

## Fothergill, Anne

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**From:** Fothergill, Anne  
**Sent:** Monday, February 02, 2009 11:08 AM  
**To:** 'KMHLyons@aol.com'  
**Subject:** RE: Meeting to Discuss Falling Green

MHT will help you determine which period of construction you should be aiming to reconstruct since this house was built and added onto at different times. According to the 2001 architectural assessment report in the file: In 1770 the house had a single bay wood porch with a gable roof over the front door. Then in 1882 a Queen Anne Style porch was added, three bays wide. In 1936 this porch was removed and replaced with a single-story gable-roofed porch.(this porch has been removed.

thanks,  
Anne

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**From:** KMHLyons@aol.com [mailto:KMHLyons@aol.com]  
**Sent:** Monday, February 02, 2009 9:54 AM  
**To:** Fothergill, Anne  
**Subject:** Re: Meeting to Discuss Falling Green

Anne,

I understand the process with MHT; however, Claire was the planner, as I recall, who indicated that HPC might need to look further into the style of porch that is appropriate for the structure. Is there anything in the file that would suggest what style we should be seeking to restore?

Kathy

In a message dated 2/2/2009 8:59:43 A.M. Eastern Standard Time, [Anne.Fothergill@mncppc-mc.org](mailto:Anne.Fothergill@mncppc-mc.org) writes:

MHT can definitely provide guidance on the front porch, and they will need to support all your plans because of the easement. After you have met with them and have their support, you can submit a Historic Area Work Permit (HAWP) that our office will review. Also, check with MHT, because you may need a full Easement Committee review and you would do that before submitting the HAWP. And I am happy to meet with you after you have gone through your plans with them. thanks, Anne

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**From:** KMHLyons@aol.com [mailto:KMHLyons@aol.com]  
**Sent:** Friday, January 30, 2009 4:52 PM  
**To:** Fothergill, Anne  
**Subject:** Re: Meeting to Discuss Falling Green

Anne,

Also, one of the issues we will wish to discuss with you is the determination of the style of the front porch. I seem to recall that there was some controversy as to whether it should be rebuilt in a portico style or a full-porch Victorian style. We have pictures of the former, but know that just before OBGC took ownership that a full length porch had been in place and had fallen down from disrepair. HPC's guidance as to the appropriate style would be beneficial to our efforts.

Kathy

## Fothergill, Anne

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**From:** Fothergill, Anne  
**Sent:** Wednesday, February 27, 2008 1:14 PM  
**To:** 'Lucas, Gail'  
**Subject:** HAWP status

Hi Gail,

In our files it shows that in 2005 Michele Oaks sent DPS an approval memo and an approved HAWP application # 379107 for 4501 Olney-Laytonsville Road, Olney. However, the DPS web site shows the HAWP application "in process". The applicants are now ready to begin work and I want to make sure they are all set. This wasn't my case and it's possible the paperwork wasn't sent over to you all. Please let me know if I should re-send the application and memo or if the status can be updated in the computer.

thanks, Anne

Anne Fothergill  
Planner Coordinator  
Montgomery County Planning Department  
Countywide Planning--Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400 phone  
301-563-3412 fax  
<http://www.mc-mncppc.org/historic/>

## Fothergill, Anne

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**From:** Fothergill, Anne  
**Sent:** Wednesday, February 27, 2008 1:19 PM  
**To:** 'KMHLyons@aol.com'  
**Subject:** FW: Falling Green

I pulled the Falling Green file and it looks like you were approved for the removal of the additions and all that paperwork was processed in 2005 and both you and DPS should have copies of it. I just emailed DPS to make sure they have the HPC approval. I am sure you know this, in 2005 the new addition was approved in concept by the HPC, and a separate HAWP application will need to be filed with those plans and the MHT approval letter when you are ready for that next stage of your work. Please email me with any questions.

thanks,  
Anne

Anne Fothergill  
Planner Coordinator  
Montgomery County Planning Department  
Countywide Planning--Historic Preservation Section  
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Silver Spring, MD 20910  
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<http://www.mc-mncppc.org/historic/>

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**From:** KMHLyons@aol.com [mailto:KMHLyons@aol.com]  
**Sent:** Tuesday, February 26, 2008 6:54 PM  
**To:** Oaks, Michele  
**Subject:** Falling Green

Michele,

OBGC is getting a bid on the cost to remove both additions to Falling Green this Spring. As MHT has approved this action as has HPC, is there any other action required of OBGC before proceeding? Does the Historic Areas Work Permit that was issued apply to this type of action? Please advise.

Kathy Lyons




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

MEMORANDUM

TO: Kathy Lyons  
Olney Boys and Girls Community Sports Association

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 379107

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The Historic Preservation Commission at its April 27, 2005 meeting **approved** your Historic Area Work Permit application for demolition of the main house's frame additions at 4501 Olney-Laytonsville Road, Olney.

When you file for your demolition permit at DPS, you must take with you the attached approval letter and the signed HAWp application. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your County demolition permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your demolition permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner  
Historic Preservation Section (M)

SUBJECT: Historic Area Work Permit # 379107

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

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

Applicant: Olney Boys and Girls Community Sports Association (Kathy Lyons, Agent)

Address: 4501 Olney-Laytonsville Road, Olney (*Master Plan* Site # 23/57, **Falling Green**)

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

JB

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kathy Lyons  
Daytime Phone No.: 301-570-5577  
Tax Account No.: 310 476 58

Name of Property Owner: Olney Boys and Girls Community Sports Association Daytime Phone No.: 301-570-7049  
Address: PO Box 27 Olney MD 20830  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Kathy Lyons Daytime Phone No.: 301-570-5577  
16301 Batchellors Forest Rd, Olney, MD 20832

**LOCATION OF BUILDING/PREMISE**  
House Number: 4501 Street: Olney Laytonville Road  
Town/City: Olney Nearest Cross Street: Olney Mill Road  
Lot: 5 Block: \_\_\_\_\_ Subdivision: Brooke Farm  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |  |  |                                       |  |  |                               |                               |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> A/C                             | <input 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 type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ |  |  |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height: \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kathy Lyons Signature of owner or authorized agent April 4, 2005 Date

Approved: X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 4/28/05  
Application/Permit No.: 379107 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

**WRITTEN DESCRIPTION OF PROJECT:**

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

**DEMOLITION OF ALL EXISTING FRAME ADDITIONS  
ON THE SUBJECT MAIN HOUSE.**

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

**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 crown 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.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4501 Olney-Laytonsville Road, Olney	<b>Meeting Date:</b>	04/27/05
<b>Resource:</b>	<i>Master Plan</i> Site # 23/57 <b>Falling Green</b>	<b>Report Date:</b>	04/20/05
<b>Review:</b>	HAWP	<b>Public Notice:</b>	04/13/05
<b>Case Number:</b>	23/57-05A	<b>Tax Credit:</b>	No
<b>Applicant:</b>	Olney Boys and Girls Community Association (Kathy Lyons, Agent)	<b>Staff:</b>	Michele Oaks
<b>Proposal:</b>	Demolition of additions		
<b>Recommendation:</b>	Approve		

**DESCRIPTION**

**SIGNIFICANCE:** *Master Plan* Site # 23/57, Falling Green  
**STYLE:** Georgian  
**DATE:** 1764

Falling Green is a fine, well-preserved Georgian residence with a 150-year association with the Brooke family, one of the oldest and most illustrious in Montgomery County. James Brooke, Quaker settler, conveyed the land in 1745 to his son Basil who built the Georgian house in 1764. Like Norwood, Falling Green follows a traditional Georgian form and interior arrangement of space. The five-bay, single-pile dwelling has a center passage plan. Constructed of brick laid in Flemish bond, the structure features a beltcourse, molded watertable, and crenelated cornice molding.

**CONSTRUCTION HISTORY**

*From Historic Architectural Assessment Report prepared by Kimberly Prothro Williams, Architectural Historian:*

Sited at the top of a gently sloping hill and facing south, Falling Green is a large and gracious two-story, five-bay, pre-Revolutionary brick dwelling constructed circa 1770. The dwelling sits upon a rubble stone foundation, has brick walls laid in Flemish bond, and a gable roof with slab end chimneys. The windows, currently boarded up, have original 9/6 and 6/6 sash with gauged and rubbed brick jack arches on the first story. An early 20th-century, single-story, wood frame addition projects from the east side of the house, while a two-story, gable-roofed frame wing, a product of several building campaigns, projects from the rear. A shed-roof porch addition extends this wing, and connects to the east side projecting bay.

The house measures approximately 50 feet by 22 feet and offers a central-passage, single-pile plan. The interior features 18th century woodwork, including a notable Georgian stair, original doors, and original interior trim work.

Although essentially a product of its circa 1770 date of construction, the house has undergone some alterations and additions. Once a tightly knit farm complex with domestic outbuildings clustered around the main house, and agricultural buildings located within proximity, the property today includes the main house, an 1880 hay barn, and a non-historic tenant house behind the main structure. The various phases of construction of the house and related buildings are described below:

#### PHASE I (Circa 1710):

As originally constructed, the house consisted of the two-story, five-bay brick block with a central-passage, single-pile plan. A single-bay wood porch with a gable roof would have graced the front entry door, while other porches may have been found off the east side and/or rear of the house. The floor plan consisted of a parlor and dining room on the first story, and four bedrooms above (two heated, two unheated). The interior was finished with its Georgian stair, six- and four-paneled wood doors, chair rail, and molded interior door and window trim. The kitchen was located in a detached structure. Domestic and agricultural buildings would also have been part of the original farm complex, though their locations have not been identified.

#### PHASE II (1824-1866):

During this period, the rear kitchen/service wing was built and altered in various construction campaigns. First, in 1824, a detached kitchen was moved from its location in the front yard to the rear of the house, where it was connected to the house by a shed addition or hyphen. Around 1836, the hyphen was raised to two stories. Then, in 1863, the entire back building was replaced by a two-story structure. The new building contained a kitchen, pantry, storeroom, room over the kitchen, servant's room, and passages. This new kitchen was in use by October 1863.

In 1866, a meat house was built at Falling Green. In 1874, a dairy was built by Chas. Owen and Sons, on the site of a former spring.

#### PHASE III (1875-1900):

This period saw significant additions to the property. In 1880, the large, still extant, hay barn was constructed east of the main house. It was built by R. W. Young, and in November 1880, was insured with the Mutual Fire Insurance Company for \$1,200. In 1880, the property included the house and barn; the 1866 meat house; a wagon shed; a hay house; a horse stable; a carriage house; a corn house; and a grain house. According to the fire insurance policy, the corncrib and wagon shed, apparently a connected structure measuring 25 x 25 feet, was located 45 yards northeast of dwelling and 20 yards north of granary; the hay house measured 18 x 6 feet; the grain house measured 16 x 16 feet; and the meat house, 12 x 12 feet, and located 10 feet north of dwelling. A later policy describes the barn as a two-story building measuring 40 x 52 feet; the

meat house as being two feet from the summer kitchen 10 x 12 feet and built of boards; the corn house and wagon shed 20 x 20 feet; and the granary as being 30 yards east of house and measuring 16 x 16 feet.

In 1883, a summer kitchen was added to the collection of outbuildings.

The house itself also saw some changes in this period. Most notably, by December 1882, as noted in the fire insurance policy on Falling Green, a new porch and a conservatory were built to the dwelling house. Based upon historic photos, as originally constructed, the conservatory was a shed-roof frame structure located on the east side of the house. The Queen Anne-style porch was three-bays wide, with turned wooden supports embellished by scroll-sawn knee brackets. According to Edith Brooke Green, the summer kitchen and conservatory were built by Reuben Young, and the front porch was built by Young and Fawcett.

According to Edith Brooke's memoirs, in 1876, two rooms over the dining room were enlarged into one room; and in the 1870s, a partition was put across the upper front hall to accommodate a small bedroom, and later removed. In the 1880s, the main staircase was extended from the second floor to the attic; the stairs having been moved from the rear wing where they led to the attic. Other interior "improvements" which, according to the *Annals of Sandy Spring (Annals)* took place in 1899, probably refer to the introduction of the second floor bathroom and closets, along with the interior partition walls dividing it from the bedroom. Also, according to Edith Brooke, the roof of the kitchen/service wing was raised to two stories in 1891, and new windows installed. In the same year, a small back porch on the west side of the rear elevation was erected (no longer standing).

In the winter of 1889, an icehouse was built on the property.

#### PHASE IV (1900-1925):

In 1902-1903, as noted in the *Annals*, Falling Green was enhanced by a "new dining room." Although the existing dining room does include alterations that could date from this period, the reference to a "new" dining room is not entirely clear and needs further investigation.

During this period, many of the previous alterations/additions to Falling Green were improved. In 1917-1918, as reported in the *Annals*, Mary B. Brooke removed a large part of the rear kitchen wing, "condensing it into more convenient size." The one-story, shed-roof conservatory on the east side was expanded and altered by the addition of a projecting bay with 2/2 windows. Based upon the architecture, this probably occurred within the first decades of the 20th century, and may have taken place when the 1917-1918 work was being done on the kitchen wing. It may well have been during this phase that the shed porch between the conservatory and rear kitchen ell was added.

Despite these minor alterations, the property looked much as it did during the 19th century. According to a 1925 fire insurance policy on Falling Green, the property included the main house, the barn, a meat house, a granary, a corn house and wagon shed, two hen houses, and, a tenant house.

PHASE V (Post-1925):

In 1936, the 1882 Queen Anne-style porch was dismantled and replaced with a single-story, gable-roofed porch. This 1936-era porch has since been removed. Similarly, the porch on the west side of the rear elevation has been dismantled.

In addition, all of the domestic outbuildings and agricultural buildings, save for the barn, have disappeared since 1925. The barn is, itself, in deteriorating condition.

**PROPOSAL:**

The applicant is proposing to demolish the existing frame additions to Falling Green. The applicant has received approval to demolish these additions from the Maryland Historical Trust's Easement Committee (see attached correspondence dated July 1, 2004).

The Easement Committee is currently evaluating the design of a new addition for the house. The new addition will be of the same size and in the same location as the existing two-story frame addition to be removed. The attached drawings of this addition are for the Commission's information. A decision from the Commission on the new addition is not being requested until the Easement Committee has completed their review.

**STAFF RECOMMENDATION:**

**Approval**  
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

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

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

\_\_\_\_\_ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

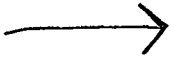
\_\_\_\_\_ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understand that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
  4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.



7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

M

JB



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kathy Lyons  
Daytime Phone No.: 301-570-5577

Tax Account No.: 31047658  
Name of Property Owner: Olney Boys and Girls Community Sports Association Daytime Phone No.: 301-570-7049  
Address: PO Box 2 Olney MD 20830  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Kathy Lyons Daytime Phone No.: 301-570-5577  
16301 Batchellors Forest Rd, Olney, MD 20832

**LOCATION OF BUILDING/PREMISE**  
House Number: 4501 Street: Olney Laytonsville Road  
Town/City: Olney Nearest Cross Street: Olney Mill Road  
Lot: 5 Block: \_\_\_\_\_ Subdivision: Brooke Farm  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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 checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C                  | <input type="checkbox"/> Slab      | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input checked="" type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____             |  |                               |                               |

1B. Construction cost estimate: \$ 250,000 - 300,000 Renovation of main house - 400,000 - 600,000

1C. If this is a revision of a previously approved active permit, see Permit # 208287, 266785 23/57-00A

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height: \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kathy Lyons  
Signature of owner or authorized agent

April 4, 2005  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 379107 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

8

**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:

See "Falling Green Rehabilitation Recommendations" dated June 15, 2003

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

Same as above

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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**

- a. 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.
- b. 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 crown 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.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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# THE OLNEY BOYS AND GIRLS CLUB

"Preserving Our Past, Preparing Our Future"

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April 4, 2005

Historic Preservation Commission  
c/o Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

RE: Application for Historic Area Work Permit

Dear HPC Commissioners:

Attached is an application made by the Olney Boys and Girls Community Sports Association (OBGC), for a Historic Area Work Permit allowing the removal of existing additions and construction of a new addition to the historic Falling Green. The permit also covers the intended rehabilitation of the main, brick structure. These materials are submitted in anticipation of the commission's April 27<sup>th</sup> meeting at which this matter will be discussed.

OBGC intends to seek a HAWP in the future to address the following items: front porch, driveway/parking area, and major landscaping/grading around the historic home.

The attached HAWP Application includes the following documentation:

1. HPC Staff has previously been provided a copy of the Falling Green Rehabilitation Recommendations which serve as the Written Description of the Project.
2. A Site Plan of the OBGC Recreational Park.
3. HPC Staff has previously been provided copies of schematic construction plans and elevations for the proposed addition developed by Architect, Miche Booz.
4. Materials Specifications list.
5. Diskette with photographic images.
6. Tree Survey.
7. HPC Staff has information on Addresses of Adjacent and Confronting Property Owners.

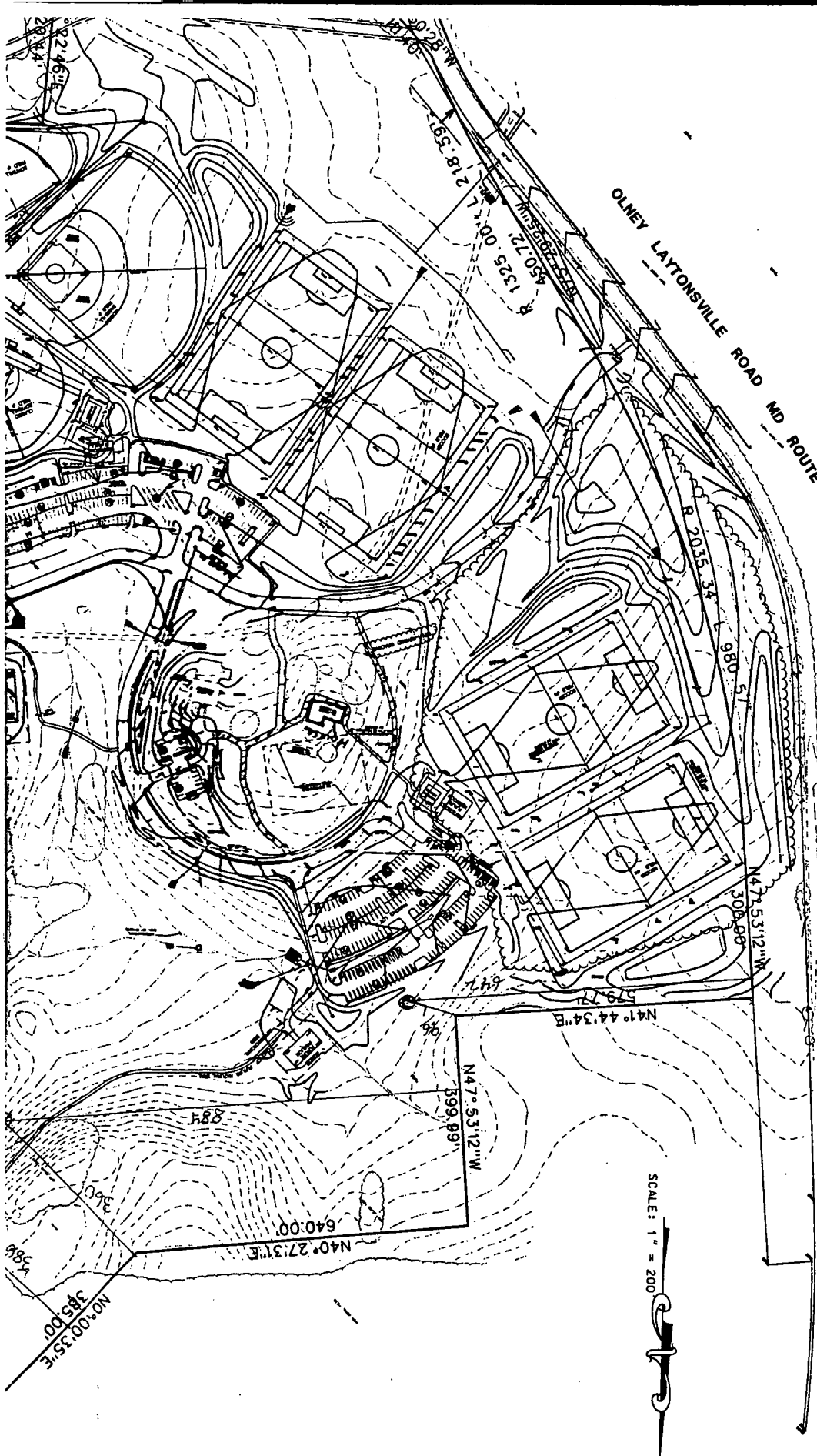
OBGC is also including copies of correspondence from the Maryland Historic Trust's Easement Committee approving the demolition of the existing frame additions to Falling Green and providing conceptual approval of Miche Booz' drawings for the new addition dated October 19, 2004 (seen as attachment reference #3 above).

Thank you for your favorable consideration of this application.

Sincerely,



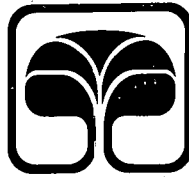
Kathy Lyons  
Volunteer Preservationist



Walk paths  
 Ring Road (not develop)

OLNEY LAYTONSVILLE ROAD MD ROUTE 108

SCALE: 1" = 200'



**Lew Bloch**  
Bloch Consulting Group

April 1, 2005

Ms. Kathy Lyons  
Olney boys and Girls Club  
16301 Batchellors Forest Road  
Olney, Md. 20832

RE: Tree Study at Olney boys and Girls Club Community Park

As you requested, I made a site visit inspection at the above mentioned property at 4501 Olney-Laytonsville Road, Olney, Md. The purpose of this inspection was to ascertain the health and condition of the trees around the existing old house, to measure the size of them and locate them on a plan that you provided to me, and to comment on any impact to them from the proposed new construction that you described to me.

I am enclosing the plan that you provided with the trees marked A through L and have listed them below with their species, size and condition.

A	Red maple	29"	Very poor
B	Norway maple	45"	Fair
C	American holly	24"	Good
D	Norway spruce	12"	Fair
E	Norway maple	32"	Poor
F	Norway maple	20"	Poor
G	Red maple	21"	Poor
H	Sycamore	60"	Very poor
I	Red cedar	13"	poor
J	Norway maple	22"	poor
K	Norway maple	12"	Fair
L	Norway maple	35"	Poor

As you can see, most of the trees in this area are in poor or very poor condition. There is a considerable amount of dead and weak wood in them and they need a thorough crown cleaning and crown thinning. Furthermore, there is a lot of trunk damage and root damage in many of them. As to the large sycamore, I submitted a report on this tree on September 20, 2003.

It is my opinion that none of these trees will be affected adversely enough to cause serious problems from the proposed new construction as it was described to me.



I certify that the statements made in this report to be true and correct to the best of my knowledge. The opinions expressed are my personal, unbiased professional opinions and conclusions, and I have no present or prospective interest in the vegetation that is the subject of this report. I have no personal interest or biases with respect to the parties involved, and have based my report on the situation as I have seen it.

My compensation is not contingent on the reporting, the attainment of a stipulated result, or the occurrence of a subsequent event.

My opinions and conclusions were developed, and this report prepared in conformity with standard arboricultural practices, and my expertise and experience as a consulting arborist.

I further certify that I made a personal inspection of the property, and no one provided any significant professional assistance to this report.

As an arborist, I am a tree specialist and use my knowledge, education, training and experience to examine trees, recommend measures to enhance their beauty and health, and attempt to reduce the risk of living near trees. As the client, you may choose to accept or disregard these recommendations, or seek additional advice.

An arborist cannot detect every condition that could possibly lead to a tree or limb failure. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. As arborists, we cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy," but may be structurally unsound. Likewise, remedial treatment, like any medicine, cannot be guaranteed.

Furthermore, certain trees are borderline cases as to whether they should remain or be removed. Also conditions change, and a tree may need further monitoring in the future to determine its health and structure. Of course the only really safe option is removal.

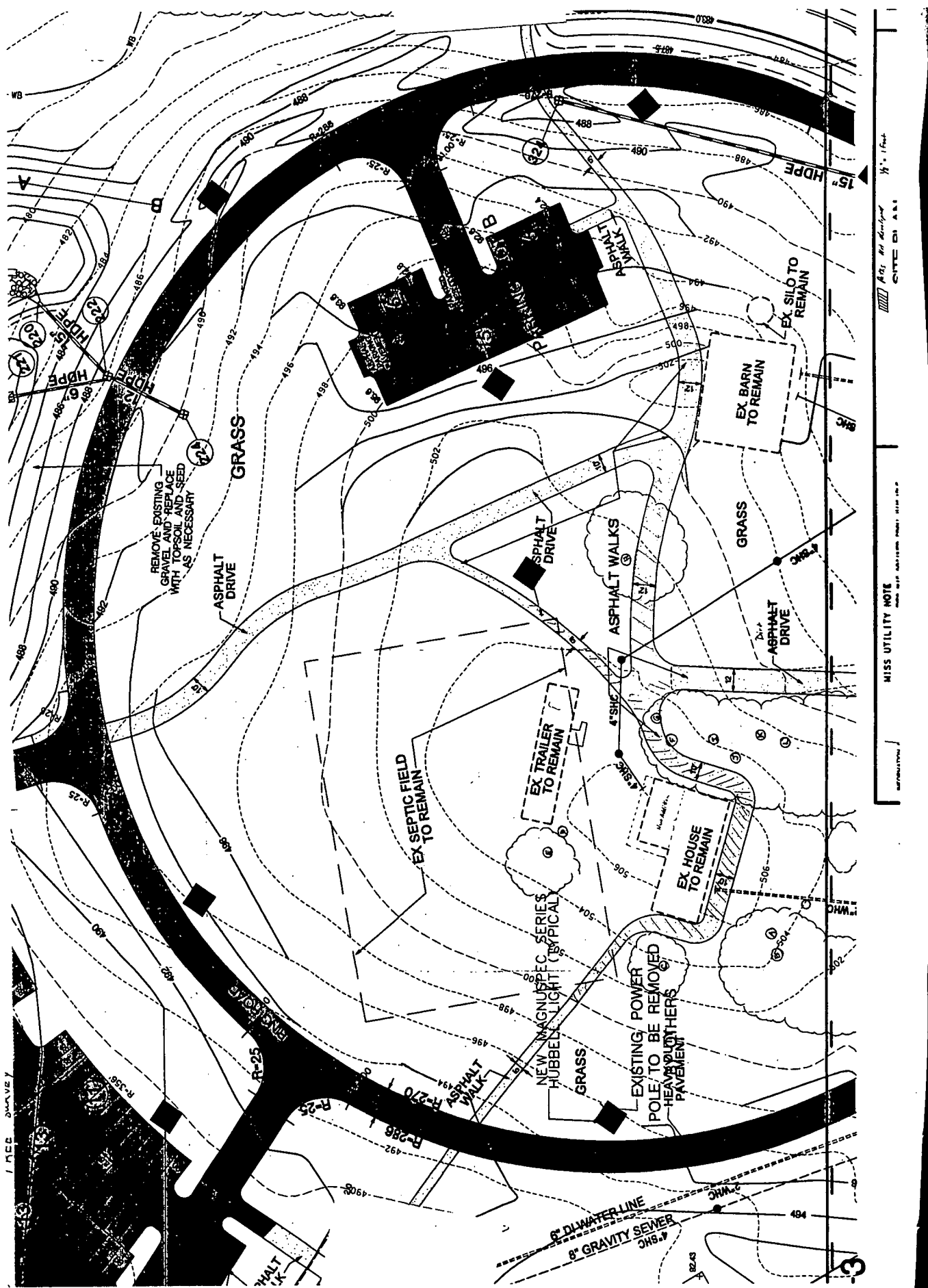
*Trees can be managed, but they cannot be controlled, and to live near a tree is to accept some degree of risk. The only way to eliminate all risks is to remove all trees.*

Thank you for the opportunity to be of service and if you have any questions do not hesitate to call.

Sincerely,



Lew Bloch, Registered Consulting Arborist



REMOVE EXISTING GRAVEL AND REPLACE WITH TOPSOIL AND SEED AS NECESSARY

ASPHALT DRIVE

GRASS

EX SEPTIC FIELD EX TO REMAIN

EX TRAILER TO REMAIN

EX HOUSE TO REMAIN

EX BARN TO REMAIN

EX SILO TO REMAIN

NEW MAGNUS C. SERIES HUBBELL LIGHT (TYPICAL)

EXISTING POWER POLE TO BE REMOVED HEAVY DUTY PAVEMENT

6" DILWATER LINE  
8" GRAVITY SEWER

MISS UTILITY NOTE

DATE 01 A.S.

## Falling Green Materials Specifications

### Main House

As discussed in the June 15, 2003, Falling Green Rehabilitation Recommendations document, OBGC intends to preserve the historic character of the structure. This effort will include the repair of the exterior of the structure, renovating original details except where damage prevents this and instead replacing with in-kind materials.

Six over six window sashes to be repaired – glass replaced and mullions re-glazed.

Exterior doors to be refurbished and reused to the extent possible.

Roofing, consisting of asphalt shingles, is in sound condition. It is not OBGC's intent to replace roofing at this time.

Masonry exterior will be repointed and repaired as needed.

### New Addition

Windows will be true divided light with wood sashes and mullions. A one over one configuration has been proposed by MHT. OBGC intends to further pursue at least a two over two configuration.

Pine clapboard siding with a bevel reveal will encase the addition.

A standing seam metal roof or asphalt shingles will cover the roof.

The exterior door will be either six paneled to match the main house or glass paned with a transom (as shown in the design schematics) to set off the addition and to add light to its interior.

The foundation will be constructed of cement block faced with stone from the existing addition's foundation.

June 15, 2003

Mr. J. Rodney Little  
Director  
Maryland Department of Housing and Community Development  
Division of Historical and Cultural Programs  
100 Community Place  
Crownsville, Maryland 21032

Dear Mr. Little:

In accordance with your letter dated January 16, 2003 to Mr. Douglas Datt, and under the terms of the Maryland Historical Trust Historic Preservation Easement, enclosed is The Olney Boys and Girls Community Sports Association's Rehabilitation Plans for Falling Green. These are being submitted within the extended timeframe allowed and prior to the deadline of July 16, 2003.

We hope that the submission meets with your approval. The plans were drafted in a format recommended by Mr. Richard Brand of your office, who advised OBGC in completing the renovation of the 1880's barn on the property. The barn was recently restored in keeping with building methods employed in the late 1800's and OBGC, and the artisans who worked on the structure, were recognized for the building's craftsmanship and renovation techniques with a 2003 Montgomery County Award for Historic Preservation.

My name is Kathy Lyons. I am the OBGC volunteer who drafted the enclosed rehabilitation recommendations. I am a former business executive who is also a member, and prior Board Member of Montgomery Preservation. In 1996, I defined and oversaw the renovation of historic Willow Grove, circa 1850, in Montgomery County. Willow Grove is my home. A complete renovation was undertaken and an addition was constructed in the rehabilitation of the home. Since that time, the house and its addition as well as a renovated hay barn and springhouse on the property have won Montgomery County Historic Preservation Awards. I am an advocate for preservation and have volunteered my time to OBGC to assist them in this wonderful and significant preservation project.

Please advise me as to the next steps in the process and whether any additional information is required by The Trust's Easement Committee in order for these recommendations to be acceptable under the terms and conditions of the easement. I will be on travel out of the country from June 19 through July 3, if something significant is required before my return, please contact Elisabeth Deal in the OBGC offices.

Sincerely,

Kathy Lyons  
OBGC Volunteer Preservationist

**Falling Green**  
**Rehabilitation Recommendations**  
Olney Boys and Girls Community Sports Association  
P.O. Box 2  
Olney, Maryland 20832  
301-570-3990

Submission Prepared By:  
Kathy Lyons, OBGC Volunteer Preservationist  
301-570-5577  
KMHLyons@aol.com

June 15, 2003

In accordance with Section 3(D)(vii)(b) of the Deed of Preservation Easement between the Maryland Historic Trust and the Olney Boys and Girls Community Sports Association (OBGC), "Grantor shall supply Grantee with plans and specifications for the rehabilitation of the main house acceptable to the Director..." As per a letter dated January 16, 2003, from J. Rodney Little, Director, extending the deadline for said rehabilitation plans to July 16, 2003, contained in this document are OBGC's recommendations to meet these requirements. The content of these recommendations was defined based on a conversation between OBGC and Mr. Richard Brand of the Maryland Historic Trust.

## **INTRODUCTION**

More than ten years ago, in an effort to accommodate its expanding membership, OBGC began an extensive search for a "Field of Dreams." OBGC has offered after-school sports and recreational programs since 1969 to thousands of children, and has been a member of the Olney community longer than the vast majority of its residents, businesses, and local services. The OBGC Board's diligence paid off with the purchase of Falling Green, a 118-acre parcel of land that was well suited to the construction of youth athletic fields and facilities, while preserving a key part of Montgomery County's historic past. The original owners of this property, the Brooke family, have a long and important history in Olney, Montgomery County and the State of Maryland. The property includes the original Brooke Family estate built in circa 1770, and a barn originally constructed in 1880. The barn was recently restored in keeping with building methods employed in the late 1800's and its craftsmanship and renovation techniques were recognized with a 2003 Montgomery County Award for Historic Preservation.

OBGC is in the process of incorporating the history associated with this site into its usage for the future - "Preserving Our Past, Preparing Our Future" - which it believes embodies all that it represents as an organization. Retaining the historic home and barn on this site is an important component of keeping the rich history of OBGC and the community alive.

From the beginning, OBGC has been working closely with the state and local agencies, local businesses and community leaders, and OBGC members to help ensure the project's success and design a recreational park that meets environmental, historic and community demands. OBGC retained the services of a highly regarded engineering and development firm and a design and architecture firm to assure minimal impact on the environment while maintaining the property's historic significance. This philosophy was carried forward in the barn restoration and in this proposal for rehabilitation of the house.

The property known as Falling Green is a remnant of an 18th-century farm located in northeastern Montgomery County, Maryland, west of Olney. The property, including the two-story, pre-Revolutionary brick dwelling, was owned by several generations of the Brooke family, having been passed down from James Brooke, a Quaker and founding member of the Sandy Spring Meeting. The house, in its present condition, has not been occupied for some eight to ten years. The structure sited at the top of a gently sloping hill and facing south towards Route 108, was named Falling Green in the early 19th century by Mary Briggs Brooke, wife of Richard Brooke. Falling Green is a large and gracious two-story, five-bay, brick dwelling constructed circa 1770. The dwelling sits upon a rubble stone foundation, has brick walls laid in Flemish bond and a gable roof with slab end chimneys. The windows have original 9/6 and 6/6 sash with gauged and rubbed brick jack arches on the first story. An early 20th century single-story wood frame addition projects from the east side of the house, while a two-story, gable-roofed frame wing, a product of several building campaigns, projects from the rear. A shed-roof porch addition extends this wing and connects to the east side projecting bay (for purposes of this document, this addition is considered part of the "Side Addition.") The brick structure survives as an excellent example of its type, with refined brickwork, high-quality craftsmanship, and sophisticated interior detailing.

In addition to the complete restoration/rebuilding of the circa 1880 barn, the house has had remedial work done, including repair of openings between the exterior wall and fascia boards; windows boarded up to protect them from vandalism; attic window replaced with vented insert to provide adequate airflow; basement support beams scraped of old insect damage and mildew and treated with a Timbor solution to stave off further

**deterioration; perimeter treatment to prevent termite infestation; repair of side addition roofing that came loose with winter snows; and a general cleaning of the house to remove debris and items that might attract unwanted rodents or other varmints. All work performed to date on the house has been provided by OBGC volunteers or on a pro bono basis from professionals in the trades.**

**The remainder of this report will address: OBGC's Plan for Usage of the House, Recommendations for Rehabilitation of the structure - - Disposition of the two additions to the brick structure, and Scope of Work/General Rehabilitation to bring the house back to full usage.**

## **OBGC'S PLAN FOR USAGE OF THE HOUSE**

Noting the historic significance of the brick structure and the survival through the years of many period details on the interior of the house, OBGC would like to preserve the structure to maintain an appearance and usage similar to that of its history. The organization would like to preserve these significant features and make minimal changes to the interior of the structure.

*OBGC Offices on the first floor* - It is suggested in the *Annals of Sandy Spring*, vol. IV., p. 278, that Edith Brooke, and her husband, Dr. William F. Green, closed their home in Brookeville and after making some alterations on the west side, moved to Falling Green in 1917. It is thought that Dr. Green saw patients and operated his practice from the home for a period of time after they moved and prior to his death. In keeping with this use of the home, OBGC would like to use the downstairs portion of the house as offices for the several staff members that it employs and to have meeting space for its Board and volunteer sports' coordinators. It would be OBGC's intent to have all office furniture as standalone pieces with standalone partitions if needed. No office furniture would attach to the walls or floor of the structure.

*Rented living space for caretaker on second floor* - The usage of this home as a residence is well documented and long-standing. Generations of the Brooke family lived in the dwelling for more than 200 years beginning with Basil Brooke, his wife Elizabeth, and their family, and ending with the two sisters Edith Brooke Green and Mary Brooke, who after selling the farm in 1949 remained as tenants, sometimes along with other renters, well into the 20<sup>th</sup>-century. OBGC plans call for a caretaker on site to maintain the property and to groom the facility's many recreational fields as well as to provide a presence on the property to deter trespassing and potential property damage. At the present time, a caretaker leases the mobile home/trailer on site. The movement of the caretaker into rental space on the second floor would continue this concept that has already been employed.



## **RECOMMENDATIONS FOR THE ADDITIONS TO FALLING GREEN**

OBGC recommends that both the side and rear 20<sup>th</sup>-century additions to Falling Green be removed. It is further recommended that a new 1 1/2 to 2 story addition be constructed to the back of the brick dwelling to house a kitchen for the home and bathroom for the office workers downstairs and a full bathroom/laundry room upstairs for the caretaker. The addition would also serve the purpose of creating viable space to run plumbing for the house and serve as the area of origin to run other utility and heating systems. It would be intended that a sufficient crawl space be designed for this service. It is recommended that the new addition either be designed and built so as not to be seen when facing the historic brick home (there is evidence that a porch or some other structure previously attached to the back - see Attachment 1) or to salvage the remaining foundation from the rear addition and rebuild it to serve as the foundation for the new addition. In this case, OBGC recommends rebuilding using the same approximately 16 by 17 foot footprint as this 20th century addition (see Attachment 2 - floor plan of Falling Green.) Architectural renderings and/or design and layout documents have not been developed pending Maryland Historic Trust's concurrence with this recommendation for a period addition.

In discussions with Montgomery County Historic Preservation Staff in the early stages of the Park's development, there was concurrence on removal of the rear addition and agreement that if a period style addition were constructed, that the side addition did not possess historical significance to merit its remaining a part of the structure.

The recommendation to remove both the side and rear additions is supported when performing a structural analysis. Both of the additions to the brick dwelling have severely compromised structural integrity. Both have been assessed by a structural engineer and a building inspector; their conclusions appear in Attachment 3 - Home-Tech Residential Inspection Summary. Additionally, a local building contractor who specializes in preservation and restoration work has encouraged the removal of the additions and construction of a new structure to house utility systems, a kitchen and bathrooms.

As the building inspector and structural engineer's report indicates, the side addition's main floor joist support beam is cracked in two and the brick footers that serve as the structure's foundation are deteriorating. The interior flooring falls away at a grade that is not conducive to supporting kitchen appliances and would have to be greatly reinforced to level it off. An oral assessment made by Insulators of Maryland roofing company, indicates that the roof is pulling away from the ledger board along the house on the side addition resulting in water seepage into the walls and

ceiling of the structure. As mentioned in the introduction, a temporary fix was made to this problem, but the roofer has indicated that the addition's entire roofing system is compromised and would have to be completely replaced.

The rear addition is recommended for removal as the structural integrity is so greatly compromised that it is a safety hazard. As the attached report indicates, and the structural engineer's assessment reinforces, the foundation of the structure is severely deteriorated and undermined. The exterior of the structure is severely damaged and covered in asbestos shingles. The chimney on the west side of the structure has become detached and is deteriorating. The interior of the rear addition is severely deteriorated due to openings in the wall and has extensive rotted wood.

Ms. Kim Prothro Williams, formerly of the Montgomery County Historic Preservation Commission staff and current HPC Commissioner and Architectural Historian and Preservation Consultant, who prepared a Historic Architectural Assessment Report on Falling Green, has also recommended the removal of both the side and back additions to preserve the historic integrity of the brick house. Attachment 4 is a letter containing her assessment and professional perspective.

In her report, Ms. Williams indicates that in December 1882, a frame conservatory was built to the dwelling house. This serves as the side addition today. Based upon historic photographs, (see Attachment 5) the conservatory was a shed-roof frame structure located on the east side of the house. This conservatory was replaced, probably around 1917-1918 by the present single-story projecting bay wing with 2/2 windows. According to Ms. Williams the side addition's one-story height and overall dimensions are not compatible with side wings commonly found attached to 18th and 19th-century dwellings. She reports that stylistically, the additions evokes a different period of construction outside of the period for which Falling Green is significant - - the side addition is clearly a 20th-century period addition to an 18th-century building. The side addition she contends, therefore, lacks historic integrity.

In her discussion of the rear addition, Ms. Williams recounts that the structure, originally built in 1863, but raised in 1891 and significantly reworked in 1917/1918, is a product of numerous building campaigns. She remarks that the interior, in particularly deteriorated condition, has exposed studs and ceiling joists that reveal 20th-century construction details, namely circular saw marks and machine cut wood lathe. The finishes, including vinyl tile floors are also a product of the 20th century. She stresses that the rear kitchen wing lacks historic integrity, as described

in the *National Register of Historic Places, Bulletin 16A*. The rear addition, Ms. Williams comments, no longer retains the physical materials, design features or aspects of construction for which the property has gained significance. She further assesses that the rear addition lacks the workmanship, feeling, association, materials and design qualities that give the property its integrity.

Ms. Williams has encouraged OBGC to retain the enclosed stair found in the rear addition and to reuse it in a new addition. OBGC would salvage whatever materials to include flooring and windows and recycle them if possible to use in the newly constructed addition as well.

Due to the extent and severity of damage and deterioration to the structural integrity of the side and rear addition, it is OBGC's contention that building a period style addition that complements the historic nature of the brick structure would be appropriate.

## **SCOPE OF REHABILITATION**

As OBGC is recommending the removal of both the side and rear additions, this scope of rehabilitation work to bring the house back to full usage pertains to the brick structure only; assuming construction of a new addition. The specific plans for the new addition, other than the usage discussed above, will be addressed once approval of the recommendations is granted. However, the structure will be period style frame construction, 1 1/2 - 2 story, designed not to compete with the brick structure. The foundation will be cement block faced with stone from the raised rear addition foundation. Windows in the structure will be 6/6 wood, divided light, with mullions the same size as on the brick structure. Roofing materials will differ from, but compliment the historic nature of the home. Where possible, materials salvaged from the two additions, including windows, will be reused in the addition. A specific effort will be made to reuse the existing staircase that is housed in the rear addition.

### ***Structural Systems***

***Basement Floor Joists and Support Beams*** - A structural engineer has indicated that the beams in the basement will need to be reinforced due to old insect damage and to support office use on the first floor. Depending on code requirements, OBGC understands that support columns may also be required in the basement.

***Foundation Sill*** - There is some rot of the sill in the basement over the windows. These areas will need to be replaced or reinforced.

***Fireplace Chimneys*** - The chimneys from the attic up appear to have been rebuilt at some point. Repointing of brick as required would be done to the exterior and attic revealed portions of the chimneys. OBGC does not intend to use the fireplaces for wood fires. The fireplaces, however, need the fireboxes repaired, especially the main parlor/living room one, to patch or replace deteriorating brick. The hearths would also be repaired in similar manner, as would any structural problems detected by a certified Chimney Sweep.

***Utility and Heating Systems*** - Falling Green has not been occupied for at least 8 - 10 years and, therefore, none of the systems in the house are functional and/or do not meet present code requirements.

***Electrical System*** - Although there is electrical service to the house with a 150 Amp panel box that meets present code requirements, a Master Electrician's assessment of the wiring in the house is that none of it is up to County code requirements and the interior would have to be completely

rewired. His assessment is Attachment 6. To make installation easier, he recommends removal of the first floor ceiling. OBGC would replace the ceiling with wall board and skim coat it with plaster, if this recommendation is employed.

**HVAC System** - There is no heating or air conditioning system in existence at Falling Green. The original heat source, a coal burner in the basement, is not an option for heating the home. OBGC would propose installing a new heating and/or air conditioning system. The system would be one designed to be retrofitted into old homes with minimal if any duct work. The system would either originate from the new addition or be housed in either or both the attic and basement.

**Plumbing System** - The plumbing is not functional in the house. The brick dwelling does have a connection to the WSSC water line that was installed for the Park and sewer access is within a short distance of the home on the Park property. The house will need to be replumbed. It is recommended that all plumbing be laid through the new addition with the kitchen and bathrooms contained within that new structure. This will eliminate or minimize the need for plumbing going through the historic home.

### ***Exterior Renovation***

**Roofing System** - The roofing system and asphalt shingles are structurally sound. OBGC does not recommend replacing the roof in the initial restoration.

**Brick Exterior Structure** - The brickwork on the exterior of the structure is in good repair. OBGC does not recommend repointing or any other work be done to the exterior. Depending on where the new addition is sited, paint may need to be removed from the exterior brick that presently create an interior wall of the rear addition.

**Gutter System** - The house at present does not have a gutter and downspout system. Gutters and downspouts will need to be installed to prevent damage to the stone foundation. Additionally, the entire perimeter will require regrading to assist in moving water away from the house's foundation.

**Soffit and Fascia Boards** - All soffit and fascia boards as well as the original dental molding will need to be repaired and repainted.

**Entrance Doors** - All entrance doors will have to be rehung to close securely and be repainted to endure the weather.

**Front Porch** - OBGC would plan to rebuild the front porch as it would have existed originally, per the architectural historian's assessment: a single-bay wood porch with a gable roof to grace the front entrance. See picture as Attachment 7.

### ***Interior Renovation***

The interior originally offered a central-passage, single-pile plan with two rooms on the first floor and four rooms above. In addition to the rear addition that was added for the kitchen service area, and the side addition that was originally the conservatory, several partition walls were built to accommodate a bathroom and to divide one room into two rooms. OBGC intends to retain the craftsmanship and sophisticated interior detailing that exists in this historic structure. Minimal modification will be made to the present layout; in fact, the only modifications being recommended are designed to restore the structure to its original floor plan.

### **Entire House Renovations**

**Flooring** - All old vinyl will be stripped from the floors and the original tongue and groove hardwood floors will be cleaned, sanded and refinished.

**Walls and ceilings (plasterwork)** - Unless otherwise stipulated, all walls and ceilings will be preserved. Any channels created to aid in rewiring the house or for other utility/heating system accommodation will be repaired with drywall board and skim coated with plaster. The wallpaper that remains is in very poor condition and would either be repapered over or be stripped and the walls skim coated and painted. The Master Electrician recommended removing the entire ceiling from the downstairs to provide free access for rewiring and possibly running ductwork for HVAC system. OBGC intends to defer a recommendation on this possibility until a determination is made as to what form of HVAC system will be employed. Should the ceilings be torn down, they would be replaced with drywall board and skim coated with plaster.

**Original trim work, doors, baseboards and moldings** - Throughout the house all original embellishments will be retained and repaired. They and all doors will be scraped, sanded and painted with two coats of oil-based paint for lead abatement.

**Windows** - All windows throughout the house will be reglazed as needed and panes will be replaced. They will be repainted using oil-based paint as a lead abatement measure.

***First Floor/OBGC Office Space***

**Entry Hall** - The main, central entry door opens into a wide entry passage. The eight-paneled front door will be reworked to close and lock securely. The six-paneled rear door will either become the entrance to the new addition (if "hidden" behind the house) or will be used for OBGC staff entry. The straight flight, closed stringer stair built against the east interior wall will be preserved and carefully cleaned. The treads and risers will be refinished in a fashion similar to the flooring throughout the house. There is a door behind this main staircase, originally leading to cellar stairs (now missing.) New cellar stairs will be installed to restore access to the basement from the main house.

**Dining Room** (Parlor to the right/eastside of the main hall) - This room will be used for either office space or a conference/meeting room. The fireplace would have the remnants of the wood burning stove opening removed and be restored to reveal the hearth as in all other fireplaces in the house. Other than as addressed heretofore in entire house renovations, no additional renovations are planned for this room.

**Parlor** (left/westside of main hall) - OBGC is recommending the removal of the partition wall to the back of the room. This will restore the room to its original size and character and allow more light into a room that will be used for either office space or a conference/meeting room. The fireplace would have the remnants of a wood burning stove opening removed and be restored to reveal the hearth as in all other fireplaces in the house.

**Basement** - The basement will be kept as a dirt floored cellar. If the HVAC system is not placed in the basement, an appropriate dehumidifier will be installed to remove moisture from the area. OBGC plans to leave the large furnace located in the center room in its place. It is inscribed:

NO. 500  
LYON CONKLIN & CO., INC.  
LYON HEATER ONE PIPE  
BALTIMORE & WASHINGTON  
1921

## *Second Floor/Caretaker Rental Space*

**Eastside Bedroom** - It is recommended that this room be retained as it is. It is likely that the bathroom built to the back of the room will be converted into a large closet and passageway from the hall into the bathroom/laundry room that will be on the second level of the addition. The late 19th century clawfoot tub will be reused in the main bathroom or in the downstairs bathroom as decoration.

**Westside Bedrooms** - The wall separating these rooms needs to be reinforced, but will be retained to keep the two room design and additional options for use by the caretaker. The door opening will be retained unless it is determined that it needs to be closed off to provide greater structural support for the wall. The wood stove hole apparent in the front bedroom will be patched over.

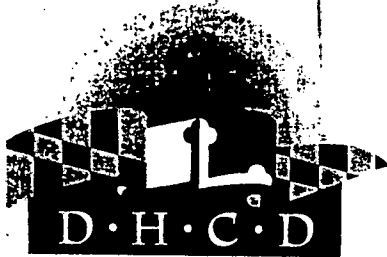
**Attic** - The attic is unfinished space and may be used for the HVAC system. It will be retained in its present state. The rafter and roofing systems that will be impacted by the removal of the rear addition will be replaced and the roofline restored as needed. As recommended in the Home Inspector's report, the rafters near the chimney will be reinforced or repaired.

## **SUMMARY**

OBGC's recommendations/plans for the renovation of Falling Green contain minimal changes to the original character and integrity of the historic home. The need for a new structure to house a kitchen and bathrooms/laundry room and serve as access for major systems is apparent. We request Maryland Historic Trust's consideration and concurrence with these recommendations.

OBGC desires to preserve and restore Falling Green as has been detailed above. It recognizes, however, the tremendous costs associated in properly doing so. OBGC at this time has very restricted funding and would need to hold a separate capital campaign in order to raise the necessary funds to support this rehabilitation. In anticipation of this need, OBGC's Director of Business Operations, Elisabeth Deal, submitted to The Maryland Historic Trust, under its Historic Preservation 2004 Capital Grant program, a request for grant monies in hopes of receiving funding from your organization to complete these rehabilitation plans. We look forward to a favorable determination so as to undertake and complete this important renovation project.





MARYLAND DEPARTMENT OF HOUSING  
& COMMUNITY DEVELOPMENT

Kathy Lyons  
Olney Boys and Girls Club  
P.O. Box 2  
Olney, Maryland 20832

RE: Falling Green.  
MHT Easement Committee

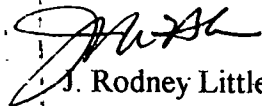
Dear Ms Lyons:

Thank you for your submittal of conceptual plans for the rehabilitation of and addition to Falling Green. The easement committee of the Maryland Historical Trust met on May 11, 2004, and considered your request. Based on the recommendation of the committee I have the following comments:

1. I approve the demolition of all of the existing frame additions.
2. I approve of an addition of the approximate size and location of the existing 2 story frame addition. Details of the addition can be worked out with Richard Brand, of my staff, but at this time I suggest that the addition be shorter than the proposal of about twenty-eight feet. The width of the addition does not have to respect the altered window on the second floor, but should not greatly exceed it. As currently formulated I do not approve a porch on the new addition on the west elevation.
3. The above approvals are for conceptual plans only. The Trust will need to review and approve construction documents as they are developed for this project.

Thank you for consulting with the Trust on this project. I realize that you have been talking to Mr. Brand about this proposal and this letter is meant as our formal response. If you have any questions about this work please contact Mr. Brand at 410 514-7634 or by email at [brand@dhcd.state.md.us](mailto:brand@dhcd.state.md.us).

Sincerely,

  
J. Rodney Little  
Director

Robert L. Ehrlich, Jr.  
Governor  
Michael S. Steele  
Lt. Governor  
Victor L. Hoskins  
Secretary  
Shawna S. Karimian  
Deputy Secretary

July 1, 2004



Robert L. Ehrlich, Jr.  
Governor  
Michael S. Steele  
Lt. Governor  
Victor L. Hoskins  
Secretary  
Shawn S. Karimian  
Deputy Secretary

December 8, 2004

Kathy Lyons  
Olney Boys and Girls Club  
PO Box 2  
Olney, Maryland 20832

Re: Falling Green  
MHT Easement Committee Review

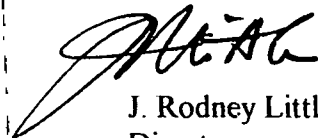
Dear Ms. Lyons:

Thank you for your letter and attached drawings showing the proposed addition to Falling Green. They were received by the Trust on October 22, 2004. Unfortunately, because our Easement Administrator has recently left our employ, this request for approval of the addition was not heard until the December 7, 2004, Easement Committee of the Maryland Historical Trust.

Based on the recommendation of the easement committee I give conceptual approval of the addition as it is now shown in Miche Booz' drawings dated October 19, 2004. Final approval will be given once final plans are submitted and approved. Details of the addition will still need to be worked out with staff, but I will require that the new windows be a one over one configuration and that the new siding be wood.

This approval is valid for a period of six months from the date of this letter. Please contact Richard Brand at 410 514-7634 or by email at [brand@dhcd.state.md](mailto:brand@dhcd.state.md) to discuss this further.

Sincerely,



J. Rodney Little  
Director

30



MICHE BOOZ  
ARCHITECT

Project:  
**Falling Green  
Addition &  
Renovation**

200/Walden St  
Baltimore, Maryland 21203  
Tel: 410-774-1100

Client: Laytonsville Road  
Olney, Maryland 20833

Drawn by: SCHEMATIC SET  
COVERSHEET

Date: AS BUILTS 19 MAR 04  
SHEET DATE 19 OCT 04  
PRINT DATE 19 OCT 04

Revisions:  
Sheet: **CS**

Code:  
IRC 2000

Index of Drawings:  
CS - COVERSHEET  
A-1 - NOT USED  
A-1A - ROOF FLOOR PLAN  
A-2 - FIRST FLOOR PLAN  
A-2A - FFL PLAN #2  
A-3 - NOT USED  
A-3A - SECOND FLOOR PLAN  
A-4 - NOT USED  
A-4A - SOUTH ELEVATION #2  
A-5 - EAST ELEVATION #2  
A-6 - WEST ELEVATION  
A-7 - WEST ELEVATION  
A-8 - NORTH ELEVATION

20 OCT 04 SCHEMATIC PROPOSAL DWG SET

# FALLING GREEN

Olney-Laytonsville Road Olney, Maryland 20833

**MICHE BOOZ**  
 ARCHITECT  
 255 Annapolis St  
 Bethesda, MD 20814  
 Tel: 301.774.1800

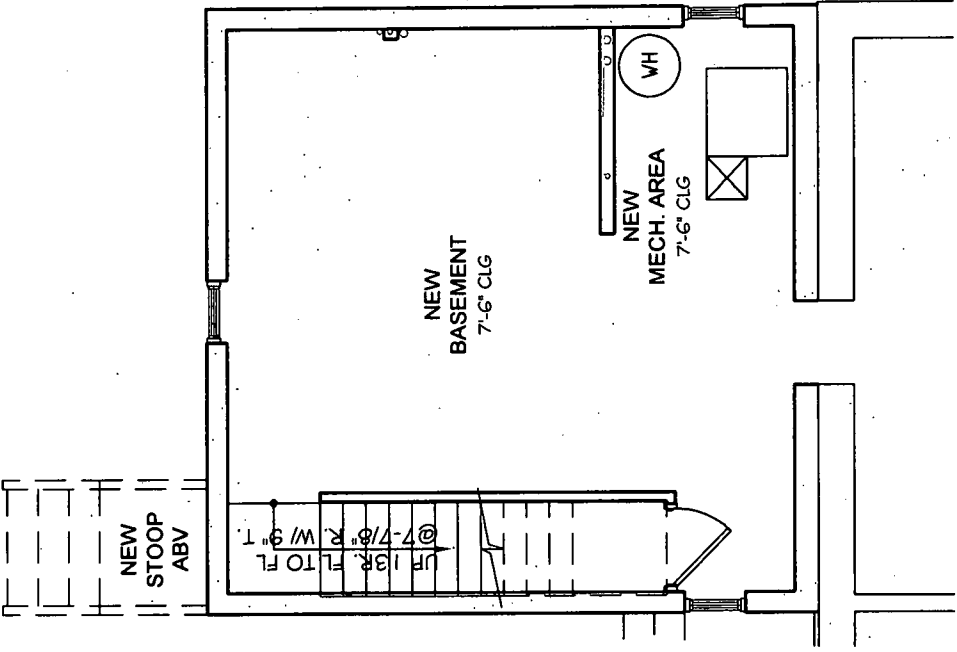
**Project:**  
**Falling Green  
 Addition &  
 Renovation**  
 Olney-Laymanville Road  
 Olney, Maryland 20833  
 Montgomery County

**Drawings:**  
**BASEMENT FLOOR  
 PRESENTATION PLAN**  
 SCALE AS NOTED

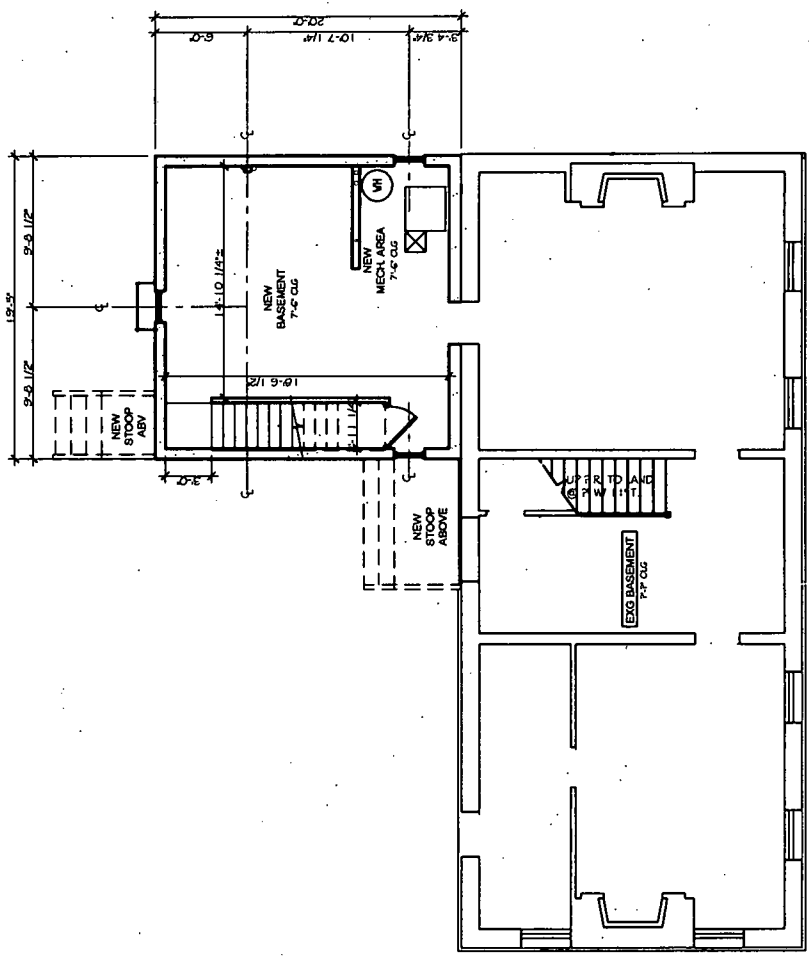
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**Scale:** 1/8" = 1'-0"  
**Print Date:** 19 OCT 04

**Revisions:**  
 A

**Sheet:**  
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2 PART. BSMT PLAN @ ADDITION  
 1/8" = 1'-0"



1 BASEMENT PLAN  
 1/8" = 1'-0"

S:\subcode new\gwp\Falling Green\Schematic\Bldg\plans\24.04.dwg, A-1.P, 10/19/2004 11:25:19 AM, 1:1

**MICHEL BOOZ**  
 ARCHITECT  
 200 West St  
 Baltimore, MD 21201  
 (410) 774-8811  
 Fax: 774-1008

**Project:**  
**Falling Green  
 Addition &  
 Renovation**

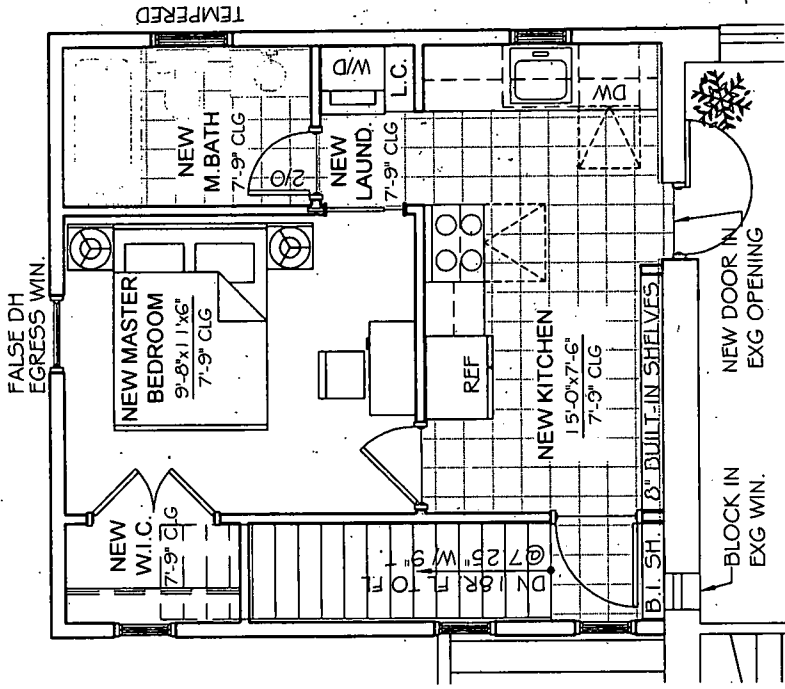
Olney, Lyanville Road  
 Olney, Maryland 20833  
 Montgomery County

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**SECOND FLOOR  
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 1/8" = 1'-0"**

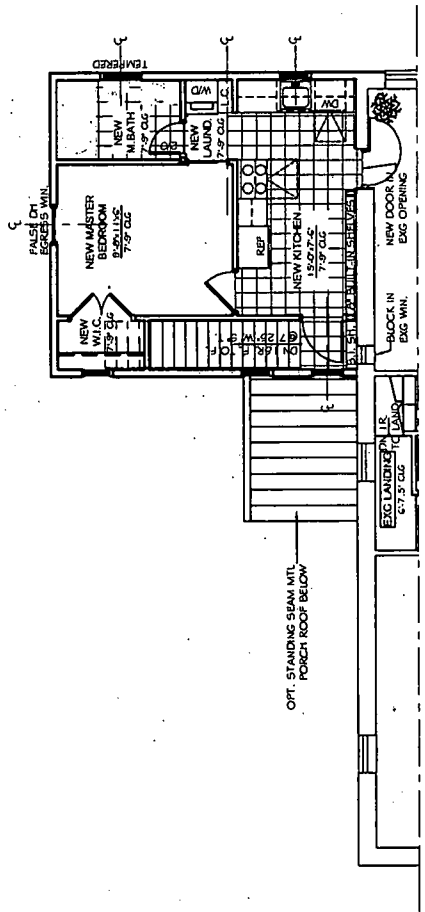
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 AS BUILTS 30 MAR 04  
**SCHEMATICS  
 PRINT DATE 19 OCT 04**

**Revisions:**

**Sheet:**  
**A-3a**



**2** PART. S. FL. PLAN @ ADDITION  
 1/8" = 1'-0"



**1** SECOND FLOOR PLAN  
 1/8" = 1'-0"

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**MICHEL BOOZ**  
 ARCHITECT  
 220 Market St  
 Maryland 20633  
 (301)774-6911  
 Fax: 774-1900

Project:

**Falling Green  
 Addition &  
 Renovation**

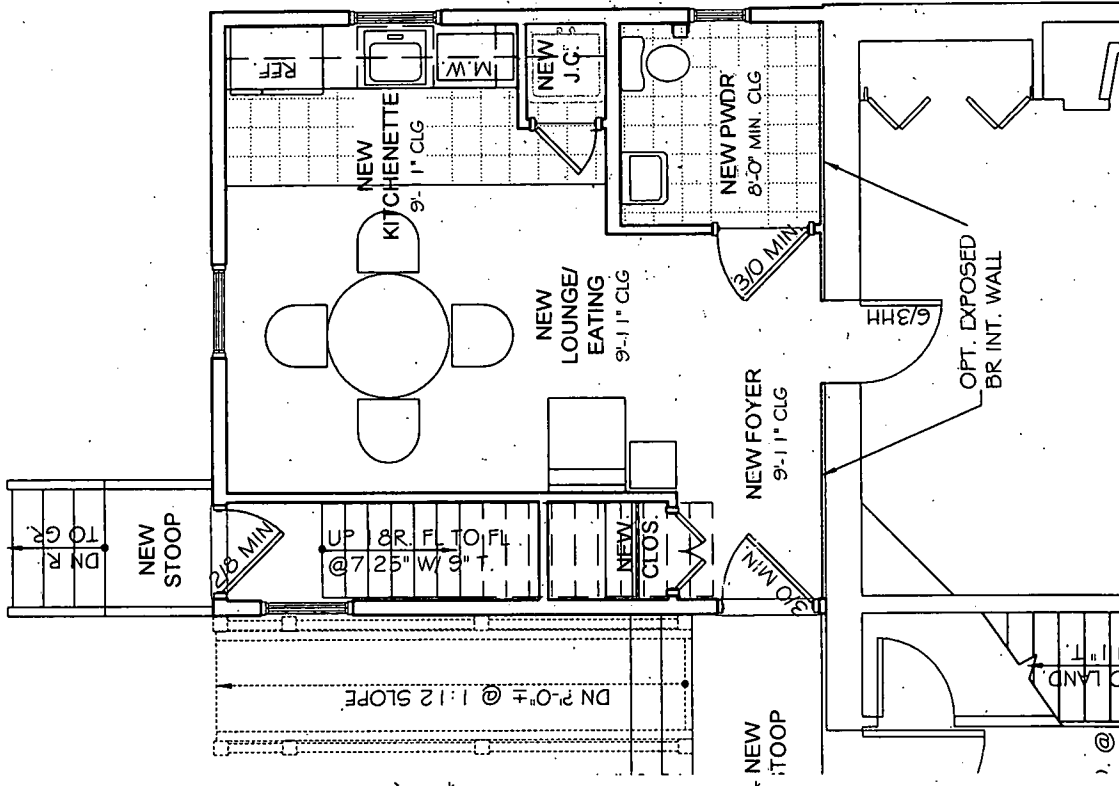
Olney-Laytonville Road  
 Olney, Maryland 20633  
 Montgomery County

Drawings:  
 FIRST FLOOR  
 PRESENTATION PLAN  
 SCALE AS NOTED

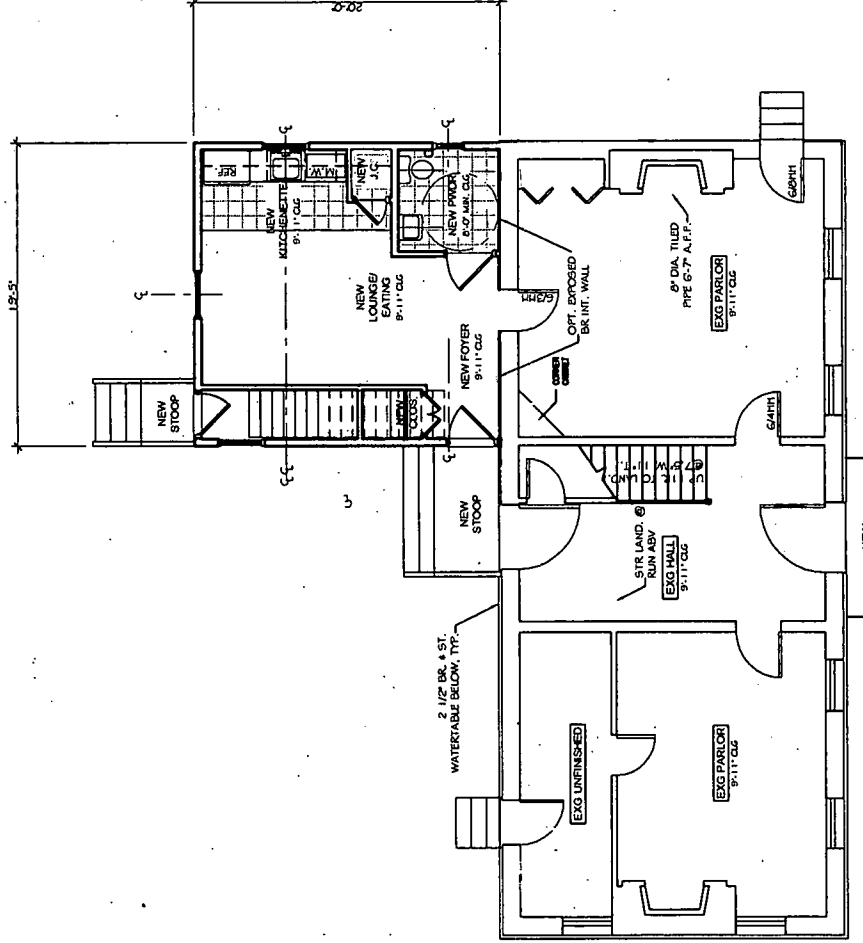
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 AS BUILT 30 MAR 04  
 SCHEMATICS  
 PRINT DATE 19 OCT 04

Revisions:  
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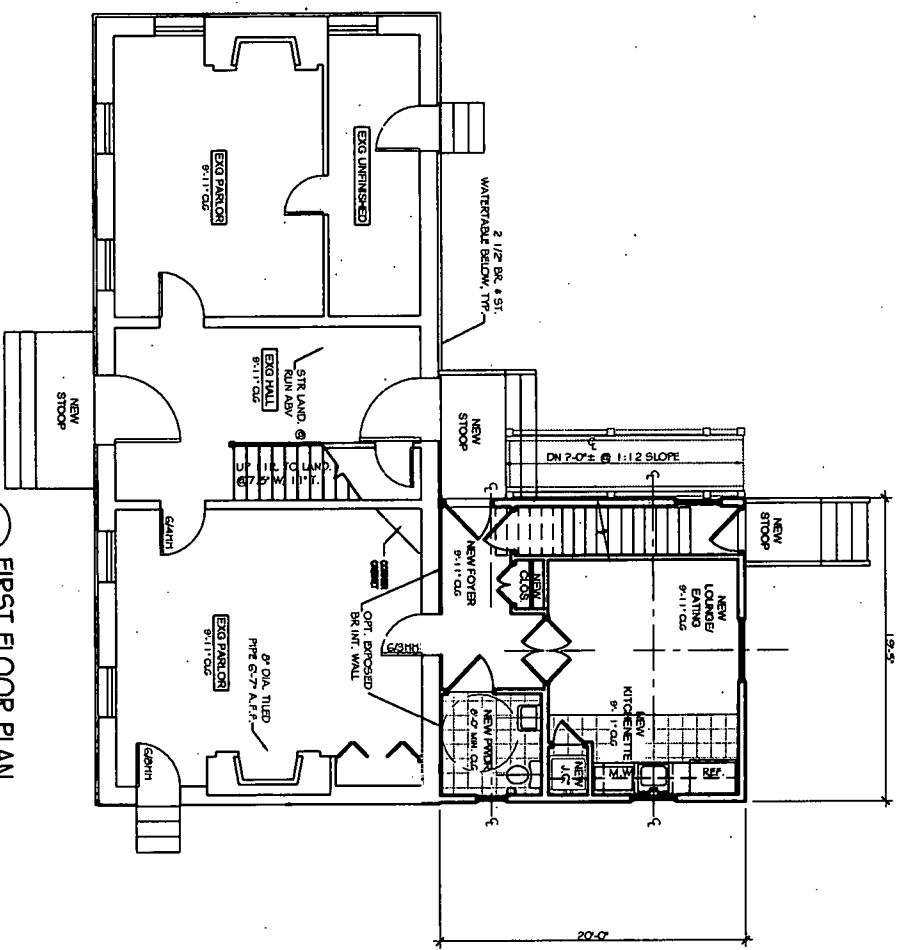


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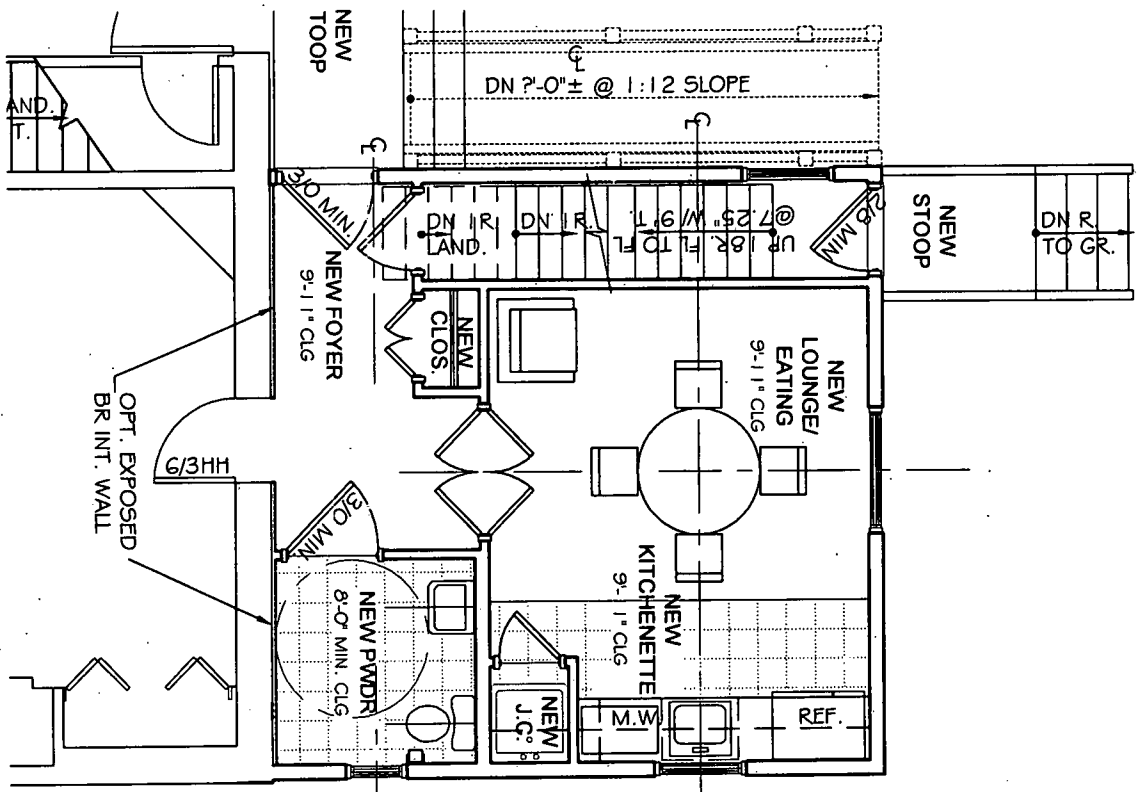
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Submitted new design Falling Green Schenectady, NY 12304, A-2 P. 10/19/2004 11:20:20 AM. 1:1

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



2 PART. F. FL. PLAN @ KITCHEN  
1/4" = 1'-0"



<b>MICHE BOOZ</b> ARCHITECT 220 Avenue S Schenectady, NY 12304-1774 518-371-1830	Project: <b>Falling Green          Addition &amp;          Renovation</b>	Client: Chesapeake Chesapeake Chesapeake	Designer: <b>FIRST FLOOR          PRESERVATION PLAN          SCALE AS NOTED</b>	Date: AS BUILT TO DATE 04 SCALE AS NOTED PRINT DATE 19 OCT 04	Publisher: <b>A-2</b>
	Sheet: <b>A-2</b>				

**MICHE BOOZ**  
 ARCHITECT  
 200 Market St  
 Brooklyn, MD 20733  
 (301)774-0811  
 Fax: 774-1800

**Project:**  
**Falling Green  
 Addition &  
 Renovation**

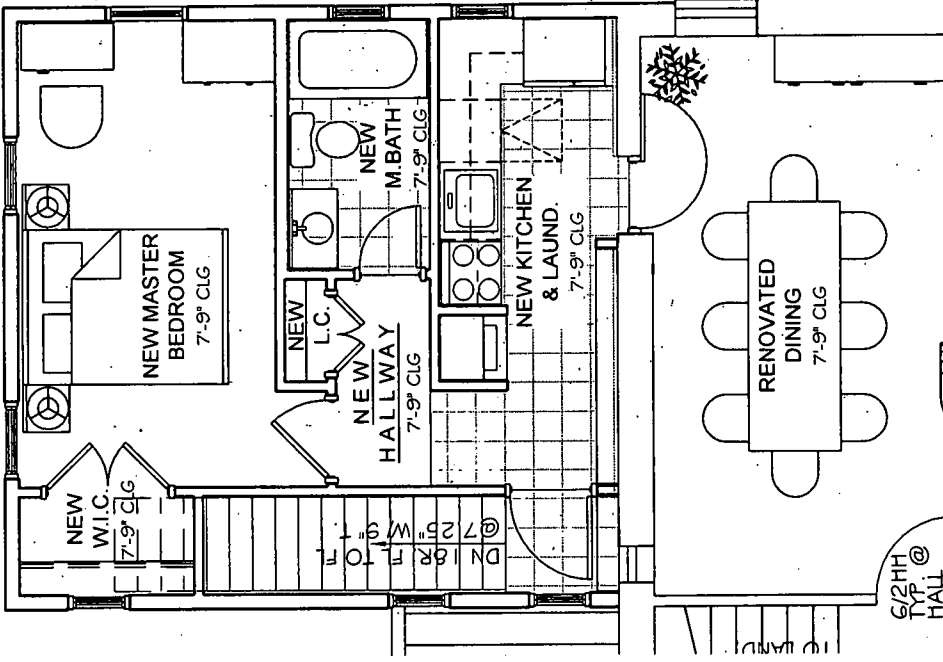
Cherry-Lightsville Road  
 Olney, Maryland 20833  
 Montgomery County

**Drawings:**  
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 PRESENTATION PLAN  
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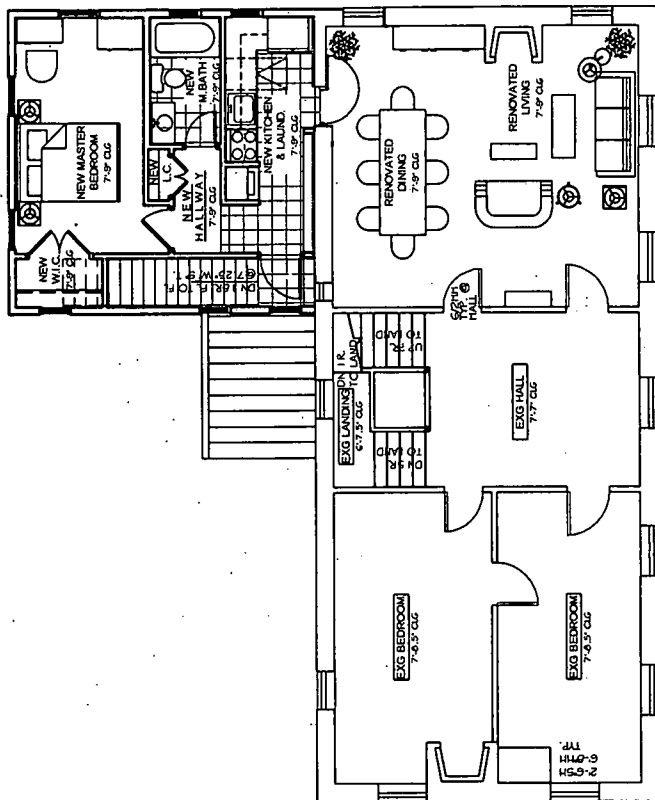
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 AS BUILTS 30 MAR 04  
**SCHEDULES:**  
 PRINT DATE 19 OCT 04

**Revisions:**  
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**Sheet:**  
 A-3b



**2** PART. S. FL. PLAN @ KITCHEN  
 1/8" = 1'-0"



**1** SECOND FLOOR PLAN  
 1/8" = 1'-0"



**MICHE BOOZ**  
 ARCHITECT  
 209 Market St  
 Brooklyn, MD  
 Maryland 20633  
 301.774.1930  
 Fax: 301.774.1930

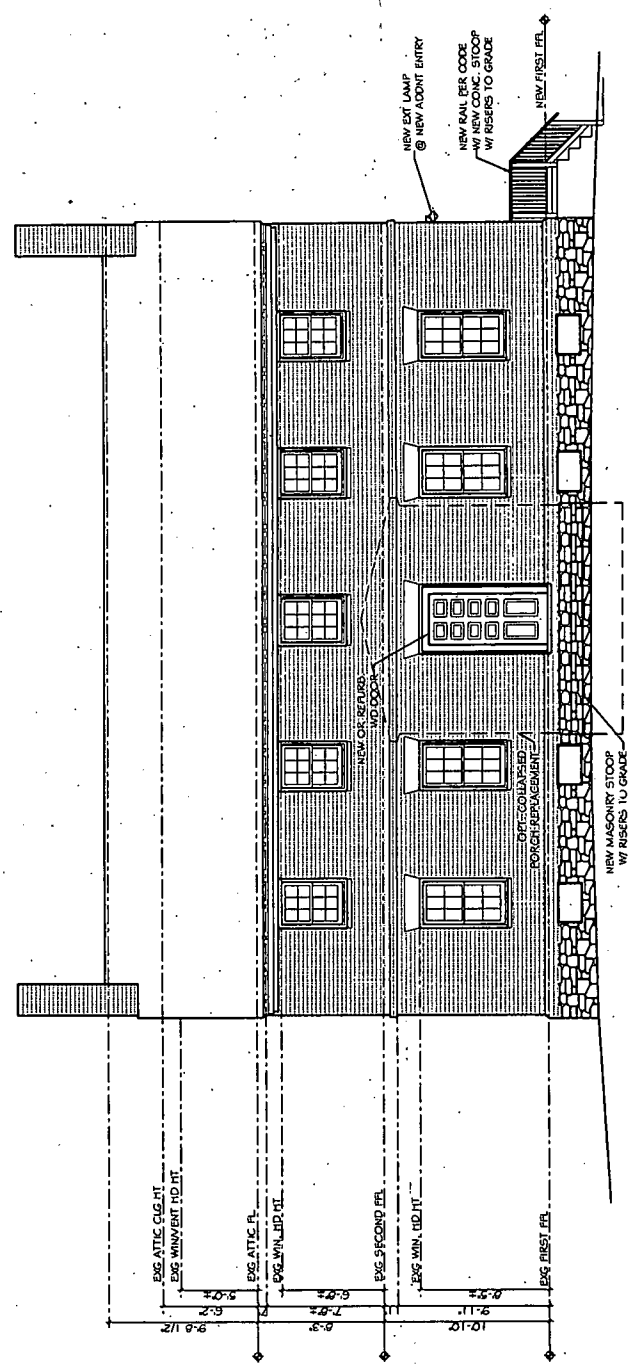
**Project:**  
**Falling Green  
 Addition &  
 Renovation**  
 Olney-Laytonville Road  
 Olney, Maryland 20833  
 Montgomery County

**Drawings:**  
**ELEVATION**  
 1/8" = 1'-0"

**Dates:**  
 25 APRIL 30 MAR 04  
 19 OCT 04

**Revisions:**  
 A

**Sheet:**  
 A-5



1 SOUTH ELEVATION #2  
 1/8" = 1'-0"

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**MICHE BOOZ**  
 ARCHITECT  
 200 Market St  
 Providence, RI 02903  
 (401) 774-6911  
 Fax: 774-1988

**Project:**  
**Falling Green  
 Addition &  
 Renovation**

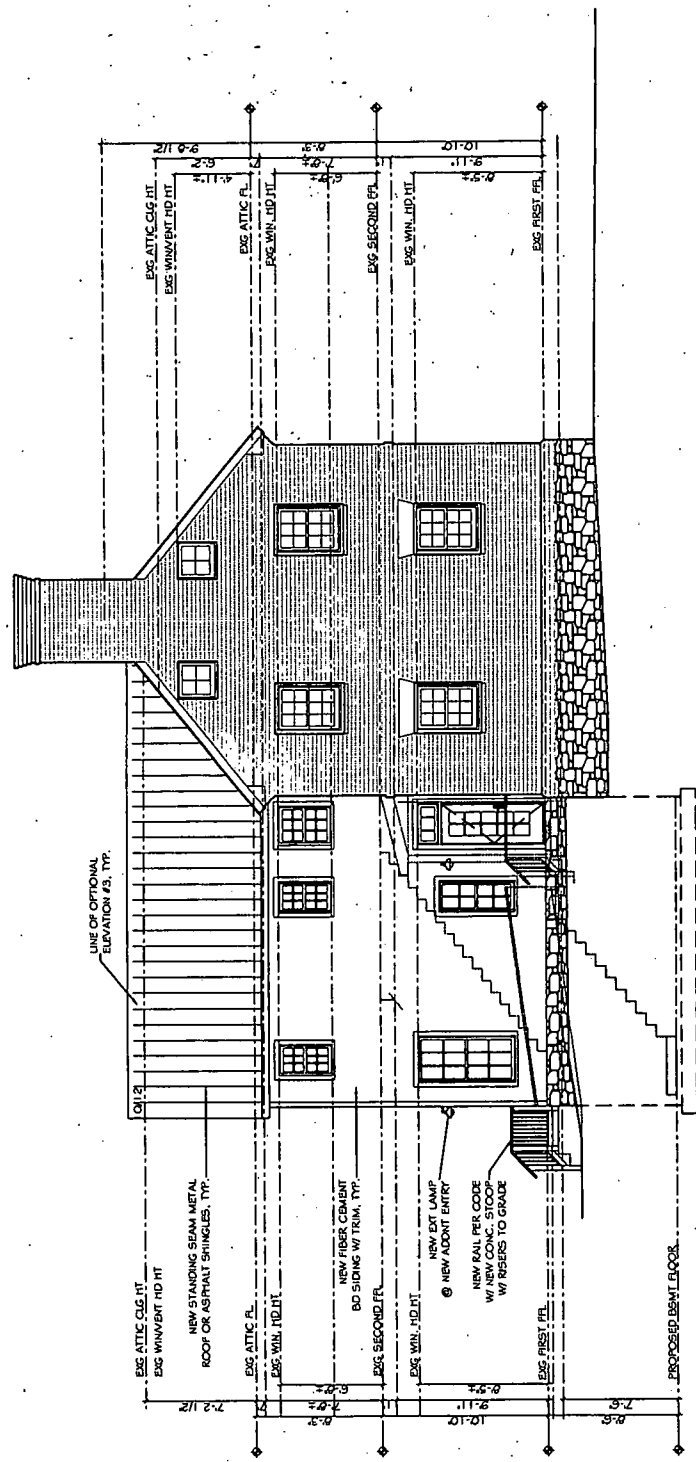
Olney-Laytonville Road  
 Olney, Maryland 20833  
 Montgomery County

**Drawings:**  
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**Date:**  
 AS BUILT 30 MAR 04  
**SCHEMATICS**  
 PRINT DATE 19 OCT 04

**Revisions:**  
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**Sheet:**  
**A-6**



1 EAST ELEVATION #2  
 1/8" = 1'-0"

3/16/04 new design Falling Green/Schematics/1/18/04/3-23/04.dwg, A.dwg, 10/19/2004 12:26:22 PM, 1:1

**MICHE BOOZ**  
 ARCHITECT  
 220 Market St  
 Brooklyn, NY 11201  
 Phone: 718 854 1100  
 Fax: 718 854 1100

**Project:**  
**Falling Green  
 Addition &  
 Renovation**

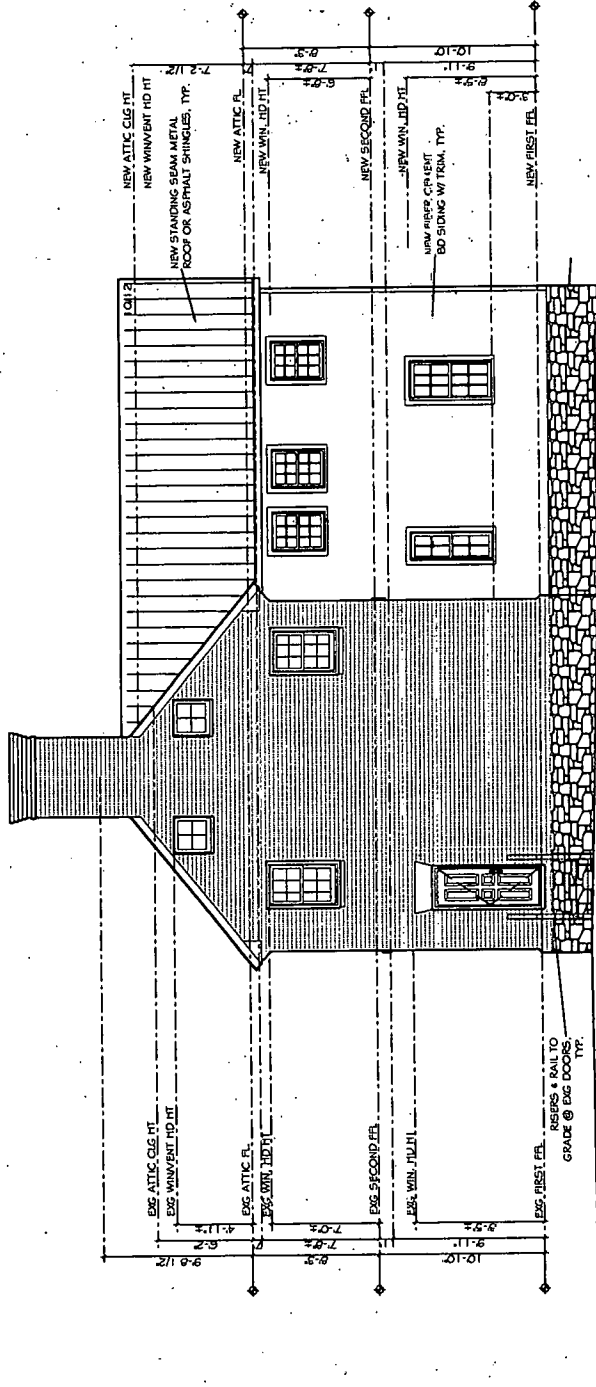
Olney-Laytonville Road  
 Olney, Maryland 20833  
 Montgomery County

**Drawings:**  
**ELEVATION**  
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Date: 30 MAR 04  
 Scale: AS SHOWN  
 PRINT DATE: 19 OCT 04

Permit:  
 A

Sheet:  
 A-7



1 WEST ELEVATION  
 1/8" = 1'-0"

**MICHE BOOZ**  
ARCHITECT

200/Lebanon St  
Baltimore, Maryland 21201  
(410) 774-9311  
Fax: (410) 774-1888

**Project:**  
**Falling Green  
Addition &  
Renovation**

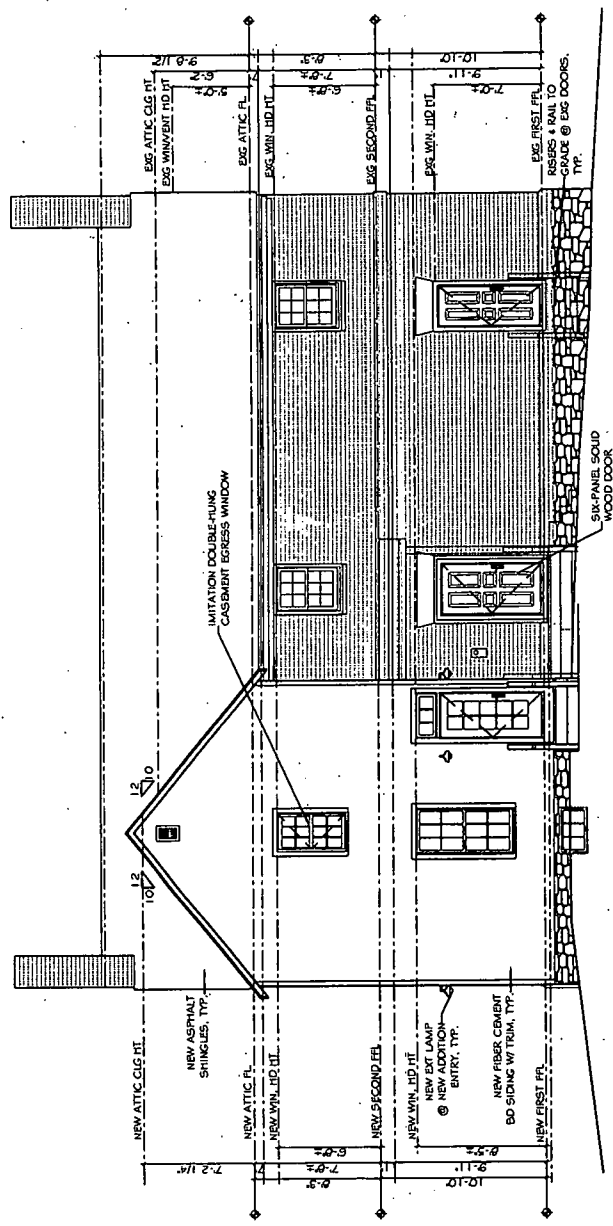
Obrey-Laytonville Road  
Obrey, Maryland 20833  
Montgomery County

**Drawings:**  
**ELEVATION**  
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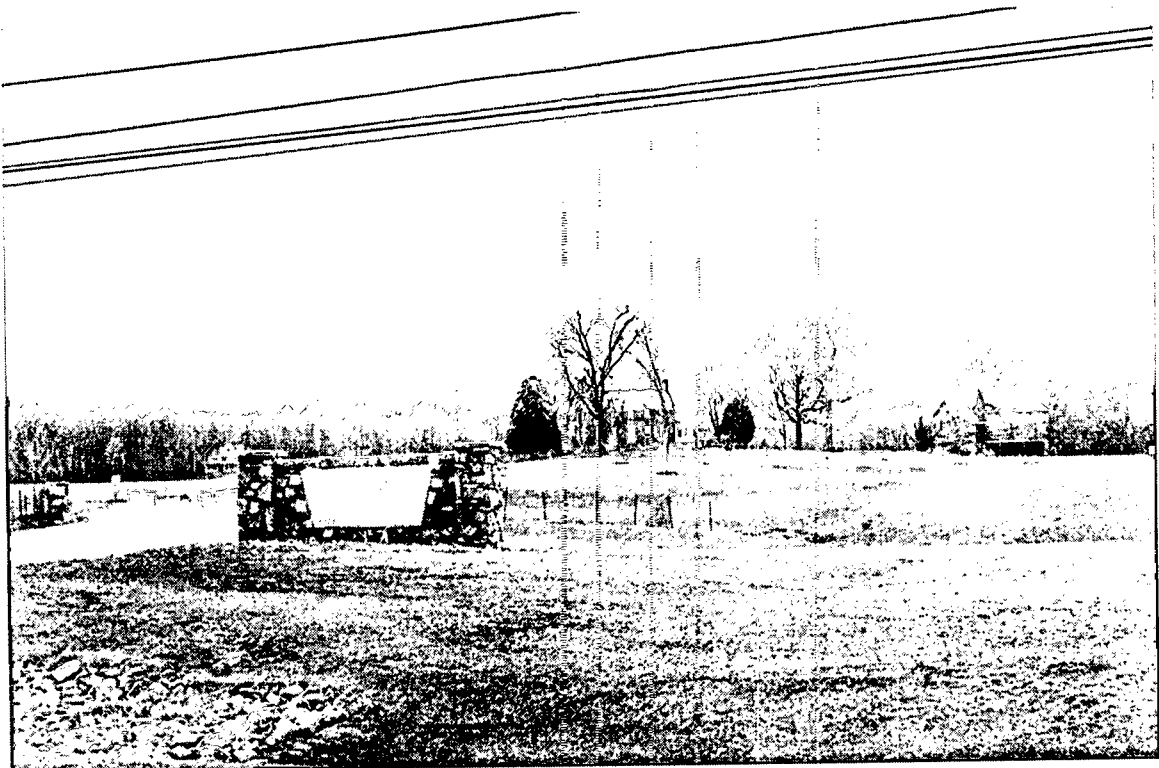
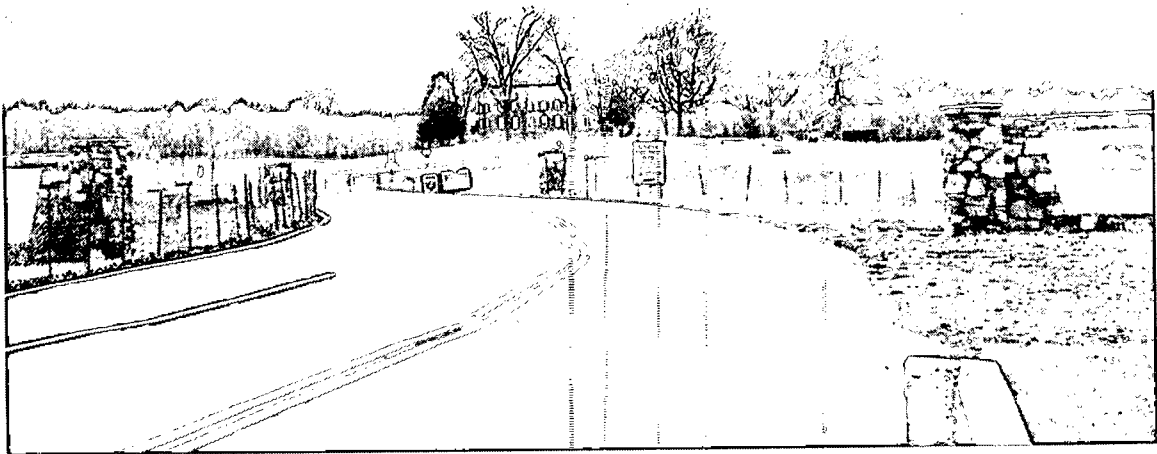
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REVISIONS  
PRINT DATE 19 OCT 04

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**Sheet:**  
A-8



1 NORTH ELEVATION  
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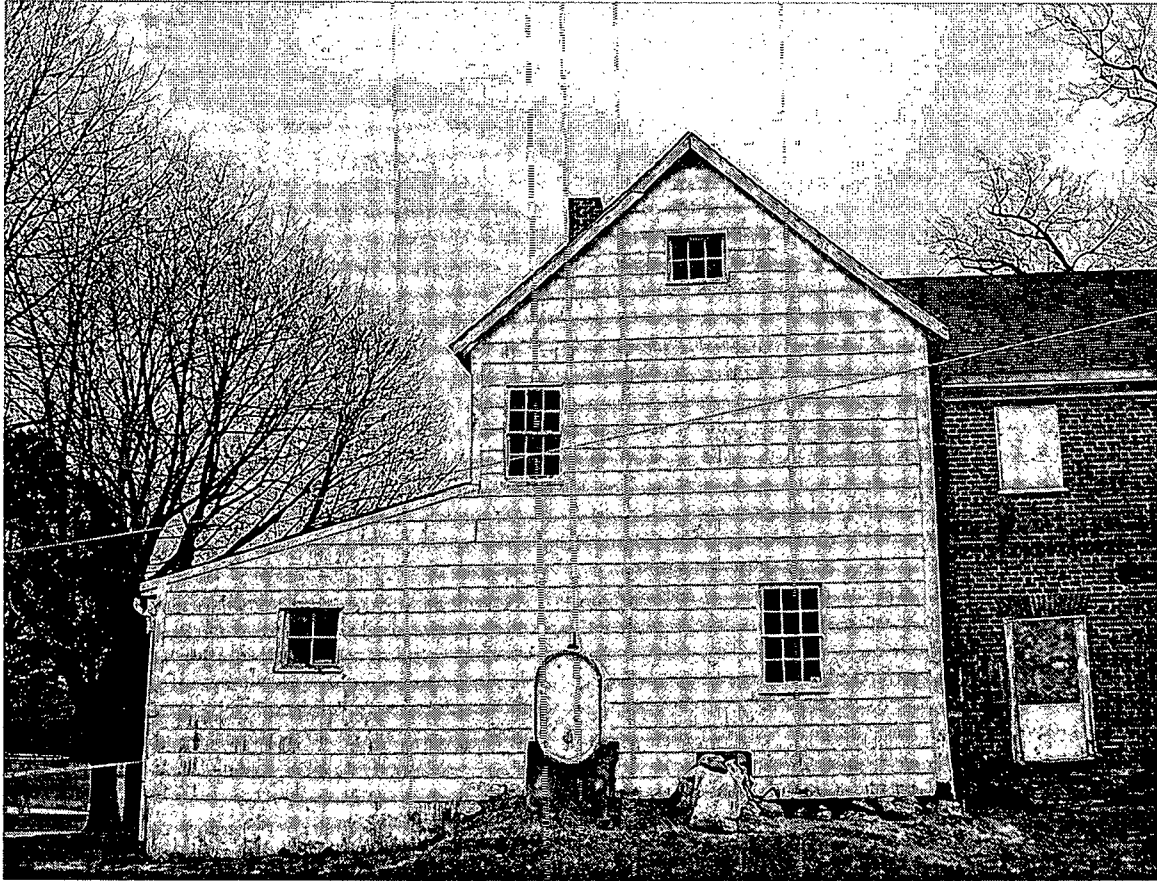


















(M)

HAWP

Falling Green  
2-17-05

MHT Approved raising non-contributing  
additions —

HAWP FOR ADDITION & RENOV.

BLOO'S ADDITION — FRONT PORCH EXPECTED  
@ SAME TIME?

GREEK REVIVAL DETAILING

SEE — SAM MAGRUDER HOUSE

July 4

Forwarded  
2-17-02

with approved revised non-conditional  
copyrights -

THAT'S THE ADDITION & BENEFIT.

GROUP ADDITION - FRONT FRONT EXPENSE

© SAME TIME?

PROJECT REVIEW DETAILING

SEE - SAN MARKET PLACE

# THE OLNEY BOYS AND GIRLS CLUB

*"Preserving Our Past, Preparing Our Future"*

---

April 4, 2005

Historic Preservation Commission  
c/o Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

RE: Application for Historic Area Work Permit

Dear HPC Commissioners:

Attached is an application made by the Olney Boys and Girls Community Sports Association (OBGC), for a Historic Area Work Permit allowing the removal of existing additions and construction of a new addition to the historic Falling Green. The permit also covers the intended rehabilitation of the main, brick structure. These materials are submitted in anticipation of the commission's April 27<sup>th</sup> meeting at which this matter will be discussed.

OBGC intends to seek a HAWP in the future to address the following items: front porch, driveway/parking area, and major landscaping/grading around the historic home.

The attached HAWP Application includes the following documentation:

1. HPC Staff has previously been provided a copy of the Falling Green Rehabilitation Recommendations which serve as the Written Description of the Project.
2. A Site Plan of the OBGC Recreational Park.
3. HPC Staff has previously been provided copies of schematic construction plans and elevations for the proposed addition developed by Architect, Miche Booz.
4. Materials Specifications list.
5. Diskette with photographic images.
6. Tree Survey.
7. HPC Staff has information on Addresses of Adjacent and Confronting Property Owners.

OBGC is also including copies of correspondence from the Maryland Historic Trust's Easement Committee approving the demolition of the existing frame additions to Falling Green and providing conceptual approval of Miche Booz' drawings for the new addition dated October 19, 2004 (seen as attachment reference #3 above).

Thank you for your favorable consideration of this application.

Sincerely,




Kathy Lyons  
Volunteer Preservationist

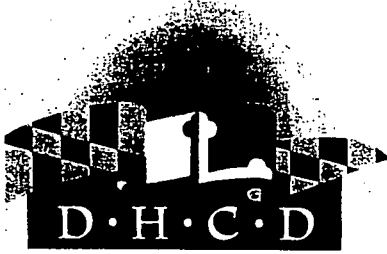




SCALE: 1" = 200'

OLNEY LAYTONVILLE ROAD MD ROUTE 108

 Walk paths  
 Ring Road  
 not develop



MARYLAND DEPARTMENT OF HOUSING  
& COMMUNITY DEVELOPMENT

July 1, 2004

Robert L. Ehrlich, Jr.  
Governor  
Michael S. Steele  
Lt. Governor  
Victor L. Hoskins  
Secretary  
Shawn S. Karimian  
Deputy Secretary

Kathy Lyons  
Olney Boys and Girls Club  
P.O. Box 2  
Olney, Maryland 20832

RE: Falling Green.  
MHT Easement Committee

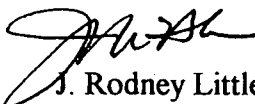
Dear Ms Lyons:

Thank you for your submittal of conceptual plans for the rehabilitation of and addition to Falling Green. The easement committee of the Maryland Historical Trust met on May 11, 2004, and considered your request. Based on the recommendation of the committee I have the following comments:

1. I approve the demolition of all of the existing frame additions.
2. I approve of an addition of the approximate size and location of the existing 2 story frame addition. Details of the addition can be worked out with Richard Brand, of my staff, but at this time I suggest that the addition be shorter than the proposal of about twenty-eight feet. The width of the addition does not have to respect the altered window on the second floor, but should not greatly exceed it. As currently formulated I do not approve a porch on the new addition on the west elevation.
3. The above approvals are for conceptual plans only. The Trust will need to review and approve construction documents as they are developed for this project.

Thank you for consulting with the Trust on this project. I realize that you have been talking to Mr. Brand about this proposal and this letter is meant as our formal response. If you have any questions about this work please contact Mr. Brand at 410 514-7634 or by email at [brand@dhcd.state.md.us](mailto:brand@dhcd.state.md.us).

Sincerely,

  
J. Rodney Little  
Director



MARYLAND DEPARTMENT OF HOUSING  
& COMMUNITY DEVELOPMENT

Robert L. Ehrlich, Jr.  
Governor  
Michael S. Steele  
Lt. Governor  
Victor L. Hoskins  
Secretary  
Shawn S. Karimian  
Deputy Secretary

December 8, 2004

Kathy Lyons  
Olney Boys and Girls Club  
PO Box 2  
Olney, Maryland 20832

Re: Falling Green  
MHT Easement Committee Review

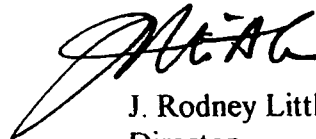
Dear Ms. Lyons:

Thank you for your letter and attached drawings showing the proposed addition to Falling Green. They were received by the Trust on October 22, 2004. Unfortunately, because our Easement Administrator has recently left our employ, this request for approval of the addition was not heard until the December 7, 2004, Easement Committee of the Maryland Historical Trust.

Based on the recommendation of the easement committee I give conceptual approval of the addition as it is now shown in Miche Booz' drawings dated October 19, 2004. Final approval will be given once final plans are submitted and approved. Details of the addition will still need to be worked out with staff, but I will require that the new windows be a one over one configuration and that the new siding be wood.

This approval is valid for a period of six months from the date of this letter. Please contact Richard Brand at 410 514-7634 or by email at [brand@dhcd.state.md](mailto:brand@dhcd.state.md) to discuss this further.

Sincerely,



J. Rodney Little  
Director



# Falling Green Materials Specifications

## Main House

As discussed in the June 15, 2003, Falling Green Rehabilitation Recommendations document, OBGC intends to preserve the historic character of the structure. This effort will include the repair of the exterior of the structure, renovating original details except where damage prevents this and instead replacing with in-kind materials.

Six over six window sashes to be repaired – glass replaced and mullions re-glazed.

Exterior doors to be refurbished and reused to the extent possible.

Roofing, consisting of asphalt shingles, is in sound condition. It is not OBGC's intent to replace roofing at this time.

Masonry exterior will be repointed and repaired as needed.

## New Addition

Windows will be true divided light with wood sashes and mullions. A one over one configuration has been proposed by MHT. OBGC intends to further pursue at least a two over two configuration.

Pine clapboard siding with a bevel reveal will encase the addition.

A standing seam metal roof or asphalt shingles will cover the roof.

The exterior door will be either six paneled to match the main house or glass paned with a transom (as shown in the design schematics) to set off the addition and to add light to its interior.

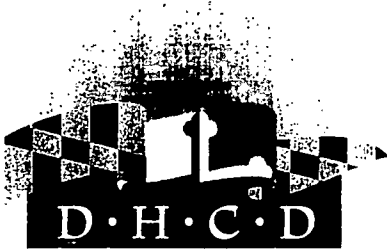
The foundation will be constructed of cement block faced with stone from the existing addition's foundation.

# **Historic Falling Green**

## **Timeline of Renovation/Restoration Efforts**

**Prepared by Kathy Lyons, Volunteer Preservationist/Project Manager  
for February 17, 2005 Meeting with HPC Staff**

- ⇒ 1/31/2000 OBGC Presentation to HPC
- ⇒ 12/15/2000 Archeological Excavation Report prepared by Montgomery College
  
- ⇒ March 2001 Historic Architectural Assessment Report prepared by Kim Williams
- ⇒ 2001 Deed of Preservation Easement issued by MHT
  
- ⇒ 1/7/2002 Submission of Archeological and Architectural Reports to HPC
- ⇒ 2/20/2002 Historic Area Work Permit Issued for Overall Site
- ⇒ 11/27/2002 MHT Inspection of Falling Green House
- ⇒ 12/27/2002 Submission of Archeological and Architectural Reports to MHT
  
- ⇒ 1/16/2003 Extension of time for Plans & Specifications document by MHT
- ⇒ 1/30/2003 OBGC makes Grant Application to MHT
- ⇒ 6/15/2003 Plans and Specifications Document to MHT
- ⇒ 11/28/2003 Grant Agreement issued by MHT
  
- ⇒ 2/21/2004 State Ethics Submission to allow pro-bono architect to bid.
- ⇒ 3/3/2004 State Ethics Commission Response allowing pro-bono architect to bid.
- ⇒ 4/16/2004 Architect's addendum to Plans and Specifications Document
- ⇒ 6/9/2004 Grant Match Submission to MHT
- ⇒ 7/1/2004 MHT approval to remove additions to Falling Green
- ⇒ 10/6/2004 Meeting with DPS results in verbal approval of mixed usage for house.
- ⇒ 10/22/2004 Design schematics/plans for Addition to Falling Green sent to MHT
- ⇒ 12/8/2004 Approval of revised conceptual design schematics by MHT



MARYLAND DEPARTMENT OF HOUSING  
& COMMUNITY DEVELOPMENT

Robert L. Ehrlich, Jr.  
*Governor*  
Michael S. Steele  
*Lt. Governor*  
Victor L. Hoskins  
*Secretary*  
Shawn S. Karimian  
*Deputy Secretary*

December 8, 2004

Kathy Lyons  
Olney Boys and Girls Club  
PO Box 2  
Olney, Maryland 20832

Re: Falling Green  
MHT Easement Committee Review

Dear Ms. Lyons:

Thank you for your letter and attached drawings showing the proposed addition to Falling Green. They were received by the Trust on October 22, 2004. Unfortunately, because our Easement Administrator has recently left our employ, this request for approval of the addition was not heard until the December 7, 2004, Easement Committee of the Maryland Historical Trust.

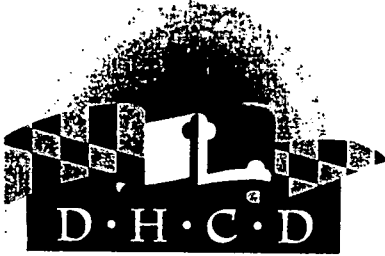
Based on the recommendation of the easement committee I give conceptual approval of the addition as it is now shown in Miche Booz' drawings dated October 19, 2004. Final approval will be given once final plans are submitted and approved. Details of the addition will still need to be worked out with staff, but I will require that the new windows be a one over one configuration and that the new siding be wood.

This approval is valid for a period of six months from the date of this letter. Please contact Richard Brand at 410 514-7634 or by email at [brand@dhcd.state.md](mailto:brand@dhcd.state.md) to discuss this further.

Sincerely,

J. Rodney Little  
Director





MARYLAND DEPARTMENT OF HOUSING  
& COMMUNITY DEVELOPMENT

July 1, 2004

**Robert L. Ehrlich, Jr.**  
*Governor*  
**Michael S. Steele**  
*Lt. Governor*  
**Victor L. Hoskins**  
*Secretary*  
**Shawn S. Karimian**  
*Deputy Secretary*

Kathy Lyons  
Olney Boys and Girls Club  
P.O. Box 2  
Olney, Maryland 20832

RE: Falling Green.  
MHT Easement Committee

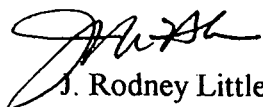
Dear Ms Lyons:

Thank you for your submittal of conceptual plans for the rehabilitation of and addition to Falling Green. The easement committee of the Maryland Historical Trust met on May 11, 2004, and considered your request. Based on the recommendation of the committee I have the following comments:

1. I approve the demolition of all of the existing frame additions.
2. I approve of an addition of the approximate size and location of the existing 2 story frame addition. Details of the addition can be worked out with Richard Brand, of my staff, but at this time I suggest that the addition be shorter than the proposal of about twenty-eight feet. The width of the addition does not have to respect the altered window on the second floor, but should not greatly exceed it. As currently formulated I do not approve a porch on the new addition on the west elevation.
3. The above approvals are for conceptual plans only. The Trust will need to review and approve construction documents as they are developed for this project.

Thank you for consulting with the Trust on this project. I realize that you have been talking to Mr. Brand about this proposal and this letter is meant as our formal response. If you have any questions about this work please contact Mr. Brand at 410 514-7634 or by email at [brand@dhcd.state.md.us](mailto:brand@dhcd.state.md.us).

Sincerely,

  
J. Rodney Little  
Director



**COMMISSION MEMBERS:**  
DOROTHY R. FAIT, *Chairperson*  
AVA S. FEINER, Ph.D.  
JULIAN L. LAPIDES  
D. BRUCE POOLE  
ROBERT F. SCHOLZ

## STATE ETHICS COMMISSION

9 STATE CIRCLE, SUITE 200  
ANNAPOLIS, MARYLAND 21401

410-974-2068  
Toll Free 1-877-669-6085  
FAX: 410-974-2418

SUZANNE S. FOX  
*Executive Director*  
ROBERT A. HAHN  
*General Counsel*  
JENNIFER K. ALLGAIR  
*Staff Counsel*  
JILL B. MARTIN  
*Assistant Counsel*

March 3, 2004

Kathy Lyons  
Volunteer Preservationist  
The Olney Boys and Girls Club  
P.O. Box 2  
Olney, Maryland 20830

Dear Ms. Lyons:

Pursuant to your February 19, 2004 letter requesting an opinion as to whether an architect who had provided some pro bono design services to the Olney Boys and Girls Club (OBGC) would be precluded from bidding on an RFP funded by the Maryland Historical Trust, at its February 26, 2004 meeting, the State Ethics Commission considered this issue. The Commission reviewed your letter and its attachments and information provided by the Maryland Historical Society Project Manager, Richard Brand.

On the basis of the facts provided and reviewed, the Commission determined that the Architect will not be precluded from bidding on the RFP as the RFP will be issued by the OBGC, which is not an Executive Unit. Public Ethics Law § 15-508 precludes an individual who assists an executive unit in the drafting of specifications, an invitation for bids, a request for proposals for a procurement, or the selection or award made in response to an invitation for bids or request for proposals from submitting a bid or proposal for that procurement. In this case, the OBGC is not an executive unit, and, therefore, there is no such statutory preclusion.

I trust that this response provides you with the information you need to proceed with your project. If you have any additional questions related to this or any other issue arising from the Public Ethics Law, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Suzanne S. Fox".

Suzanne S. Fox  
Executive Director





**Maryland  
Department of  
Housing and  
Community  
Development**

*Division of Historical and  
Cultural Programs*

100 Community Place  
Crownsville, Maryland 21032

410-514-7600  
1-800-756-0119  
Fax: 410-987-4071

Maryland Relay for the Deaf:  
711 or 1-800-735-2258

<http://www.dhcd.state.md.us>

Parris N. Glendening  
*Governor*

Raymond A. Skinner  
*Secretary*

Marge Wolf  
*Deputy Secretary*

August 27, 2002

Jim Kilby, President  
Olney Boys and Girls Club  
Post Office Box 2  
Olney, Maryland 20832

RE: Falling Green, Montgomery County  
Maryland Historical Trust Historic Preservation Easement

Dear Mr. Kilby:

On March 20, 2002 an inspector representing the Montgomery County Historic Preservation Office made an inspection of the Falling Green property on behalf of the Maryland Historical Trust.

As you know, the Trust holds an easement on the property and on the interior and exterior of the improvements. Section (F) of the deed of easement allows the Trust to inspect the property on a regular basis to ensure that it is properly maintained.

According to the inspection report, the historic main house is severely deteriorated and in need of rehabilitation. In addition to this condition, the house appeared to have several problems that could have serious consequences if not addressed soon:

1. An opening in the west wall where the brick meets the cornice.
2. Insect infestation in the basement.

*Did Doug  
Speak w/ them  
about these  
issues?*

As you are aware, Section C of the easement requires that the buildings, in this case the main house, be properly maintained and protected.

I also want to remind you that Section (D)(vii) of the deed of easement (dated March 12, 2001) stipulates "Positive Work Requirements," which include:

- (b) Within 18 months of the date of this Easement, Grantor shall supply Grantee with plans and specifications for the rehabilitation of the main house acceptable to the Director, which rehabilitation shall be completed within 5 years of the date of this Deed.

In order to be in compliance with the terms of the easement, please inform the Trust of your plans to address the critical problems noted above and submit plans for the comprehensive rehabilitation of the main house by September 30, 2002.

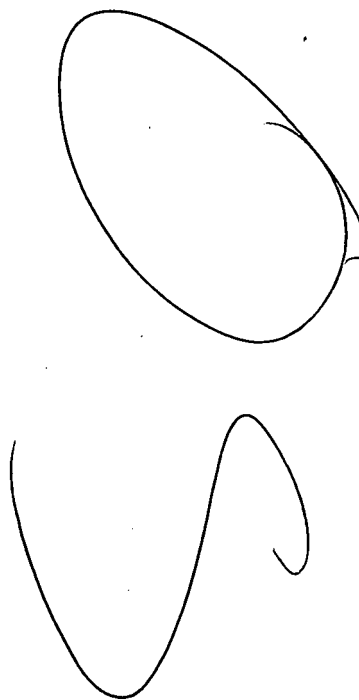
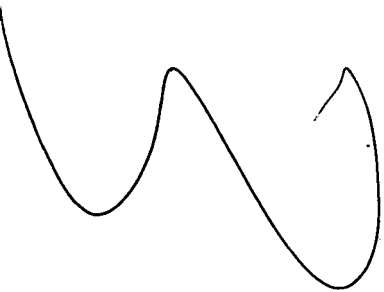
I realize that you have many projects going on at Falling Green with the new barn and the playing fields, but the historic house is very important and will not survive without care and attention. If you have any questions or need additional information, please do not hesitate to contact me at (410) 514-7613 or by email at [tune@dhcd.state.md.us](mailto:tune@dhcd.state.md.us).

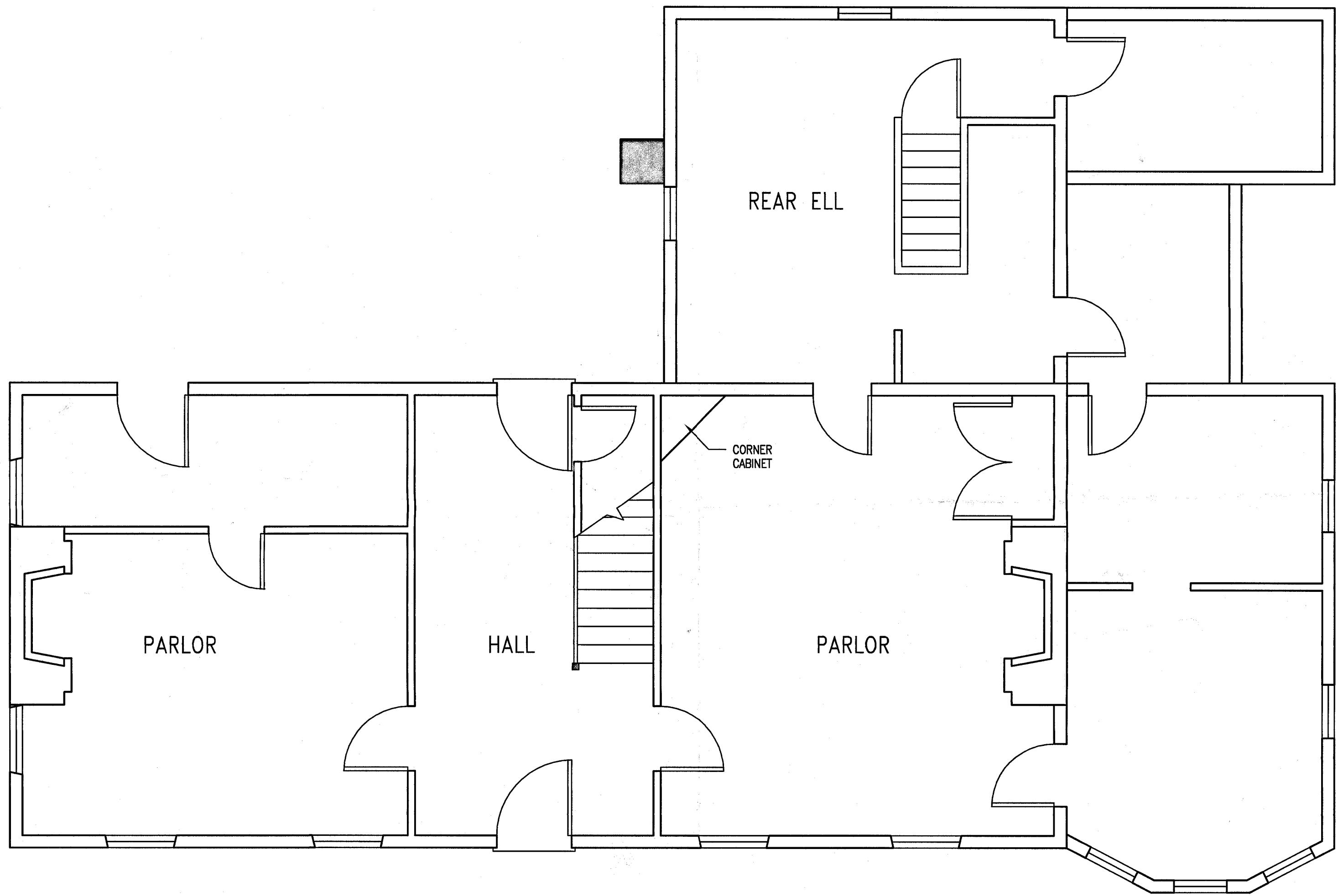
Sincerely,

*Elizabeth B. Tune*

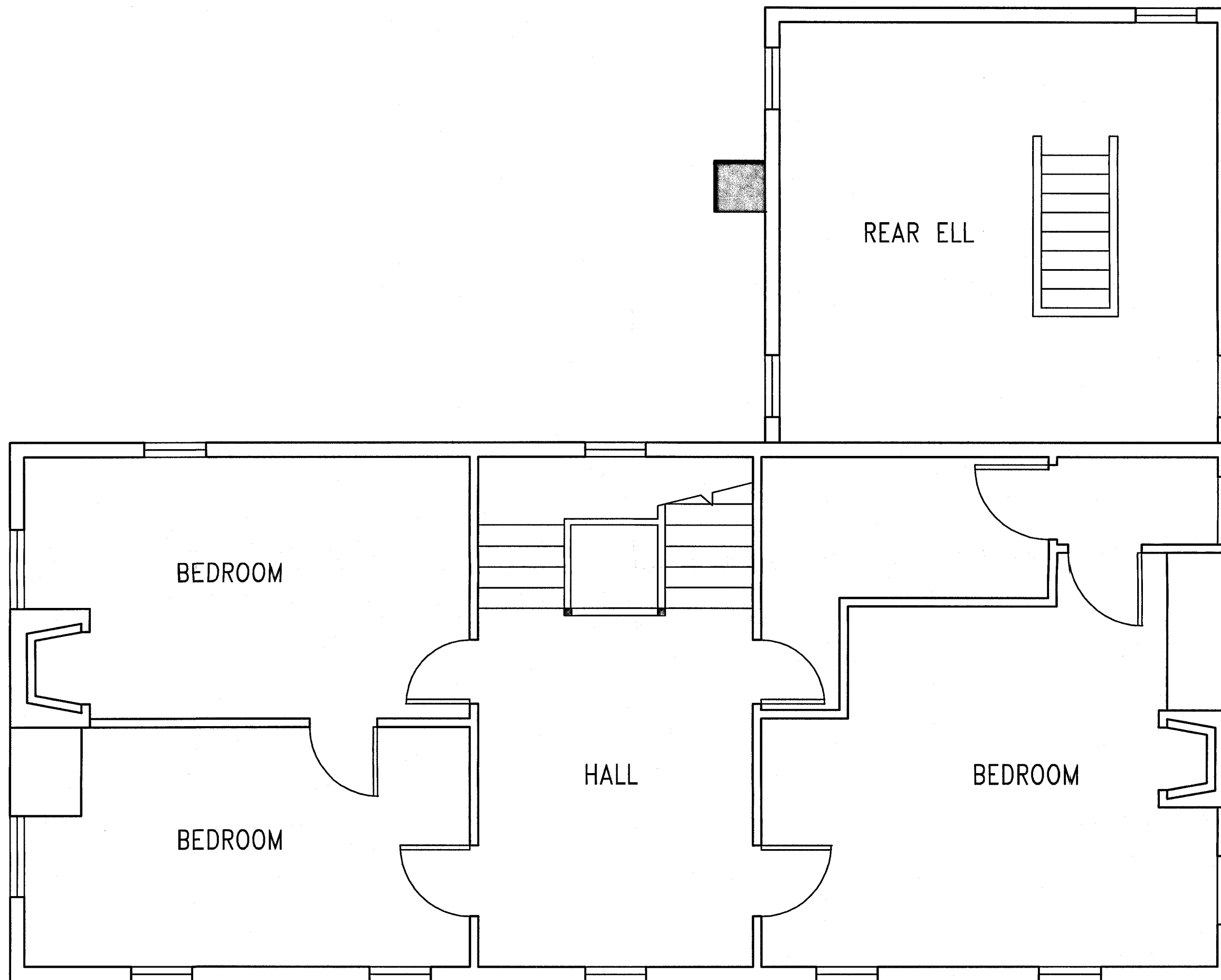
Elizabeth B. Tune  
Easement Coordinator





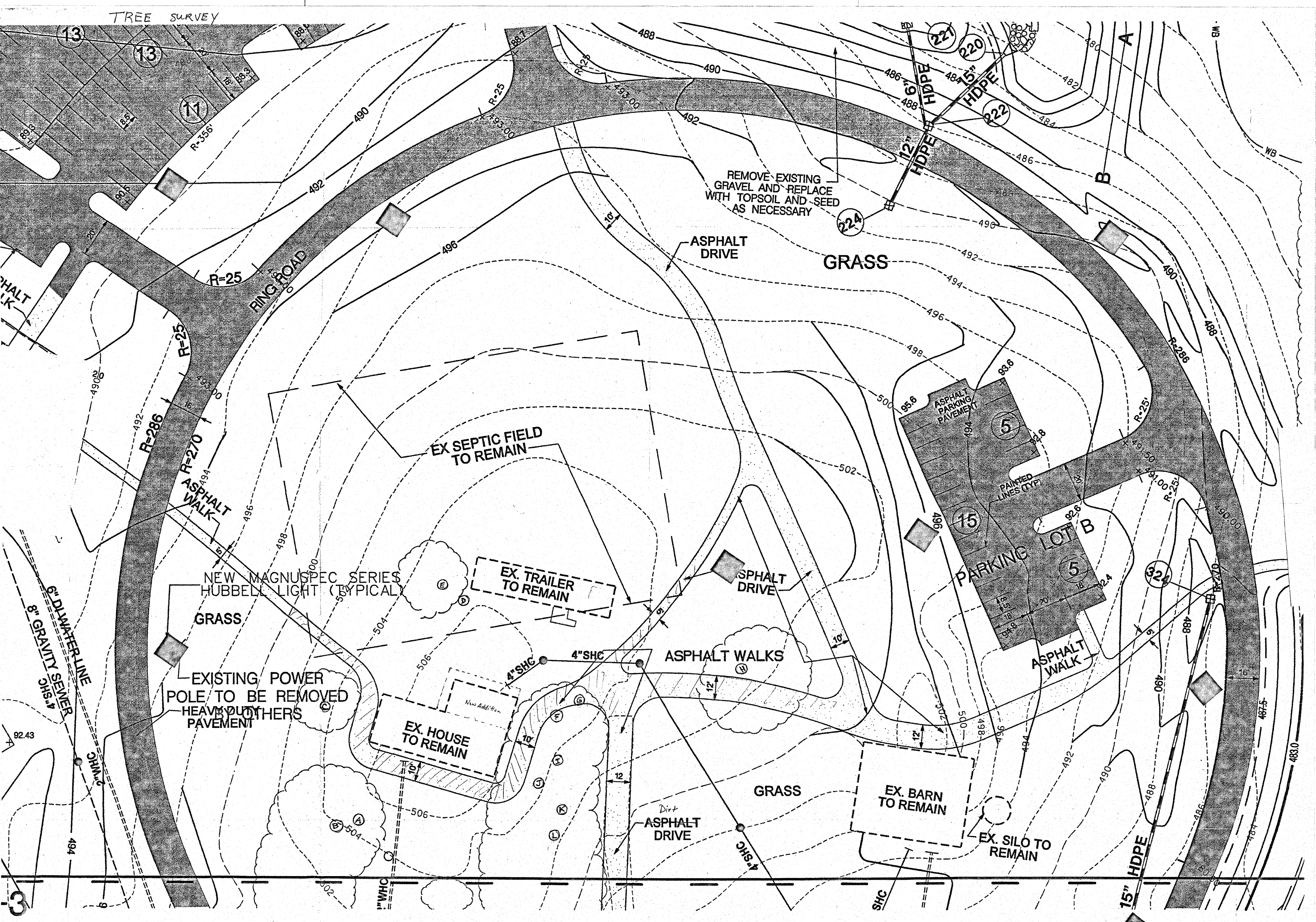


SKETCH OF FALLING GREEN  
 FIRST FLOOR PLAN  
 DRAWN BY: KIMBERLY PROTHRO-WILLIAMS  
 SCALE: 1/4" = 1'      DATE: 04/10/02      REV 0



SKETCH OF FALLING GREEN  
SECOND FLOOR PLAN  
DRAWN BY: KIMBERLY PROTHRO-WILLIAMS  
SCALE: 1/4" = 1'      DATE: 04/10/02

TREE SURVEY



MISS UTILITY NOTE

Paths Not developed  
SITE PLAN

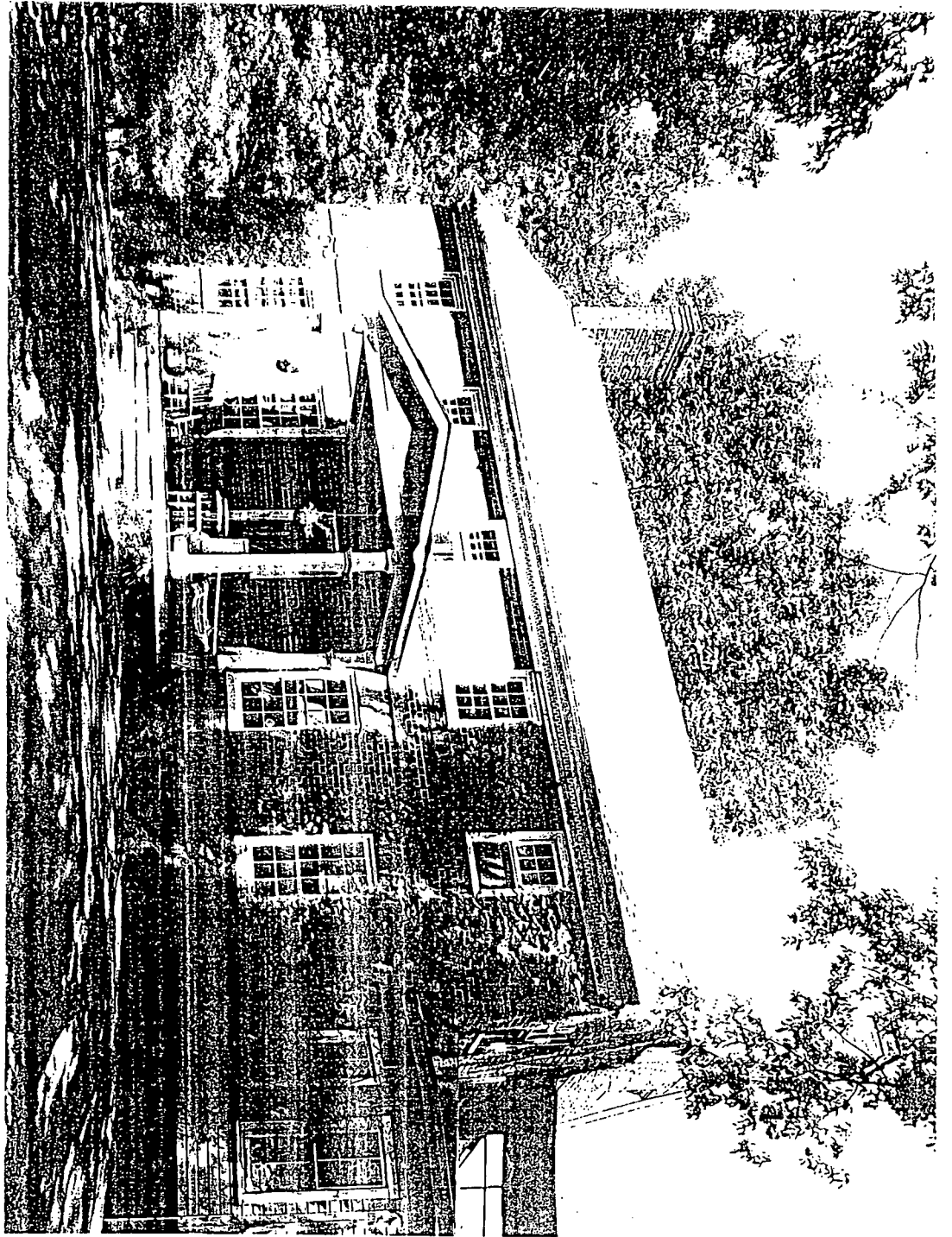
1/8" = 1 foot

3

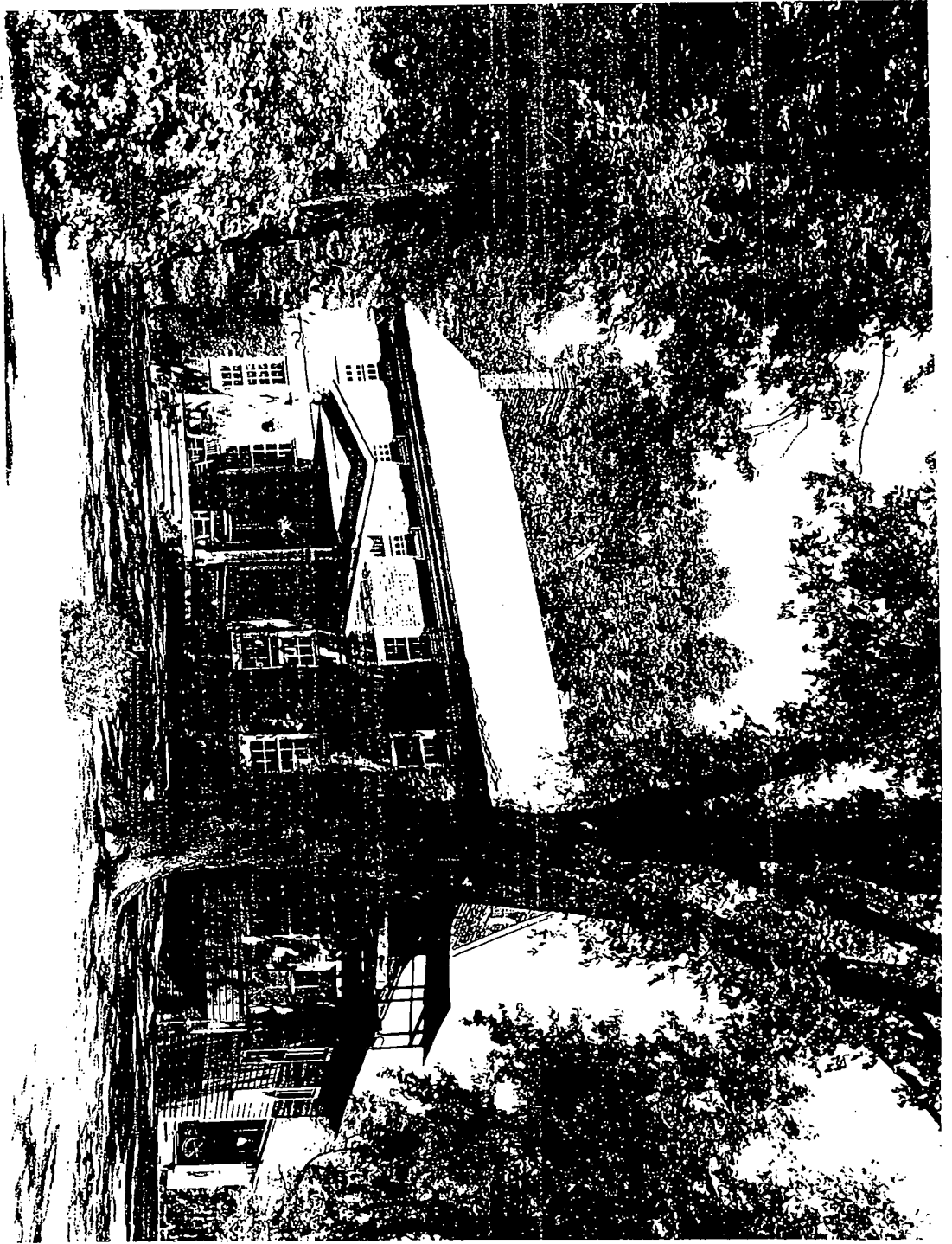
DRIVE

EX SILO



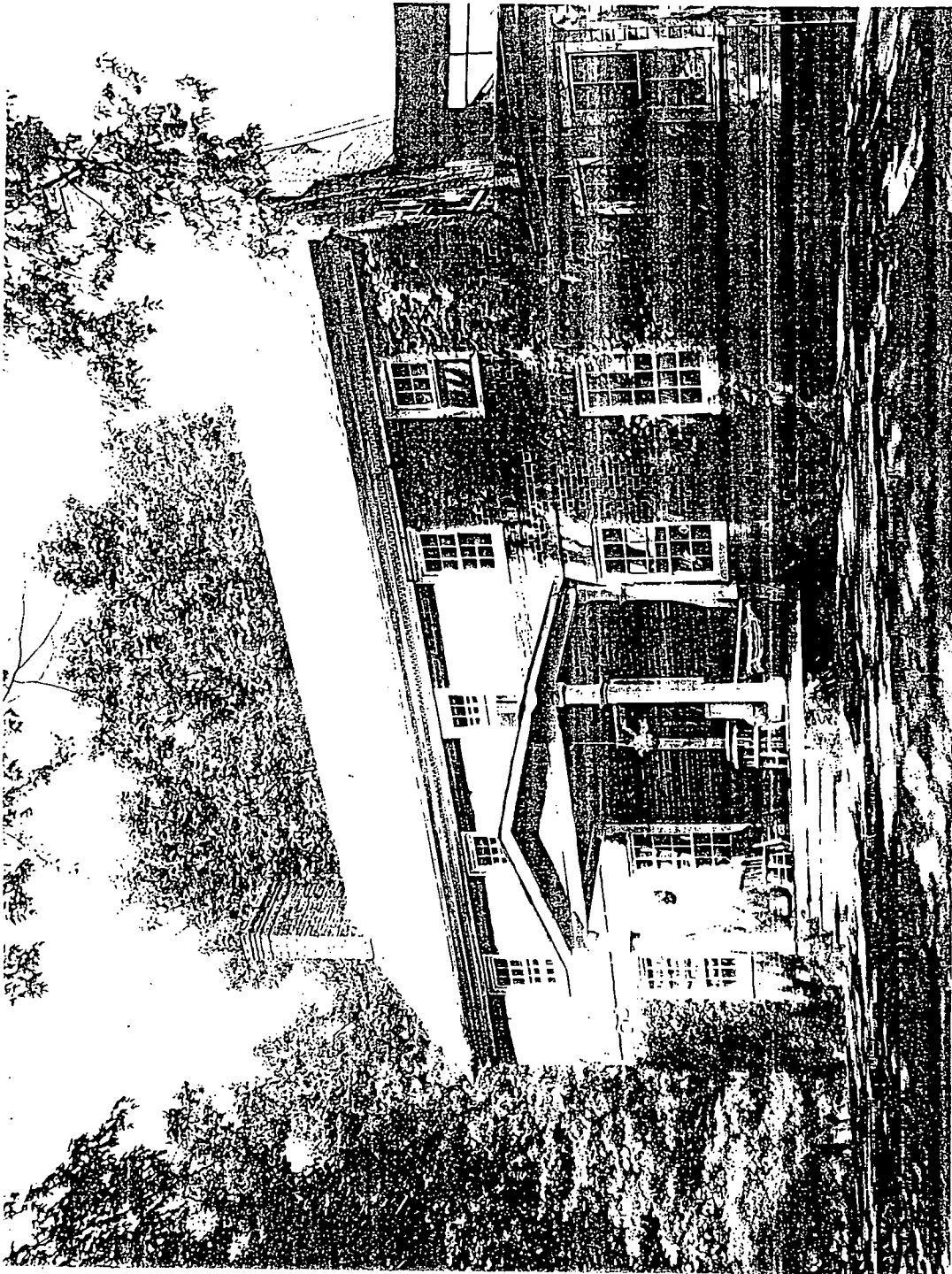


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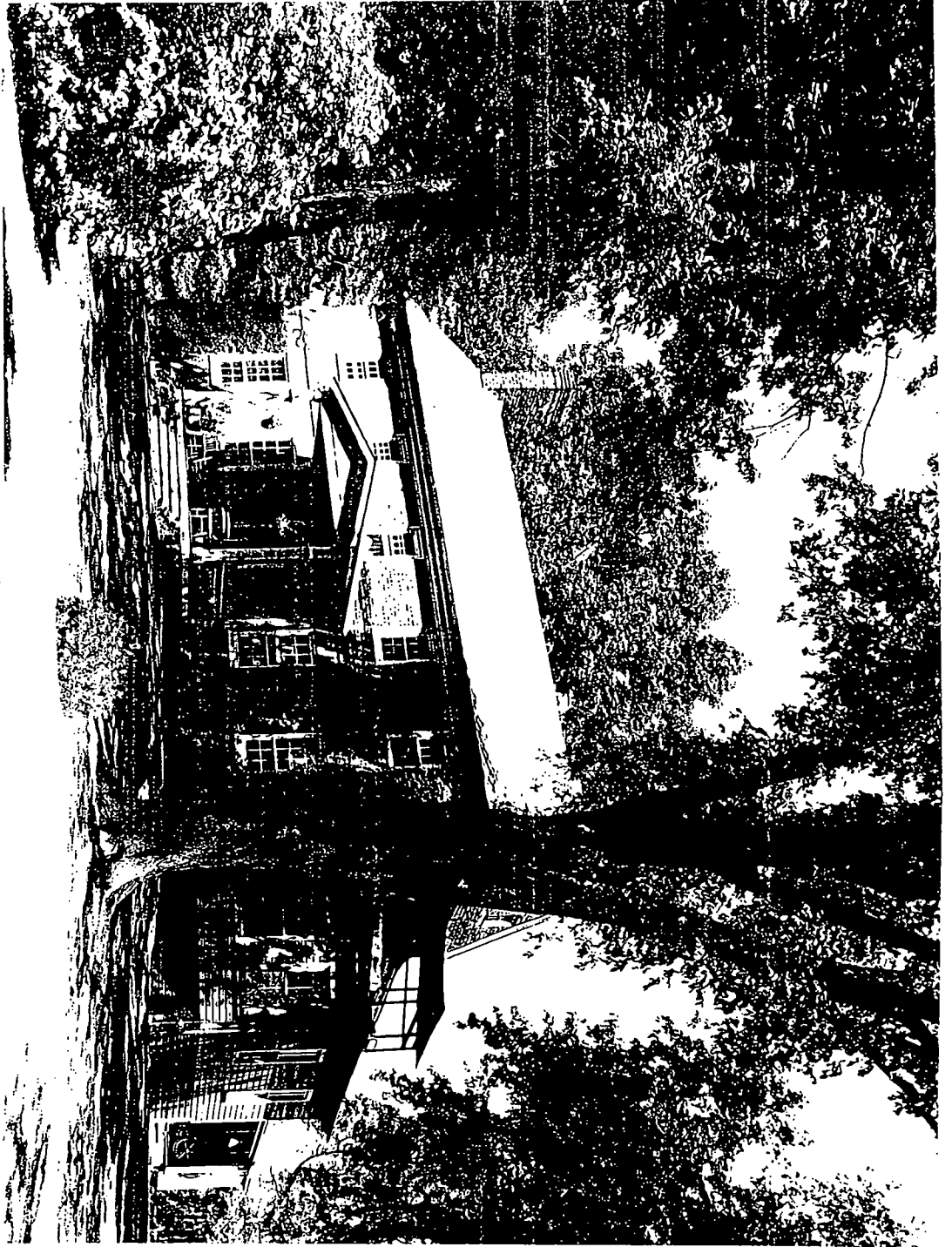


# **Historic Falling Green**

## **Timeline of Renovation/Restoration Efforts**

Prepared by Kathy Lyons, Volunteer Preservationist/Project Manager  
for February 17, 2005 Meeting with HPC Staff

- ⇒ 1/31/2000 OBGC Presentation to HPC
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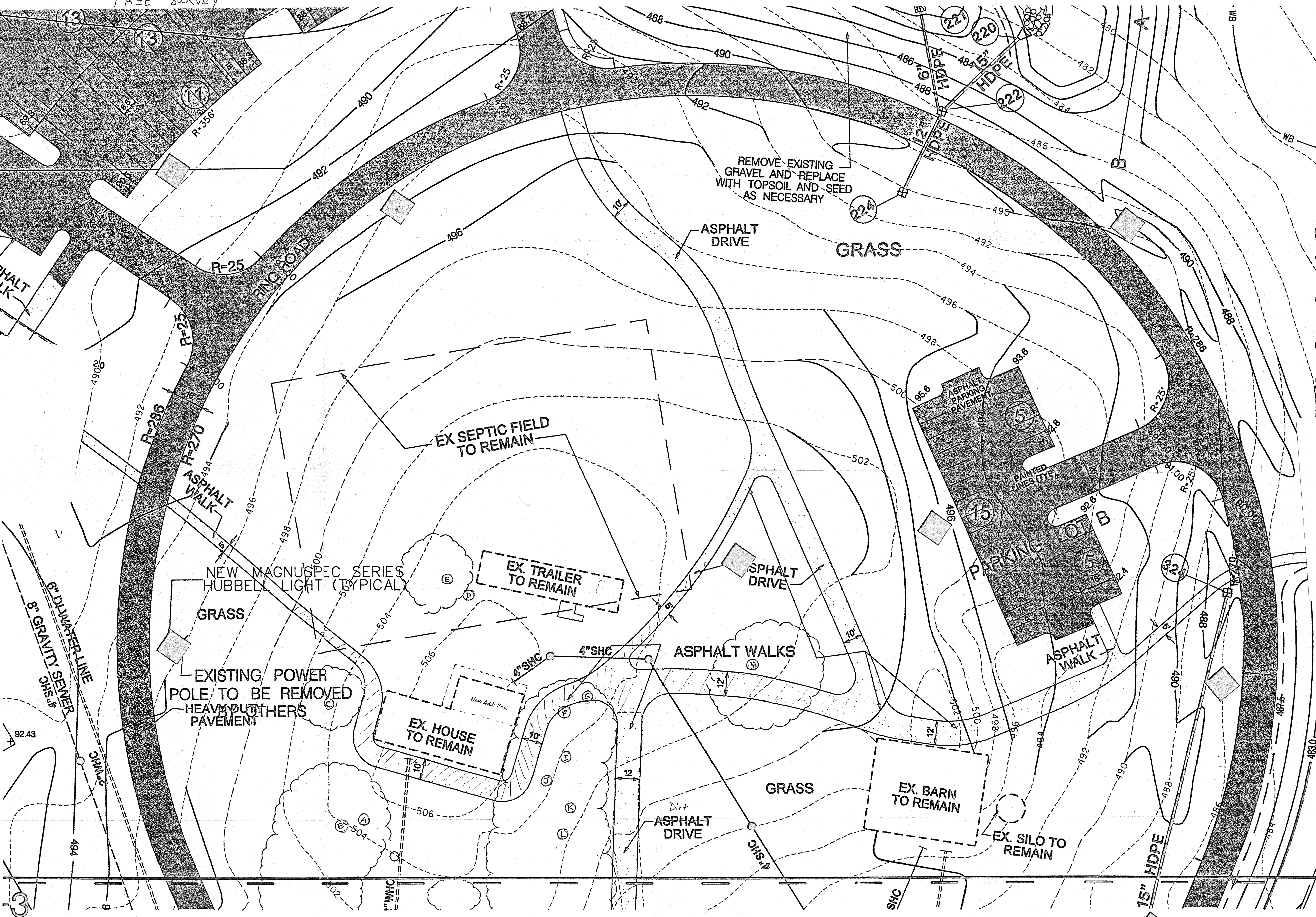
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<p>MISS UTILITY NOTE</p> <p>INFORMATION</p>	<p>MISS UTILITY NOTE</p> <p>Paths Not developed 1/8" = 1 foot</p>
<p>MISS UTILITY NOTE</p>	<p>Paths Not developed 1/8" = 1 foot</p> <p>SITE PLAN</p>



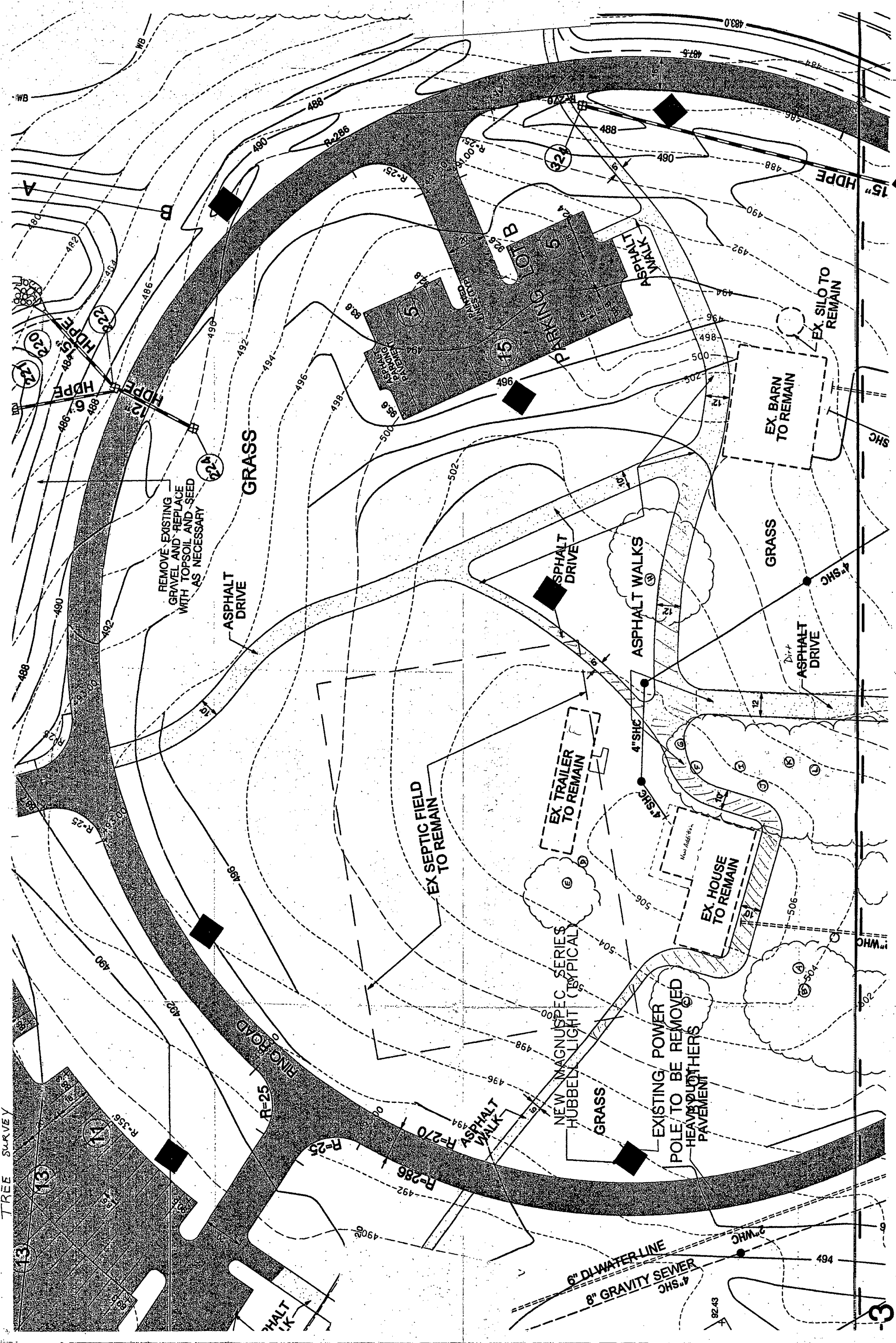
Site Plan



Walkpaths and Ring Road continuation not developed.

not developed.

REPASTE VISIONS.COM 07/09/2002 USE OF 55' AN



TREE SURVEY

MISS UTILITY NOTE

DEFINITIONS

MISS NOT DEVELOPED

1/8" = 1 FOOT

CITE DI AN

3

# FALLING GREEN

Olney-Laytonsville Road Olney, Maryland 20833

20 OCT 04 SCHEMATIC PROPOSAL DWG SET

Index of Drawings:  
CS. COVERSHEET  
A-1 NOT USED  
A-1A BASEMENT FLOOR PLAN  
A-2 FIRST FLOOR PLAN  
A-2A F.FL. PLAN #2  
A-3 NOT USED  
A-3A SECOND FLOOR PLAN  
A-3B S.FL. PLAN #2  
A-4 NOT USED  
A-5 SOUTH ELEVATION #2  
A-6 EAST ELEVATION  
A-7 WEST ELEVATION  
A-8 NORTH ELEVATION

<b>MICHEL BOOZ</b>	
A R C H	T E C H
208/Market St Brykelle Maryland 20833 (301)774 6811 fax: 774 1908	
Project: <b>Falling Green Addition &amp; Renovation</b>	
Olney-Laytonsville Road Olney, Maryland 20833 Montgomery County	
Drawings: SCHEMATIC SET COVERSHEET	
Dates: AS BUILTS 30 MAR 04 SCHEMATICS PRINT DATE 19 OCT 04	
Revisions: A	
Sheet: <b>CS</b>	
Code: IRC 2000	

**MICHE BOOZ**  
 ARCHITECT  
 208/Market St  
 Brooklyn  
 Maryland 20833  
 (301)774 6911  
 fax: 774 1908

Project:

**Falling Green  
 Addition &  
 Renovation**

Olney-Laytonsville Road  
 Olney, Maryland 20833  
 Montgomery County

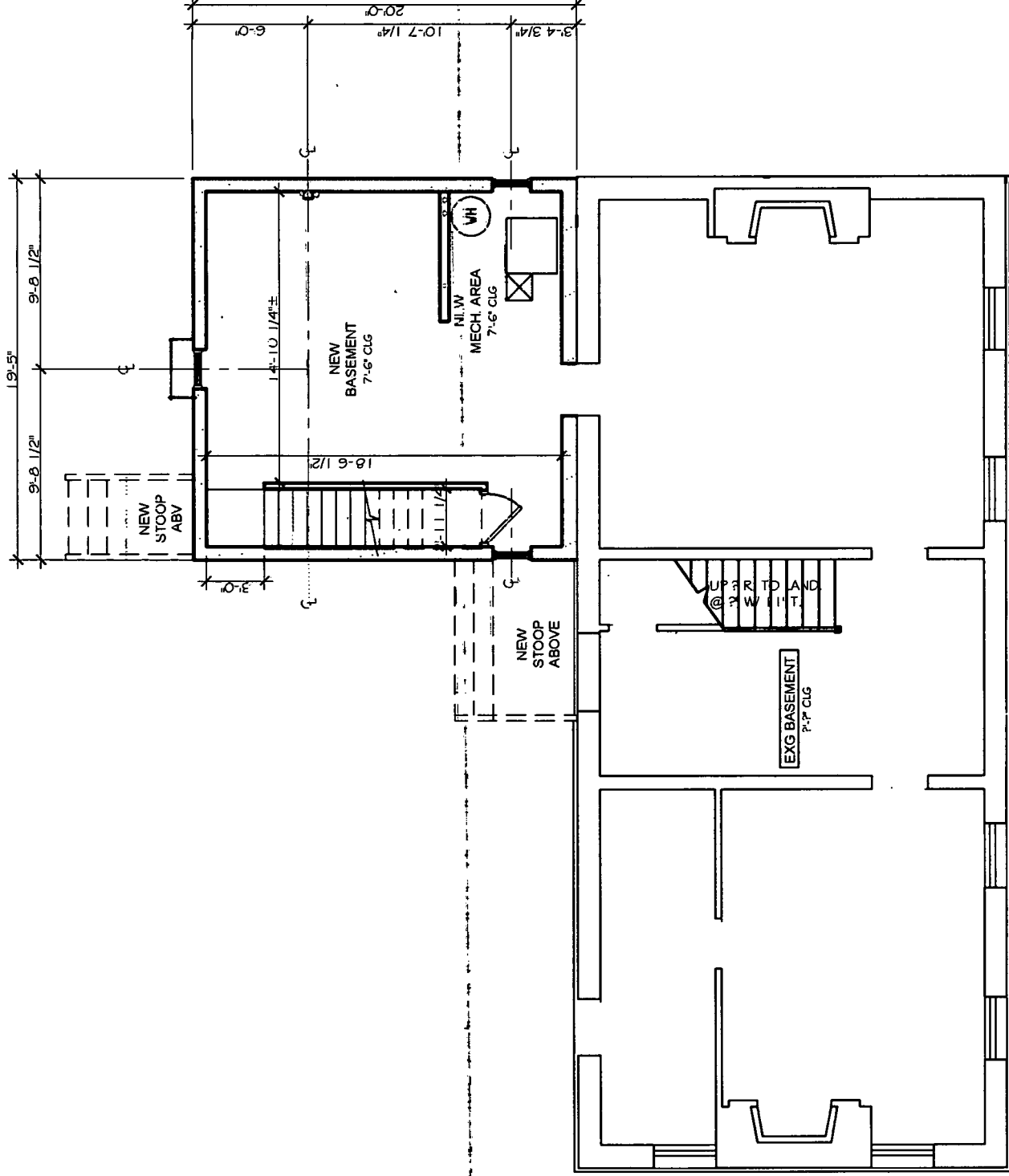
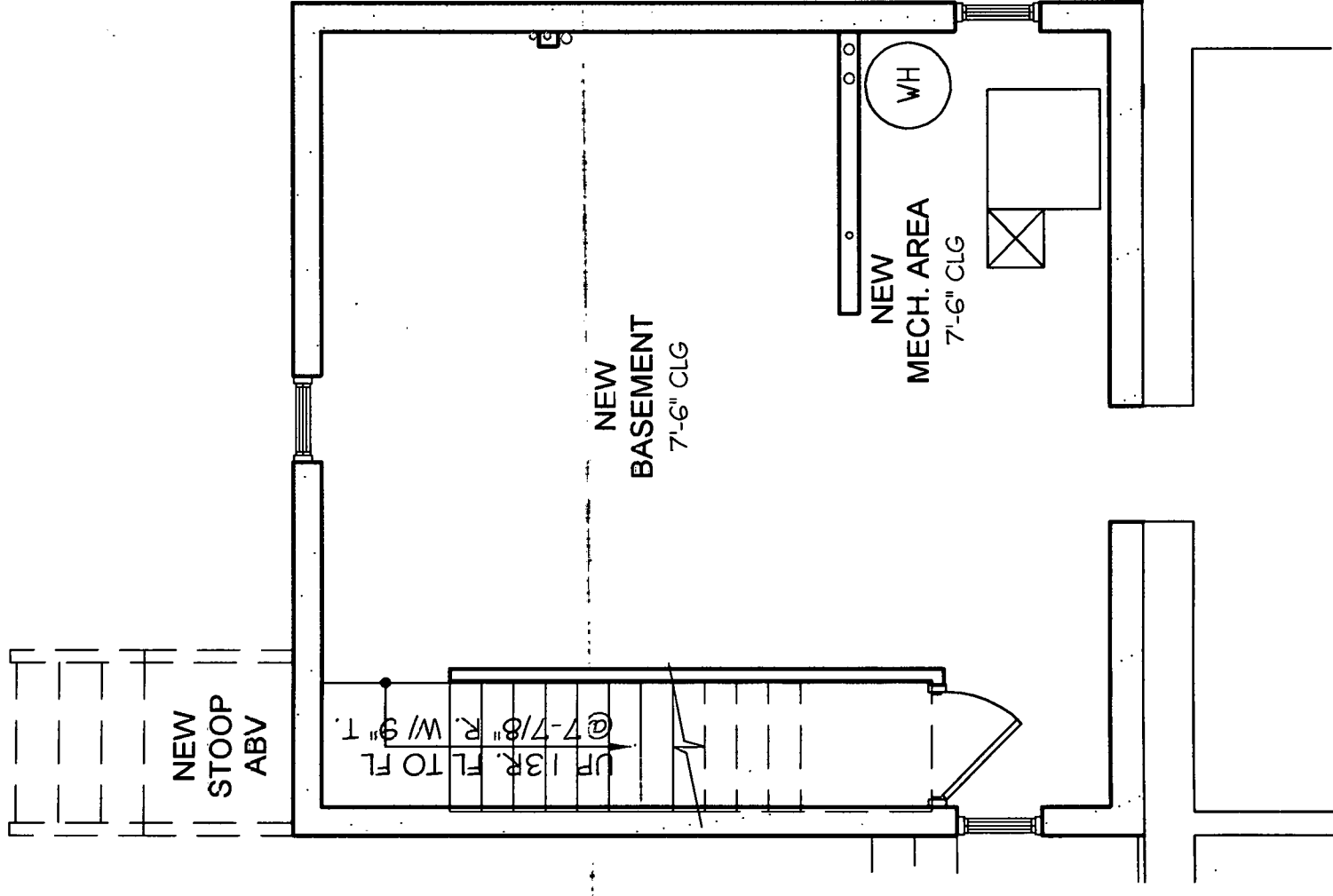
Drawings:  
 BASEMENT FLOOR  
 PRESENTATION PLAN  
 SCALE AS NOTED

Dates:  
 AS BUILTS 30 MAR 04  
 SCHEMATICS  
 PRINT DATE 19 OCT 04

Revisions:  
 A

Sheet:

**A-1a**



1 BASEMENT PLAN  
 1/8" = 1'-0"

2 PART. BSMT PLAN @ ADDITION  
 1/4" = 1'-0"



MICHE BOOZ

ARCHITECT  
208/Market St  
Brocktonville  
Maryland 20833  
(301)774 6911  
fax: 774 1908

Project:

Falling Green  
Addition &  
Renovation

Olney-Laytonsville Road  
Olney, Maryland 20833  
Montgomery County

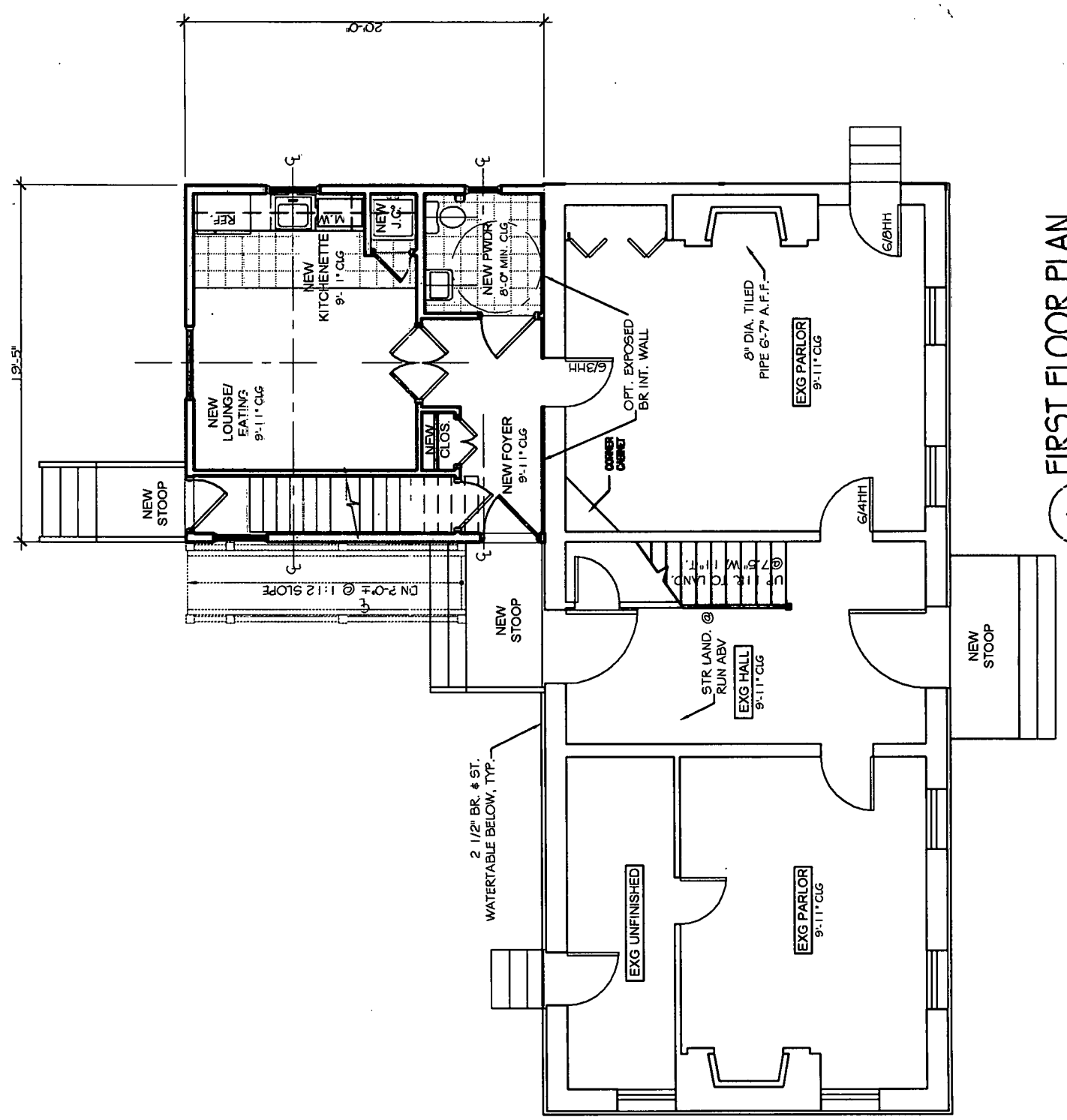
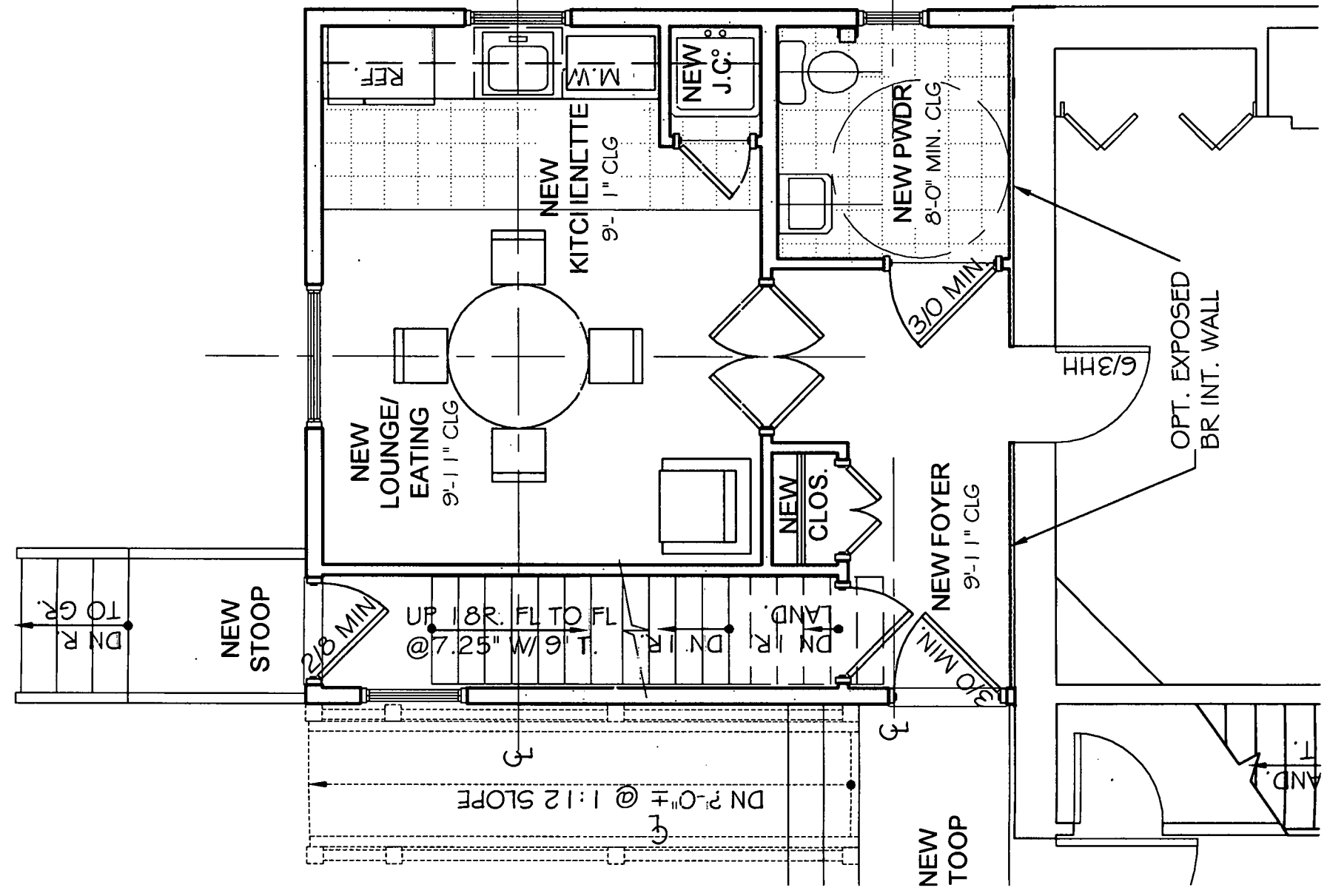
Drawings:  
FIRST FLOOR  
PRESENTATION PLAN  
SCALE: AS NOTED

Dates:  
AS BUILTS 30 MAR 04  
SCHEMATICS  
PRINT DATE 19 OCT 04

Revisions:  
A

Sheet:

A-2



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

2 PART. F. FL. PLAN @ KITCHEN  
2 1/4" = 1'-0"

**MICHE BOOZ**  
 ARCHITECT  
 208 Market St  
 Brooklyn  
 Maryland 20833  
 (301) 774 6911  
 fax 774 1908

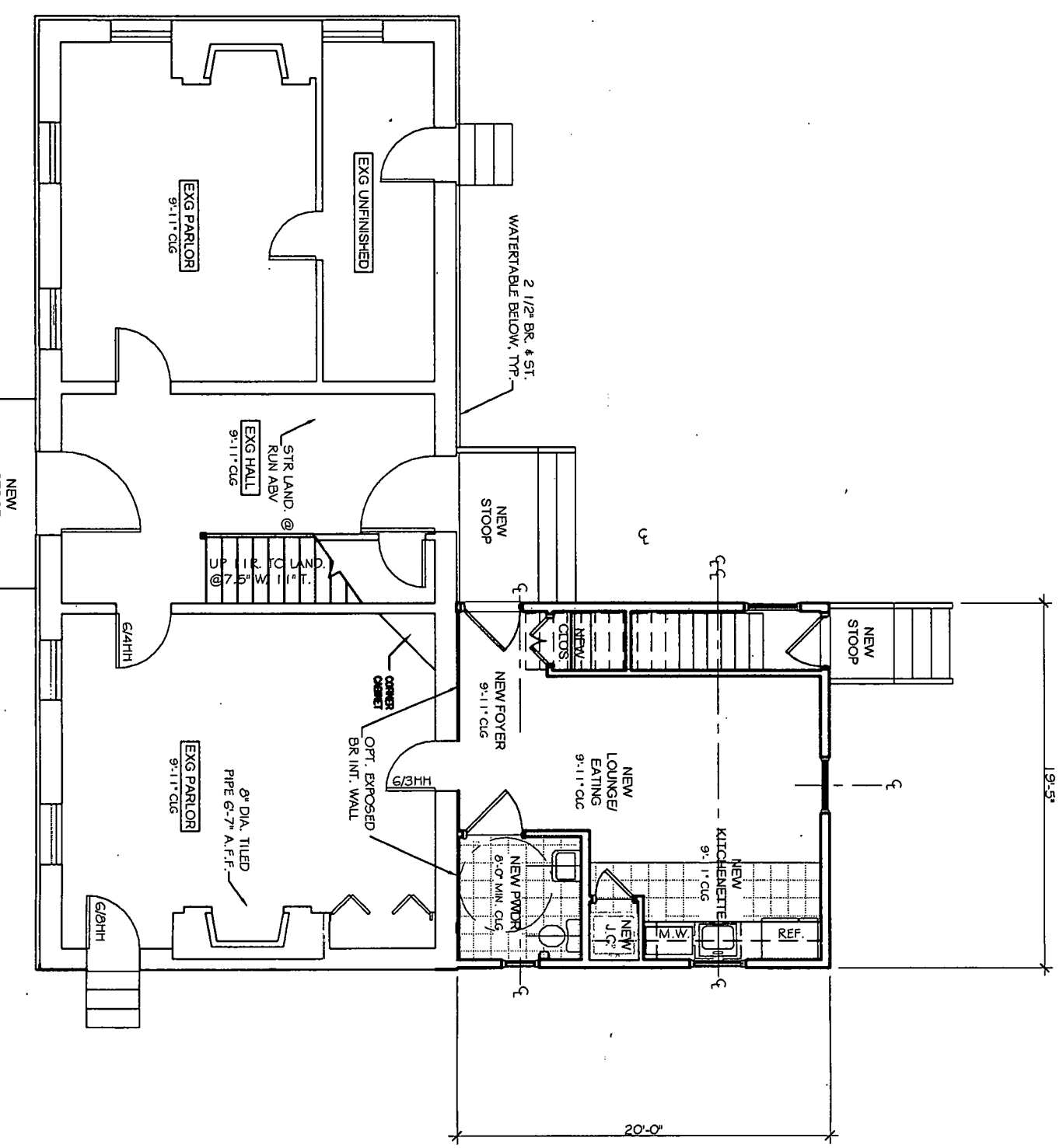
Project:  
**Falling Green  
 Addition &  
 Renovation**  
 Olney-Layonsville Road  
 Olney, Maryland 20833  
 Montgomery County

Drawing:  
 FIRST FLOOR  
 PRESENTATION PLAN  
 SCALE AS NOTED

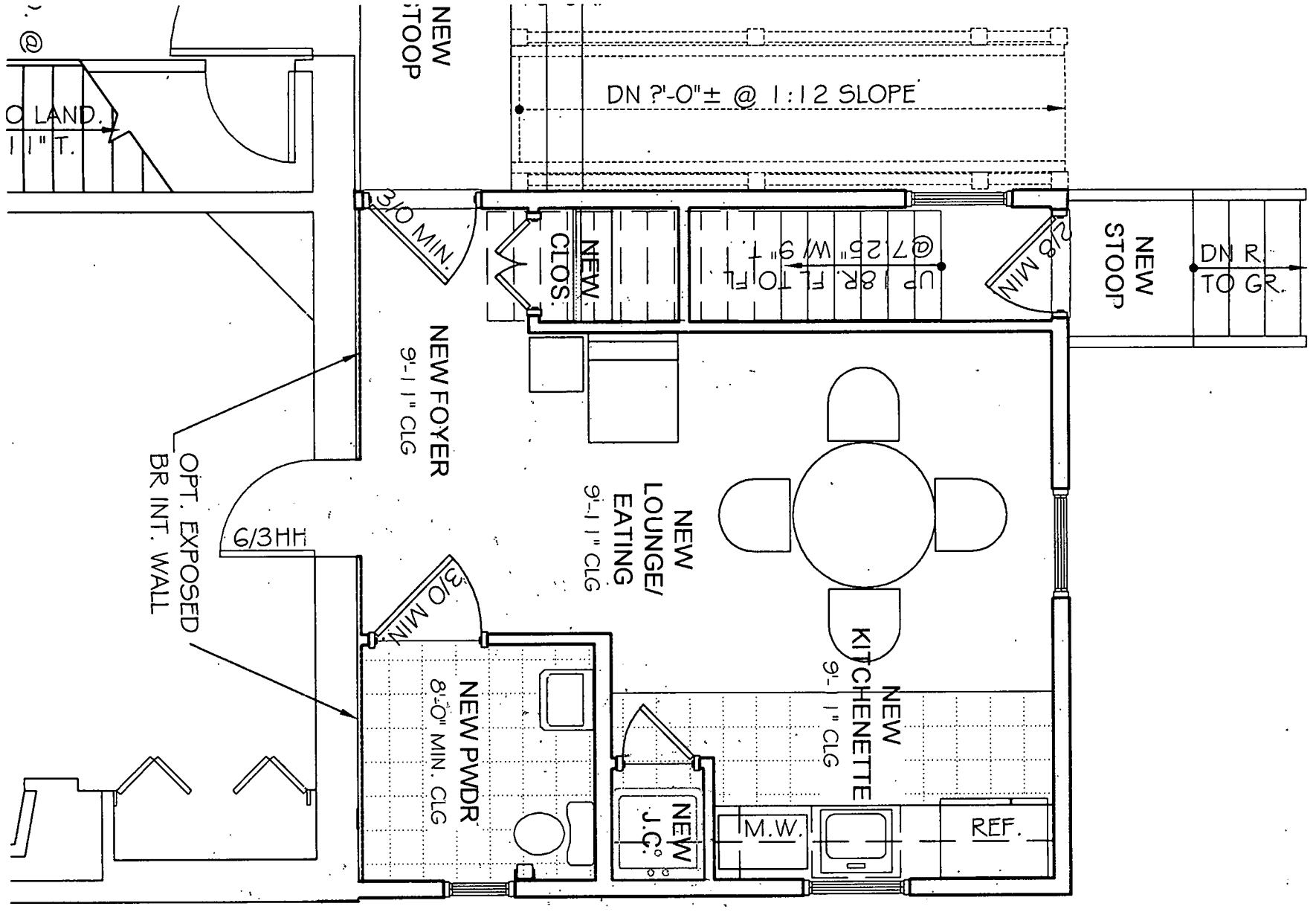
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 AS BUILTS 30 MAR 04  
 SCHEMATICS  
 PRINT DATE 19 OCT 04

Revisions:  
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Sheet:  
**A-2a**



**1**  
 FIRST FLOOR PLAN  
 1/8" = 1'-0"



**2**  
 PART. F. FL. PLAN @ KITCHEN  
 1/4" = 1'-0"

**MICHE BOOZ**  
 ARCHITECT  
 208 Market St  
 Brooklyn  
 Maryland 20833  
 (301) 774-6911  
 fax: 774-1848

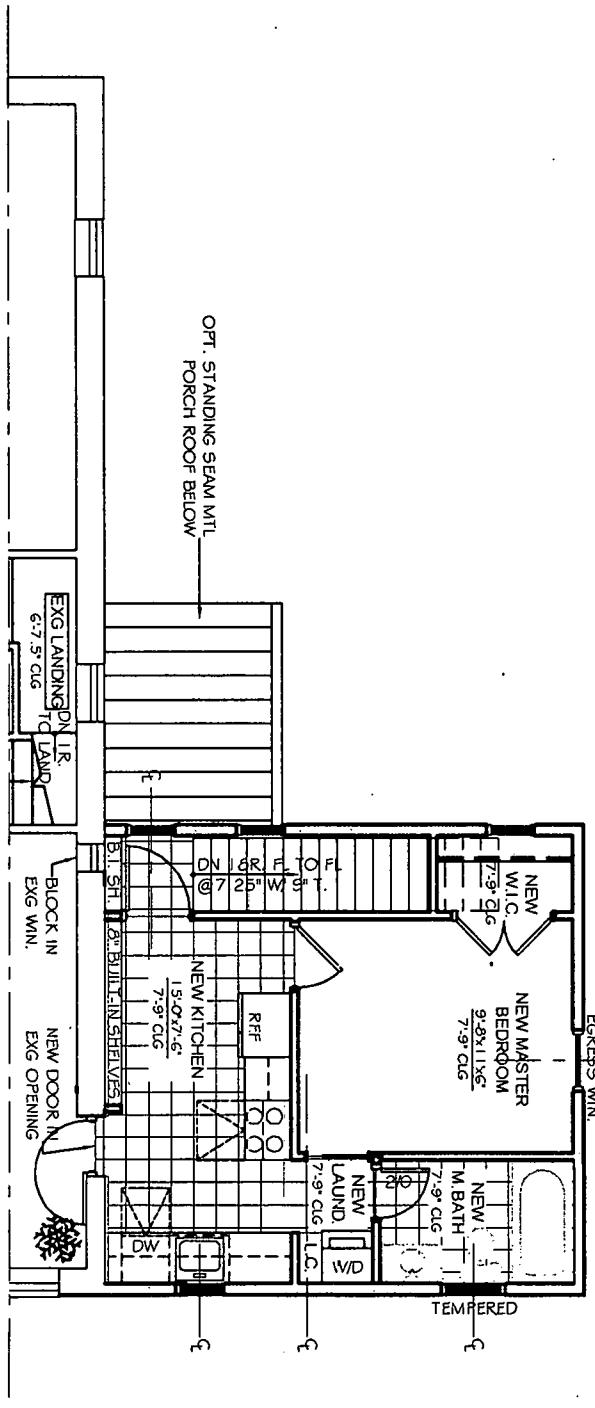
Project:  
**Falling Green  
 Addition &  
 Renovation**  
 Olney-Laytonville Road  
 Olney, Maryland 20833  
 Montgomery County

Drawings:  
 SECOND FLOOR  
 PRESENTATION PLAN  
 1/8" = 1'-0"

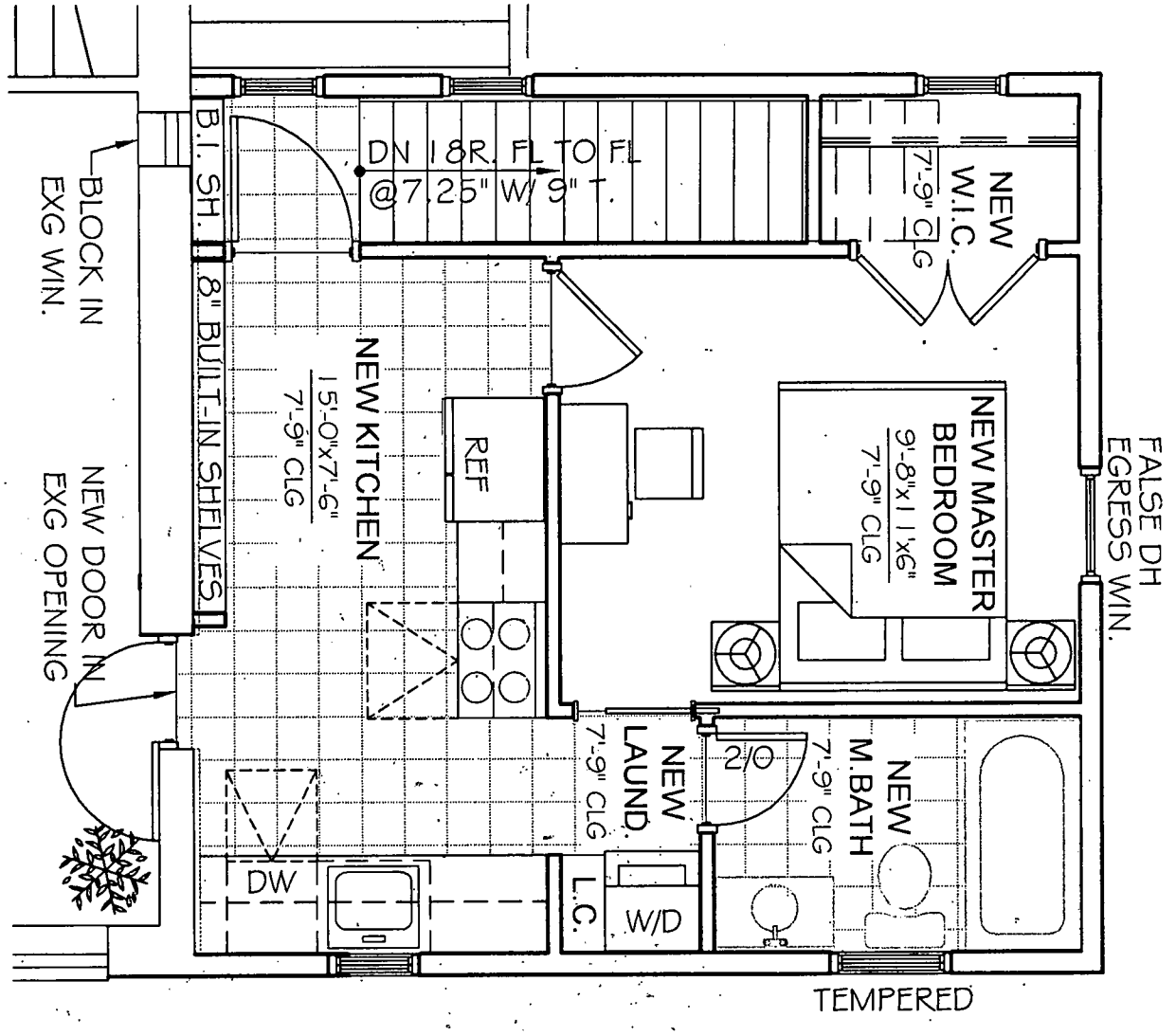
Dates:  
 AS BUILTS 30 MAR 04  
 SCHEMATICS  
 PRINT DATE 19 OCT 04

Revisions:  
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Sheet:  
**A-3a**



1 SECOND FLOOR PLAN  
 1/8" = 1'-0"



2 PART. 5. FL. PLAN @ ADDITION  
 1/4" = 1'-0"

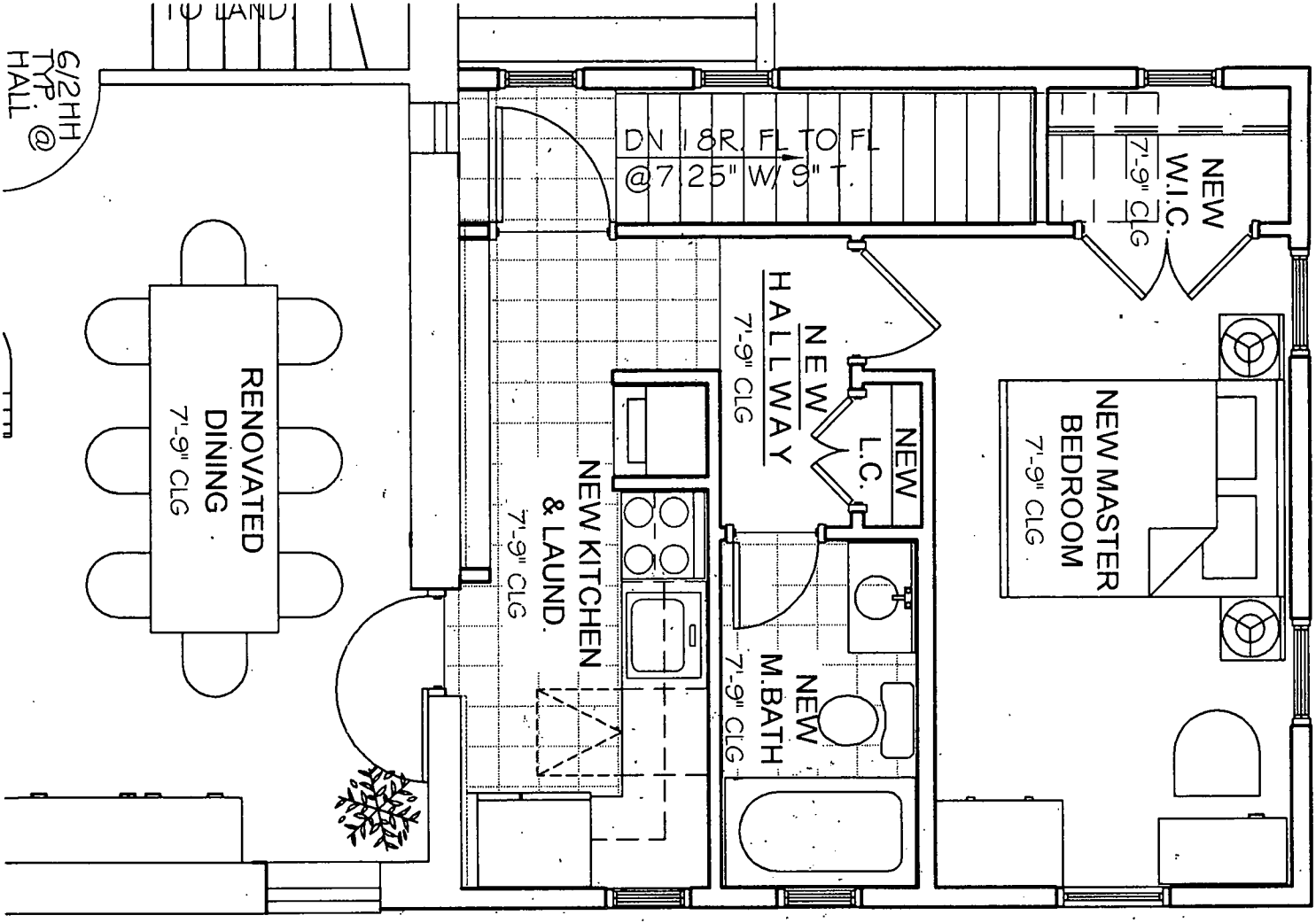
Project:  
**Falling Green  
 Addition &  
 Renovation**  
 Olney-Laytonville Road  
 Olney, Maryland 20833  
 Montgomery County

Drawings:  
 SECOND FLOOR  
 PRESENTATION PLAN  
 1/8" = 1'-0"

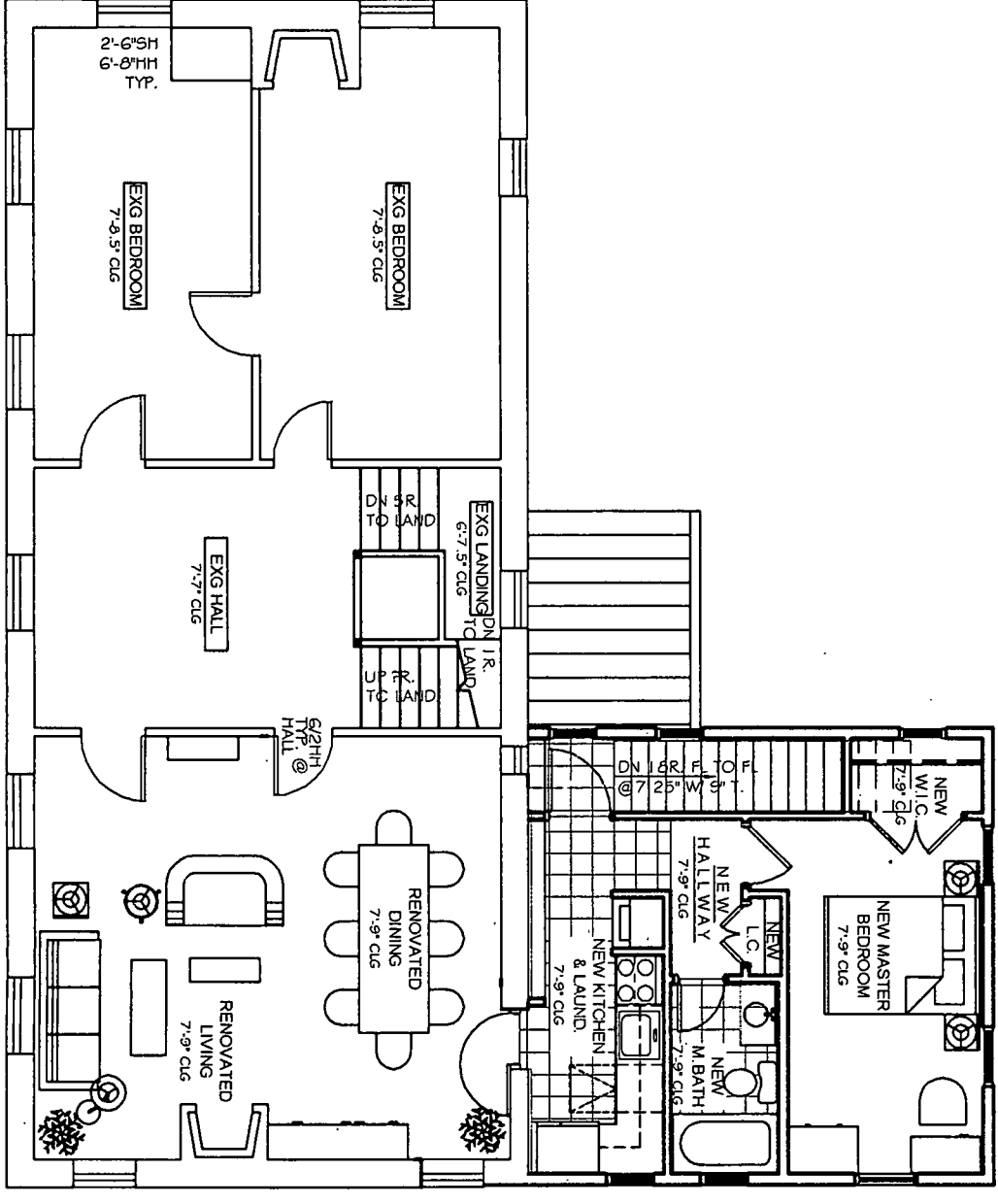
Dates:  
 AS BUILTS 30 MAR 04  
 SCHEMATICS  
 PRINT DATE 19 OCT 04

Revisions:  
 A

Sheet:  
**A-3b**



**2** PART. S. FL. PLAN @ KITCHEN  
 1/4" = 1'-0"



**1** SECOND FLOOR PLAN  
 1/8" = 1'-0"

**MICHE BOOZ**  
 ARCHITECT  
 208 Market St  
 Brooklyn  
 Maryland 20833  
 (301)774 6911  
 fax 774 1908

Project:  
**Falling Green  
 Addition &  
 Renovation**

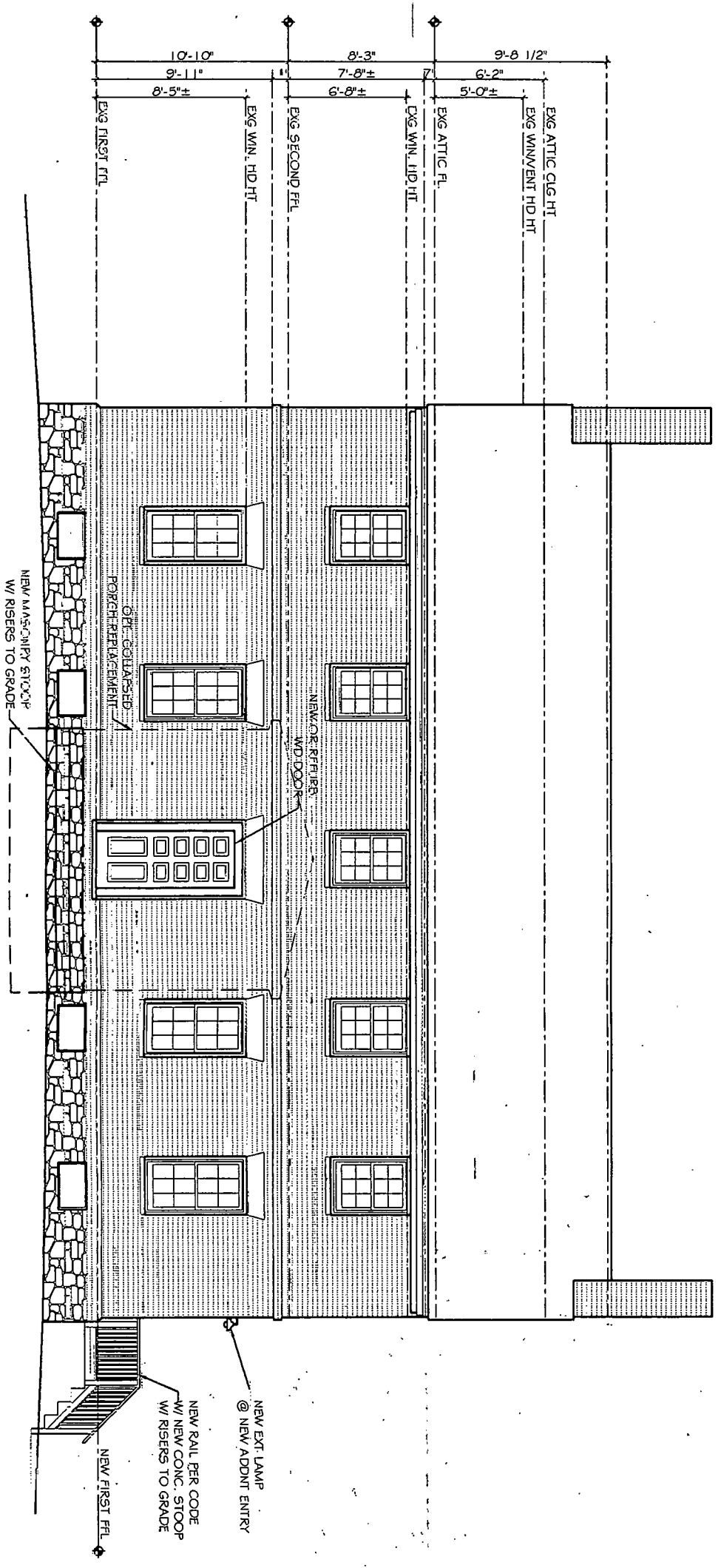
Olney-Laytonville Road  
 Olney, Maryland 20833  
 Montgomery County

Drawings:  
 ELEVATION  
 1/8"=1'-0"

Dates:  
 AS BUILTS 30 MAR 04  
 SCHEMATICS  
 PRINT DATE 19 OCT 04

Revisions:  
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**1 SOUTH ELEVATION #2**  
 1/8" = 1'-0"

MICHE BOOZ

ARCHITECT  
208 Market St  
Rockville  
Maryland 20833  
(301)774 8911  
fax: 774 1908

Project:

### Falling Green Addition & Renovation

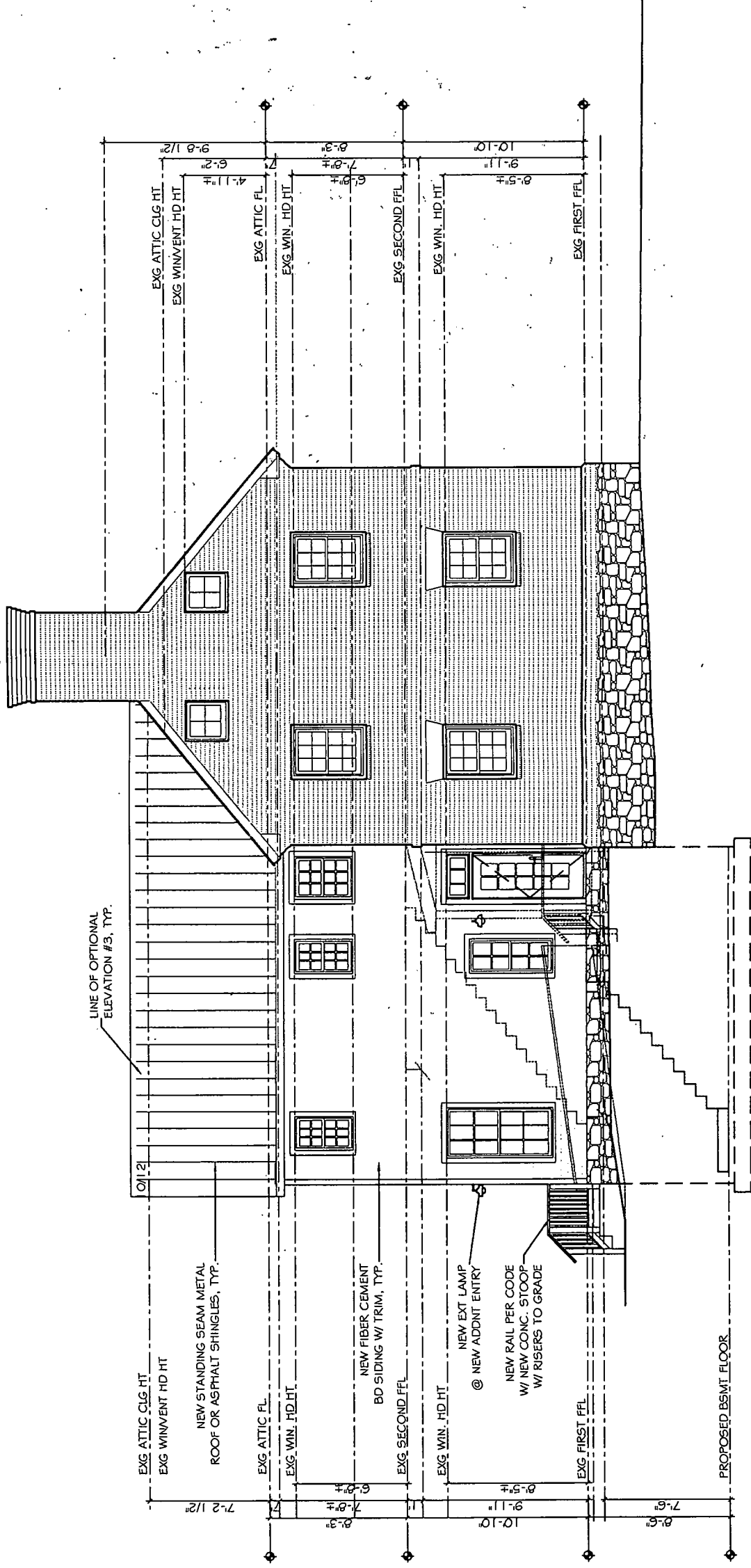
Olney-Laytonville Road  
Olney, Maryland 20833  
Montgomery County

Drawings:  
ELEVATION  
1/8" = 1'-0"

Dates:  
AS BUILTS 30 MAR 04  
SCHEMATICS  
PRINT DATE 19 OCT 04

Revisions:  
A

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1 EAST ELEVATION #2  
1/8" = 1'-0"

**MICHE BOOZ**  
 ARCHITECT  
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 Brooklyn  
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 fax: 774-1908

Project:  
**Falling Green  
 Addition &  
 Renovation**

Olney-Layonsville Road  
 Olney, Maryland 20833  
 Montgomery County

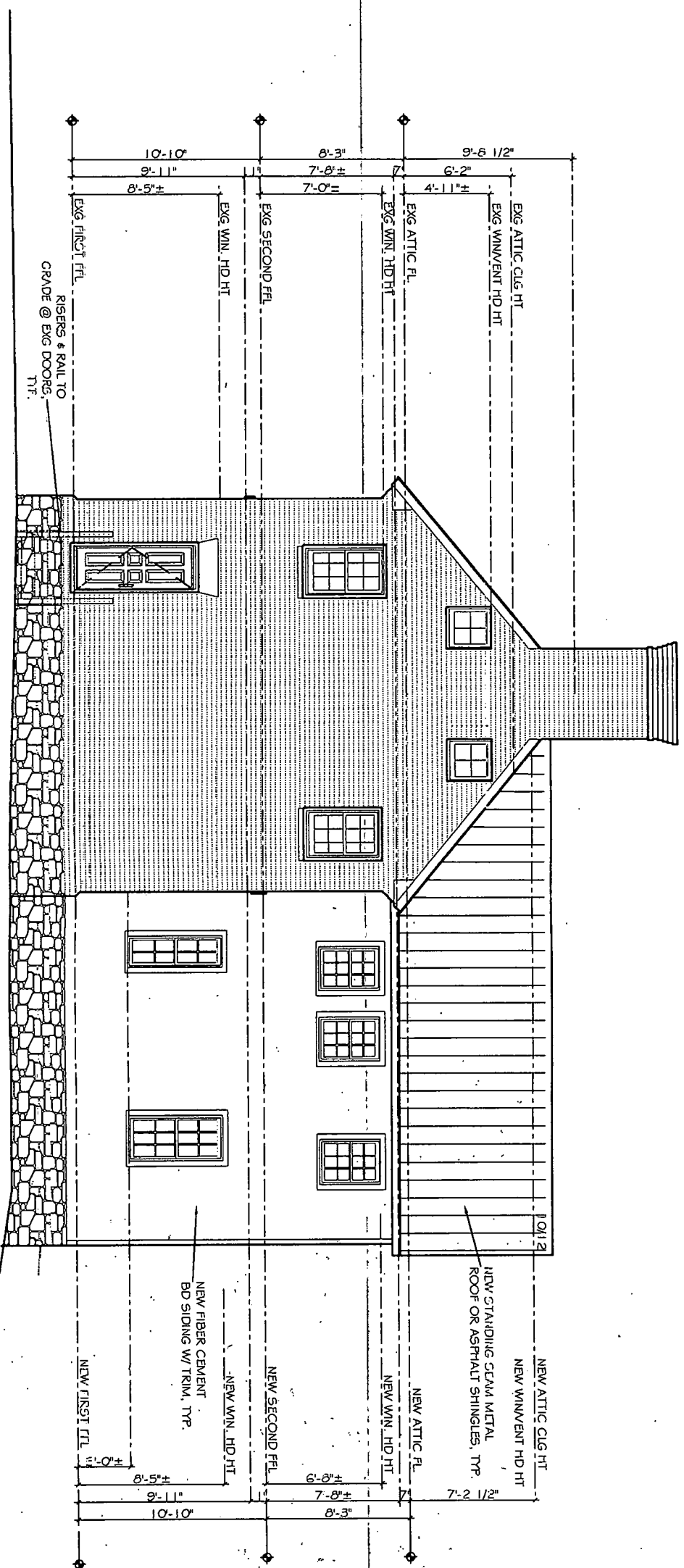
Drawings:  
**ELEVATION**  
 1/8" = 1'-0"

Dates:  
 AS BUILT'S 30 MAR 04  
 SCHEMATICS  
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Revisions:  
 A

Sheet:

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1 WEST ELEVATION  
 1/8" = 1'-0"

MICHE BOOZ  
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Project:

### Falling Green Addition & Renovation

Olney-Laytonville Road  
Olney, Maryland 20833  
Montgomery County

Drawings:

ELEVATION

1/8" = 1'-0"

Dates:

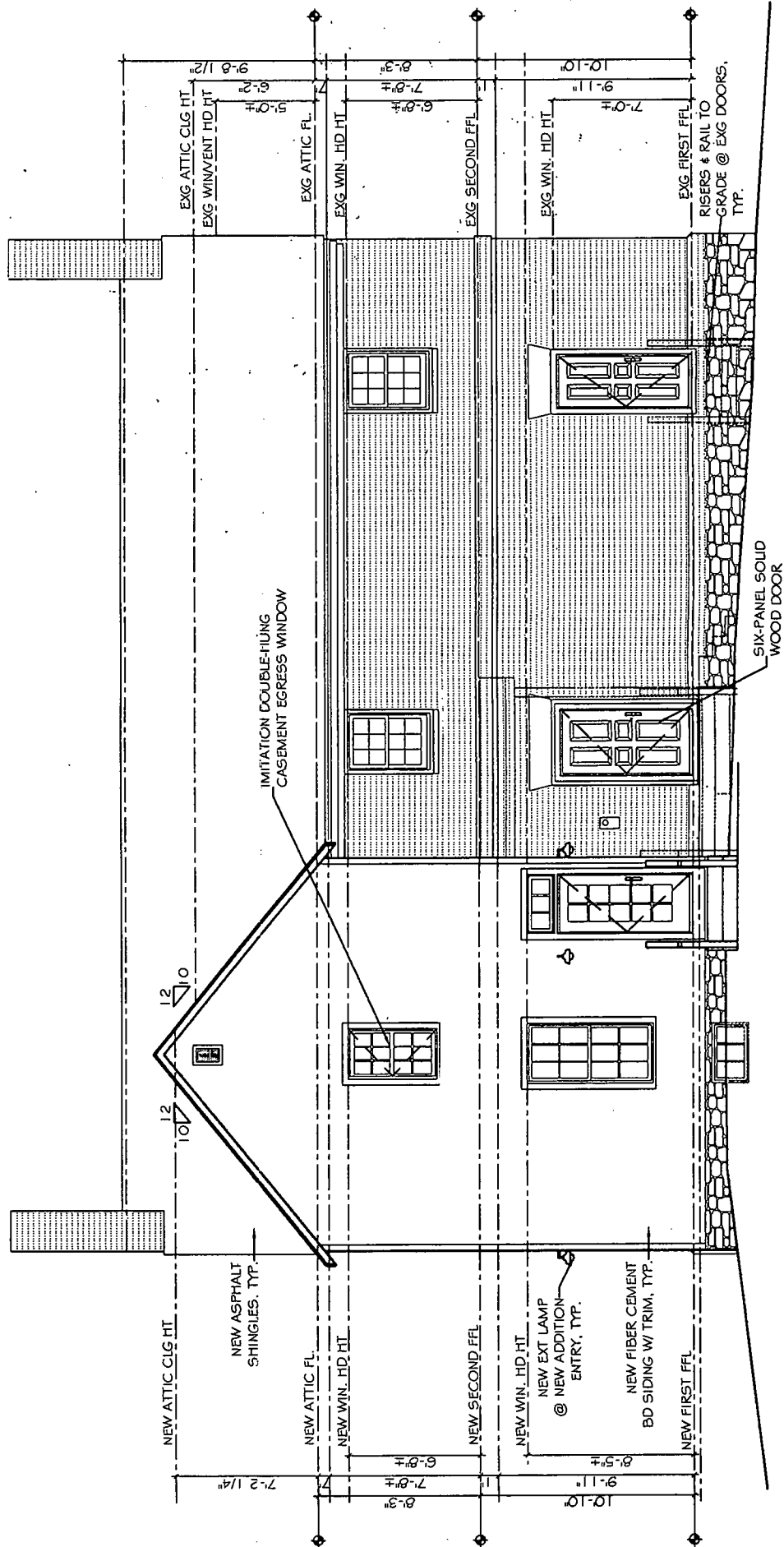
AS BUILTS 30 MAR 04  
SCHEMATICS  
PRINT DATE 19 OCT 04

Revisions:

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1 NORTH ELEVATION

1/8" = 1'-0"