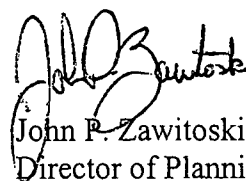
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We are very fortunate to have farm families like the Stablers in Montgomery County, whose rich culture and heritage is vested through several family generations. They have a deep appreciation for the lands that they own and farm and have proven to be good stewards. As with many farm families, their economic situation is limited to the marginal returns from farming. With this economic situation in mind, we hope the Commission will be understanding and supportive in approving the reasonable requests proposed by Mr. Stabler so that his family can meet their budgetary goals for this project.

The Montgomery County Department of Economic Development would appreciate the support of the Commission in approving this plan and avoid imposing any measure that would represent an economic hardship or challenge for the Stablers. We respectfully request the Commission be flexible in the recommendations for approving Mr. Stabler's plan that will enable this important farming family to reside on this historic property.

Sincerely,


Jeremy V. Criss
Agricultural Services Manager


John P. Zawitoski
Director of Planning and Promotions

Agricultural Services Division

Mr. Criss

- Ag Soc Mgr
- Stadler family (Pleasant Valley Farm)
2500 acres farmed
- H.P. + Ag. Pres
- proj. must be affordable
-

tax credits

Wayne - agree w/ staff

red siding
buzeway problematic

"Everything is paid"

Costs - \$ from buzeway go to siding

MHT - Tax Cud also

January 24, 2006

Julia O'Malley, Chair
Montgomery County
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland, 20910

Re: Master Plan Site #23/5 Conrad Royer House
Preliminary Consultation - Randy Stabler

As you know, Mr. Randy Stabler proposes to construct a new garage and addition to the Conrad Royer House which is encompassed as a part of the Montgomery County Historic Preservation Master Plan identified as Site No. 23/5. The Conrad Royer House is situated on approximately 86 acres that is encumbered by the agricultural and conservation easement through the County's Rural Legacy Program.

Mr. Stabler's preliminary construction plan represents a reasonable approach to ensure the historic house does not deteriorate further and will become a resource for future generations to appreciate as part of the rural vistas that our Agricultural Reserve offers.

We are very fortunate to have farm families like the Stablers in Montgomery County, whose rich culture and heritage is vested through several family generations. They have a deep appreciation for the lands that they own and farm and have proven to be good stewards. As with many farm families, their economic situation is limited to the marginal returns from farming. With this economic situation in mind, we hope the Commission will be understanding and supportive in approving the reasonable requests proposed by Mr. Stabler so that his family can meet their budgetary goals for this project.

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Sincerely,

Jeremy V. Criss
Agricultural Services Manager

John P. Zawitoski
Director of Planning and Promotions

~~TOP~~ Covered walkway - applicant wants

Circle top window - strong desire to keep

Mudroom details could be ~~at~~ worked with.

Stables

Mostly pleased w/ SR

Want a viable home.

Window - thinks it will help separate
to enjoy it.

Siding - not Chestnut
not pine - questions age
Visual inspection needed
fair condition

Viability of maintenance



DEPARTMENT OF ECONOMIC DEVELOPMENT

Douglas M. Duncan
County Executive

January 24, 2006

David W. Edgerley
Director

Julia O'Malley, Chair
Montgomery County
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Master Plan Site #23/5 Conrad Royer House
Preliminary Consultation - Randy Stabler

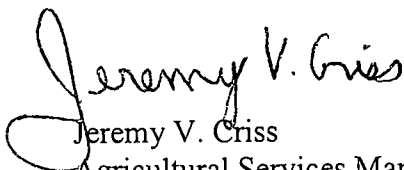
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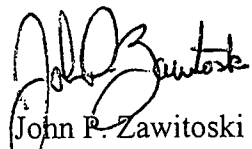
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Sincerely,


Jeremy V. Criss
Agricultural Services Manager

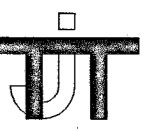

John P. Zawitoski
Director of Planning and Promotions

Agricultural Services Division

0

S

2



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALAVALL
ARCHITECT
20850 PALM CREEK COURT
GAITHERSBURG, MARYLAND 20878
301.840.1847

EXISTING PLANS

Revisions

Drawing Title

3

Date: 12.7.2005

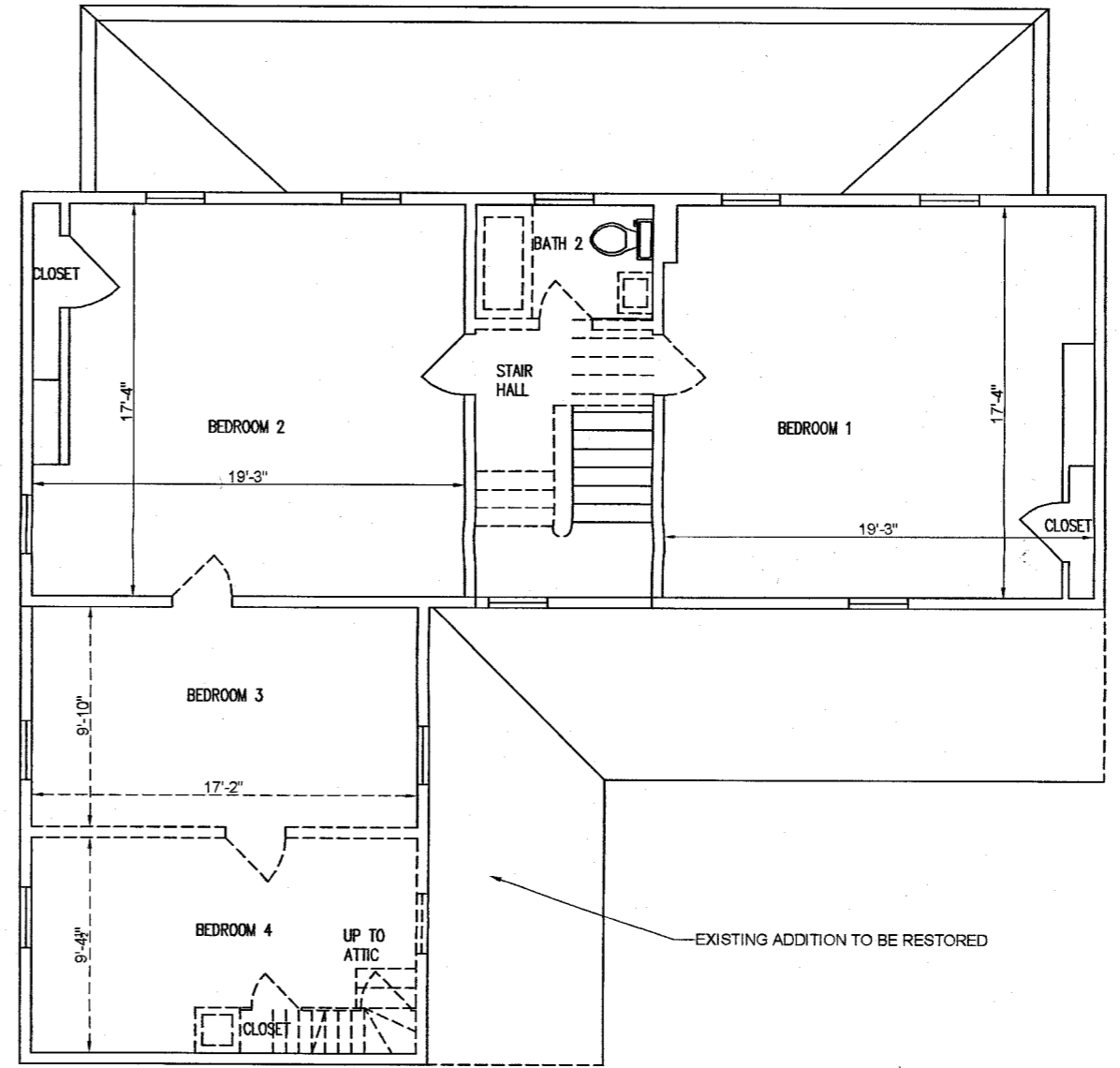
STABLER
5900 DAMASCUS ROAD
ETCHISON, MARYLAND

Drawing Number

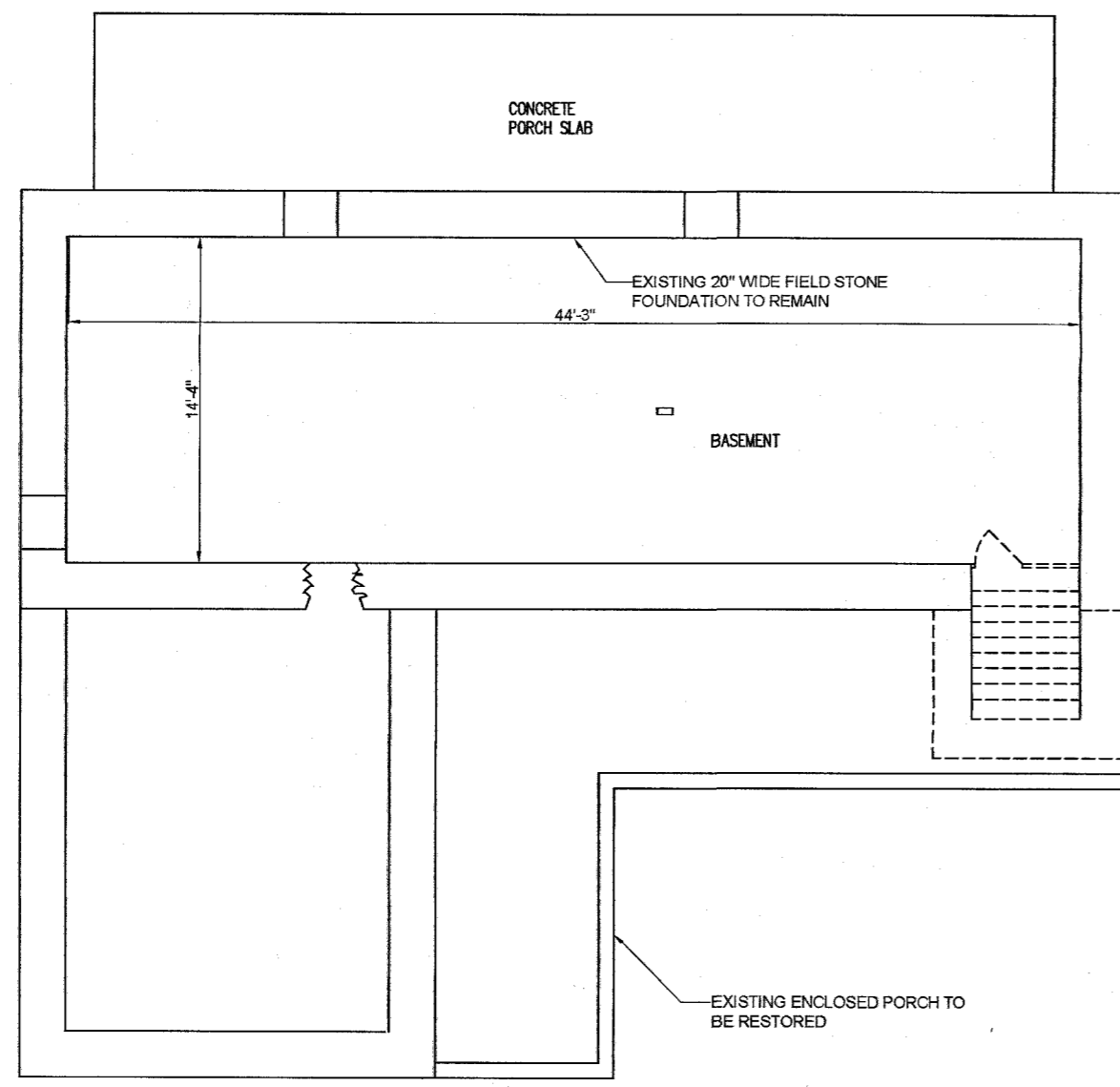
EX1.1

2

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING



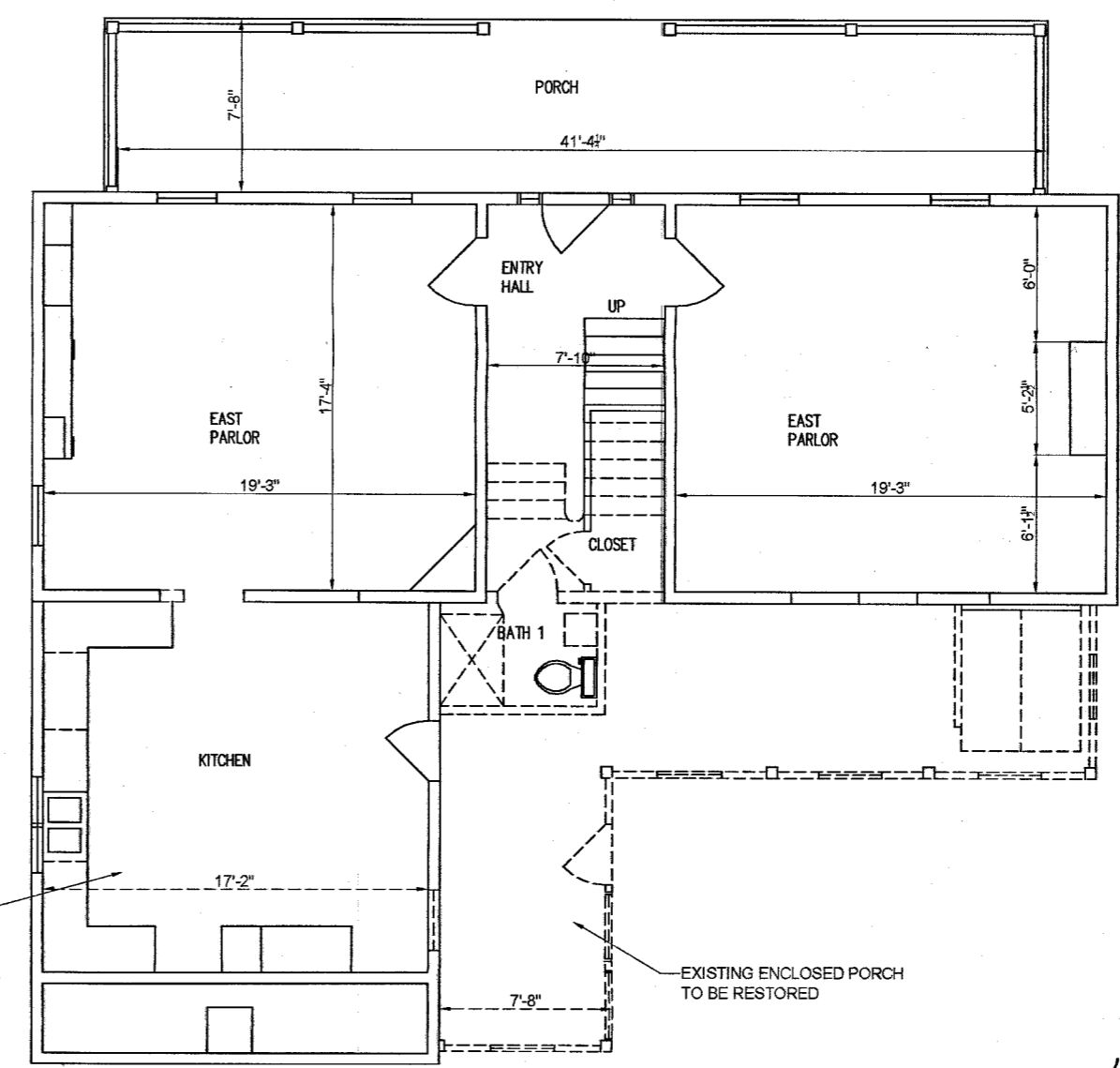
EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FOUNDATION / BASEMENT PLAN
SCALE: 1/8" = 1'-0"

1

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1

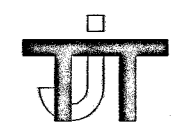
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOUNDATION / BASEMENT PLAN
SCALE: 1/8" = 1'-0"

2

EX1.1

SKETCHES
M E HIRLE WARFIELD
W. DREW STABLER



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVULL
ARCHITECT
2050 PLUM CREEK COURT
GAITHERSBURG, MARYLAND 20878
301.840.1847

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

EXISTING ELEVATIONS

Revisions

Drawing Title

Date: 12.7.2005

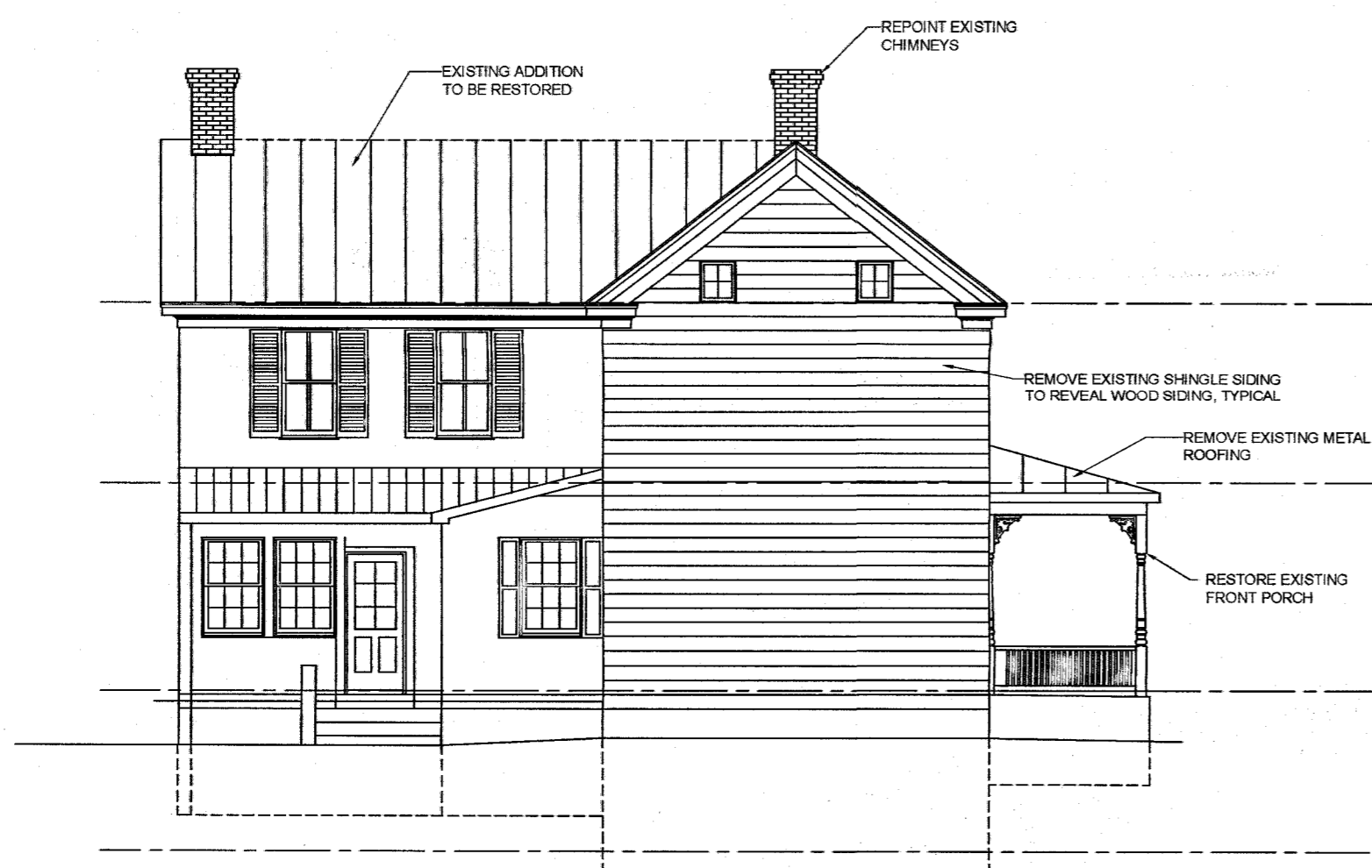


EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3

EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

4



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

2

EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1



STABLER
5900 DAMASCUS ROAD
ETCHISON, MARYLAND

Drawing Number

EX1.2

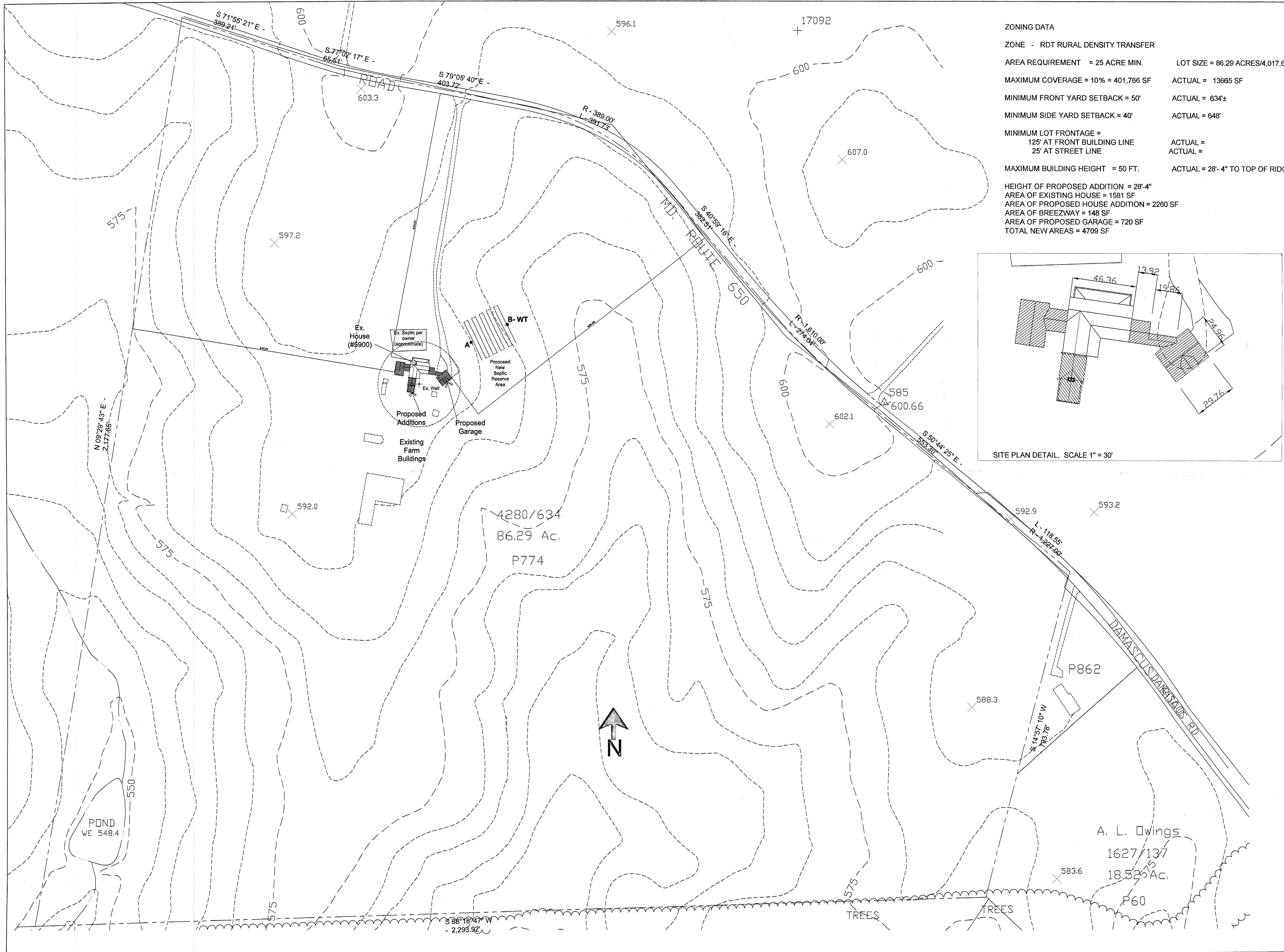
EX1.2

EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

2

EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1



ZONING DATA

ZONE - RDT RURAL DENSITY TRANSFER

AREA REQUIREMENT = 25 ACRE MIN. LOT SIZE = 86.29 ACRES/4,017,662 SF

MAXIMUM COVERAGE = 10% = 401,766 SF ACTUAL = 13665 SF

MINIMUM FRONT YARD SETBACK = 50' ACTUAL = 634±

MINIMUM SIDE YARD SETBACK = 40' ACTUAL = 648'

MINIMUM LOT FRONTAGE = 125' AT FRONT BUILDING LINE ACTUAL =

25' AT STREET LINE ACTUAL =

MAXIMUM BUILDING HEIGHT = 50 FT. ACTUAL = 28'-4" TO TOP OF RIDGE

HEIGHT OF PROPOSED ADDITION = 28'-4"

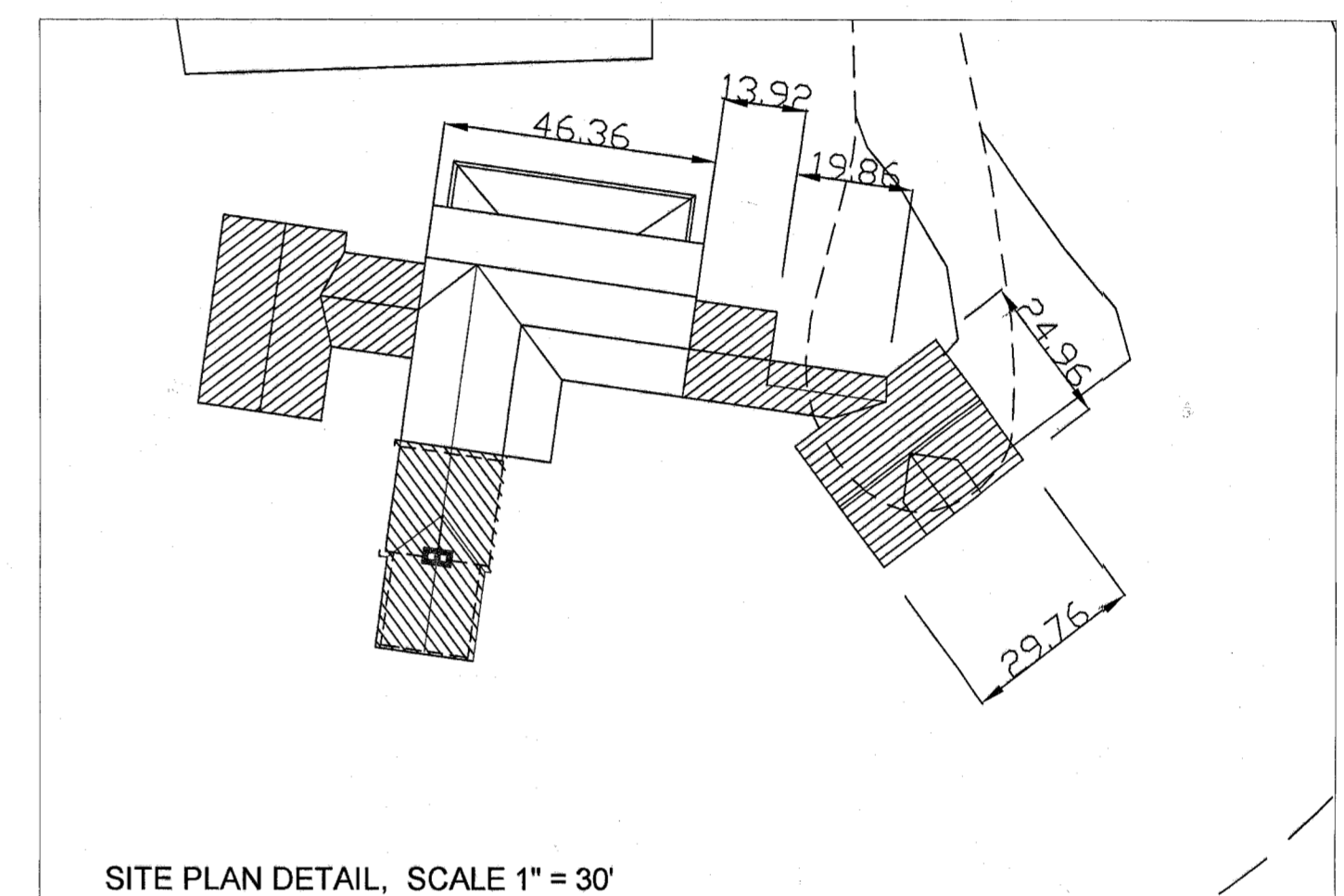
AREA OF EXISTING HOUSE = 1581 SF

AREA OF PROPOSED HOUSE ADDITION = 2260 SF

AREA OF BREEZWAY = 148 SF

AREA OF PROPOSED GARAGE = 720 SF

TOTAL NEW AREAS = 4709 SF



JT

ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAUILL
ARCHITECT
20850 PLUM CREEK COURT
CATHERSBURG, MARYLAND 20882
301.840.1847

Revisions

Drawing Title

SITE PLAN - SCALE 1" = 100'

Date: 12.7.2005

STABLER
5900 DAMASCUS ROAD
ETCHISON, MARYLAND

Drawing Number
SP1.1

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground](#)
[Rent](#)

STR

Account Identifier: District - 01 **Account Number -** 00007238

Owner Information

Owner Name: STABLER, ROBERT N ET AL **Use:** AGRICULTURAL
Mailing Address: 4401 BROOKEVILLE RD **Principal Residence:** NO
 BROOKEVILLE MD 20833-1609 **Deed Reference:** 1)
 2)

Location & Structure Information

Premises Address
 5900 DAMASCUS RD
 GAITHERSBURG 20882

Legal Description
 SHADY GROVE
 CIVIL NO #217666

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GW62		P774		1				3	Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class		42				
Primary Structure Built			Enclosed Area		Property Land Area		County Use		
1880			2,448 SF		86.29 AC		818		
Stories		Basement		Type		Exterior			
2		NO		STANDARD UNIT		FRAME			

Value Information

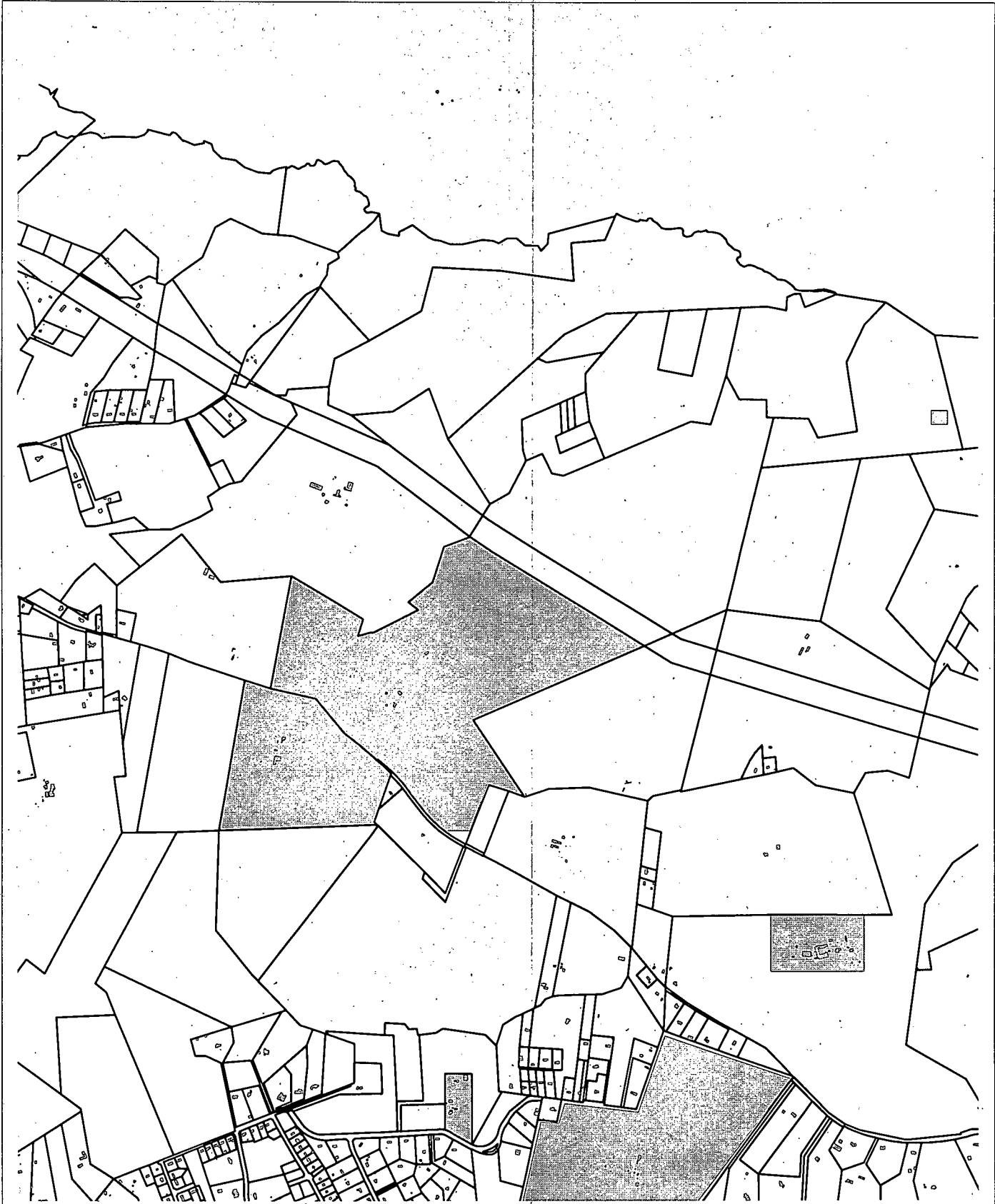
	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006	
Land:	137,310	247,310			PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Improvements:	92,460	123,410			
Total:	229,770	370,720	229,770	276,753	
Preferential Land:	37,310	37,310	37,310	37,310	

Transfer Information

Seller: STABLER, ROBERT N ET AL **Date:** 12/29/2005 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** **Deed2:**
Seller: STABLER, W DREW ET AL **Date:** 05/11/2001 **Price:** \$0
Type: MULT ACCTS ARMS-LENGTH **Deed1:** /19147/ 644 **Deed2:**
Seller: OWINGS, ANNA M ET AL TR **Date:** 10/26/2000 **Price:** \$350,000
Type: IMPROVED ARMS-LENGTH **Deed1:** /18499/ 497 **Deed2:**

Exemption Information

Partial Exempt Assessments Class	07/01/2005	07/01/2006
County	000	0
State	000	0
Municipal	000	0

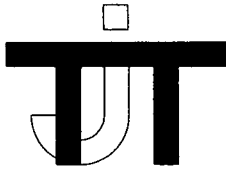


Casual User Application

Notice:
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 This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



Thomas J. Taltavull
A r c h i t e c t

20650 Plum Creek Court
Gaithersburg, Maryland 20882
Tel. 301.840.1847 / Fax. 301.977.6282

Transmittal Letter

To: Ms. Tania Tulley
M-NCPPC Historic Preservation
Montgomery County \\
Department of Park and Planning
Silver Spring, Maryland

Date: January 12, 2006

Attention: Tania

Project: Conrad/ Royer House

Remarks:

Dear Tania,

Enclosed please find site plan, floor plans and elevations for the proposed addition to Hammerhill located property in Clarksburg, Maryland, for the preliminary consultation review before the Commission on January 25, 2005.

I will email photos and brief project description to you today.

Please call if you have questions or need any additional information.

Sincerely,

Thomas J. Taltavull

Copy to: file

Signed: Thomas J. Taltavull, Architect

Local Planning Commission
Carrington Building, 1000
Tel 301.540.1312 Fax 301.977.388

Thomas J. Talavut
Architect

Transmittal Letter

Date: January 12, 2005

To Ms. Taina Tuley
M-NCPPC Historic Preservation
Montgomery County
Department of Park and Planning
Silver Spring, Maryland

Project: Conrod Royer House

Attention: Taina

Remarks:

Dear Taina:

Enclosed please find site plan, floor plans and elevations for the proposed addition to Hammermill located property in Clarkstown, Maryland, for the preliminary consultation review before the Commission on January 25, 2005.

I will email photos and brief project description to you today.

Please call if you have questions or need any additional information.

Sincerely,

Thomas J. Talavut

Signed: Thomas J. Talavut, Architect

Copy to file



THOMAS J. TRULL
INC.
ARCHITECTS
HISTORIC
PRESERVATION
1000 N. WASHINGTON ST.
ANNAPOLIS, MD 21403
410.291.1400

EXISTING PLANS

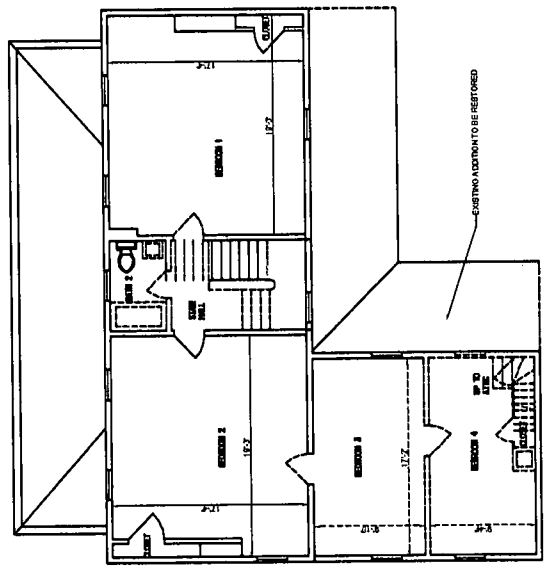
Drawing Title
Revisions
Date: 12.7.2005

STABLER
5900 DAMASCUS ROAD
ETCHISON, MARYLAND

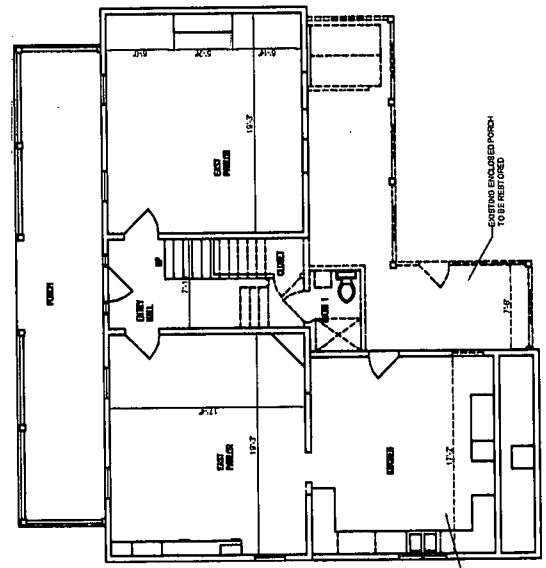
Drawing Number

EX1.1

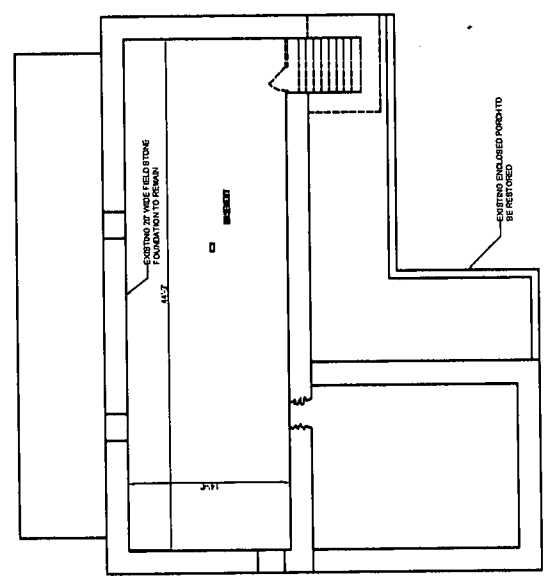
NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



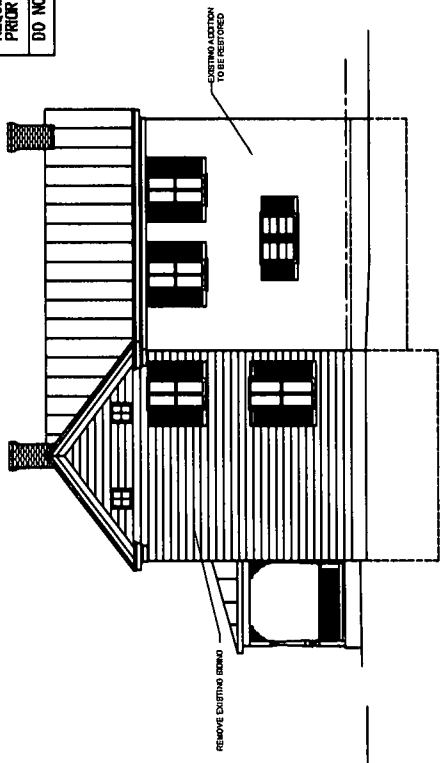
FOUNDATION/BASEMENT PLAN
SCALE: 1/8" = 1'-0"

3

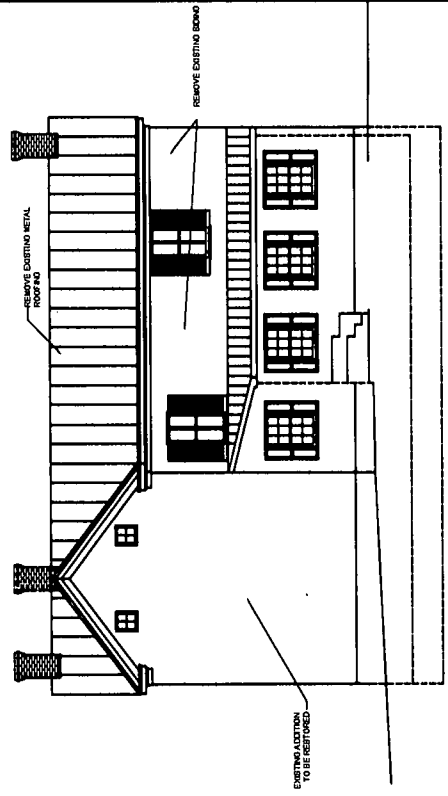
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1

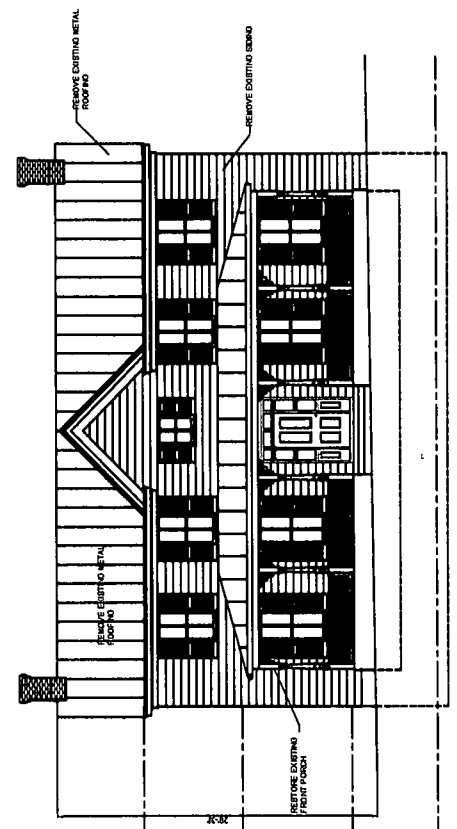
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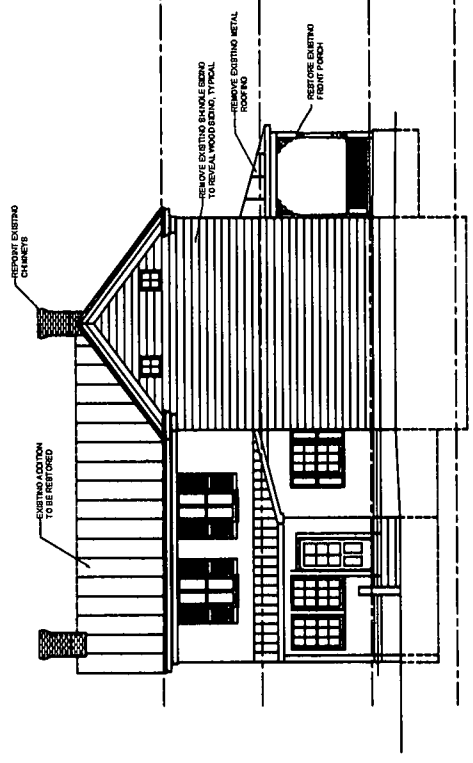
3 EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



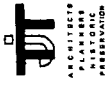
EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"



ARCHITECTS
HISTORIC
PRESERVATION

THOMAS J. TULLOCH
ARCHITECT
1000 W. BALTIMORE ST.
Baltimore, MD 21201
Tel: 410.527.1800

Revisions

Drawing Title

DATE

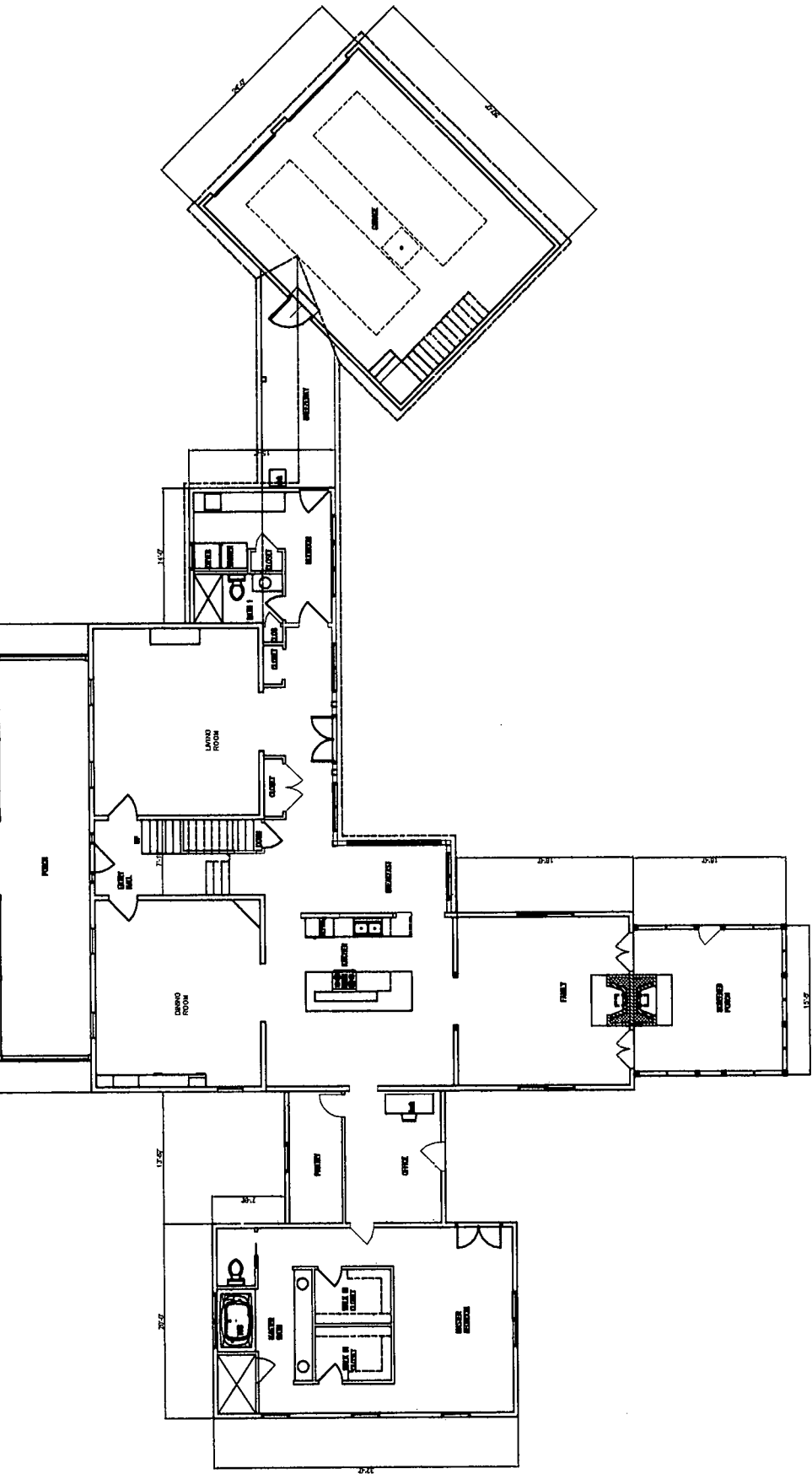
12.19.2005

STABLER
ETCHISON, MARYLAND

Drawing Number

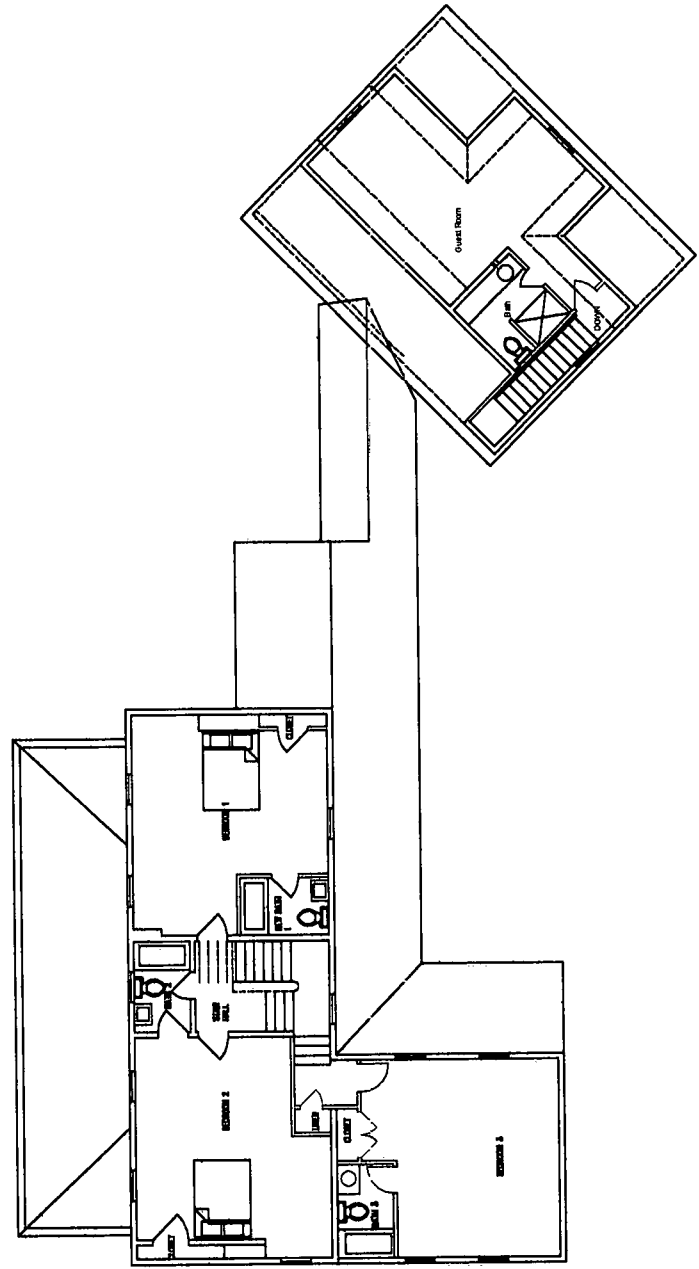
A1.2

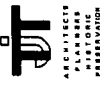
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1

NOTE:
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 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING





ARCHITECTS
PLANNERS
& DESIGNERS

THOMAS J. TOWNSEND
ARCHITECT
10000 W. WISCONSIN AVE
SUITE 100
MILWAUKEE, WI 53227
TEL: 414.224.1100

ELEVATIONS

Drawing Title

Date 12.19.2006

Revisions

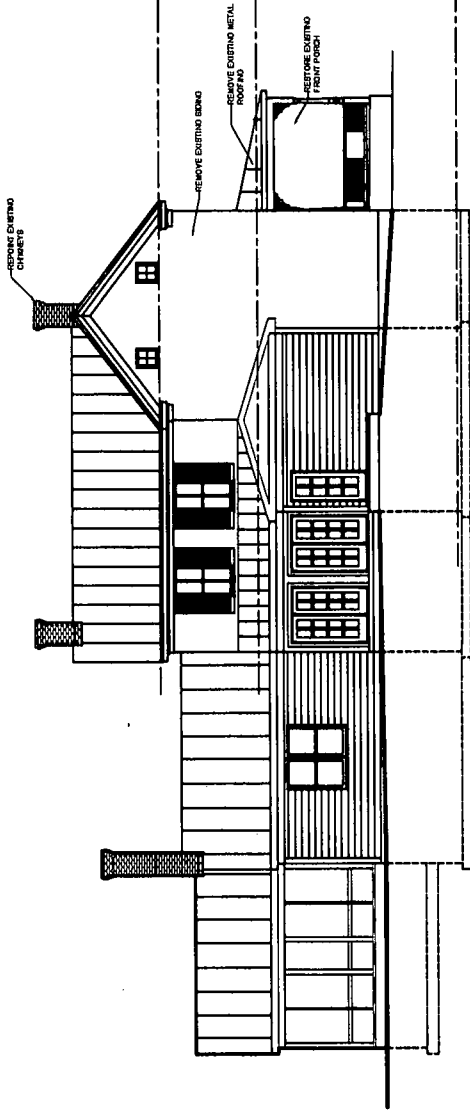
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STABLER
6900 DAMASCUS ROAD
ETCHISON, MARYLAND

Drawing Number

A2.1

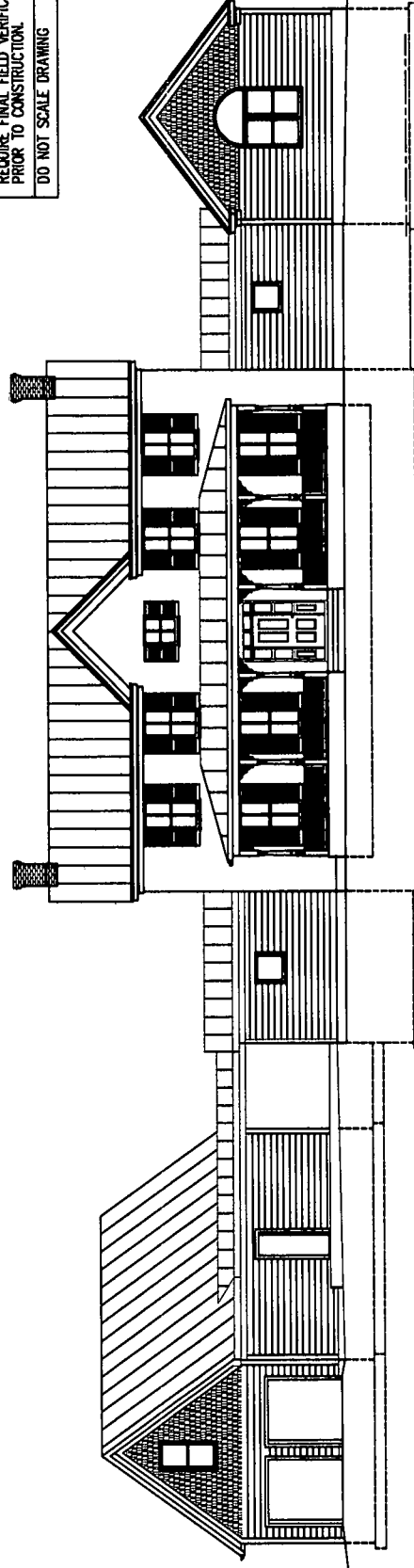
1



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES
SCALE: NO SCALE

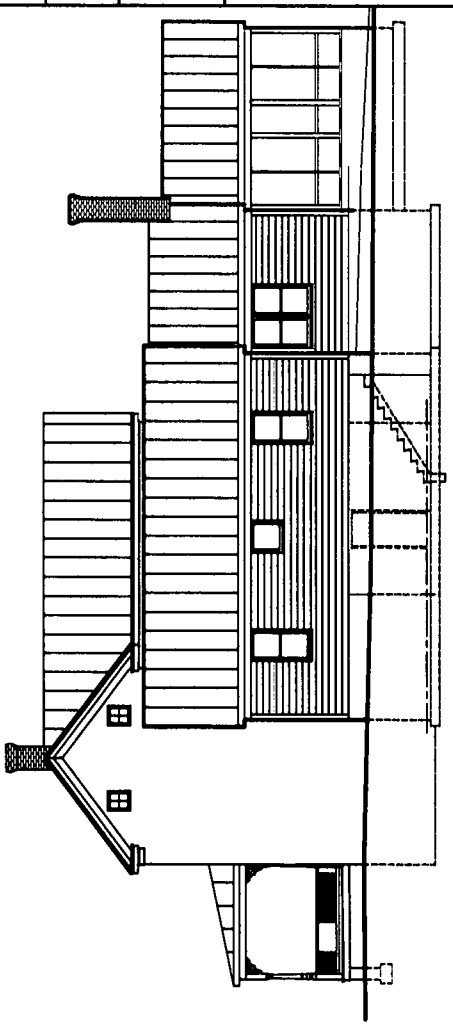
NOTE:
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REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

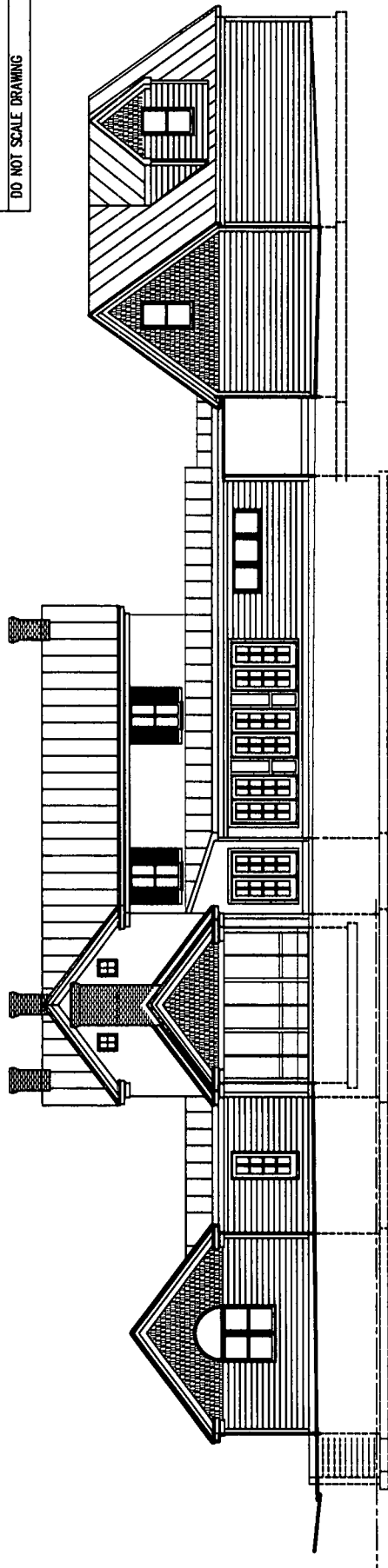
NOTE:
 ALL DIMENSIONS & RELATIONSHIPS
 REQUIRE FINAL FIELD VERIFICATION
 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING



1 REVISIONS
 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

PRELIM

Randall A Stabler for New garage, additions
and alterations @ ~~420~~ 5900 Damascus
Road, Etchison (Master Plan Sub # 23/5,
Contact Royer House)

Contacts to me sent later today.

4401 Brookeville Rd.
Brookeville, MD 20833

(FARM)
(301) 774-9290

Pleasant Valley Farm

240-372-5605

Randall A. Stabler

(h) 301.977.404

PLANNING AND ZONING COMMISSION
 8000 DAMASCUS ROAD
 ETCHISON, MARYLAND
 DATE: 11.27.2003

STABLER
 8900 DAMASCUS ROAD
 ETCHISON, MARYLAND

Drawing Title: **SITE PLAN - SCALE 1" = 100'**

Date: 11.27.2003

Drawn By: [Blank]

Reviewed By: [Blank]

Drum Number: **SP1.1**

ZONING DATA

ZONE - R07 RURAL DENSITY TRANSFER

AREA REQUIREMENT = 25 ACRES MAX

MAXIMUM COVERAGE = 15% = 40,700 SF

MINIMUM FRONT YARD SETBACK = 50'

MINIMUM SIDE YARD SETBACK = 47'

MINIMUM LOT FRONTAGE = 120' AT STREET LINE

MAXIMUM BUILDING HEIGHT = 30 FT.

AREA OF EXISTING HOUSE = 1081 SF

AREA OF PROPOSED HOUSE = 2547 SF

AREA OF DRIVEWAY = 148 SF

AREA OF PROPOSED DRIVEWAY = 720 SF

TOTAL PROPOSED DRIVEWAY = 868 SF

LOT SIZE = 84.30 ACRES (PLAT) AND 85 SF

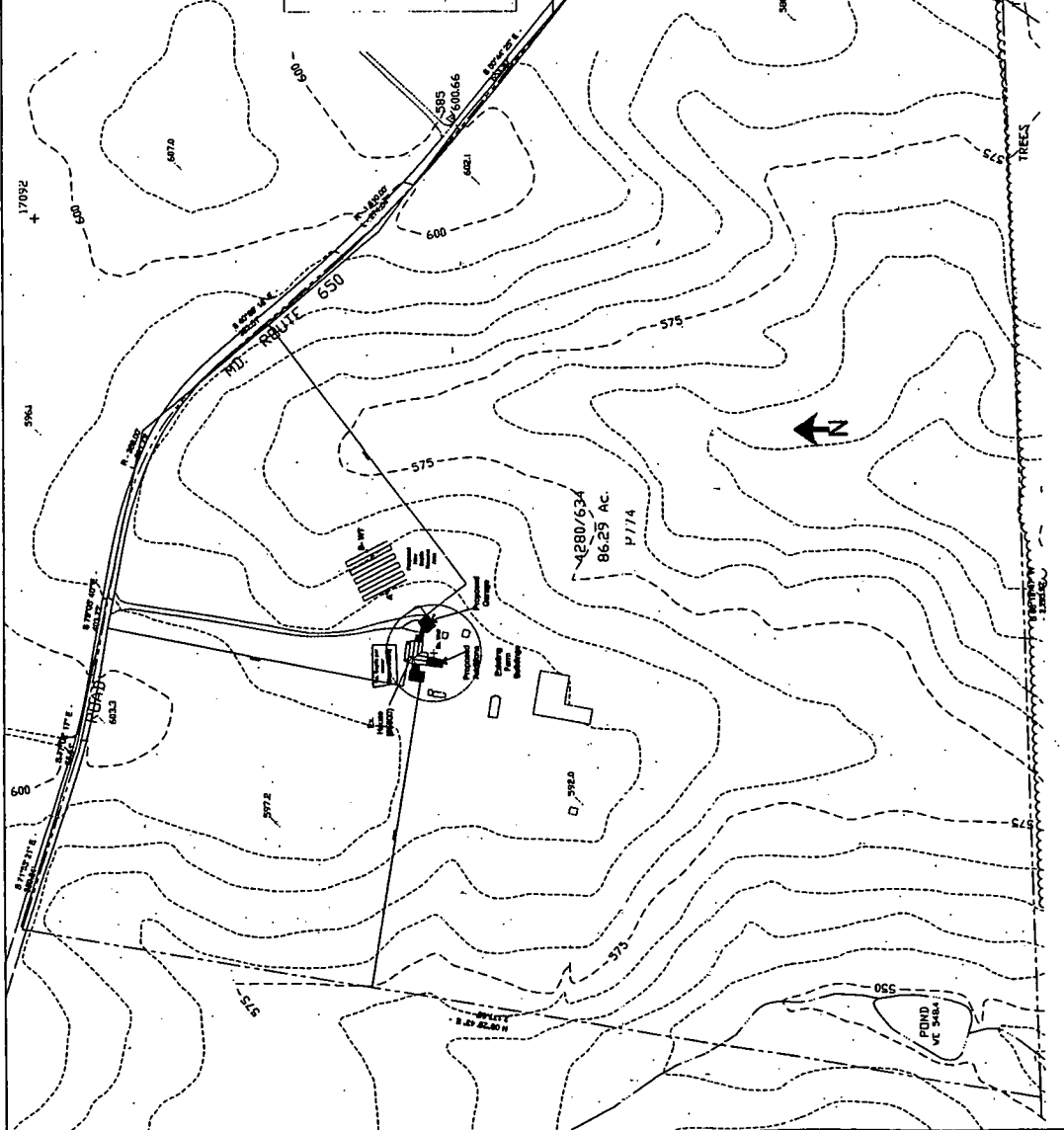
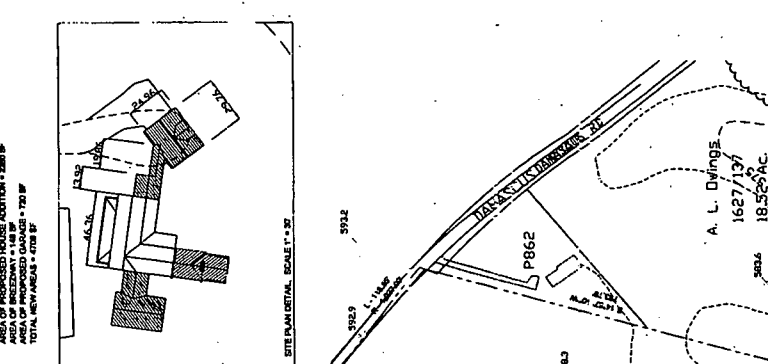
ACTUAL = 1888 SF

ACTUAL = 8471 SF

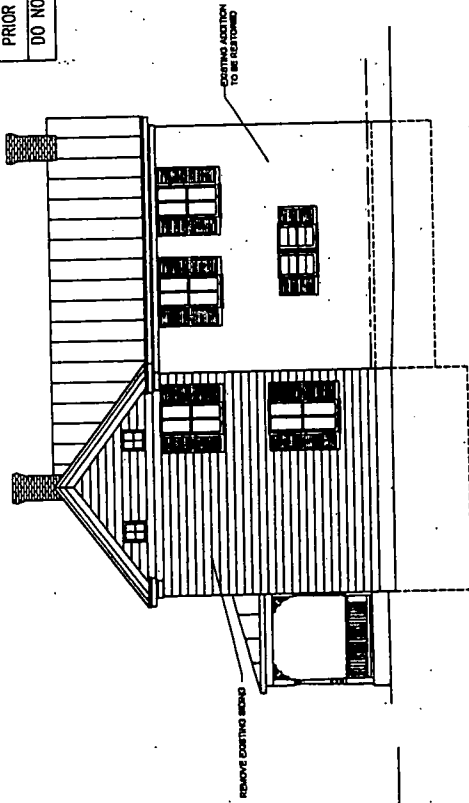
ACTUAL = 1847 SF

ACTUAL = 720 SF

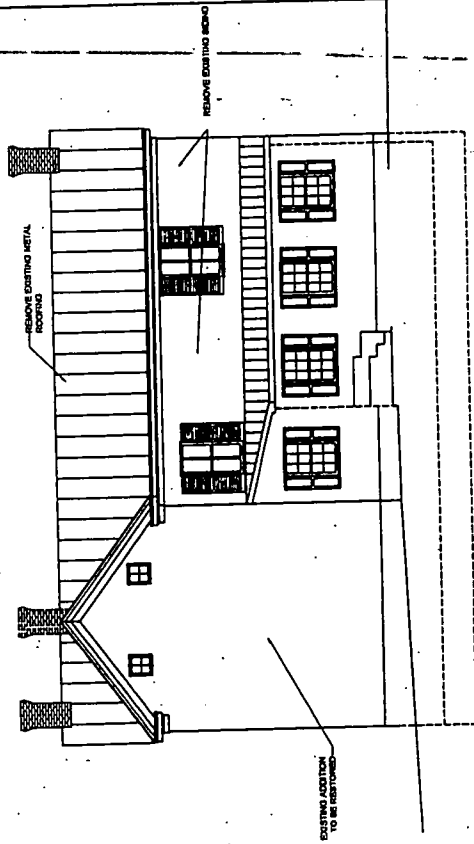
ACTUAL = 2547 SF TO TOP OF ROOF



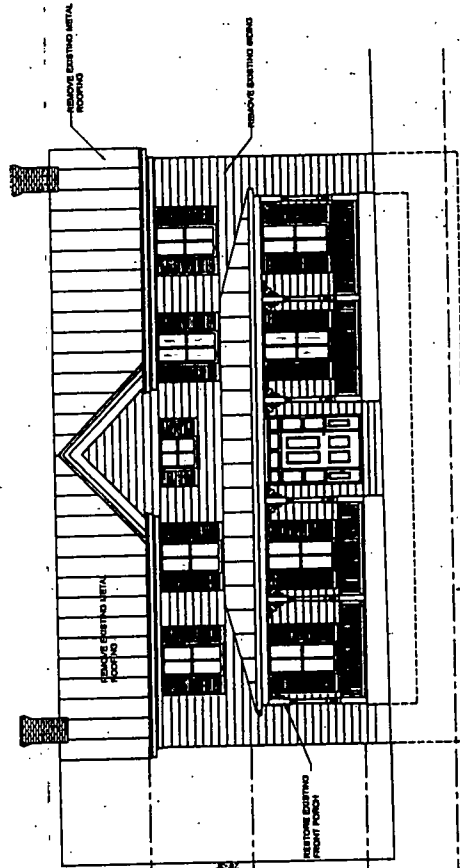
NOTE:
 ALL DIMENSIONS & RELATIONSHIPS
 REQUIRE FINAL FIELD VERIFICATION
 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING



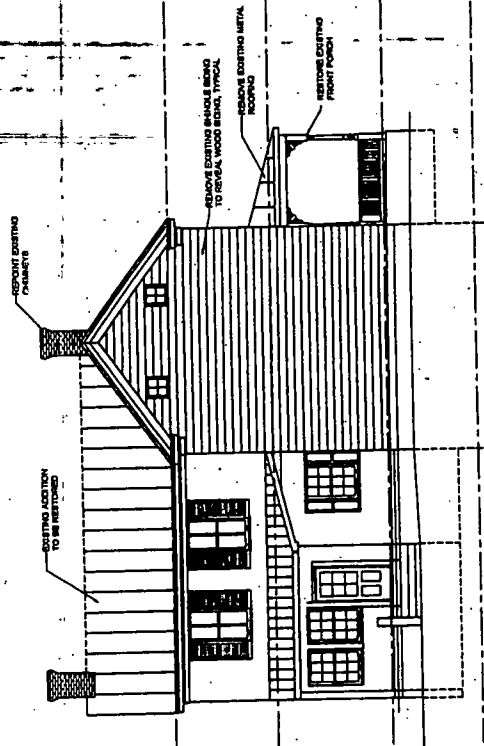
EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

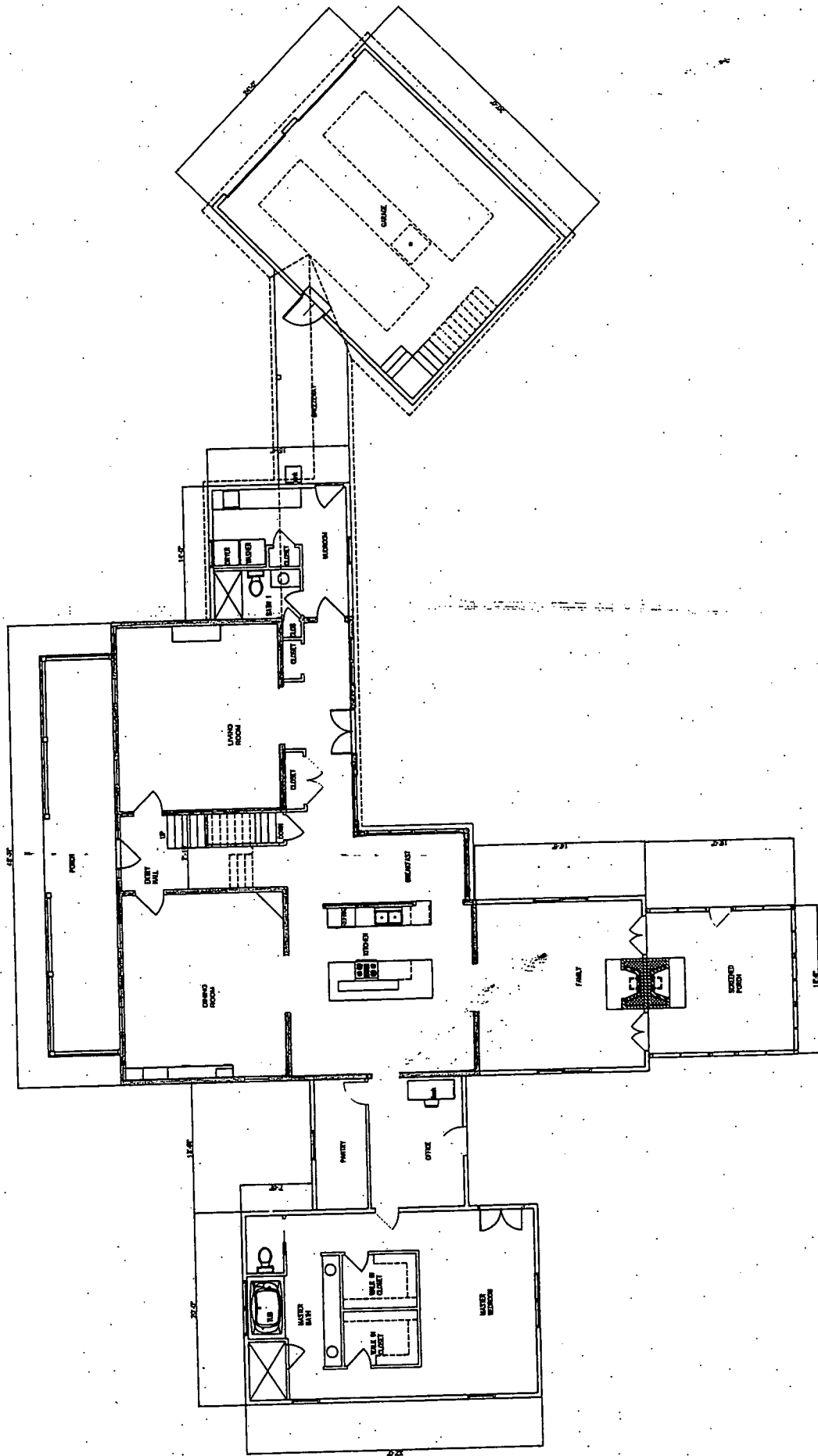


EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



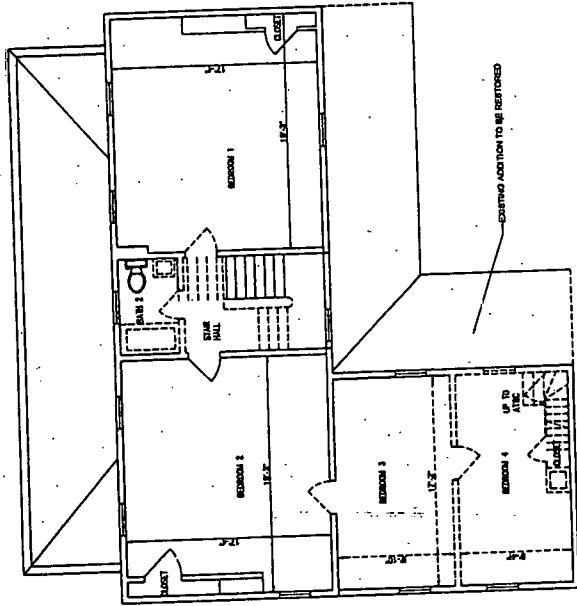
EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"

NOTE:
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 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING

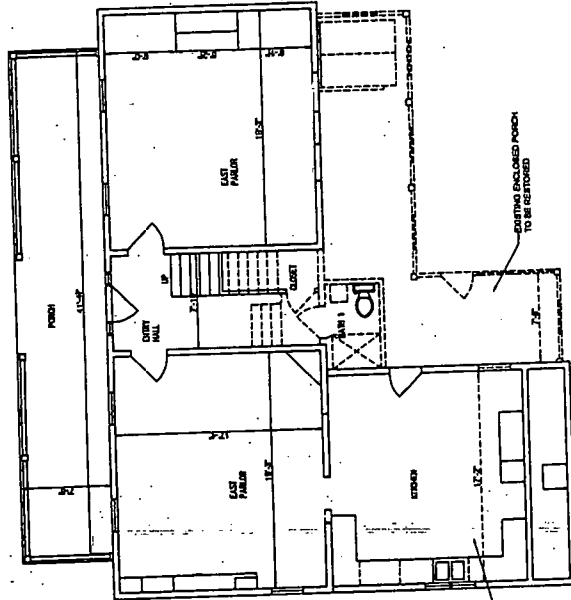


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

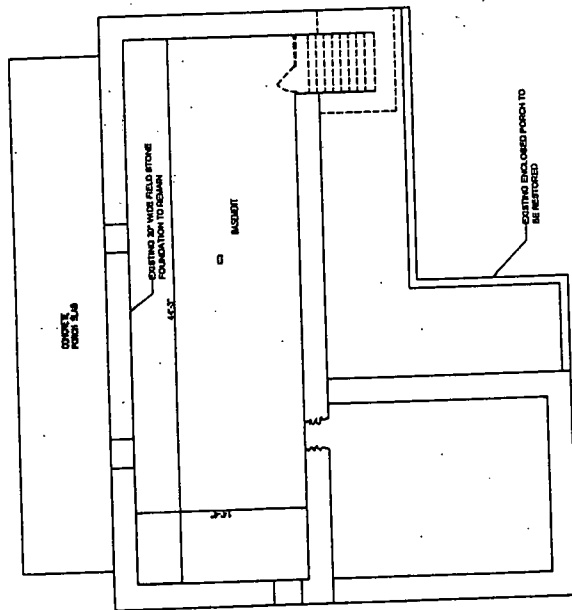
NOTE:
 ALL DIMENSIONS & RELATIONSHIPS
 REQUIRE FINAL FIELD VERIFICATION
 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING



EXISTING SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



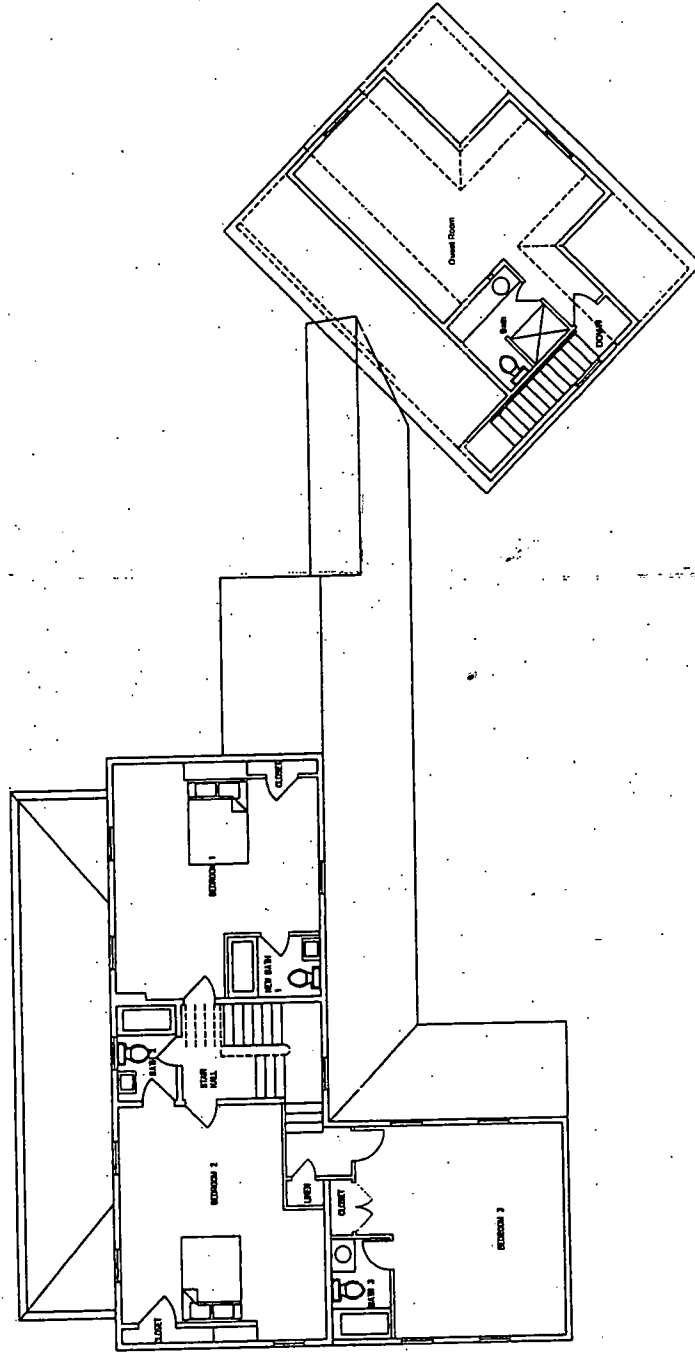
EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



EXISTING BASEMENT PLAN
 SCALE: 1/8" = 1'-0"

ANKERLE
 M E HIRLE WARFIELD
 W. DREW STRASLER

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING



REMOVE EXISTING CHIMNEY

REMOVE EXISTING BRICK

REMOVE EXISTING METAL ROOFING

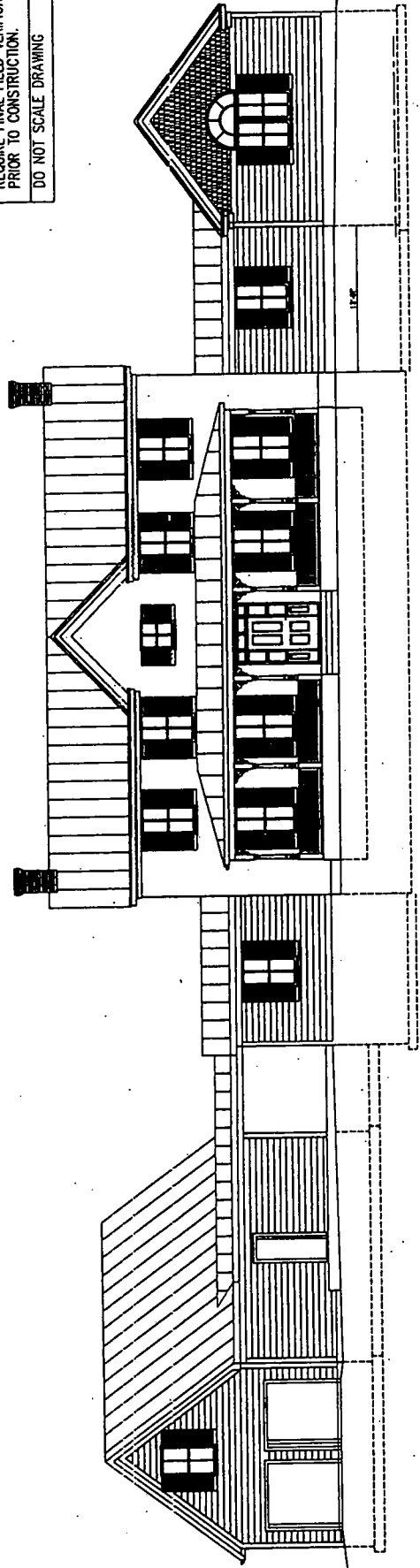
REMOVE EXISTING FRONT PORCH

2

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

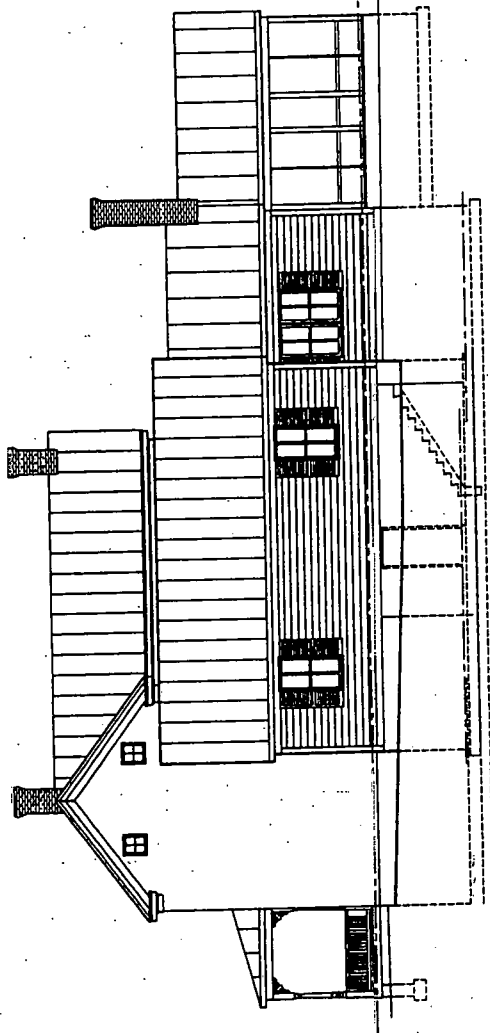
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

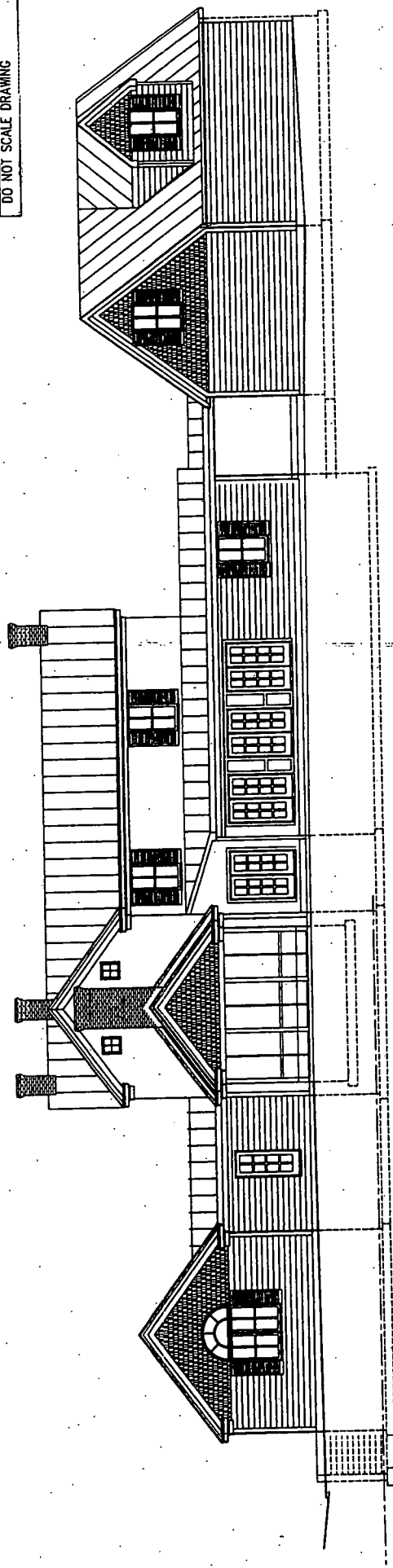


2

NOTE:
 ALL DIMENSIONS & RELATIONSHIPS
 REQUIRE FINAL FIELD VERIFICATION
 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING

3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

ELEVATION NOTES
 SCALE: 1/8" = 1'-0"



1

1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	5900 Damascus Rd, Etchison	Meeting Date:	1/25/2006
Resource:	<i>Master Plan Site #23/05</i> Conrad Royer House	Report Date:	1/18/2006
Applicant:	Randall Stabler (Tom Taltavull, Architect)	Public Notice:	1/11/2006
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Tania Tully

PROPOSAL: new garage, additions and alterations

RECOMMENDATION: Proceed to HAWP

STAFF RECOMMENDATION:

Staff is generally supportive of the proposal. However, there are a number of suggestions – as listed below – that should be incorporated into any final HAWP application.

- A) If the asphalt shingle siding is removed, the original siding should be restored and painted rather than re-covered with artificial siding.
- B) The rear addition should be inset from the end of the existing "L."
- C) Refine the details of the rear porch enclosure so that it will have more porch characteristics.
- D) Eliminate the arched window from the front of the bedroom addition.
- E) Illustrate the impact of the bedroom wing on the historic house physically and visually.
- F) Removed the breezeway.
- G) Provided additional information regarding the outbuildings.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Master Plan Site #23/05*
STYLE: Folk Victorian
DATE: 1880

Built in 1880 to replace one constructed in 1869 and subsequently burned, this frame dwelling is a fine example of a traditional house outfitted in Victorian era dressing. For its time period, the house has up-to-date Gothic Revival features: center cross gable, cutwork porch brackets, and corbelled chimneys. Yet traditional Greek Revival characteristics persist in cornice gable returns, doorway transom and sidelights, and low horizontal massing that are more typical of the pre-Civil War era. Although not in the best of condition due to its recent vacancy, these architectural features remain. The only changes to the house have been the enclosure of the rear porch, installation of the asphalt siding, and replacement of a small gable window.

As seen in Circle 26 the house and associated outbuildings sit quite far from the road on the approximately 86 acres of land. Adjacent properties are also farmed by the applicant and others, including the Samuel O. Dorsey House, Master Plan Site #23/06. At the time of designation in 1988, the environmental setting of Conrad Royer House included a frame meat house, frame corncrib, and board and batten shed. A few large deciduous trees frame the house.

HISTORIC CONTEXT

“Wheat Farming And Mid-Atlantic Building Traditions”*

The character of the landscape began to change dramatically as grain-producing farming began to replace tobacco plantations. By the late 1700s, Montgomery County population was changing. A wave of migrants from Pennsylvania traveled south in search of less densely settled, cheaper land and many settled in Montgomery County. In contrast to tobacco planters, who were dependent on slave labor and one staple crop, Mid-Atlantic farmers introduced Germanic-influenced farming practices. These new settlers established family-operated farms with diversified crops and livestock, and large multi-purpose barns.

The development of the Frederick area directly affected Montgomery County. When developer Daniel Dulany laid out the town of Frederick in 1745, he offered low-priced land to Germans, Swiss-Germans, and Scotch-Irish. The area became the fastest growing in Maryland, and by 1750 Frederick was the largest town in the state. Succeeding generations of millers, blacksmiths, farmers, and merchants from Frederick County moved to Montgomery County, joining migrants from Pennsylvania who had already settled there.

Migrants from the north brought new building types and settlement patterns that had a dramatic impact on Montgomery County's landscape. Large barns designed to hold diverse livestock, hay, and grain overshadowed dwellings. Residents built houses and outbuildings into hillsides. Northerners platted villages that provided commercial services to support farmers.

In addition to barns, houses and other structures were often built into hillsides, reflecting Mid-Atlantic building traditions. Typical were side-gable 2½-story structures with an exposed basement that, in houses, often contained a kitchen. Another Germanic house type, known as the Pennsylvania Farmhouse, is well represented in Montgomery County. These dwellings have two adjacent front doors usually centered on the front facade and found primarily on houses without a central hallway. Doors allowed direct access to a public meeting room and a private family room.

Pennsylvania influence may also be seen in several of the county's early communities. A linear town plan known as the Pennsylvania Town extends into villages in Maryland's piedmont region. In contrast to crossroads communities, the Pennsylvania plan is concentrated on one main road. Densely concentrated buildings are constructed close to the road with alleys located in back. Unlike most town plans of this town, which were English-influenced gridiron plans established by public officials, the plans of these two communities were linear and the work of private landowners.

With the wave of people from the Mid-Atlantic region came a shift from tobacco farming to grain farming. In the mid-19th century, 78% of Poolesville area farms grew wheat as their principal crop, while 22% grew tobacco. Only three percent of farmers in the eastern part of the county grew tobacco. The increase in wheat production through the early 1800s coincides with construction of bank barns and gristmills. By 1783, there were about 25 mills in the county. By about 1810, there were some 50 mills, of which some 38 were merchant and gristmills. Wheat continued to be a principal crop into the 20th century. More wheat was grown in central Maryland than anywhere else in the United States, outside of Kansas and South Dakota.

Traditional Mid-Atlantic farming practices and agricultural reform dramatically improved soil conditions in the county. The practice of one-crop tobacco farming had depleted nutrients from the soil throughout Montgomery County by the 1790s. The worn-out soil forced many farmers to move westward in search of better farmland. Others began to improve the land through crop rotation, diversified crops, and mechanization. Leading the reform

were Thomas Moore (1762-1822) of Longwood and Isaac Briggs (1763-1825) of Sharon, who were brothers-in-law, engineers, and Sandy Spring Quakers. Acquaintances of Thomas Jefferson who shared his enthusiasm for inventiveness and reform, the duo created, in 1799, the Sandy Spring Farmers' Society. Two years later, Moore published a guidebook instructing farmers on improved agricultural practices. In 1803, Briggs and James Madison founded the American Board of Agriculture, forerunner of the Department of Agriculture. In the Board's first slate of officers Briggs was secretary and Madison president.

Farming reformers promoted crop rotation, fertilization, and improved machinery, such as threshing machines and moldboard plows. Most farmers were slow to adopt improved farming methods, due in large part to prohibitive costs. Transportation improvements in the early 1800s, including turnpikes and the canal, helped in the economic distribution of fertilizer, as did the appearance, in 1847, of chemical fertilizer to replace expensive Peruvian guano. Farmers founded the Montgomery County Agricultural Society in 1846 and organized a county fair to exhibit new livestock breeds and farm machinery. Later in the century, a greater segment of the population benefited from the railroad for making transportation of fertilizer cheaper and for opening up the Washington market.

Conrad Royer, a wheat farmer, purchased 183 acres in 1879 from the heirs of Israel Griffith. Royer built the house after the Israel Griffith House was destroyed by fire. According to family history, Royer owned the first wheat-thrashing machine in Montgomery County. The farm remained in the family for nearly a century.

* Excerpted from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*, published by the Maryland-National Capital Park and Planning Commission.

PROPOSAL:

See Circle 8 for a written description by the architect.

1. Restore the farmhouse (Photos Circles 24 & 25) Upad
 - a. Replace metal roof in-kind
 - b. Replace metal half-round gutters in-kind
 - c. Preserve existing wood fascia, rake and soffits
 - d. Repair and repoint chimneys
 - e. Remove existing non-historic asphalt shingle siding, keeping original (possibly Chestnut) siding intact
 - f. Recover the original siding with vinyl siding - No
 - g. Rehabilitate the stone foundation after removing the parging
2. Construct new additions (Drawings 11-23)
 - a. Rear a 1-story family room addition and screened porch.
 - b. 1-story mudroom addition on the east side of the enclosed porch.
 - c. 1-½ story 2-car semidetached garage with guest suite
 - d. 1-story bedroom suite addition on the west side of the house.
3. Restore and re-enclose the rear-enclosed porch with glass to better convey the appearance of a porch. (Circle 17)
4. Relocate 1 or more outbuildings
5. New construction materials
 - a. Metal roofing
 - b. Fiber cement siding and trim
 - c. Parged concrete foundation
 - d. Half-round metal gutters
 - e. Vinyl clad wood windows and doors with simulated divide lites

APPLICABLE GUIDELINES:

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined 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.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation: (See Circle 7)

STAFF DISCUSSION

→ The Conrad Royer House is an individual *Master Plan* site and subject to the highest level of review.

The applicant is a descendant of Conrad Royer and staff is excited and pleased that the house will continue to be part of the farming legacy of this family. The proposed restoration of the exterior of the house is commendable (see below for a discussion regarding vinyl siding); staff recommends that the applicant apply for the Montgomery County Historic Preservation Tax Credit for those items.

The applicant is looking for feedback from the Commission regarding the proposed additions and garage. Staff reviewed the proposal with an eye to the broad strokes of the design: massing, scale, materials, and compatibility. The architect provided a sketch (Circle 11) that is evocative of the design scheme.

Additions

Use Slides
In terms of features, size, and scale the proposed additions are true to the *Standards*. The metal gable roofs, horizontal siding, and single stories are compatible with the historic house, while maintaining a distinct separation. The use of multi-paned windows rather than 2/2, and the choice of fiber cement siding will help one to realize that they are new additions. There are three additions proposed by the applicant, each serving a different function. For clarity, staff will discuss each in turn.

Rear/South

This is the simplest and cleanest of the additions. It extends a family room off of the existing "L", removes the chimney, replacing it with a fireplace that opens to the family room a new screened-in porch. Staff's only suggestion is that the addition be inset from the end of the "L" so as to more clearly define where the historic house ends.

Left/East and Porch Re-enclosure

The east addition is a mudroom/laundry room that essentially extends the enclosed porch. Although it does wrap the corner of the house, no additional openings are made and there are no windows to be disturbed. The addition will utilize the enclosed porch as well as relocate a bathroom that was added to the porch some time ago. The applicant is proposing to better integrate the rear porch into the house, while re-working such that it is glassier and reads more like a porch. The concept is good and will make the rear porch more compatible with the house than it currently is but the details will need to be refined before returning for a HAWP. A couple of suggestions that may help bring out the porch's character would be to make a visual break between the porch and mudroom as well as to better emphasize the porch columns.

Right/West

This bedroom suite addition extends from the "L" of the house and eliminates only one window by converting it to a doorway. This limited connection to the house is made using a narrower piece or hyphen that contains a pantry and office. Although wider than the hyphen, the bedroom addition does not extend past the 1st attic window towards the front of the house. It would be useful to staff, should the applicant proceed, to see a sketch similar to Circle 11 but from the other direction. Although it is typical for new additions to stay at the rear of the house, this is usually to minimize the impact on historic fabric as well as limit visibility. In this case the addition makes a light touch to the house and could relatively easily be removed. Because of the house's site – both out in the middle of a field and quite far from the road – one could argue that it is simultaneously very visible and not at all visible. Even so, the arched window on the front of the bedroom should be removed as it draws the eye away from the historic house.

Garage/Breezeway

The 1-½ story garage is appropriate in scale, massing, and design to the historic house. Although a bit off-putting in the elevations, the cant of the garage is appropriate to the placement of outbuildings and will lessen the impact of the garage doors on approaching visitors. The dormer allowing the attic to be used as guest space is on the side away from the house and the overall feel is that of an outbuilding. At 24' x 30' the garage is by no means oversized for its intended use. Staff's only suggestion is that the breezeway be removed. The connection lessens the outbuilding effect and draws undue attention to the garage.

Outbuilding Relocations

It is neither uncommon for outbuildings to have been moved historically nor for the Commission to approve their relocation in the 21st century. Staff needs to verify which outbuildings are the contributing features and will work with the applicant in determining a new location.

Historic House

With the exception of the installation of vinyl siding over the chestnut siding, the proposed work on the exterior of the historic house is precisely what preservationists call for. In fact, except for removal of the asphalt shingle siding, the applicant could complete all of the proposed work without obtaining a HAWP.

Repair and replacement in-kind is the base line for any rehabilitation project and is encouraged and rewarded through the Tax Credit Program.

On the other hand, installation of artificial siding on a historic house and especially over historic siding is not appropriate and is typically not allowed. The *Secretary of the Interior's Standards for Rehabilitation* describes the retention and preservation of distinctive features and materials, promotes repair over replacement, and states that new exterior alterations should not destroy historic features or materials.

Although currently hidden under artificial siding installed many years ago, the historic siding remains a significant architectural and historical feature of this house. Although the HPC cannot compel the applicant to remove the existing artificial siding, it has the authority to ensure the preservation of the historic siding.

The applicant is not proposing to remove the milled on-site chestnut siding. Staff asserts that recovering the historic siding will not only promote its deterioration and alter the historic character of the house, but will also not achieve the applicant's goals of cost savings and a maintenance free exterior (The applicant has been provided with copies of *Preservation Brief #8* from the National Park Service and "Vinyl is not Final" an article by the Kansas State Historical Society Cultural Resource Division.). Details such as wood trim and cornices tend to be obscured and minimized by vinyl siding and the artificial siding does not have the same profile or pattern of application as the historic wood siding. The amount of trim obscured, the potential damage to the wood siding, and the quality of installation of vinyl siding will vary from contractor to contractor. Even proper installation involves placing furring strips or blue board over the existing siding resulting in a change in the relationship between trim features and the wall and adding numerous holes to the historic fabric. The labor involved in fitting vinyl siding around existing wood trim will add to the cost of the installation and existing maintenance issues must be remedied prior to its installation.

A typical installation of vinyl siding will cost roughly 2 to 3 times that of a good paint job, not including any custom fittings around existing trim. With that in mind, vinyl should last as long as two or three paintings for an owner to break even on the cost. Given that properly prepared, primed, and painted wood siding should last between 8 and 10 years, the vinyl siding should last at least between 16 and 24 years for it to break even with the maintenance costs of painting. Even the Vinyl Siding Institute acknowledges that there is no such thing as maintenance free. The Cleaning and Maintenance Guide on its website states "Vinyl siding is durable, attractive, and easy to maintain. Like any outdoor product, however, even low-maintenance vinyl siding will need attention from time to time."

STAFF RECOMMENDATION:

The applicant chose to present three small 1-story additions, rather than a larger 2-story addition. This solution, while perhaps more visible, impacts the fabric of the historic house minimally. From a distance the small pieces will likely be less visible than a single mass would have been and will not impair the character of the environmental setting. Because of this and the comments included in the discussion above, staff recommends that the applicant proceed to a Historic Area Work Permit. However, there are a number of suggestions – as listed on Circle 1 – that should be incorporated into any final HAWP application

Additionally, the following items will need to be included as part of the HAWP application in addition to those submitted for this Preliminary Consultation.

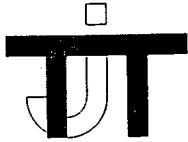
- Tree survey
- Detailed site plans
 - Existing and proposed
 - At a closer scale than currently provided
 - Clarifying where the outbuilding locations
- Perspective looking towards the southeast.

Back to Front

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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.





Thomas J. Taltavull
A r c h i t e c t

20650 Plum Creek Court
Gaithersburg, Maryland 20882
Tel. 301.840.1847

January 12, 2006

RESTORATION & ADDITIONS TO CONRAD ROYER FARMHOUSE

Background

The Stabler families are farmers and they want to continue to farm in Montgomery County.

The main objectives of the project are threefold:

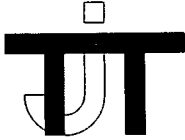
1. Restore a historic farmhouse and environment in the Agricultural Reserve
2. Protect and sustain farming as a way of life in Montgomery County
3. Provide a home to accommodate a family to today's living standards.

Scope of work

The key to achieving the three objectives is the restoration of the farmhouse. Mr. Randall Stabler, the current owner of house and property is proposing to restore the farmhouse and construct new additions to accommodate his family. The house, vacant for some time, requires a major restoration of the structure and historic fabric.

The proposed general scope of the project is as follows;

1. Restore the existing farmhouse
2. Construct a one story family room addition and screened in porch at the rear of the existing two story ell.
3. Restore the enclosed existing porch to serve as circulation for the first floor. The porch will express the original wood porch posts and provide full height glass doors to give the appearance of the original open porch.
4. Construct a one story laundry/ mudroom on the east side of the enclosed porch to provide an area for clean up after work before entering the main house. The Owner expressed a clear need for this space based on his type of work.
5. Construct a two car semi detached garage with a guest suite above for visiting relatives. The garage will be attached to the mudroom with an open breezeway. The garage is turned 45° in order to minimize the impact of the garage doors on the view of the front of the main house and to subtly preserve the view of the side of the main house from the road that turns south east.
6. Construct a bedroom wing on the first floor to accommodate the owner or potential in law. The bedroom wing is connected with a small hyphen space in order to delineate it from the main house.



Thomas J. Taltavull
A r c h i t e c t

20650 Plum Creek Court
Gaithersburg, Maryland 20882
Tel. 301.840.1847

The original farmhouse house exterior restoration will include the following material elements.

1. Remove existing metal roofing on the house and porch and install new metal roofing.
2. Replace metal half round gutters and downspouts, with new half round gutters to match.
3. Preserve existing wood fascia, rake and soffits.
4. Repair and repoint deteriorated brick chimneys.
5. Remove existing asphalt shingle wall siding. Preserve the original wood siding.
6. The main house stone foundation is currently parged. The project proposes to remove the parging and restore the stone foundation.

The new additions and garage materials are proposed to be as follows:

1. Metal roofing
2. Fiber cement siding and trim.
3. Parged concrete foundation.
4. Half round metal gutters.
5. Vinyl clad wood windows and doors with simulated true divided lites.

Conclusion

This project is an opportunity to preserve a historic farm house, its surrounding landscape and continue to ensure farming as a way of life for a family in Montgomery County for future generations.



ARCHITECTS
PLANNERS
ENGINEERS
SURVEYORS

THOMAS J. WALSH
P.E. & TRUST
10000 WOODBURN DRIVE
301.440.1847

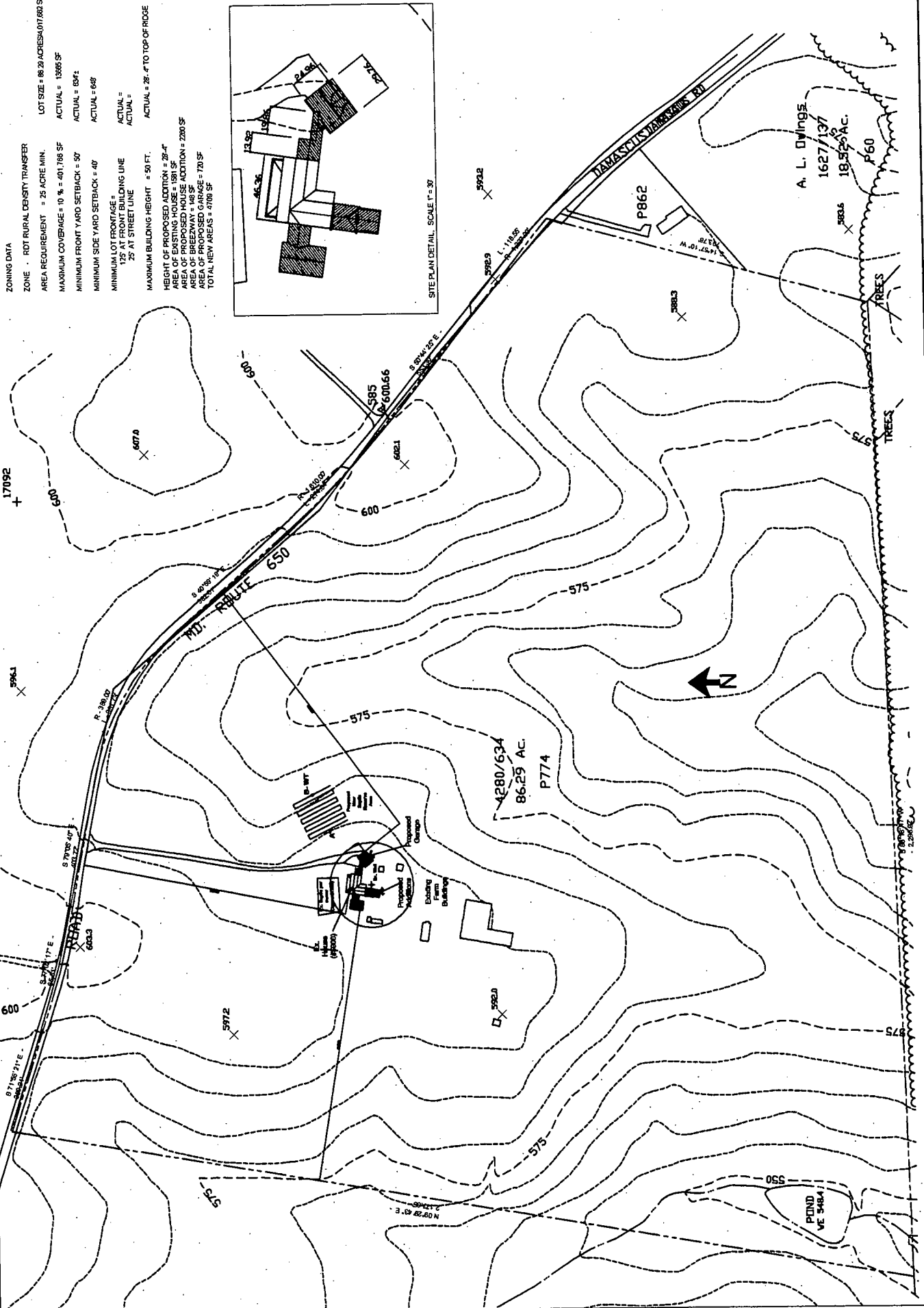
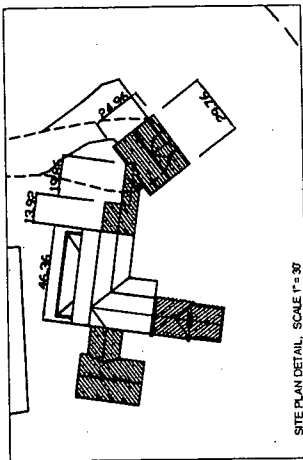
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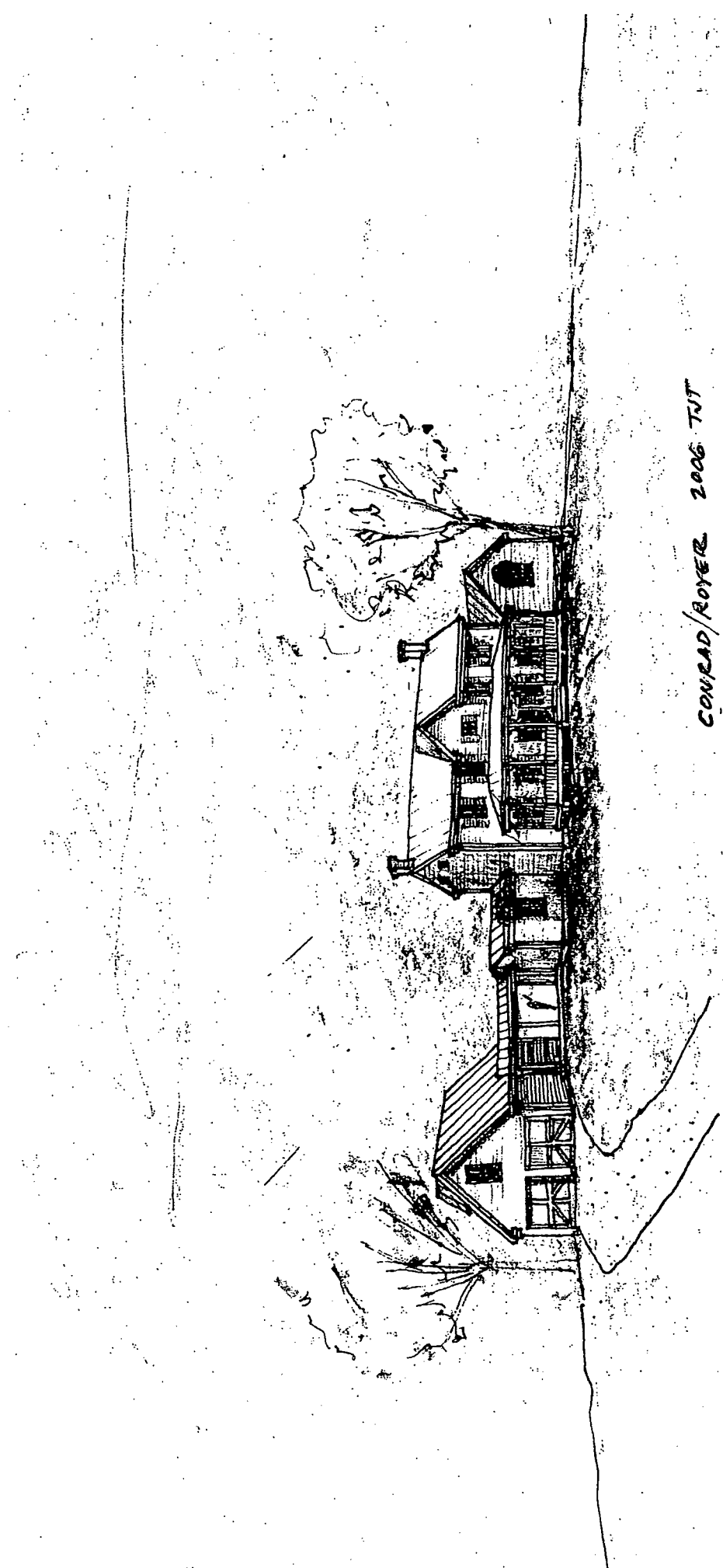
Date: 12.7.2005

STABLER
5900 DAMASCUS ROAD
ETCHISON, MARYLAND

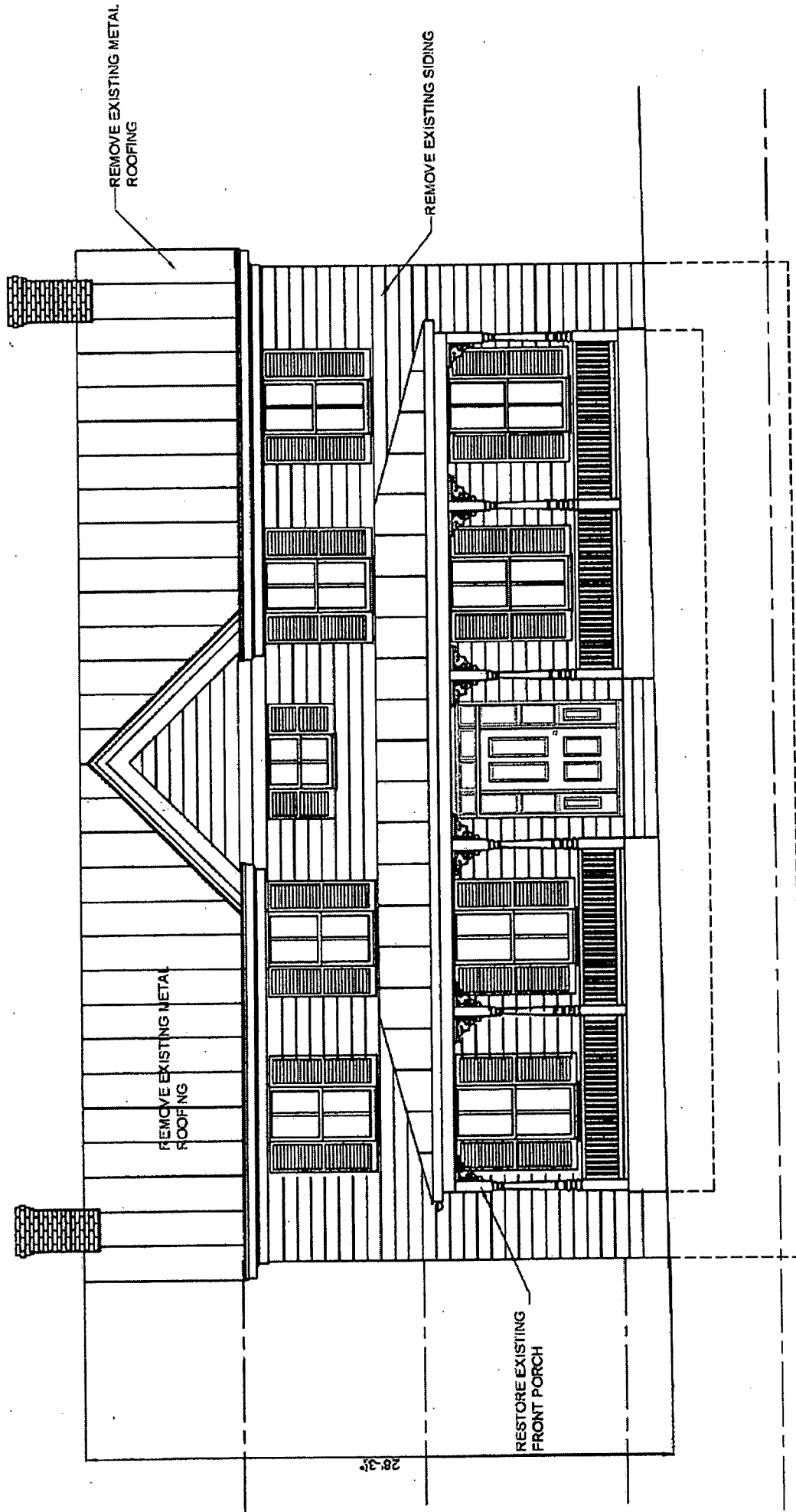
Drawing Number
SP1.1

ZONING DATA
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 AREA REQUIREMENT = 25 ACRE MIN.
 MAXIMUM COVERAGE = 10% = 40,176 SF
 MINIMUM FRONT YARD SETBACK = 50'
 MINIMUM SIDE YARD SETBACK = 40'
 MINIMUM LOT FRONTAGE = 125' AT FRONT BUILDING LINE
 25' AT STREET LINE
 MAXIMUM BUILDING HEIGHT = 50 FT.
 HEIGHT OF PROPOSED ADDITION = 28'-4"
 AREA OF EXISTING HOUSE = 1381 SF
 AREA OF PROPOSED HOUSE ADDITION = 2380 SF
 AREA OF BREWERY = 148 SF
 AREA OF PROPOSED BREWERY ADDITION = 730 SF
 TOTAL NEW AREAS = 4788 SF





CONRAD/ROYER 2006 TNT



REMOVE EXISTING METAL ROOFING

REMOVE EXISTING SIDING

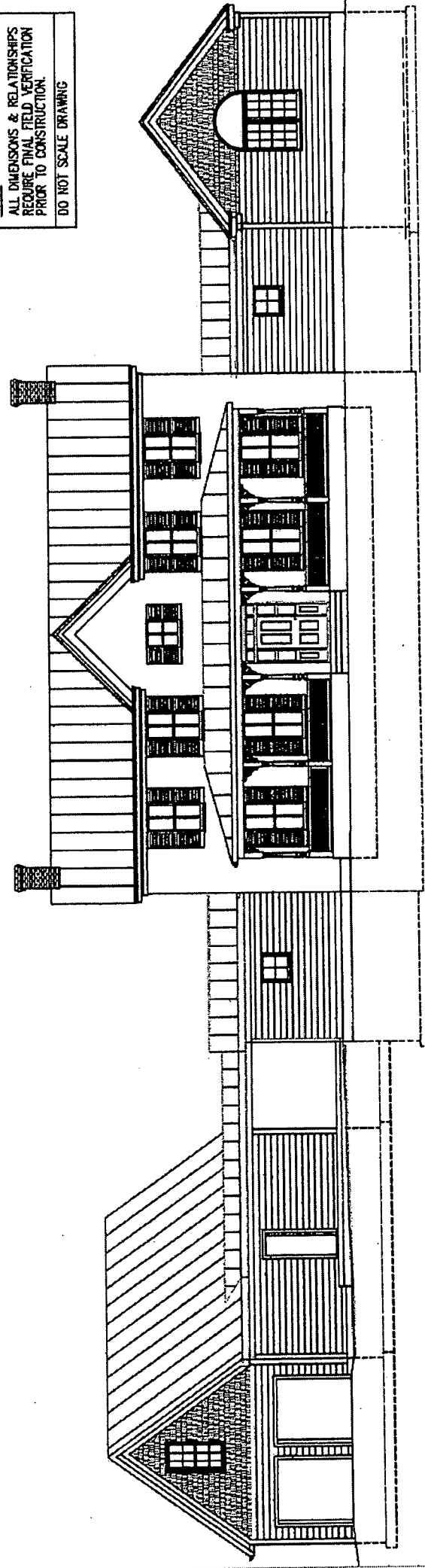
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RESTORE EXISTING FRONT PORCH

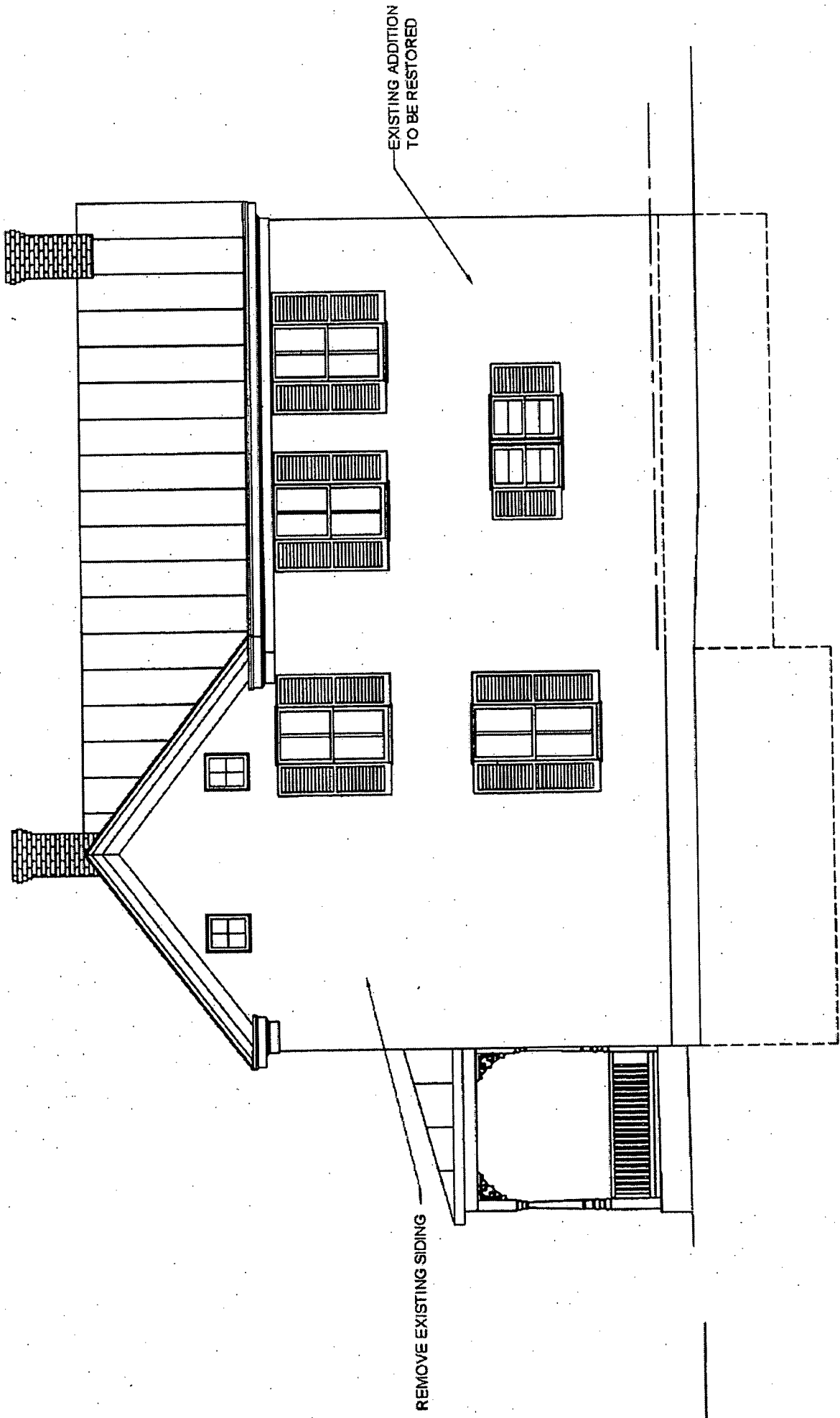
28-35

EXISTING FRONT ELEVATION, NORTH

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING



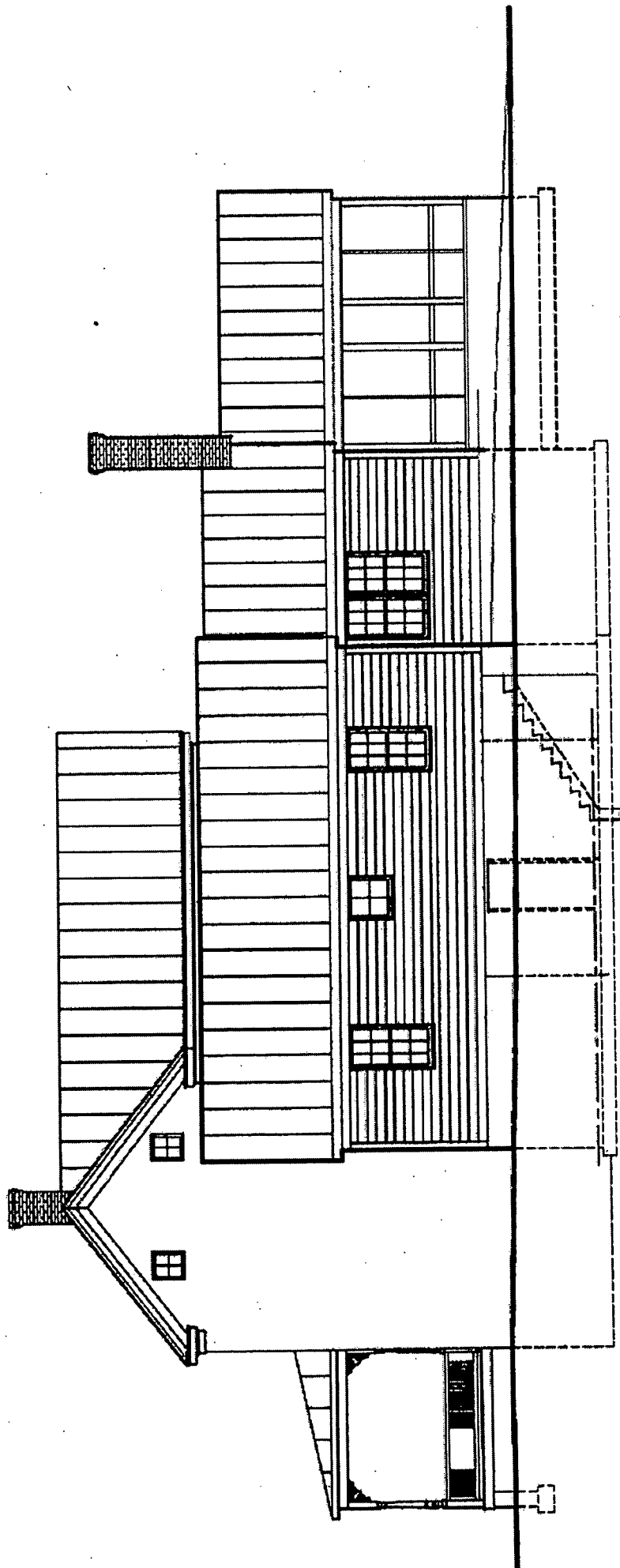
PROPOSED NORTH ELEVATION



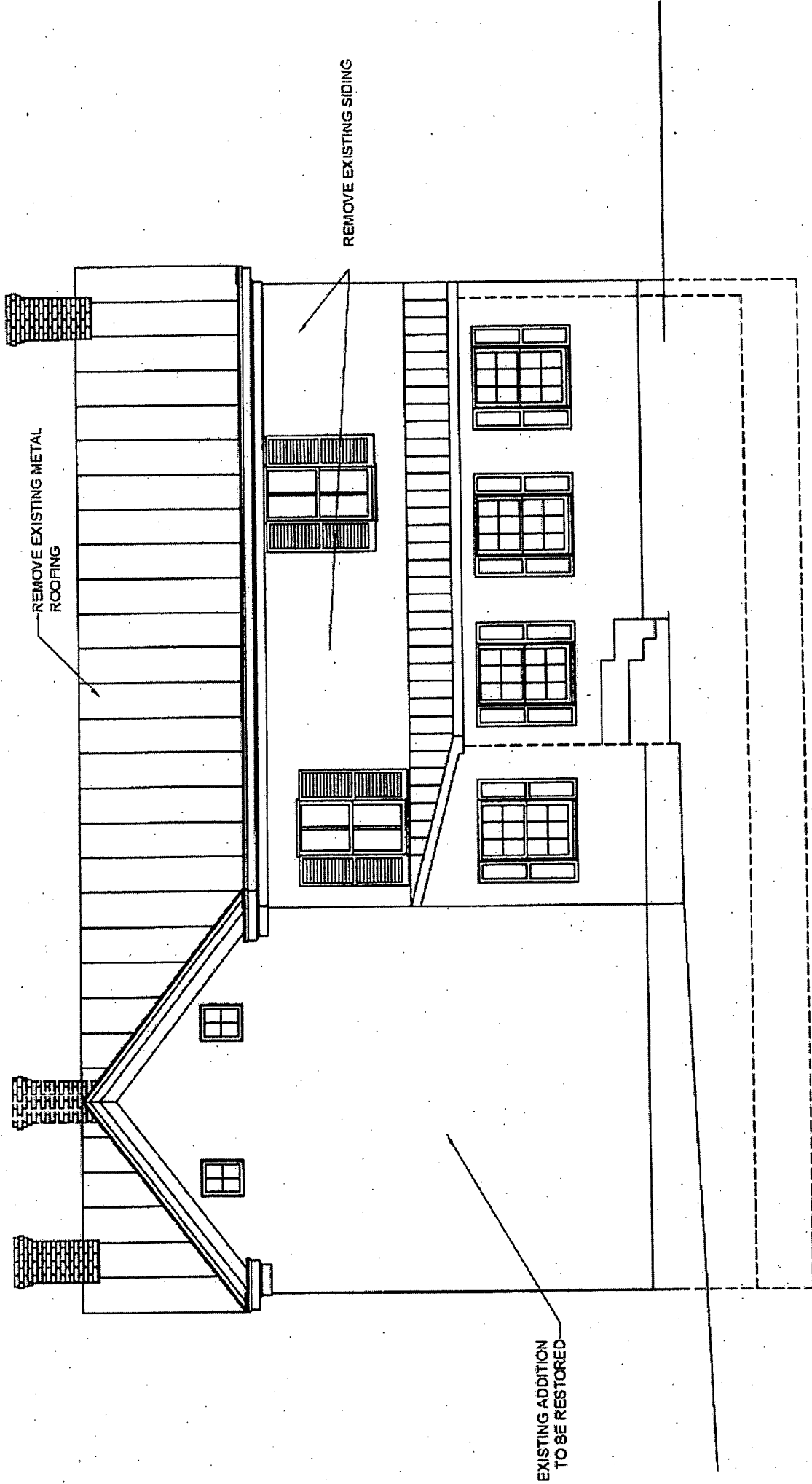
EXISTING ADDITION
TO BE RESTORED

REMOVE EXISTING SIDING

EXISTING RIGHT ELEVATION, WEST

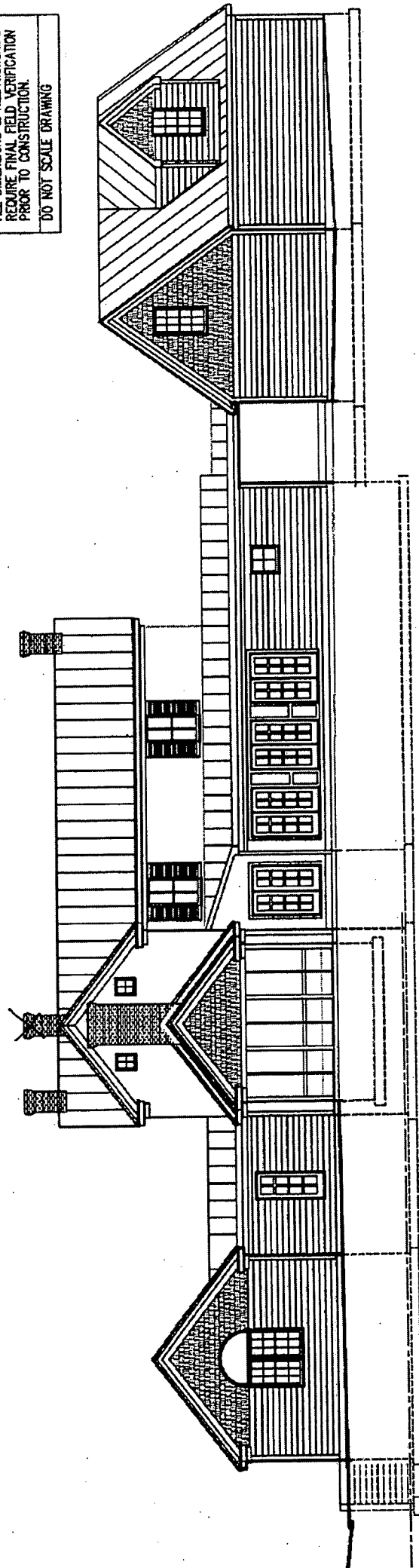


WEST ELEVATION

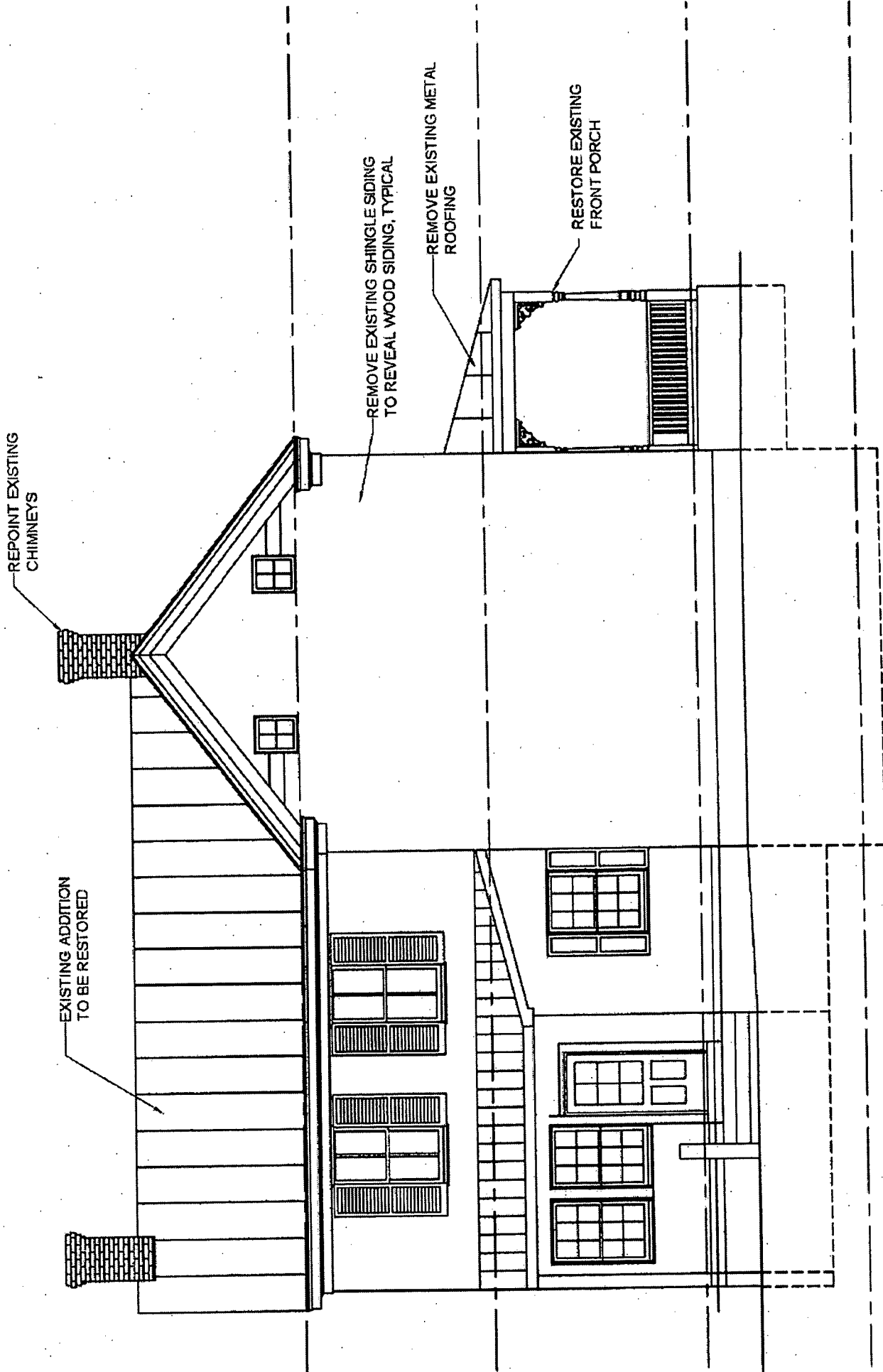


EXISTING REAR ELEVATION, SOUTH

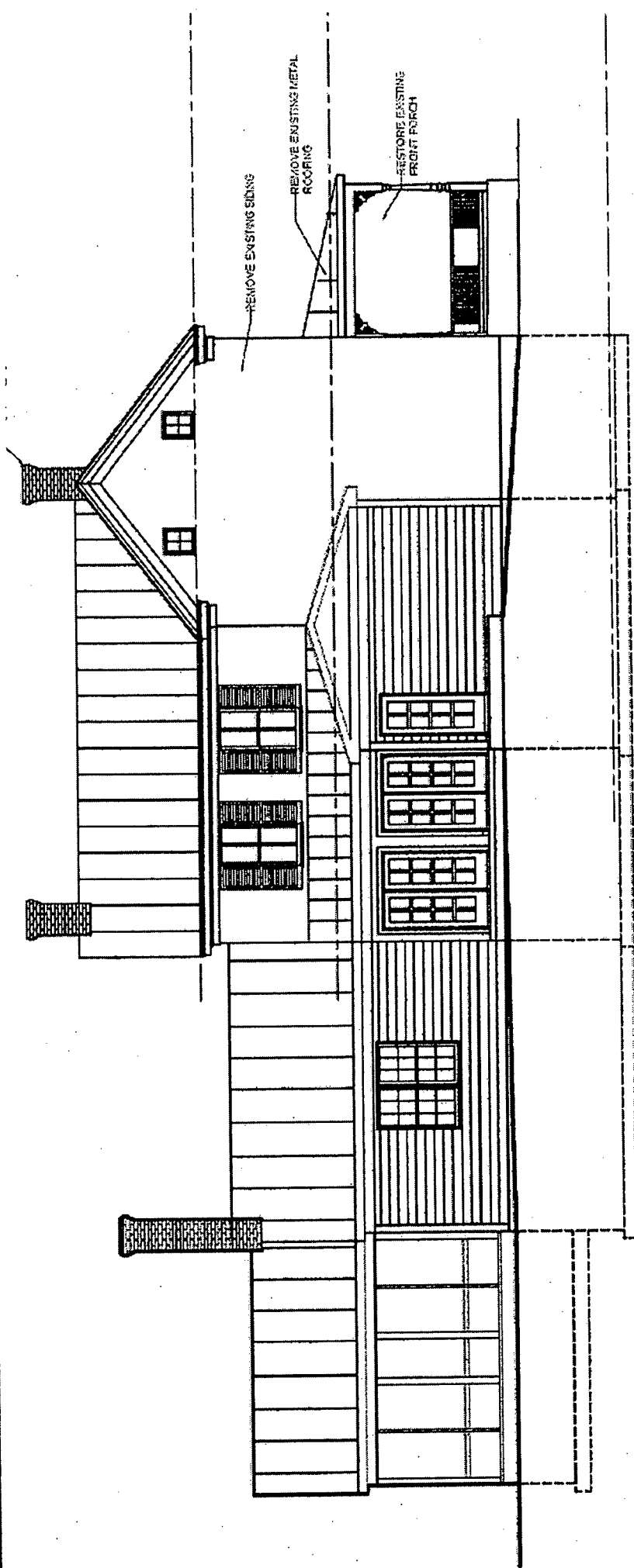
NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING



SOUTH ELEVATION

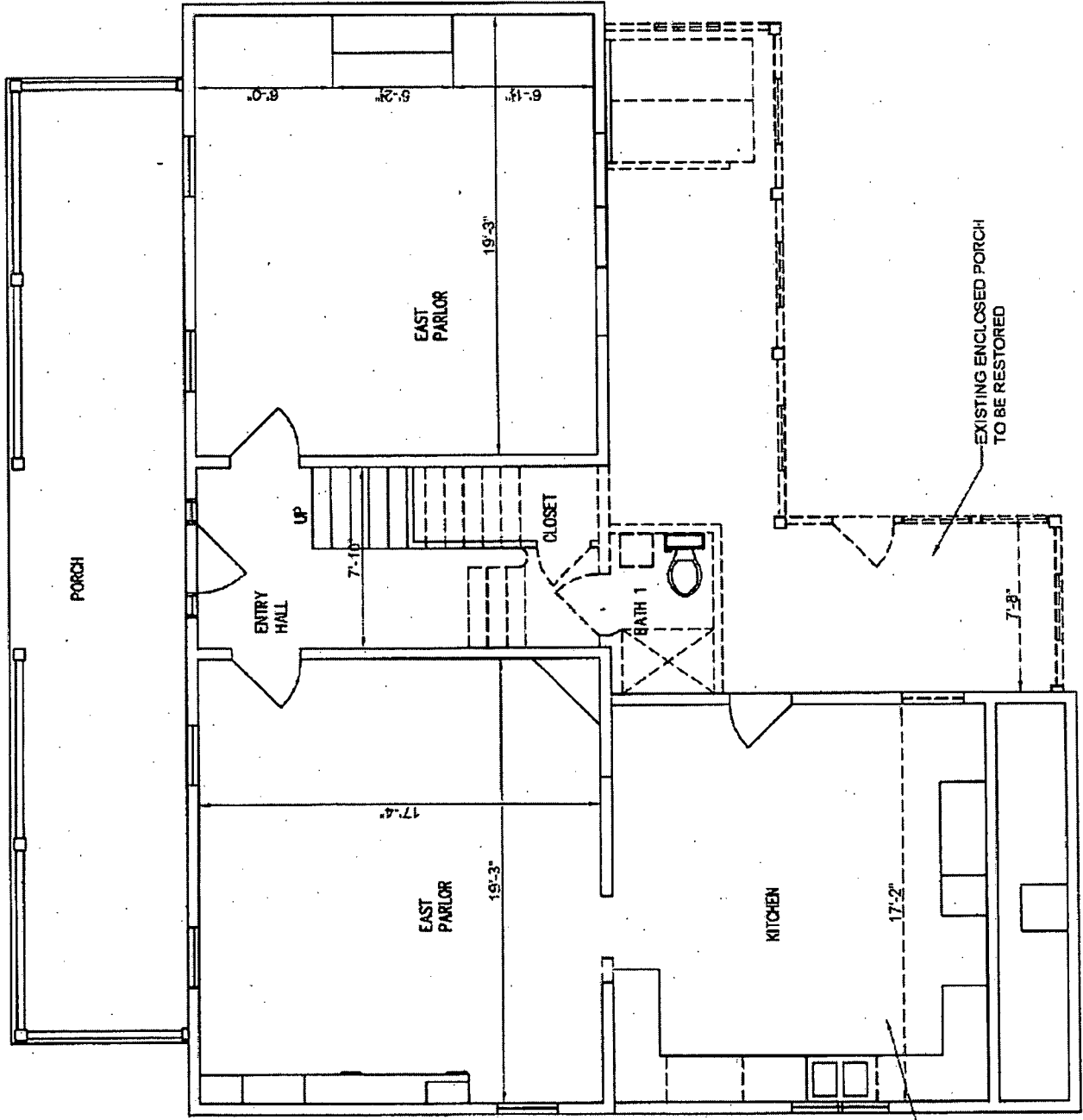


EXISTING LEFT ELEVATION, EAST



EAST ELEVATION

NOTE:
 ALL DIMENSIONS & RELATIONSHIPS
 REQUIRE FINAL FIELD VERIFICATION
 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING

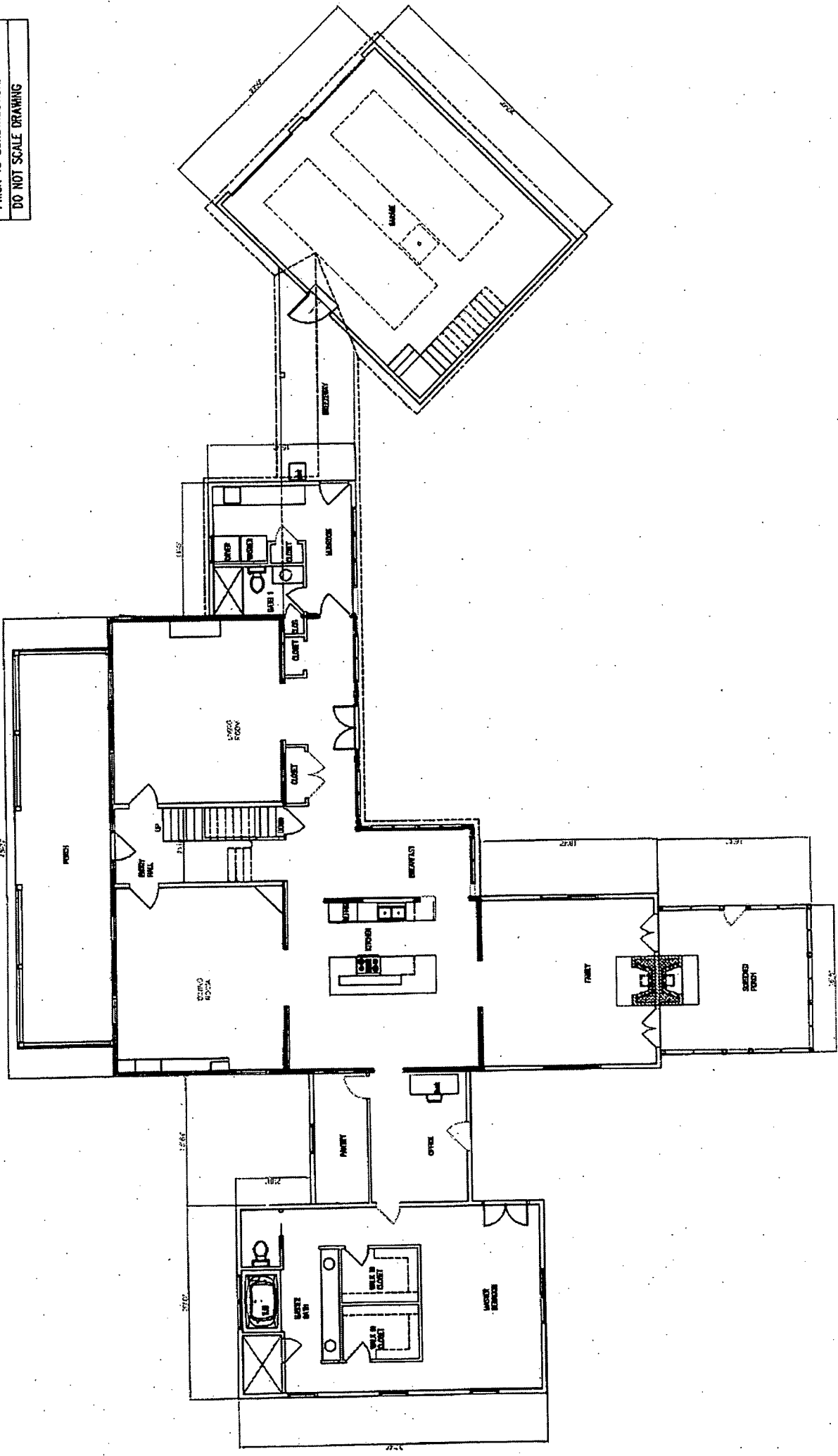


EXISTING ADDITION TO
 BE RESTORED

EXISTING ENCLOSED PORCH
 TO BE RESTORED

EXISTING FIRST FLOOR PLAN

ALL DIMENSIONS & RELATIONSHIPS
 REQUIRE FINAL FIELD VERIFICATION
 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING

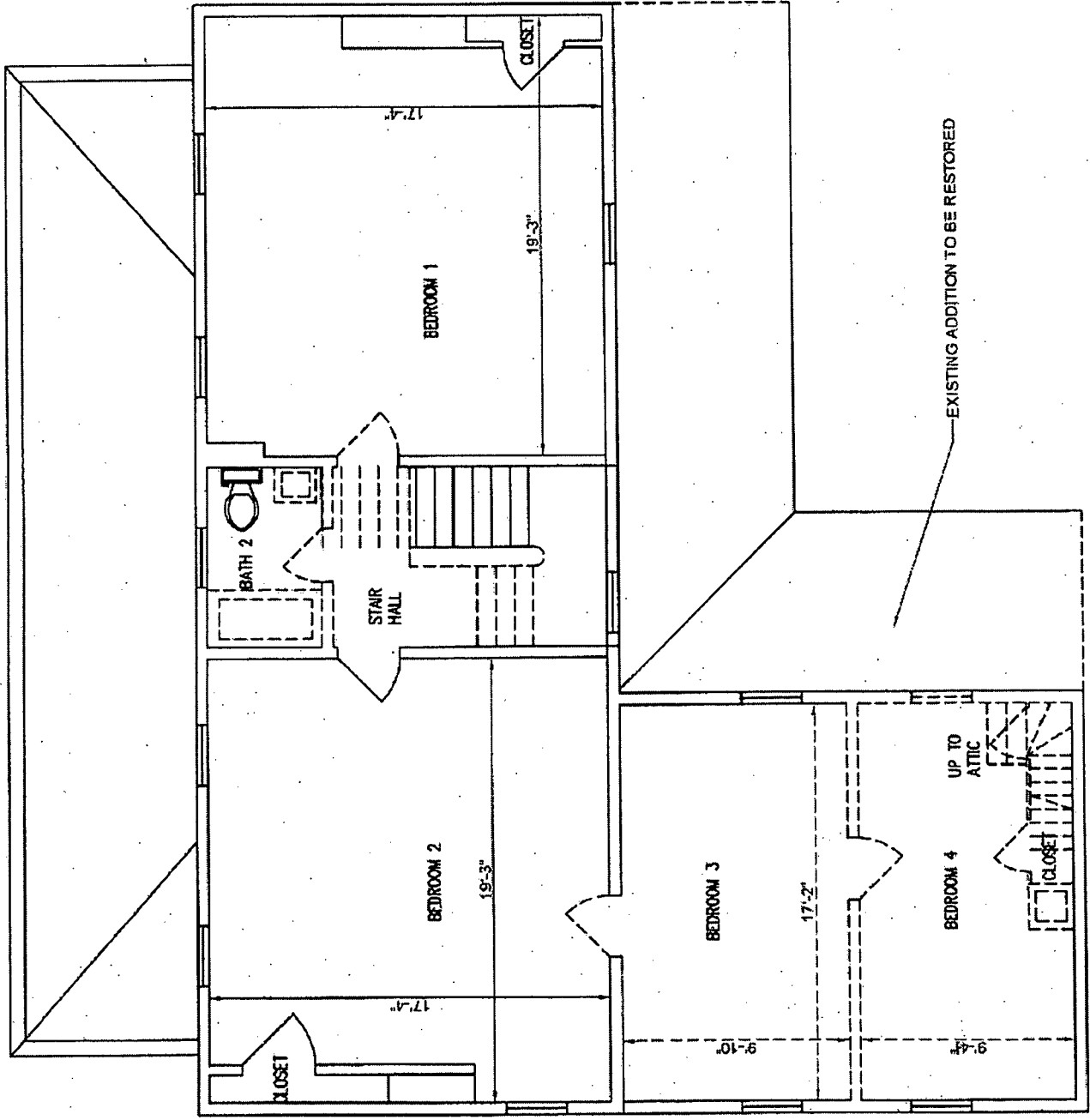


FIRST FLOOR PLAN

NOTE:

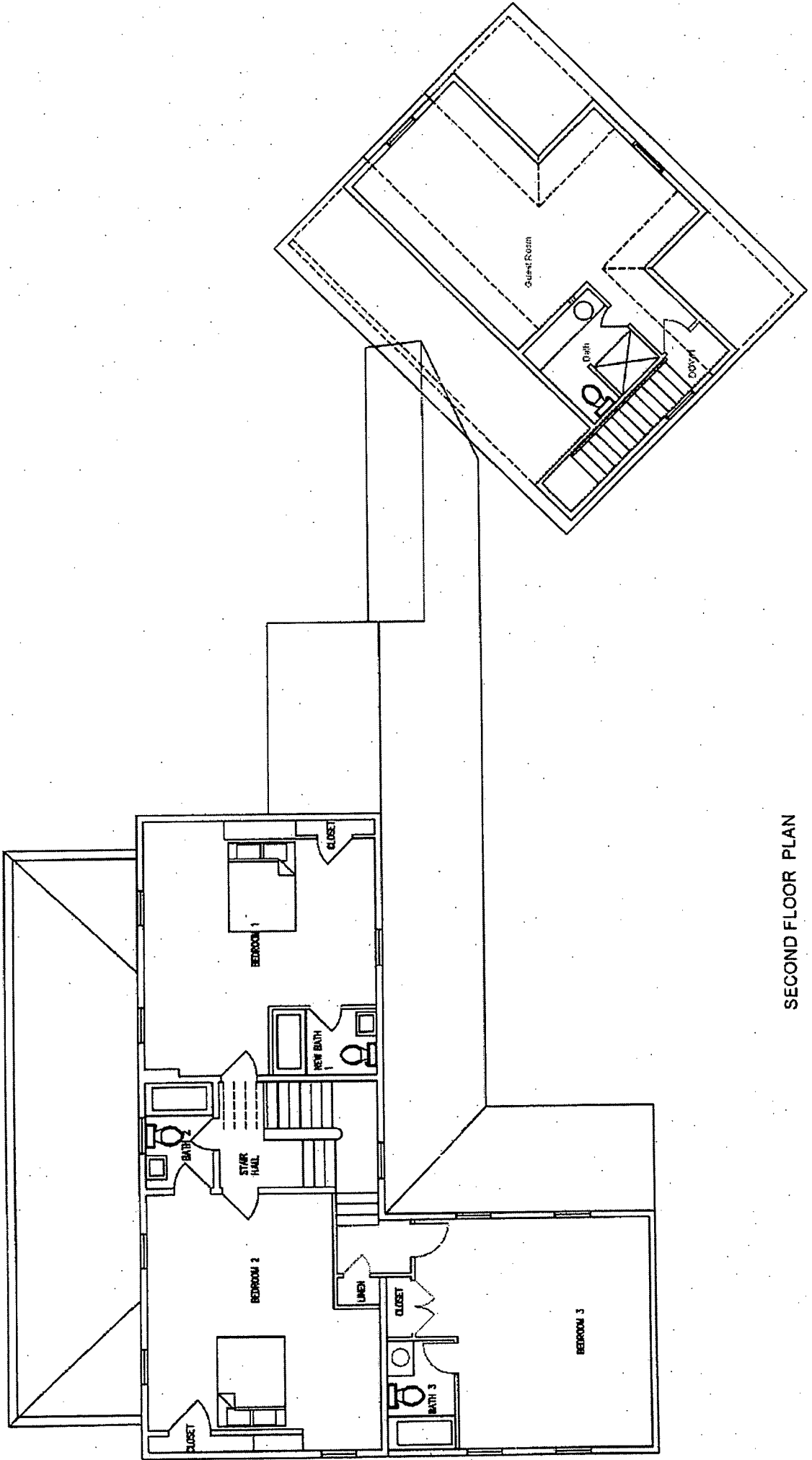
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWING

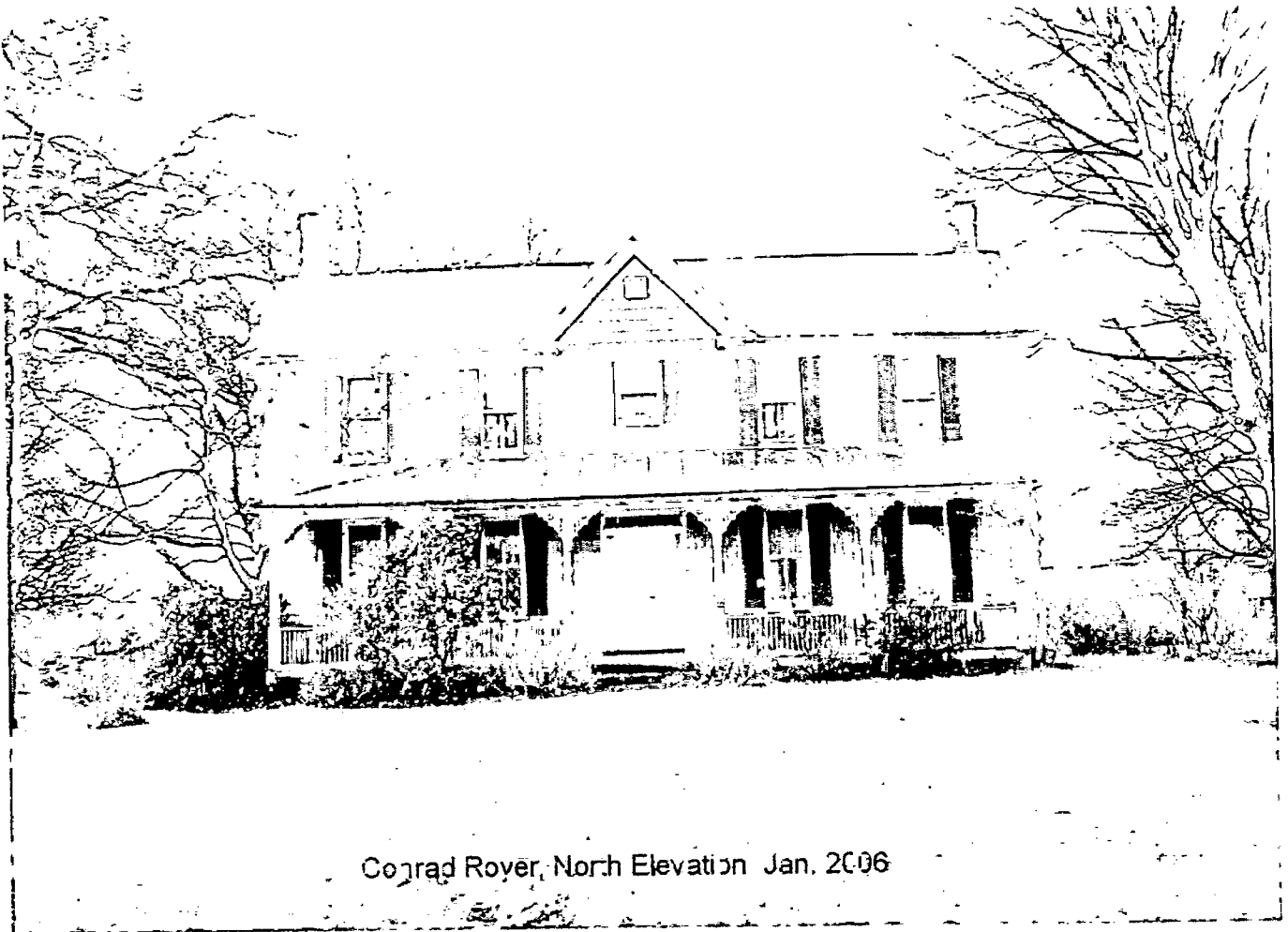


EXISTING SECOND FLOOR PLAN

DO NOT SCALE DRAWING



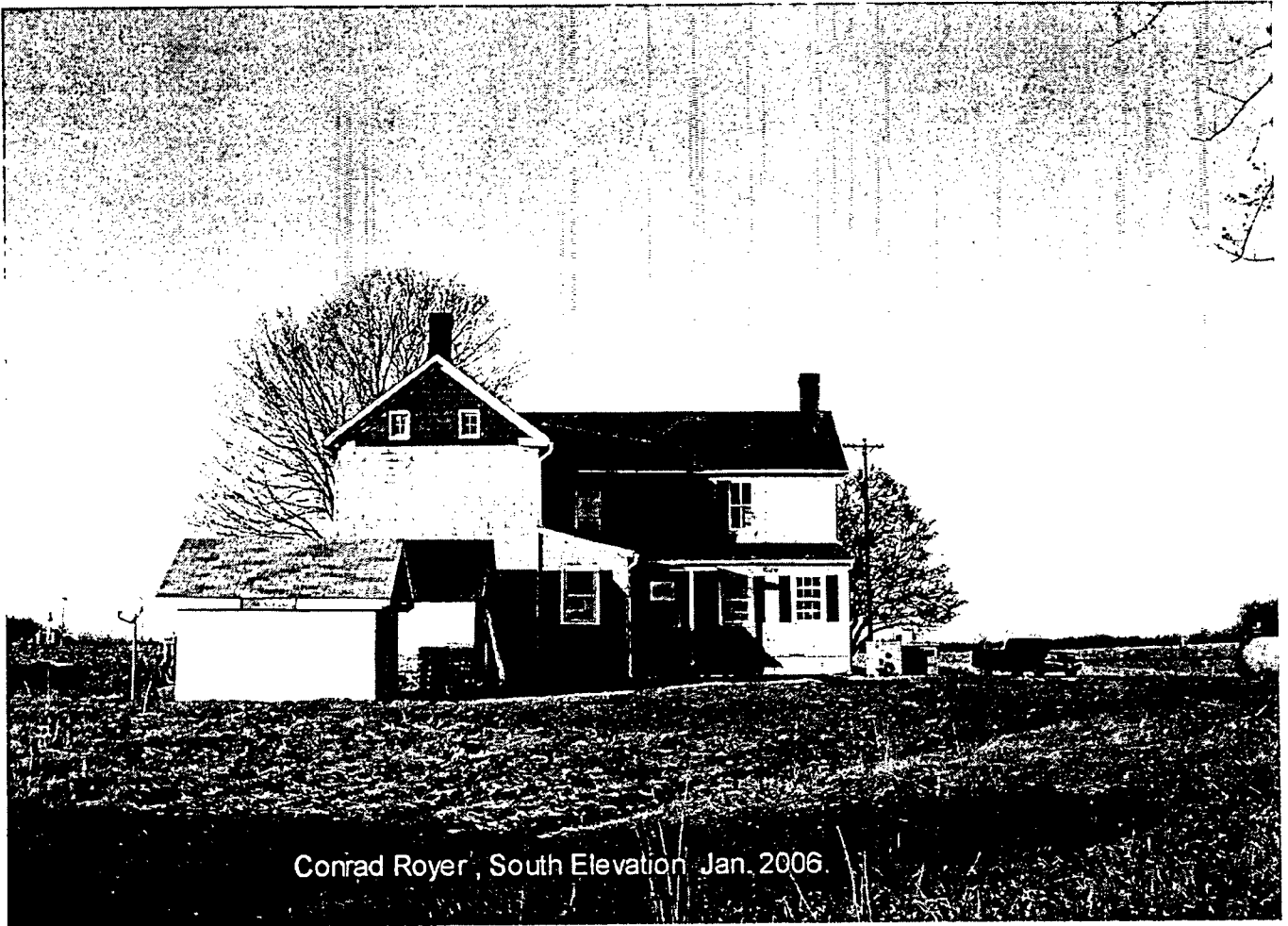
SECOND FLOOR PLAN



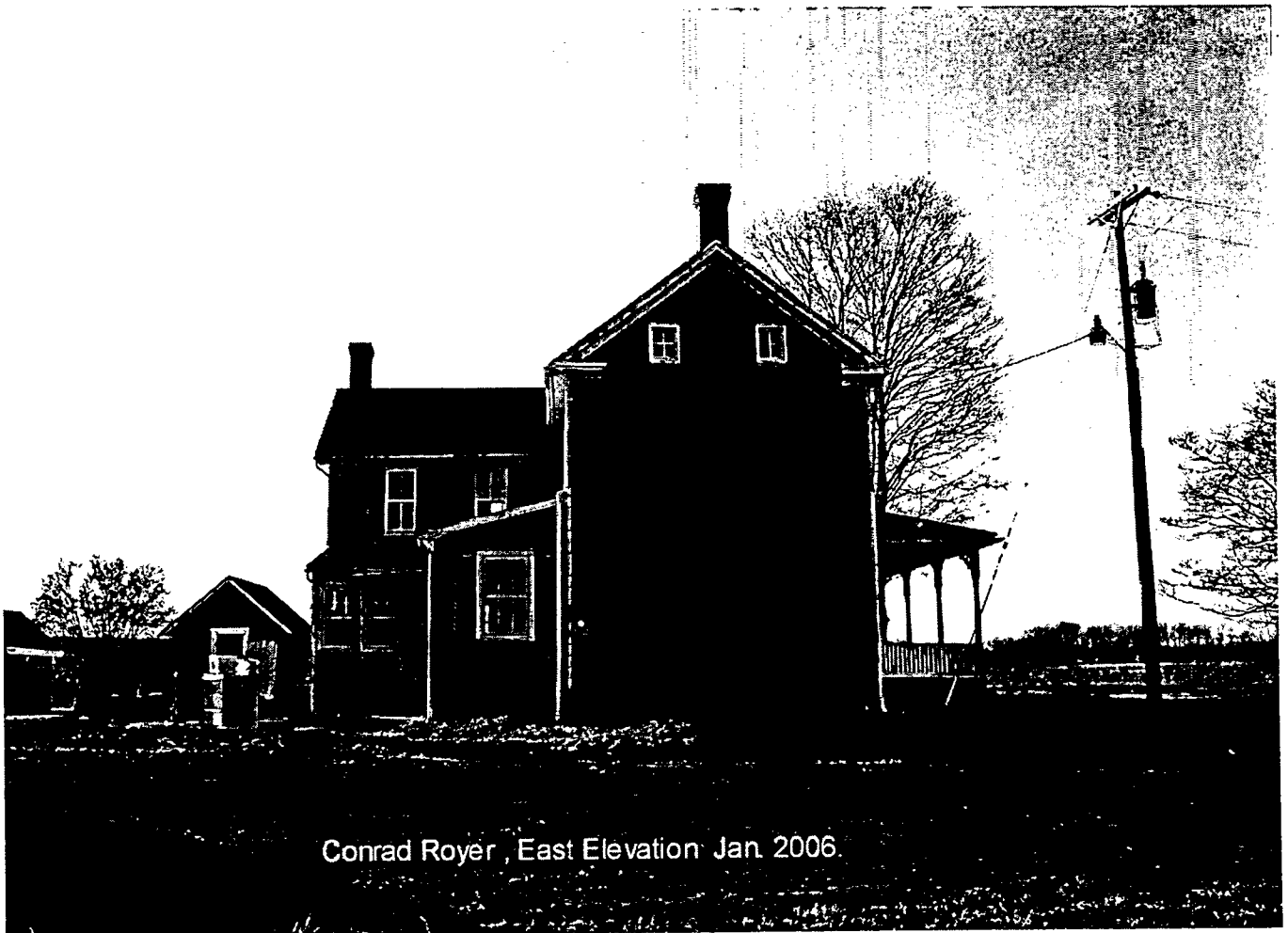
Conrad Royer, North Elevation Jan. 2006



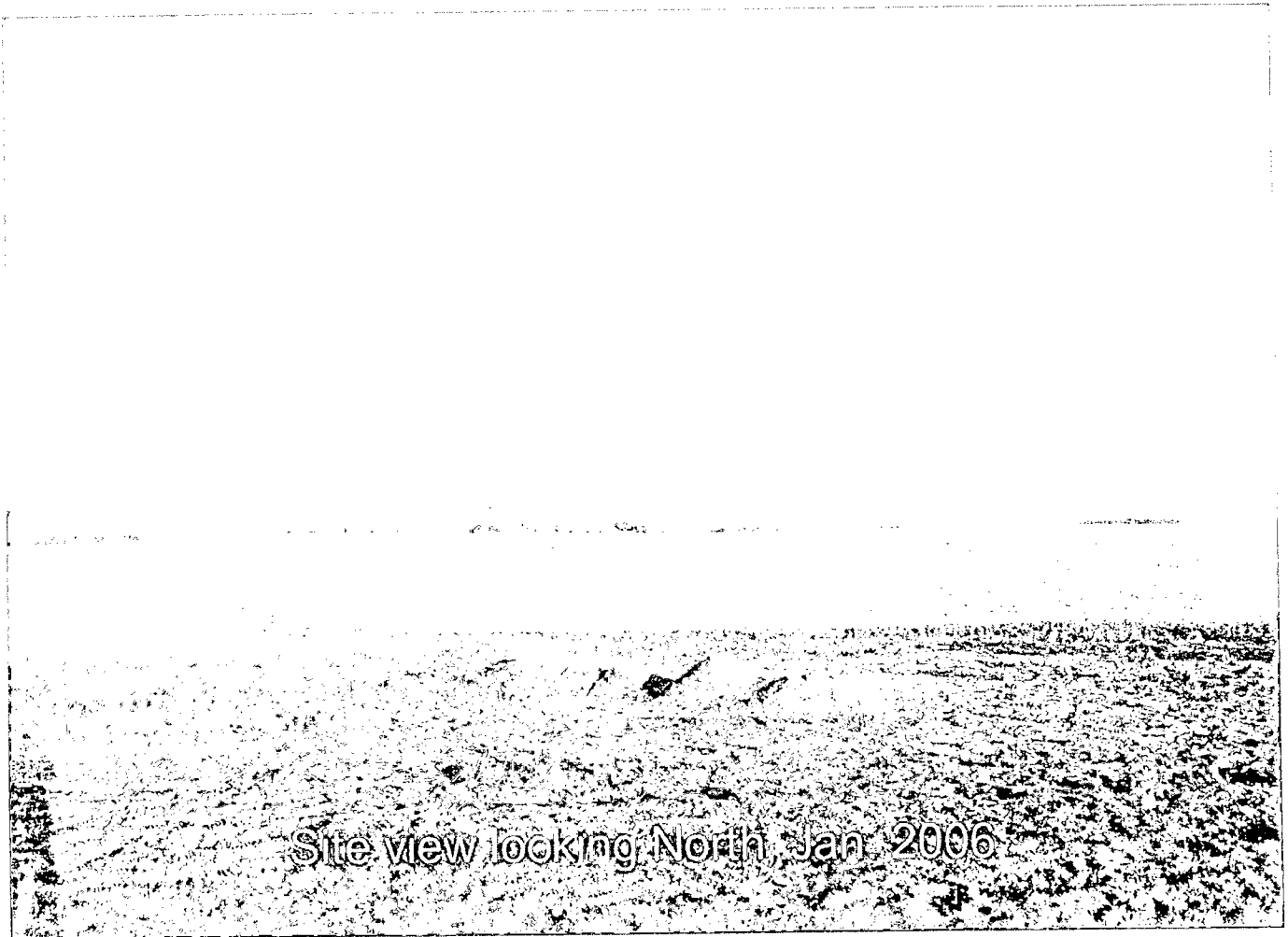
Conrad Royer, West Elevation Jan. 2006



Conrad Royer, South Elevation Jan. 2006.

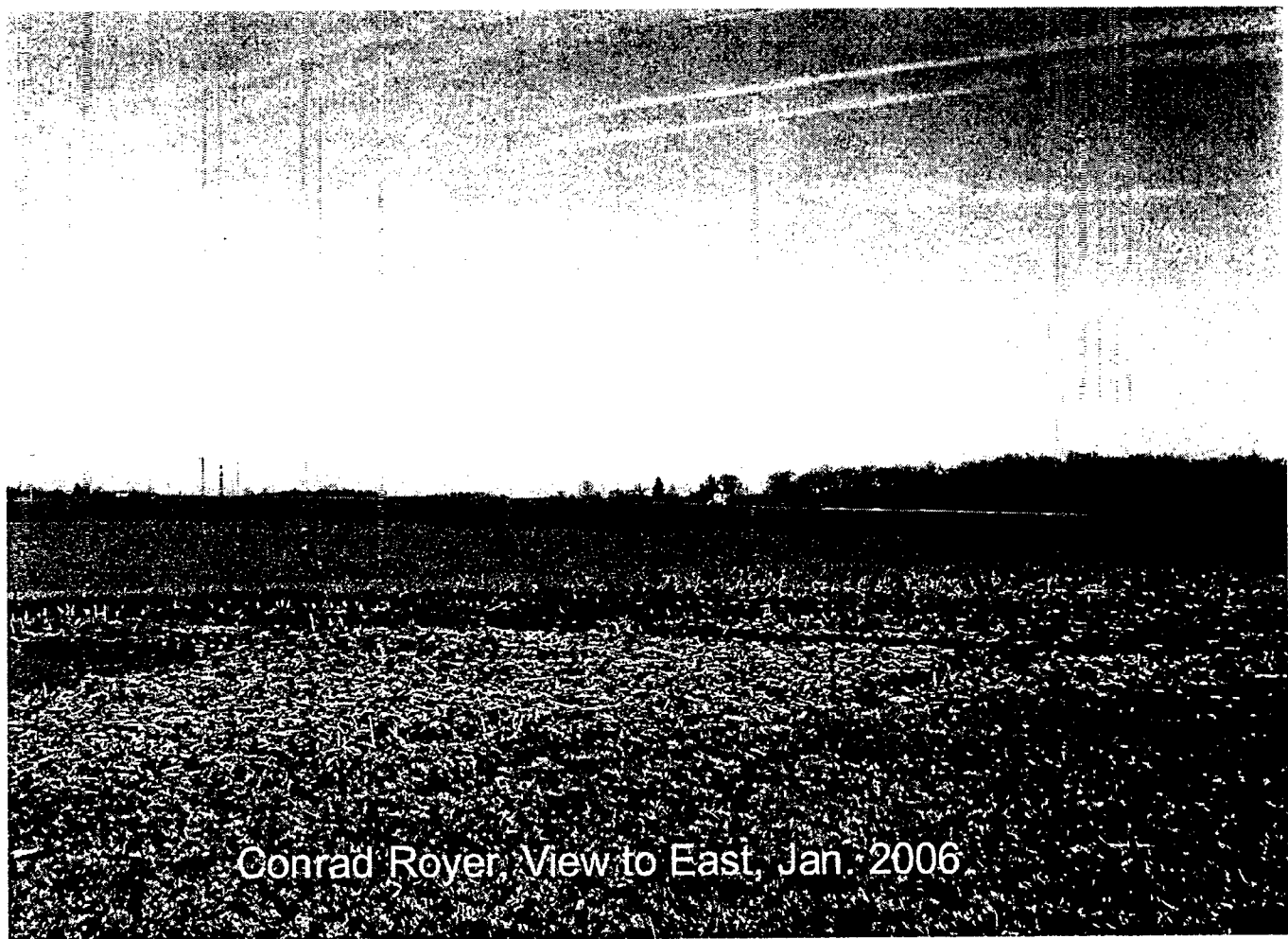


Conrad Royer, East Elevation Jan. 2006.





Conrad Royer - View towards Road, Jan. 2006



Conrad Royer - View to East, Jan. 2006

Tully, Tania

From: Thomas Taltavull [TJTARCHITECTS@msn.com]
Sent: Thursday, January 05, 2006 6:14 PM
To: Tully, Tania
Subject: 5900 damascus road

Hello Tania,

Thank you for meeting with Randy Stabler and I today, it's not everyday you get to meet with a real farmer in Montgomery county.

Listed below is the adjacent and confronting property owner's names and addresses.

Mehrle Warfield
7301 Damascus Road
Gaithersburg, Maryland 20882

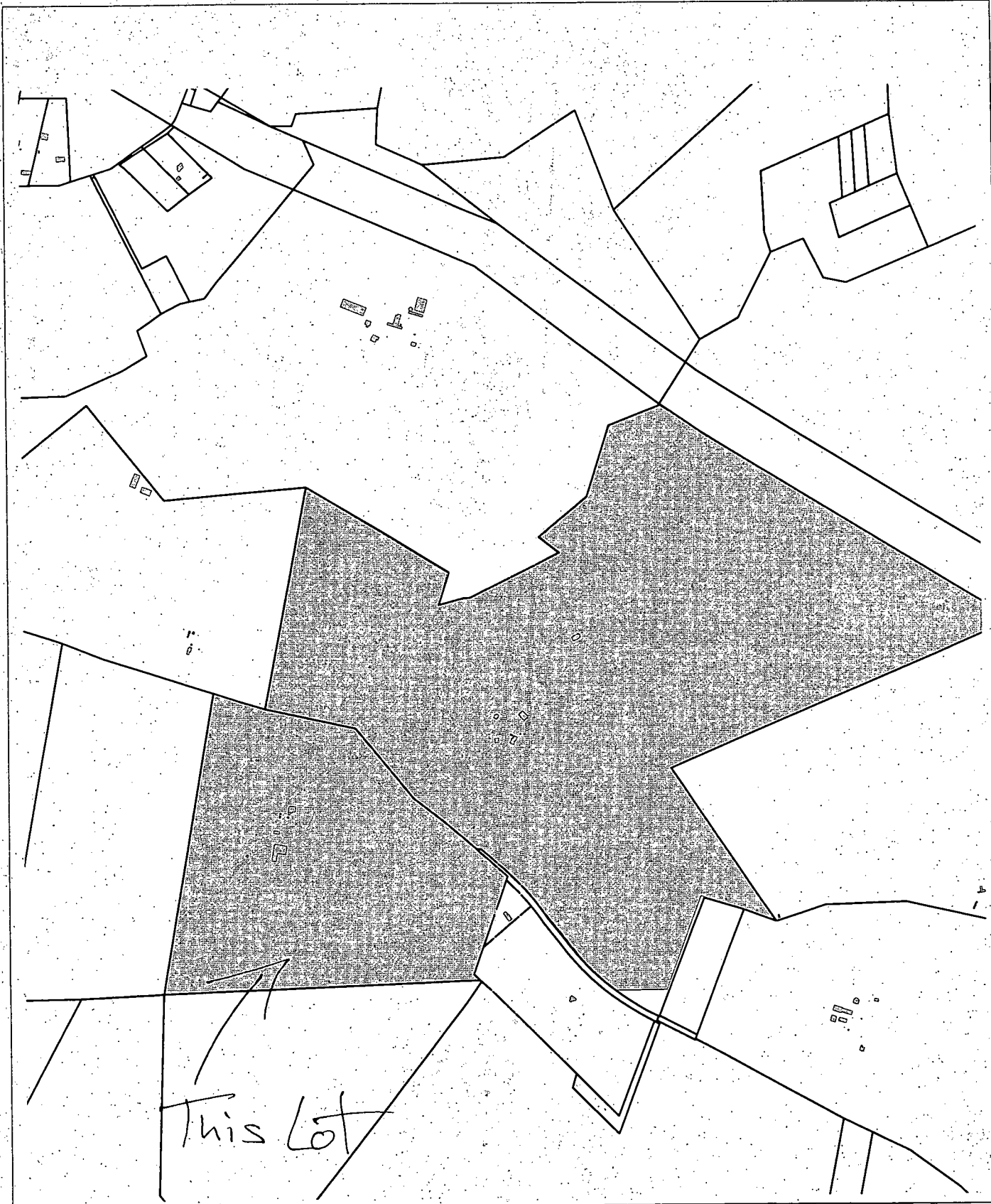
Thomas Owings
5520 Damascus Road
Gaithersburg, Maryland 20882

Drew Stabler
5210 Damascus Road
Gaithersburg, Maryland 20882

Arthur Lowry
5630 Damascus Road
Gaithersburg, Maryland 20882

Sincerely,

Tom Taltavull



Casual User Application

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 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

