

14201 Layhill Rd

John R. Champayne Farmhouse, 27/12

## Tully, Tania

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**Subject:** [REDACTED] 14201 Layhill Road - Site Visit  
**Entry Type:** Note  
**Start:** Mon 1/23/2006 1:00 PM  
**End:** Mon 1/23/2006 1:00 PM  
**Duration:** 0 hours  
**Categories:** Site Visit  
**Responded:** -1

Met on site with David Wigglesworth with Development Review Enforcement, ArborCare, Inc (Steve Castrogiovanni & Paula). Francisco Guzman, owner, was on site and participated in some of the conversation.

ArborCare tested the soil compaction of the trees around the house and determined that they were all quite compacted. He made verbal recommendations regarding the removal of dirt, debris & construction materials from the area around the trees; regarding vertical mulching and aeration; and tree protection fences.

David requested ArborCare to prepare a proposal for the tree care which will include vertical mulching and dead wood removal. The proposal will be faxed to David who will fax it to Elizabeth Herrity (Magruder Co.). Ms. Herrity may elect to choose another tree service to do the work, but this is who was out the 1st time, so that is why ArborCare was contacted. Magruder will be responsible for the tree care, whether it be performed by Arbor Care or another company.

Mr. Guzman was instructed to remove all of the debris, dirt and construction materials away from the trees and onto the area behind the house. He was shown the areas where the fencing will be installed and where access to the house will be. Mr. Guzman will be responsible for the tree protection fence which will be installed by Arbor Care.

Questions posed by Mr. Guzman about drainage and the reseeding of the land were not answered. When contacted by Steve (Arbor Care) in approx. a week, to inspect the tree protection fence, a meeting with Tom Woodhouse (DPS) will be scheduled to discuss sediment control issues. That is under the authority of Mr. Woodhouse (DPS). The pile of dirt near Layhill Road that straddles the property lines will also be addressed.

Mr. Guzman was informed that the oil barrels and buckets he pulled up from the basement were in violation of state law (Clean Water Act). He was urged by David & myself to call a company to have it removed before he is fined.

The hole for the areaway has been expanded since the end of December, but was not of concern to the arborist. Water was pooling in the bottom and per Tom Woodhouse's instruction (Sediment Control Inspector, DPS), he will be installing a drain that feeds to the sump pump.

I advised Mr. Guzman to put gutters on the porch roof. Water is splashing up on to the porch floor.

-Tania Tully  
with corrections by David Wigglesworth

## Tully, Tania

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**Subject:** Francisco Guzman  
**Entry Type:** Meeting

**Start:** Wed 3/15/2006 3:00 PM  
**End:** Wed 3/15/2006 4:00 PM  
**Duration:** 1 hour

**Categories:** Staff Consult

Met with Mr. Guzman at the office to explain the Commission's comments from the previous meeting. He will be insetting the addition 10-12" on each side. I explained the amount of flexibility that he has on the interior with respect to making the



Francisco Guzman

kitchen work. He plans to submit for a 2nd preliminary on April 11th.

## Tully, Tania

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**From:** Tully, Tania  
**Sent:** Tuesday, October 03, 2006 3:54 PM  
**To:** Eileen McGuckian (E-mail)  
**Subject:** Champayne House & Window Help

Eileen-

Here is the information I promised. The wood window list also contains some local places I was looking at this spring. I've copied (below) an email from an applicant also.

Two of the files are approval memos, one is my staff report for the most recent meeting where the case was heard, one has notes I took off of the approved Site Plan for the development, and two are meeting transcripts.

Thank you for the update.



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6DPS.pdf



Champayne01-11-0  
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201LayhillRoad....



HPC Jan 11 06  
hampayne House...



Layhill Village  
East.pdf

"Michelle,

We have completed restoring the windows on the Neelsville Presbyterian Church, in Germantown. The work was done by Mr. Albert Kreis of Fairview Glass, Frederick, Maryland, ph: 301 371-3364, email: fairviewgl@aol.com. If anyone is looking to have windows restored

I am happy to recommend him. It has been our experience that qualified, yet reasonably priced, restorers are very difficult to find.

He also has antique replacement glass available.

Thanks - Jerry McKoon "

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

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- Nominations

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**Mansionization Conference a Huge Success**

by Wayne Goldstein

The gorgeous weather on April 9 meant that Washington Grove, "the town in a forest," could fully work its magic on the more than 100 participants who attended MPI's 2nd Annual Mansionization Conference. The large windows of the octagonal McCathran Hall ensured that the town's natural and architectural wonders inspired those who came to learn about mansionization's impacts to the built and natural environments and discover how Montgomery County and other jurisdictions are addressing this problem. Everyone listened, and many asked questions and took detailed notes about the wealth of available information. Since the conference, I have heard only praise for the program and the hospitality and tour of Washington Grove.

Thanks to a *Washington Post* article printed a week earlier, our county-wide conference became a regional event as residents of Alexandria and Annapolis, Howard and Washington counties, and officials from Arlington and Prince George's counties attended. Officials from Montgomery County, the cities of Gaithersburg and Rockville, the towns of Glen Echo, Kensington and Washington Grove, and 15 local civic associations and county groups made for an impressive representation of the County. The City of Rockville alone sent 12 staff and officials!

This diverse turnout may explain the biggest surprise of the event: five of our County's nine Councilmembers who attended or were represented stated that they would give serious consideration to proposals related to mansionization. This is a remarkable change of attitude, as efforts to make small changes have languished since 1996.

The next step will be for the County to establish an official working group and for interested organizations to continue their commitment to make this group effective. The City of Rockville and Arlington County are working towards substantial changes. The City of Annapolis has had conservation districts for 15 years. MPI will look to these three jurisdictions for assistance.

Should MPI decide to plan a 3rd Annual Mansionization Conference, perhaps the attendance that doubled from 50 to 100 from the first to the second conferences will double again to 200 in 2006, and the call for change will be more compelling than ever.

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**MONTGOMERY**  
Your Grass Roots Guide to Historic Preservation in Montgomery County

Vol. 9/No. 3

The Newsletter of Montgomery Preservation, Inc.

Spring 2005

**June 3 Preservation Awards Reception Features Diverse Sites; Projects**

Nominations for the 2005 Montgomery County Awards for Historic Preservation include a selection of diverse projects and sites, including a History Park, restoration of historic outbuildings, outstanding house restoration and additions, the Penn Place restoration, Smithville Colored School, and others. MPI's host site, the AIA award winning Thomas Cannery, has also been nominated and will be open for tours.

The Cannery was the largest vegetable canning plant in Montgomery County in its time. Listed in the National Register of Historic Places, its restoration has been praised by AIA Maryland for its use of materials and design.

Awards will be presented on Friday, June 3, from 6 p.m. to 9 p.m., at the Thomas Cannery project, 3 East Diamond Avenue, Gaithersburg.

The formal presentation of projects and awards will be followed by a reception with light supper. Tickets are \$15

(\$10 MPI members) per person. For reservations, call Judy Christensen, 240/314-8232; for information, [www.montgomerypreservation.org](http://www.montgomerypreservation.org)

**What's inside**

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**Introducing  
~ The Champagne House ~**

*Layhill Road, Silver Spring, Maryland*

On March 23, 2005, MPI received title to the Champagne house, with one acre, from Magruder Reed Communities at Layhill LLC, which is developing single family houses nearby. MPI immediately engaged Oak Grove Designs to stabilize the house by shoring up a collapsed rear wall. It is MPI's intention to protect the property with an easement and convey it to a new owner who will restore and properly care for it.

This L-shaped frame farmhouse is one of the few remaining in the Layhill area, representing the predominantly agricultural economy of Montgomery County in this period. The original center hall plan house was constructed about 1860, followed by a rear addition prior to John Champagne's death in 1880. The house was designated on Montgomery County's Master Plan for Historic Preservation in 2002. Inquiries may be directed to Eileen McCueckin, 301/468-7331.



Front (West) and side (south) elevations of house. Front windows are 2/2, reflecting a Victorian-period renovation. Door in the south elevation is thought to be for removal of a coffin during a wake. Note porch, gable windows, and chimneys.



Rear (East) elevation of house, showing 1870-80 rear ell with two-story porch and one-story shed entry, both of which were heavily modified. Aluminum siding now covers the original plain wood lapped siding.



Interior front room (north side), with original 6/6 window and fireplace surround, matching others in house. Baseboard trim is beaded, door/window trim has consistent "stepped" configuration. These original features are desirable to retain.



The staircase in the entry hall, with turned newel post and spindles and paneled under stair, is an original feature that MPI wishes to retain.



Detail, at second floor, of banister leading to attic, a plastered interior space with a ceiling height of approximately 6' at ridge line. The railing height is notably shorter than that of the rail from the first to second floor. Note the heart pine floors and the results of two years of vacancy.

To promote the preservation, protection and enjoyment of Montgomery County's rich architectural heritage and historic landscapes

## MPI Welcomes New

## B &amp; O Station Manager

Marilyn Slatick, a native of the Washington area, is succeeding Nancy Urban as manager of MPI's Silver Spring B&O Railroad Station. An active participant in the restoration of the station, Marilyn has a long-time interest in history, enjoying genealogy, local history, and archaeology. She is active with the Woodside Park Civic Association and is secretary of the Silver Spring Historical Society.

Marilyn will continue the station's open houses on the first Saturday of the month (April through December) from 10 a.m. to 3 p.m. Volunteers from MPI and the Silver Spring Historical Society are needed to serve as hosts. Open houses provide an opportunity for the public to tour the award-winning restoration of the station, which is downtown Silver Spring's only National Register listed site. Shifts are from 10 a.m. to 12:30 p.m., or 12:30 to 3 p.m. Call Marilyn, 301/588-2392, or leave a message at the station, 301/495-4915, if you are interested in volunteering.

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## President's Message

Although I've said this about previous years, 2005 really is shaping up to be MPI's best year. After more than two years of effort, we finally went to settlement on the Champayne House on March 23. Initial stabilization of this 1860s building is being completed and we have several interested buyers. The proceeds of the sale of this locally-designated historic farmhouse will become the basis of an endowment that will provide funds for MPI to hire a part-time staff person, allowing volunteers more efficient use of their time.

The overwhelming success of our second Mansionization Conference firmly establishes in many more people's minds that MPI and historic preservationists really do know a lot about community preservation and have much in common with civic associations and interests. Since preserving historic and non-historic communities requires preserving both the natural and built elements, MPI is becoming recognized as more of an environmentally-minded organization, which is why we continue to have so much in common with environmental groups in the County. The recent nomination of Sligo Creek Park to MPI's 11 Most Endangered Sites list by an architect who specializes in preservation underscores that "natural" relationship. This timely nomination is enhanced by the recent additional documentation that supports Sligo Creek Parkway and the Park's many related structures as eligible for listing in the National Register of Historic Places.

MPI is trying something new this year at its Awards ceremony. In addition to awarding and celebrating noteworthy preservation projects and preservationists around the County, we will recognize the building industry for its contributions, both past and present. You will hear about the recent generosity of builders toward historic preservation, and will also learn about those builders who helped create the County's Charles Goodman-designed communities in the 1950s, which were recently placed in the National Register. We will invite members of the building industry to attend the Awards ceremony to show them that today's generosity to historic preservation will be readily acknowledged and that present development practices could become part of their cultural and historical legacy tomorrow, long after they have completed projects and moved on to the next, but perhaps within their lifetimes.

As MPI continues to support the creation of additional coalitions and facilitate existing ones, it will work harder to bring about enhanced protection for additional historic resources, strengthen historic preservation public policies, and increase community resources.

Wayne Goldstein

MPI Bids Fond Farewell  
to Nancy Urban

Nancy Urban jumped in to rescue the B&O Station when it was damaged by a car in 1997. Through her involvement in planning, funding, and construction she ensured high restoration standards.

When the Station reopened in 2002, she accepted the job of Station Manager, handling tenant relations, event rentals and supervision, custodial care, and open houses.

She has also served for the past four years as MPI's Treasurer. MPI wishes her well in her upcoming move to Florida. Her dedication, passion, and efficiency will be missed by all.

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OPEN, Secretary  
Montgomery Preservation, Inc. is a private,  
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## Calendar

First Wednesdays in June, September, and November, 7:30 p.m., *Montgomery Preservation Board of Directors Meetings*, Red Brick Courthouse, 29 Courthouse Square, Rockville, 301/942-8079, or waynemgoldstein@hotmail.com

Second and fourth Wednesday of each month, 7:30 p.m., *Montgomery County Historic Preservation Commission Meetings*. www.mc-mncppc.org

Saturday, May 21, 4 to 8 p.m., *Home & Hospitality Tour: A Progression Through Time*. Elegant, historic homes, gourmet food, \$40 (\$35 Peerless members) before May 16; \$45 at the door, 301/762-0096, www.peerlessrockville.org

Saturday, May 28, 10:00 a.m., *Program commemorating the 50th anniversary of the dedication of Acorn Park*, site of the original "silver" spring, Acorn Park, corner of East-West Highway and Newell Street, Silver Spring, 301/565-2519.

Sunday, May 29, noon to 6 p.m., *Discover Colonial Rockville*. Living history event commemorating General Braddock's 1775 march through Rockville. Reenactors, exhibits, walking tours, children's activities; near Red Brick Courthouse, 301/762-0096, www.peerlessrockville.org

Friday, June 3, 6 to 9 p.m., *2005 Montgomery County Awards for Historic Preservation*, 240/314-8232, www.montgomerypreservation.org

Saturday and Sunday, June 25 and 26, noon to 4 p.m., *Montgomery County Heritage Days*. Events for the entire family at historic sites throughout the County, www.montgomeryhistory.org

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with DPS representative for  
specific details,  
7:30 a.m. to 4:00 p.m.

## Montgomery Transitions

*Silver Spring's Falkland Apartments Listed on Locational Atlas*

by Mary Reardon

The New Deal-era Falkland Apartments, occupying 22 acres in downtown Silver Spring, are now listed on Montgomery County's Locational Atlas and Index of Historic Sites. The Planning Board voted on March 31 to list the buildings, following a lively public hearing. Organizations testifying in favor of Atlas listing included MPI, Silver Spring Historical Society (SSHS), Montgomery County Historic Preservation Commission, Preservation Maryland, Montgomery County Civic Federation, and Maryland Native Plant Society. Richard Longstreth, former president of the Society of Architectural Historians, also spoke in favor of Atlas listing for Falkland. Letters of support from the National Trust for Historic Preservation, the Sierra Club of Montgomery County, architectural historians Isabelle Gournay and Ralph Bennett, and *Best Addresses* author James M. Goode were read into the record.

The Colonial Revival-style Falkland, constructed between 1936 and 1938, was the first garden apartment complex in Montgomery County. It was the first large-scale rental housing complex in the state to have a mortgage backed by the Federal Housing Administration—and one of the first 10 in the nation. It is among the pioneering housing complexes in the U.S. that applied English Garden City principles of design and site planning to create pleasant, affordable rental housing. Construction followed the contours of the land, and featured low-rise building with ample green space.

SSHS and MPI spearheaded the effort to list Falkland on the Locational Atlas, generating support from community and environmental groups as well as preservationists. And last year, SSHS and MPI last year nominated Falkland to the National Register of Historic Places. At this writing, the Falkland owners intended to follow through with a legal challenge to the Planning Board's decision, and the National Register nomination cannot move forward until the case is settled or the challenge dropped. But for now, Falkland is safe. While listing on the County's Locational Atlas does not provide full legal protection, it does mean that no major alteration or demolition can occur without another public hearing.



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## Books Worth Reading

*Design and Development: Infill Housing Compatible with Historic Neighborhoods*, by Ellen Beasley, explores the design and development processes behind compatible infill housing with strategies for new housing on vacant lots.

National Trust for Historic Preservation,  
*Preservation Books*  
(202) 588-6296,  
preservation\_books@nthp.org

## Websites Worth Viewing

Learn more about  
the teardown trend. Visit  
www.uc.edu/news/ebriefs/  
teardown.htm  
www.csmonitor.com/2002/0731/  
p11s02-1hch.html

1  
2 MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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5 PRELIMINARY CONSULTATION - :  
6 14201 Layhill Road :  
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A meeting in the above-entitled matter was held on March 8, 2006, commencing at 7:42 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION CHAIRMAN

Julia O'Malley

COMMISSION MEMBERS

Timothy Duffy  
David Rotenstein  
Warren Fleming  
Nuray Anahtar  
Jeff Fuller (acting chair)  
Caroline Alderson  
Tom Jester  
Lee Burstyn

ALSO PRESENT:

Tania Tully  
Michele Oaks  
Gwen Wright  
Anne Forthergill

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P R O C E E D I N G S

MR. FULLER: Good evening. I'd like to welcome you to the March 8th of the Montgomery County Historic Preservation Commission. I would like to ask staff have these HAWPs been duly advertised?

MS. FOTHERGILL: Yes, they were advertised in the Montgomery Examiner on February 22nd, 2006.

MR. FULLER: Okay. 14201 Layhill Road. Do we have a staff report?

MS. TULLY: Yes. I'm pulling up the images. 14201 Layhill Road in Silver Spring is a master plan designated site, the John R. Champayne Farmhouse. It is, we have three bay, two and a half story L-shaped farmhouse that no longer sits on farmland but is part of a new development. The house sits very far back on the lot. The Commission has seen this property in for a couple of historic area work permits. But this including just rebuilding an existing rear shed. This preliminary consultation is to discuss expanding the rear shed or basically making a larger addition in order to accommodate a kitchen or something of that sort.

The applicant did learn after the lot is actually a through lot, so rather than having the 30 foot setback that he initially thought he had he has 40 feet. So the addition cannot actually be any deeper than the existing shed without, shed addition without going through and getting a variance. I'll start by just reminding the Commission of the site with the front elevation and the side. And this is taken from one of the now internal streets within the development. And this is the existing addition. Get a little bit of an idea of how it sits. This is about halfway into the property. And this is just a graphic illustration of the



1 setback. And I just have some larger shots of the property showing sort of  
2 how it sits with its neighbors and just how exposed the entire lot is at  
3 this point.

4 So the applicant's proposal is to remove the existing one-story  
5 shed roof addition and then construct a new larger one-story rear addition.

6 A couple of options were provided to the Commission for comment. In  
7 looking at the different proposals, you know, staff keeping in mind that it  
8 is an individually designated master plan site and subject to the highest  
9 level of review.

10 The idea of an addition staff is supportive of in kind. It's  
11 something that was talked about while the property was for sale. There is  
12 a non contributing 1930s addition which at this point the applicant is  
13 keeping, but for which is indicated there has not been any concern, you  
14 know, with the fabric of that part of the building.

15 Options A and B which are shown on, well circle 9 and then  
16 circle 11 are basically the same except for different window configuration.

17 They stretch across the entire rear facade of the house, slightly  
18 inseting it from either side. It's a relatively, you know, simple  
19 addition. I think as with any cases as designers forward, attention to  
20 detail will be very important. Of the options, staff is comfortable with  
21 this. I do know that the applicant is concerned that that option actually  
22 does not give him the space that he is looking for and he would really  
23 rather prefer option C which starts to, you know, which wraps around the  
24 other side of the house. And staff's, you know, initial concern was with  
25 the size of this and feeling like that it, you know sort of envelopes that  
26 side of the house. And in looking at again talking with the applicant I

1 think one of the biggest issues staff has is that it actually extends out  
2 past the Front portion of the historic house and which is done because now  
3 it's incorporating the area way. In any case, the applicant is looking for  
4 some guidance to find out in what direction he should continue as far as  
5 refining his design. I think also with option C, you know, detail, any of  
6 them details will be very important and certainly the roof will require  
7 some thought.

8 And I'll be happy to answer any questions and the applicant is  
9 here tonight to hear new wisdom.

10 MR. FULLER: Questions for staff? Would the applicant please  
11 come forward and state your name for the record.

12 MR. ROTENSTEIN: I have a quick question for staff.

13 MS. TULLY: Sure.

14 MR. ROTENSTEIN: Was a question of the encroachment or the  
15 development behind this house ever dealt with in terms of whether they were  
16 --

17 MS. TULLY: Oh, the site plan --

18 MR. ROTENSTEIN: Yeah.

19 MS. TULLY: -- violations. Yes, I've met with and spoken with  
20 the sediment control inspector as well as with the site plan inspector with  
21 Park and Planning and was provided some documents from the sediment control  
22 inspector. And I haven't written the memo yet, but from what I can tell,  
23 the development is responsible with putting it back according to their  
24 sediment control permit. And that's the best I can tell at this point.  
25 I'm not getting a whole lot of straight answers. The area behind the house  
26 near the sidewalk apparently is the jurisdiction of the right-of-way

1 inspector. The area to the, if you're facing the back to the right of the  
2 house where they've been installing, you know, utilities is the  
3 responsibility of WSSC.

4 MR. FULLER: I guess the question I thought was the fact the  
5 grading that was done on the back of the house really should have been  
6 subject to a HAWP and they didn't come in for that.

7 MS. TULLY: Yeah --

8 MR. FULLER: And if it was put back to a sort of flatter  
9 condition and if they built a retaining wall at the edge of the property or  
10 something like that then the house would feel as if it had a little bit  
11 nicer pad to sit on.

12 MS. TULLY: Oh, I don't think it was ever actually much higher  
13 than it is.

14 MR. FULLER: Looks like it's graded off about three or four feet  
15 towards the rear of the photographs.

16 MS. TULLY: Yeah, not having seen it prior to that I don't know.

17 MS. WRIGHT: Yeah, the new road is definitely lower than what  
18 used to be the backyard of the house. That's true --

19 MR. FULLER: And my point is, I mean --

20 MS. WRIGHT: But I think that that is out, the road itself is  
21 outside the environmental setting. And so you're right, I mean I guess  
22 they could have done the road and then just built a retaining wall. And  
23 then there would have been a flat area. You're right, they probably should  
24 have gotten a historic area work permit. But, you know, that was certainly  
25 not this applicant's --

26 MR. FULLER: No, it's not.

1 MS. WRIGHT: -- response.

2 MS. TULLY: The development is currently under audit and I've  
3 made my opinion clear to the site plan inspector and they're out for other  
4 site plan violations though. I don't know. I just keep up on it.

5 MR. FULLER: That discussion really isn't directed for you, but  
6 if you want to make a presentation.

7 MR. GUZMAN: I might be able to --

8 MS. TULLY: You might want to state your name for the record.

9 MR. FULLER: Please.

10 MR. GUZMAN: Francisco Guzman. I need to find out if I can get  
11 the, my kitchen made there. I made a couple of drawings myself and then I  
12 went to, Roger he's got his part today on how to use space. So the person  
13 called me and told me he's going to another house. I just got it today.  
14 Secondly, the drawing that I did, this, only got 7700 feet of -- it's  
15 quite wide. I've got to find out how can I pull my kitchen. I've got  
16 three drawings. I was trying to see if I could get also see. I understand  
17 today the problem would be for that one would be we go too far out on the  
18 side. So, I don't know, maybe we can, if I can get more space, maybe we  
19 can cut out something, anything that can make me have kitchen at the house.  
20 I'm willing to do anything to be done this. I need the space to make it.

21

22 MR. FULLER: Do we have questions of the applicant?

23 MR. DUFFY: I have a question. The, well it's a comment and then  
24 a question. The options A and B are very similar. And I agree with staff  
25 that B is a good option, very appropriate. Option C is, there's very  
26 little difference between A and B and then C is a big difference, a much

1 larger. It's not really complete. It doesn't have a roof on it. Did you  
2 consider something in between option B and option C?

3 MR. GUZMAN: First the reason with the roof I did that myself.  
4 Somehow I couldn't re-add a roof with that cut out there. And then you be  
5 able to see inside. The other part is on B and C the only difference is on  
6 the window.

7 MR. DUFFY: Right, between A and B.

8 MR. GUZMAN: -- the kind of cabinet on the wall. But then by  
9 the time you all your appliances I would have 15, you know, spaces. It  
10 would be long enough, wide enough just by that for the appliances. You can  
11 leave real narrow the space. Plus another drawing but we didn't know about  
12 the setback. That was the base we were trying to do. Find how the  
13 setbacks for the room are I was working at. What I was, this if I can have  
14 this sign hold the back side for my work. See if we can put, if I can  
15 create something in this area it doesn't have to be all the way here. This  
16 is the way to have the stairway -- we can maybe, if I can put something  
17 small side on that one there I can put my kitchen this area.

18 MR. DUFFY: Well, it seems to me that and maybe other  
19 Commissioners might comment whether they agree or disagree. But, it seems  
20 to me that it would be okay to have an addition that's larger than your  
21 options A and B. The problem with C for one thing is that it comes too far  
22 out. It, I wouldn't want to see it extend further than the wall of the  
23 original house. So, in other words, so from the front you would not see  
24 the new addition projecting pass. So, in other words I would be okay with  
25 the addition coming further out than it is in A and B, just not as far as  
26 it is in C, staying behind the line --

1 MR. GUZMAN: Make it like small with the --

2 MR. DUFFY: Right, exactly. If it were flush with the front I  
3 think that would be okay.

4 MS. WRIGHT: Well, let me just say one thing that was a concern  
5 of ours is if you look at the pictures of the house is this was a house  
6 with a very rear L. The back is very much of the character of the house.  
7 And that back L probably had a porch, two story porch at one point which  
8 has been covered over or enclosed. That's that little sloped area that you  
9 see. But I think one of the things as staff that we were hoping to retain  
10 some sense of is that original character of the house with an eye house in  
11 front. I think the one you were just at was fine. If you could just leave  
12 it at that. The eye house in front. The L off the back; the two story  
13 closed porch and that those are really important original forms to the  
14 house. If you start filling in the entire ground floor it becomes more of  
15 a block rather than an L. And I guess we thought the L was sort of an  
16 important feature.

17 MR. FULLER: Recognize it's very small, but I even have, you  
18 know, I think it's unfortunate to even have to take a complete shed across  
19 that entire back section. Because as you said it was originally just a  
20 single piece that came off and then there was the large flat section added  
21 onto the side of that. And once you add a section across the back and you  
22 said make it, it's amorphic. The isometrics really kind of show how it  
23 climbs together.

24 MR. JESTER: If I can just ask a question of the applicant.  
25 Your, Commissioner Duffy was kind of looking at this as well but trying to  
26 get a sense of what your needs are. And the idea is to put the kitchen in

1 the addition or to have an eat-in kitchen, place to sit?

2 MR. GUZMAN: The first one the idea was not -- my crew was I can  
3 take out was the not the original part and look to me it was okay to leave  
4 it the way it is. And then when we start working at my drawing I run out  
5 of space for the kitchen. And I made another drawing and I was to get the  
6 kitchen on the back side. Unfortunately I don't have the setback. I  
7 thought it was over, so everything was okay. I thought it was okay because  
8 I went and did the paperwork and okay and it was ready to be approve maybe.  
9 But then we enclose the space in the back so I don't have no rail. So I  
10 come up with these new drawings to have a kitchen there.

11 MR. JESTER: So you are, what you're suggesting is that you would  
12 actually put the kitchen in this addition --

13 MR. GUZMAN: Right.

14 MR. JESTER: -- in the back. I guess I think it would probably  
15 be possible to put the addition across the back which is option B. But I  
16 share the concerns raised by Ms. Wright about kind of enveloping the  
17 original forms with that second piece coming around which is your option C.  
18 And it's also just not clear how that would really work with an area way  
19 or have as an existing condition.

20 MR. GUZMAN: My understanding was from the beginning of this  
21 property it was that part we have wasn't that important. The idea was that  
22 we had to torn that part down and build the addition with the existing one.  
23 Then they allowed us to keep most of the curry house. I didn't realize I  
24 didn't have that much space. When I did this side you can see I got the  
25 dining room and living room and the laundry and a -- there was no kitchen.  
26 The living room I was going to, when I took it down I was going to put out

1 for the laundry. So I changed that one there because I don't have a lot of  
2 space. And I never was going to build it on the back side. I wanted the  
3 side. When I saw what you say the side here because after I have this  
4 space on the back.

5 MR. DUFFY: I understand why you were looking at the side. I  
6 don't know why you would have looked at the back, but given the fact you  
7 have a sight constraint I think that's one factor you have to take into  
8 account. We have to take into account what the impact would be on the  
9 addition of a historic building. I can't speak for everyone on the  
10 Commission but I have a concern about putting a larger addition on the side  
11 of the house.

12 MS. WRIGHT: Well, let me just mention option B on circle 11  
13 shows a room that is 7 feet, 7 inches deep by 23 feet 5 inches long.  
14 That's a 176 square feet. That's not a small kitchen. If you look at the  
15 previous preliminary consultation we just did on circle 11 for the new  
16 house that's proposed in Brookeville and you look at the kitchen that the  
17 previous applicant is looking at, it is virtually identical in size to the  
18 addition that Mr. Guzman is looking at. So you can actually see in this  
19 other application how a long linear kitchen works. You see circle 11 on  
20 the packet that you just looked at. It shows a long linear kitchen. It  
21 looks to me to be about 20 feet long and about 7 or 8 feet wide. And it  
22 allows for double counter and walk through and an area for table and  
23 chairs.

24 MR. FULLER: I think the other one's got to be a lot wider. I  
25 mean two counters and a walk through space --

26 MS. WRIGHT: And it shows the whole width as being 40 feet in the



1 measured drawing from wall to wall. And so maybe it's 25 feet, but it's  
2 not a whole lot more.

3 MR. FULLER: I mean --

4 MR. JESTER: It's close.

5 MR. FULLER: Seven and a half feet is a tough dimension for  
6 double set of cabinets.

7 MS. ANAHTAR: Yeah, it gives you 43 in the middle between the  
8 counters.

9 MS. WRIGHT: So I guess what I'm sort of saying is once you lay  
10 out the kitchen in option B and you lay out the counters and the cabinets,  
11 maybe there have to be fewer windows. You actually have I think potential  
12 to do a very nice kitchen with a place for table and chairs.

13 MR. GUZMAN: You said I don't have the same dimension?

14 MS. WRIGHT: It's he hasn't drawn all the dimensions. But if you  
15 sort of look at the overall dimensions, it's very close to being about 20,  
16 25 feet long and about 7 or 8 feet deep.

17 MR. GUZMAN: I'm not concerned about the wideness, wide or not.  
18 It's just the 7 that I got. And that's, I believe that's from the inside,  
19 right.

20 MS. ALDERSON: Is there any reason it can't extend out just a  
21 little bit more?

22 MS. WRIGHT: You'd have to get a variance.

23 MS. ALDERSON: I see.

24 MS. WRIGHT: He has a 40 foot setback from his rear property  
25 line.

26 MR. GUZMAN: And I didn't, we wasn't aware of that was the

1 setback. I didn't know the code. The setback is different now.

2 MR. BURSTYN: Is this going to be an eat-in kitchen or just a  
3 cooking kitchen?

4 MR. GUZMAN: This is going to be a cook in kitchen. If you, if we  
5 can find a way how to make it work.

6 MR. BURSTYN: And a dining area too?

7 MR. GUZMAN: No, no, the dining area on this side here. I don't  
8 have the space, now you have to put a kitchen on that space. So anything I  
9 can create will make it work I'm just go for. She said you guys based this  
10 drawing here, I would like to check it out and see if I can make, I saw the  
11 porch that I got at the house. And I got I think about a foot there. So I  
12 went and measured them. This one is more.

13 MS. ALDERSON: I think this is a question for staff. Do you have  
14 any sense, precedent on possibility of getting a very minor variance, a  
15 foot and a half?

16 MS. WRIGHT: We can certainly do it. I mean I've seen variances  
17 like that approved. But it is a somewhat long process to get on the Board  
18 of Appeals calendar and so forth.

19 MS. TULLY: And he would also have to get approval from the  
20 homeowner's association which as I understand is not, is still being run by  
21 the development company.

22 MR. GUZMAN: Still being run by, like I tried to get the, for the  
23 driveway, the lady in charge -- so now we close the place because they  
24 using that one to the other houses. See how the other house was built.  
25 She told me plain and simple -- she prefer me to wait a year and a half.  
26 They prefer board and now I got platform. She not going to go for the

1 garage. She not going to go for the shed and she not going to go for the  
2 rear entrance, curb cut.

3 MS. TULLY: Although actually you would have to go get permission  
4 for the addition at all. Wouldn't you?

5 MR. GUZMAN: Yeah, also for addition.

6 MS. TULLY: Oh, so actually, never mind, that's not really  
7 anything different with the difference. I mean I think as staff we could  
8 support a couple feet deeper to, if it were necessary to avoid going on the  
9 side.

10 MR. GUZMAN: I would say four feet, you know, to pass through and  
11 then cabinet, counter top, I don't know what you're using kitchen. Because  
12 if I only got seven feet I cannot put the refrigerator. That's about 27  
13 inches, going to come out more and you'll have to open the door --

14 MS. WRIGHT: Right, but you can do an L shaped kitchen like this.  
15 It doesn't have to be a double loaded kitchen. You can do an L shaped  
16 like that. And that way and you don't have any conflict with the walk,  
17 your walk-in space in the kitchen.

18 MR. FULLER: I think we're focusing a lot on the interior which  
19 really is not a privy today. I think it is important that you end up with  
20 an addition that you know can work. But I'd say why don't we poll the  
21 Commission as it relates to the exterior design. There's three options in  
22 front of us and let's just talk about those, pluses or minuses. Ms.  
23 Alderson, do you want to start?

24 MS. ALDERSON: A and B those are the ones that are conformed to  
25 the rear L portion, I think both of those work. I would certainly, if you  
26 learned after you work in the layout that another foot or two feet will

1 make a tremendous difference, we, I would certainly support that as opposed  
2 to spreading out onto the side.

3 MR. BURSTYN: I was wondering are you working with an architect  
4 on this or where did you get the drawing?

5 MR. GUZMAN: I cannot afford that.

6 MR. BURSTYN: Where did you get these drawings?

7 MR. GUZMAN: I did it myself, those.

8 MR. BURSTYN: Uh-huh, on a computer?

9 MR. GUZMAN: Yeah.

10 MR. BURSTYN: Uh-huh.

11 MR. GUZMAN: The computer. That's why I couldn't do the roof at  
12 the end. I was running out of time and I couldn't make --

13 MR. BURSTYN: Well --

14 MR. GUZMAN: -- and I tried. I mean I got good idea what I  
15 want. I run construction.

16 MR. BURSTYN: Well, I would support something larger that's there  
17 now, but certainly not as big as what you envision. So, I believe you need  
18 to cut it back. And just as a small point and I think the L shape like  
19 staff mentioned would be a great idea. And then also, recognize that in  
20 your computer generated drawing of the structure that the rear door should  
21 not be a sliding glass door.

22 MR. GUZMAN: In here?

23 MR. BURSTYN: When you get to designing the door, don't put in a  
24 sliding glass door there.

25 MR. GUZMAN: This -- kind of door?

26 MR. BURSTYN: Well you can work with staff on that.

1 MR. GUZMAN: Yeah.

2 MR. BURSTYN: But to use a sliding glass door on this property  
3 would not be appropriate.

4 MR. GUZMAN: Actually if I can put, I thought it wasn't, if I get  
5 a door, that gives more space for my kitchen. I thought it was good to  
6 have a sliding door. That's why I put it. If I can put a door that's  
7 better for me because it give me more space for my cabinets. And that's a  
8 change I can --

9 MS. TULLY: Staff will work with the applicant on, you know, some  
10 of these details once we get an idea from the Commission what size,  
11 location you're willing to support. We'll work with him.

12 MR. DUFFY: I'd like to, I'm sorry.

13 MS. ANAHTAR: Well, since the addition on the side gives more  
14 room for the kitchen which you desire I was thinking that if you make the  
15 front addition smaller and just get the other part, that's below the gable  
16 it will still emphasize that L shape, but put the addition at the corner,  
17 to you know, just to wrap around the corner. It would give you more room  
18 on the side.

19 MR. DUFFY: I was sketching essentially the same thing.

20 MS. ANAHTAR: Yeah.

21 MR. DUFFY: I'd like to show this sketch to Mr. Guzman because I  
22 think it might help him understand what we would be comfortable with. Let  
23 me first ask you guys if you think this would be acceptable before I --

24 (Discussion off the record.)

25 MS. WRIGHT: Some of this discussion we should probably have so  
26 that it could be recorded in the transcript.

1 MR. DUFFY: Why don't we finish going through the individuals and  
2 cover it as we go back. Nuray, do you want to finish your comment? Was  
3 that it?

4 MS. ANAHTAR: Well, that was it.

5 MS. ALDERSON: I think we skipped Commissioner Fleming.

6 MR. FLEMING: I'll hold my comment at this time.

7 MR. JESTER: I think what's been presented I think the option, I  
8 think it's option B is probably close to the direction. I think you can  
9 probably get a decent size kitchen in that space. And I would say if you  
10 could maybe hold off the original end of the first L it might be a good  
11 idea. And I'm not sure about a larger addition that wraps around the other  
12 side. I think it might be preferable to try and hold it just to the part  
13 that's on the back. And if you can get a variance to do something deeper  
14 that's fine. But I think that may just be too time consuming and you might  
15 find yourself, take a long time to get that through. So, might have an  
16 easier time to work with what's available to you.

17 MR. FLEMING: I've got one question real quick. Does your  
18 kitchen have to be in the back?

19 MR. GUZMAN: Well, I can work, I mean if you can create something  
20 it doesn't have to be the back. If I can put addition on the side --

21 MR. FULLER: Well, since you're going to the rear working within  
22 a variance you're forced to an odd dimension that's a little bit tight for  
23 a double loaded kitchen. I think the question is could you take one of the  
24 interior rooms, turn that into the kitchen and turn one of the inter --  
25 what you had planned as living space in the interior where you have the  
26 added width. You have the more conventional arrangement.

1 MS. ALDERSON: What you have right now is that rear room that is  
2 the kitchen now. Would it make more sense to leave that as the kitchen and  
3 put something else in the back?

4 MR. GUZMAN: Maybe that's an idea that will work.

5 MR. ROTENSTEIN: Since we're just going down the line here I just  
6 want to add my concern that you look closer at option B and if we were to  
7 vote on a HAWP somewhere down the road I would be inclined to vote against  
8 anything that compromises the rear L of this building any further. The  
9 original L off the original eye house has been added to by this two-story  
10 porch which was then enclosed. And then you have this rear shed addition.  
11 And it's a lot on the back of this building. And if anything can be put  
12 back there I think it needs to preserve the original L plan in some form  
13 rather than wrapping around additionally creating this blocky form. So, if  
14 we're just going by what we have before us, option B is the direction to go  
15 in.

16 MR. DUFFY: I think I'm hearing what sounds like maybe three  
17 items of direction. That if you came back meeting them we would probably  
18 be comfortable. One is something like option B. And offset, in your floor  
19 plan you show the addition slightly set in from the original house. If you  
20 set it in a little bit more you'll be able to see that it's a different  
21 wall and there will be a shadow line. There will be a distinct. Do you see  
22 what I mean?

23 MR. GUZMAN: Yeah, on the side?

24 MR. DUFFY: Right. Make it slightly narrower. The second thing  
25 that, and I think that if you get into laying the application, yes, it's  
26 only 7 1/2, 7 feet 7 deep the space, but it's 23 1/2 feet long. So, I

1 think you could make an L shape kitchen that would work pretty well. So I  
2 would suggest that you get into drawing maybe larger scale the kitchen  
3 itself and you'll find that there's actually a lot of space in there. It's  
4 just a narrow depth. So it will be an L or, you know, I shape and not  
5 double load, if you follow me.

6 MR. GUZMAN: Yeah. Now on this particular, so my understanding  
7 also the room door, I need to keep it, things the same, the same as the  
8 existing house. If I, on those windows, I understand now the door can be  
9 changed to a small one. But the window itself I will have to have them  
10 show another -- in order for me to then put a cut. The counter, the -- is  
11 on the wall side, the back side. In other words, the -- my window there  
12 real low, the same way that the other one is about 26 inches elevation from  
13 the floor. So I will need to put those windows smaller than the original  
14 of the house in order for me to be able to put my counter top to that wall.

15 MS. TULLY: I think, yeah, that's getting into the details and I  
16 think the idea is not specifically staying with the size of what's in the  
17 original house but with the proportions so something that could be, you  
18 know, could be smaller and higher, but more like the shape. I can show you  
19 some examples.

20 MR. FULLER: Just to finish up the comments from my perspective,  
21 smaller is better. I completely agree whatever we can do to try to  
22 maintain the visibility of the original piece of the L. The piece to the  
23 left I think is important. I strongly suggest looking at pulling the  
24 kitchen to the interior so that you're not forced to necessarily make it as  
25 big as what you're looking at. And potentially the back right room will  
26 make sense to become a kitchen because the width is almost ideal for a more



1 normal kitchen. And so at that point then you could let the rear, if you  
2 wanted a sunroom or you wanted a, it could be a lighter element. It could  
3 be something that doesn't detract necessarily as much from what would  
4 happen to have to come in as a kitchen. Because if you go back there with  
5 a kitchen, you're going to end up with an awful lot of solid walls. But,  
6 personally I'd recommend that we recommend the applicant to come back with  
7 another preliminary because I don't think we're that close.

8 MS. TULLY: Okay. That's fine. Staff is curious about the third  
9 item that Commissioner Duffy was going to mention, or have you forgotten it  
10 at this point?

11 MR. DUFFY: I forgot what it --

12 MS. ALDERSON: My impression, I was looking at the floor plan  
13 again and it does appear looking at this plan that this space here comes  
14 much closer to meeting your wishes or layout, 14 feet long and 10 1/2 feet  
15 wide. And that may be much more accommodating and maybe than another  
16 space, a sitting space or something. It's going to be more flexible to put  
17 into your rear addition. I think this is the space that Commissioner  
18 Fuller was referring to, this one. It looks like it comes much closer to  
19 meeting your desires for the kind of configuration that you'd like to have  
20 in the kitchen.

21 MR. GUZMAN: So having, you know, the kitchen here and -- for  
22 this side here?

23 MS. ALDERSON: It seems it might be easier because you have more  
24 appliances and counter that you need to accommodate in this room. And the  
25 other rooms you may have more flexibility with where you place things.

26 MR. GUZMAN: Somewhere, I think I got more space here. Just have

1 to move the laundry to this side here. It doesn't get that much space.

2 MS. ALDERSON: Fewer things in the laundry room.

3 MR. FULLER: So Tania, can you work with applicant --

4 MS. TULLY: Yes, I have a good idea of what the Commission is  
5 looking for sideways and I can, I mean size wise. And I can work with the  
6 applicant on preparing a second preliminary:

7 MR. FULLER: Okay. Thank you very much for coming in tonight.

8 MR. GUZMAN: And for the record, Ms. Tully help me a lot. I  
9 think she have a lot of patience with me.

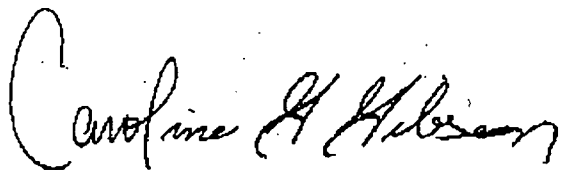
10 MR. FULLER: Okay. Thank you, Tania. All right. Who has read  
11 the minutes from February 8th? Whose name is on these?

12

/ Digitally signed by Caroline Gibson

ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

A handwritten signature in cursive script that reads "Caroline Gibson". The signature is written in black ink and is positioned to the left of the typed name and date.

Caroline Gibson

3/14/06

## Tully, Tania

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**Subject:** Francisco Guzman  
**Entry Type:** Meeting  
**Start:** Wed 3/15/2006 2:00 PM  
**End:** Wed 3/15/2006 3:00 PM  
**Duration:** 1 hour  
**Categories:** Staff Consult

Met with Mr. Guzman at the office to explain the Commission's comments from the previous meeting. He will be inserting the addition 10-12" on each side. I explained the amount of flexibility that he has on the interior with respect to making the



Francisco Guzman

kitchen work. He plans to submit for a 2nd preliminary on April 11th.

**PRELIMINARY**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	14201 Layhill Rd, Silver Spring	<b>Meeting Date:</b>	3/8/2006
<b>Resource:</b>	<i>Master Plan</i> Site #27/12 John R. Champayne Farmhouse	<b>Report Date:</b>	3/1/2006
<b>Applicant:</b>	Francisco Guzman	<b>Public Notice:</b>	2/22/2006
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	None
<b>Case Number:</b>	N/A.	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	partial demolition and rear addition		
<b>RECOMMENDATION:</b>	Revise and return		

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** *Master Plan* Site #27/12 John R. Champayne Farmhouse  
**STYLE:** Vernacular Farmhouse  
**DATE:** c1856-65

The Champayne house is a three-bay 2-½ story L-shaped farmhouse. It has a central second-story window with sidelights echoing the sidelights of the front door. The box cornice has gable returns and the hipped roof front porch spans the entire front. The frame house had eight rooms with an attic and a back building, as described in a trustee sale of 1880. A 2-story addition was constructed in the 1930s and the entire house was sheathed in aluminum siding in the 1950s. The house sits at the rear of a deep 1 acre lot and is surrounded on three sides by a new development. The 20<sup>th</sup> century outbuildings were not included as part of the designation and have since been removed.

**HISTORIC CONTEXT**

Typical of Montgomery County houses dating from the mid-1900s, the Champayne House and its no longer standing blacksmith shop were at the center of the crossroads community of Layhill, today dominated by a shopping center. When John and Ell Champayne bought the 114-acre property in 1856, neighbor George Bonifant described it as "one of the roughest places in our district, there was no improvements on it, it was mostly covered with pine." Over the next few years, John cleared the land, and built a dwelling, stable, corncrib and other necessary outbuildings. Ell's family, the Bealls, furnished most of the lumber for the outbuildings and fencing. John also built a blacksmith shop that became the center of the developing crossroads community of Layhill. By the time of Ell's death in 1874, Bonifant stated that "the land generally and everything else about it has been improved as much as anyplace in the neighborhood comparatively, during the time Champayne lived on it."

**PROPOSAL:**

- Remove existing 1-story shed roof addition.
- Construct a new, larger 1-story rear addition.

## 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:*

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.

## STAFF DISCUSSION

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

The applicant has already been issued a HAWP for this property. The existing HAWP approved removal of the aluminum siding, limited window replacement, rebuilding and redirection of the basement areaway, a curb cut, various rehabilitation work items, and the concept of a shed and garage. The applicant is now seeking to place a slightly larger addition onto the rear of the house. Due to the rear setback (Circle 20), the addition cannot be any closer to the rear property line than the existing shed addition. Therefore, the applicant is proposing three alternate designs that extend along the back of the house (Circles 7-16).

Staff is supportive of the proposal in concept. The shed roof addition is not historic and is attached to the non-contributing 1930s addition (Circle 19). Because this property is a through lot and the house sits very near the rear of the lot, its rear elevation is also its face to the new development resulting in high visibility of all sides. That and the 1930s addition make any further expansion of this house a challenge. In evaluating the proposed additions, Staff treated the elevations as they were historically – the primary elevation being the one facing onto Layhill Road, the two side elevations as secondary, and the rear having tertiary significance (Circles 17 & 18). All three of the design options are appropriately only 1-story in height.

Options A & B

Existing	7'11"x7'10"	= 62 sq ft
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The details of the design will be very important in ensuring compatibility. The windows, whether banked or single, will need to have the same vertical proportion as those in the historic house, and have appropriately sized trim. The horizontal siding, preferably wood, will need to match the exposure of the original under the existing aluminum, though matching the profile is unnecessary. The connection of the addition to the house is also important and staff recommends that the aluminum siding be removed prior to construction of the new addition so that the roof the addition will fall below the re-installed trim boards.

With some tweaking and clarifications, staff could support an addition similar to *Option B*. The applicant will need to work with staff and an architect to ensure accuracy of the drawings and to clarify details and materials prior to submitting for a HAWP.

Option C

Existing	7'11"x7'10"	= 62 sq ft
Proposed	7'10"x23'5" and 22'1"x13'9"	= 303.65 sq ft

*Option C* (Circles 14-16) starts with *Option B* then adds a larger portion to the south side of the 1930s addition, enclosing the newly redesigned areaway. Although the one story height is fine, this addition appears to swallow the house and obscure too much historic fabric. This effect will only be heightened when the roof is shown. Staff cannot support *Option C*.

**STAFF RECOMMENDATION:**

The applicant should move forward on *Option B*, keeping in mind HPC comments and the following:

- The windows should have the same vertical proportion as those in the historic house
- The windows must and have appropriately sized trim.
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- The aluminum siding (at least on the rear additions) should be removed prior to construction of the new addition so that the roof the addition will fall below the re-installed trim boards.
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- Floor Plans and Elevation drawings
  - Two copies are required, with at least one set no larger than 11x17
  - Existing and Proposed
  - Exterior Dimensions clearly marked
  - Accurate
  - Level of detail should be less than construction drawings, but still leave no question as to the overall appearance of the proposal.
- Project materials specifications
- Current Photographs (including front elevation)



**Preliminary Application**

14201 Layhill Rd, Silver Spring  
Master Plan Site #27/12  
John R. Champayne Farmhouse

Francisco Guzman (301) 455-0346  
1111 University Blvd, #G-7  
Silver Spring MD 20902

**Proposal**

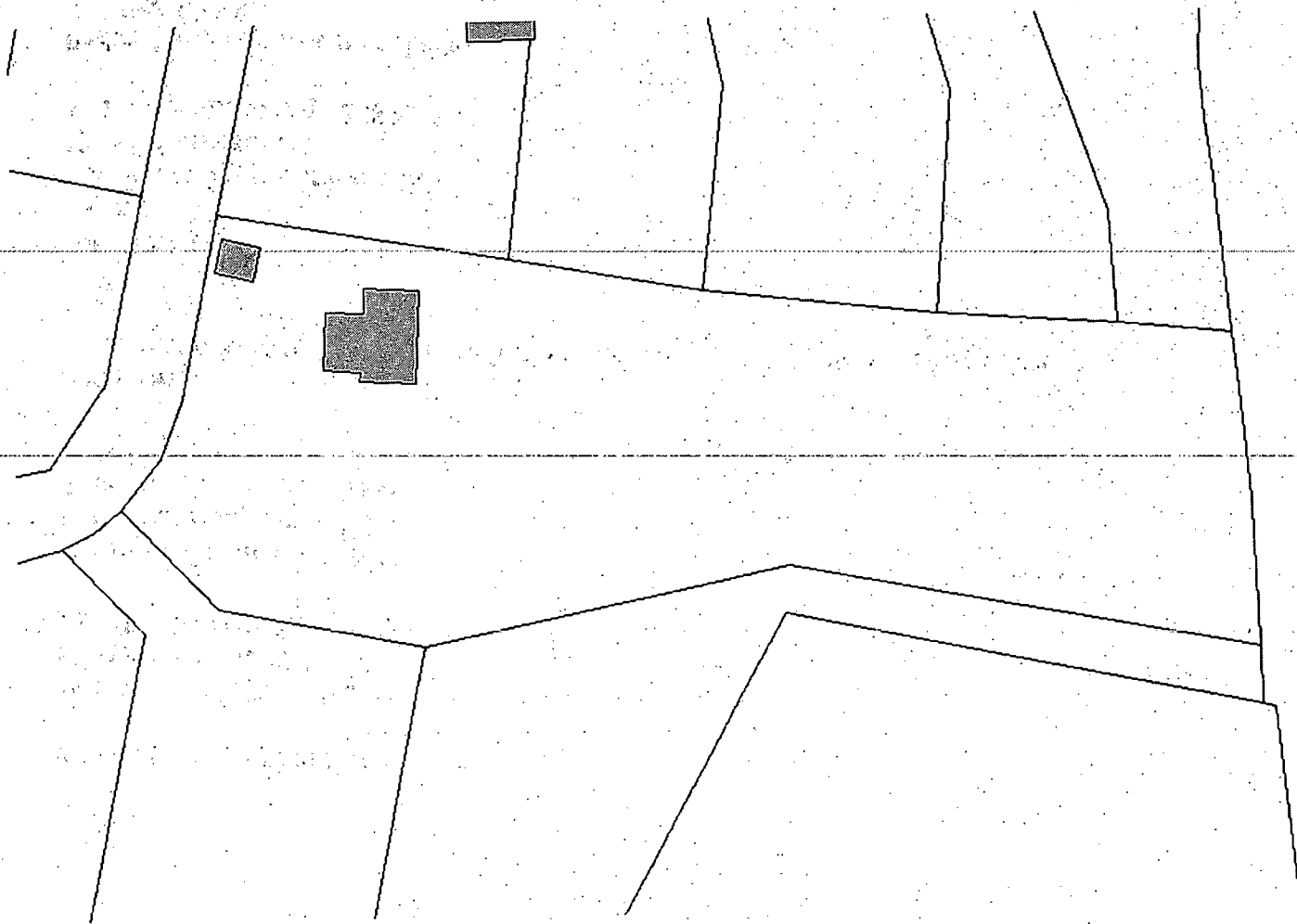
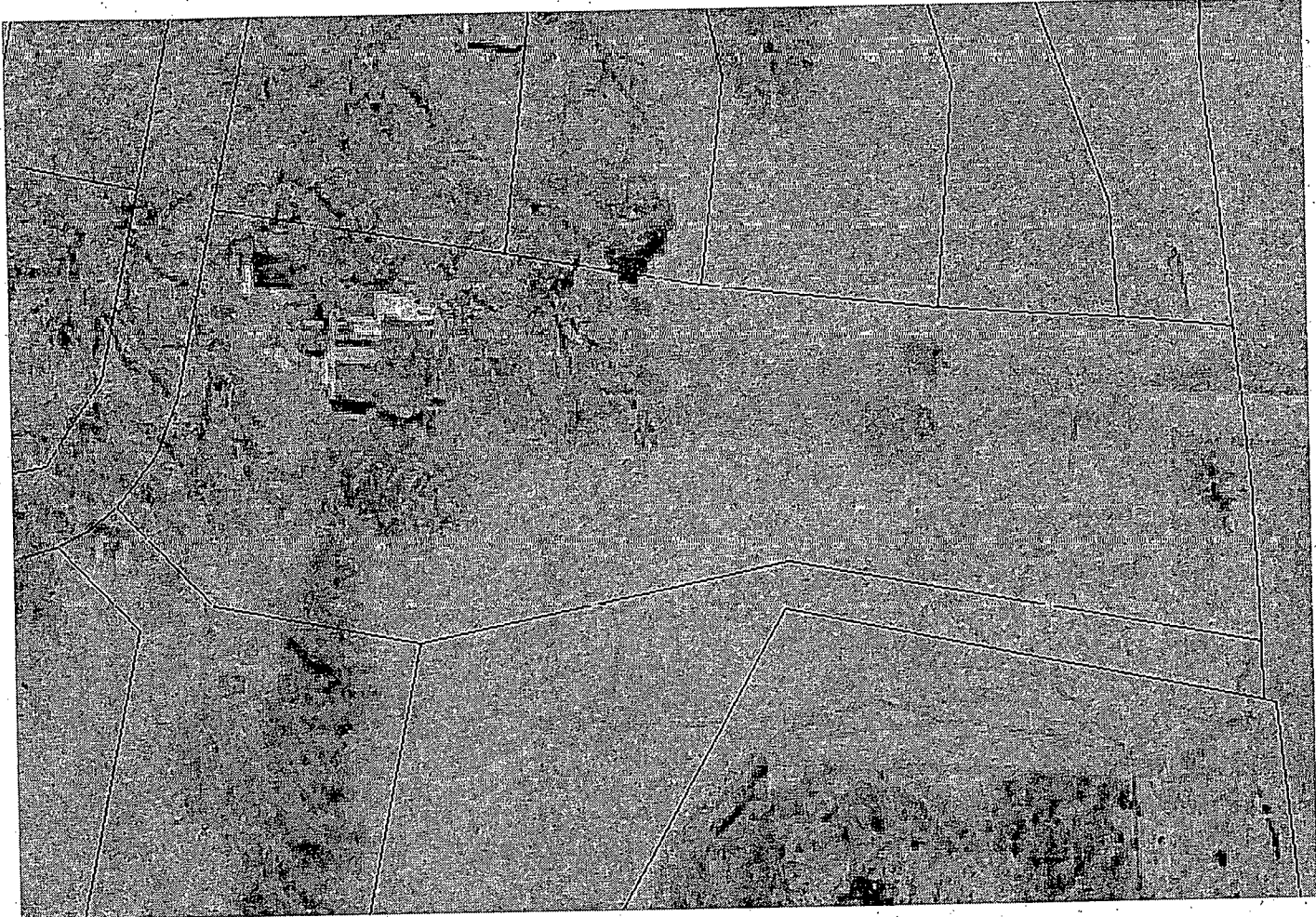
Remove existing 1-story rear addition. Construct a new 1 story rear addition.

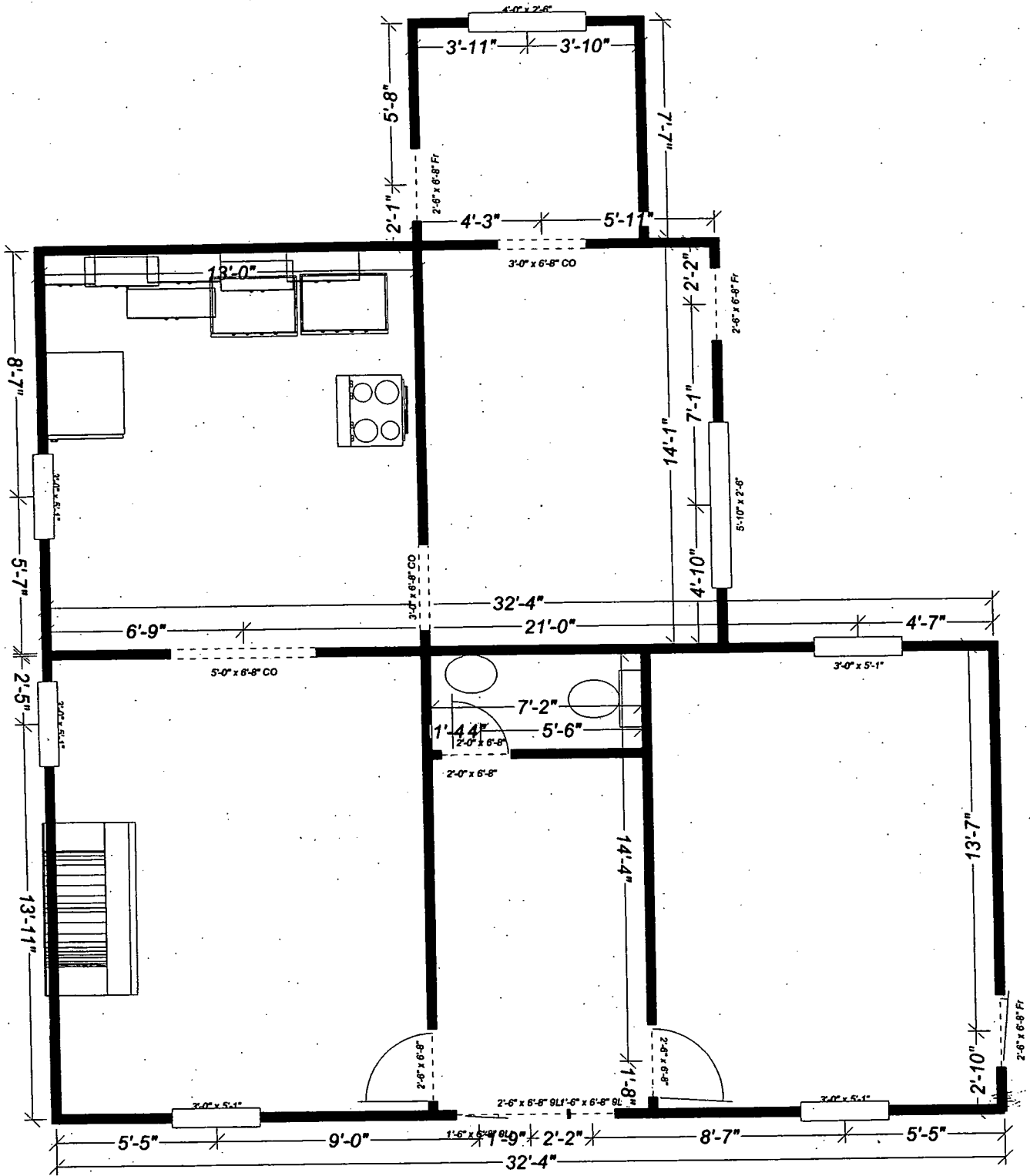
**Adj & Conf**

Layhill LLC  
Macgruder/Reed Communities  
12165 Darnestown Rd  
MD Gaithersburg 20878-

Parker Farm Homeowners Assoc  
22 Firstfield Rd  
MD Gaithersburg 20878-

9)





10"

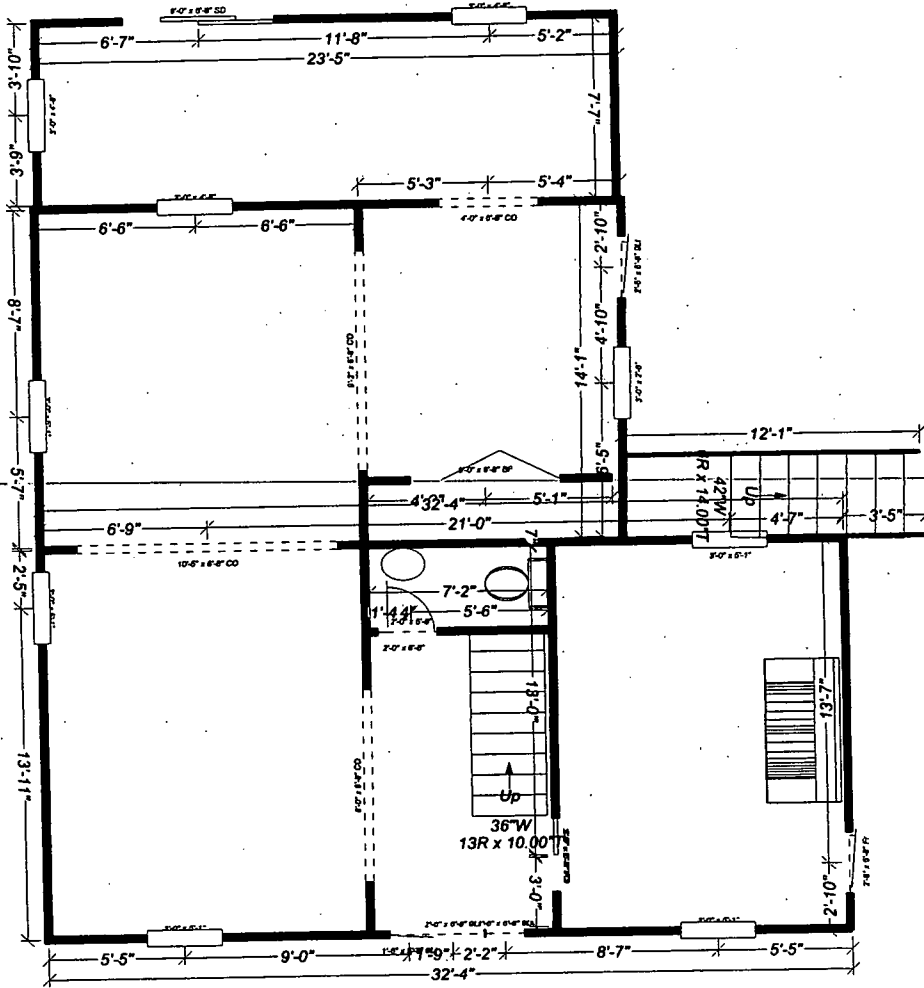
10"

10"

10"

EXISTING

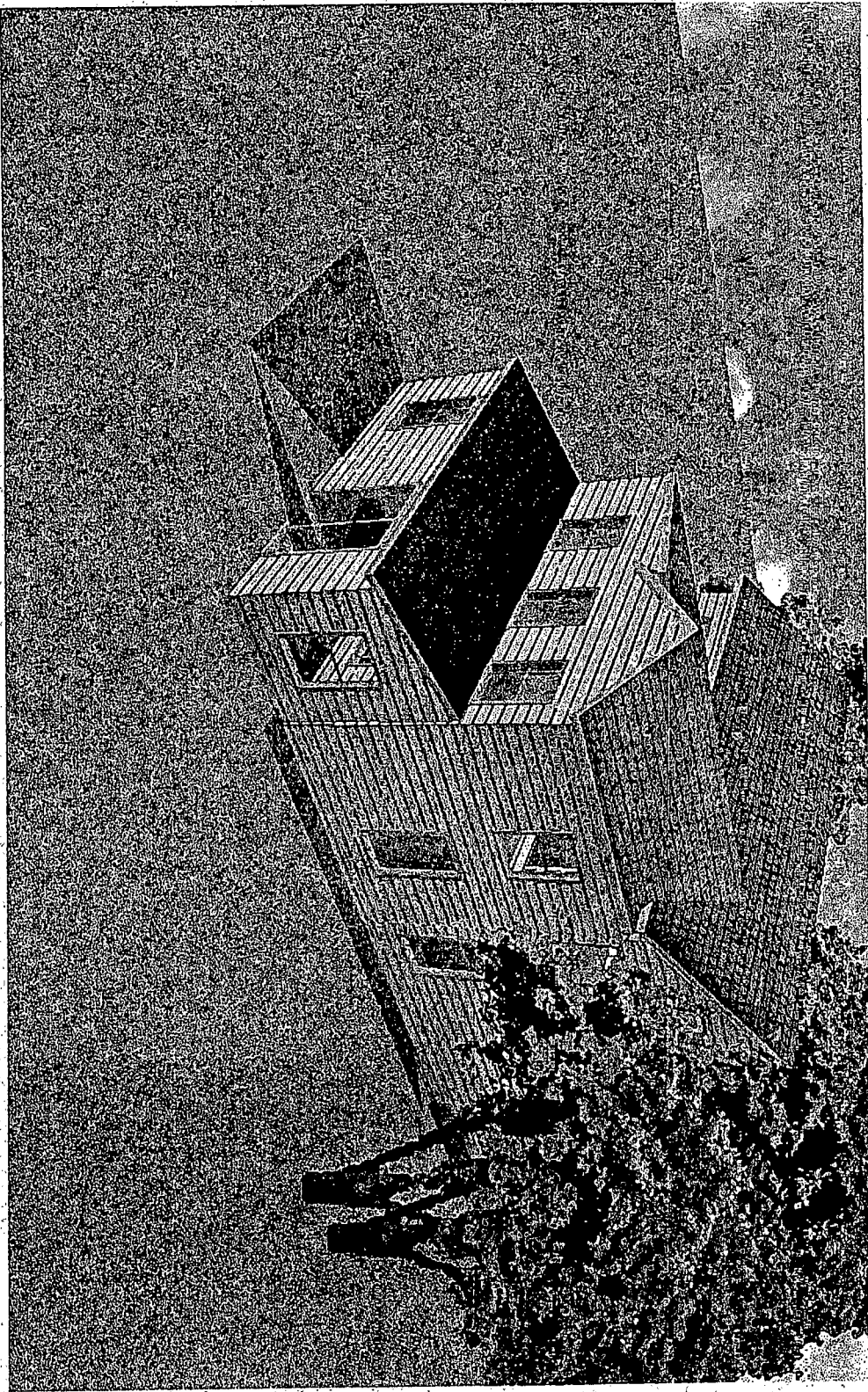
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10"      10"      10"      10"

OPTION A

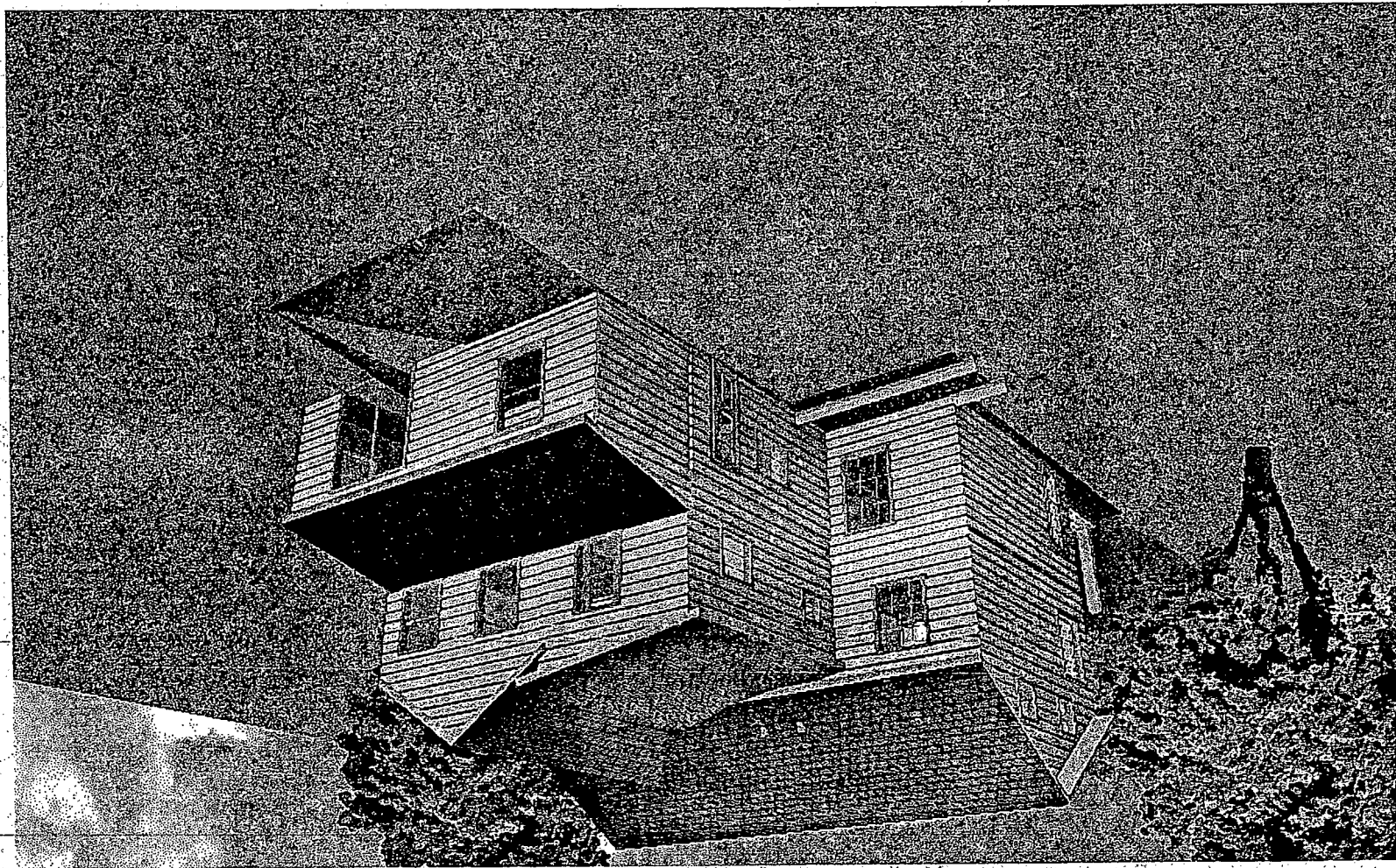
(8)



Option A

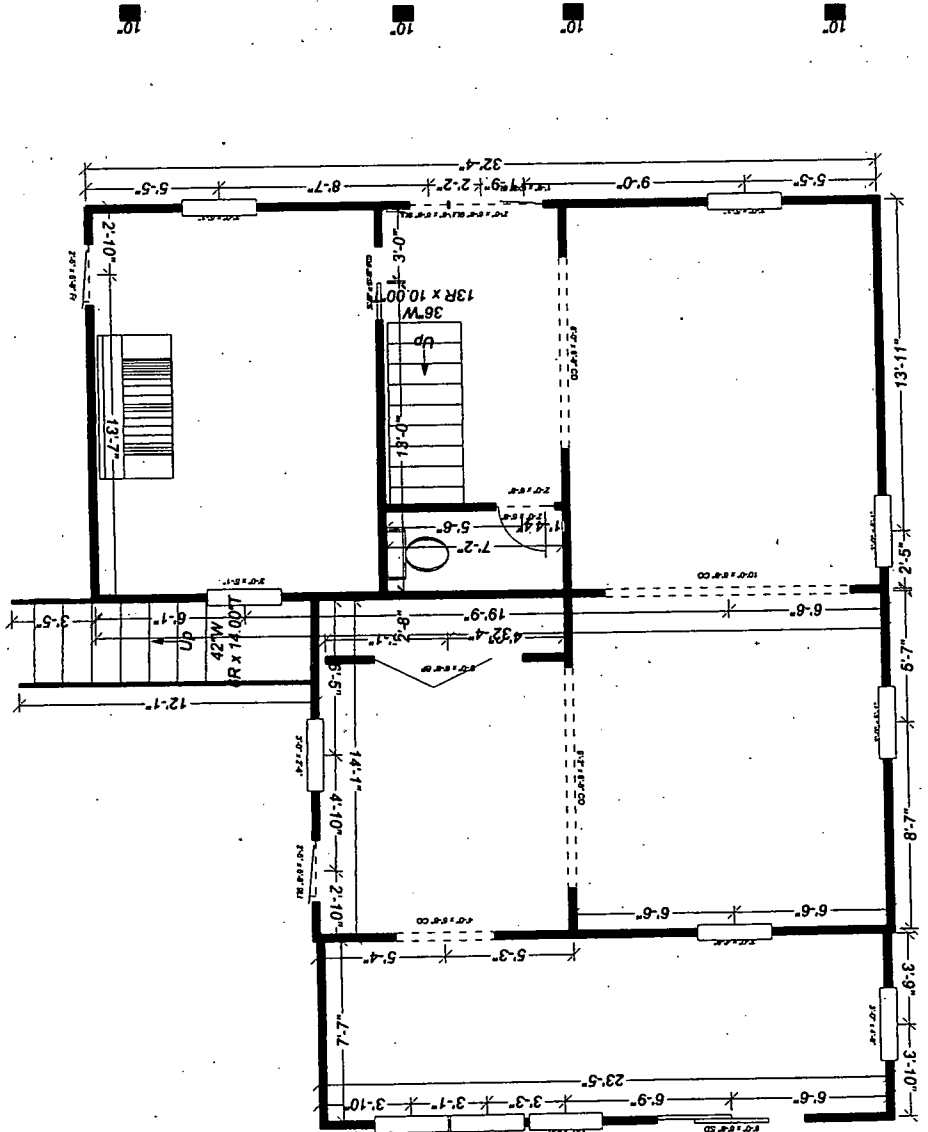
01

Option 4



11

# OPTION B

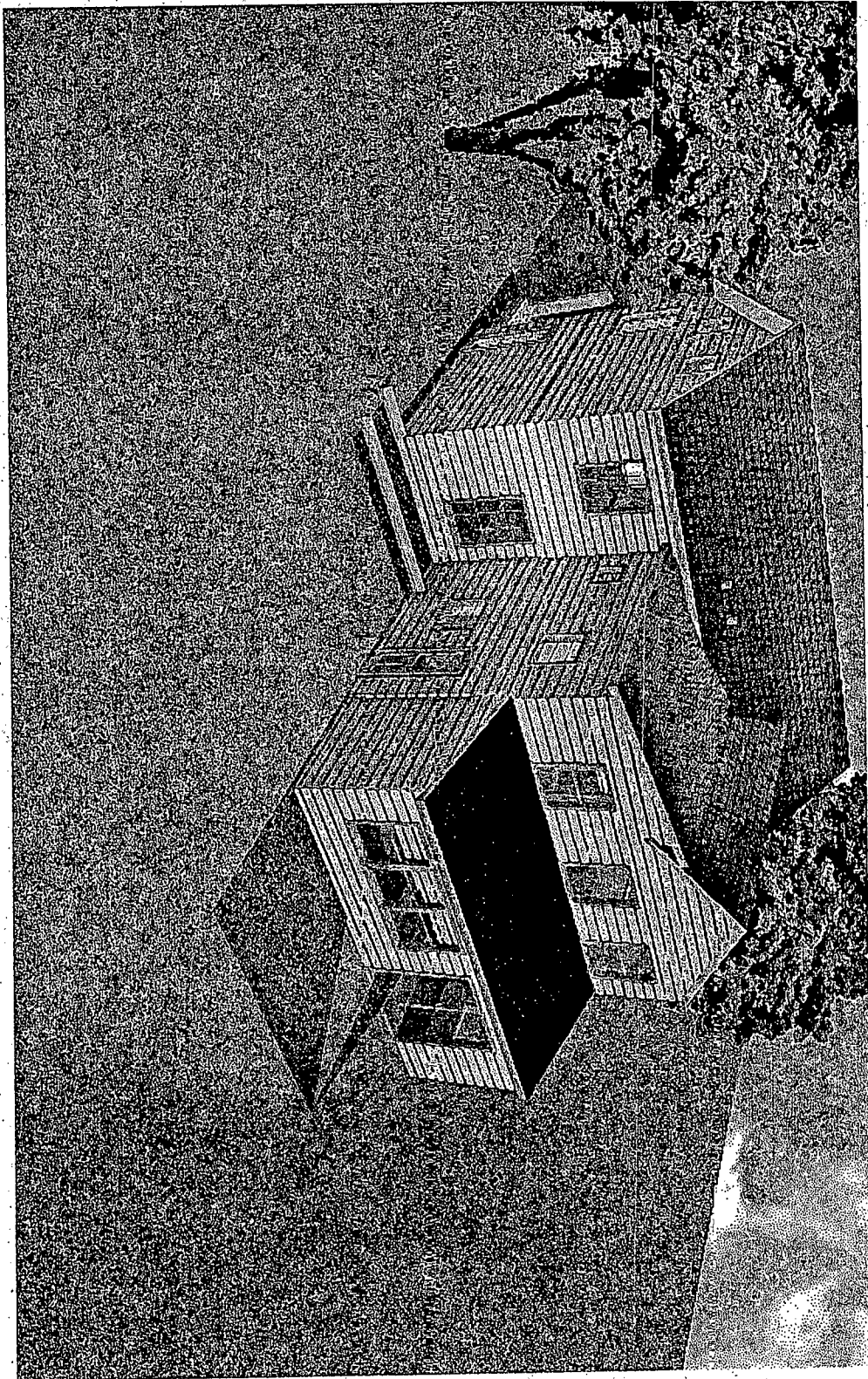


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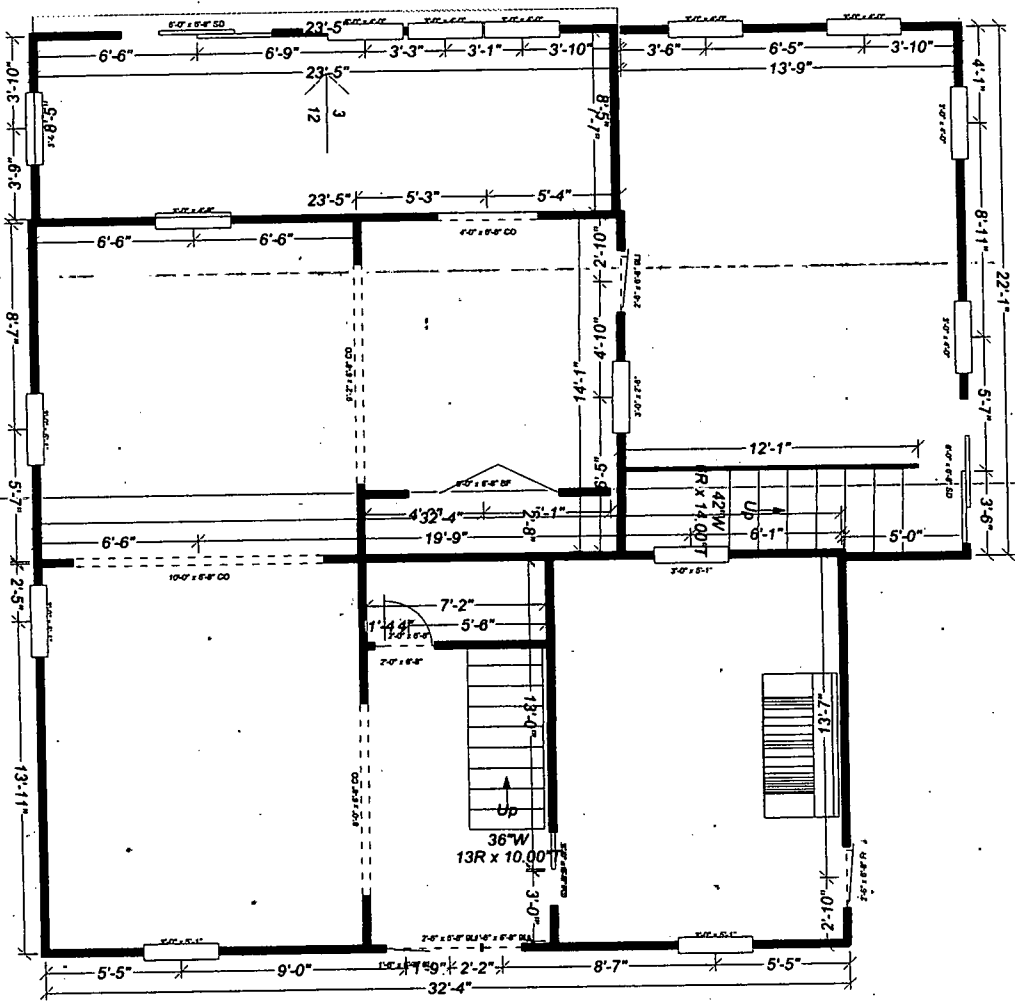
Option 3







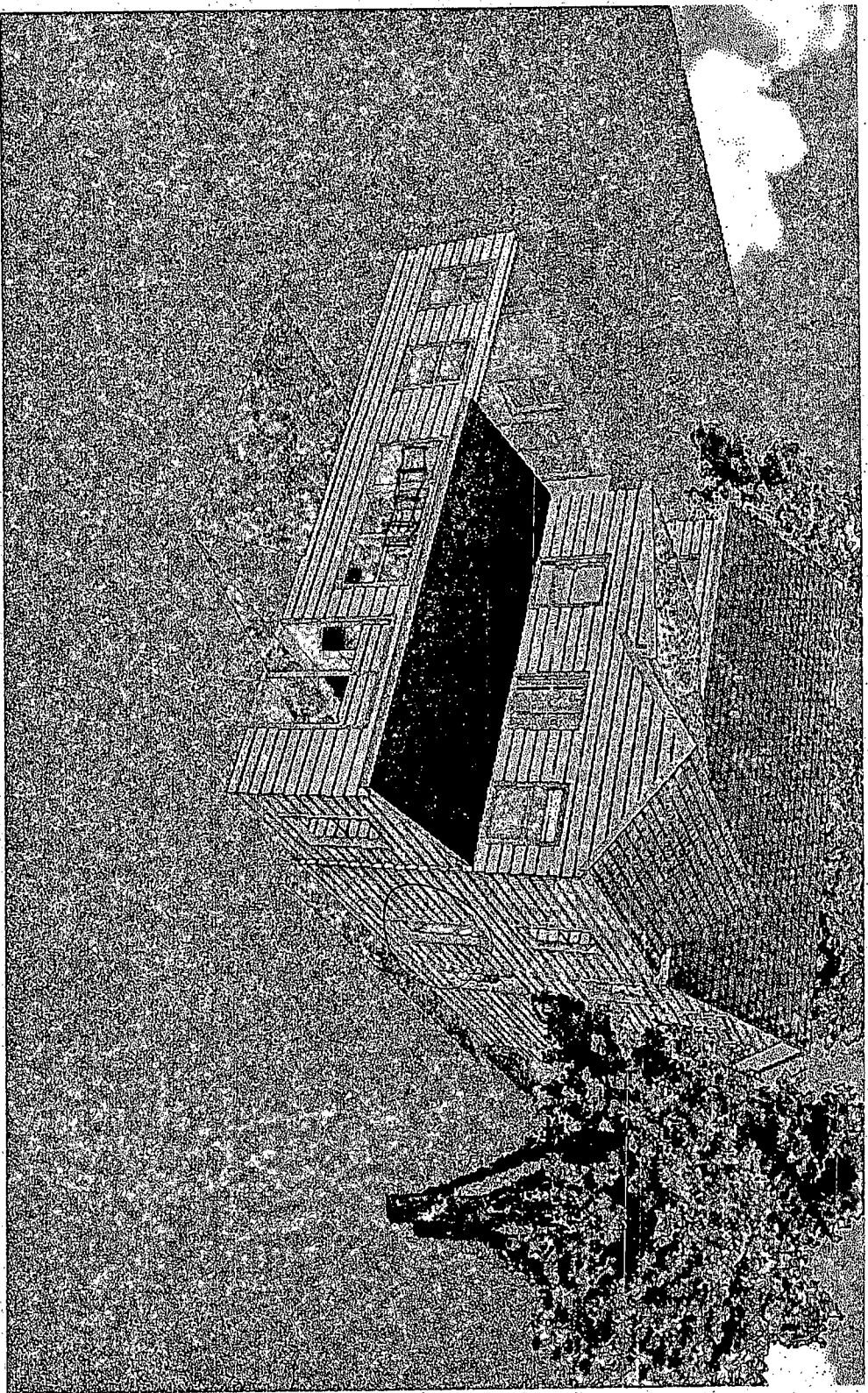
Option B



10"                      10"                      10"                      10"

OPTION C

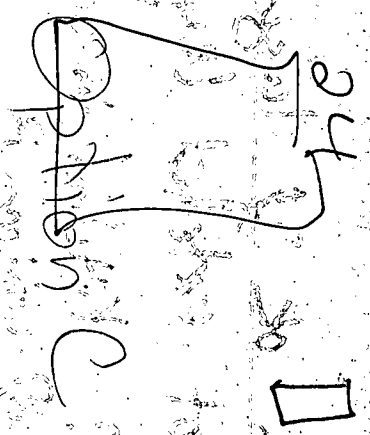
14



Handwritten notes on the right side of the page, including a large 'X' and some illegible scribbles.



65



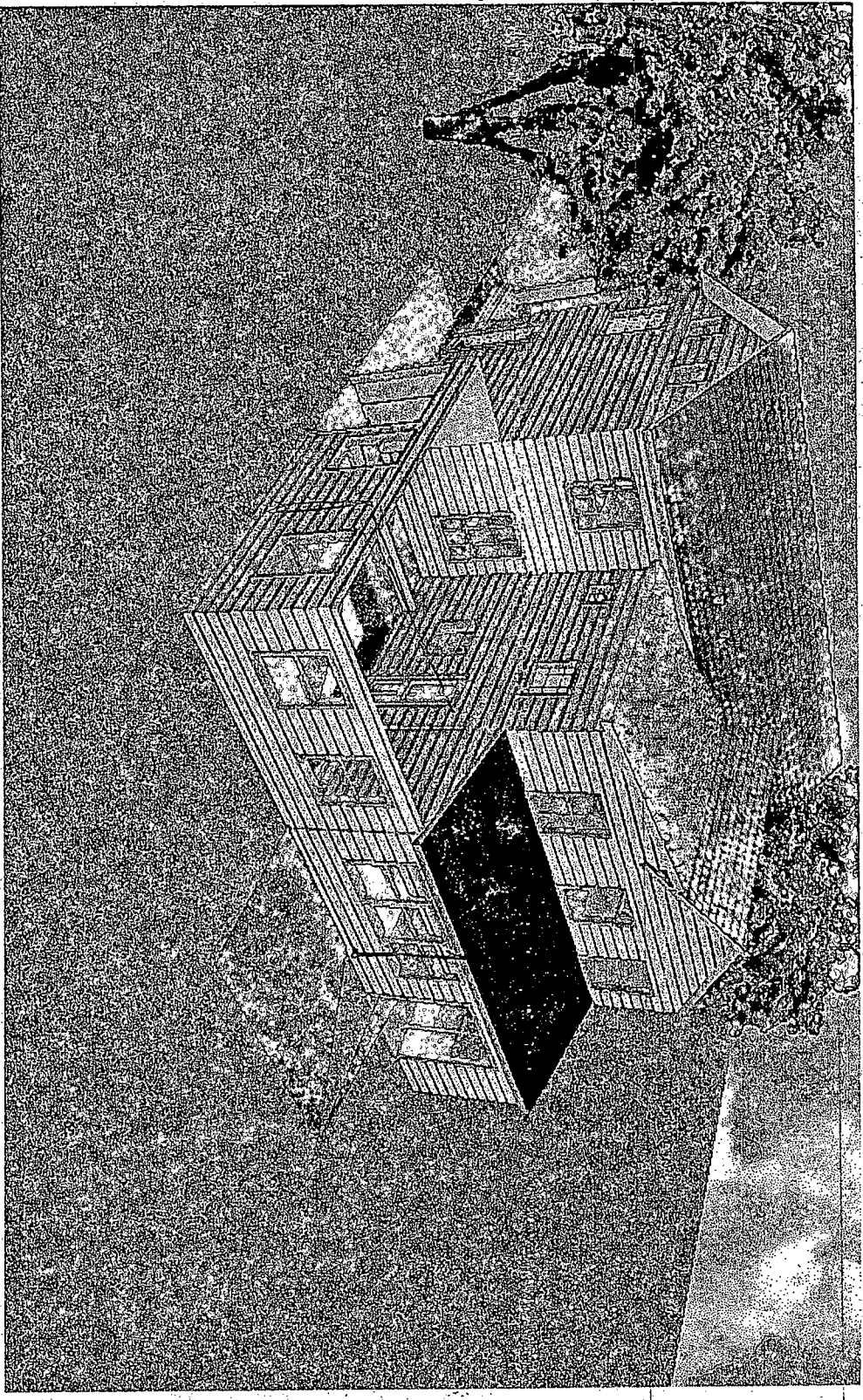
(15)

Vertical handwritten notes on the left side of the page, including the word 'Option' and other illegible scribbles.

- 1-house
- L- off back
- 2. story porch,

Even

Narrow

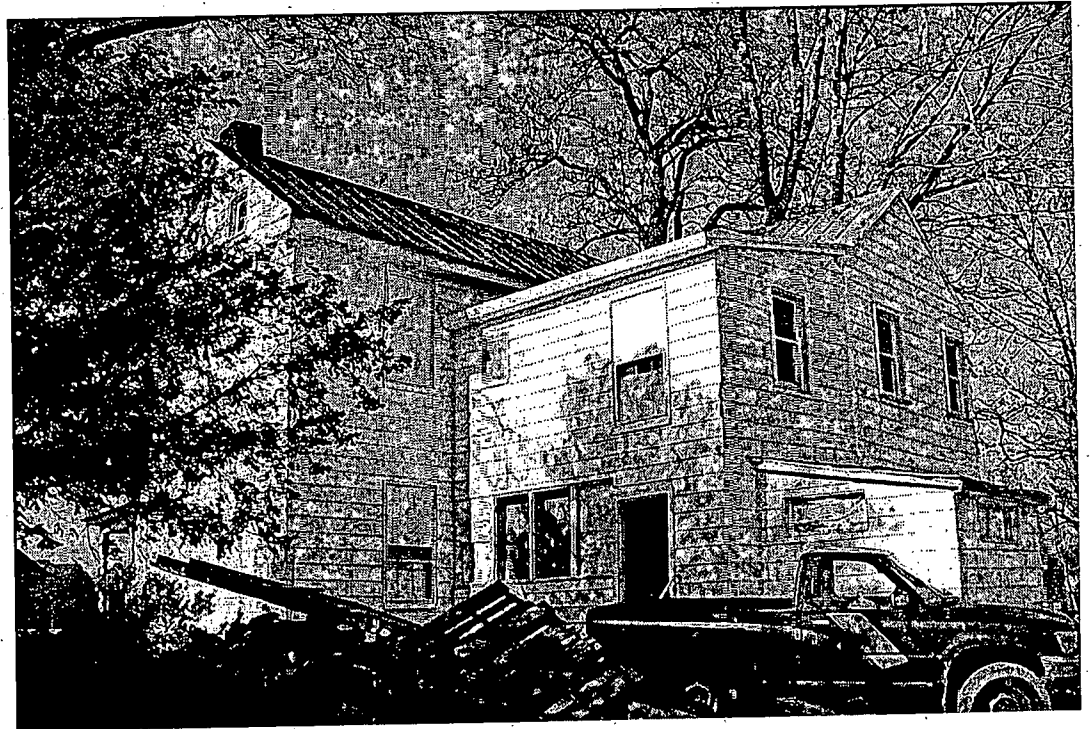


Tim - B ok ok if larger than A + B  
do not extend beyond wall of original house

Tom - add? Kitchen in addition  
ok w/ option B  
concern w/ wrapping around the side

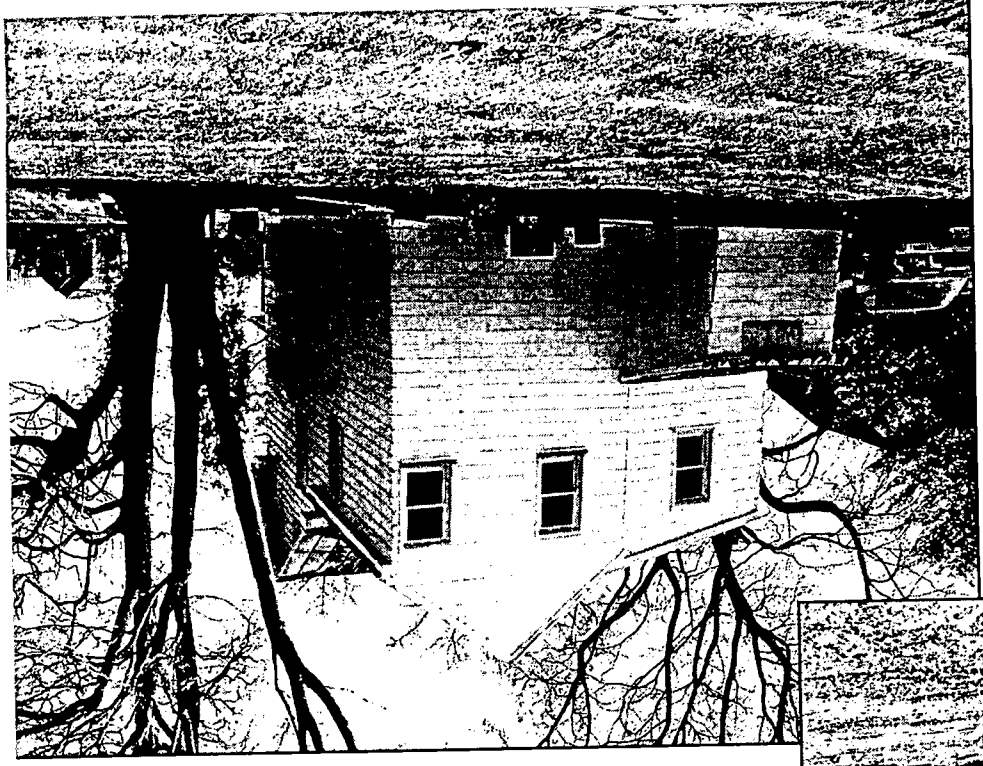


Front (west) Elevation

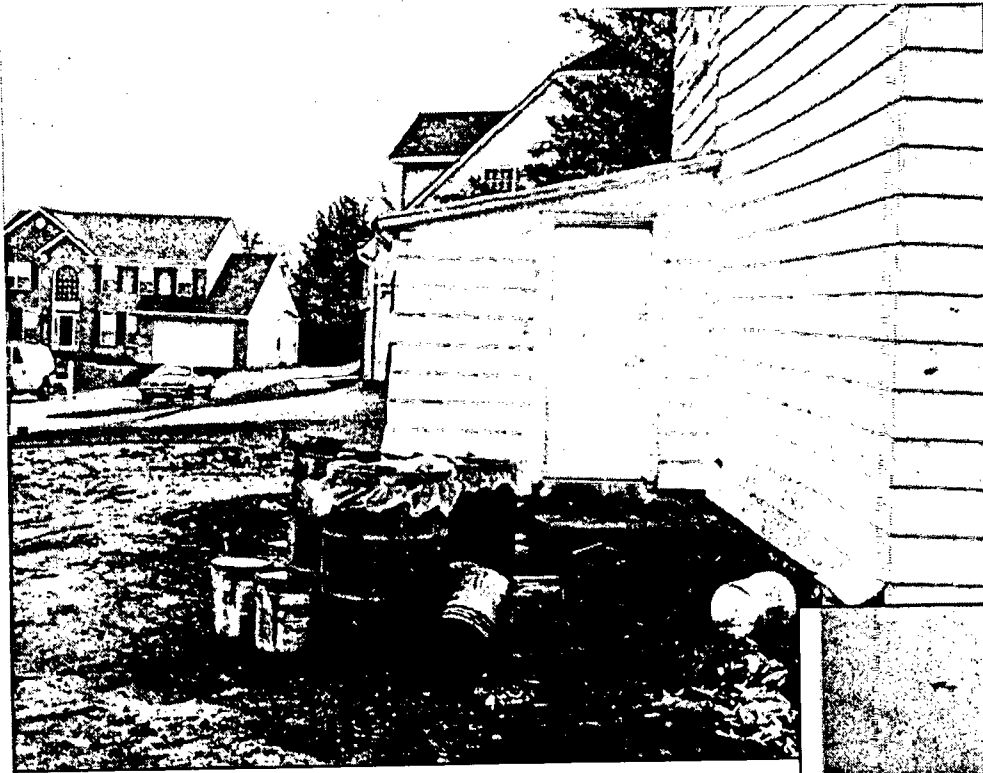


Right Side (southeast) Elevation

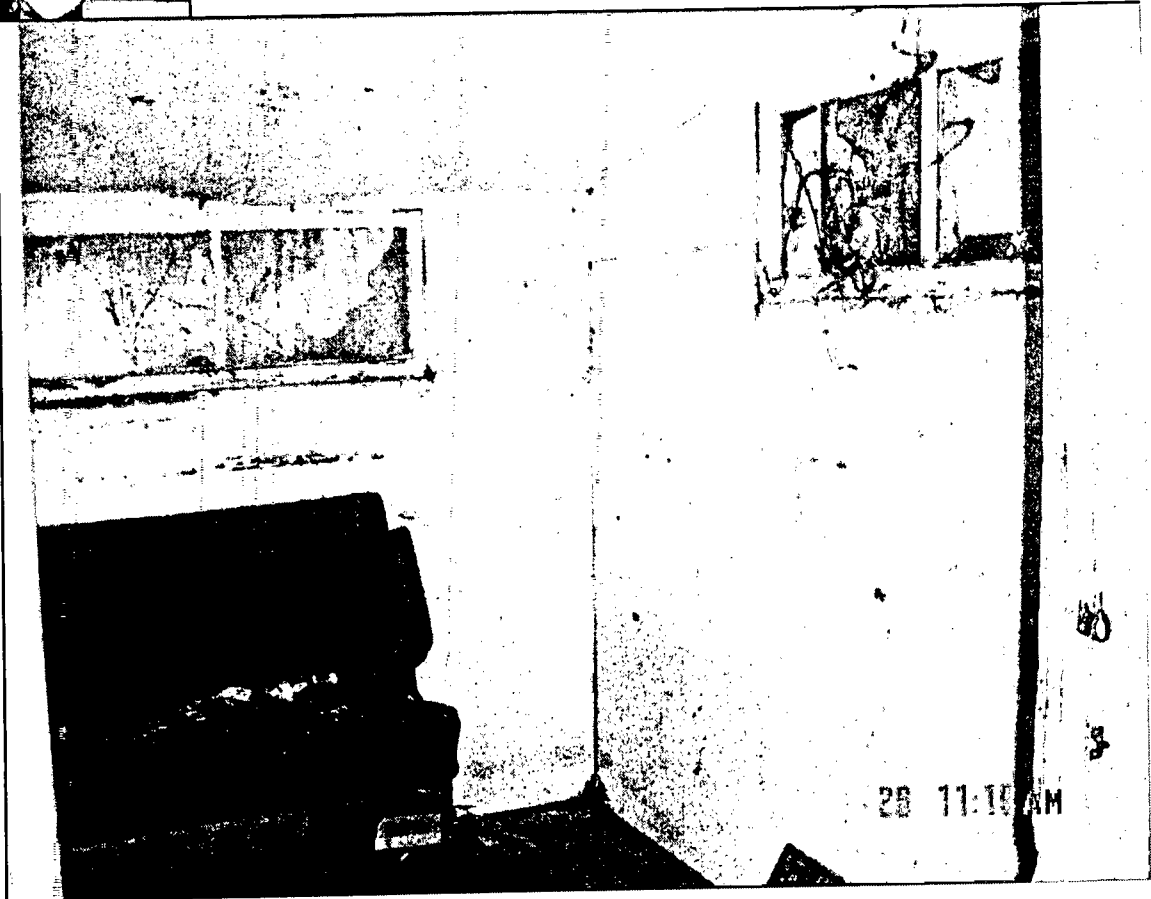
Left Side (northeast) Elevation



Rear (east) Elevation

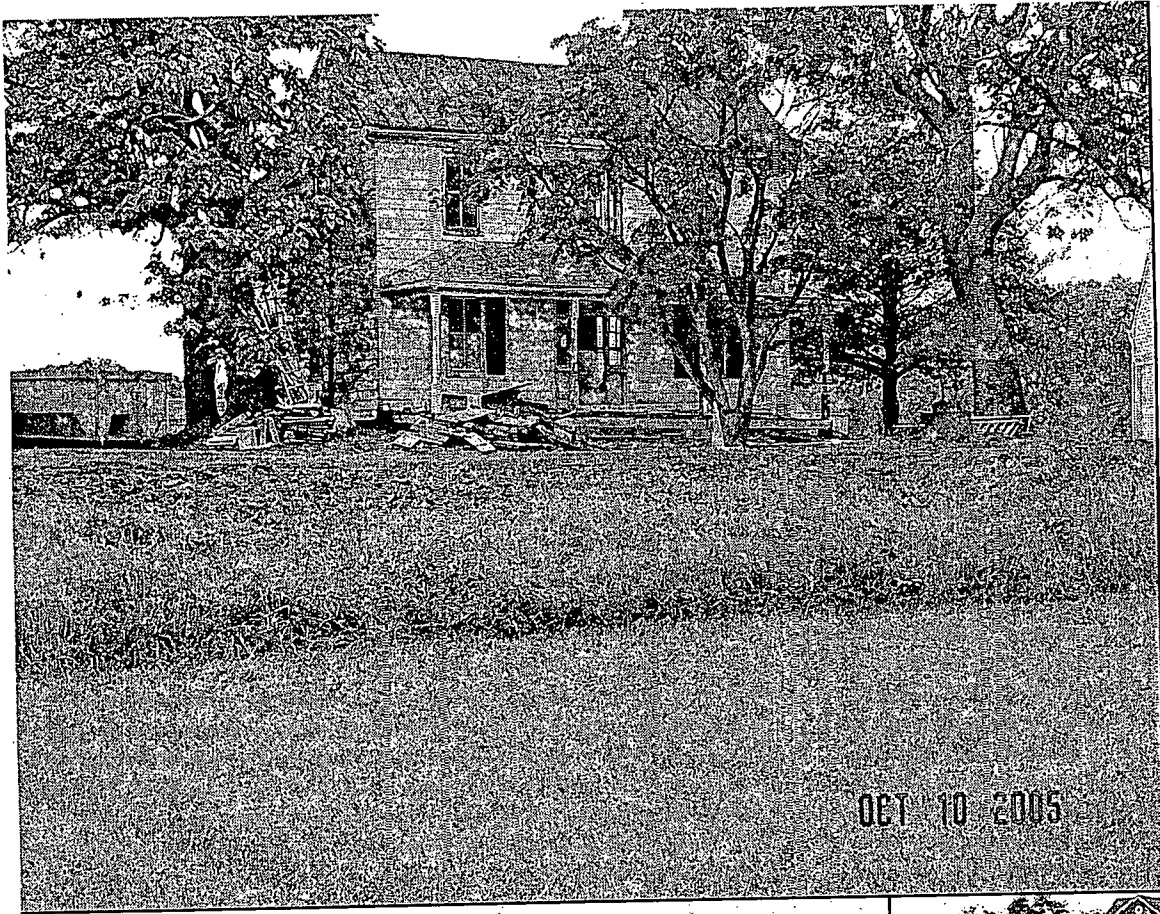


Existing She Roof Addition - exterior

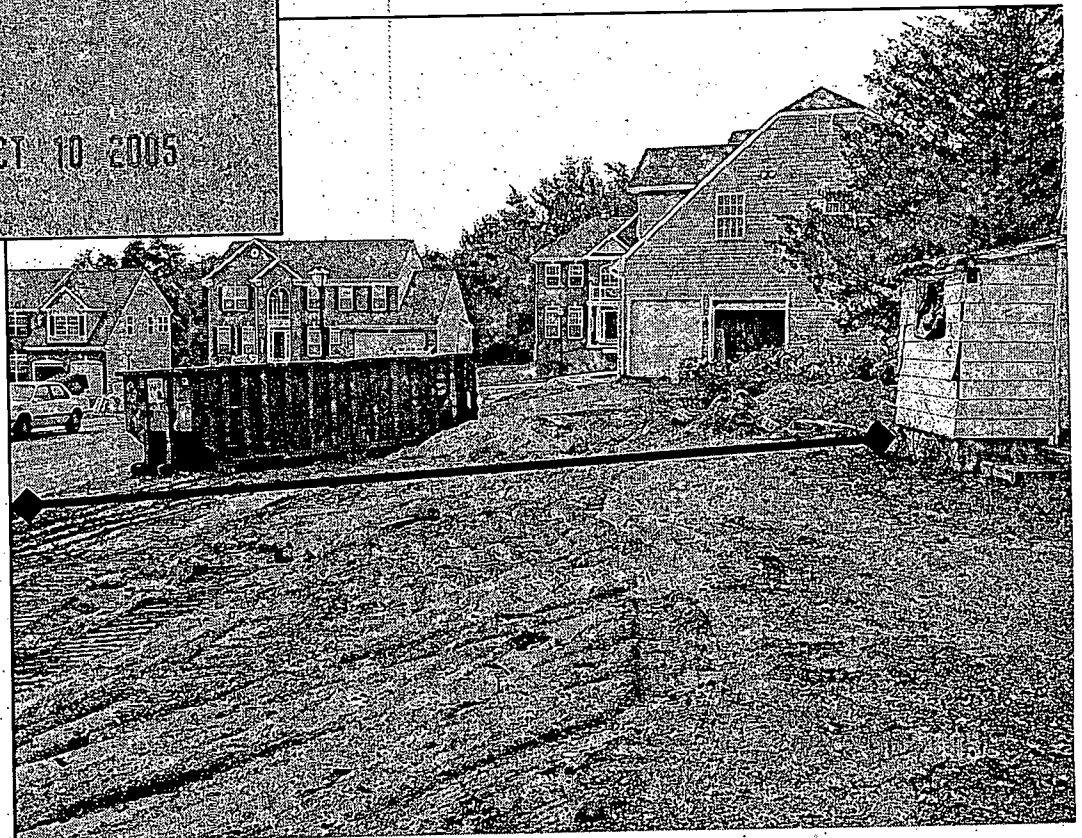


Existing She Roof Addition - interior

15



Setting



40 foot setback

26





Carlene - A+B work would be ok w/ 1-2 ft deeper

Lee - support larger but not C  
"L" shape impt.  
no sliding glass door

Nurray - ~~per~~ wrap corner ~~only~~ ok only

Tim - also

Tom - B best of what present

gally kitchen possible  
not ok w/ wrapped

if a Carlene - ~~low ext~~ put cond. inside  
L smaller is 4 living  
better

David - look closer to option B  
would not support anything that  
further obscures the L plan

Tim - a) like option B  
b) inset addition more than shown  
c) kitchen layout is possible  
perhaps L-shaped

~~if~~  
Carlene - consider kitchen inside house  
& boudary elsewhere

**PRELIMINARY**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	14201 Layhill Rd, Silver Spring	<b>Meeting Date:</b>	3/8/2006
<b>Resource:</b>	<i>Master Plan Site #27/12</i> <b>John R. Champayne Farmhouse</b>	<b>Report Date:</b>	3/1/2006
<b>Applicant:</b>	Francisco Guzman	<b>Public Notice:</b>	2/22/2006
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	None
<b>Case Number:</b>	N/A	<b>Staff:</b>	Tania Tully

**PROPOSAL:** partial demolition and rear addition

**RECOMMENDATION:** Revise and return

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site #27/12 John R. Champayne Farmhouse*  
**STYLE:** Vernacular Farmhouse  
**DATE:** c1856-65

The Champayne house is a three-bay 2-½ story L-shaped farmhouse. It has a central second-story window with sidelights echoing the sidelights of the front door. The box cornice has gable returns and the hipped roof front porch spans the entire front. The frame house had eight rooms with an attic and a back building, as described in a trustee sale of 1880. A 2-story addition was constructed in the 1930s and the entire house was sheathed in aluminum siding in the 1950s. The house sits at the rear of a deep 1 acre lot and is surrounded on three sides by a new development. The 20<sup>th</sup> century outbuildings were not included as part of the designation and have since been removed.

**HISTORIC CONTEXT**

Typical of Montgomery County houses dating from the mid-1900s, the Champayne House and its no longer standing blacksmith shop were at the center of the crossroads community of Layhill, today dominated by a shopping center. When John and Ell Champayne bought the 114-acre property in 1856, neighbor George Bonifant described it as "one of the roughest places in our district, there was no improvements on it, it was mostly covered with pine." Over the next few years, John cleared the land, and built a dwelling, stable, corncrib and other necessary outbuildings. Ell's family, the Bealls, furnished most of the lumber for the outbuildings and fencing. John also built a blacksmith shop that became the center of the developing crossroads community of Layhill. By the time of Ell's death in 1874, Bonifant stated that "the land generally and everything else about it has been improved as much as anyplace in the neighborhood comparatively, during the time Champayne lived on it."

**PROPOSAL:**

- Remove existing 1-story shed roof addition.
- Construct a new, larger 1-story rear addition.

## **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 or to the achievement of the purposes of this chapter.

### ***Secretary of the Interior's Standards for Rehabilitation:***

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and 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.

## **STAFF DISCUSSION**

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

The applicant has already been issued a HAWP for this property. The existing HAWP approved removal of the aluminum siding, limited window replacement, rebuilding and redirection of the basement areaway, a curb cut, various rehabilitation work items, and the concept of a shed and garage. The applicant is now seeking to place a slightly larger addition onto the rear of the house. Due to the rear setback (Circle 20), the addition cannot be any closer to the rear property line than the existing shed addition. Therefore, the applicant is proposing three alternate designs that extend along the back of the house (Circles 7-16).

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Option C

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*Option C* (Circles 14-16) starts with *Option B* then adds a larger portion to the south side of the 1930s addition, enclosing the newly redesigned areaway. Although the one story height is fine, this addition appears to swallow the house and obscure too much historic fabric. This effect will only be heightened when the roof is shown. Staff cannot support *Option C*.

**STAFF RECOMMENDATION:**

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**Preliminary Application**

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John R. Champayne Farmhouse

Francisco Guzman (301) 455-0346  
1111 University Blvd, #G-7  
Silver Spring MD 20902

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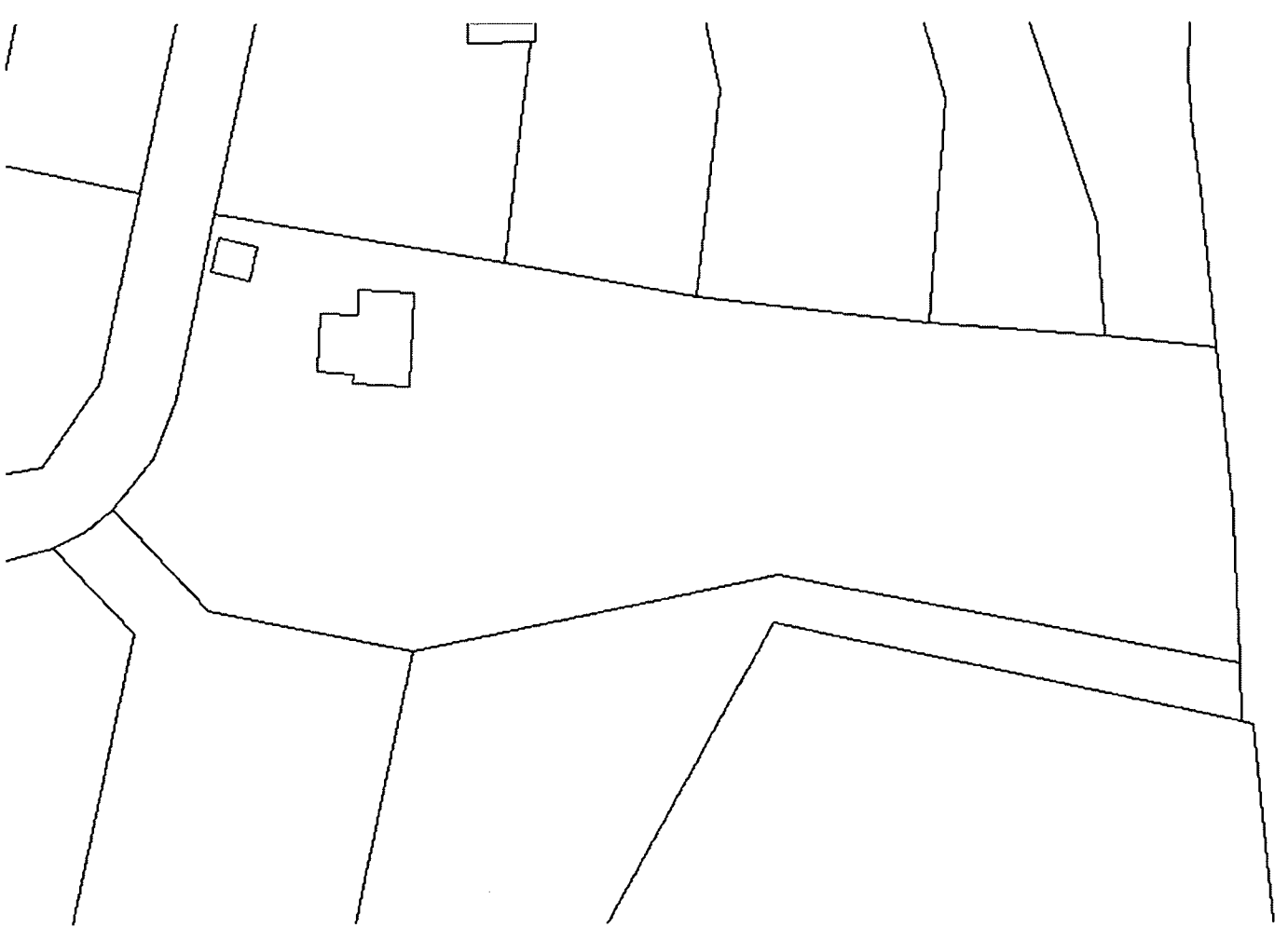
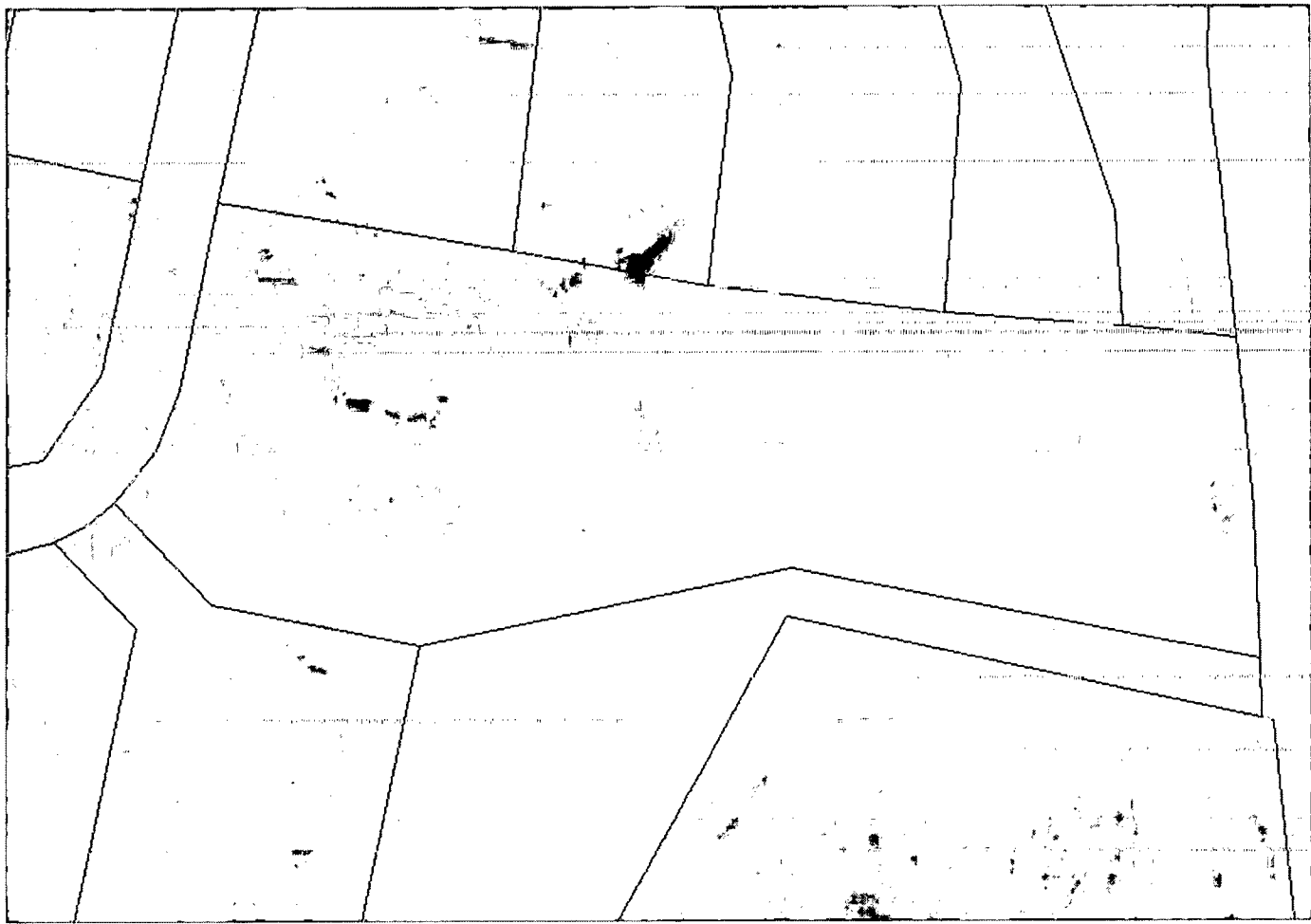
Remove existing 1-story rear addition. Construct a new 1 story rear addition.

**Adj & Conf**

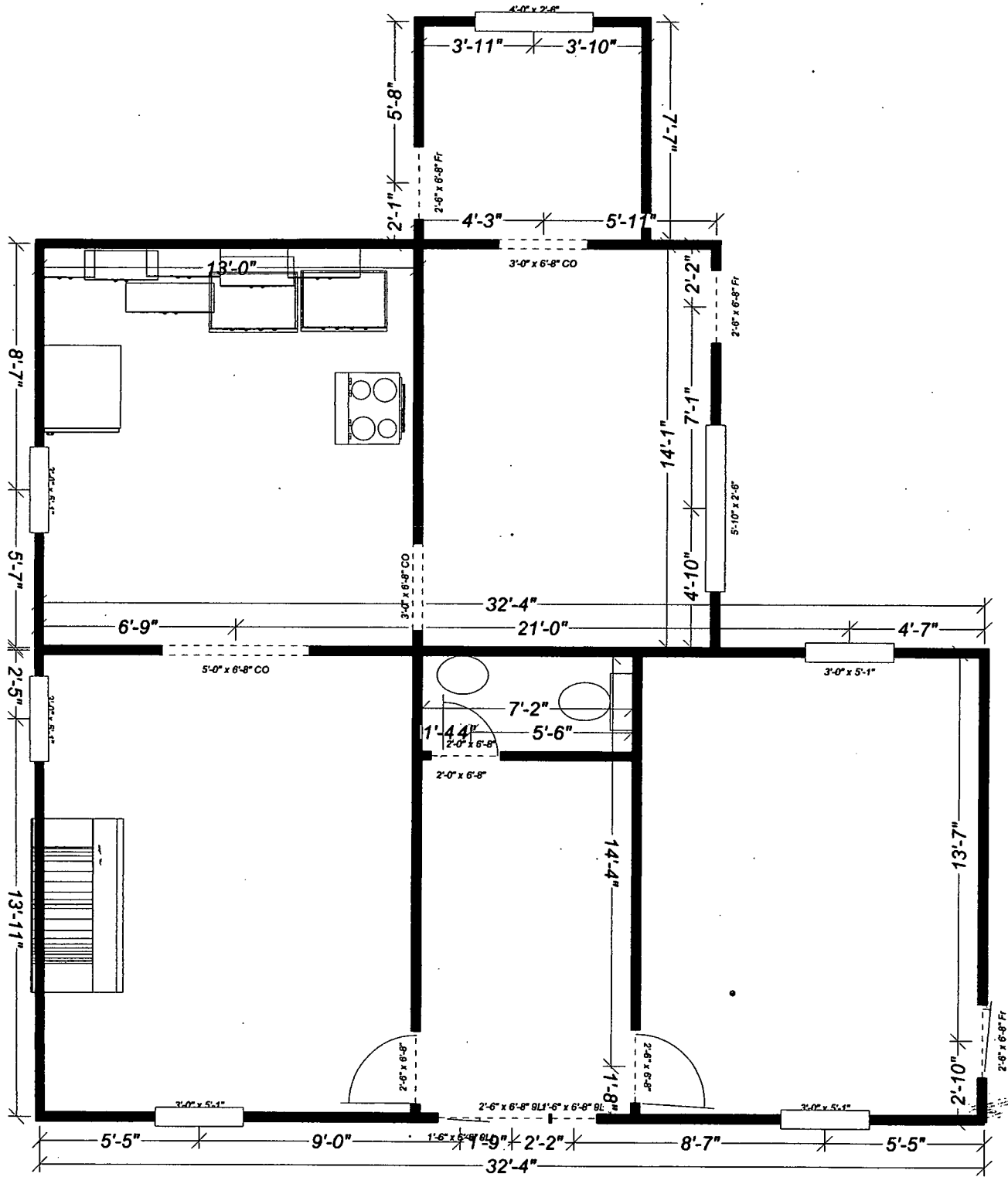
Layhill LLC  
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MD Gaithersburg 20878-

9







10"

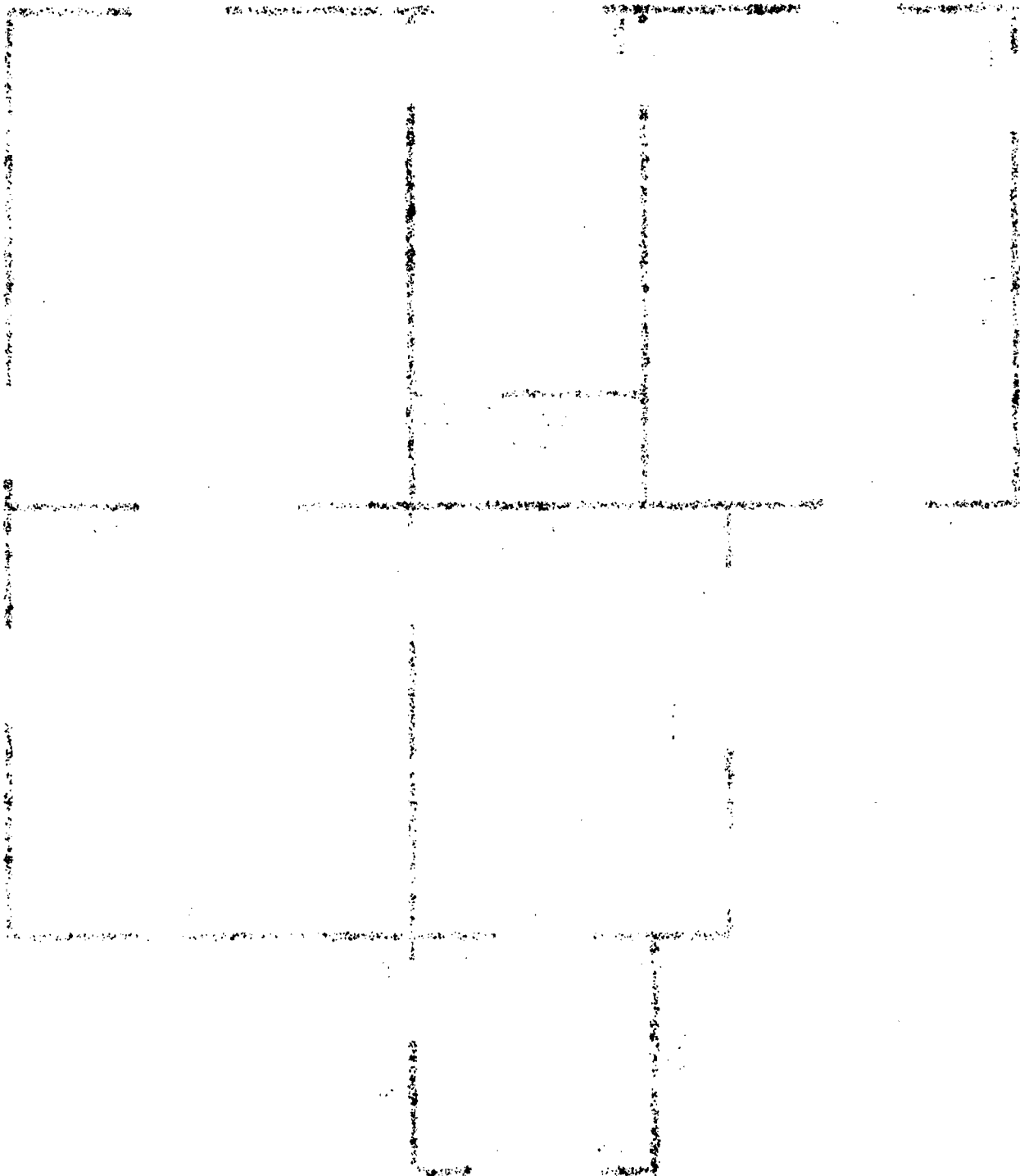
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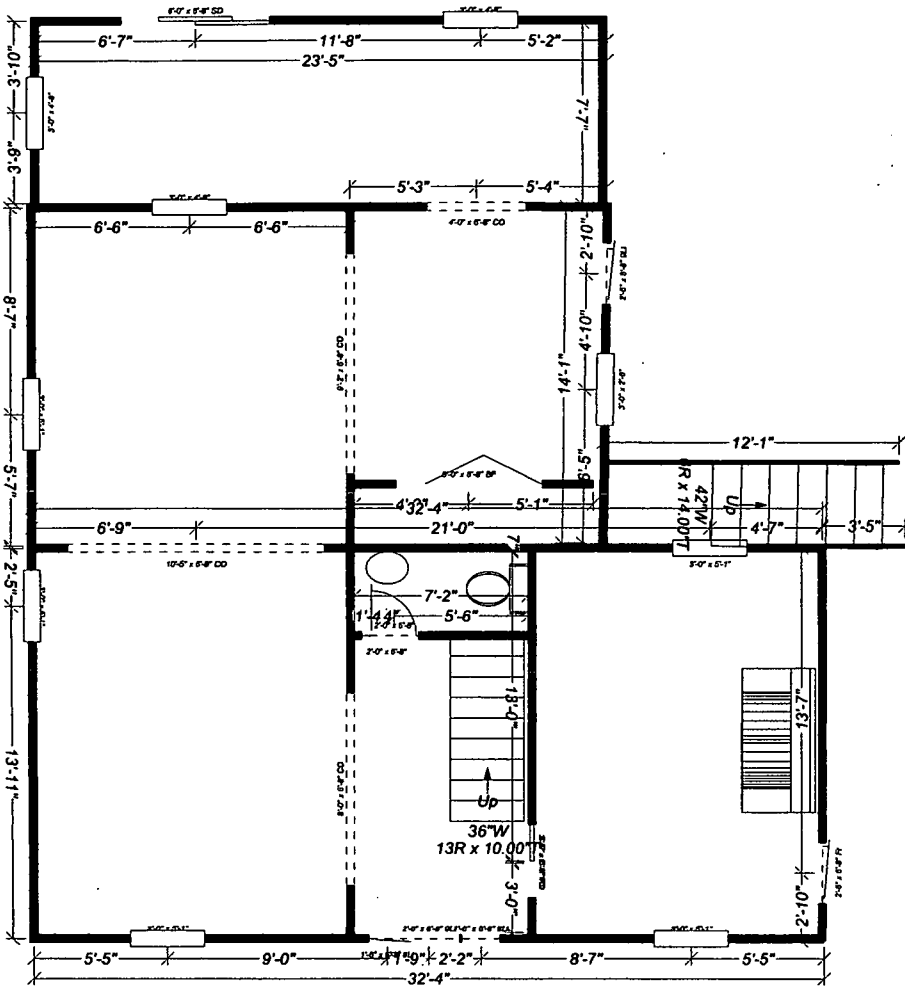
10"

10"

EXISTING

(7)





10"

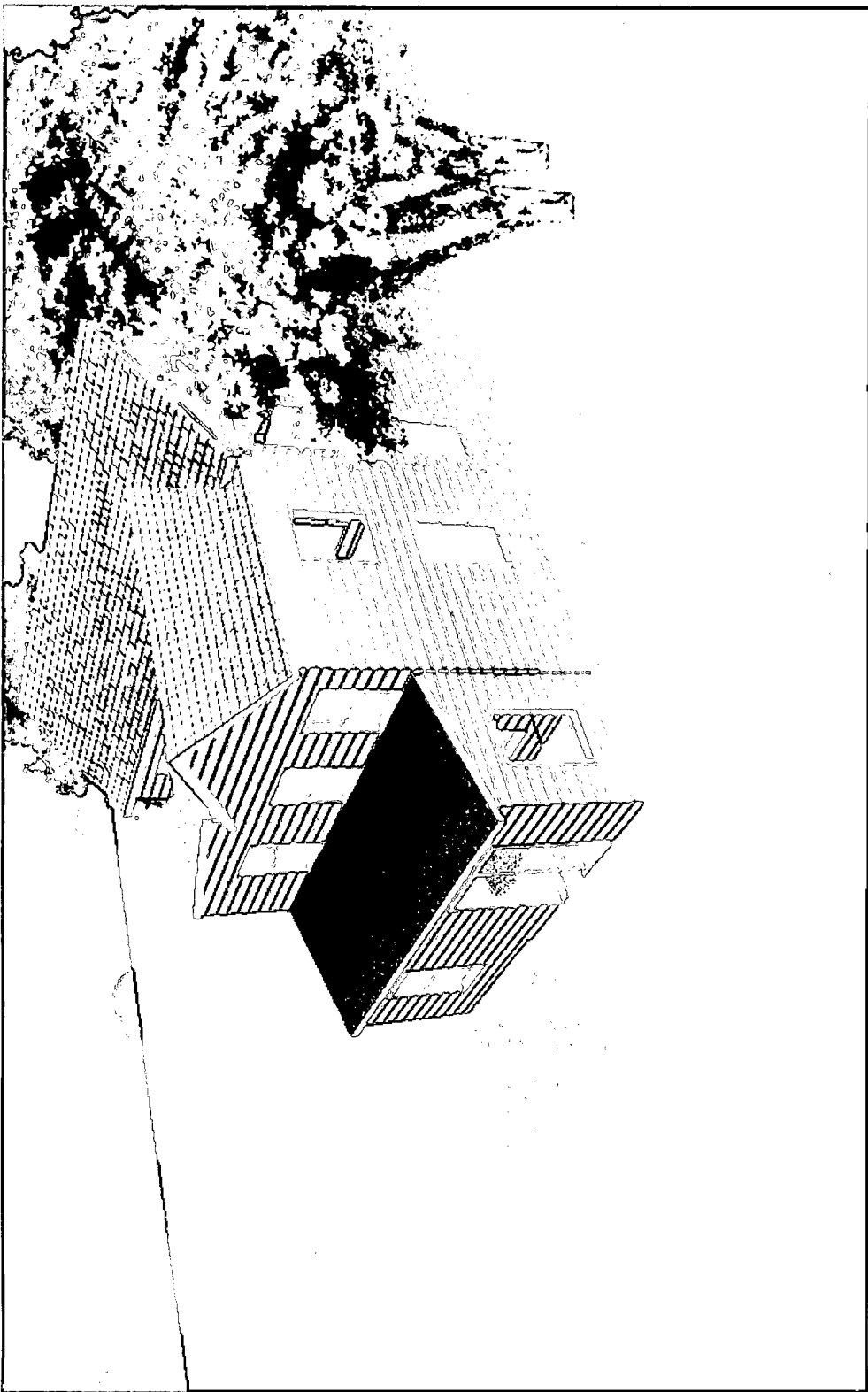
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10"

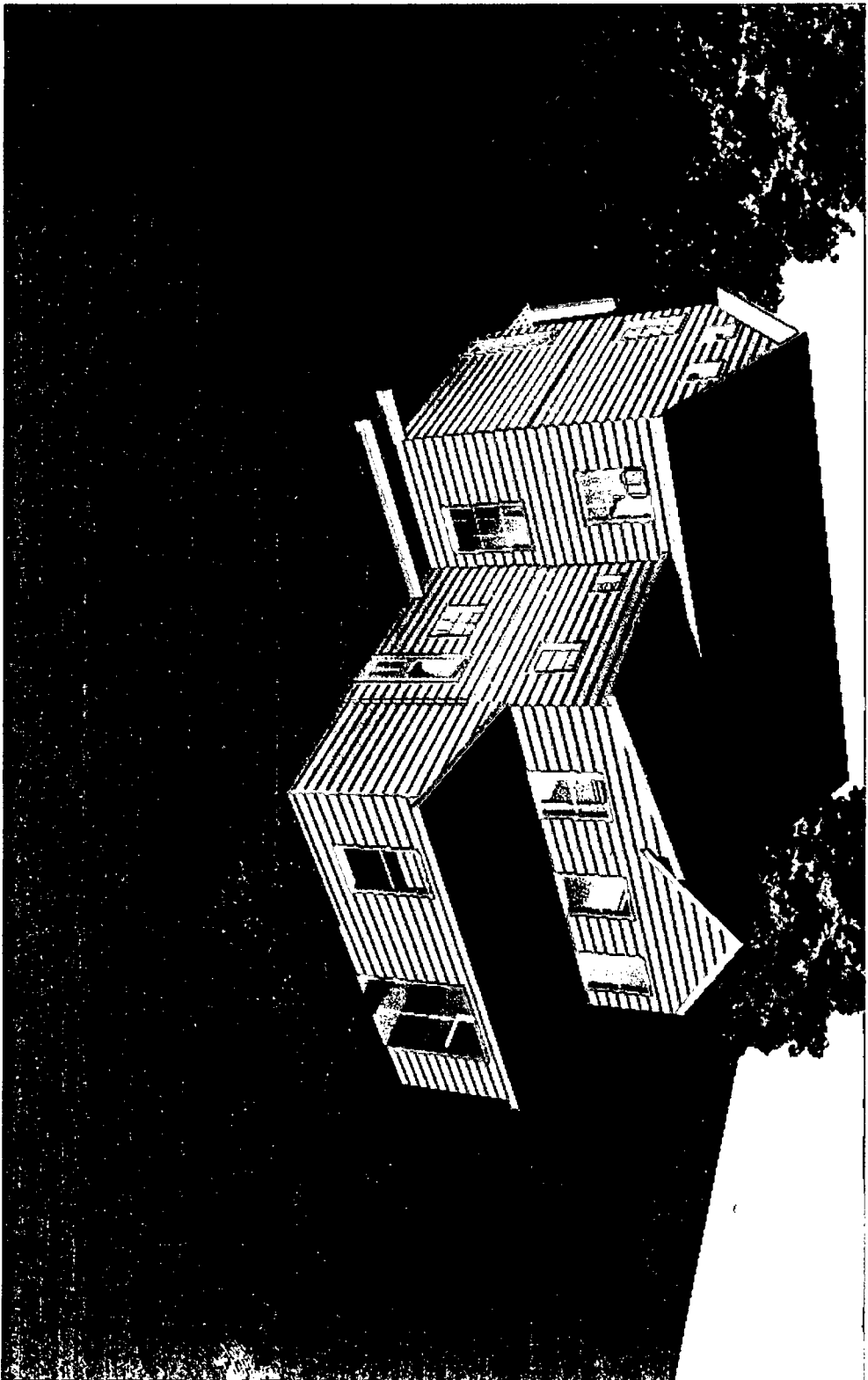
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OPTION A

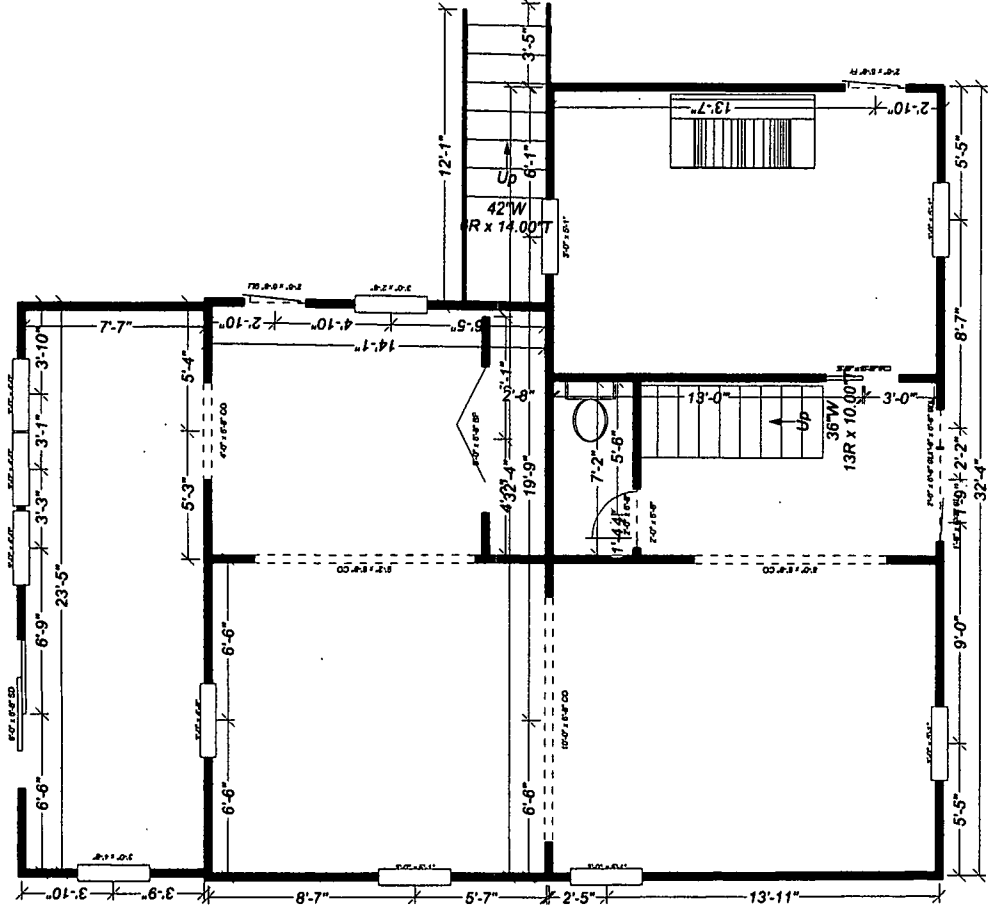
8



Option A

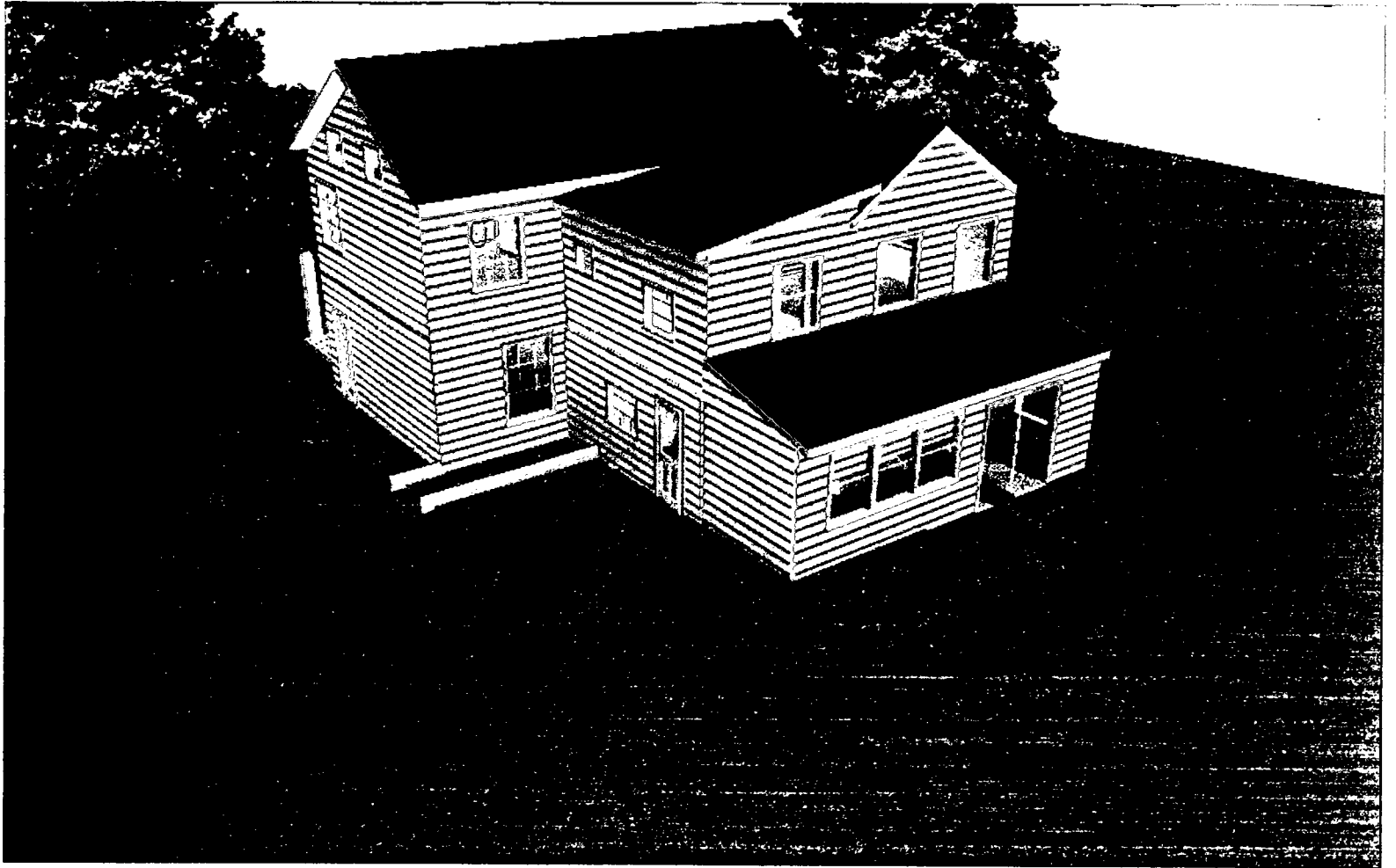


Option A



- 10"
- 10"
- 10"
- 10"

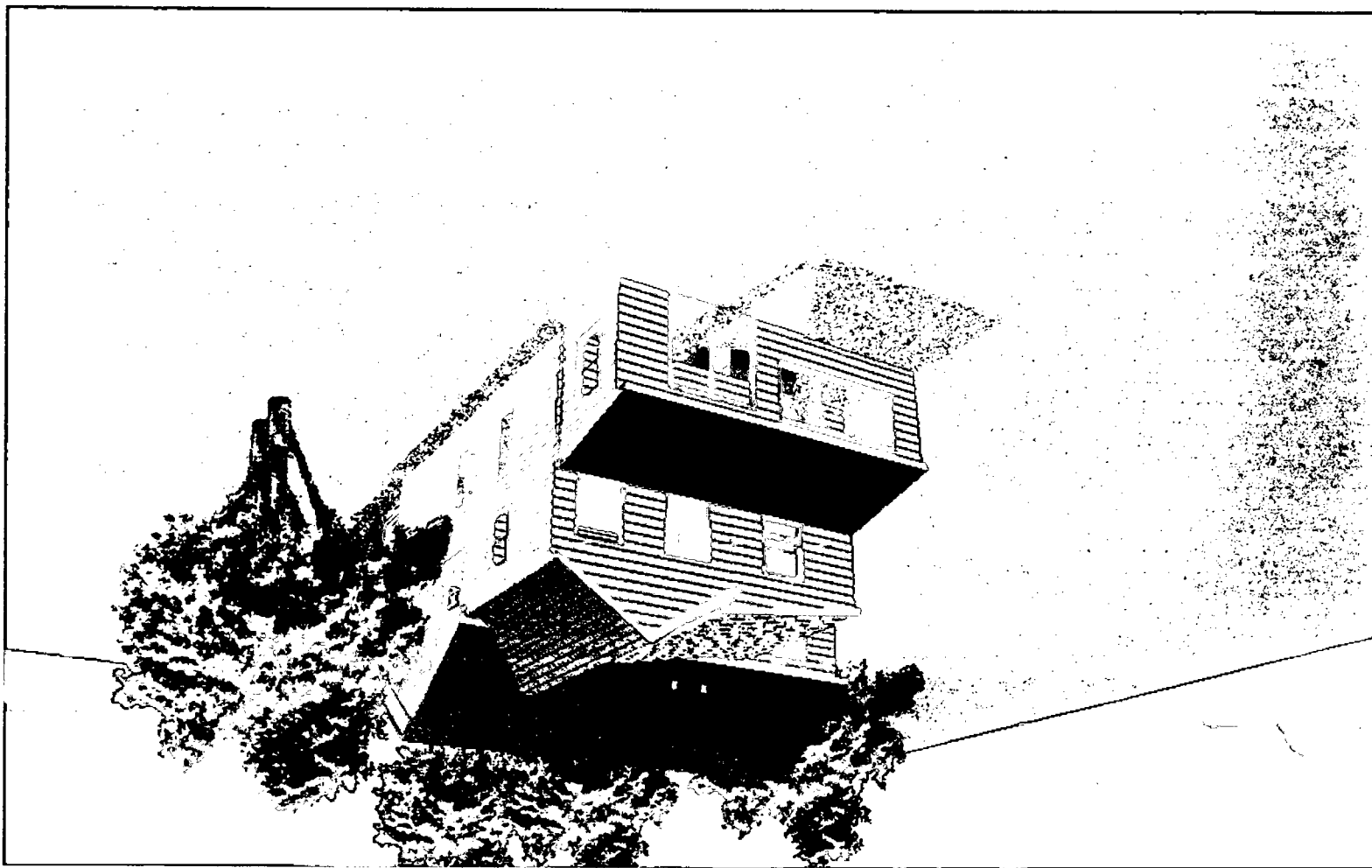
OPTION B



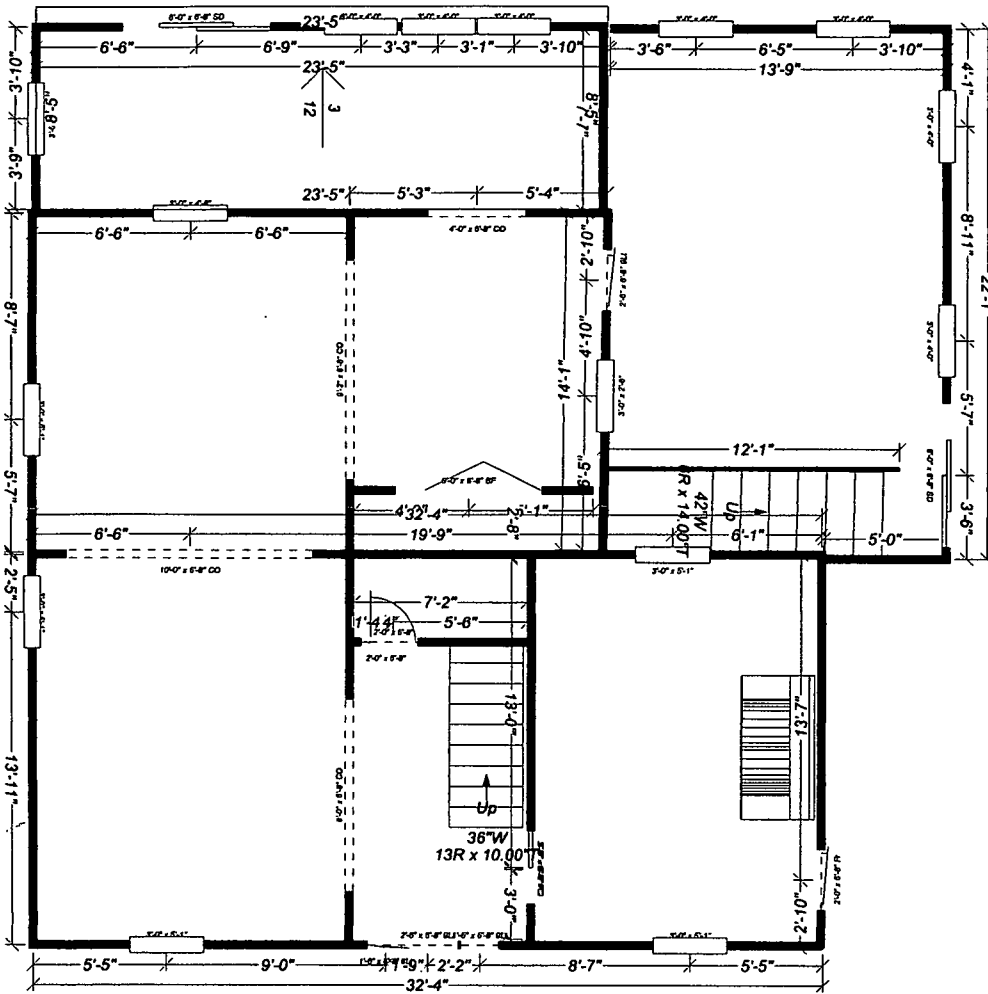
Option B

(2)

Option B





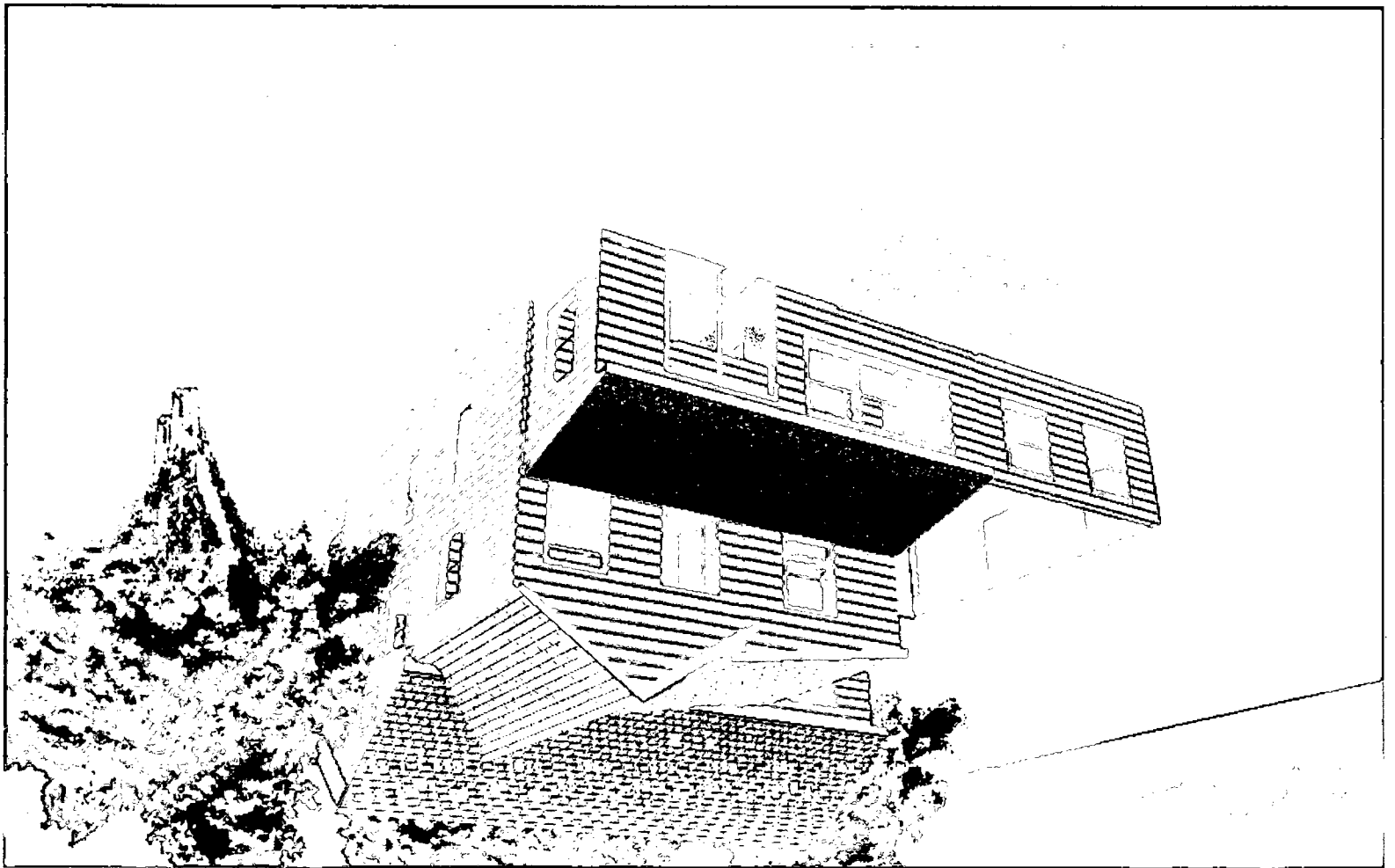


OPTION C

14

15

Option C





Front (west) Elevation



Right Side (southeast) Elevation



Rear (east) Elevation



Left Side (northeast) Elevation

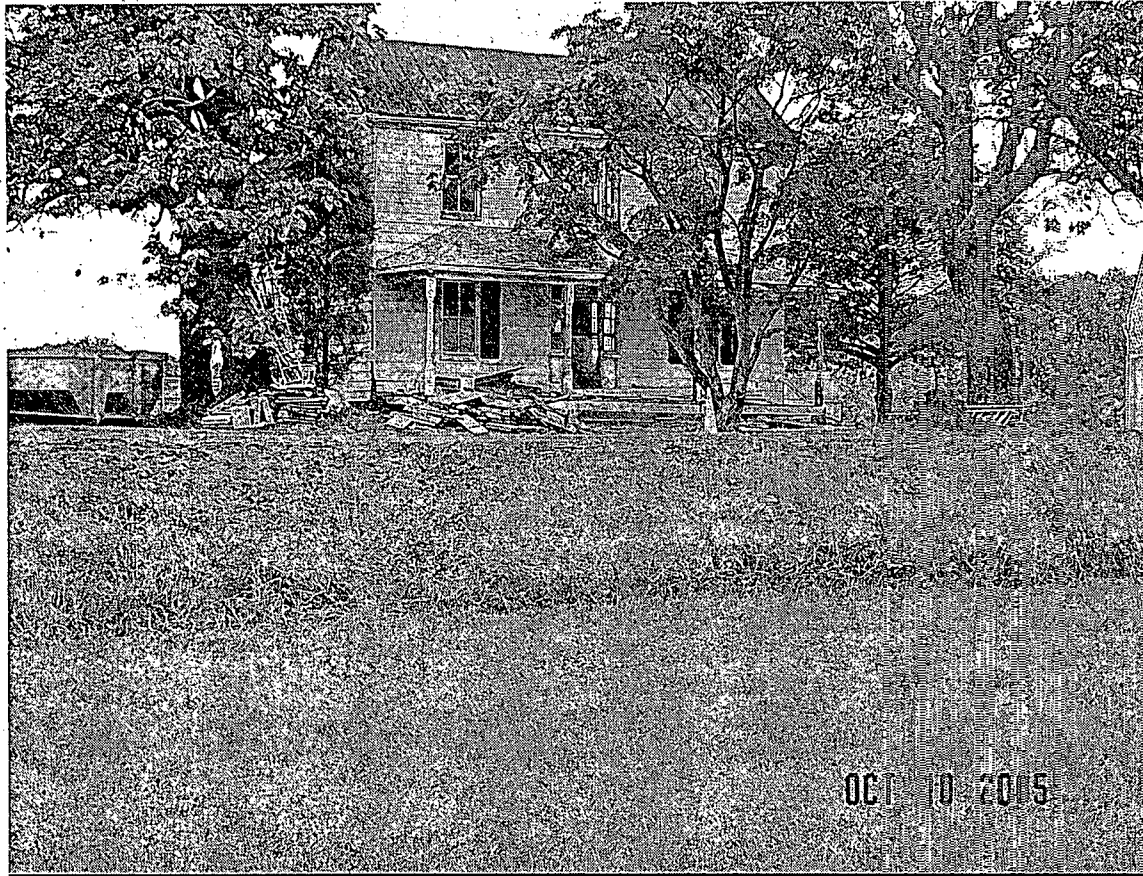


Existing She Roof Addition - exterior

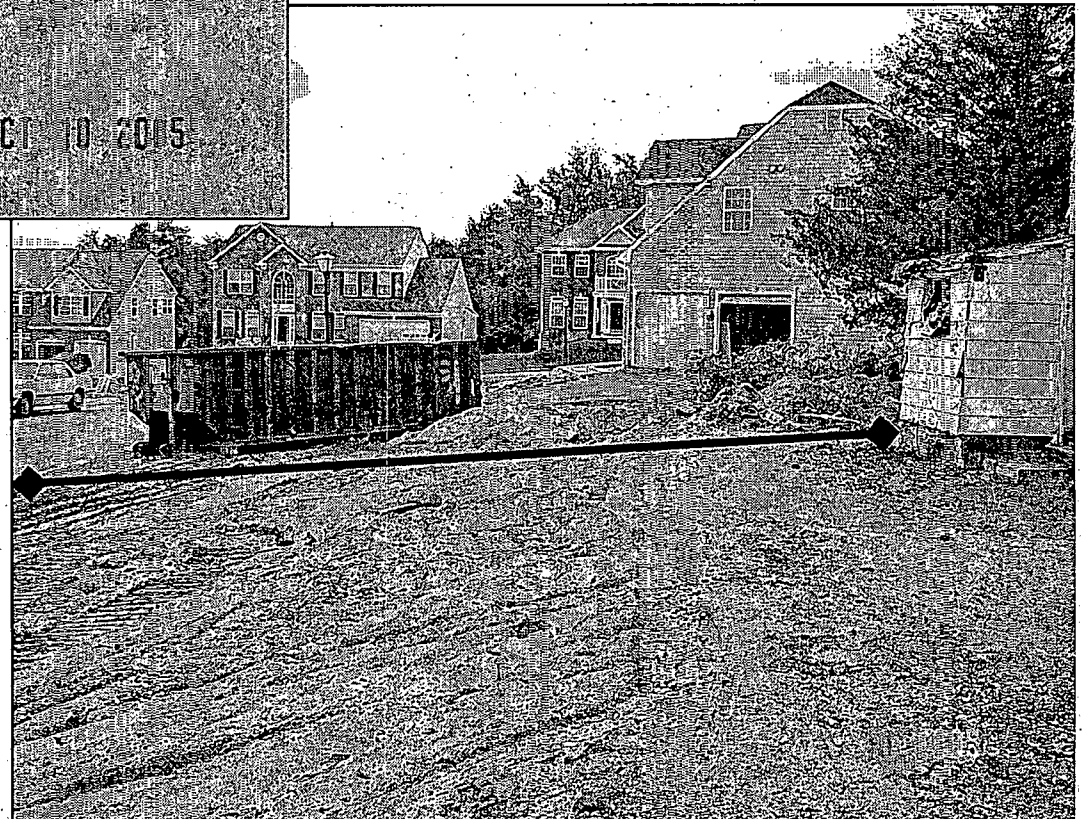


Existing She Roof Addition - interior

31



Setting



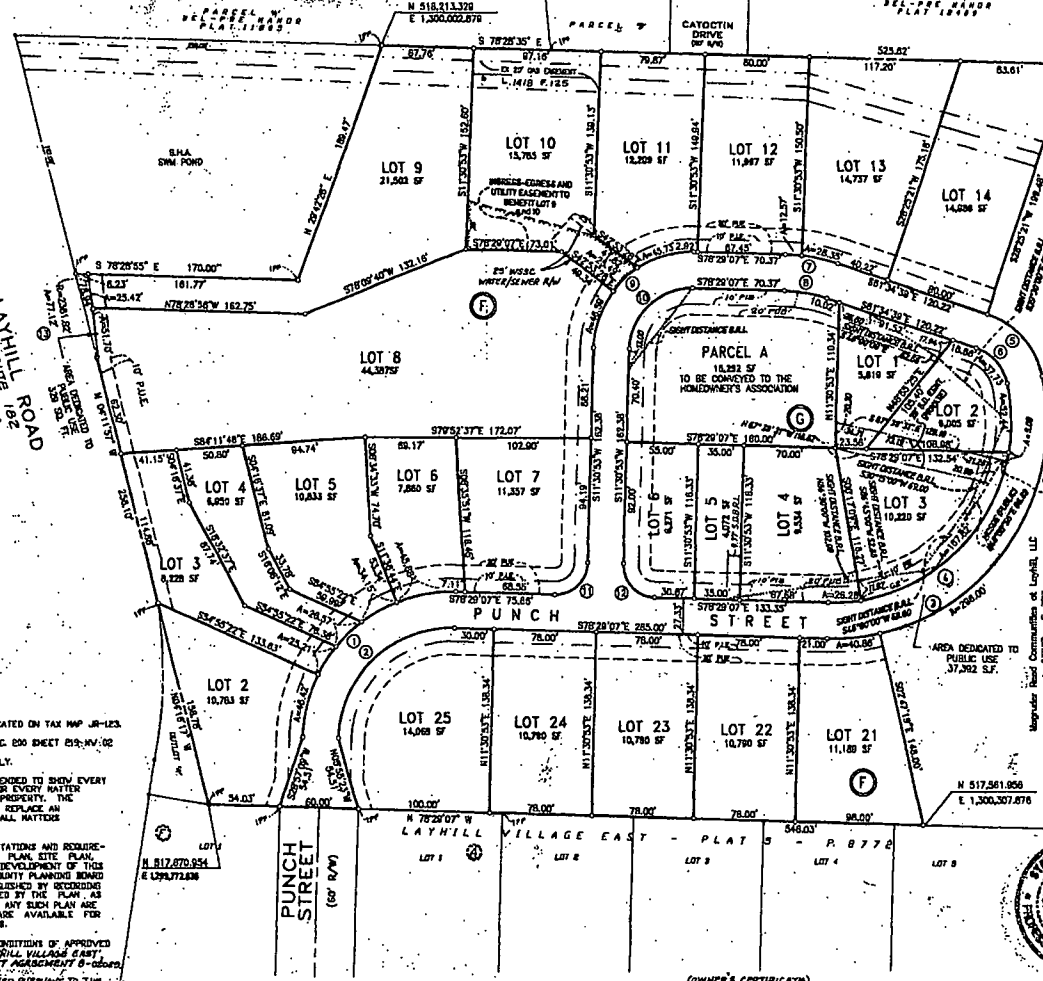
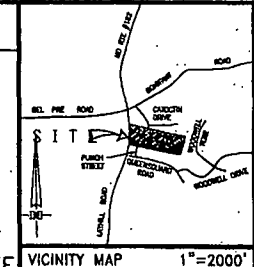
40 foot setback

26

PLAT TOTALS	
NUMBER OF LOTS/PARCELS	24 LOTS, 1 PARCEL
AREA OF LOTS/PARCEL	7.1041 AC. OR 309,455 S.F.
AREA OF STREET DEDICATION	0.8660 AC. OR 37,721 S.F.
TOTAL AREA THIS PLAT	7.9701 AC. OR 347,176 S.F.

CURVE TABLE					
NO.	RADIUS	ARC	CHORD	BEARING	DISTANCE
1	115.7	17.65	20.0000	N82°35'41"	14.210
2	115.7	17.65	20.0000	S82°35'41"	14.210
3	115.7	17.65	20.0000	S82°35'41"	14.210
4	115.7	17.65	20.0000	N82°35'41"	14.210
5	115.7	17.65	20.0000	S82°35'41"	14.210
6	115.7	17.65	20.0000	N82°35'41"	14.210
7	115.7	17.65	20.0000	S82°35'41"	14.210
8	115.7	17.65	20.0000	N82°35'41"	14.210
9	115.7	17.65	20.0000	S82°35'41"	14.210
10	115.7	17.65	20.0000	N82°35'41"	14.210
11	115.7	17.65	20.0000	S82°35'41"	14.210
12	115.7	17.65	20.0000	N82°35'41"	14.210
13	115.7	17.65	20.0000	S82°35'41"	14.210
14	115.7	17.65	20.0000	N82°35'41"	14.210
15	115.7	17.65	20.0000	S82°35'41"	14.210
16	115.7	17.65	20.0000	N82°35'41"	14.210
17	115.7	17.65	20.0000	S82°35'41"	14.210
18	115.7	17.65	20.0000	N82°35'41"	14.210
19	115.7	17.65	20.0000	S82°35'41"	14.210
20	115.7	17.65	20.0000	N82°35'41"	14.210
21	115.7	17.65	20.0000	S82°35'41"	14.210
22	115.7	17.65	20.0000	N82°35'41"	14.210
23	115.7	17.65	20.0000	S82°35'41"	14.210
24	115.7	17.65	20.0000	N82°35'41"	14.210
25	115.7	17.65	20.0000	S82°35'41"	14.210

PLAT No. 22800



**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, AND ESTABLISH AND GRANT TO MONTGOMERY COUNTY, MARYLAND OR OTHER APPROPRIATE AGENCIES, TEMPORARY EASEMENTS OVER THE LOTS SHOWN HEREIN TO THE NEARBY BUILDING RESTRICTION LINES, ALGEMENT, CONTIGUOUS AND PARALLEL TO THE STREET LINE, SAID EASEMENTS SHALL BE EXTENDED AFTER THE REQUIRED PUBLIC IMPROVEMENTS OF ADJACENT ROADWAYS HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND OR OTHER APPROPRIATE AGENCIES, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE GRANT A PUBLIC UTILITY EASEMENT (PUE) AS SHOWN HEREIN, TO THE PARTER NAMED IN A DOCUMENT TITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON LIDER 2034 AT FOLIO 457, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES, AND ESTABLISH THE CONSERVATION EASEMENT CATEGORY I AS SHOWN HEREIN, PER THE TERMS AND CONDITIONS OF A DOCUMENT TITLED "CONSERVATION EASEMENT" AS RECORDED AMONG THE APPROVED LIES AND RECORDS IN LIDER 15176 AT FOLIO 418 AND ESTABLISH THE INTEREST OR CROSS EASEMENT AND UTILITY EASEMENT AS SHOWN HEREIN FOR THE BENEFIT OF LOTS 9 AND 10.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS, AGENTS AND ASSIGNS, A PUBLIC IMPROVEMENT EASEMENT IN, ON AND OVER THE LAND DESIGNATED HEREIN AS PUE, WITH THE TERMS AND PROVISIONS OF SAID DOCUMENT BEING THE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT", RECORDED AMONG THE APPROVED LIES AND RECORDS IN LIDER 2034 AT FOLIO 457.

FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION (WS&S) SUCH EXCLUSIVE RIGHTS AS ARE NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SEWAGE MAINS AND WATER MAINS AND APPURTENANCES WITHIN THE SEVEN AND A HALF WATER MAINS AND APPURTENANCES WITHIN THE SEVEN AND A HALF WATER RIGHTS OF WAY EASEMENT HEREBY SUBMITTED TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT OF WAY DOCUMENT FROM THE COUNTY ENGINEER AND EIGHTH TO THE V&S&C AND TO BE RECORDED.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR IN ACCORDANCE WITH SECTION 20-244(a) OF THE MONTGOMERY COUNTY CODE, CONCERNING REGULATIONS.

WE HEREBY CERTIFY THAT WE ARE NOT SUBJECT TO ANY ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

MARYLAND RECORD COMPANIES AT LAYHILL, LLC  
 Scott Reed, Managing Member  
 We hereby consent to this plan of subdivision.  
 Signature: *Scott Reed* Date: 12/31/03  
 Signature: *Wheaton Election District* Date: 12/31/03  
 Signature: *Wheaton Election District* Date: 12/31/03  
 Signature: *Wheaton Election District* Date: 12/31/03

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN A CERTAIN PLAN FOR THE INSTANT CITY OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN AS CATHEDRAL, MONTGOMERY HILLS AND RIDGE HILLS, AS TO THE LOTS IN BLOCK G, WHEATON RECORD COMPANIES AT LAYHILL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BOOK DATED APRIL 28, 2003 AND RECORDED IN LIDER 22807 AT FOLIO 773, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREIN, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 20-244(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA DECLINED ON THIS PLAN IS 347,176 SQ. FT. OR 7.9701 ACRES OF WHICH 37,721 SQ. FT. OR 0.8660 ACRES IS DEDICATED TO PUBLIC USE.

Signature: *John A. Winter* Date: 3/10/2004  
 JOHN A. WINTER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10686

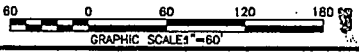


**WHEATON RECORD PLAT**  
 LOT 2 thru 14,  
 LOTS 21 thru 25 BLOCK F, LOTS 1 thru 6  
 AND PARCEL A, BLOCK G  
 LAYHILL VILLAGE EAST  
 WHEATON ELECTION DISTRICT No. 13  
 MONTGOMERY COUNTY, MARYLAND

FILED

JUN 24 2004

**P.G. ASSOCIATES, INC.**  
 Civil Engineers & Land Surveyors & Planners  
 334-A HUNGERFORD DRIVE  
 ROCKVILLE, MARYLAND 20850  
 Phone: (301) 509-1361



- NOTES:**
- PROPERTY IS ZONED R-200.
  - PROPERTY SHOWN ON THIS PLAN IS LOCATED ON TAX MAP JF-123.
  - PROPERTY SHOWN IS LOCATED ON V&S&C BOOK SHEET 218, NV.02
  - FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
  - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, AND EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON NITE ALL MATTERS AFFECTING TITLE.
  - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAN, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  - THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF APPROVED PRELIMINARY PLAN NO. 1-2003, CONTAINED IN LAYHILL VILLAGE EAST, AND SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT S-2003.
  - PRELIMINARY PLAN NO. 1-2003, HAS APPROVED FURTHER TO THIS SPECIAL "ZONING" EXCEPTION FOR AFFORDABLE HOUSING FACILITIES PURSUANT TO THE CITY OF ANNUAL GROWTH POLICY.
  - SUBJECT TO DECLARATION OF COMMITMENT FOR PRIVATE OPEN SPACE, RECORDED MARCH 11, 2004, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
  - NO GRASS OR VEGETATION SHALL BE PERMITTED TO A HEIGHT GREATER THAN 2' WITHIN THE CURB WITHIN THAT PORTION OF THE LOTS OR PARCELS SHOWN HEREON THAT LIES WITHIN THE RIGHT LINES (LIMIT OF SAID EIGHT LINES) AND DESIGNATED HEREON AS RIGHT DISTANCE WALL WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PERMITTING SERVICES IN ORDER TO PROVIDE A GAME SIGHT DISTANCE ALONG PUNCH STREET.

**NOTES (CONT.)**

NO GRASS OR VEGETATION SHALL BE PERMITTED TO A HEIGHT GREATER THAN 2' WITHIN THE CURB WITHIN THAT PORTION OF THE LOTS OR PARCELS SHOWN HEREON THAT LIES WITHIN THE RIGHT LINES (LIMIT OF SAID EIGHT LINES) AND DESIGNATED HEREON AS RIGHT DISTANCE WALL WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PERMITTING SERVICES IN ORDER TO PROVIDE A GAME SIGHT DISTANCE ALONG PUNCH STREET.

**PIA No. 04-014**  
 The Maryland-National Capital Park & Planning Commission  
 Montgomery County Planning Board  
 Approved: *March 20, 2003*  
 DATE  
 Approved: *March 20, 2004*  
 DATE

Montgomery County, Maryland  
 Department of Permitting Services  
 Approved: *March 20, 2004*  
 DATE  
 RECORDED  
 PLAT NO.

22



MAY 2003  
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