

10/59-05A 26011 Frederick Road
Hyattstown Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 19, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 367510

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH CONDITIONS**. The conditions of approval are:

1. All of the fencing will be wood, not aluminum.
2. Final details of the fencing including location, design, and materials will be reviewed by staff before final approval.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Randall Peterson

Address: 26011 Frederick Road, Hyattstown, MD 20871

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS #8

Permit #
367510

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Randall Peterson
Daytime Phone No.: 301-874-6985

Tax Account No.: 00027885
Name of Property Owner: Randall Peterson Daytime Phone No.: 301-874-6985
Address: 26011 Frederick Rd. Clarksburg MD 20871
Street Number City Street Zip Code
Contractor: Sunrise Premier Pools Phone No.: 410-349-3857
Contractor Registration No.: _____
Agent for Owner: Mike Greene Daytime Phone No.: 410-349-3857

LOCATION OF BUILDING/PREMISE
House Number: 26011 Street: Frederick Rd.
Town/City: Clarksburg Nearest Cross Street: RT 109
Lot: P16 Block: _____ Subdivision: Hyatts Town
Liber: K (52) Folio: 197 (270) Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Pool
1B. Construction cost estimate: \$ 35,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height _____ feet 54 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.
Randall Peterson Signature of owner or authorized agent
Dec. 05, 2004 Date

Approved: W/ 2 conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 1-19-05
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

*The pool will be placed behind the corner b.
The pool will not disturb the existing building
but it will enhance the existing area.*

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

*The swimming pool will enhance the surrounding area. It will
resemble a pond. The pool will have a pebble tec. coating (Tahoe blue)
with the natural rock coping with grass coming up to the coping
edge. The pool is in Hyattstown.*

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

THIS INFORMATION WILL BE PHOTOGRAPHED DIRECTLY INTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26011 Frederick Rd, Hyattstown **Meeting Date:** 01/12/05
Applicant: Randall Peterson **Report Date:** 01/05/05
Resource: Outstanding Resource **Public Notice:** 12/29/04
Hyattstown Historic District
Review: HAWP **Tax Credit:** None
Case Number: 10/59-05A **Staff:** Anne Fothergill

PROPOSAL: Construction of pool and fencing

RECOMMENDATION: Approval with two conditions

STAFF RECOMMENDATION

Staff is recommending approval with the following conditions:

1. All of the fencing will be wood, not aluminum.
2. Final details of the fencing including location, design, and materials will be reviewed by staff before final approval.

PROJECT DESCRIPTION

SIGNIFICANCE: Hyatt House—Outstanding Resource, Hyattstown Historic District
STYLE: Federal
DATE: early to mid 1800s

This 2 ½-story log and frame building was built in several sections during the early to mid 1800s. It was one of 12 houses in Hyattstown in 1811. It was a hotel run by Asa Hyatt, nephew of the town's founder, for a number of years and James K. Polk stayed there in 1845 on his way to the Presidential Inauguration. Later the building was used as a general store and residence.

PROPOSAL

The applicant is proposing construction of a pool behind the house. The pool is designed to be pond-like with a blue pebbletec coating and flagstone coping with grass to the coping edge. There is a proposed concrete patio next to the pool, which will be textured to resemble stone. Around the pool, the applicants are proposing new fencing that is 3' tall in one section and 6' tall for most of it. A few sections are wood and the bulk of the fencing is aluminum with posts. As can be seen in the site plan in Circle 7, the pool and the fence are located behind the

garage, driveway and shed, which are behind and to the left of the house.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Using these guidelines, construction of a pool that is set back behind the resource is approvable. The pond-like design is appropriate for this setting. Staff would like to see all the fencing be wood, not just the small front sections, and is recommending that material change as a condition of approval. The proposed patio is textured concrete to resemble stone and staff would like the applicant to consider flagstone for the patio like the coping.

The proposed pool and wood fencing will not adversely impact the character of the historic district and will be consistent with the Secretary of Interior's *Standards for Rehabilitation* and the *Vision of Hyattstown*.

Staff recommends approval with two conditions, as noted on page one.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve*** the HAWP application **with the two conditions stated at the beginning of this report** as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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DPS - #8

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email:
 petersongang
 @att.net

LOCATION OF BUILDING/PREMISE

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 Lot: P16 Block: _____ Subdivision: Hyatts Town
 Liber: W (522) folio: 197 (270) Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 35,000.00

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

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Randall Peterson
 Signature of owner or authorized agent

Dec. 05, 2004
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

<p>Owner's mailing address Randall + Eileen Peterson 26011 Frederick Rd Clarksburg MD. 20871</p>	<p>Owner's Agent's mailing address operation Manager Mark Turner Sunrise Premier Pool Builders LLC 1460 Ritchie Hwy. suit 108 Arnold, MD. 21012</p>
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Adjacent and confronting Property Owners mailing addresses

<p>Purdum Jamisen 26005 Frederick Rd. Clarksburg MD. 20871 Executor of Estate Sandra Oden * No objection letters attached.</p>	<p>Don + Patty Burgess 26021 Frederick Rd. Clarksburg MD 20871 * No objection letters attached.</p>
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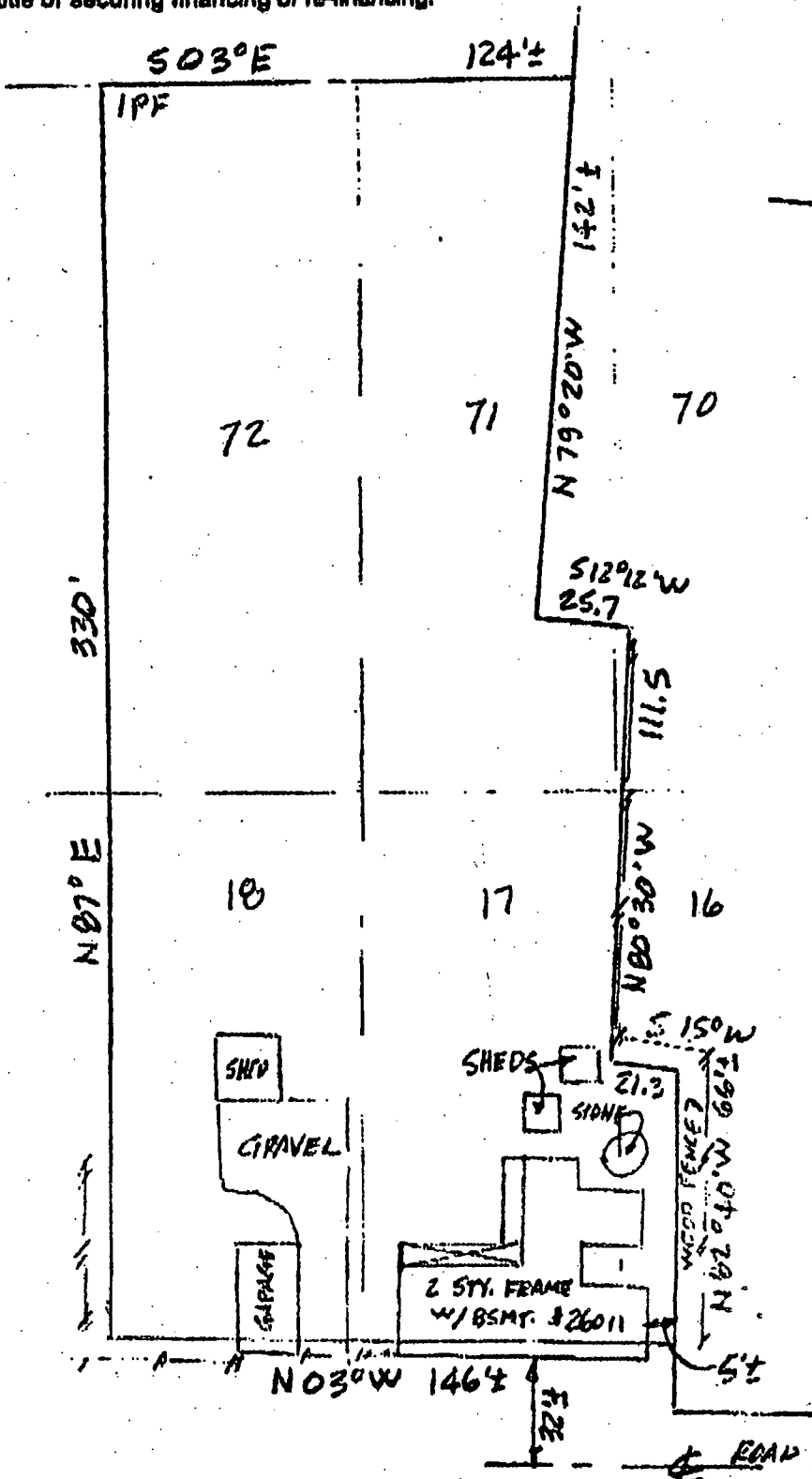
<p>confronting adj property Hyattstown Christian Church 26016 Frederick Rd Clarksburg MD. 20871</p>	
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The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTES:
 (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 50
 Date of Map: 7-2-79
 Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.
 (3) The accuracy of this survey and the apparent setback distances is 2'±



EXISTING



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent viable structures, if any. THE PLAT IS NOT FOR DETERMINING PROPERTY.

FREDERICK ROAD
 LOCATION DRAWING

6

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTES:

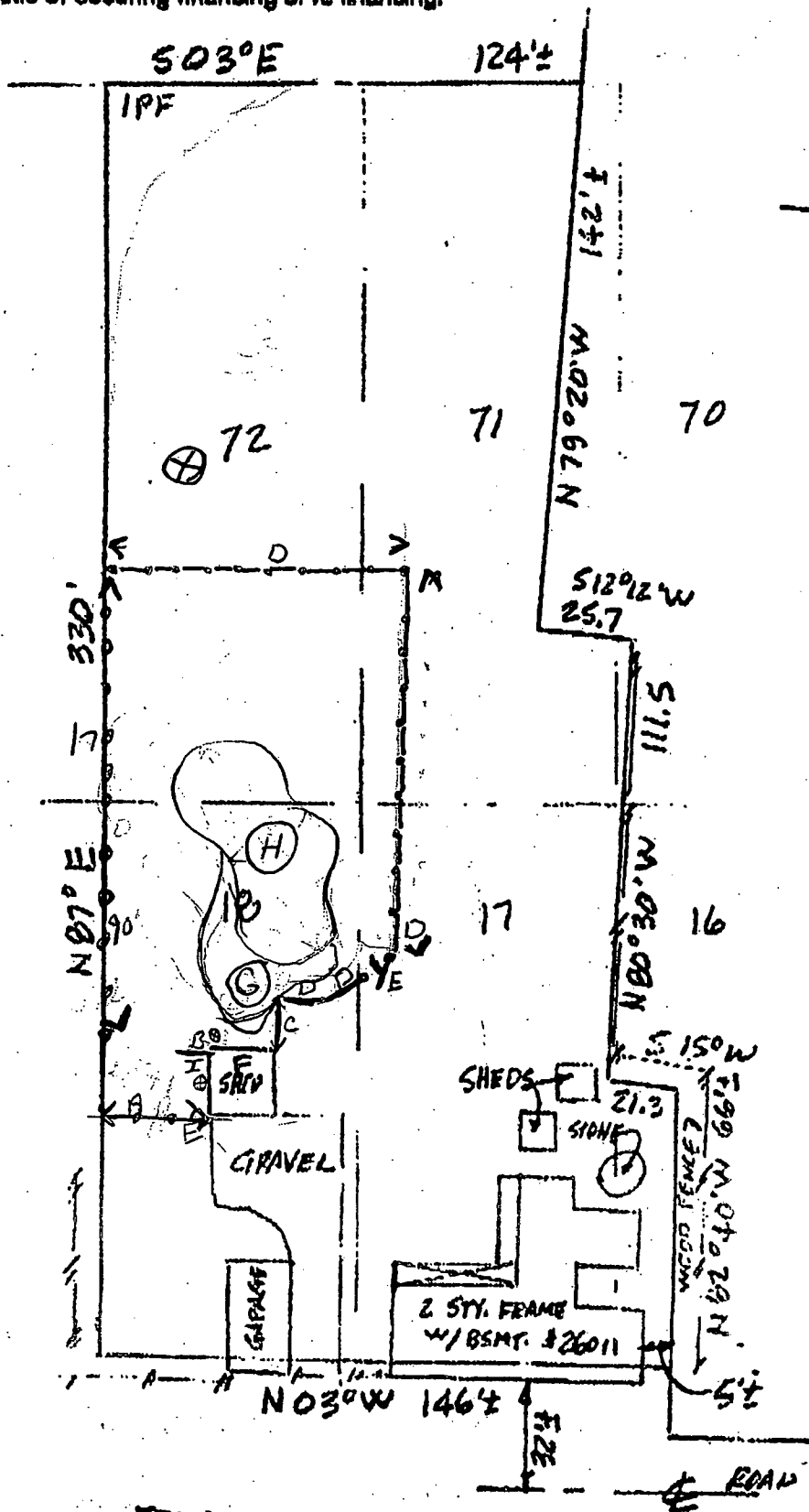
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Date of Map: **7-2-79**

Flood Zone: **"C"**

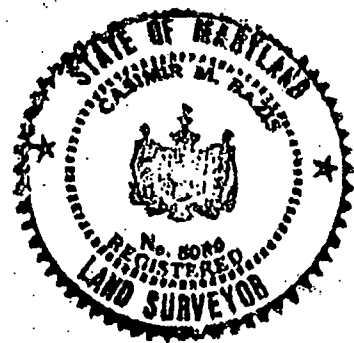
(2) No property corners found or set un ess otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2'±



- A - 36' wood fence
- B - 6' wood fence 4' high
- C - 17' wood fence
- D - 6' (→) aluminum fence with post
- E - 4' gate
- F - shed 19'0 x 17'W
- G - concrete pad
- I - Tree
- H - Swimming Pool 38'L x 18'W
- J - wood fence 6'H x 66'L = 104'L

PROPOSED



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted

(7)

**FREDERICK ROAD
LOCATION DRAWING**

Steel-reinforcing rods

All necessary plumbing for water inlets & drains is laid into the steel frame

#2 wiring is installed

300-watt light

Shotcrete is sprayed over the steel frame to form the shell of the pool

The coping is completed (the "lip" of the pool)

Concrete deck

The pool shell is sprayed pebble Tec Tahoe blue

Jandy filter pumps

Ray-Vac automatic pool sweepers

Flag stone coping

Wood picket fencing

Aluminum fencing

26005 Frederick Rd
Clarksburg, Md
20871

I Andra K Ober owner of the property listed above, have **No** objection to
(Property Owner)
the swimming pool being built on the property at 26011 Frederick Rd. Clarksburg Md.

Executor of Estate
(Purdum Jamison)

Andra K Ober

(Signature)

10/30/04

(Date)

Don + Patty Burgess
26021 Frederick Rd
Clarksburg Md 20821

I Don L R Burgess Jr owner of the property listed above, have **No** objection to
(Property Owner)
the swimming pool being built on the property at 26011 Frederick Rd. Clarksburg Md.

Don L R Burgess Jr
(Signature)

5 Dec 2004
(Date)

26011 Frederick Road, Hyattstown



The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTES:

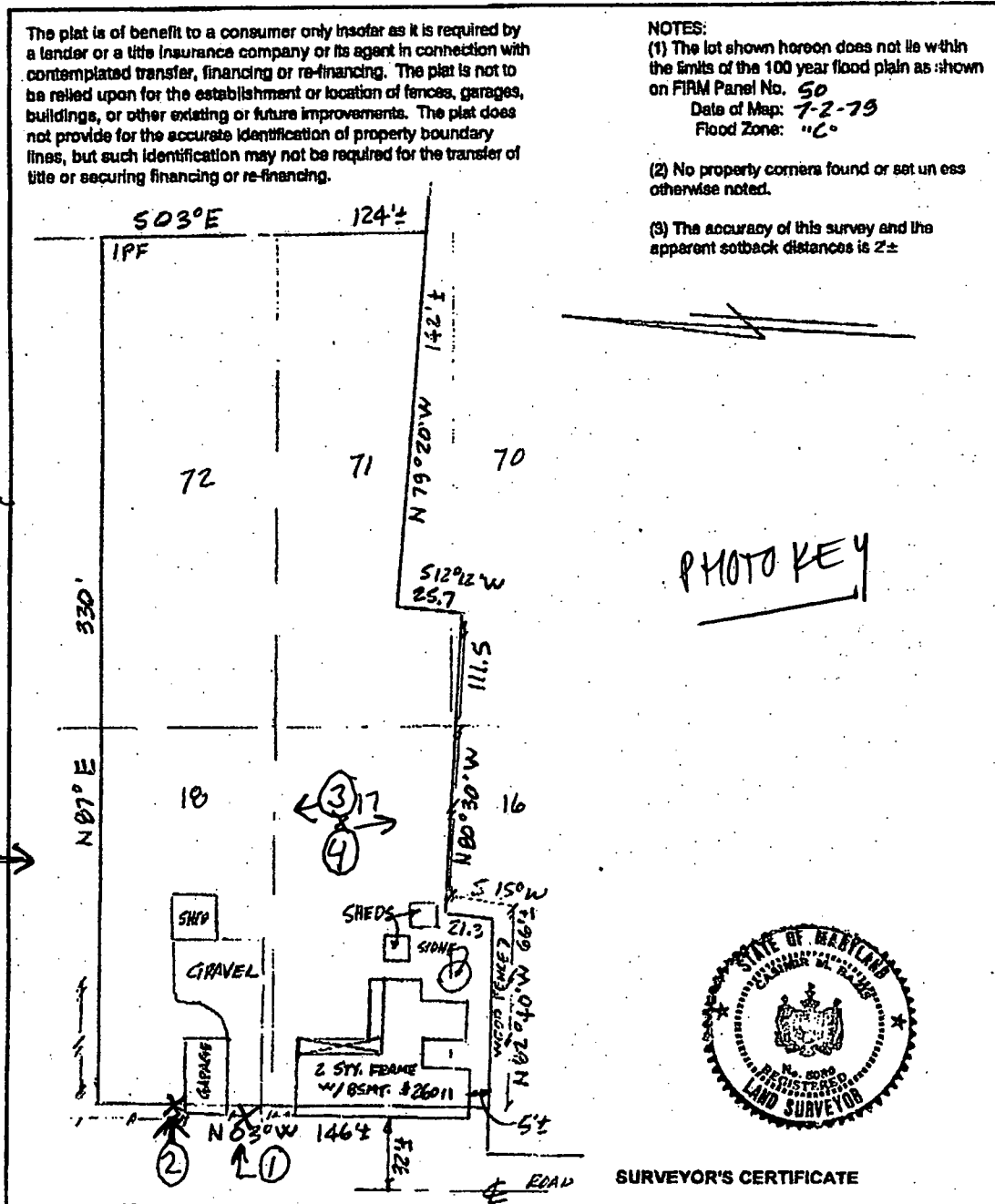
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① = photo No.
 X = photo was TAKEN FROM
 → Direction of camera

⑤ X →



FREDERICK ROAD
 LOCATION DRAWING
 LOTS 18 & 72 & PARTS OF LOTS 16, 17,
 TOWN OF HYATTSTOWN
 MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Casimir M. Bazis
 Casimir M. Bazis RPLS #5089

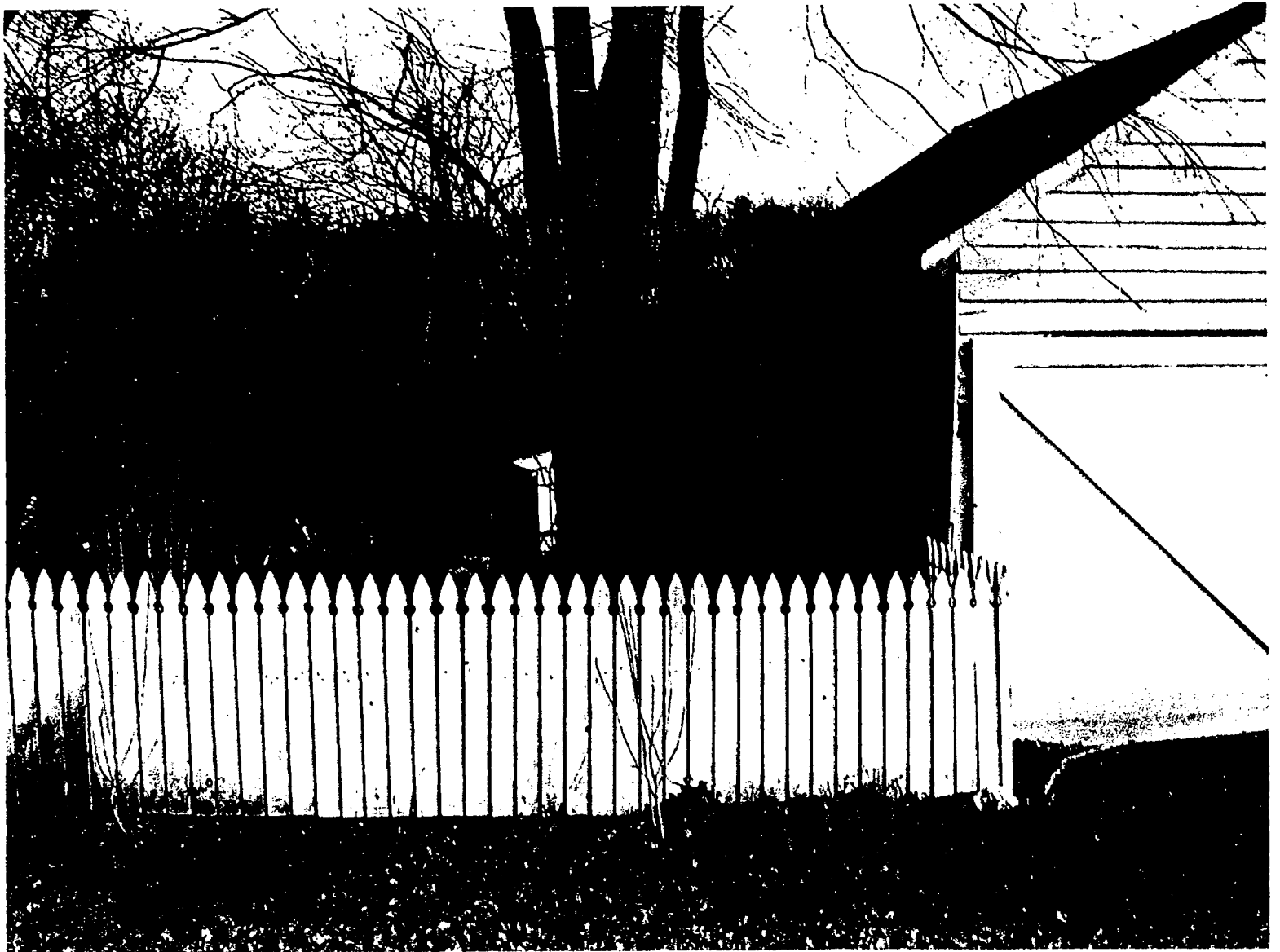
ORIGINAL PLAT RECORDED LIBER "K" FOLD 197
 THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB# 07-127BH	DATE 2-26-86
FIELD PCK #MB	DRAFT 3
RECEIVED 4-29-04	P.B. P#
SCALE: 1" = 50'	

R.C. KELLY & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 10801 LOCKWOOD DRIVE, SUITE 190
 SILVER SPRING, MARYLAND 20901
 (301)583-8005 FAX (301)681-7216
 E-MAIL: survey@rckelly.com

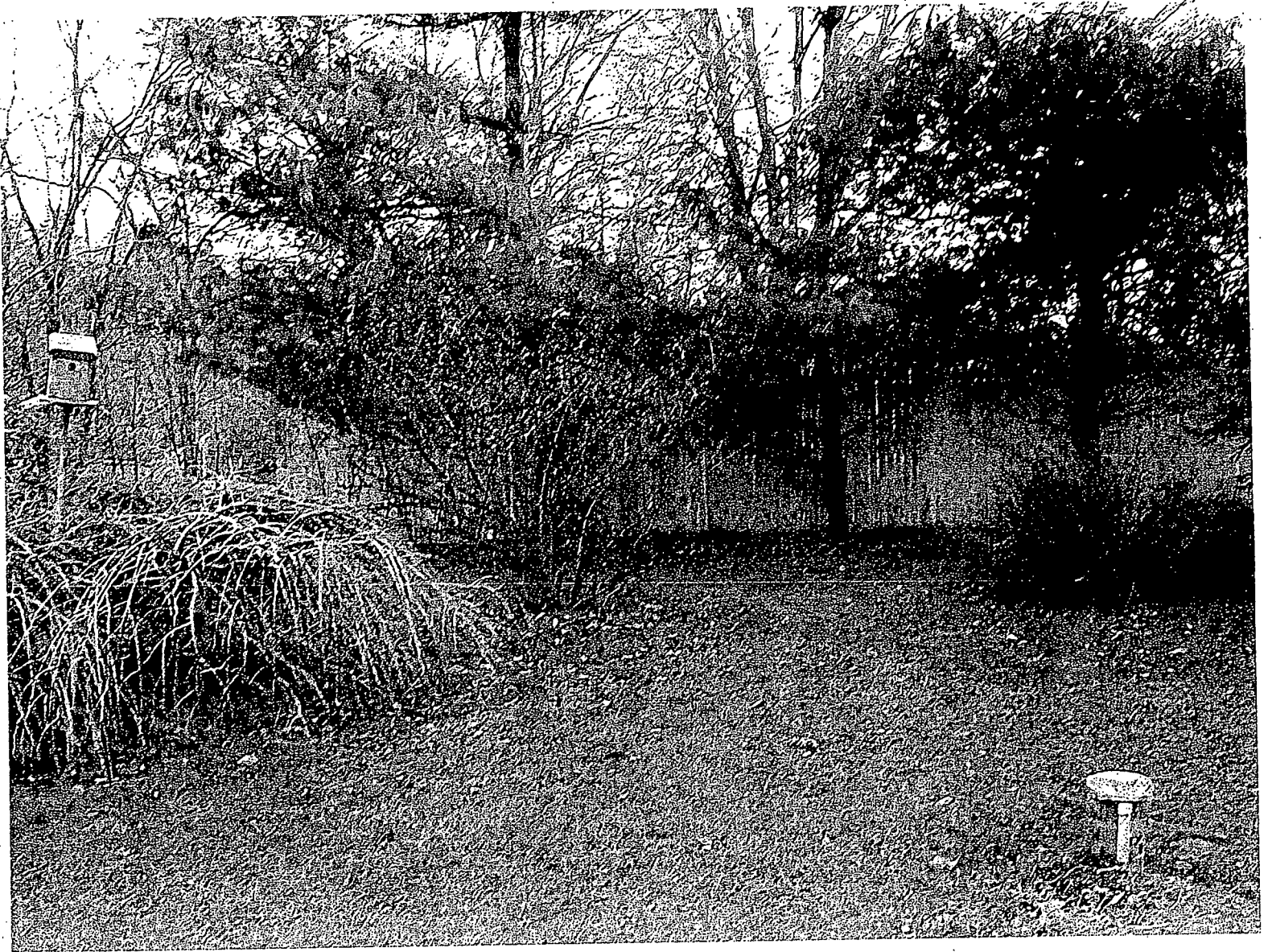


1- FRONT entry to property
DRIVEWAY





3 - next to well head



4 - Adjoining property
26005 Frederick Rd



5 - Adjoining property
26021 Frederick Rd.

2002 Digital Orthophoto Images
[Click on photo to enlarge]



Current View - 640 x 480 pixels @ 100% zoom

Set the zoom and size then click an area on the image.

Zoom to %

Size (pixels)

[Java Viewer](#) | [HTML Viewer](#) | [Help](#)

Note: Photo taken in March 2002.

[Close](#) | [Print](#)





similar pool design with
irregular flagstone coping
with grass and
pond-shaped pool

20

