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PRELIM 26005 Frederick Road
~~Chickering~~ Historic District
Anastaton

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26005 Frederick Road, Hyattstown **Meeting Date:** 07/27/05
Resource: Outstanding Resource **Report Date:** 07/20/05
 Hyattstown Historic District
Review: Preliminary Consultation #2 **Public Notice:** 07/13/05
Applicant: Sung Lee and James Kestell **Staff:** Michele Oaks

Proposal: Rear addition expansion and new carriage house construction

Recommendation: Redesign and return for a Third Preliminary Consultation

BACKGROUND:

The Commission, at its June 8, 2005 public hearing, heard the first Preliminary Consultation for this project (see transcripts beginning on 14). In this second Preliminary Consultation, the applicant is submitting to the Commission architecturally drafted drawings that are scaled and measured to better convey their design intent for the addition. The applicants also intend to provide the Commission with similar drawings for the proposed barn; however, these drawings have not been received by staff at the time this report was prepared. The applicant desires to get specific feedback from the Commission about this proposed design, as there was some confusion as to the Commission's previous directives during the first Preliminary Consultation.

As the proposal has not changed in design, the following staff report is identical to the staff report provided at the first Preliminary Consultation.

RECOMMENDATION

Staff recommends that the Commission encourage the applicant to hire an architect to generate a massing study for the rear addition and develop a design for the new carriage house that is more in keeping with a traditional carriage house form and is more compatible with the existing site and the surrounding historic district.

Staff also recommends that the packet submitted by the owners for the second preliminary consultation include:

1. Scaled and measured drawings of a schematic level (floor plans, and all elevations of house).
2. A description of the material specifications for the exterior cladding, roofing material, new doors and windows, foundation, etc.
3. A site plan showing any proposed changes in the landscape including patio installations. The site plan should also show the current trees on the property,

with their identification (species and caliper) and a notation of trees that are to be removed.

HISTORY

Hyattstown, founded by Jesse Hyatt, was originally platted in 1798 and is significant as one of the largest cohesive collections of relatively unaltered 19th century buildings in Montgomery County. The town, a rural village, was created to service the needs of travelers and nearby farm facilities. It is located along a single, tree-shaded street and is a fine example of linear development along a major artery, opened about 1750, to connect the tobacco port of Georgetown with the colonial City of Frederick. With the establishment of Washington as the nation's capital, Frederick Road continued as an important artery linking the westward expanding frontier to its new capital city.

Hyattstown appears today much as it did in the 19th century. Interspersed among modest homes are many structures essential to 19th century village life including a school, churches, shops, offices and a hotel. The majority of the homes in Hyattstown were erected close together on quarter-acre lots and very close to the roadside. The houses, mostly built between 1800 and 1900, are visually important features of Hyattstown's streetscape. The historic district is comprised of approximately 38.6 acres and about 30 structures. The lots and alleys are situated just as they were back in the 18th and 19th centuries. Included in the district in addition to residential uses are churches, a restaurant, a barbershop, and the volunteer fire department.

DESCRIPTION

The subject house is a late 19th century, frame, I-house detailed with a full-width front porch. The original 1-1/2 story, early 19th century, log dwelling with a catslide roof is located at the rear of the house. The property also contains a 1-1/2 story, board and batten shed upon a concrete block foundation and several non-contributing and deteriorated outbuildings.

PROPOSAL:

The applicant is proposing to:

1. Expand an existing rear addition by increasing the height of the roof by 2 feet and extend the footprint by 5 feet.
2. Demolish two outbuildings on the property.
3. Repair and repaint the exterior of the house and remaining shed and install rain gutters.
4. Install a new window on the rear façade of the house.
5. Construct a carriage house at the rear of the property.

APPLICABLE GUIDELINES

When reviewing new construction and alterations to existing structures within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery*

County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

Secretary of the Interior's Standards for Rehabilitation

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

We are very concerned with the rendering for the proposed addition, which as currently designed, joins the roofline at the gable of the original log section, thus completely covering the north facing roof span of the original log section. The HPC's goal is to retain historic fabric and massing configurations to help to visually convey the evolution of a building's form. We recommend that the applicants hire an architect to study the house and provide a design that retains the original log section in its entirety and allows for a new addition to be joined so that the original log section is showcased and not encased in the new addition. Constructing a curtain wall to support the weight of the new addition is a concern, as it will be covering the principal elevation of the log section. It is currently enclosed with a screen porch today, but it is clearly identifiable on the interior. Staff would like to encourage the applicant to explore a design where the existing shed on the property is relocated (it is not original to the current site, as it is set upon a concrete block foundation) and a new 1-1/2 story, gable roof massing is designed to join the log structure at its side elevation and extend to the rear yard. This massing pattern can be seen in many parts of the County (see photos on circles 44-45).

We are also very concerned with the size of the proposed carriage house. Staff has attached some examples of carriage houses that would be more compatible with the existing site in terms of their size, scale, massing and architectural detailing (see circles 46-53). In terms of detailing, the barn will need to be fabricated of wood, vertical or horizontal siding, wood windows and people and garage doors. Additionally, staff does not object to overhead garage doors, however, they need to be a design intended to replicate barn doors (see circle 54).

PART OF
LOTS 16, 17,
70471

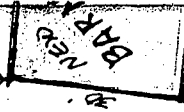
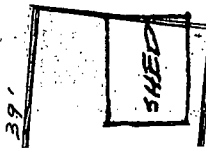
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365.50

579020'E

25.70
12012'E

SHED



111.50

580030'E

18' Tree

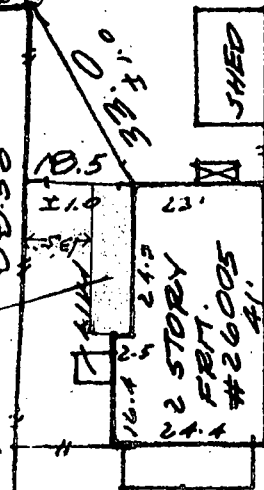
1' Tree

21.30

100000'E

88.50

582040'E



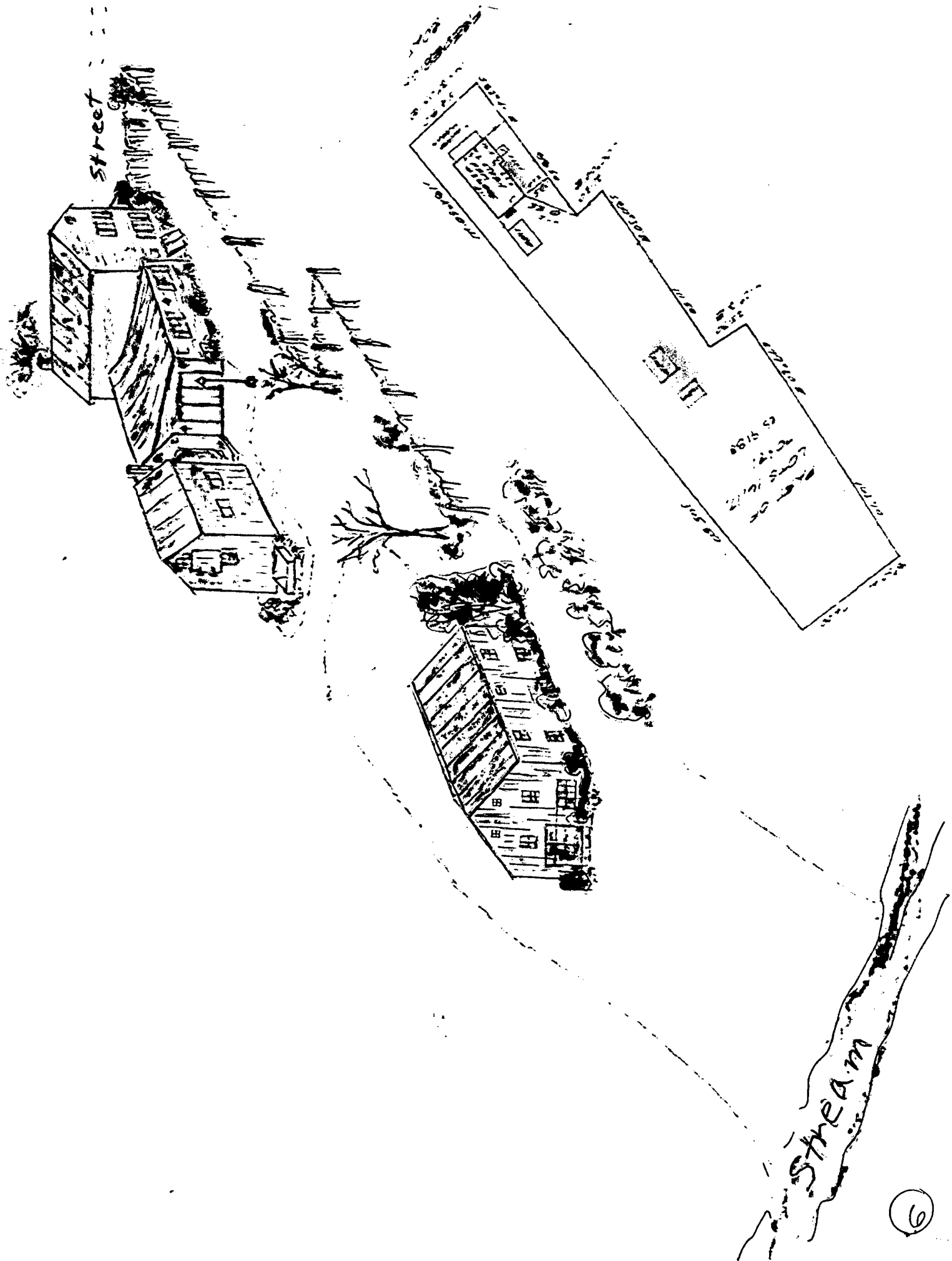
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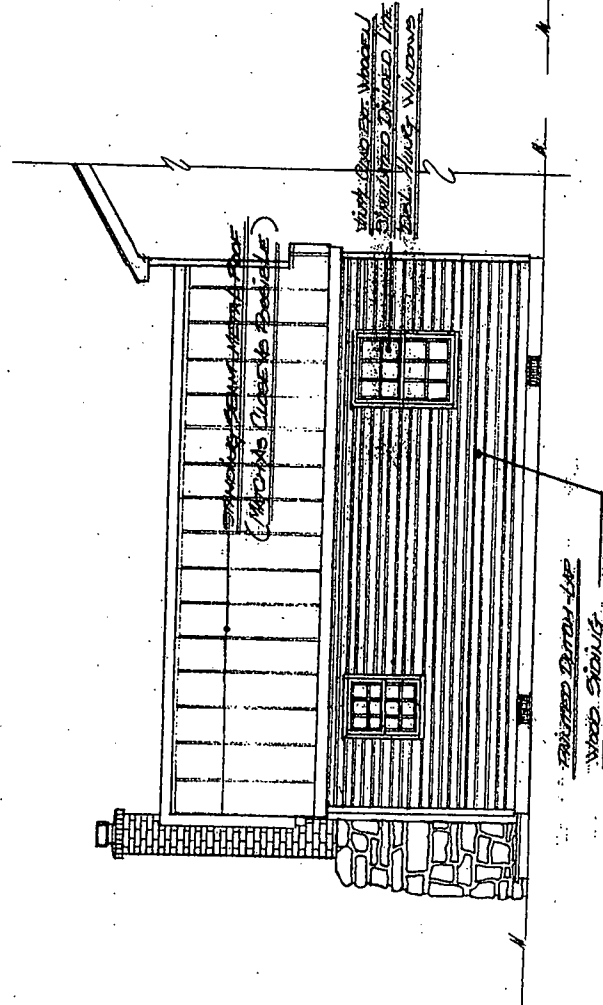
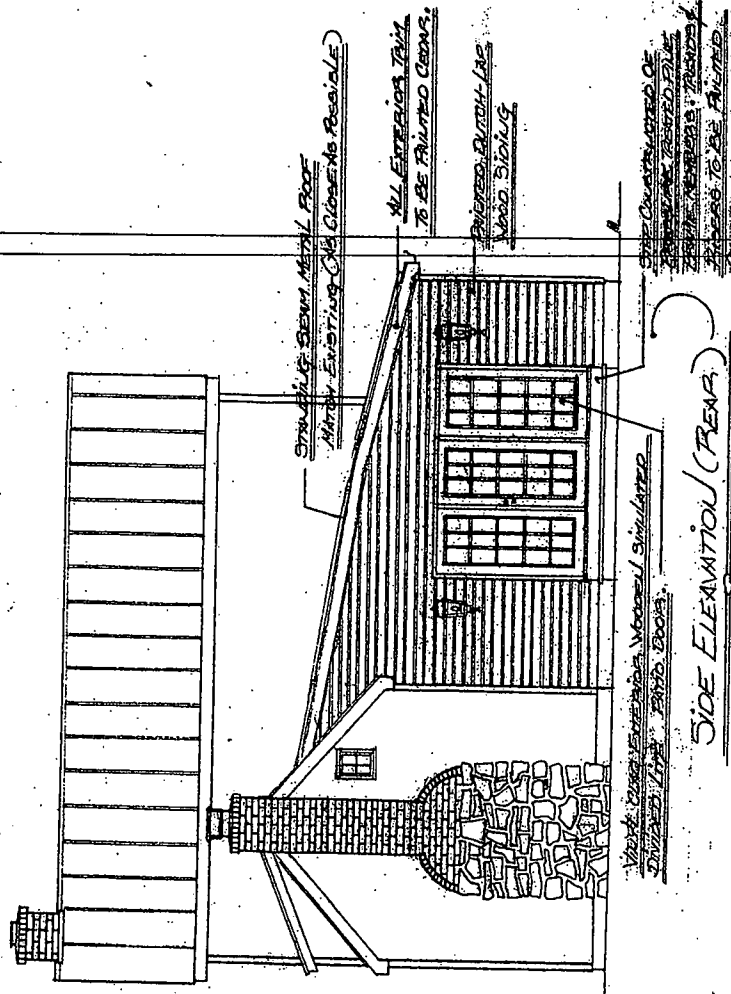
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107025'E

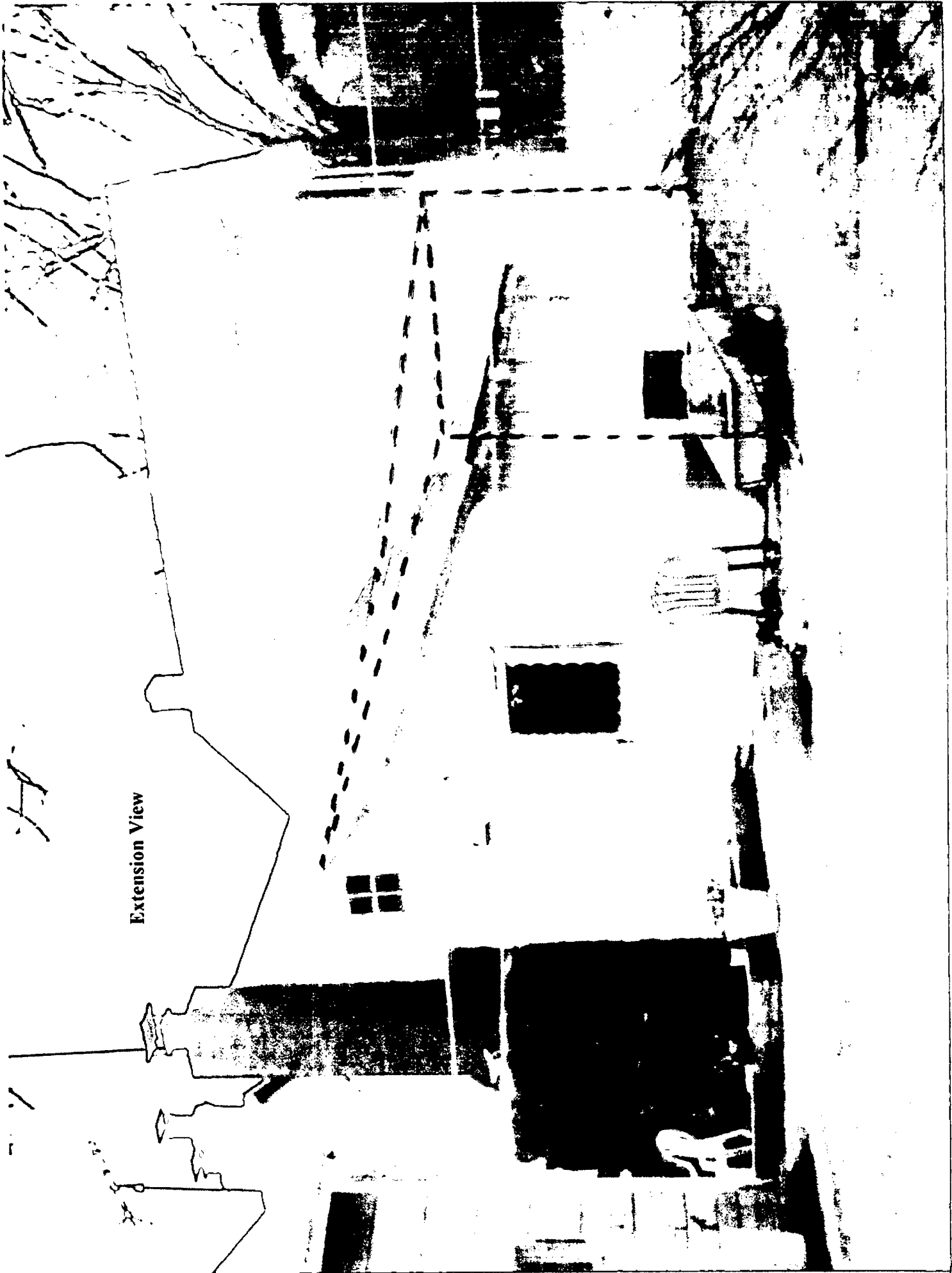
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5



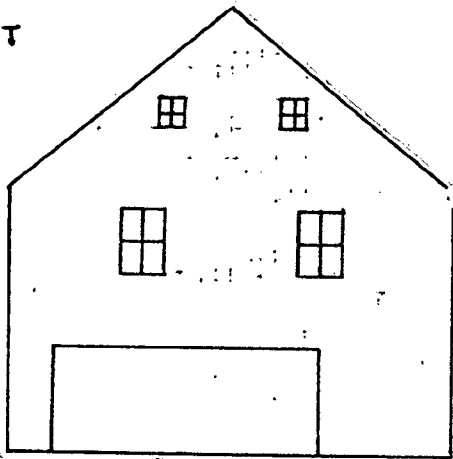


PREPARED BY: STANLEY H. HARRIS, ARCHT.
 FOR: STANLEY H. HARRIS, ARCHT.
 SCALE: 1/4" = 1'-0"
 DATE: APRIL 19, 1910
 DRAWN BY: STANLEY H. HARRIS
 CHECKED BY: STANLEY H. HARRIS
 APPROVED BY: STANLEY H. HARRIS
 PROJECT NO.: 4047

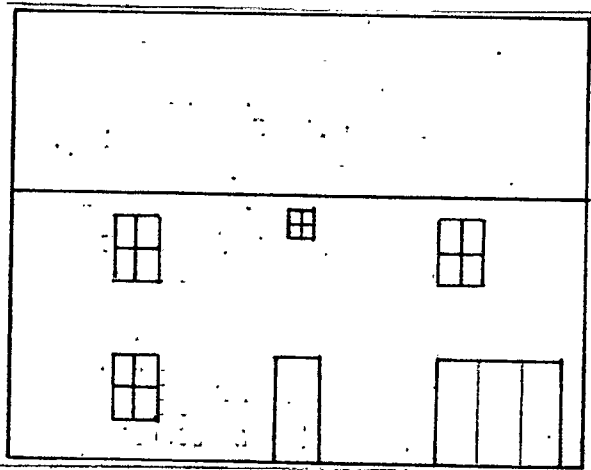


Extension View

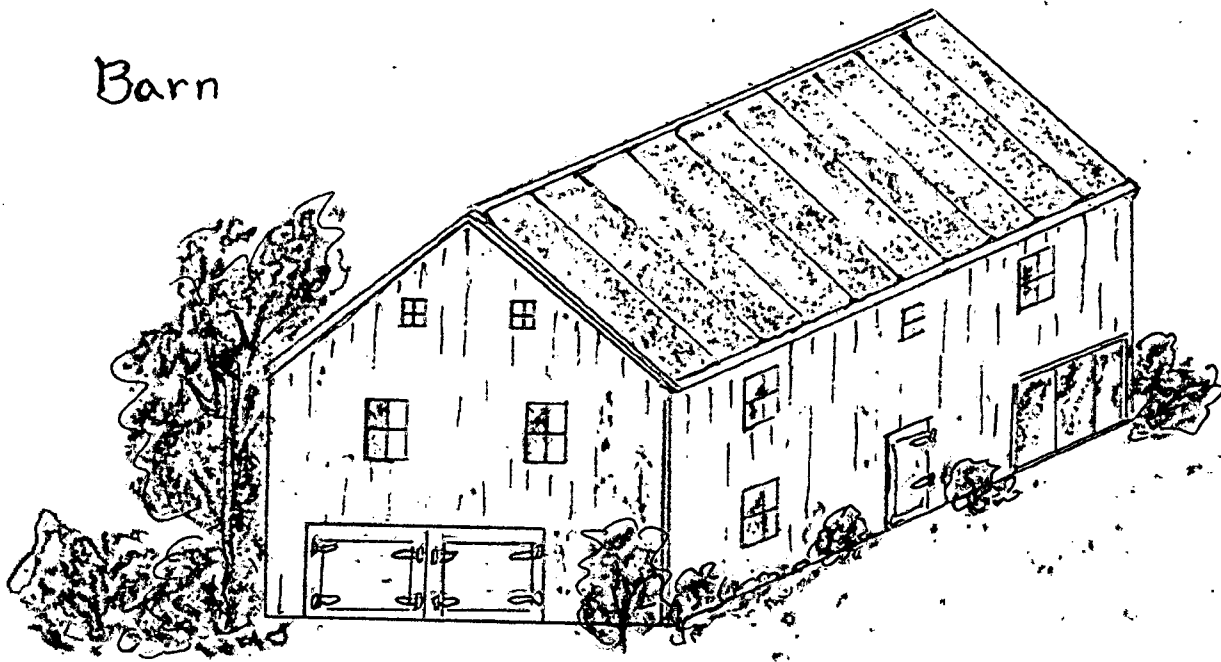
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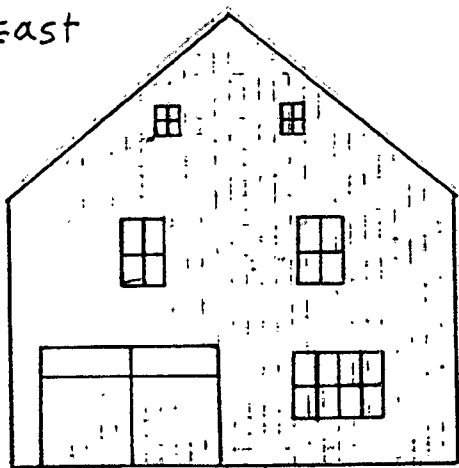
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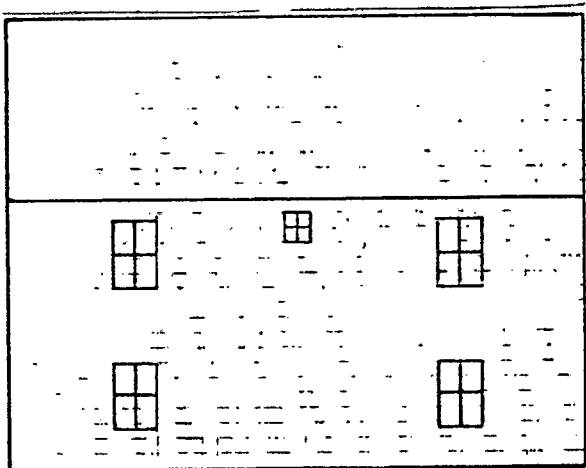
Barn



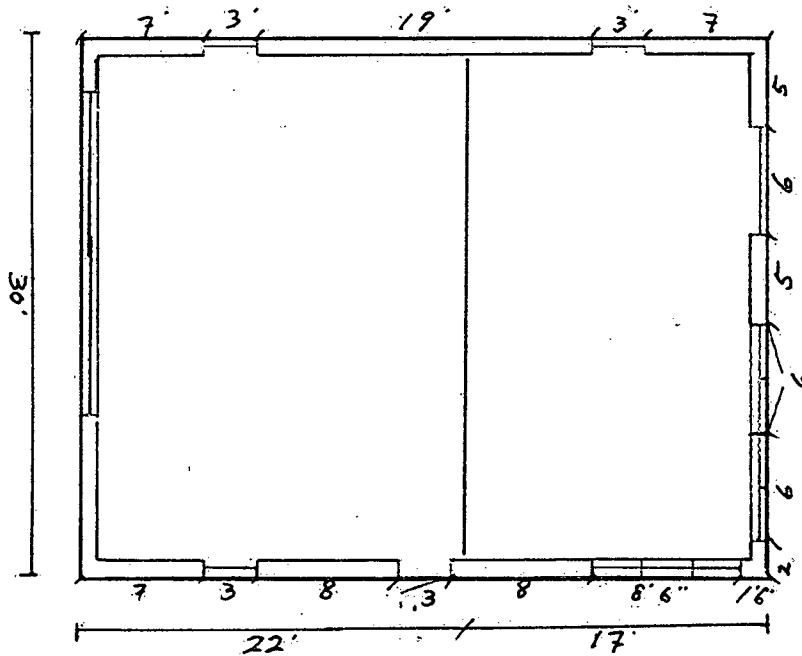
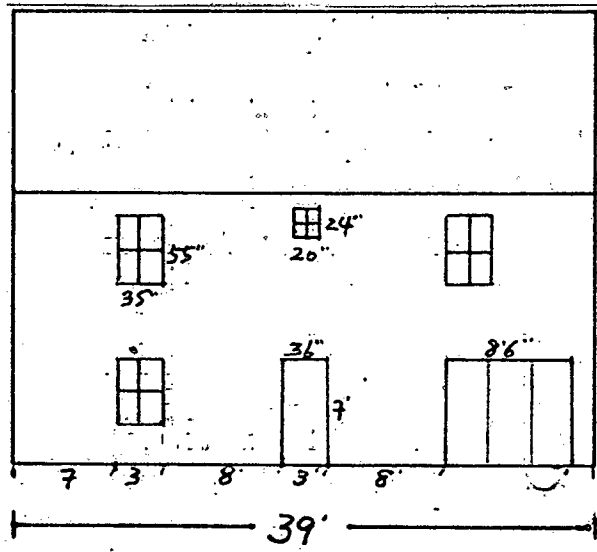
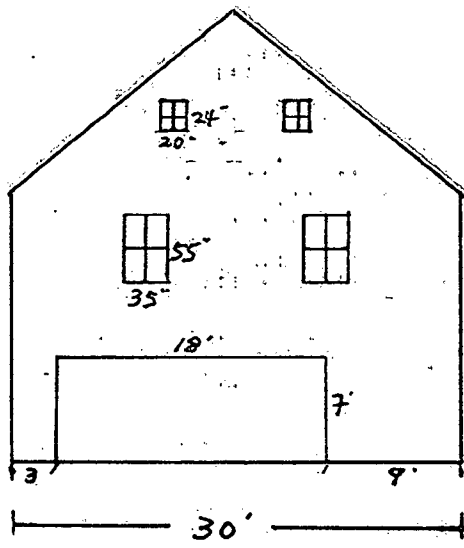
East



North



BARN SIZE



NOTE:

2014

1 MS. O'MALLEY: Thank you. We'll move into the
2 preliminary consultations. The first one is 26005 Frederick
3 Road, Clarksburg.

4 MS. OAKS: The subject house is an outstanding
5 resource within the Hyattstown historic district. The
6 applicant is proposing to expand the existing rear addition
7 by increasing the height of the roof by two feet, and extent
8 the footprint by approximately five feet, demolish two
9 outbuildings on the property, repair and repaint the
10 exterior of the house and remaining shed and the rain
11 gutters, install a new window on the rear facade of the
12 house, and to construct a carriage house at the rear of the
13 property.

14 The proposal, staff is very concerned about the
15 subject proposal as presented. We feel that the rendering
16 for the proposed addition which, as currently designed, is
17 joined at the roof line at the gable of the original log
18 section, and is completely covering the north facing rear
19 span of this original section.

20 We feel that the goal of the HPC is to retain
21 historic fabric and massing, configurations, and to help
22 visually convey the evolution of the historic building's
23 form.

24 As such, we are recommending that the applicants
25 restudy the house and provide a design that retains the

1 original log section in its entirety, and allows for a new
2 addition to be joined, so that the original log section is
3 showcased.

4 We also are concerned about the proposed curtain
5 wall that is designed to support the weight of the new
6 addition. It will be covered in the principal elevation of
7 the log section, even though it is currently enclosed in the
8 screened porch today, it is clearly identifiable in the
9 interior, and that curtain wall would completely cover up
10 that detail.

11 We also are concerned about the proposed carriage
12 house. We feel that the design could be more sympathetic to
13 the existing site, and reflect some of the massing and size
14 and scale of carriage houses that would be compatible to
15 this region and to this historic district. And as such, we
16 have included in the packet on circles 17 to 24, some
17 examples of compatible carriage house designs and massing.

18 Also received in your packet are your handouts
19 tonight, comments from the local advisory panel, and they
20 were very thorough and I encourage you to look at them in
21 detail. They do have some suggestions about how to
22 reconfigure the addition, as well as some massing studies
23 for the repair jobs.

24 I do have some pictures, and the applicant and
25 their designer are here this evening. And as always, I will

1 be happy to entertain any questions you might have. Just to
2 show you the pictures here, the subject house is this white
3 house here. You will note that it is very close to the
4 existing Frederick Road. This is the east side of the
5 street. North is in this direction here.

6 Another view of the historic house here. Another
7 view of the front facade. This is a view of the one and a
8 half story log section. This is what was described in the
9 staff report as the shed. It is set upon a concrete block
10 foundation, so it's obviously been moved to this location.
11 It's not original to this location.

12 This is the existing roof. This has been an
13 extension. It probably was an open porch at one time. The
14 log section ends here. Here's another view. The proposal
15 is to join this gable and extend out an additional five feet
16 beyond the side elevation. And these are the
17 noncontributing sheds and they're proposed to be demolished.

18 And this is the applicant's rendering of the site
19 as she envisions, with the existing house, the new addition,
20 and the new carriage house proposed.

21 MS. O'MALLEY: Are there any questions for staff?

22 MS. WILLIAMS: Yes. Just, the prospective
23 rendering you just showed differs from what I see in the
24 packet. I mean, there is another perspective, just that end
25 elevation. Are there anymore drawings?

1 MS. OAKS: This is, unfortunately, the best
2 drawings we've got.

3 MS. WILLIAMS: It does not have the same roof
4 profile or -- so in other words, that perspective rendering
5 is what we should be looking at, and just ignore the
6 drawings in our packet then?

7 MS. OAKS: I think we should ask the applicant to
8 probably give a little more detail.

9 MS. O'MALLEY: Would the applicant come up,
10 please? State your name for the record.

11 MR. KESTELL: Jim Kestell.

12 MS. O'MALLEY: And I guess maybe address that
13 first question.

14 MR. KESTELL: This drawing here would reflect the
15 ideas of the local historic committee, the recommendation
16 they made, in terms of matching the gable to the front
17 section of the house gable, as opposed to extending --

18 MS. O'MALLEY: Right.

19 MR. KESTELL: -- the porch out five additional
20 feet.

21 MS. O'MALLEY: So our packet shows what you had
22 first thought of, and this is what the committee
23 recommended? The local committee?

24 MR. KESTELL: Well, it's a little bit different,
25 because the local committee had the gable separated from the

1 front section of the house, with a little space between.
2 And what we, in order to get living space in the house, we
3 made the gable come right to the front section of the house.

4 MS. WILLIAMS: What is your program for this
5 addition? I just can't really tell from the plan that we
6 have here? What is it that you are gaining by putting this
7 addition on?

8 MR. KESTELL: Well, the idea is to get some more
9 living space in the house, because we only have a single
10 bedroom upstairs. And the log section would be kept
11 protected. And that would be a main room. What used to be
12 a porch, and what has been used as a kitchen for the longest
13 time, would be expanded into a larger kitchen with a
14 bathroom behind it.

15 MS. WILLIAMS: This is a really challenging
16 project, because of the diminutive nature of the existing
17 buildings, and the evolution of the architecture. I mean,
18 it is a really interesting collection that you have this
19 older log structure that was added onto in the later 19th
20 century by this front I-house. And it's a really typical
21 relationship, and one that we like to see celebrated in a
22 way that this proposal doesn't do.

23 The difficulty is, I'm not sure how to do it. You
24 know, the only other way that houses sort of evolve in a
25 more naturalistic way, is sort of in telescope form. And

1 so, you know, you can think of adding onto the back, you
2 know, side, end of the log house. But you've got that shed
3 there. So I don't know. I mean, it's a really, this is a
4 really challenging project.

5 MR. KESTELL: Well, I think it's not only the
6 shed. We have that major ancient fireplace that's like six
7 feet deep.

8 MS. WILLIAMS: Right; not to mention that.

9 MR. KESTELL: And that's going to prevent
10 telescoping it out, because there is not much room adjacent
11 to either side on that to telescope it out, too.

12 MR. BRESLIN: Well, doesn't this rendering show
13 the existing log cabin, or the existing log building has a
14 chimney which remains. It has a roof that remains. You're
15 taking off of a lean-to that is not as old as the log
16 section, and you're putting in a counter beam.

17 MR. KESTELL: Correct.

18 MR. BRESLIN: So by doing that, you're really
19 maintaining the log, this log section.

20 MR. KESTELL: We are. There is no --

21 MR. BRESLIN: And the counter-gable is clearly
22 distinguishable. And if someday, for some reason, somebody
23 wanted to restore the log section, they could take that
24 counter-gable off.

25 MR. KESTELL: That's true.

1 MS. WILLIAMS: Well, I mean, except for that it
2 totally obscures that elevation of the log wing, and --

3 MR. BRESLIN: Well, if it was setback a foot or
4 something, if it was -- in a lot of ways, by taking off that
5 lean-to, it is no more obliterated than the lean-to
6 currently.

7 MR. KESTELL: If you look at the original
8 photograph of that section, you'll see that there is nothing
9 that sets that log house out. You'll see it only when you
10 go into the house.

11 MR. BRESLIN: Right.

12 MR. KESTELL: Of course, we found it when we
13 removed the plaster, and there the logs were.

14 MR. BRESLIN: And if you were to, if you were to
15 kind of restore that end view of the log portion, and set
16 your counter-gable addition back, say a foot, so you could
17 really see the profile of the log section, it would be an
18 improvement on what's there now.

19 MS. WILLIAMS: I don't know. I mean, I disagree.
20 I just think that that's a really typical scenario to have
21 a front porch like that, with a shed extension to a gable
22 roof on a log structure. And by putting this intersecting
23 gable addition on, you're really obscuring the sort of
24 natural evolution of this building.

25 And I don't know, I mean, I'm just sort of

1 wondering if you couldn't extend the shed out at a slightly
2 higher angle, and then do kind of a very glazed addition,
3 that's a one-story addition, that is glazed, and reduces the
4 mass somewhat, so that the log structure really reads as a
5 building, and not some lost element or remnant of one.

6 MS. OAKS: The concern that staff had when we were
7 on the site is that one of the major things is the
8 structural integrity of the roof itself, and of the log
9 section.

10 And by putting anything on top of that, if they
11 were going to have to do some sort of a curtain wall on the
12 interior to support that weight, because the weight of any
13 new structure bisecting the gable was going to be too great
14 for the log, that we were going to have to support it. And
15 we view that as problematic.

16 We're not sure that this cat side addition is not
17 part of the original log section, either. I think it would
18 have been a full front porch. It appears to me that it was,
19 that it was enclosed, you know, later down the line, because
20 you have -- this is really, you are right, it's a real
21 challenging case. We just really want to see this element
22 featured and highlighted, and not encased.

23 MS. O'MALLEY: Is there a way that you could do
24 something with the shed instead, and have it be connected?

25 MR. KESTELL: I know of no way. The shed is too,

1 really too narrow to make into any kind of a telescopic
2 extension. The fireplace, as you can see from the
3 photograph, covers nearly two-thirds of what would be the
4 telescoped portion.

5 MS. O'MALLEY: Portion. Leg room.

6 MS. OAKS: One of staff's suggestions,
7 unfortunately, I think the applicant wasn't in support of
8 this, was to, since this is set on concrete block
9 foundation, it is not original to this location, that we
10 move the structure somewhere else on the property. There is
11 a significant rear yard. And then do a telescoping massing.

12 That's why you see in my packet that I showed on
13 circle 15 and 16, some examples of how things were
14 telescoping, the evolution. It certainly could be higher
15 than the one-story addition. They could get two stories, if
16 they had a staircase that is housed in that section. So
17 that was my idea. But unfortunately, I think they really do
18 want to keep the shed in its current location.

19 MS. WILLIAMS: But also you still have the end
20 chimney, which makes it, they have to compromise the whole
21 end wall. So --

22 MS. OAKS: If you kept the cat --

23 MS. WILLIAMS: Oh, I see.

24 MS. OAKS: -- you could have it go into it.

25 MS. O'MALLEY: Or you could feature it --

1 MS. WILLIAMS: Right.

2 MS. O'MALLEY: -- in that room.

3 MR. KESTELL: This shed is actually -- no one
4 knows when this shed was relocated here. We know it's
5 horsehair mortar. And it's a very old shed.

6 MS. OAKS: It is an old shed.

7 MR. KESTELL: We think it's, the way we perceive
8 it, as part of the historical site that we came into. And
9 we like the location. We like the appearance. We like what
10 we can use that old shed for, and we have taken off the old
11 shingles. We're restoring the clapboard to its original
12 condition. We hope to show that off, and showcase that, as
13 part of this historical property.

14 And so we really don't have an interest in
15 telescoping that narrow shed, which has a pump house in it,
16 on the ground floor, we really don't have any interest in
17 telescoping that into the rest of the property. It would
18 increase the expenses on this project way beyond what we
19 were hoping.

20 MS. WILLIAMS: I mean, that makes sense. I would
21 necessarily encourage the elimination of the shed. I don't
22 really see any clear solution. I mean, I think if you are
23 working with an architect, maybe you could have him explore
24 some other schematic ideas for your next preliminary. I'm
25 not sure if we can design it for you.

(23)

1 I mean, I personally have a hard time seeing an
2 additional that obscures the log wing, and the way that it
3 is shown in that perspective, for a bird's eye view.

4 MS. WRIGHT: What about -- that's what I was going
5 to say. What about again looking at this perspective, if
6 you did a more, you know, again, almost like another
7 detached, you know, might feel like a shed that would be to
8 the north of the existing building. North is to your right.
9 And that would somehow connect with a sort of hyphen type
10 element with the existing log structure? I mean, it would
11 probably have to be like a little story and a half kind of,
12 again, almost looking like a detached shed, but connected
13 with the height of it. And that, you could get your, I
14 guess you are looking for an additional kitchen space? Is
15 that --

16 MR. KESTELL: Kitchen, and the room right behind
17 the kitchen will be, will be the second bedroom or an office
18 in the home, or whatever you want to use it for.

19 MS. WRIGHT: Kitchen and home office, or something
20 like that.

21 MR. KESTELL: Right, something like that.

22 MS. WRIGHT: But do it as like a, you know, again,
23 almost like a new construction, which you know, from in
24 terms of putting in a kitchen, might be easiest. It's like
25 almost a little separate building, but connected with a very

1 glassy hallway to the log portion.

2 MS. WILLIAMS: Well, yes, and here is another
3 option is to look at an addition to the front two bay
4 building.

5 MS. OAKS: I don't think you have the side yard
6 setback for that. It's a very narrow lot.

7 MS. WILLIAMS: Well, I don't know.

8 MS. O'MALLEY: Well, I think that there have been
9 an assortment of ideas. I really think it's something that
10 you're going to have to go back and work on a bit, to see if
11 you can take some of these ideas and work on --

12 MS. WRIGHT: Does anyone have any concern about
13 the other outbuilding that they're proposing way at the back
14 of the property?

15 MS. O'MALLEY: Can you show the streetscape that
16 shows -- does that show that area at all?

17 MS. WRIGHT: The houses are -- no. Where the
18 barn-like building would be located is not really visible --

19 MS. O'MALLEY: It's not visible.

20 MS. WRIGHT: -- from 355.

21 MS. OAKS: And it's off down the slope, as well.

22 MR. KESTELL: If I can just, the carriage house,
23 proposed carriage house, would be where those two ancient
24 buildings are that we proposed to demolish. There they are,
25 right there.

1 MS. O'MALLEY: And you're saying that's downhill.

2 MS. OAKS: Yes.

3 MR. KESTELL: And this, it goes down hill to the
4 regional park in the background.

5 MS. OAKS: Their property backs up to the County
6 property.

7 MR. BRESLIN: Well, one comment is, that's this
8 building?

9 MR. KESTELL: Correct.

10 MR. BRESLIN: It looks like it's a full three-
11 story building.

12 MR. KESTELL: It really wasn't intended to be.
13 The top floor was just going to be an attic. But I think
14 that's probably --

15 MR. BRESLIN: Right, but I think it's drawn as a
16 three-story building. If you were to draw it, if it intends
17 to be a two-story building, could you redesign it as a two-
18 story building, I think it might be acceptable. And I think
19 the staff is giving you some very good ideas about what the
20 forms might be.

21 MR. KESTELL: Yes, we saw those.

22 MR. BRESLIN: But I think if you were to take
23 something like this and amend it to your program, by making
24 it either a story and a half or two stories, if that were
25 the case, you wouldn't want it taller than the house, I

1 don't think. This sketch, looking at it, would be taller
2 than the house.

3 MR. KESTELL: It certainly would not be our
4 intention to have it taller than, and with the fact that
5 it's going downhill, I don't think even as it's presently
6 structured, but we will modify with a new plan to take into
7 account the staff's proposals and your comments.

8 MR. BRESLIN: But the fact that you said, it's far
9 enough back, and the lot is large enough, that I think a
10 substantial outbuilding is appropriate, as long as it is
11 well-designed.

12 MR. KESTELL: It is really the only way, we had
13 originally come in with an idea to put a second floor on the
14 home, as the neighbor did. We have a neighbor that, with a
15 shared driveway as you can see from the photographs. And
16 they were approved for that second floor.

17 But if the real concern is to keep the integrity
18 of the log structure, then the only way we can get
19 additional space for a garage and for additional guest space
20 would be in that carriage house.

21 MS. OAKS: Could you, as the Commission, highlight
22 exactly what you would be looking for in the second
23 preliminary, in terms of drawings and so forth?

24 MS. WILLIAMS: I mean, I think that I would like
25 to see some schematics and optional schemes of, you know,

1 how you could do an addition on that log structure. And I'm
2 thinking of an extension of that cat's eye and shed roof,
3 but with a much more glazed effect, you know, have it more,
4 be more like a double story porch, but enclosed, as one
5 option.

6 A second option, with a hyphen, and then a
7 connecting wing, possibly. And I don't know, maybe
8 something a little more creative, but something that
9 maintains the original massing of that log structure, and
10 the relationship of the log structure to the later 19th
11 century addition.

12 And other than that, you know, possibly not
13 changing it at all, and the other structure on the site that
14 accommodates the program. But I think looking at some
15 options and having some schemes and some drawings, you know,
16 this is a good drawing for a schematic. We wouldn't need,
17 necessarily, the plans and elevations for the next scheme.

18 But I think we're looking at another preliminary
19 before, and maybe even two preliminaries before the work
20 permit.

21 MS. OAKS: Something still like the same kind of
22 scale and measure drawings --

23 MS. WILLIAMS: Oh, obviously, yes.

24 MS. OAKS: -- because I think proportionally, I
25 think that that's why we're running into some problems with

1 the current drawings, as submitted.

2 MS. O'MALLEY: Is there anything further?

MR. ROTENSTEIN: I think Commissioner Williams has given some good guidance about trying to work with preserving that important log building. I also think staff has given some good suggestions for the new outbuilding in the back. The one thing that I would emphasize is, lose that gambrel roof and go with something that is more compatible with the surrounding historic buildings.

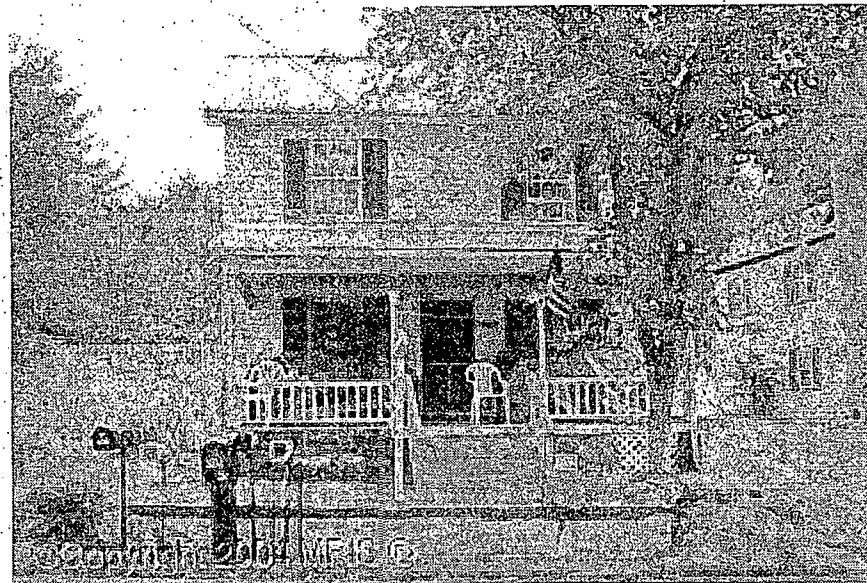
MS. O'MALLEY: I think that's probably all we can help with now.

MR. KESTELL: Okay.

MS. O'MALLEY: The next item will be 11231 River Road, River View Road in Potomac.



View from
public right
of way





View from
26001 property

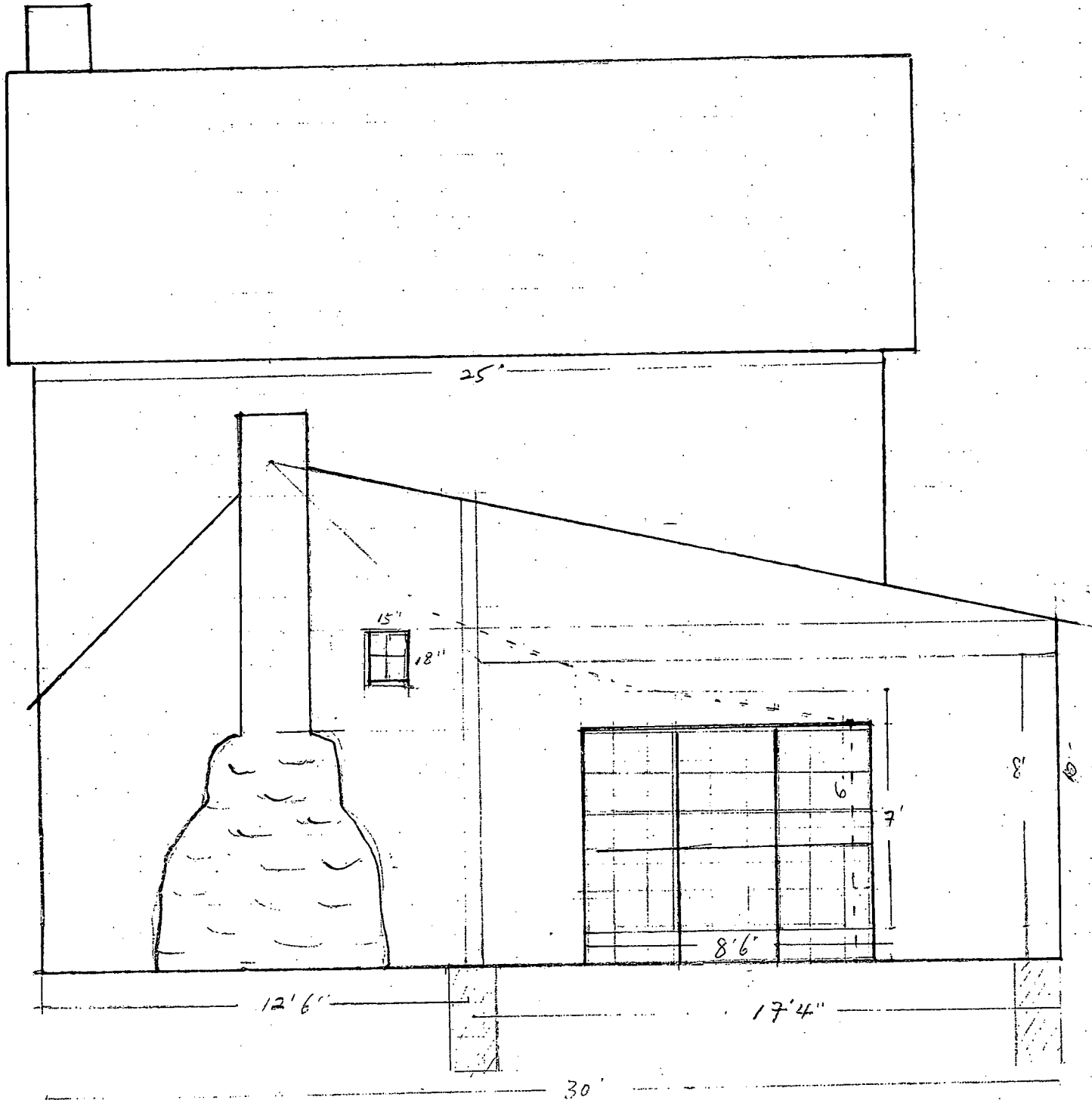


View from
26011 property

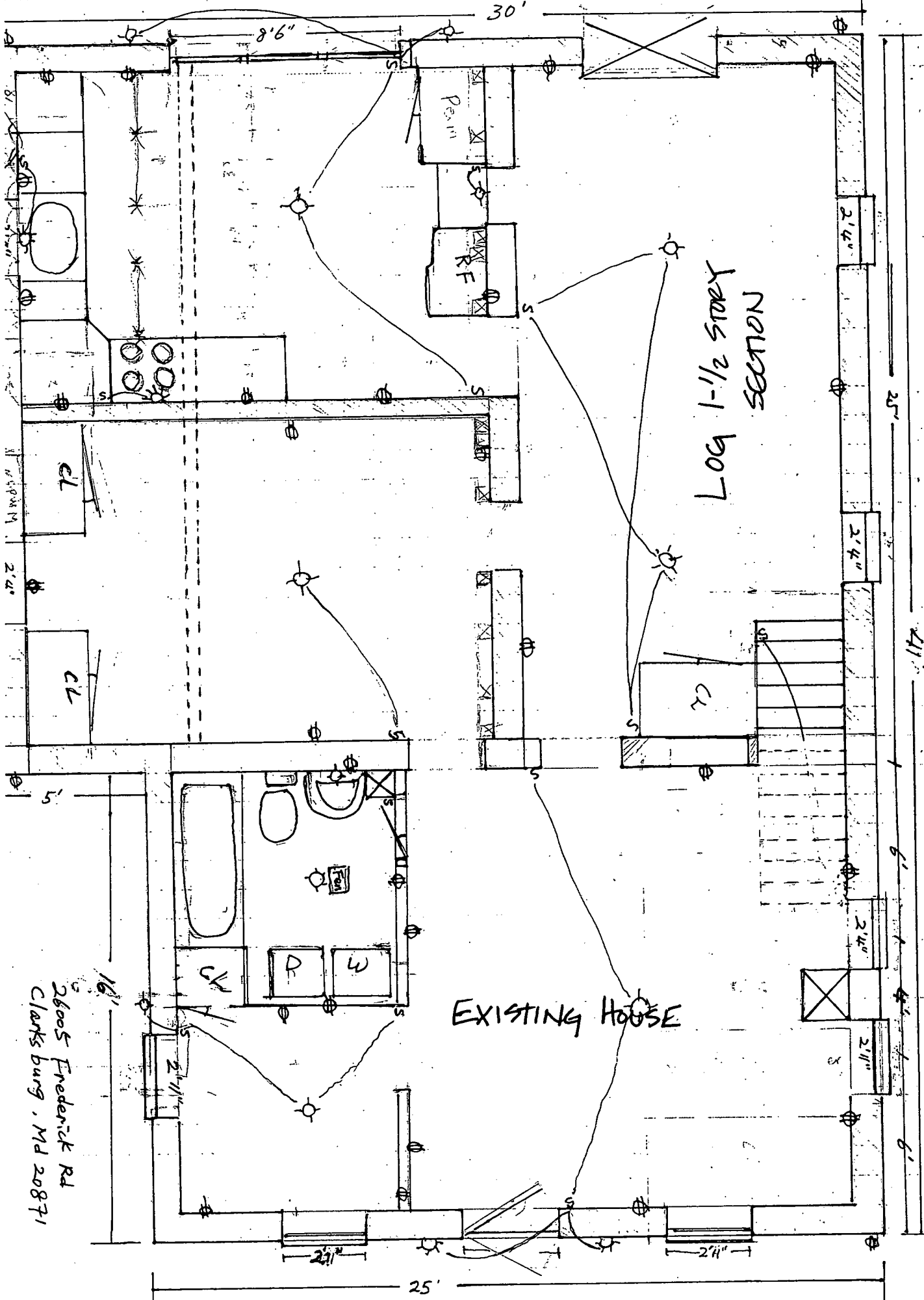




View of
2 sheds
to be
removed



FIRST PRELIMINARY DRAWINGS (35)

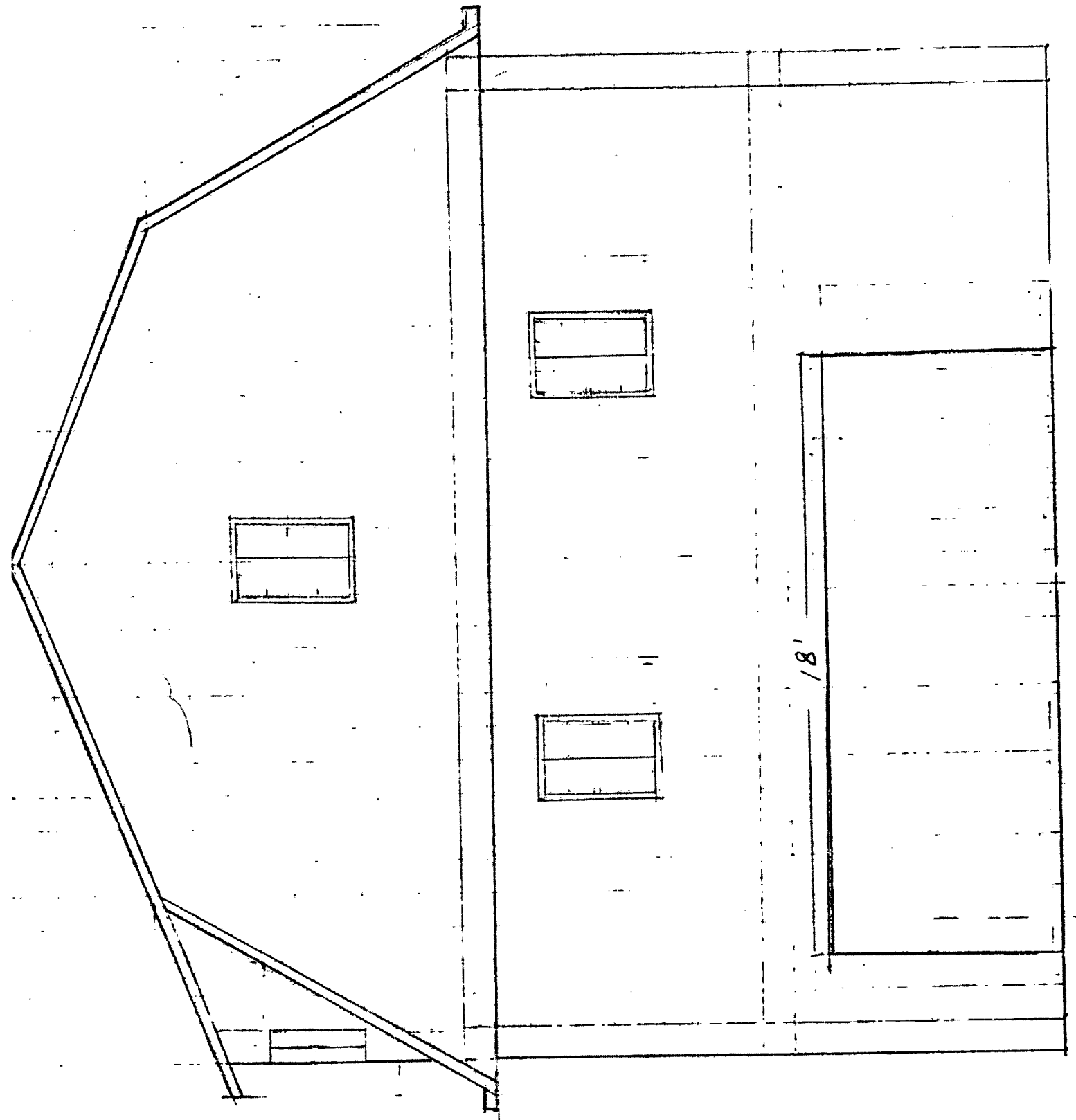


LOG 1-1/2 STORY SECTION

EXISTING HOUSE

26005 Frederick Rd
Clarksburg, MD 20871

FIRST PRELIMINARY DRAWINGS

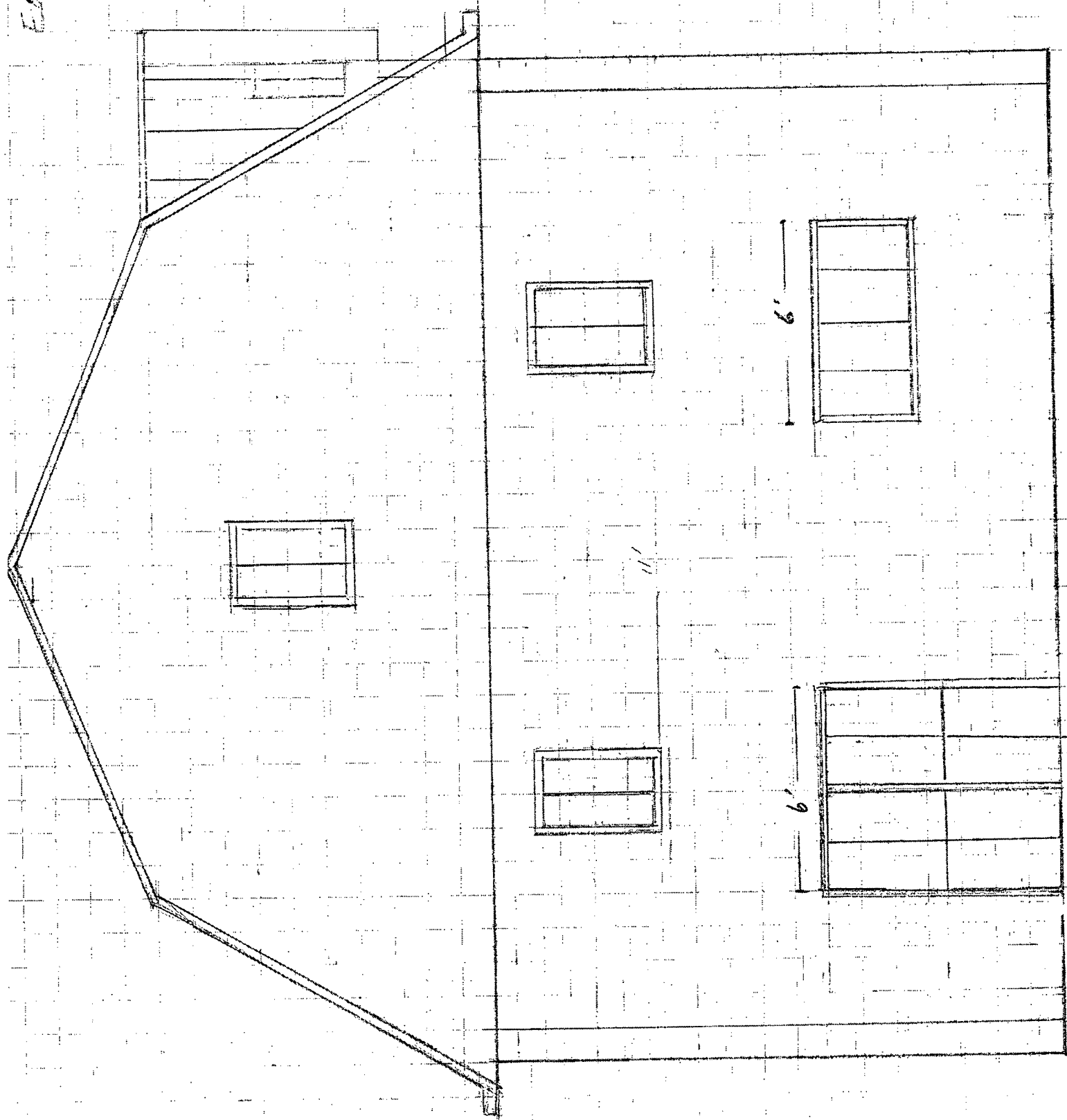


West

FIRST PRELIMINARY DRAWINGS

58

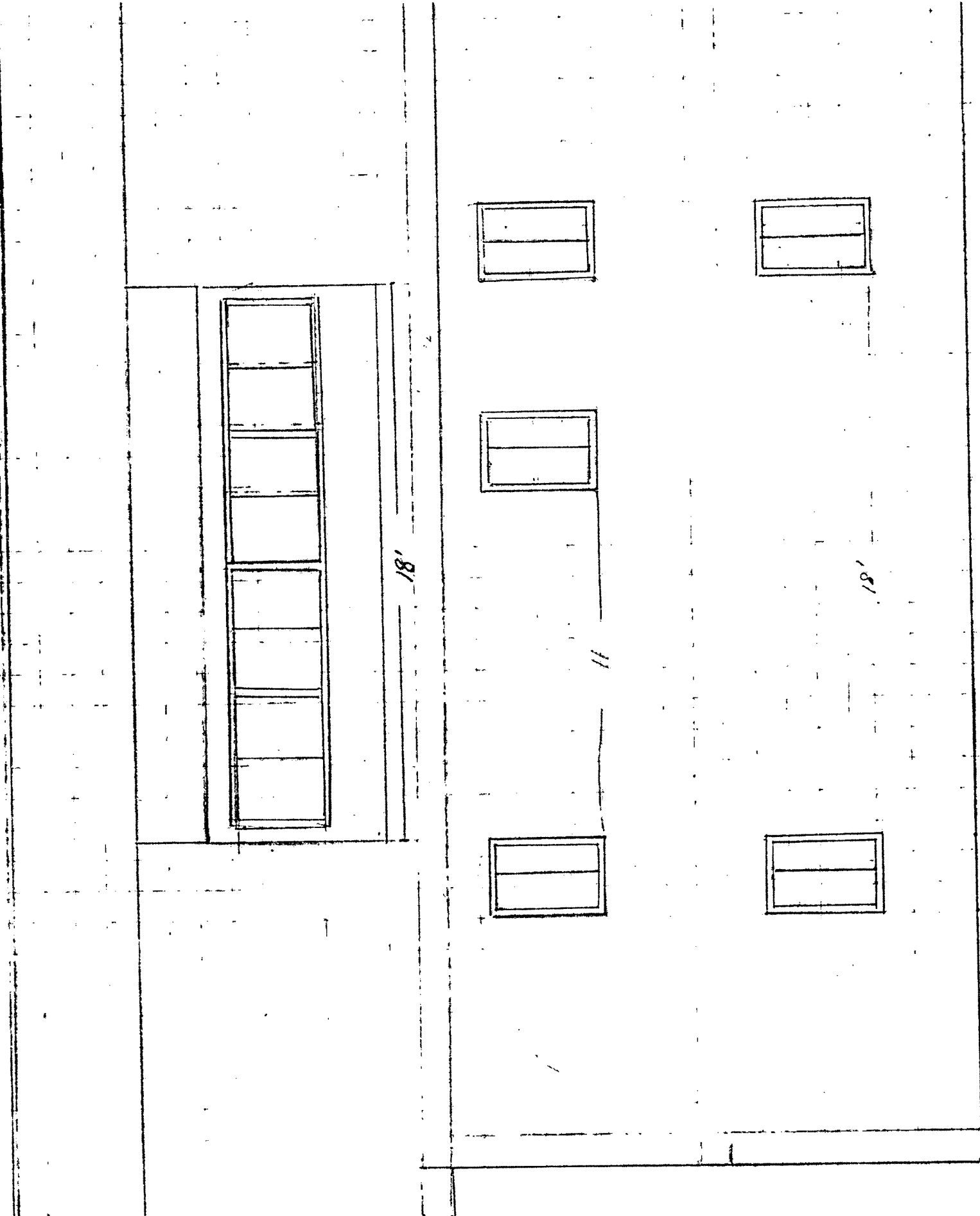
East



FIRST PRELIMINARY DRAWINGS

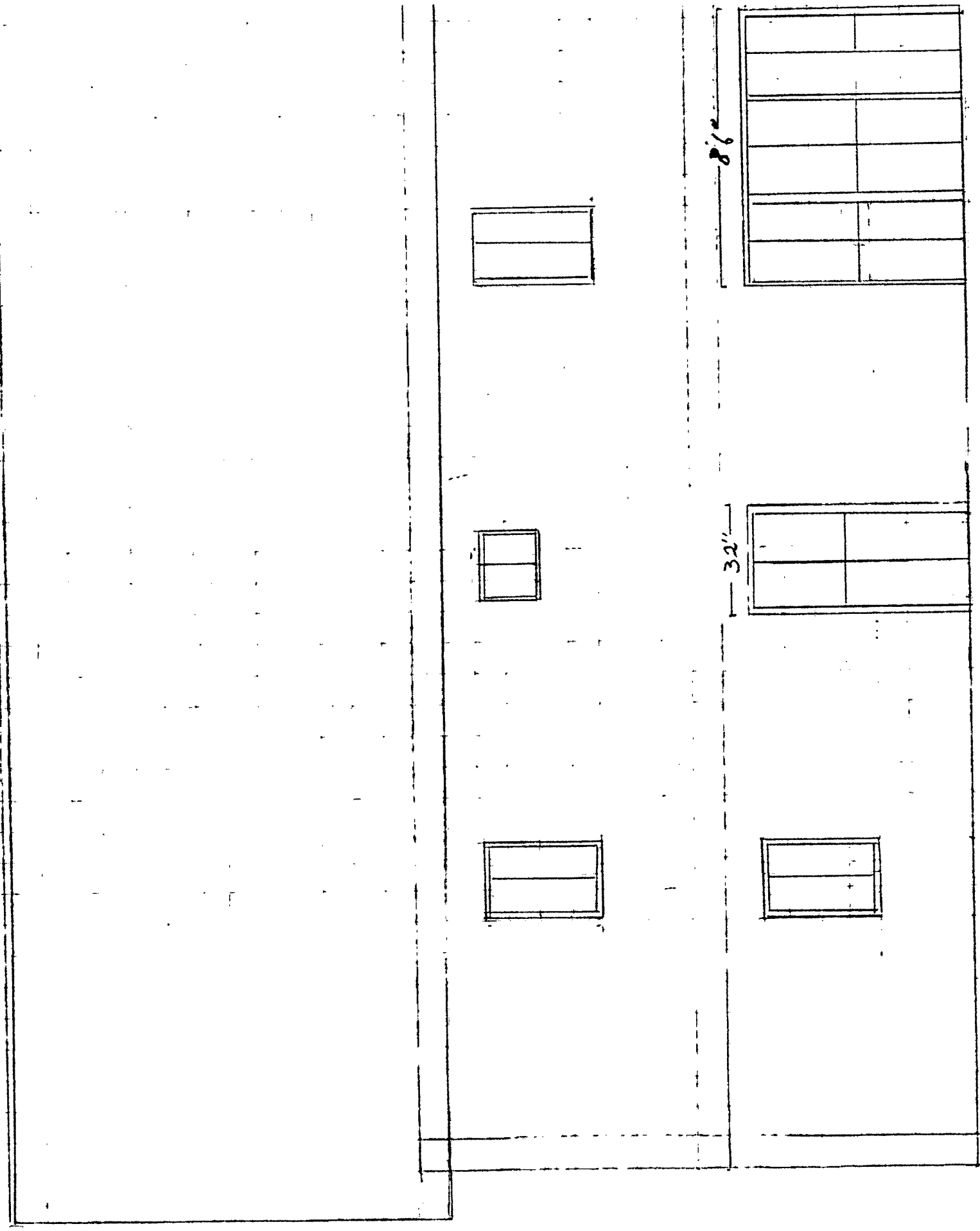
39

North



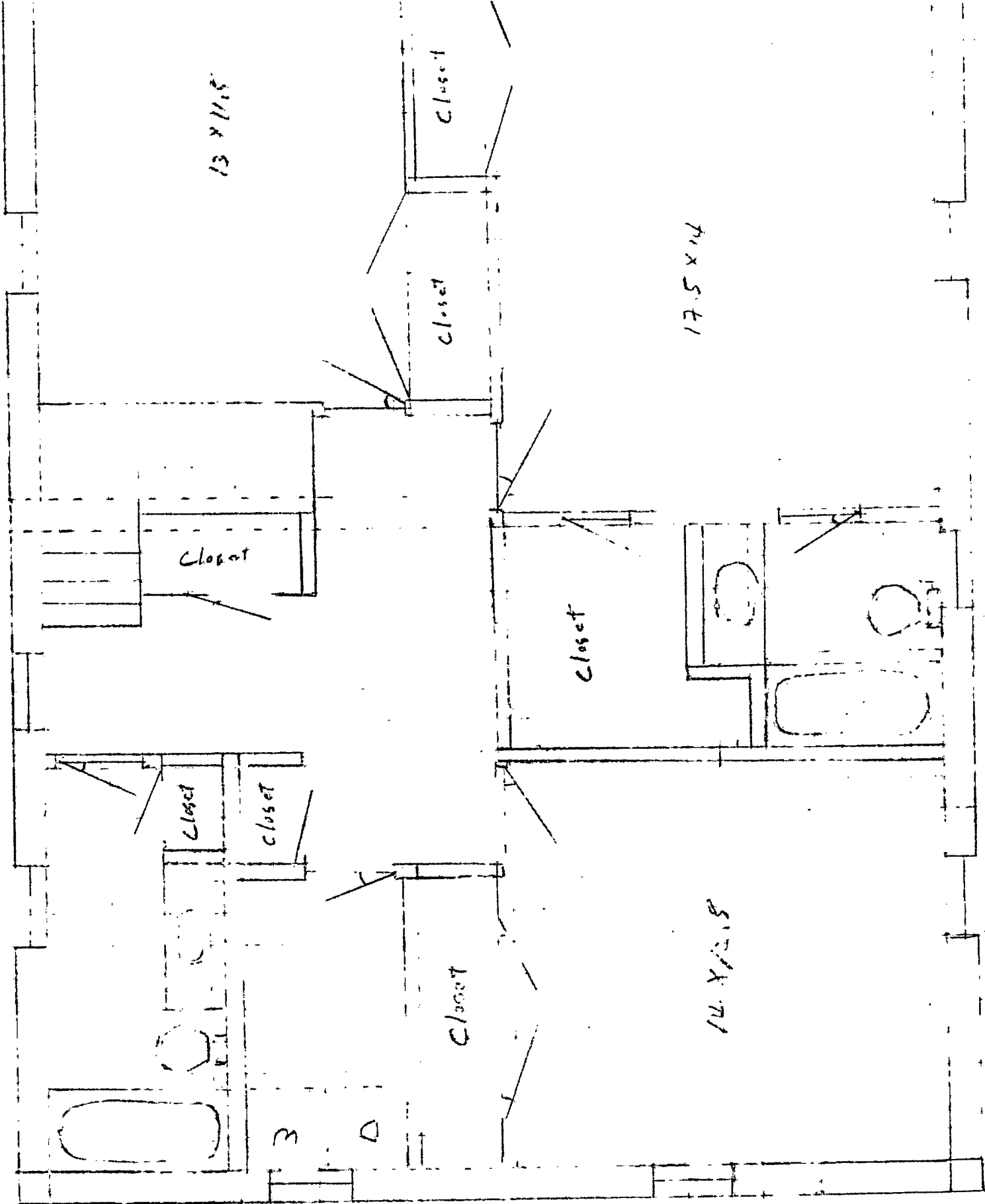
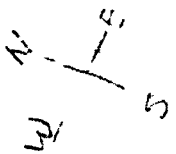
FIRST PRELIMINARY DRAWINGS

South
39x30

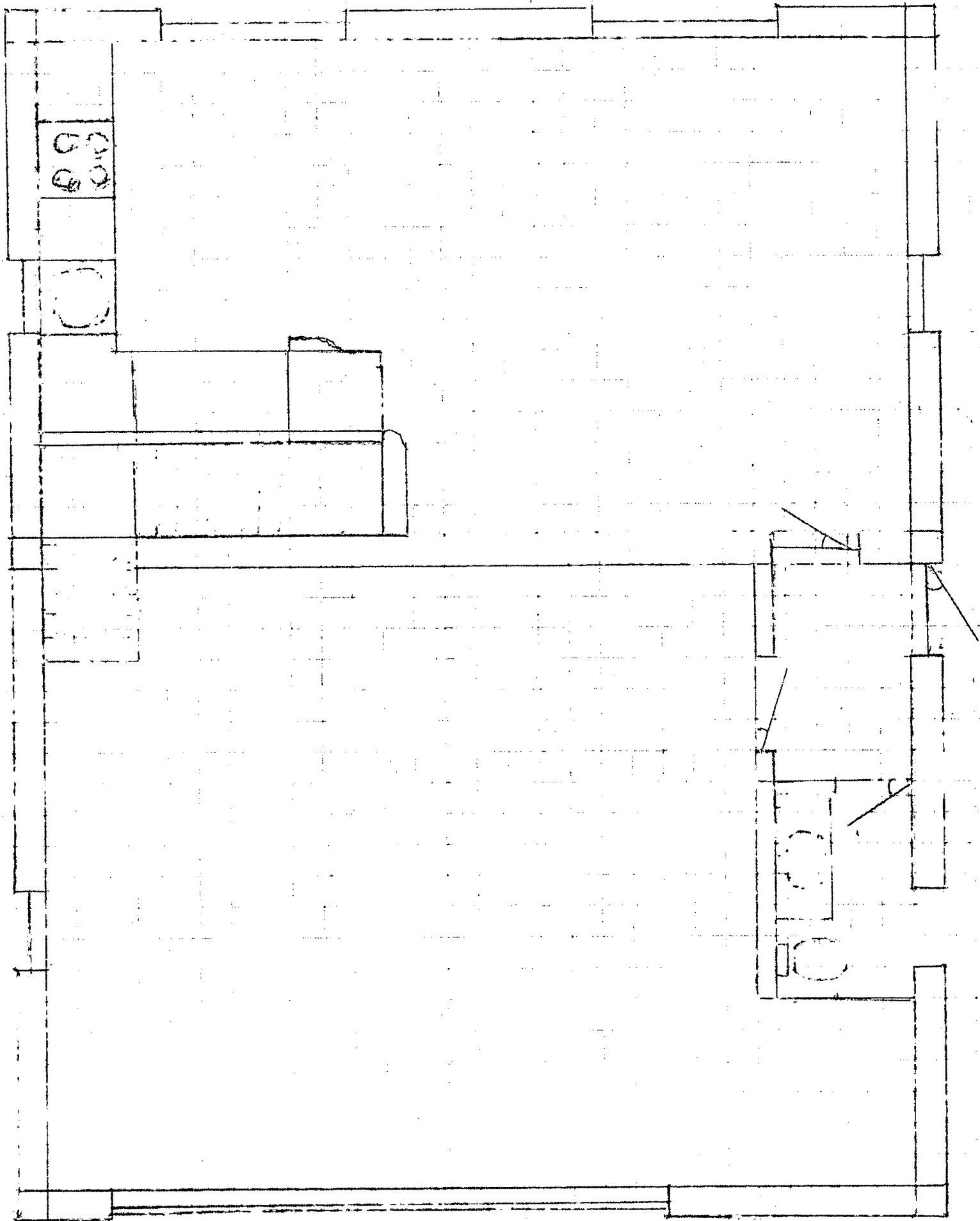


FIRST PRELIMINARY DWGS

41

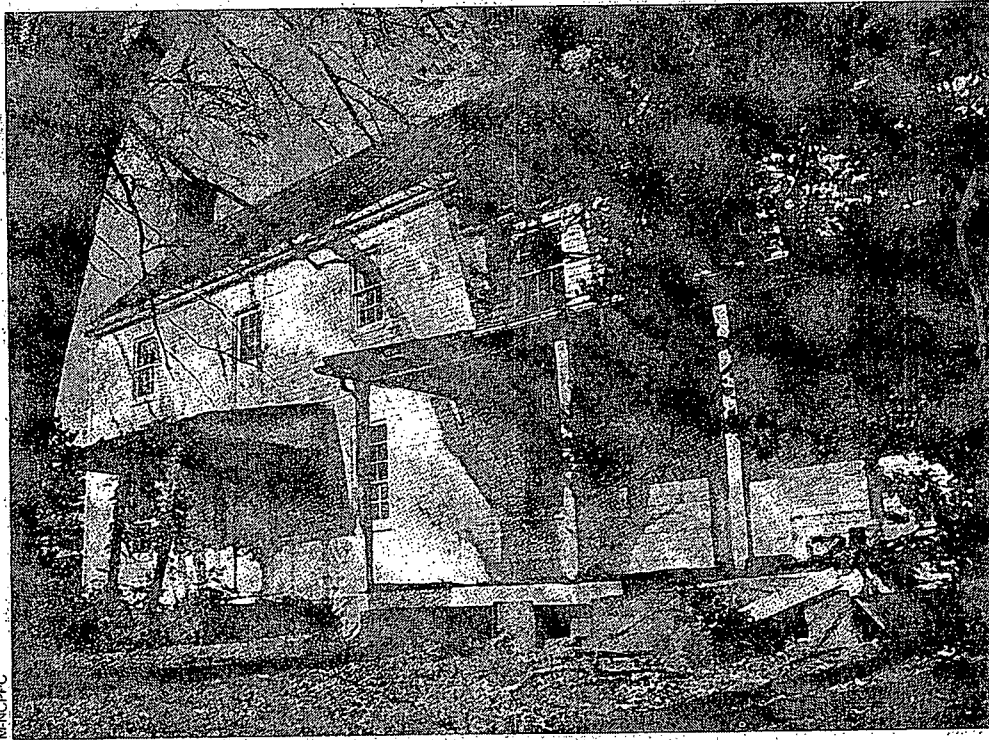


FIRST PRELIMINARY DWG'S



FIRST PRELIMINARY DWGS

43



M-NCPPC

Mount Nebo (Main block c1820) 17/46



M-NCPPC 1928

Inverness (1818) 12/35
Slave quarters south of house



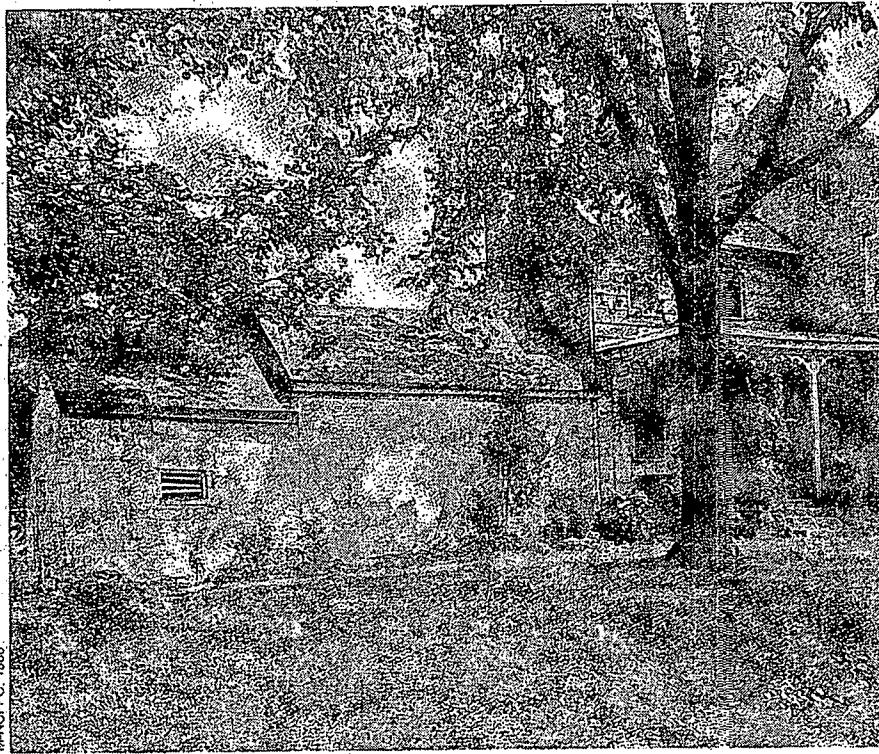
Michael Dwyer, M-NCPPC, 1979

Joseph Magruder House (1787; c1820s)



M-NCPPC

Pleasant Fields/Basil Waters House 19/1

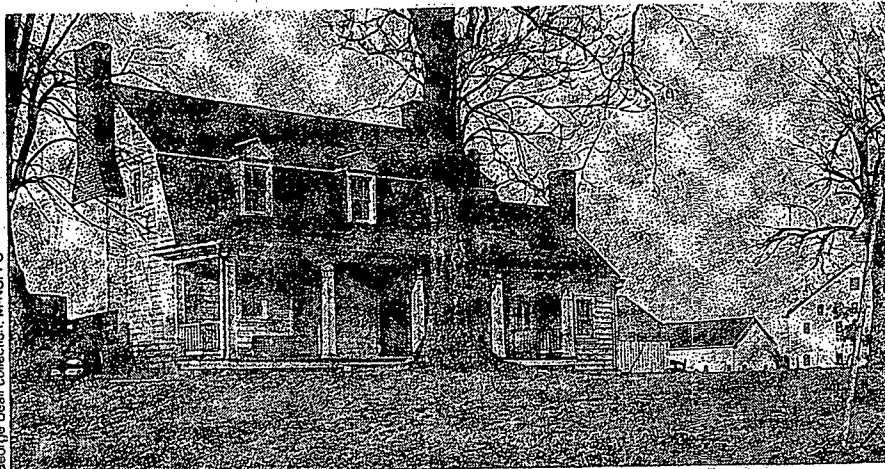


MANCPC, 1986



Kirkeby Pralino Williams, MANCPC, 1999

Edgehill (c1780; Mid 1800s; 1841) 23/17



Gwynne Beall collection, MANCPC

The Oaks (c1797-1814); 23/26
photo 1930s



Michael Dwyer, MANCPC, 1973

Perry Etchison House 15/23
(Early to Mid 1800s)



MANCPC, 1986

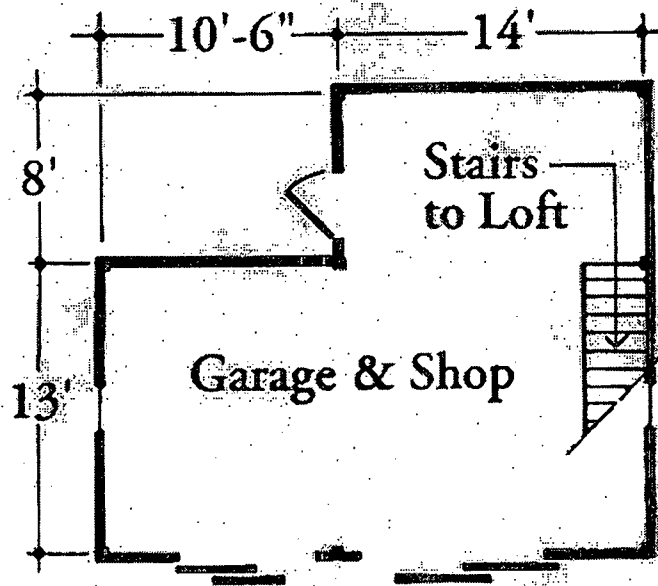


MANCPC, 1986

Waters Gift (c1750; East wing c1800) 15/65

THE ASHOKAN BARN

Floor Space: 412 Sq. Ft.
Loft Space: 302 Sq. Ft.



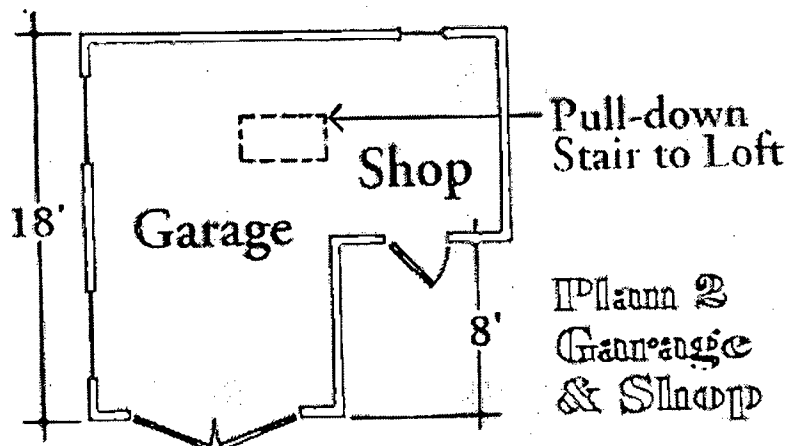
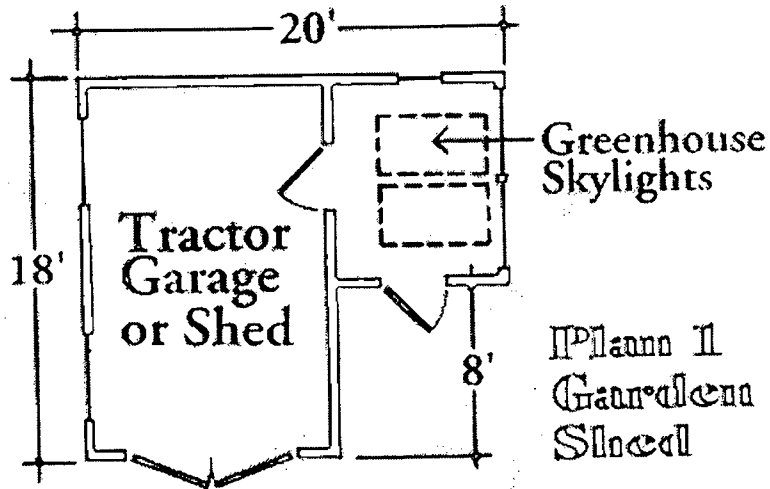
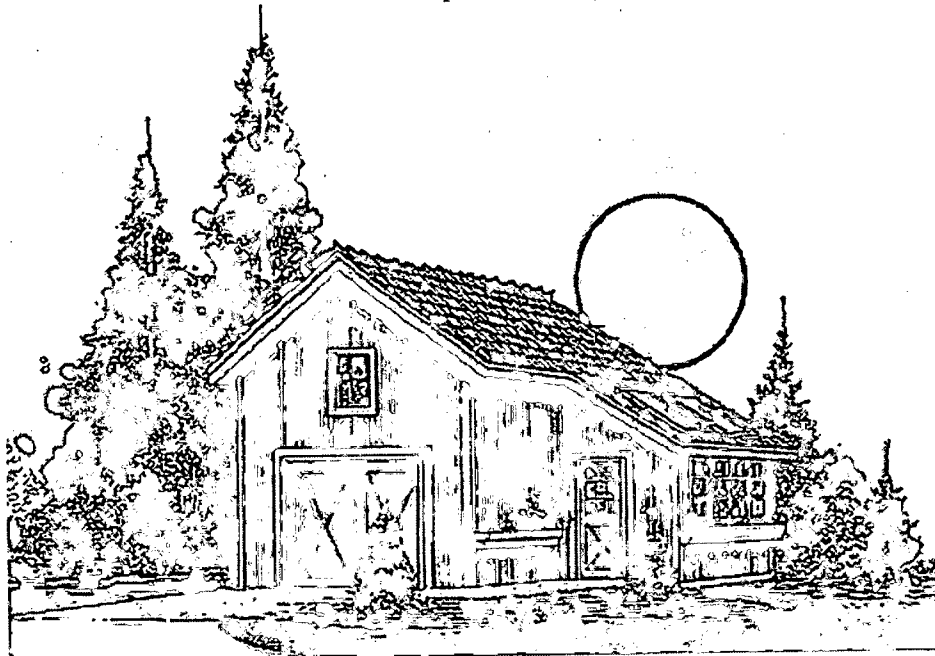
Plan

Order Pole Barn Plan #W-01

Send \$25.00 for first set, \$10.00 for each additional set, plus \$4.00 Postage to:

CONCORD YARD BARN

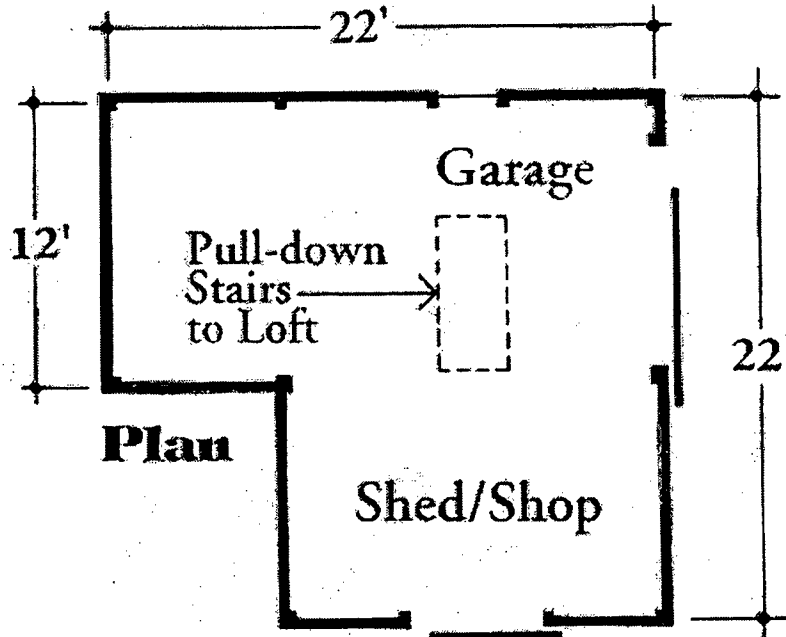
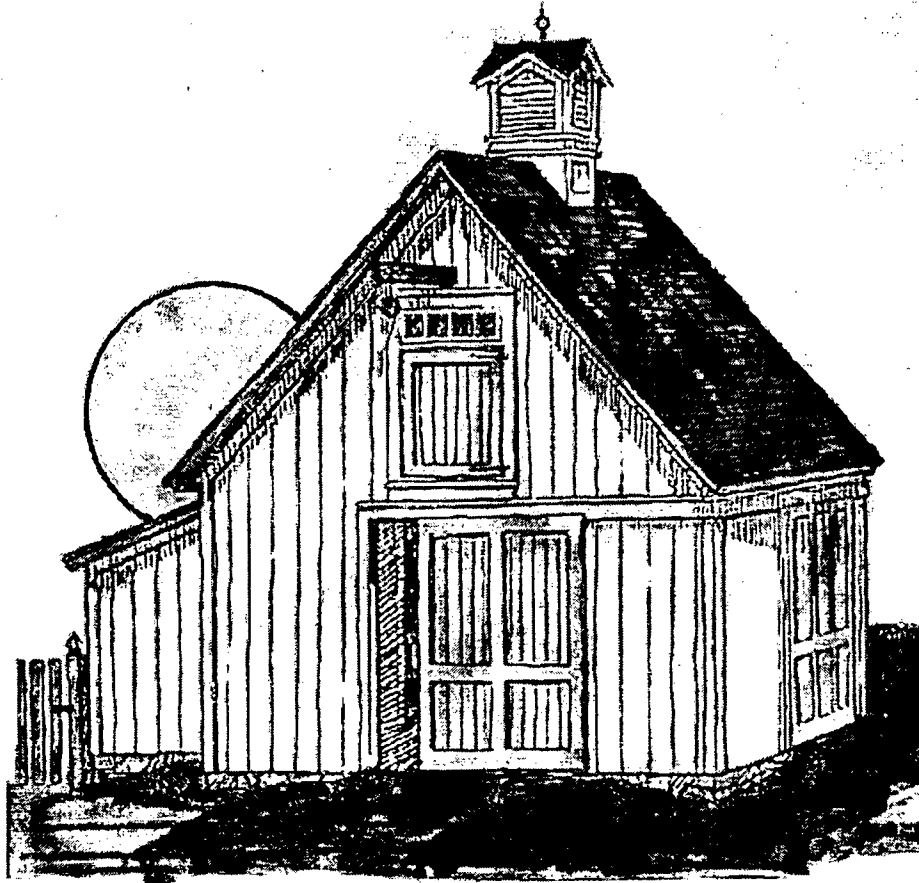
Floor Space: 296 Sq. Ft.
Loft Crawl Space: 208 Sq. Ft.



THE CANDLEWOOD BARN

Floor Space: 395 Sq. Ft.

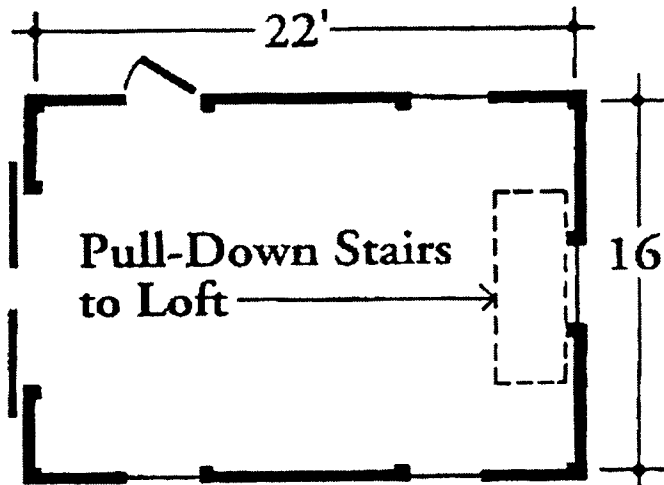
Loft Space: 315 Sq. Ft.



Order Pole Barn Plan #W-10

ONE-BAY COUNTRY GARAGE

Floor Space: 352 Sq. Ft.
Loft Space: 330 Sq. Ft.



Plan

Order Pole Barn Plan #W-02

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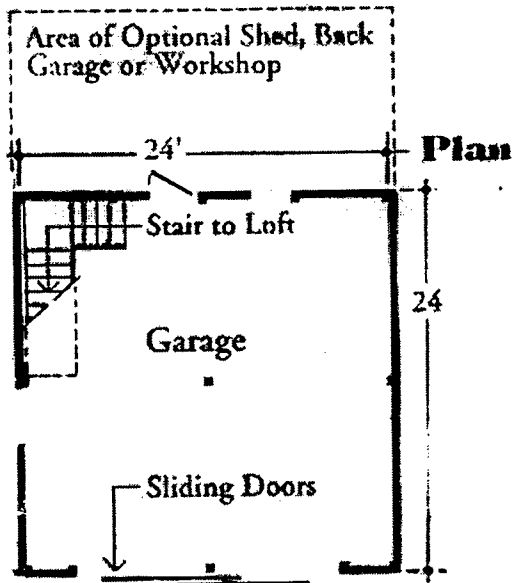
**Donald J. Berg, A.I.A.
P.O. Box 698**

THE BETHANY GARAGE

Floor Space: 864 Sq. Ft.

Loft Space: 576 Sq. Ft.

Floor Space, Each Expansion Shed: 288 Sq. Ft.



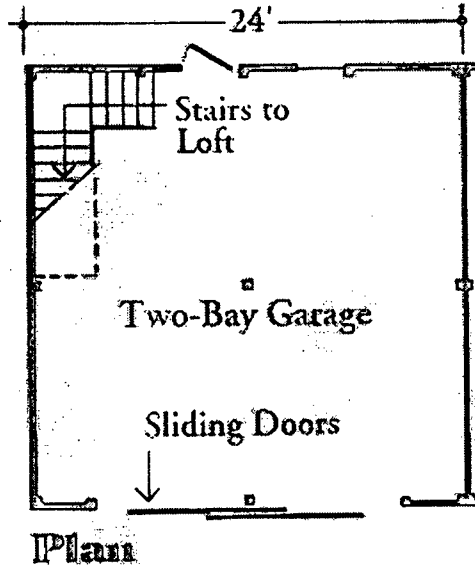
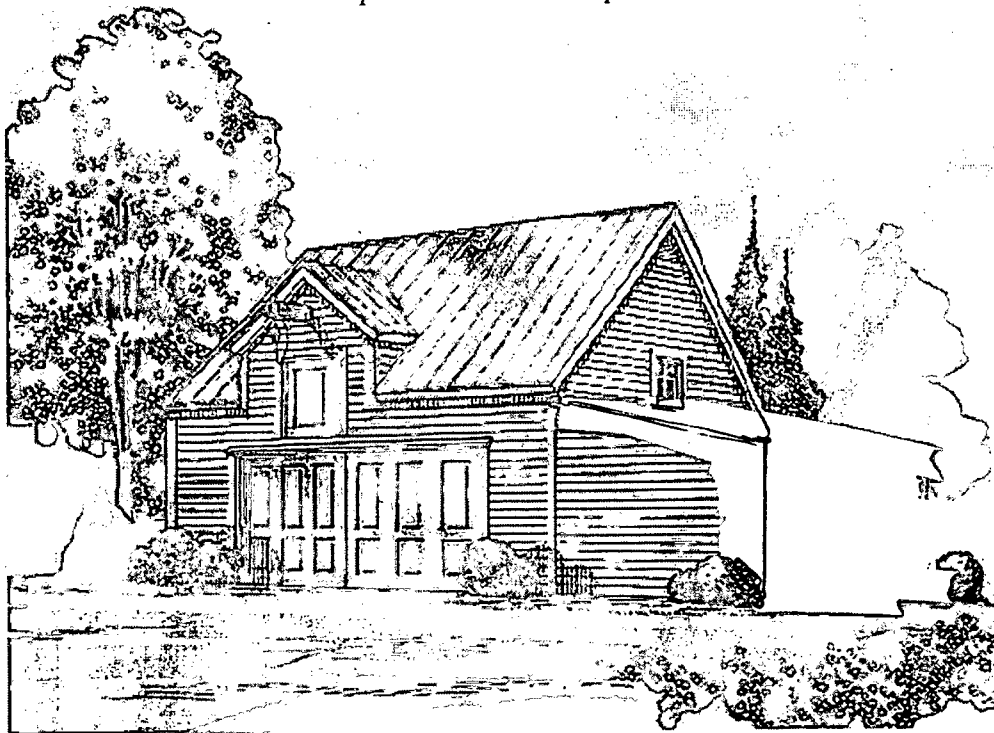
Order Pole Barn Plan #W-420G

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Rockville Centre, NY 11571
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THE ELM CREEK BACKYARD BARN

Floor Space: 576 Sq. Ft.
Loft Space: 576 Sq. Ft.
Open Shelter: 288 Sq. Ft.



Order Pole Barn Plan #W-430C

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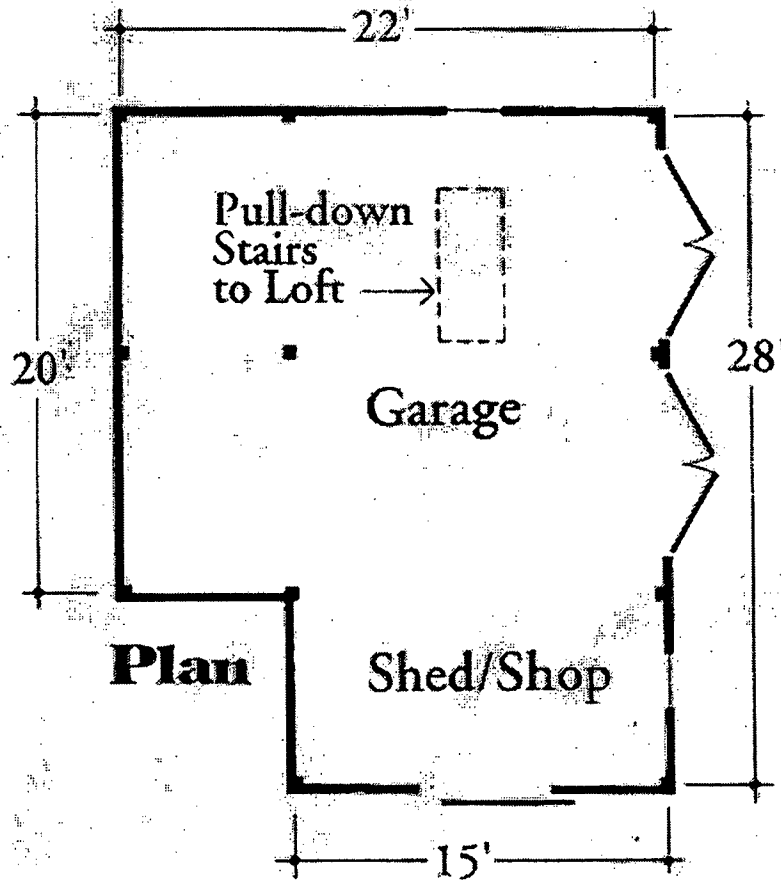
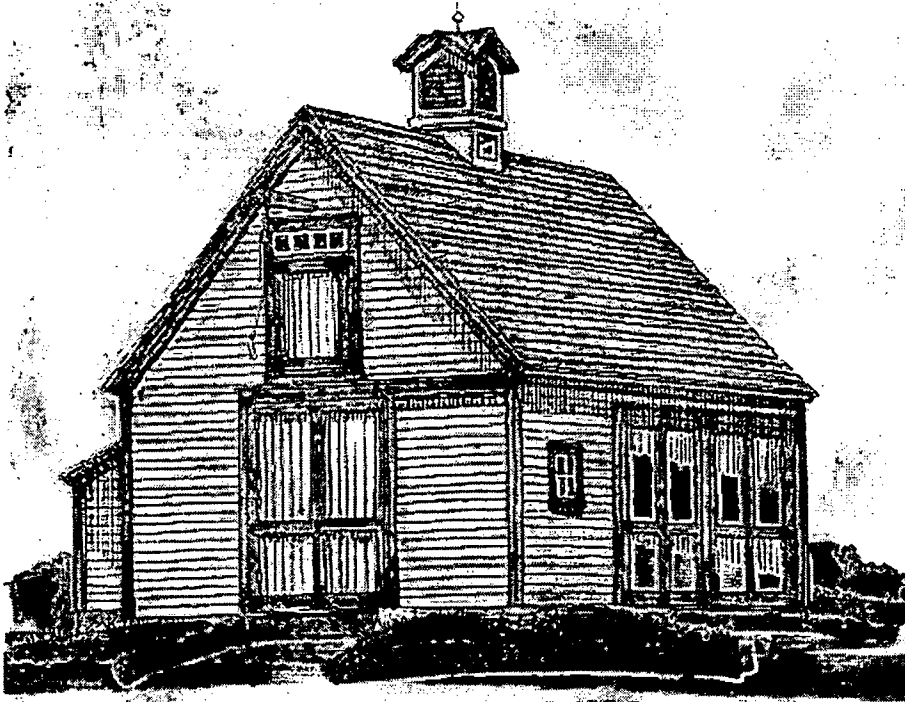
Donald J. Berg, A.I.A.
P.O. Box 698
Rockville Centre, NY 11571
New York residents add sales tax.

51

THE WOODBURY BARN

Floor Space: 560 Sq. Ft.

Loft Space: 420 Sq. Ft.



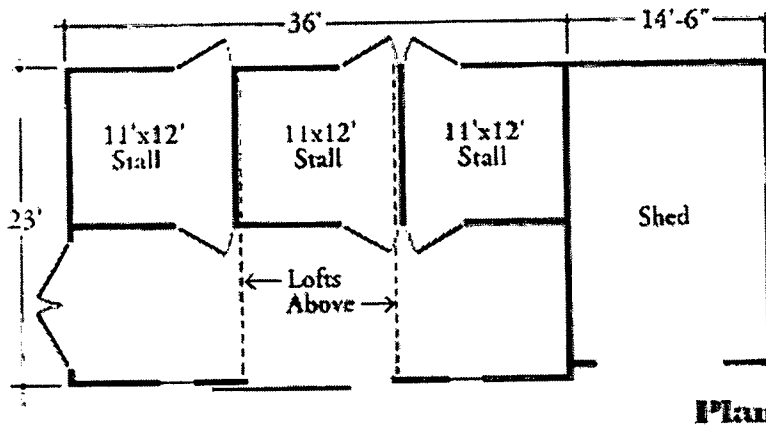
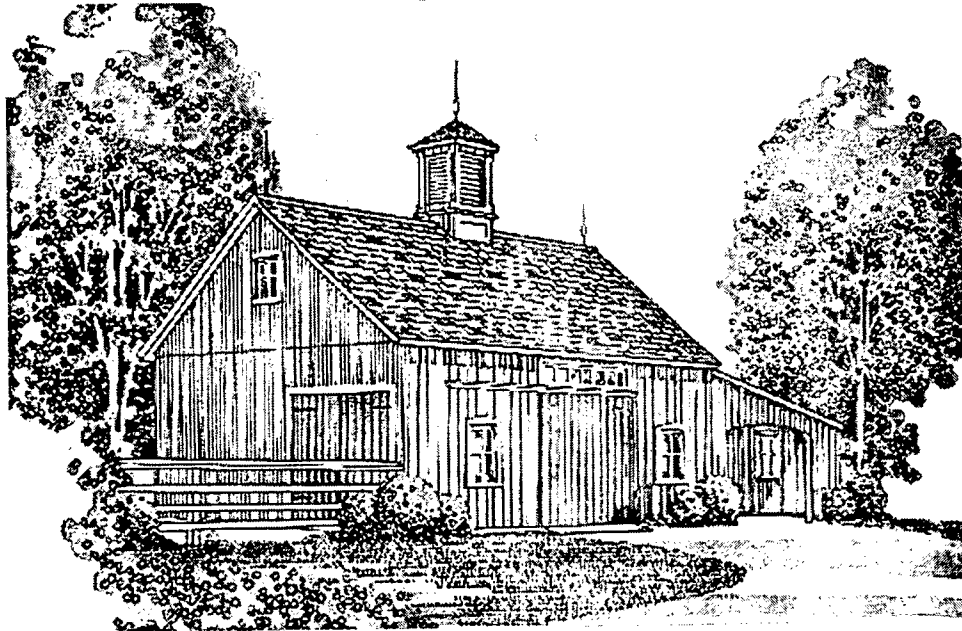
52

THREE HORSE BARN

Barn Floor Space: 828 Sq. Ft.

Loft Space: 552 Sq. Ft.

Shed Space: 319 Sq. Ft.



Order Barn Plan #N-CD22

Send \$85.00 for the first set, \$42.50 for each additional set. Prices include postage.

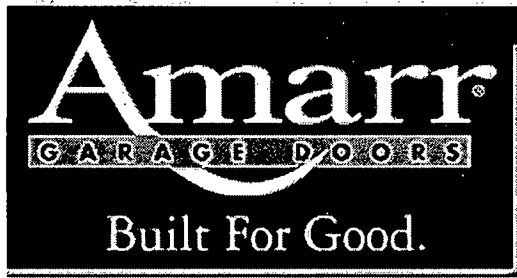
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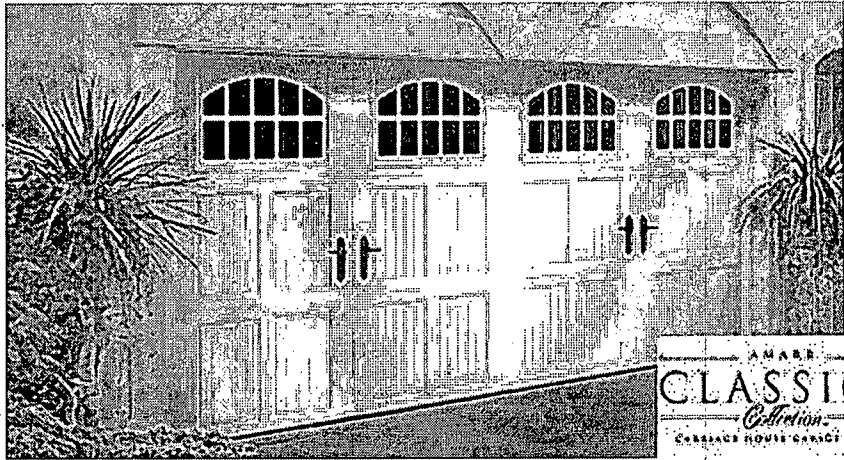
53



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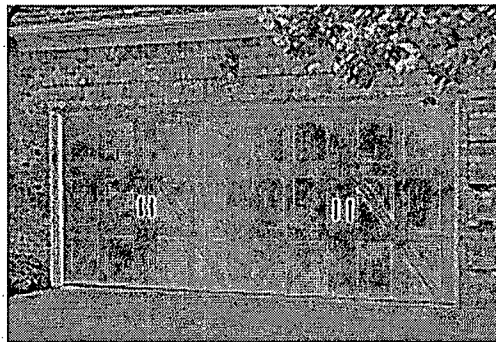


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Lucern
with Closed Double Arch top section and optional Blue Ridge handles



Santiago
with Closed Arch top section and optional strap hinges

54

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	26005 Frederick Road, Hyattstown	Meeting Date:	06/08/05
Resource:	Outstanding Resource Hyattstown Historic District	Report Date:	06/01/05
Review:	Preliminary Consultation	Public Notice:	05/25/05
Applicant:	Sung Lee and James Kestell	Staff:	Michele Oaks

Proposal: Rear addition expansion and new carriage house construction

Recommendation: Redesign and return for a Second Preliminary Consultation

RECOMMENDATION

Staff recommends that the Commission encourage the applicant to hire an architect to generate a massing study for the rear addition and develop a design for the new carriage house that is more in keeping with a traditional carriage house form and is more compatible with the existing site and the surrounding historic district.

Staff also recommends that the second preliminary consultation include:

1. Scaled and measured drawings of a schematic level (floor plans, and all elevations of house).
2. A description of the material specifications for the exterior cladding, roofing material, new doors and windows, foundation, etc.
3. A site plan showing any proposed changes in the landscape including patio installations. The site plan should also show the current trees on the property, with their identification (species and caliper) and a notation of trees that are to be removed.

HISTORY

Hyattstown, founded by Jesse Hyatt, was originally platted in 1798 and is significant as one of the largest cohesive collections of relatively unaltered 19th century buildings in Montgomery County. The town, a rural village, was created to service the needs of travelers and nearby farm facilities. It is located along a single, tree-shaded street and is a fine example of linear development along a major artery, opened about 1750, to connect the tobacco port of Georgetown with the colonial City of Frederick. With the establishment of Washington as the nation's capital, Frederick Road continued as an important artery linking the westward expanding frontier to its new capital city.

Hyattstown appears today much as it did in the 19th century. Interspersed among modest homes are many structures essential to 19th century village life including a school, churches, shops, offices and a hotel. The majority of the homes in Hyattstown were erected close together on quarter-acre lots and very close to the roadside. The houses, mostly built between 1800 and 1900, are visually important features of Hyattstown's streetscape. The historic district is comprised of approximately 38.6 acres and about 30 structures. The lots and alleys are situated just as they were back in the 18th

and 19th centuries. Included in the district in addition to residential uses are churches, a restaurant, a barbershop, and the volunteer fire department.

DESCRIPTION

The subject house is a late 19th century, frame, I-house detailed with a full-width front porch. The original 1-1/2 story, early 19th century, log dwelling with a catslide roof is located at the rear of the house. The property also contains a 1-1/2 story, board and batten shed upon a concrete block foundation and several non-contributing and deteriorated outbuildings.

PROPOSAL:

The applicant is proposing to:

1. Expand an existing rear addition by increasing the height of the roof by 2 feet and extend the footprint by 5 feet.
2. Demolish two outbuildings on the property.
3. Repair and repaint the exterior of the house and remaining shed and install rain gutters.
4. Install a new window on the rear façade of the house.
5. Construct a carriage house at the rear of the property.

APPLICABLE GUIDELINES

When reviewing new construction and alterations to existing structures within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

Secretary of the Interior's Standards for Rehabilitation

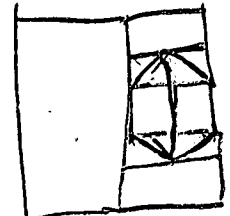
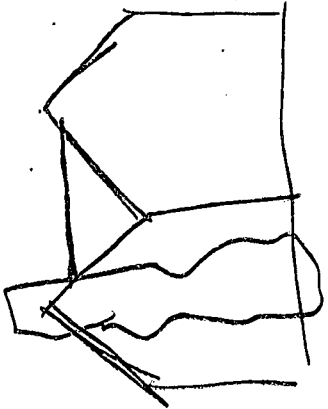
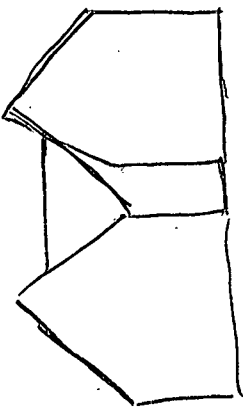
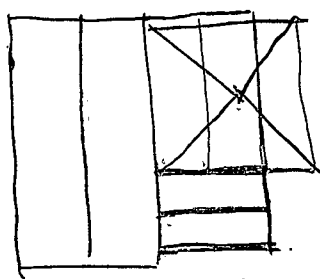
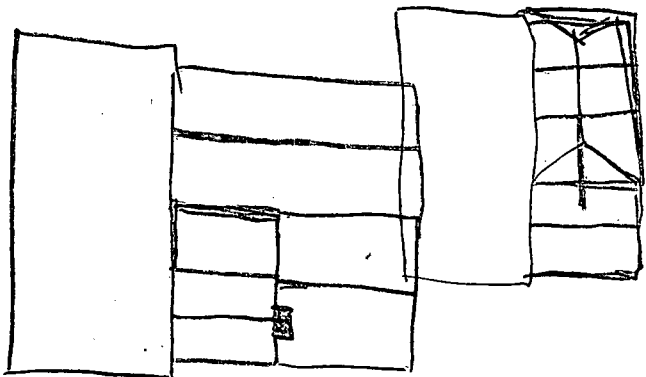
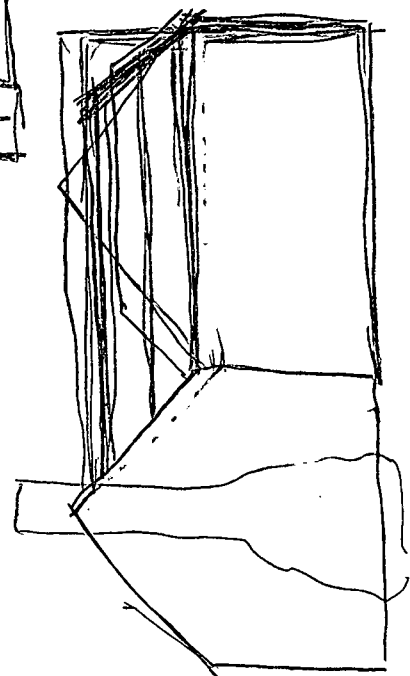
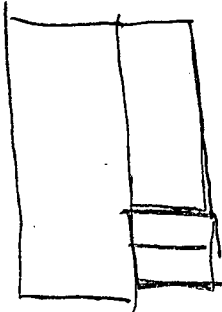
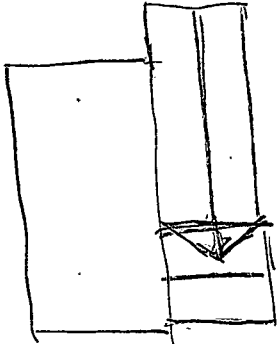
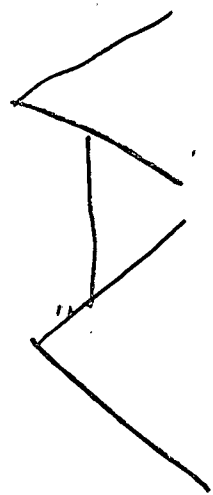
- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

We are very concerned with the rendering for the proposed addition, which as currently designed, joins the roofline at the gable of the original log section, thus completely covering the north facing roof span of the original log section. The HPC's goal is to retain historic fabric and massing configurations to help to visually convey the evolution of a building's form. We recommend that the applicants hire an architect to study the house and provide a design that retains the original log section in its entirety and allows for a new addition to be joined so that the original log section is showcased and not encased in the new addition. Constructing a curtain wall to support the weight of the new addition is a concern, as it will be covering the principal elevation of the log section. It is currently enclosed with a screen porch today, but it is clearly identifiable on the interior. Staff would like to encourage the applicant to explore a design where the existing shed on the property is relocated (it is not original to the current site, as it is set upon a concrete block foundation) and a new 1-1/2 story, gable roof massing is designed to join the log structure at its side elevation and extend to the rear yard. This massing pattern can be seen in many parts of the County (see photos on circles

15+16).

We are also very concerned with the size of the proposed carriage house. Staff has attached some examples of carriage houses that would be more compatible with the existing site in terms of their size, scale and massing (see circle 17-24).



June 7, 2005

Historic Preservation Commission
Montgomery County, Maryland
8787 Georgia Avenue
Silver Spring, MD 20910

Subject: HAWP for 26005 Frederick Road in Hyattstown by Sung Lee and James L. Kestell

As a long-time resident of Hyattstown, I appreciate the opportunity to comment on the Historic Area Work Permit (HAWP) submitted for 26005 Frederick Road. This is a small house that is in need of being brought up to modern standards with both interior and exterior improvements. I believe that increasing the living area space through an addition and construction of an accessory building for a garage/work area are desirable and warranted given the small size of the house. I believe that these things can be done in a manner that does not compromise the unique characteristics of this house – but doing so will be a delicate and difficult endeavor.

The current proposal by the applicant for construction of a new addition and an accessory building is definitely not acceptable – the scale, massing, and lines of the proposed construction are very incompatible with the existing historic structure. The proposed construction appears to entirely oblivious to the fact that this house is a 200 year old house with a number of very striking, characteristic regional architectural elements.

1. Replacing the side door on the north side to the first floor bedroom with a window is not acceptable. This is a unique and significant architectural element of this house.
2. The drawings submitted are sketchy and incomplete. It is unclear what is old and what is new. The drawings suggest that some of the windows may be replaced. If this is being proposed, it is unacceptable. If it is determined that the windows are beyond repair (which they are not), then they must be replaced “like-with-like.”
3. The proposed addition is not adequately differentiated from the original structure. Starting the roofline of the addition along the ridgeline of the existing rear section obliterates the form of this very classic (for this region) structure.
4. The roofline of the proposed addition is just plain wrong. The very expansive, shed roof with what appears to be a run of approximately 24 feet at a 3/12 pitch is unacceptable – it has the lines of a triple-wide mobile home. It would look wrong on any house, let alone a small 200-year-old house.
5. The size of the proposed addition is out of scale with the small size of the house. The desire to have an 8-foot ceiling on the north side of the new addition is not realistic given the size, massing, and scale of the existing rear section. Many two-story older homes have low 7-foot ceilings on the second floor, and many 1½-story additions have sloped ceilings that are only 6 feet high on an exterior wall. (There are many in Hyattstown, including the Hyatt House just to the north of this property.)
6. I fully realize that HPC has no say over any proposed changes to the interior of a house. However, the proposal to chop up the front first floor bedroom into a bathroom plus a small 8’x8’ office/closet does not make any sense. Moving the plumbing for the bathroom from the rear section into the main section of the house would seem to be an unnecessary, costly proposal. It would also require tearing up or covering up the likely 150 year old wood floors in the front bedroom. It would also appear that the half wall in the existing kitchen/dining room in the rear section of the house will be removed. I would think this half wall serves a dual purpose – defining the two spaces, as well as structural support – I’m not an architect, but I do not see how one could remove this half wall (with the floor-to-ceiling posts) without compromising the structural integrity of this rear section of the house. I believe that the interior space can be reconfigured into a more useable, modern layout without such draconian changes. My suggestion is that both the kitchen and bathroom / laundry room be housed in the new addition. This would seem to be a much less costly proposal, as well as one which does not destroy the interior fabric of the house.

7. The three-section French doors (or sliding glass doors – it is unclear from the sketchy drawings) at the rear of the new addition are out-of-scale with the existing small house.
8. The enormous “cottage” that is proposed is way out-of-scale with the existing house. It is hardly a “cottage,” having a footprint of approximately 30 feet by 40 feet, which is larger than most houses in Hyattstown. The enclosed living area of the proposed “cottage” would appear to be slightly over twice the size of the enclosed living area of the existing house on the property.
9. The proposed “cottage” is **not** an accessory “outbuilding”. It appears to have a kitchen, three bedrooms, three bathrooms, and a two-car ground-level garage. This would appear to be an attempt to construct another primary residence on the same property. Hyattstown is zoned R-200, which is a half-acre, single-family, residential zone. Why is this apparent multi-family use being proposed, let alone being discussed by the HPC, if it is not a permitted or allowed use?
10. The proposed “cottage” appears to be located right on top of the property line between front lot 16 and back lot 70. Building across lot lines is not allowed. If the applicants want to locate a structure here, they need to go through minor subdivision and join the lots together. It makes no sense for HPC to discuss locating a structure that cannot be built as proposed.
11. Has WSSC approved the additional kitchen and three bathrooms in the “cottage” to be connected to the existing sewer tap? The existing tap is sized for a single structure with one dwelling unit, not two major structures and multiple dwelling units. It makes no sense to waste everyone’s time discussing a HAWP without first determining if WSSC will approve the additional fixtures or approve an additional tap.
12. Has DPS approved the additional kitchen and three bathrooms, given that the house is on a well system? This well is likely nowhere near meeting current code, since it is probably shallow, hand dug, and with no formal casing save rubble stone. The pressure tank and lines are outside, thus undoubtedly freeze up during the winter. DPS policy is to allow continued use of such substandard wells (even though they do not meet code) as “grandfathered” uses (unless they are contaminated). Increasing the use of the well by adding another bathroom in the existing house, or by building a new structure (the “cottage”) is not allowed – new construction is not considered a “grandfathered” use. Has DPS approved another well? Again, it makes no sense to waste everyone’s time discussing a HAWP without first determining if the well situation has been resolved consistent with DPS requirements.
13. Construction of an addition immediately to the rear of the old rear section is problematic. The house sits right on the south property line, right on the alley. Any new construction needs to meet guidelines for side yard setbacks (7 feet?). Given the tight quarters with the neighboring house to the south and the shared driveway, approval of a variance from required side yard setbacks is unlikely.

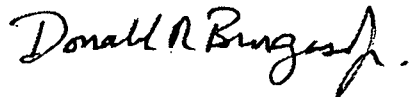
This very “sweet” house is the only largely unaltered (both exterior and interior) original house in Hyattstown, and it is very representative of the architecture and style of construction during Hyattstown’s primary era of the 1820s to 1880s. Therefore, I believe it to be the most “outstanding primary resource” in Hyattstown (whether or not it has been formally designated as “outstanding”). Significant care needs to be taken that its unique status in Hyattstown and characteristic architecture are not compromised. Increasing the size of the house and reconfiguring the interior space will be a difficult endeavor, given that the house has a very limited capacity for additions and improvements because of its small size, existing massing, type of construction, and cramped quarters on the lot.

Summary

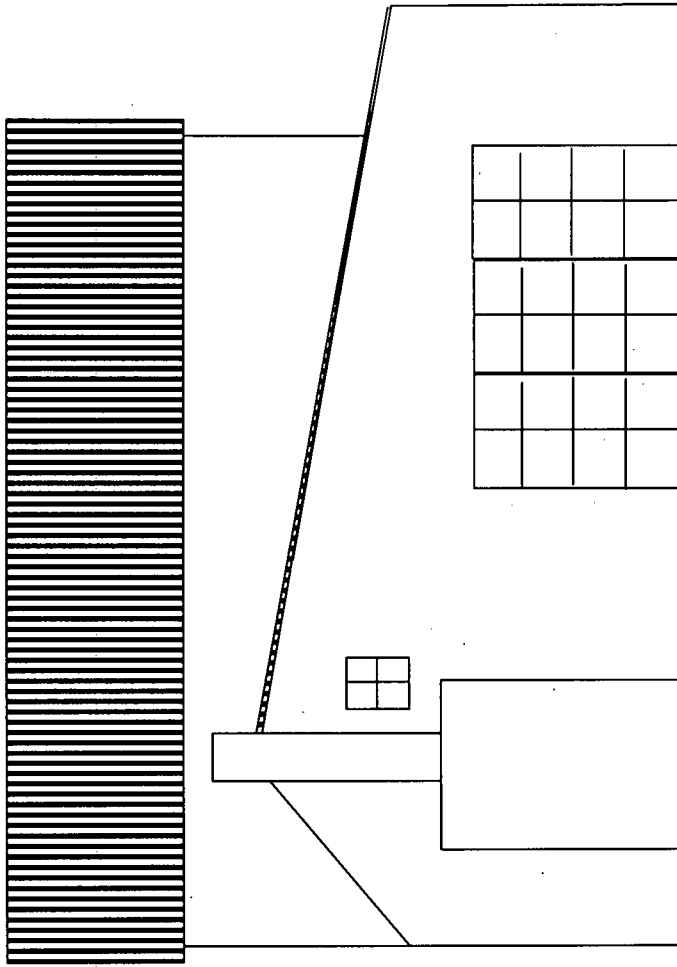
With regard to the proposed addition: I believe that the current proposal is wrong on many counts. I do not know the best solution here, but do provide below some rough sketches of a possible solution. I am not an architect, maybe it does not work, maybe something similar might. The more important consideration with regard to any new addition is that the lines of the old rear section of the house must be retained – the full original ridgeline of the roof, the full rear outline, the full rear wall, and the fully exposed chimney, must be retained.

With regard to the proposed super-sized "cottage": A 2½-story, two-car garage with a kitchen, three bathrooms, and three bedrooms is way out-of-proportion to the small house on the property and way out-of-proportion to other outbuildings in Hyattstown. If the applicants want examples of something that would be compatible, all they need to do is walk up and down Frederick Road through Hyattstown. There are probably a good dozen outbuildings that something similar would work fine on this property. In fact, the neighboring Hyatt House has a nice-sized outbuilding / garage sitting right on Frederick Road, which is big enough for one car plus a nice work/storage area.

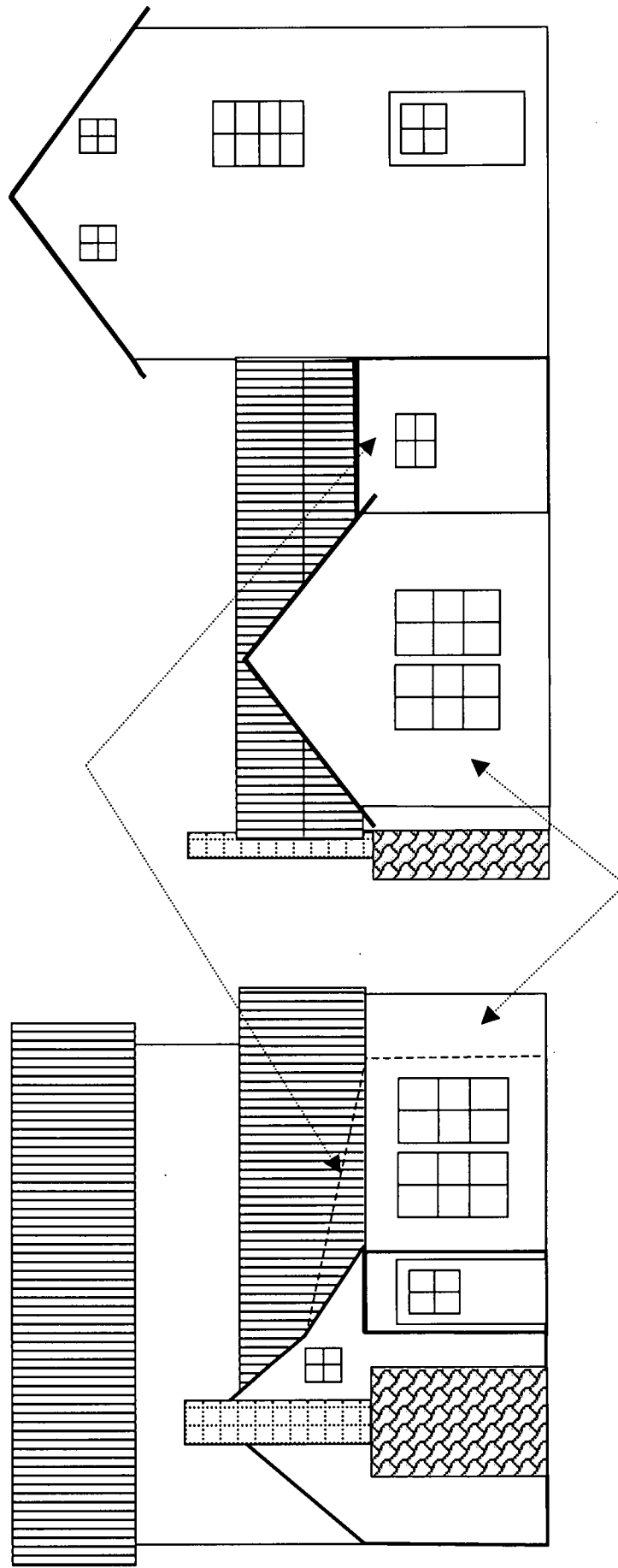
Sincerely,

A handwritten signature in black ink that reads "Donald R. Burgess, Jr." with a stylized flourish at the end.

Donald R. Burgess, Jr.
26021 Frederick Road
Clarksburg, MD 20871

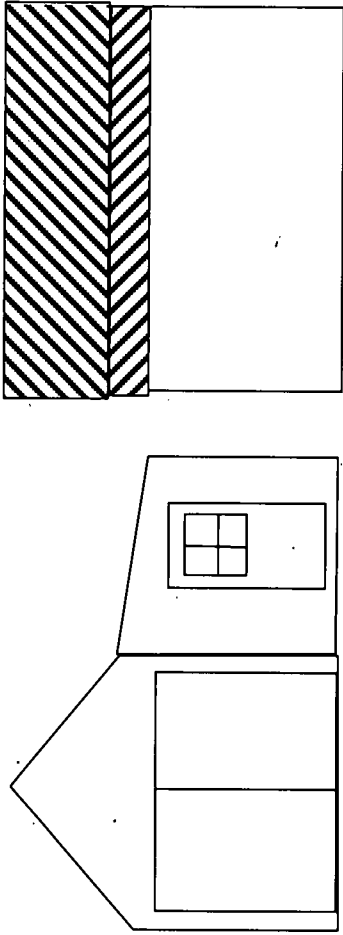


ADDITION PROPOSED: New addition is **not** differentiated from old – it swallows the old. Addition is out of scale with house. Expansive low-pitched roof is much too much. Three-section French doors clash with house.

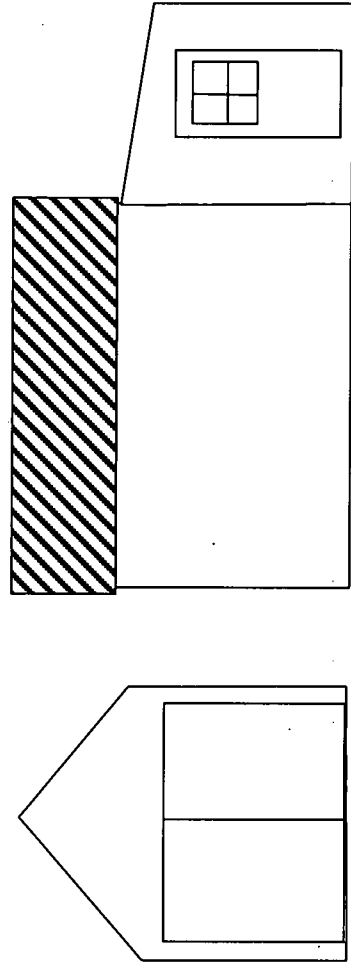


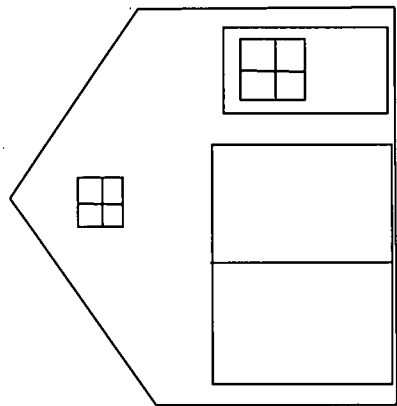
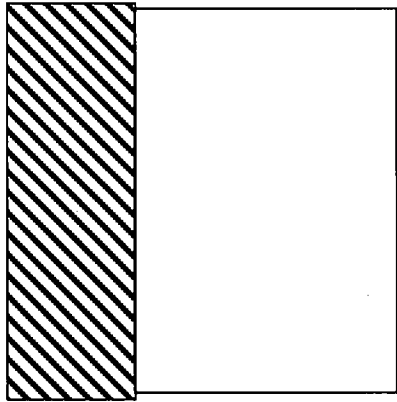
ADDITION SUGGESTION: New addition has an intersecting gable with existing rear structure. New clearly differentiated from old. Maintains outline of original structure (incl. small porch entry). Somewhat complicated roofline with gabled roof over kitchen area and a shed-roofed roof over bathroom area. The kitchen part of the addition would extend past the lines of the original structure, while the bathroom section would be recessed. There are a number of examples of such mixed roofing styles in Hyattstown due to the minimally planned, incremental nature of many additions in town. (Given the size of the proposed addition and the small original rear structure, it is unclear how one could roof it appropriately with anything but an intersecting gable.)

GARAGE SUGGESTION A: Large one car garage with work/storage area under side shed roofed addition

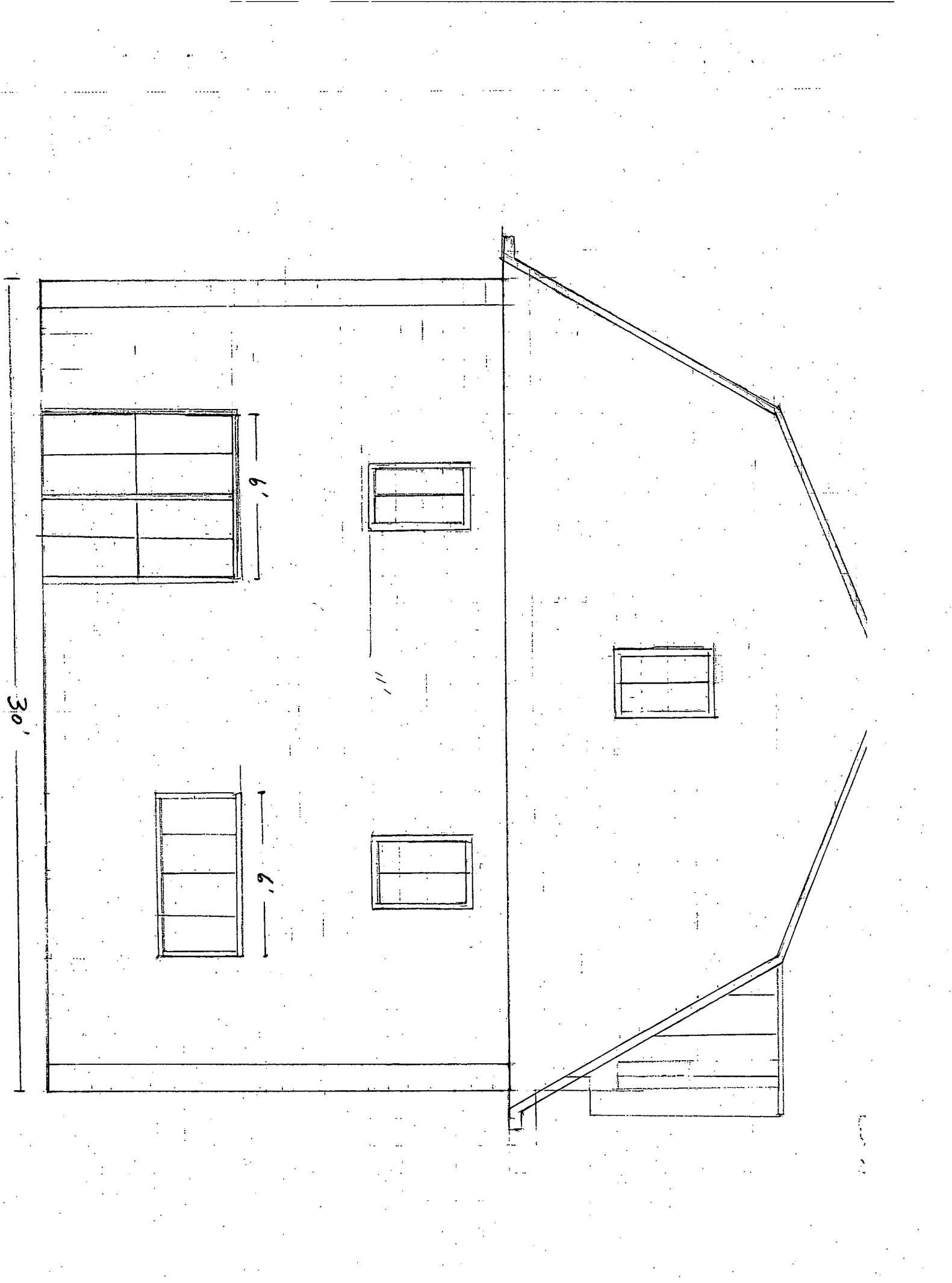


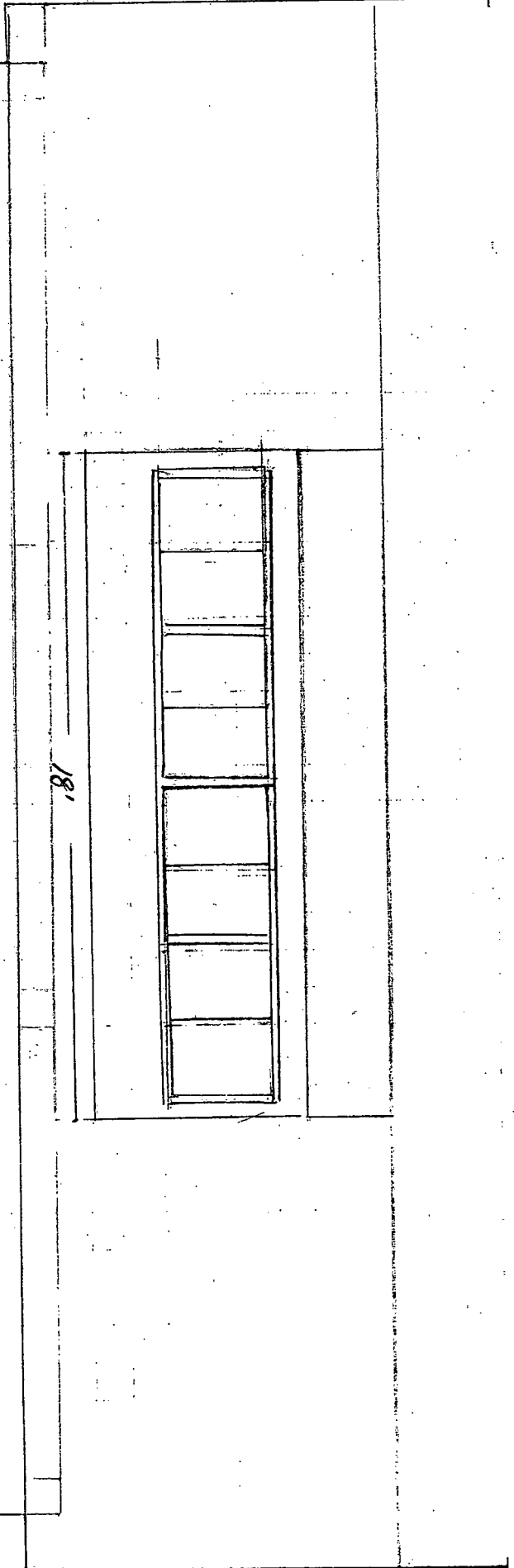
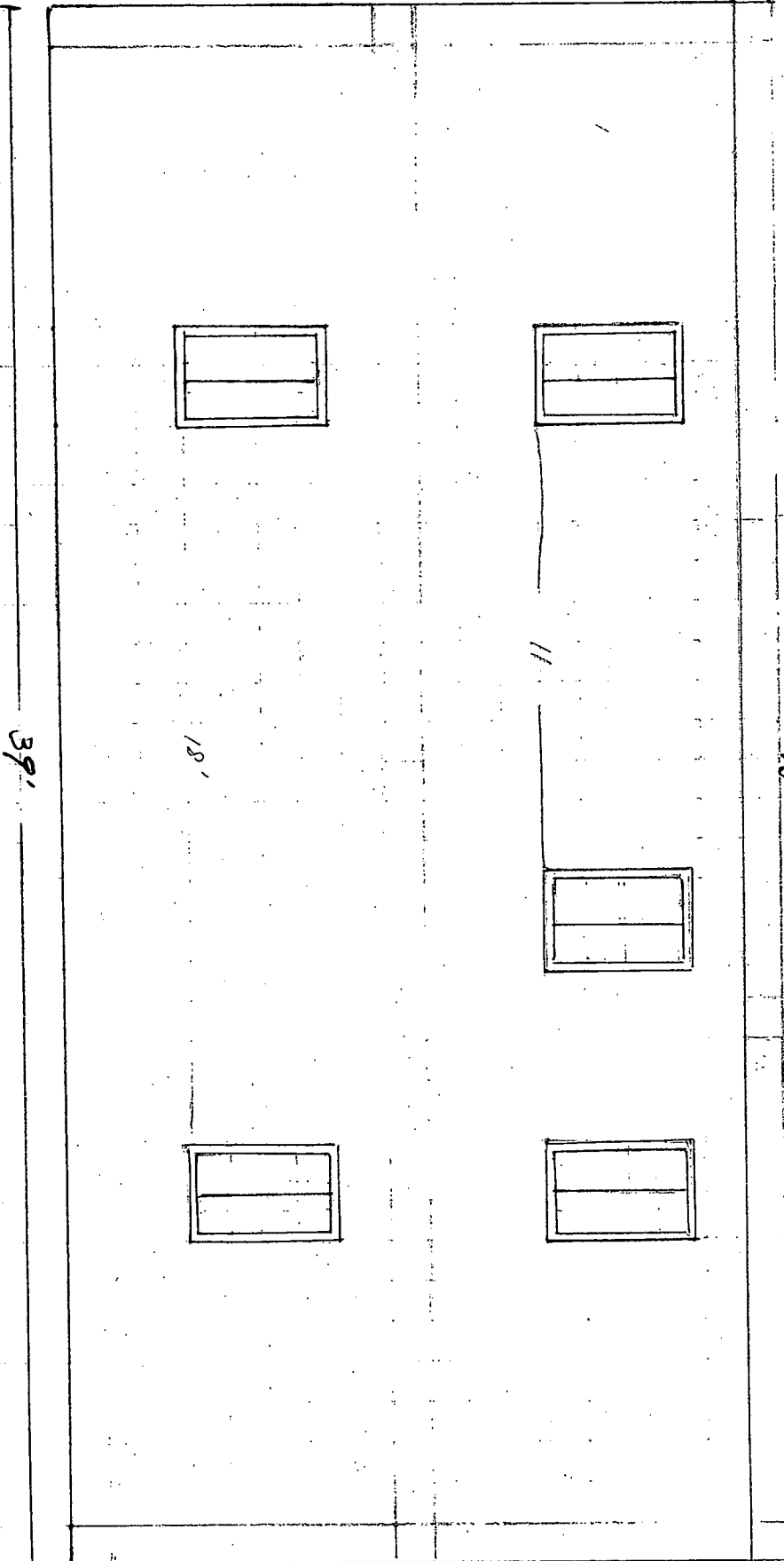
GARAGE SUGGESTION B: Large one car garage with work/storage area under rear shed roofed addition





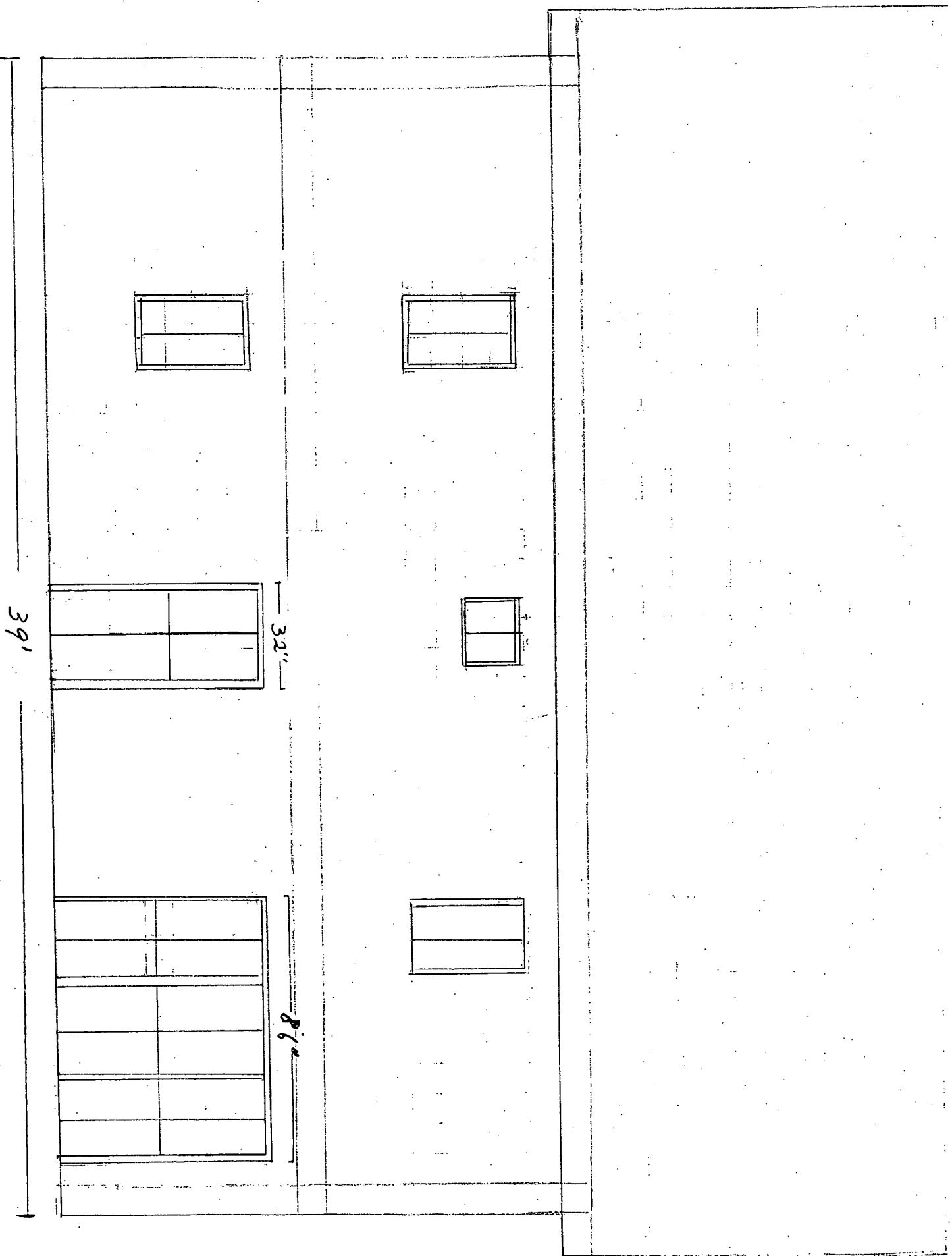
GARAGE SUGGESTION C: Larger one car garage with work/storage area under main gable.

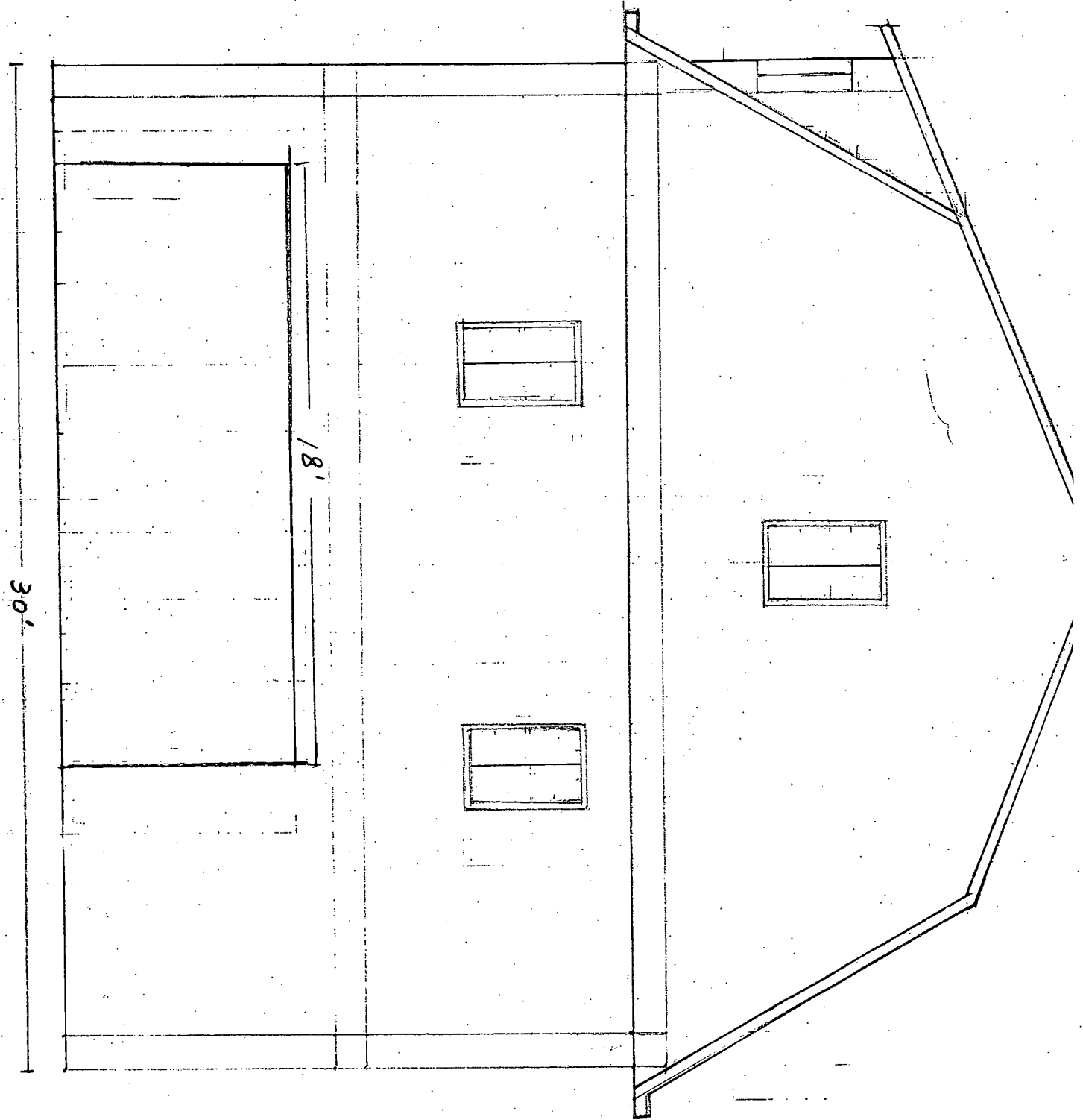


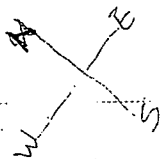
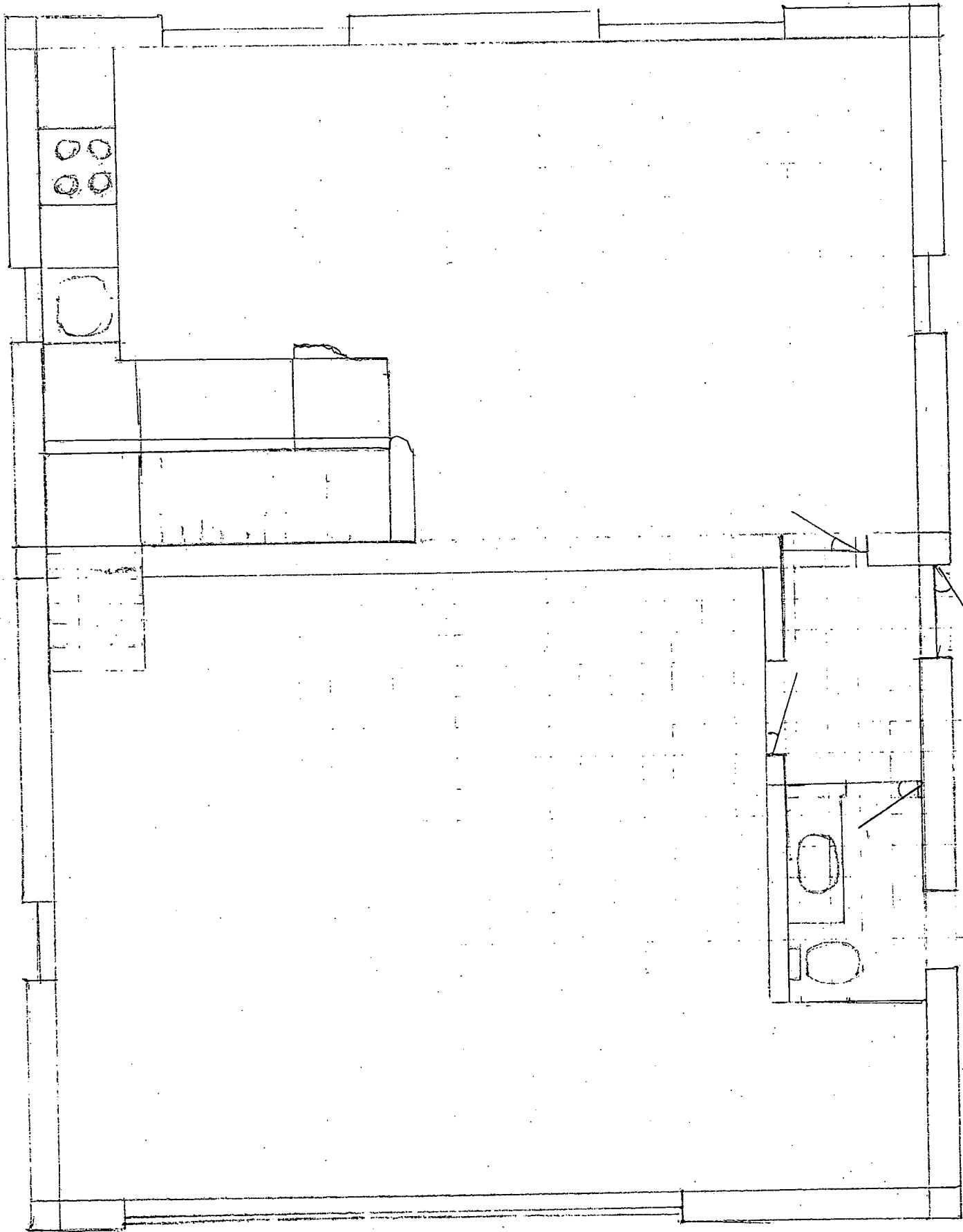


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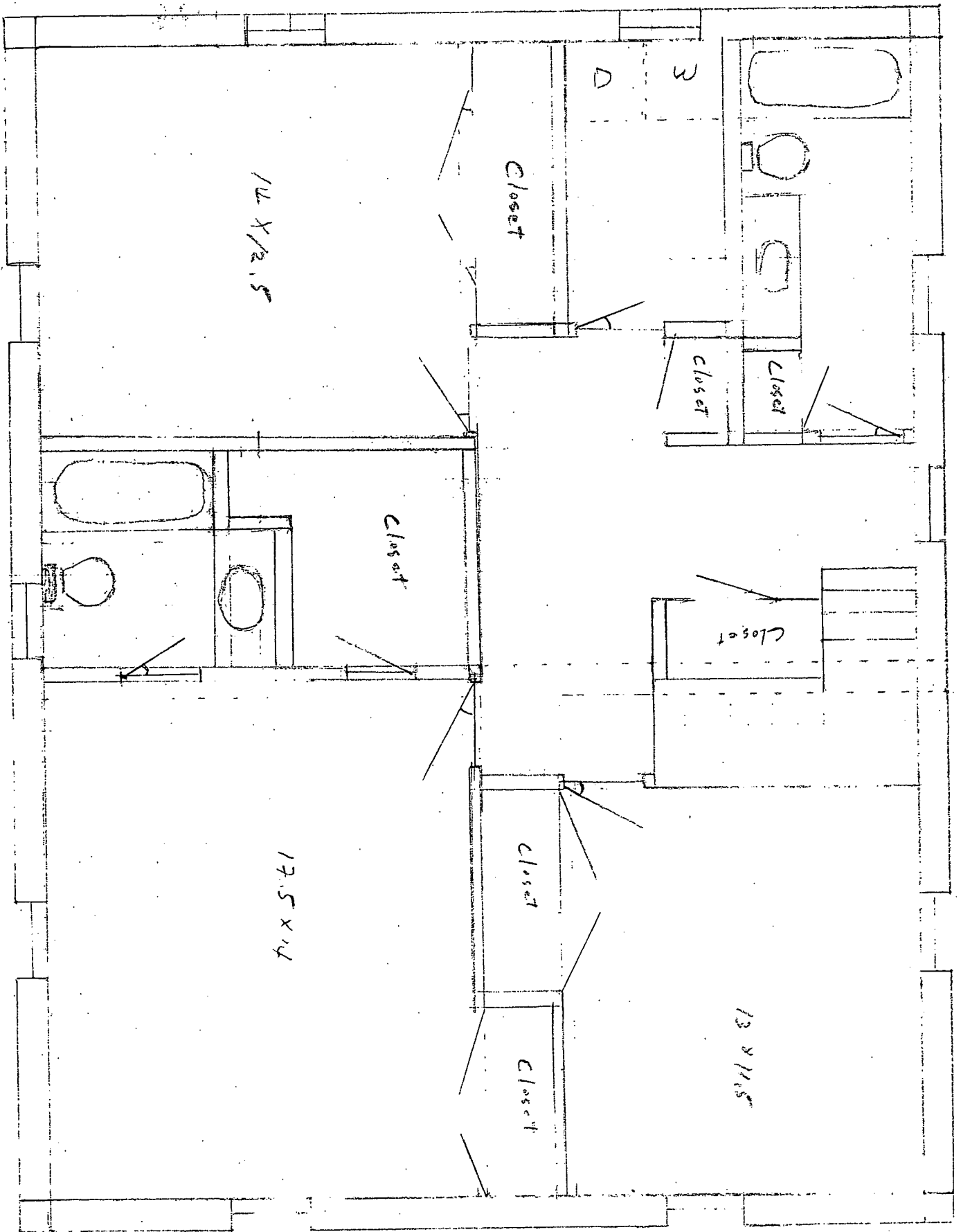
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14 x 12.5

Closet

3

Closet

Closet

Closet

Closet

17.5 x 14

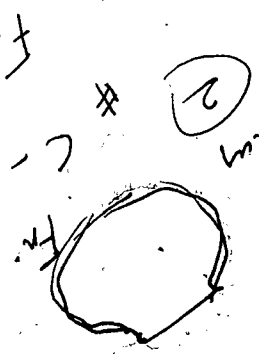
Closet

13 x 11.5

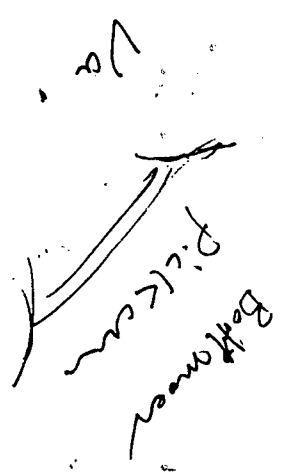
Closet

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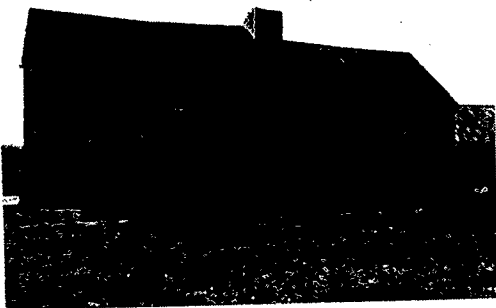
Messungen (2)





M-NCPPC

Mount Nebo (Main block c1820) 17/46



M-NCPPC, 1989

Inverness (1818)
Slave quarters south of house

12/35



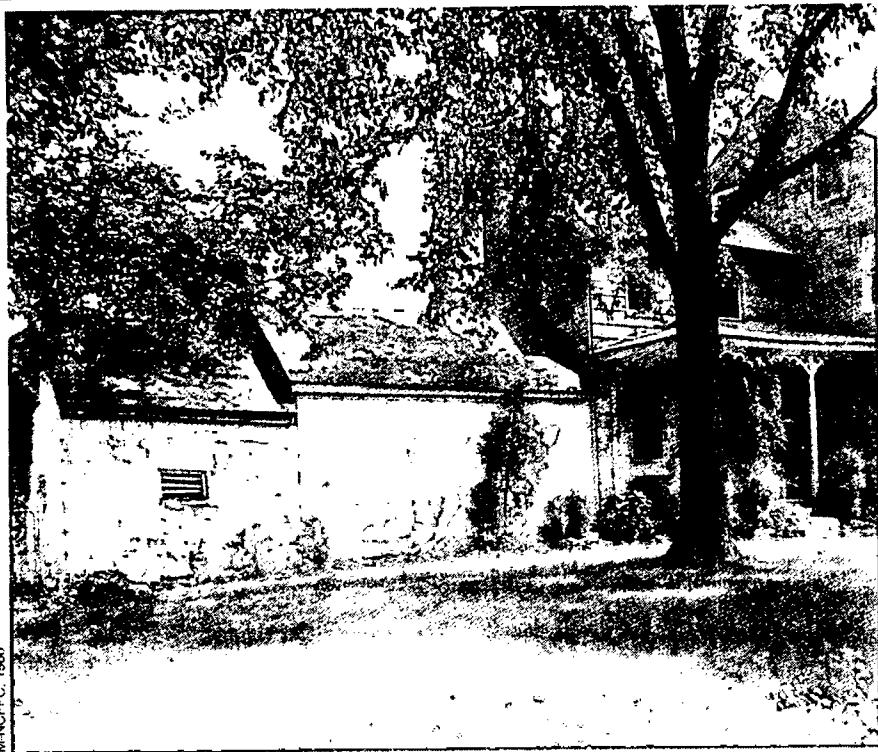
Michael Dwyer, M-NCPPC, 1975

Joseph Magruder House (1787; c1820s)



M-NCPPC

Pleasant Fields/Basil Waters House 19/1



M-NCPPC, 1986



Kimberly Prothro Williams, M-NCPPC, 1999

Edgehill (c1780; Mid 1800s; 1841) 23/17



George Beall collection, M-NCPPC

The Oaks (c1797-1814); 23/26
photo 1930s



Michael Dwyer, M-NCPPC, 1973

Perry Etchison House 15/23
(Early to Mid 1800s)



M-NCPPC, 1986



M-NCPPC, 1986

Waters Gift (c1750; East wing c1800) 15/65

M

April 6, 2005

Ms. Sung Lee and Mr. James L. Kestell
209 Midvale Street
Falls Church, VA 22046

Re: Historic Area Work Permit # 376030
26005 Frederick Road, Hyattstown Historic District

As the deadline for Historic Area Work Permit (HAWP) application submission has passed and your application is still incomplete, staff has withdrawn your HAWP application from the Historic Preservation Commission's agenda, originally scheduled for review on April 13, 2005.

If you would like your case to be considered for the May 11, 2005 agenda, please submit the attached HAWP application to Montgomery County's Department of Permitting Services by April 20, 2005. With your application, please submit the following items:

1. Scaled and measured drawings (floor plans and all elevations) with dimensions
2. Material specifications for the exterior cladding, roofing material, foundation, etc.
3. Cut sheets from the manufacturers for the new doors and windows.
4. Site plan showing any proposed changes in the landscape including patio installations, tree removal.

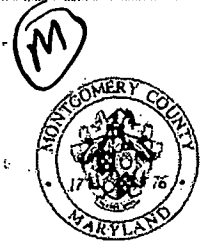
If you have any questions, please contact me at 301.563.3400.

Sincerely,



Michele Oaks, Senior Planner
Historic Preservation Office

Cc: Reggie Jetter, DPS
Linda Tetens, Friends of Hyattstown



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

incomplete
- Materials list
- Door/window schedule
2 yr rtp
- measured drawings
left msg 3/28/05

Contact Person: Sung Lee Kestell
Daytime Phone No.: 703) 627-3344

Tax Account No.: 399-46-9984
Name of Property Owner: Sung Lee and James L. Kestell Daytime Phone No.: 703) 237-2912
Address: 209 Midvale St. Falls Church VA 22046
Street Number City State Zip Code

Contractor: Homeowner Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 26005 Street: Frederick Rd
Town/City: Clarksburg Nearest Cross Street: Old Hundred Rd
Parts of lots
Lot: 16, 17, 70, 71 Block: _____ Subdivision: _____
Liber: 5417 Folio: 517 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Rezo Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 30,000

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.

[Signature] _____
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 376030 Date Filed: 3/08/05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

There appears to be 3 sections to the main house. The original section of the house faces the main road. The second section of the house was added to the back of the first section. This section includes the main living space with a nice wood stove. These sections were completed in the 1800's. The last section of the house is a covered patio, which was built most recently. There are 3 sheds on the property. One 2 floor shed directly behind the house. The other 2 were used to keep chickens + other animals. They are located farther behind the house.

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

We only wish to change the last section of the house. We will raise the curb line of the patio by 2ft + extend the patio by 4 ft. Only 2ft of the 4ft extension will be visible from the road. We will remove the 2 animal sheds located in the back of the property. We will also install rain gutters + repair + repaint the exterior of the house + remaining shed. We will add 7 windows to the back of the house by the stairs.

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. *All materials will be consistent with the current materials on the house.*

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

N/A

If you are proposing construction adjacent to or within the envelope 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.

3/7/05

stuff not in ...
wrote letter to
withdrawal
appl.

Spoke to James Kestell

(on 3/29)

told him about
stuff we needed
for appl. to be
complete --

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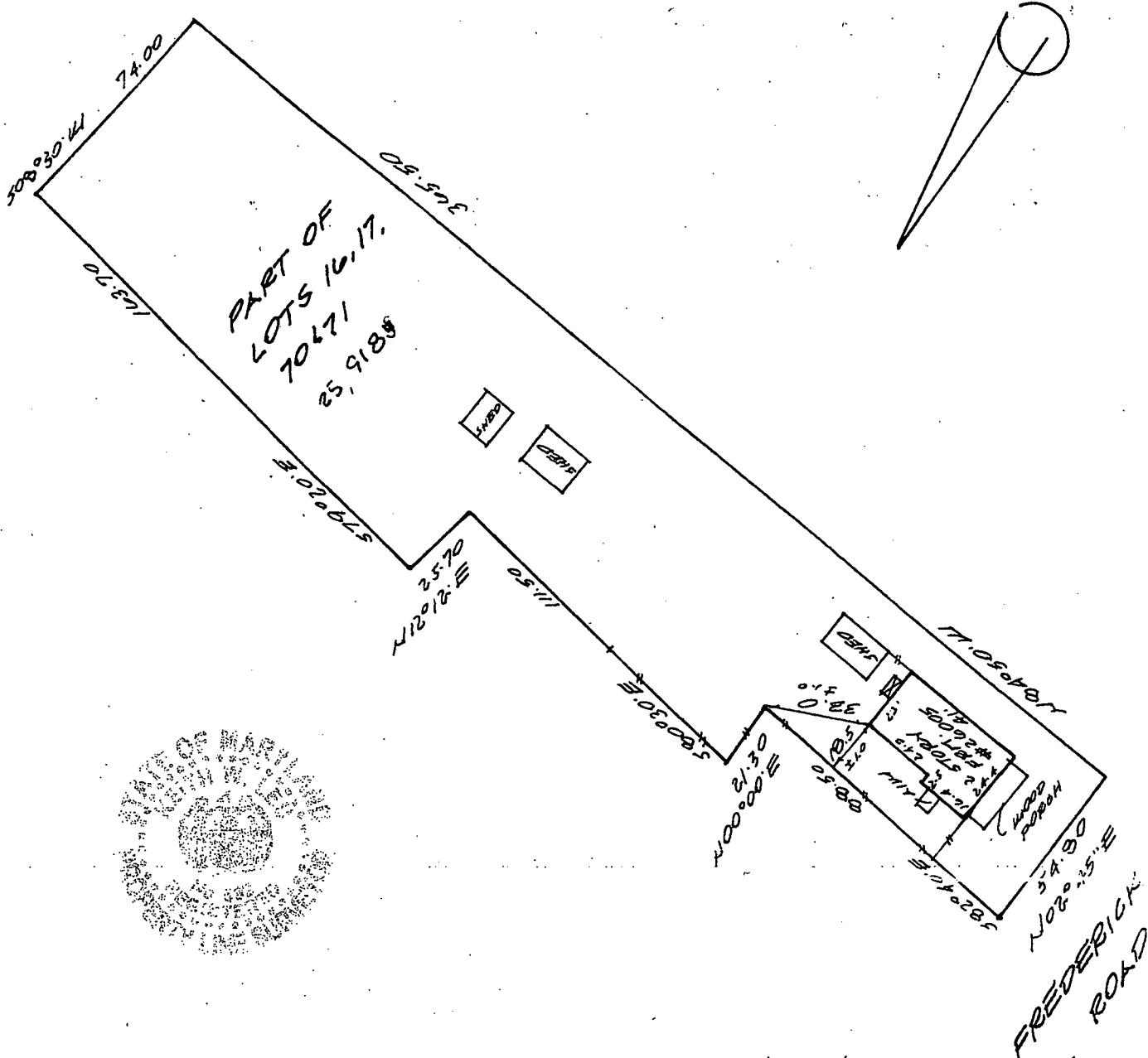
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No evidence of property corners was found. Apparent occupation is shown.

Deed description does not close by 6'.

Date: 01-25-05 Scale: 1" = 50' Drn: B.D.
 Plat Book: NO TITLE REPORT FURNISHED
 Plat No.:
 Work Order: 05-1177
 Address: 26005 FREDERICK ROAD
 District: 2
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

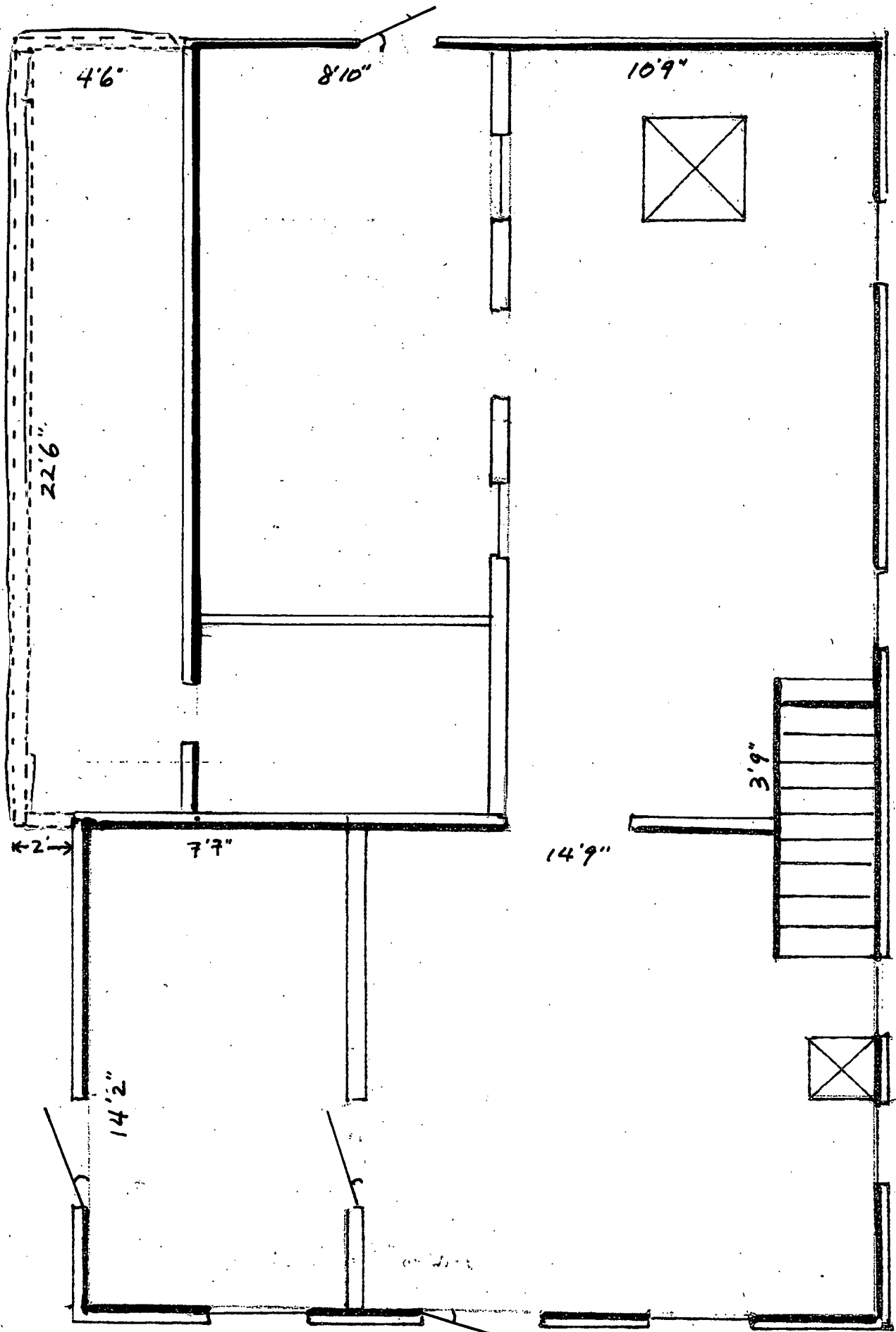
[Handwritten Signature]

LOCATION DRAWING
 PART OF LOTS 16, 17, 70, 71
 HYATTSTOWN
 LIBER 5417
 FOLIO 517

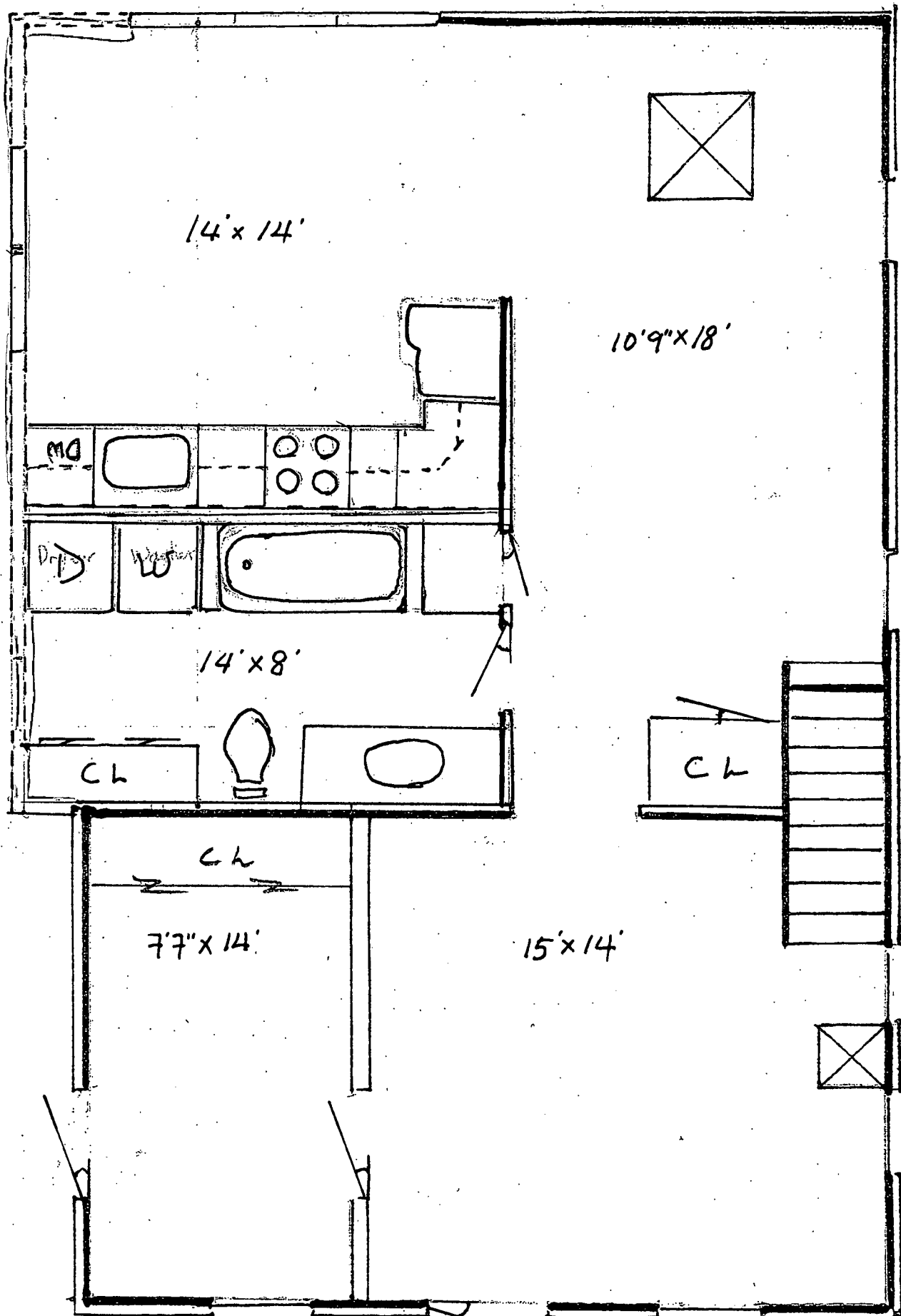
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other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



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 724-9400

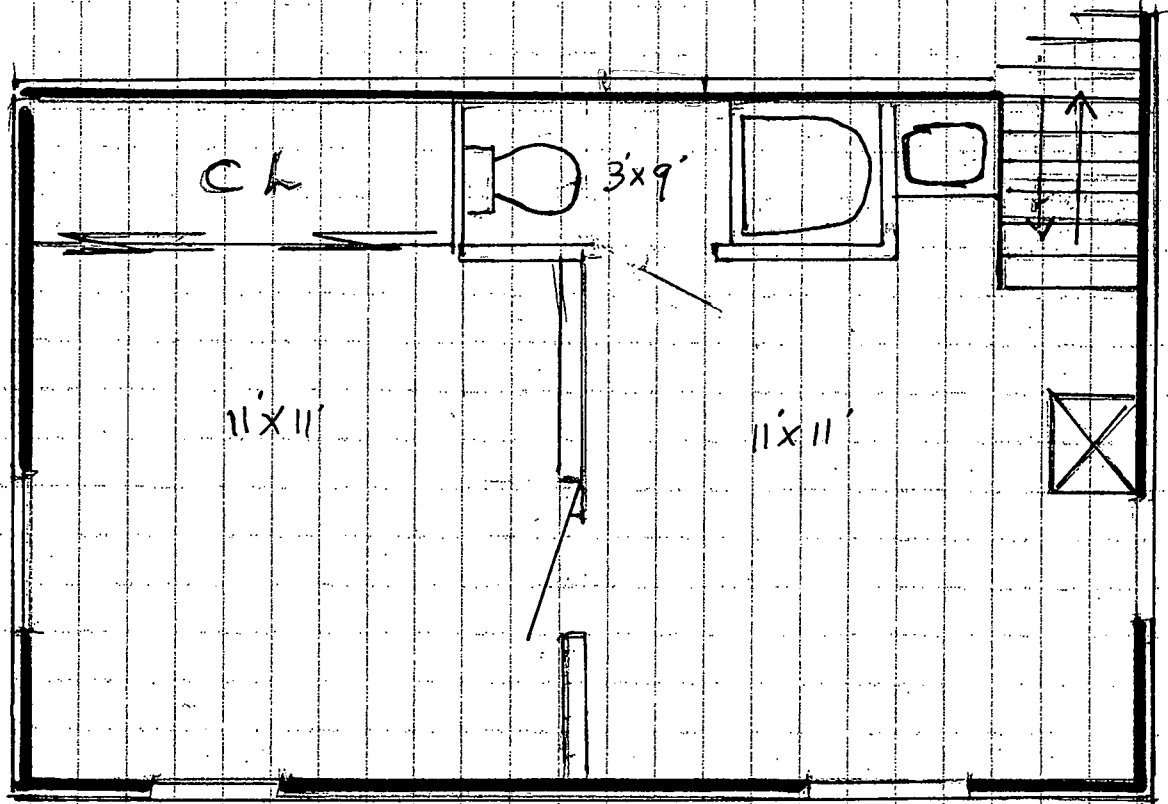


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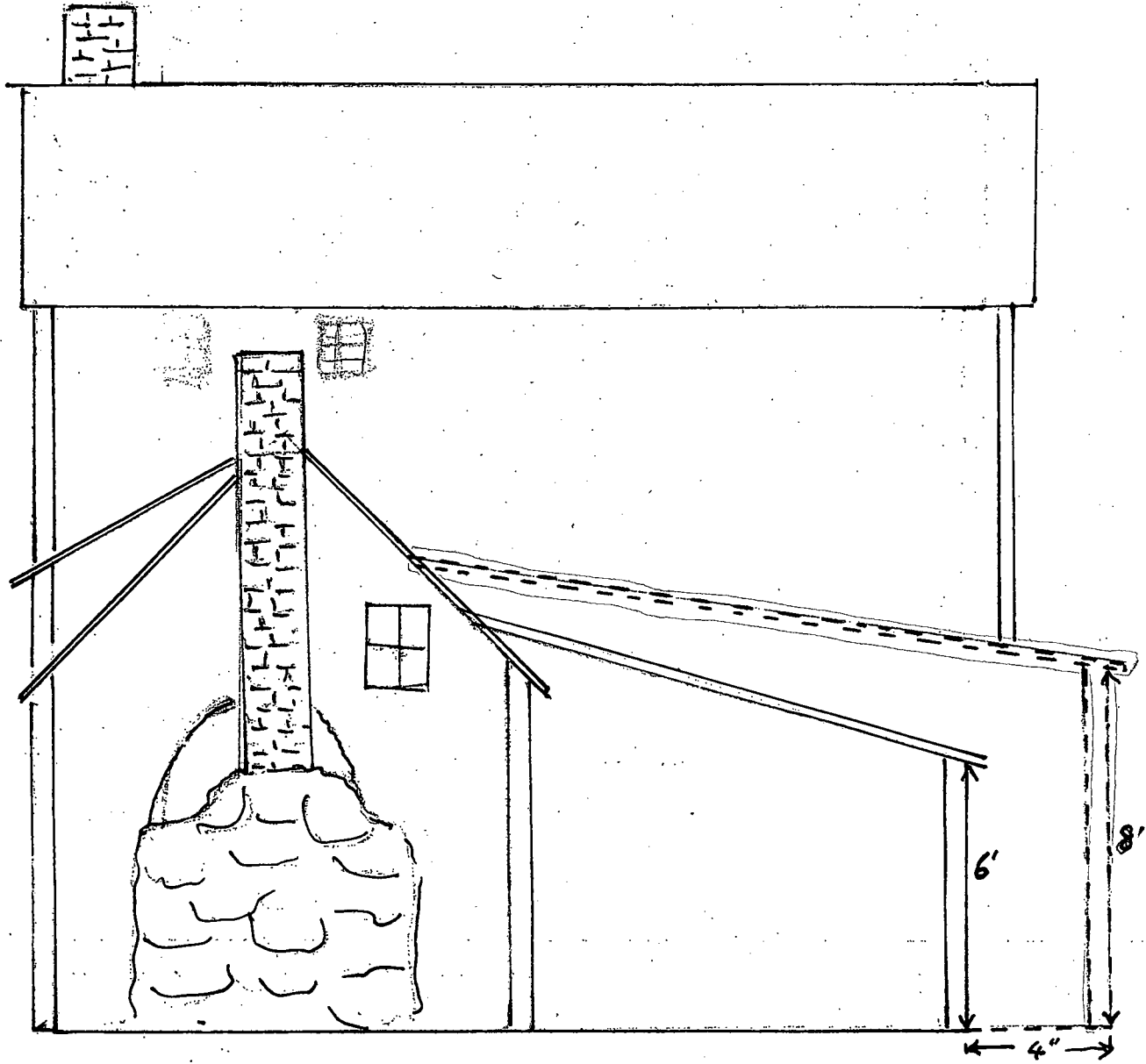


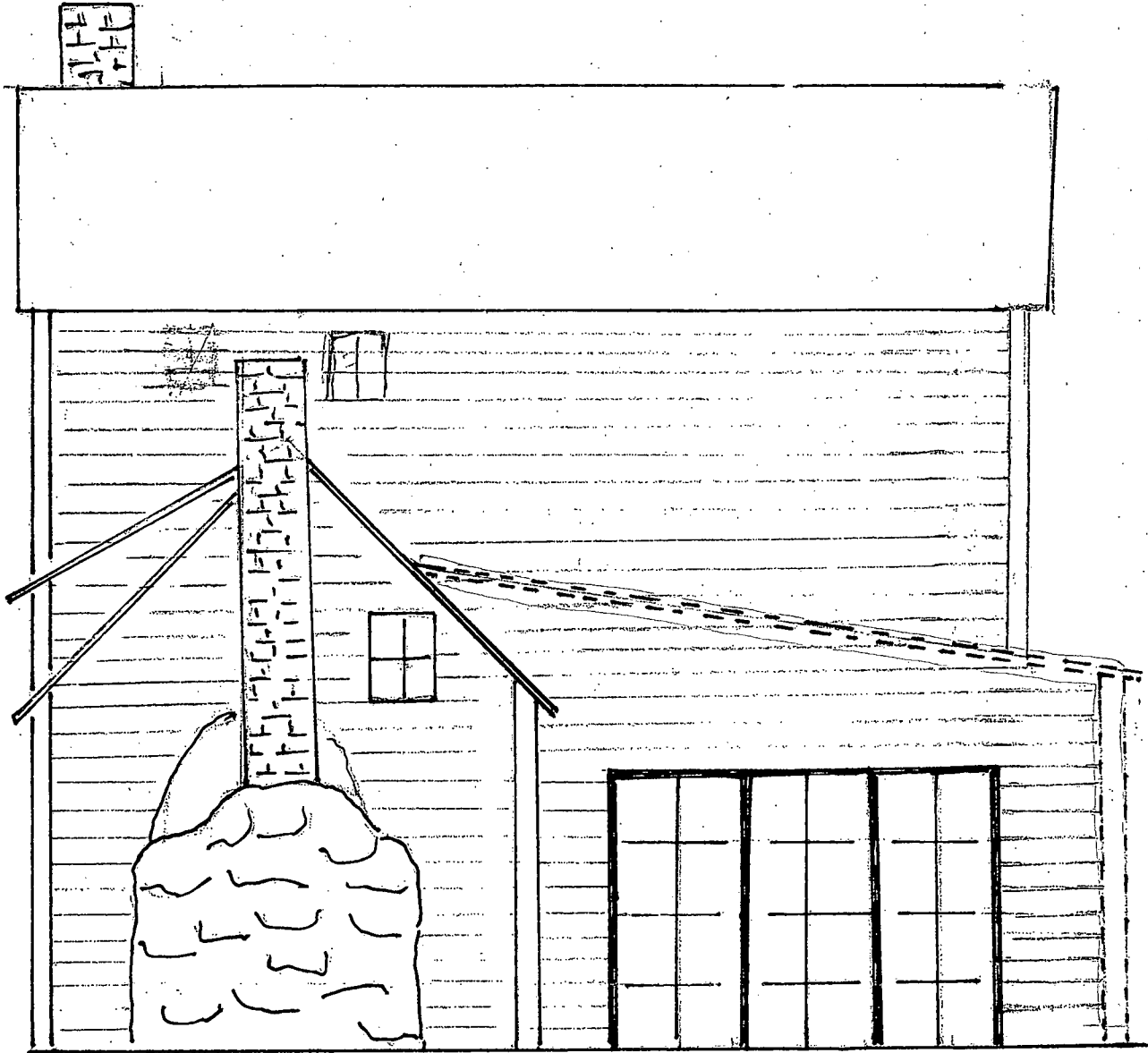
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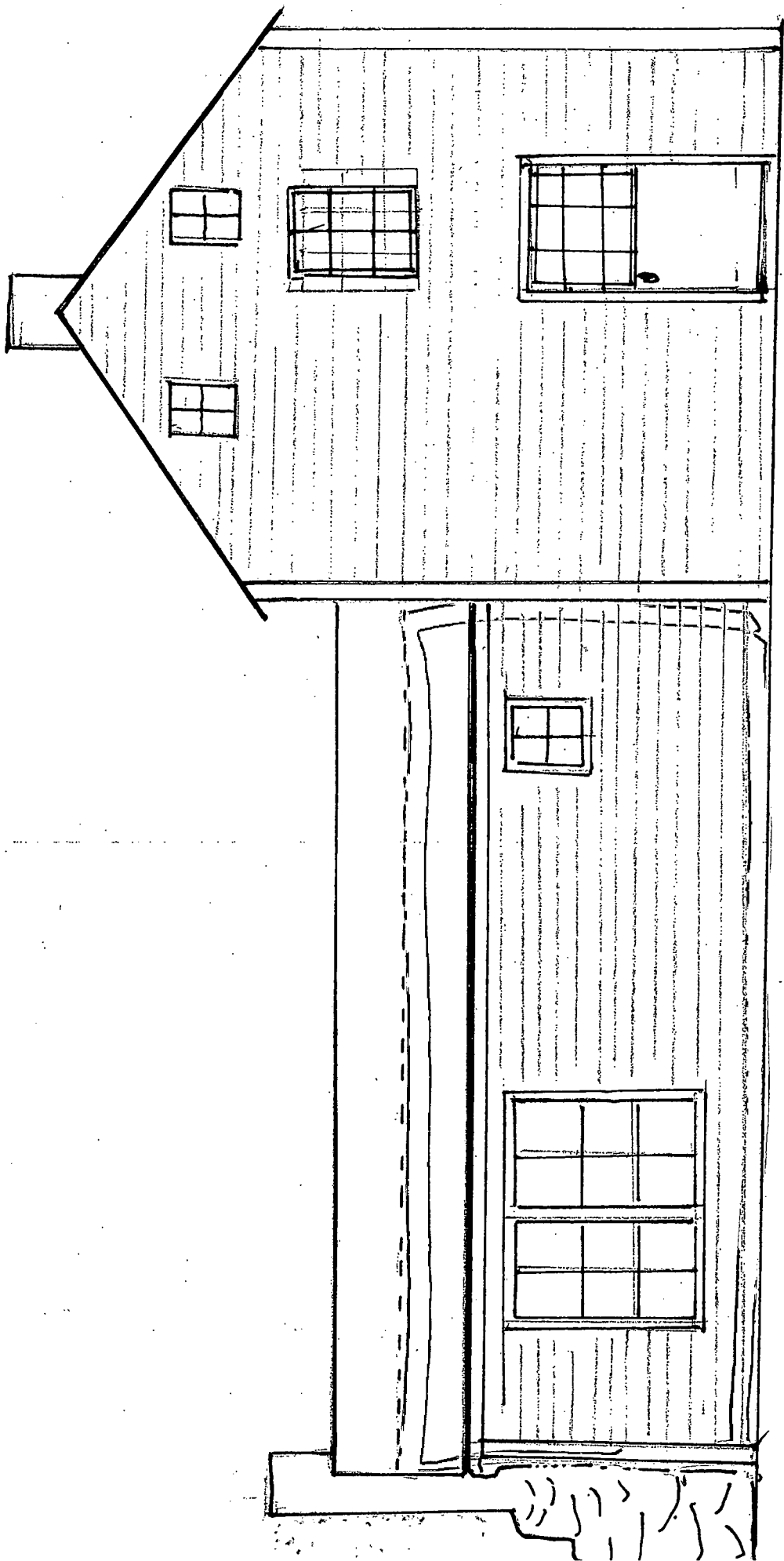
2nd Floor



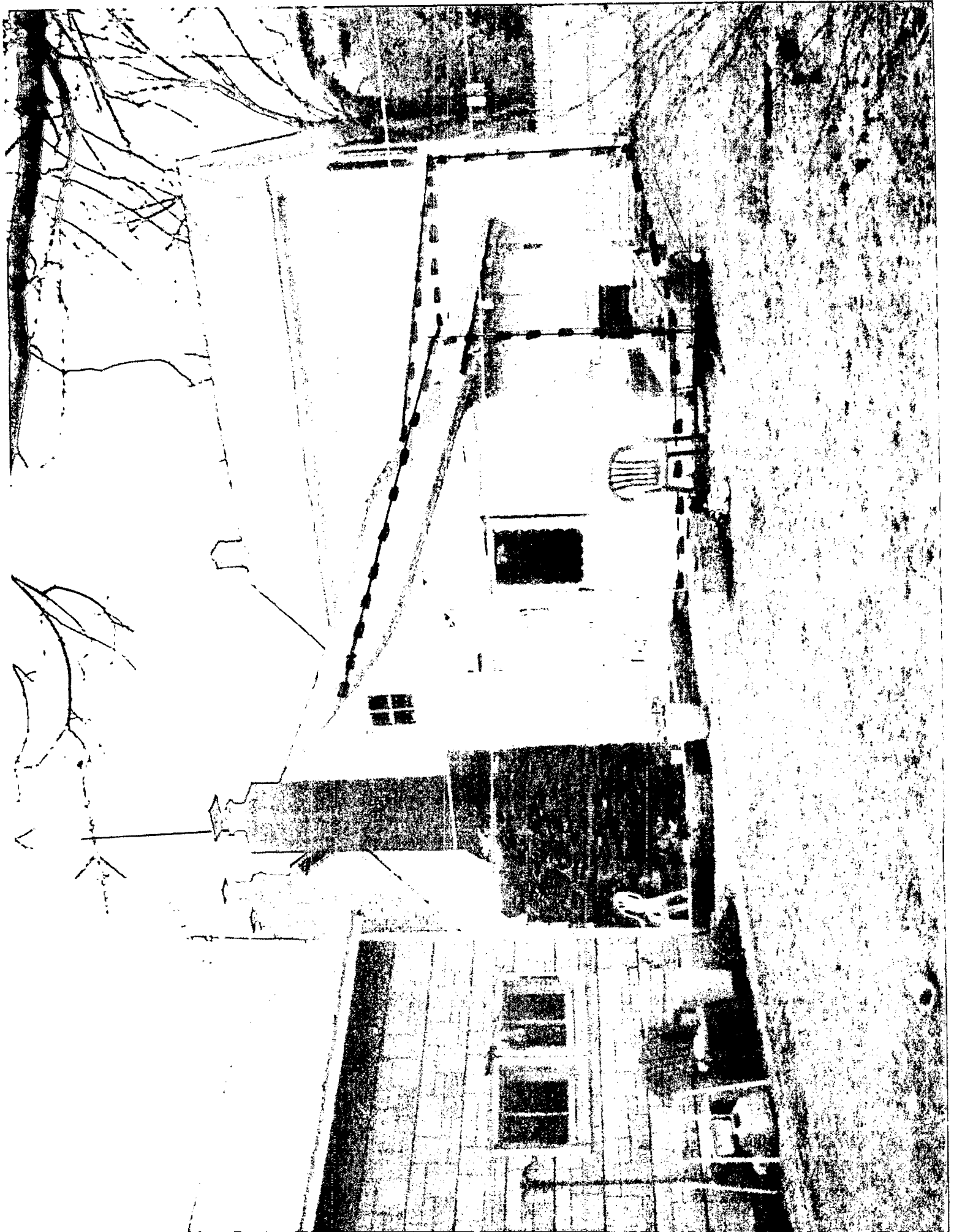
FRONT







SIDE



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

Owner's mailing address

Sung Lee and James L. Kestell
209 Midvale St.
Falls Church, VA 22046

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Thomas Barse
26004 Frederick Rd.
Clarksburg, MD 20871

Randall and Eileen Peterson
26011 Frederick Rd.
Clarksburg, MD 20871

Linda Henschel-Tetens
26001 Frederick Rd.
Clarksburg, MD 20871

Hyattstown Christian Church
26008 Frederick Rd.
Clarksburg, MD 20871

~~Randall and Eileen Peter~~

THIS DEED

S-3377

MADE this 28th day of February, 2005, by and between Sandra Oden Personal Representative, of The Estate of Purdum Jamison, who died on or about November 13, 2003 per Estate No. W45017, as to an undivided one-half interest, and Sandra Oden Personal Representative, of The Estate of Edith Irene Jamison, who died on or about April 9, 2002, per Estate No. W45423, as to the remaining undivided one-half interest, parties of the first part; and Sung Lee Kestell*, party of the second part:

WITNESSETH

and James Lester Kestell, wife and husband

THAT in consideration of the sum of Two Hundred Thirty Thousand and NO/100 Dollars (\$230,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey unto the party of the second part, his/her heirs and assigns, in fee simple, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in the 2nd Election District of Montgomery County, Maryland, namely:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

BY the execution of this Deed, the parties of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust assumed by the party of the second part is in the sum total of \$230,000.00.

SUBJECT to all easements, covenants and restrictions of record.

AND the parties of the first part herein warrant specially the property hereby conveyed; and covenant to execute such further assurances of the land as may be requisite.

WITNESS our hands and seals:

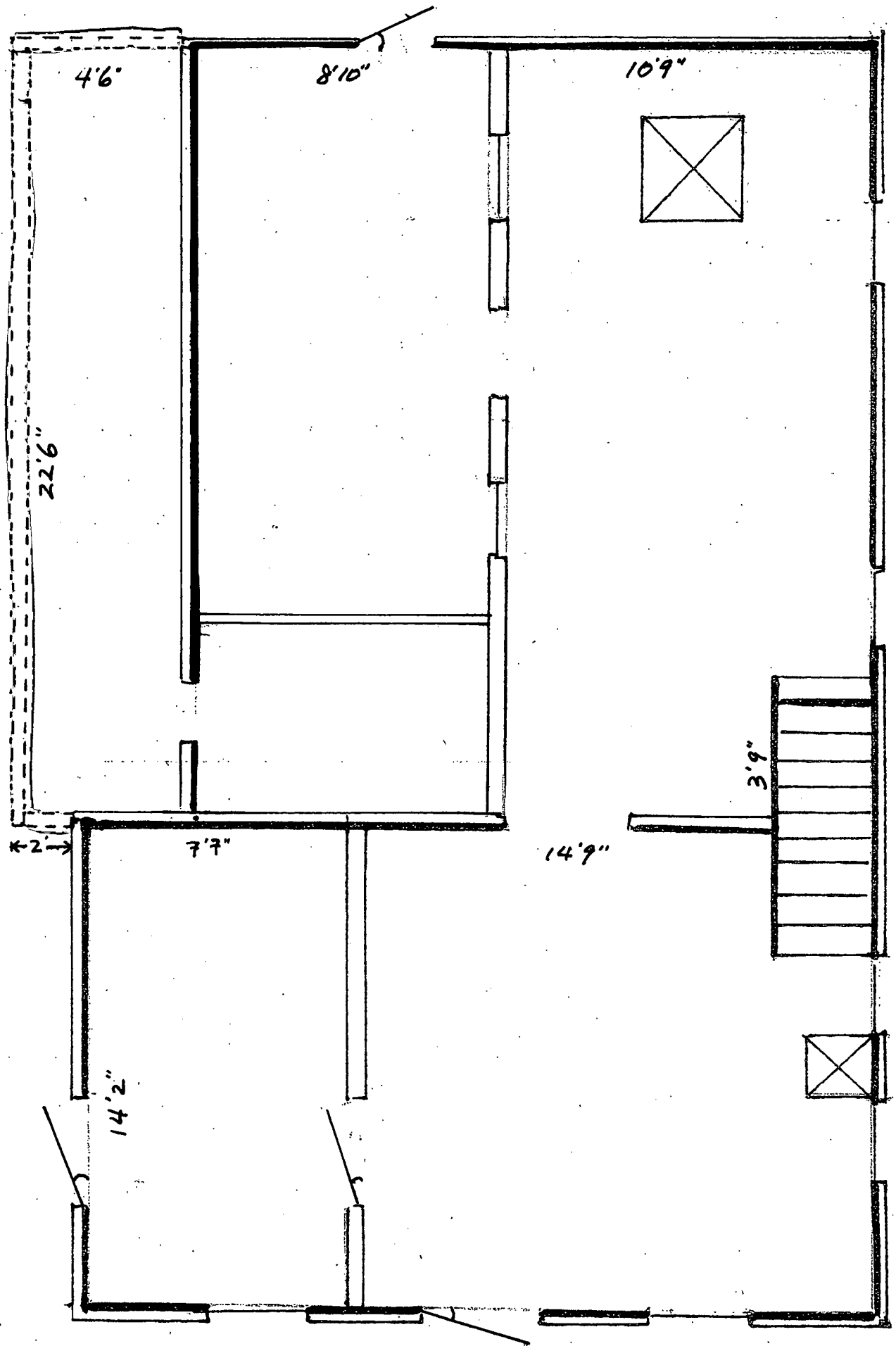
Sandra Oden PR (SEAL)
Sandra Oden Personal Representative

Sandra Oden PR (SEAL)
Sandra Oden Personal Representative

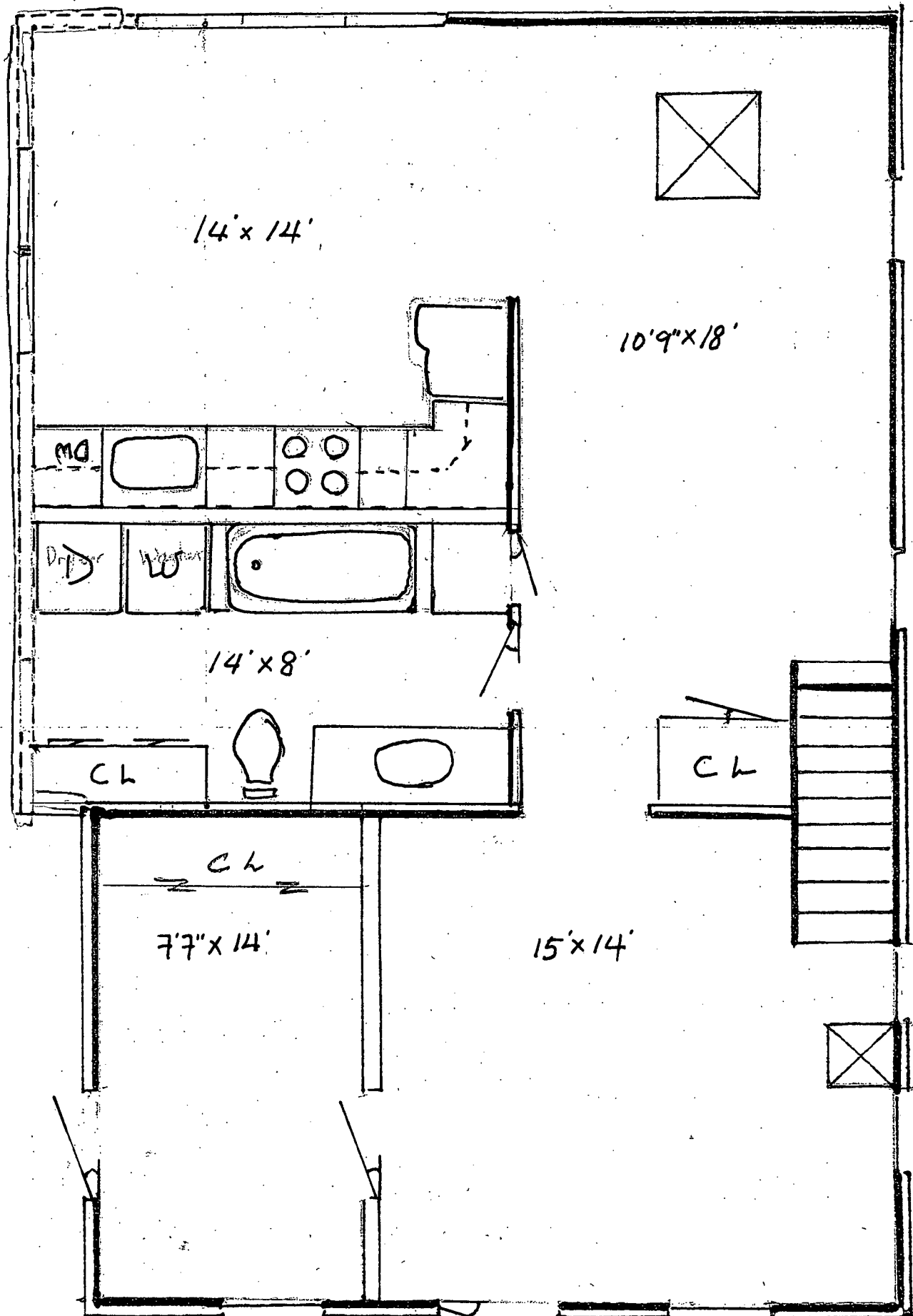
State of _____
County of _____ SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Sandra Oden Personal Representative and Sandra Oden Personal Representative personally appeared before me and being known to me as the persons whose names are subscribed to the within instrument and did acknowledge that they executed the same for the purposes therein contained this 28th day of February, 2005.

WITNESS my hand and official seal



= FRONT =



14' x 14'

10'9" x 18'

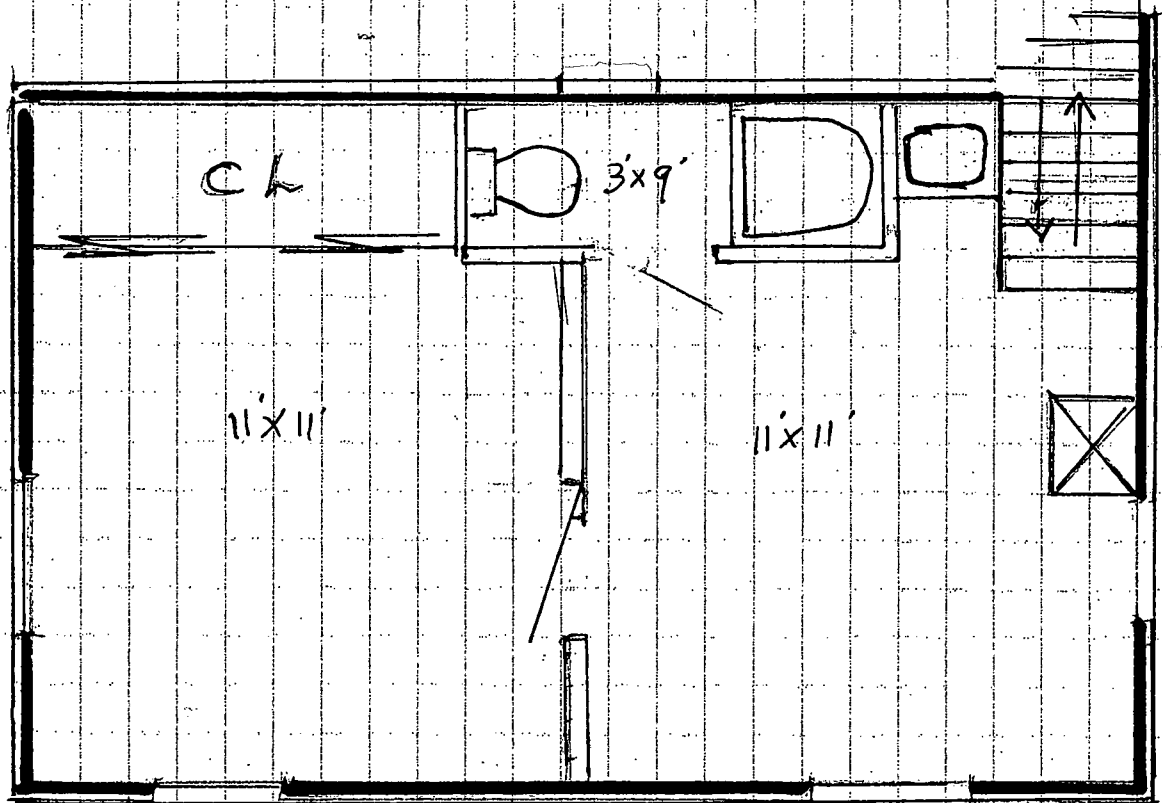
14' x 8'

7'7" x 14'

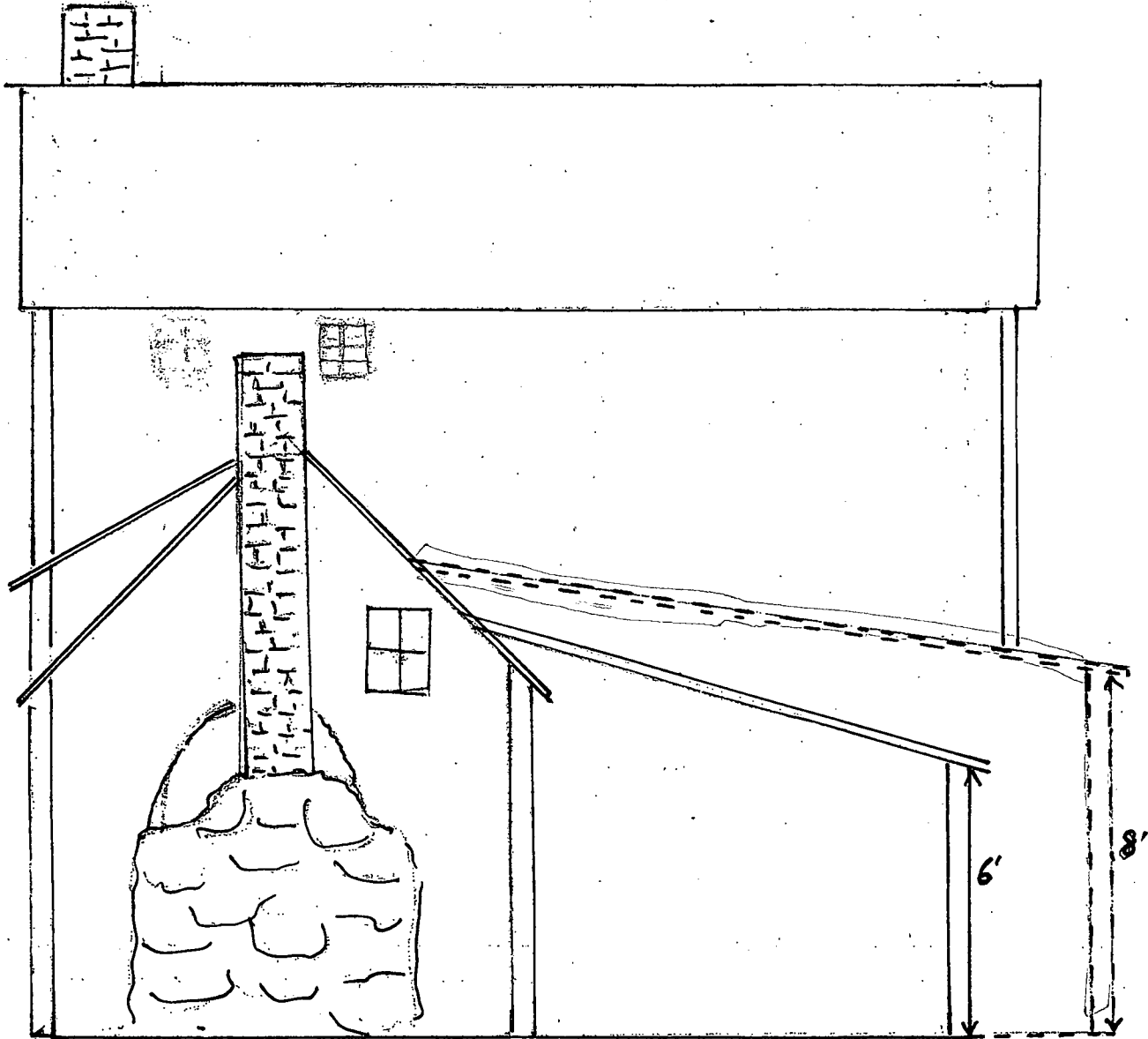
15' x 14'

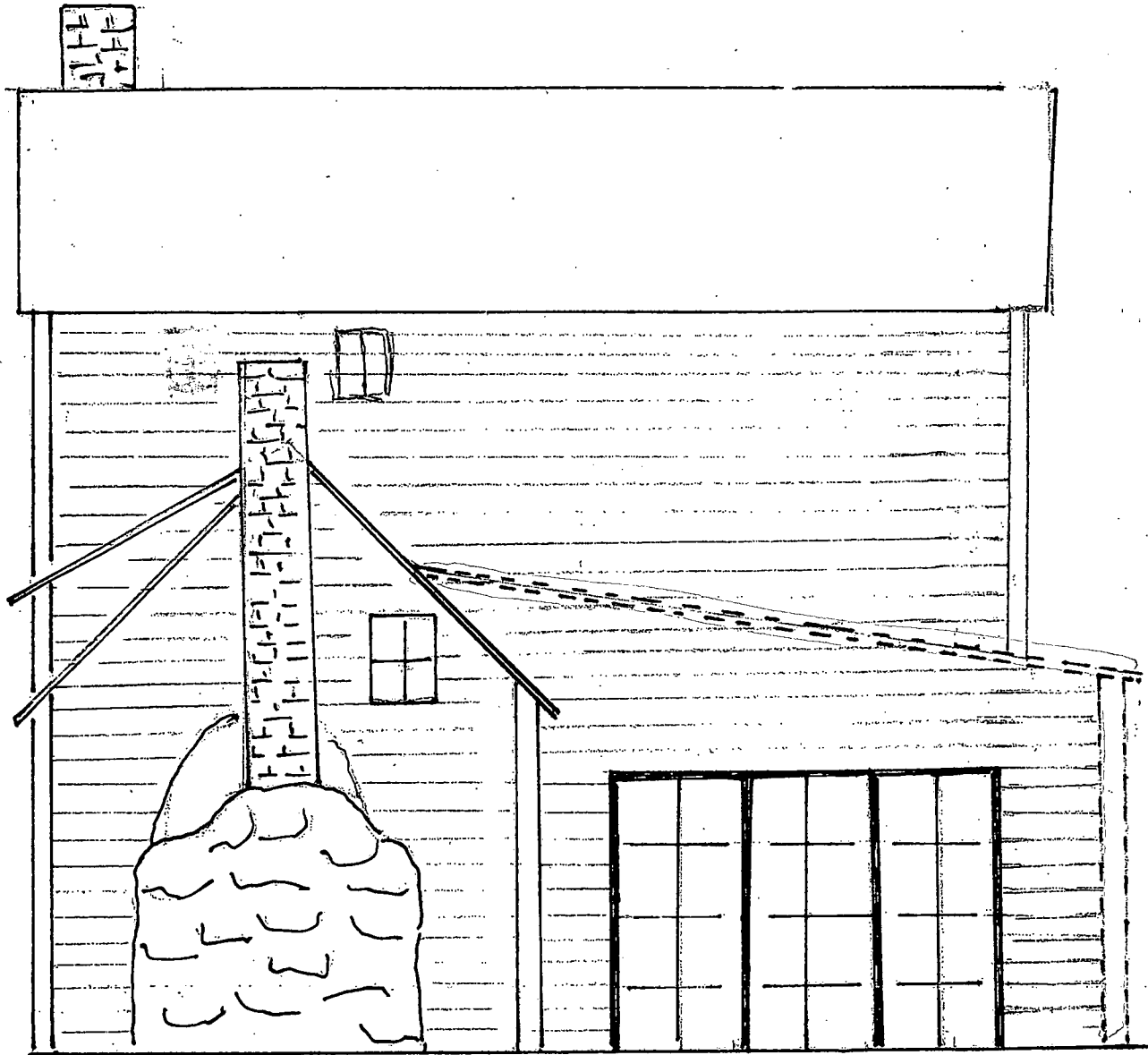
- FRONT =

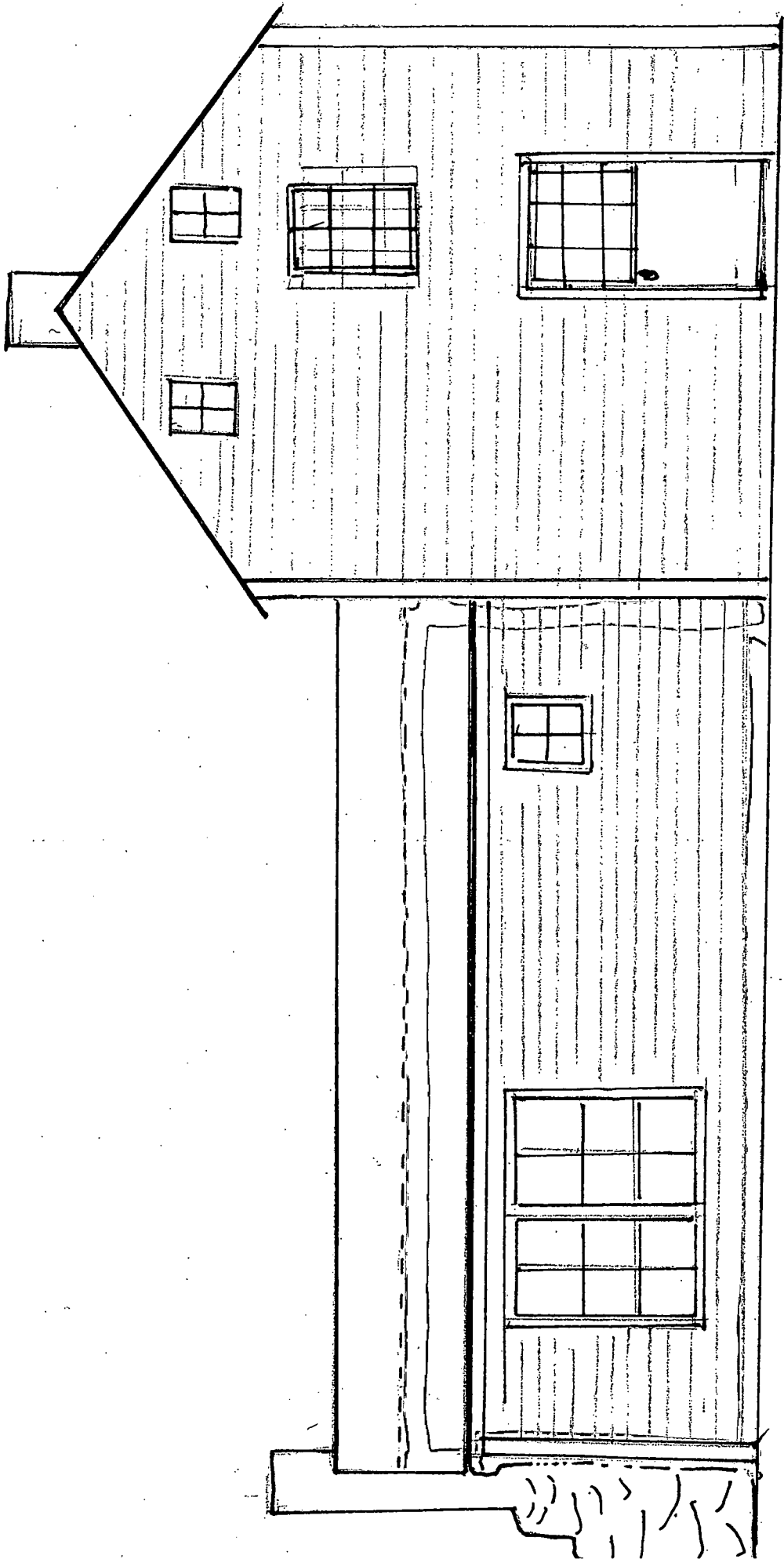
2nd Floor



FRONT







SIDE



View from
public right
of way

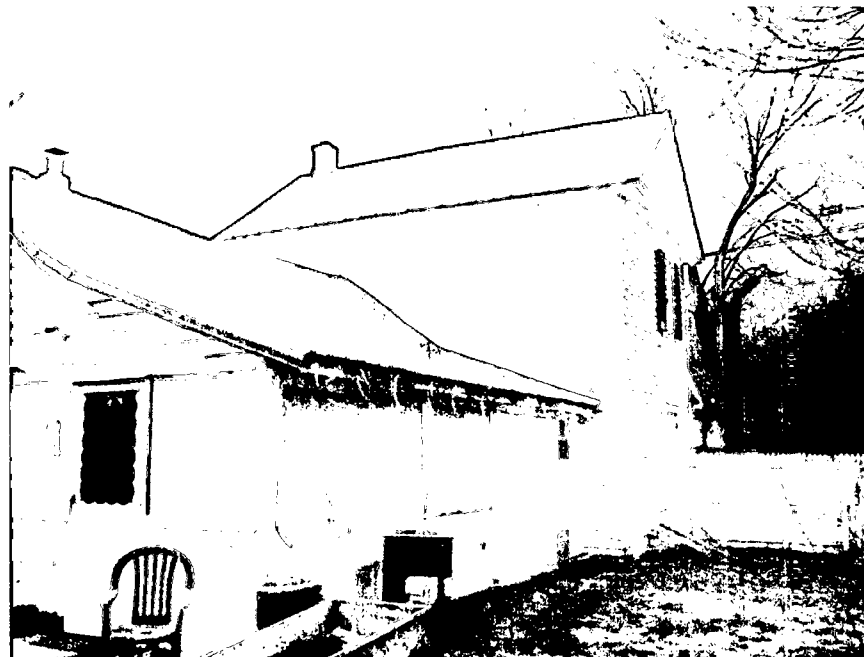




View from
26001 property

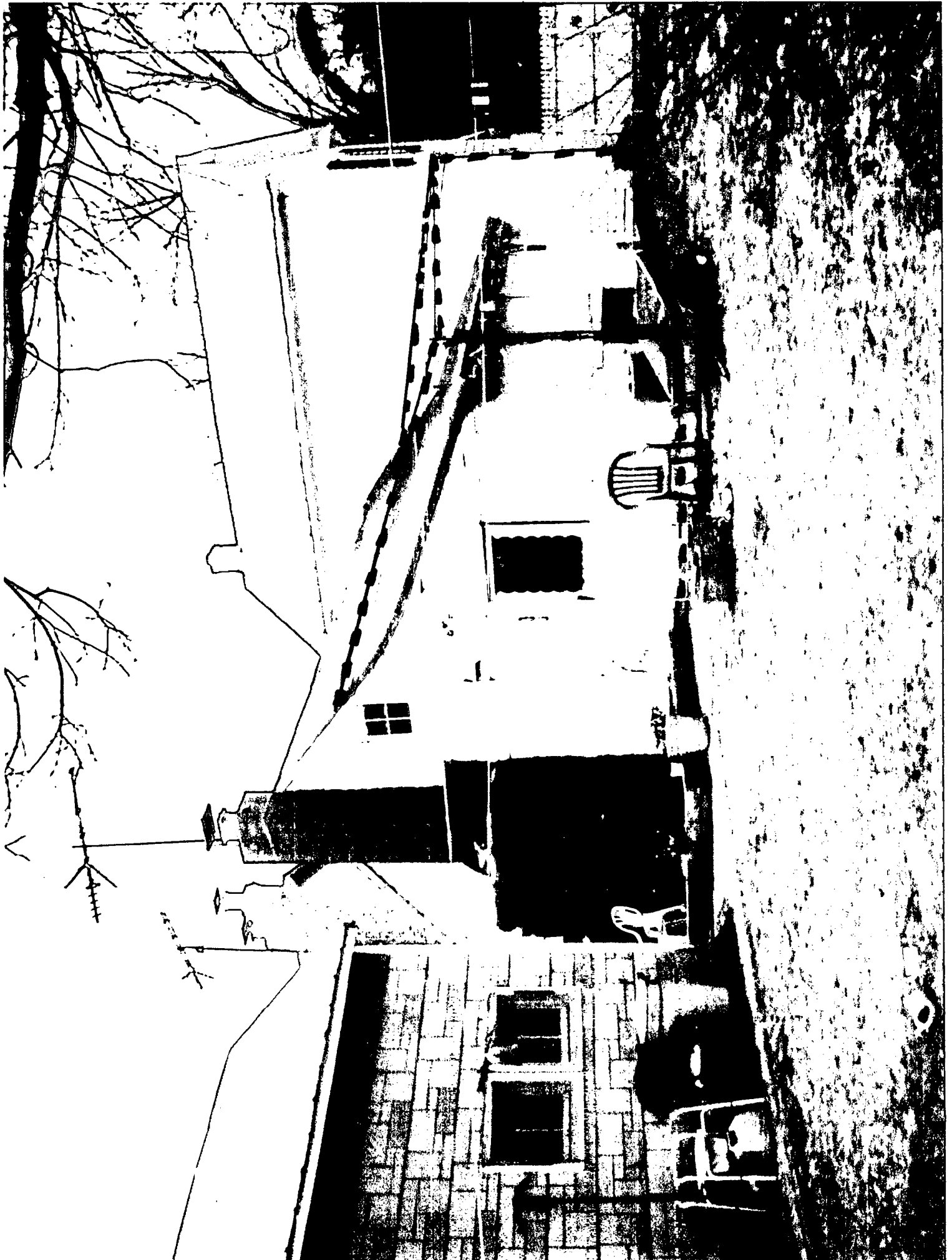


View from
26011 property





View of
2 sheds
to be
removed



April 19, 2005

James L. Kestell & Sung Lee Kestell
209 Midvale Street
Falls Church, VA 22046
(703) 237-2912

Ms. Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Dept. of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Historic Area Work Permit #376030
26005 Frederick Road, Hyattstown, Historic District

Dear Ms. Oaks:

We are submitting still a second revision to the plans that we twice submitted earlier involving the referenced property.

Upon further reflection, we feel it is necessary to add a functional master bedroom to the renovations that we intend to make to the property. We have done that by putting a second story over the rear portion of the home, where we are intending to preserve the original log portion of the home in tact, but add a second floor on the north side where we were proposing to put on a new addition anyway. You will see from the plan that we will keep the roofline of the original south side of the bldg, but will raise the roof on the north side over the new addition to provide for an additional master bedroom, with bathroom.

We will keep the original design of the home on the East side as best we can, with using matching clapboard where possible, will be using Anderson 400 Series windows for any window installation (with adhesive dividers). We will not be removing any original windows from the exterior of the structure. The proposed demolition on the northeast side is only of what was a screened in porch, which was later converted to a

year around room by covering the screens with plastic. This portion of the house was added many years after the original home was constructed and after the front of the home was added. It was never designed originally to be a year around structure and is so badly deteriorated as to be unsalvageable.

We do propose to change a door on the north side of the house that appears to lead nowhere and has no steps leading from it into a window instead of the door. The current door is cracked and serves no function since it does not lead to anywhere. We plan to use the same type of Anderson #400 Series window (or equivalent) for this replacement. (Sung has prepared an Addendum hereto which lists the size and number of the windows that we will need for the improvements on the property.) Our plan is to convert what appears to have been a mudroom many years ago into a bathroom and appliance room.

We are planning to replace the cheap grade industrial roofing that is currently over the back area of the house with matching in seam metal roof that will match the roof that is on the house portion closest to the street so that the entire house looks like an integral whole.

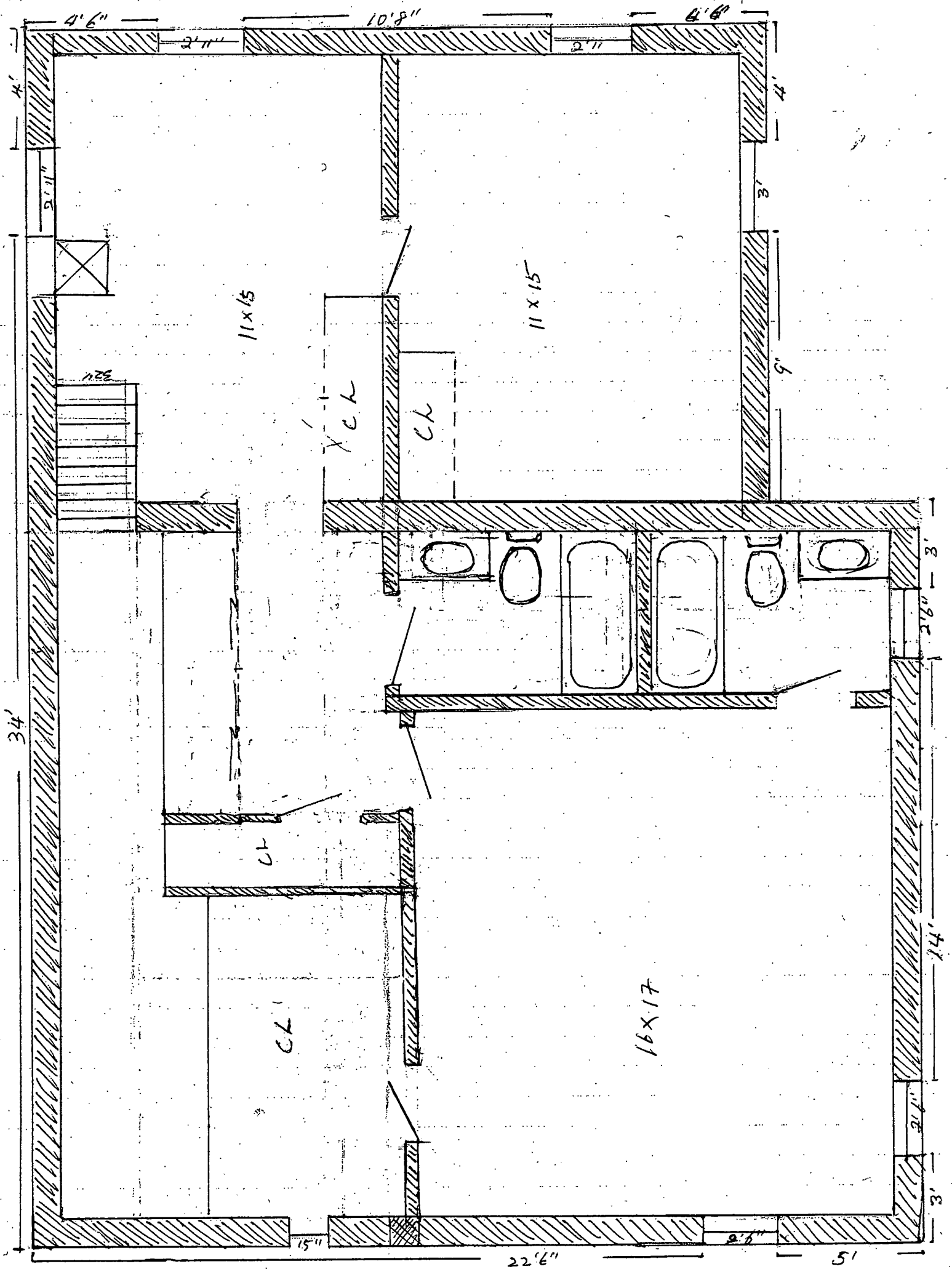
Whereever possible we hope to use 1" x 8" pine boards, similar to those that currently are on the portion of the house nearest the street, so again the house gives the appearance of having some continuity of structure and integrity. We intend to construct a foundation under the new portion of the house that is proposed to be added on the north side and rear, including under all portions that will include the second floor master bedroom.

Finally, we propose to remove the tree in front of the house and replace it with a tree that is less likely to send out aggressive roots which are currently breaking up the foundation of the Southwest side of the house, which will require shoring up with a brick wall from the root cellar on that side.

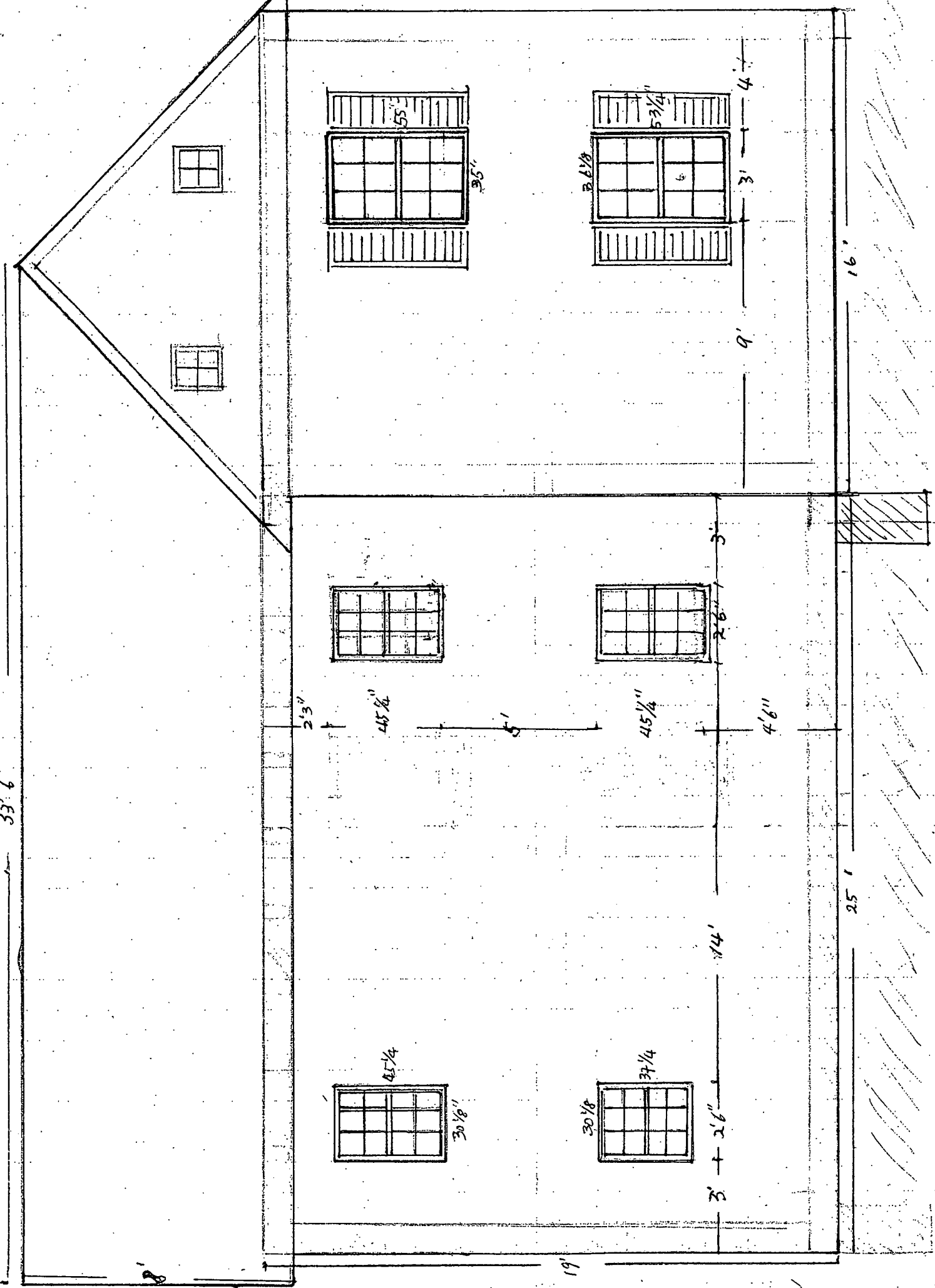
Please call if you have any questions.

Very truly yours,

James L. Kestell



33' 6"



8'

19'

3' + 26"

14'

4' 6"

3'

3'

9'

4'

25'

16'

45 1/4"

30 1/8"

37 1/4"

30 1/8"

26"

45 1/4"

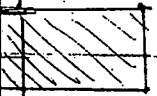
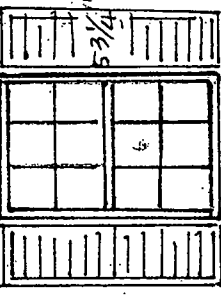
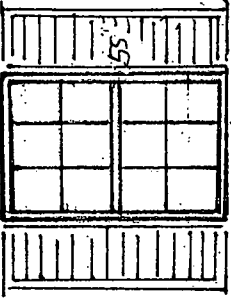
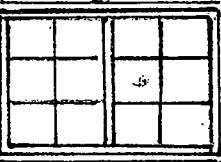
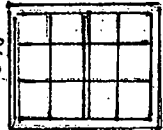
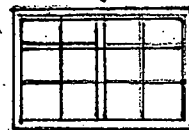
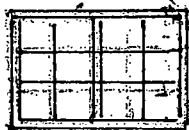
5'

2' 3"

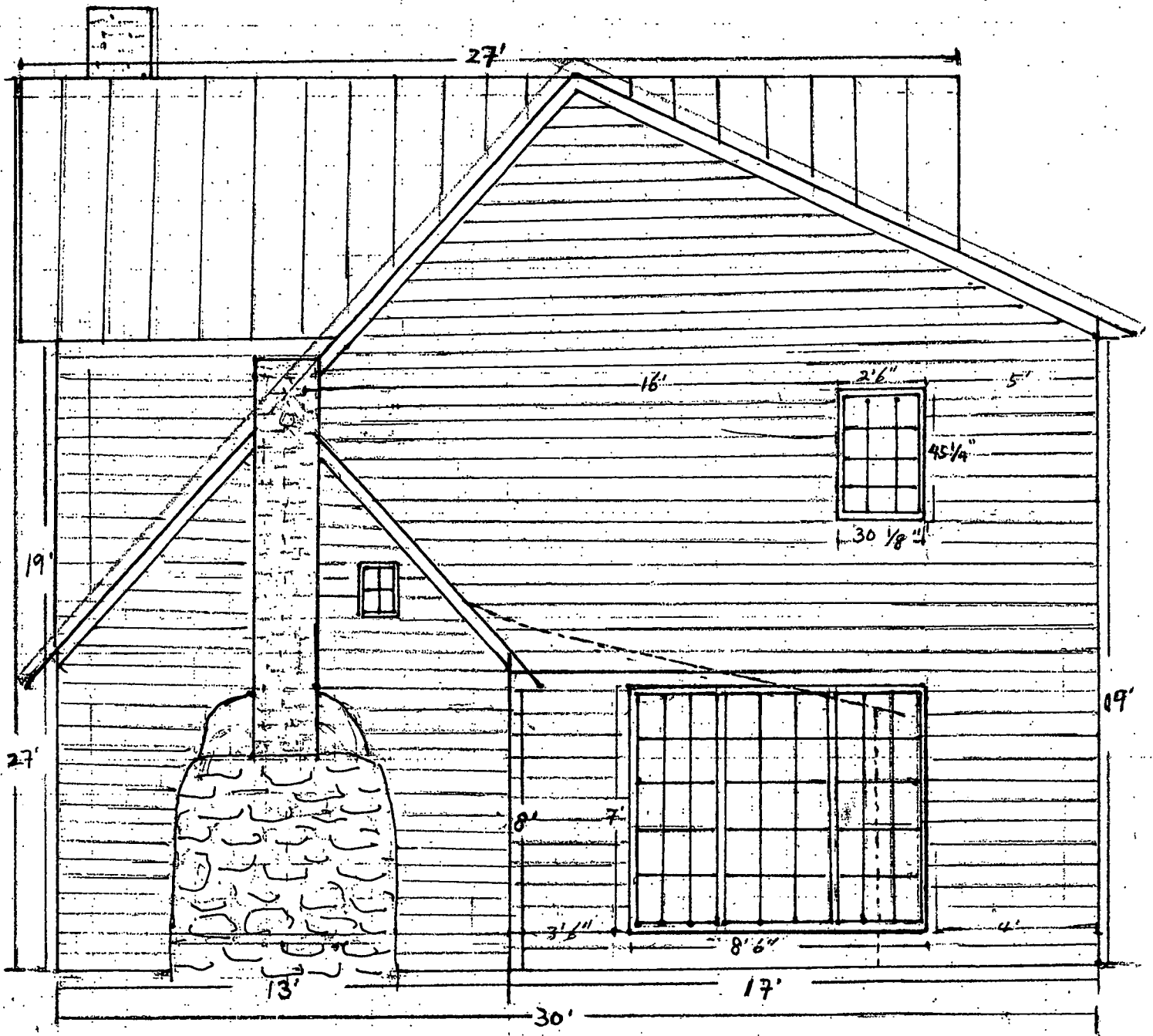
35"

53 1/4"

36 1/8"



Back View



“Simplify, Simplify.”

— Henry David Thoreau

BEFORE DUAL-PANE GLASS AND INSECT SCREENS.
BEFORE ASSEMBLY LINES AND POWER TOOLS — THERE
WAS THE DOUBLE-HUNG WINDOW. AT ANDERSEN,
WE BUILD UPON THIS CLASSIC DESIGN BY ADDING
TILT-WASH CONVENIENCE AND A LONG-LASTING
LOW-MAINTENANCE EXTERIOR.

BUT PERFORMANCE IS ONLY PART OF WHAT MAKES
THESE WINDOWS BEAUTIFUL. THE ANDERSEN® 400
SERIES ALSO GIVES YOU RICH WOOD INTERIORS AND
ELEGANT ACCESSORIES, SO YOU CAN GET JUST THE
RIGHT LOOK FOR YOUR HOME. IT'S NO WONDER
PROFESSIONAL BUILDERS AND REMODELERS CHOOSE
ANDERSEN MORE THAN ANY OTHER BRAND.





400
Series

WINDOWS • DOORS
Andersen®

400 Series Tilt-Wash
Double-Hung Windows

LONG LIVE THE HOME®





Double-Hung Windows



Clean both sides of the glass easily from inside your home. Built-in brakes hold each tilted sash steady during cleaning.

Options & Accessories



Hardware

Two hardware styles are available for Andersen® 400 Series tilt-wash double-hung windows. Estate™ hardware is reminiscent of traditional styles and is available in solid bright brass, solid antique brass and polished chrome. Classic Series™ hardware has a smooth, contemporary look and is available in white and stone.

Estate™ Hardware



Shown in polished chrome.



Finger lift shown in solid bright brass.

Classic Series™ Hardware



Shown in stone.



Hand lift shown in white.

Andersen® 400 Series Window Finishes

- White
- Sandstone
- Terratone®
- Forest Green
- White
- Pine



Exterior colors

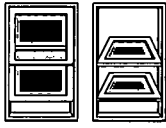
Interior finishes

Options & Accessories sold separately.

Printing limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen dealer.

TILT-WASH DOUBLE-HUNG WINDOWS

Widths and heights are rough opening dimensions.



Tilt-To-Clean Mode

Exterior View Shown

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
TW18210	22 1/8"	37 1/4"	TW20210	26 1/8"	37 1/4"	TW24210	30 1/8"	37 1/4"	TW26210*	32 1/8"	37 1/4"	TW28210	34 1/8"	37 1/4"
TW1832	22 1/8"	41 1/4"	TW2032	26 1/8"	41 1/4"	TW2432	30 1/8"	41 1/4"	TW2632*	32 1/8"	41 1/4"	TW2832	34 1/8"	41 1/4"
TW1836*	22 1/8"	45 1/4"	TW2036*	26 1/8"	45 1/4"	TW2436*	30 1/8"	45 1/4"	TW2636*	32 1/8"	45 1/4"	TW2836*	34 1/8"	45 1/4"
TW18310	22 1/8"	49 1/4"	TW20310	26 1/8"	49 1/4"	TW24310	30 1/8"	49 1/4"	TW26310*	32 1/8"	49 1/4"	TW28310	34 1/8"	49 1/4"
TW1842	22 1/8"	53 1/4"	TW2042	26 1/8"	53 1/4"	TW2442	30 1/8"	53 1/4"	TW2642*	32 1/8"	53 1/4"	TW2842	34 1/8"	53 1/4"
TW1846	22 1/8"	57 1/4"	TW2046	26 1/8"	57 1/4"	TW2446	30 1/8"	57 1/4"	TW2646*	32 1/8"	57 1/4"	TW2846	34 1/8"	57 1/4"
TW18410*	22 1/8"	61 1/4"	TW20410*	26 1/8"	61 1/4"	TW24410*	30 1/8"	61 1/4"	TW26410*	32 1/8"	61 1/4"	TW28410*	34 1/8"	61 1/4"
TW1852	22 1/8"	65 1/4"	TW2052	26 1/8"	65 1/4"	TW2452	30 1/8"	65 1/4"	TW2652*	32 1/8"	65 1/4"	TW2852	34 1/8"	65 1/4"
TW1856	22 1/8"	69 1/4"	TW2056	26 1/8"	69 1/4"	TW2456	30 1/8"	69 1/4"	TW2656*	32 1/8"	69 1/4"	TW2856	34 1/8"	69 1/4"
TW18510*	22 1/8"	73 1/4"	TW20510*	26 1/8"	73 1/4"	TW24510*	30 1/8"	73 1/4"	TW26510*	32 1/8"	73 1/4"	TW28510*	34 1/8"	73 1/4"
TW1862	22 1/8"	77 1/4"	TW2062	26 1/8"	77 1/4"	TW2462	30 1/8"	77 1/4"	TW2662*	32 1/8"	77 1/4"	TW2862	34 1/8"	77 1/4"
TW210210*	36 1/8"	37 1/4"	TW30210	38 1/8"	37 1/4"	TW34210	42 1/8"	37 1/4"	TW38210	46 1/8"	37 1/4"			
TW21032*	36 1/8"	41 1/4"	TW3032	38 1/8"	41 1/4"	TW3432	42 1/8"	41 1/4"	TW3832	46 1/8"	41 1/4"			
TW21036*	36 1/8"	45 1/4"	TW3036*	38 1/8"	45 1/4"	TW3436*	42 1/8"	45 1/4"	TW3836*	46 1/8"	45 1/4"			
TW210310	36 1/8"	49 1/4"	TW30310	38 1/8"	49 1/4"	TW34310	42 1/8"	49 1/4"	TW38310	46 1/8"	49 1/4"			
TW21042*	36 1/8"	53 1/4"	TW3042	38 1/8"	53 1/4"	TW3442	42 1/8"	53 1/4"	TW3842	46 1/8"	53 1/4"			
TW21046*	36 1/8"	57 1/4"	TW3046	38 1/8"	57 1/4"	TW3446	42 1/8"	57 1/4"	TW3846	46 1/8"	57 1/4"			
TW210410*	36 1/8"	61 1/4"	TW30410*	38 1/8"	61 1/4"	TW34410*	42 1/8"	61 1/4"	TW38410*	46 1/8"	61 1/4"			
TW21052*	36 1/8"	65 1/4"	TW3052	38 1/8"	65 1/4"	TW3452	42 1/8"	65 1/4"	TW3852	46 1/8"	65 1/4"			
TW21056*	36 1/8"	69 1/4"	TW3056	38 1/8"	69 1/4"	TW3456	42 1/8"	69 1/4"	TW3856*	46 1/8"	69 1/4"			
TW210510*	36 1/8"	73 1/4"	TW30510*	38 1/8"	73 1/4"	TW34510*	42 1/8"	73 1/4"	TW38510*	46 1/8"	73 1/4"			
TW21062*	36 1/8"	77 1/4"	TW3062	38 1/8"	77 1/4"	TW3462	42 1/8"	77 1/4"	TW3862	46 1/8"	77 1/4"			

* Available in white only.

TILT-WASH DOUBLE-HUNG TRANSOM WINDOWS

Widths and heights are rough opening dimensions.



Exterior View Shown

To calculate unit dimension, subtract 1/2" from width and 1/2" from height. Transom units shown are the most common Andersen sizes. Consult your Andersen dealer for complete list.

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
DHT2010	26 1/8"	12 1/2"	DHT2410	30 1/8"	12 1/2"	DHT2810	34 1/8"	12 1/2"	DHT3010	38 1/8"	12 1/2"	DHT3410	42 1/8"	12 1/2"
DHT2015	26 1/8"	19 7/8"	DHT2415	30 1/8"	19 7/8"	DHT2815	34 1/8"	19 7/8"	DHT3015	38 1/8"	19 7/8"	DHT3415	42 1/8"	19 7/8"
DHT2017	26 1/8"	21 7/8"	DHT2417	30 1/8"	21 7/8"	DHT2817	34 1/8"	21 7/8"	DHT3017	38 1/8"	21 7/8"	DHT3417	42 1/8"	21 7/8"
DHT20111	26 1/8"	25 7/8"	DHT24111	30 1/8"	25 7/8"	DHT28111	34 1/8"	25 7/8"	DHT30111	38 1/8"	25 7/8"	DHT34111	42 1/8"	25 7/8"
DHT2021	26 1/8"	27 7/8"	DHT2421	30 1/8"	27 7/8"	DHT2821	34 1/8"	27 7/8"	DHT3021	38 1/8"	27 7/8"	DHT3421	42 1/8"	27 7/8"
DHT2027	26 1/8"	29 7/8"	DHT2427	30 1/8"	29 7/8"	DHT2827	34 1/8"	29 7/8"	DHT3027	38 1/8"	29 7/8"	DHT3427	42 1/8"	29 7/8"
DHT2023	26 1/8"	33 7/8"	DHT2423	30 1/8"	33 7/8"	DHT2823	34 1/8"	33 7/8"	DHT3023	38 1/8"	33 7/8"	DHT3423	42 1/8"	33 7/8"
DHT2031	26 1/8"	39 7/8"	DHT2431	30 1/8"	39 7/8"	DHT2831	34 1/8"	39 7/8"	DHT3031	38 1/8"	39 7/8"	DHT3431	42 1/8"	39 7/8"

TILT-WASH DOUBLE-HUNG PICTURE WINDOWS

Widths and heights are rough opening dimensions.



Exterior View Shown

To calculate unit dimension, subtract 1/2" from width and 1/2" from height.

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
DHP10310*	12 1/2"	49 1/4"	DHP30310	38 1/8"	49 1/4"	DHP34310*	42 1/8"	49 1/4"	DHP310310	47 7/8"	49 1/4"	DHP42310	51 7/8"	49 1/4"
DHP1042	12 1/2"	53 1/4"	DHP3042	38 1/8"	53 1/4"	DHP3442	42 1/8"	53 1/4"	DHP31042	47 7/8"	53 1/4"	DHP4242	51 7/8"	53 1/4"
DHP1046	12 1/2"	57 1/4"	DHP3046	38 1/8"	57 1/4"	DHP3446	42 1/8"	57 1/4"	DHP31046	47 7/8"	57 1/4"	DHP4246	51 7/8"	57 1/4"
DHP10410*	12 1/2"	61 1/4"	DHP30410*	38 1/8"	61 1/4"	DHP34410*	42 1/8"	61 1/4"	DHP310410**	47 7/8"	61 1/4"	DHP42410**	51 7/8"	61 1/4"
DHP1052	12 1/2"	65 1/4"	DHP3052	38 1/8"	65 1/4"	DHP3452*	42 1/8"	65 1/4"	DHP31052	47 7/8"	65 1/4"	DHP4252	51 7/8"	65 1/4"
DHP1056*	12 1/2"	69 1/4"	DHP3056*	38 1/8"	69 1/4"	DHP3456*	42 1/8"	69 1/4"	DHP31056	47 7/8"	69 1/4"	DHP4256	51 7/8"	69 1/4"
DHP10510*	12 1/2"	73 1/4"	DHP30510*	38 1/8"	73 1/4"	DHP34510*	42 1/8"	73 1/4"	DHP310510**	47 7/8"	73 1/4"	DHP42510**	51 7/8"	73 1/4"
DHP1062*	12 1/2"	77 1/4"	DHP3062*	38 1/8"	77 1/4"	DHP3462*	42 1/8"	77 1/4"	DHP31062**	47 7/8"	77 1/4"	DHP4262**	51 7/8"	77 1/4"
DHP410310	59 7/8"	49 1/4"	DHP56310*	67 7/8"	49 1/4"									
DHP41042	59 7/8"	53 1/4"	DHP5642	67 7/8"	53 1/4"									
DHP41046	59 7/8"	57 1/4"	DHP5646	67 7/8"	57 1/4"									
DHP410410*	59 7/8"	61 1/4"	DHP56410*	67 7/8"	61 1/4"									
DHP41052	59 7/8"	65 1/4"	DHP5652*	67 7/8"	65 1/4"									
DHP41056*	59 7/8"	69 1/4"	DHP5656*	67 7/8"	69 1/4"									
DHP410510*	59 7/8"	73 1/4"	DHP56510*	67 7/8"	73 1/4"									
DHP41062*	59 7/8"	77 1/4"	DHP5662*	67 7/8"	77 1/4"									

* These sizes may not be available in normal lead times.

** Available in white only. An optional wood interior trim kit is available.

CIRCLE TOP™ WINDOWS

Widths and heights are rough opening dimensions.



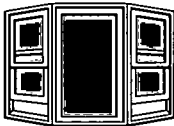
Exterior View Shown

To calculate unit dimension, subtract 1/2" from width and 1/2" from height.

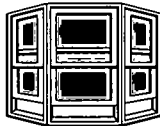
UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
CTN20	26 1/8"	15 3/4"	CTN34	42 1/8"	23 3/4"
CTN24	30 1/8"	17 3/4"	CTN28-2	67 7/8"	36 1/2"
CTN28	34 1/8"	19 3/4"	CTN30-2	75 7/8"	40 1/2"
CTN30	38 1/8"	21 3/4"			

TILT-WASH DOUBLE-HUNG BAY WINDOWS

Widths and heights are rough opening dimensions.



30° Double-Hung Bay with Picture unit



45° Double-Hung Bay

Exterior View Shown

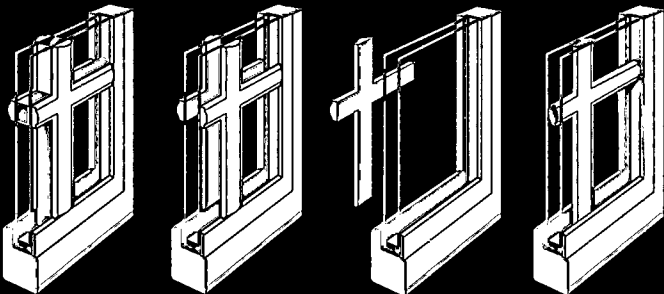
Rough opening sizes ranging from 75 1/8" x 128 1/2" to 50 3/4" x 78 3/4" in 30° and 45° configurations. Consult your Andersen dealer or log-on to www.andersenwindows.com for additional information.





Grilles

Choose from a broad range of sizes, patterns and finishes to enhance the traditional look of your home. Both interior and exterior grilles are available. See your Andersen dealer for details.



Interior and exterior grilles can be combined with a spacer between the glass to create the old-fashioned look of muntin bars.

Permanent interior and exterior grilles can also be ordered without a spacer between the glass.

A removable interior grille can make cleaning easier.

Andersen "Finelight" grilles are installed between the glass panes during manufacture and are ordered with the unit.



You can use grilles to change the personality of your windows — and your home. From left: standard Colonial style, standard Prairie style and 2-wide, 1-high Equal Light.



Products with the ENERGY STAR® label are designed to use less energy, help you save money on utility bills, and help protect the environment.

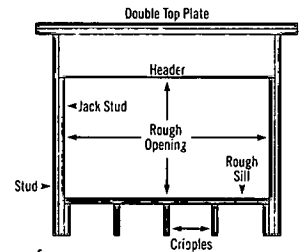


Andersen is the first window and patio door manufacturer to be certified by Green Seal, the independent, non-profit organization dedicated to protecting the environment by promoting the manufacture and sale of environmentally preferable consumer products.

Installation Basics

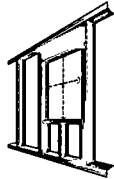
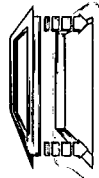
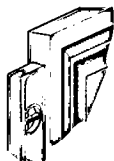
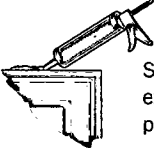

Measuring Made Easy

- 1 For window replacement, remove inside trim to bring jack studs, header and rough sill into view.
- 2 Measure the width from jack stud to jack stud.
- 3 Measure the height from the bottom of the header to the top of the rough sill.
- 4 In the chart on the back page, locate the rough opening dimensions that match your measurement. If you can't find an exact match, choose the next smaller size.



Window Installation Overview

The following instructions are only an overview of the steps necessary to install an Andersen® window. Complete installation instructions come with each unit and are available at www.andersenwindows.com

- 1  Check rough opening for plumb, level and square.
- 2  Center window on opening and shim.
- 3  Level and secure top around perimeter.
- 4  Seal around exterior perimeter.
- 5  Insulate between frame and rough opening.



Bay or bow window combinations can make a small room seem larger, and they make an impressive architectural statement on the outside.



Double-Hung Windows

Standard Features

High-Performance[™] Low-E glass delivers optimum insulating performance. For maximum solar protection, you can also choose Andersen High-Performance Sun[™] Low-E glass.

Wood frame and sash members are treated with a water-repellent preservative for long-lasting protection and performance.

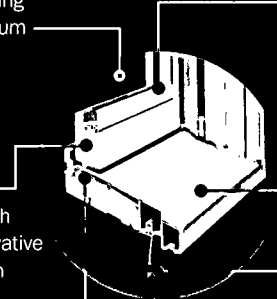
Weatherstripping throughout the unit provides a tight seal.

Dual glazing beads keep the seal tight and secure.

Slide wash assists make it easy to tilt the sash into wash mode.

Low-maintenance Fibrex[™] material protects the sill.

A rigid vinyl anchoring flange helps secure the unit to the structure.



ANDERSEN CORPORATION	
ENERGY PERFORMANCE	
U-Factor	0.34 0.32 0.51
Solar Heat Gain Coefficient	0.31 0.33 0.53

Check the National Fenestration Rating Council label before you buy. The lower the U-Factor, the less you'll spend heating your home. The lower the solar heat gain coefficient, the less you'll spend cooling your home.



Built, backed and serviced like no other. Our limited warranty is one of the best in the business. It is non-prorated, so you get the same comprehensive coverage for 20 full years on glass, 10 years on non-glass parts. It is also fully transferable, which can add real value should you decide to sell your home. Plus, we have one of the largest service networks in the industry, so help is always there if you need it.

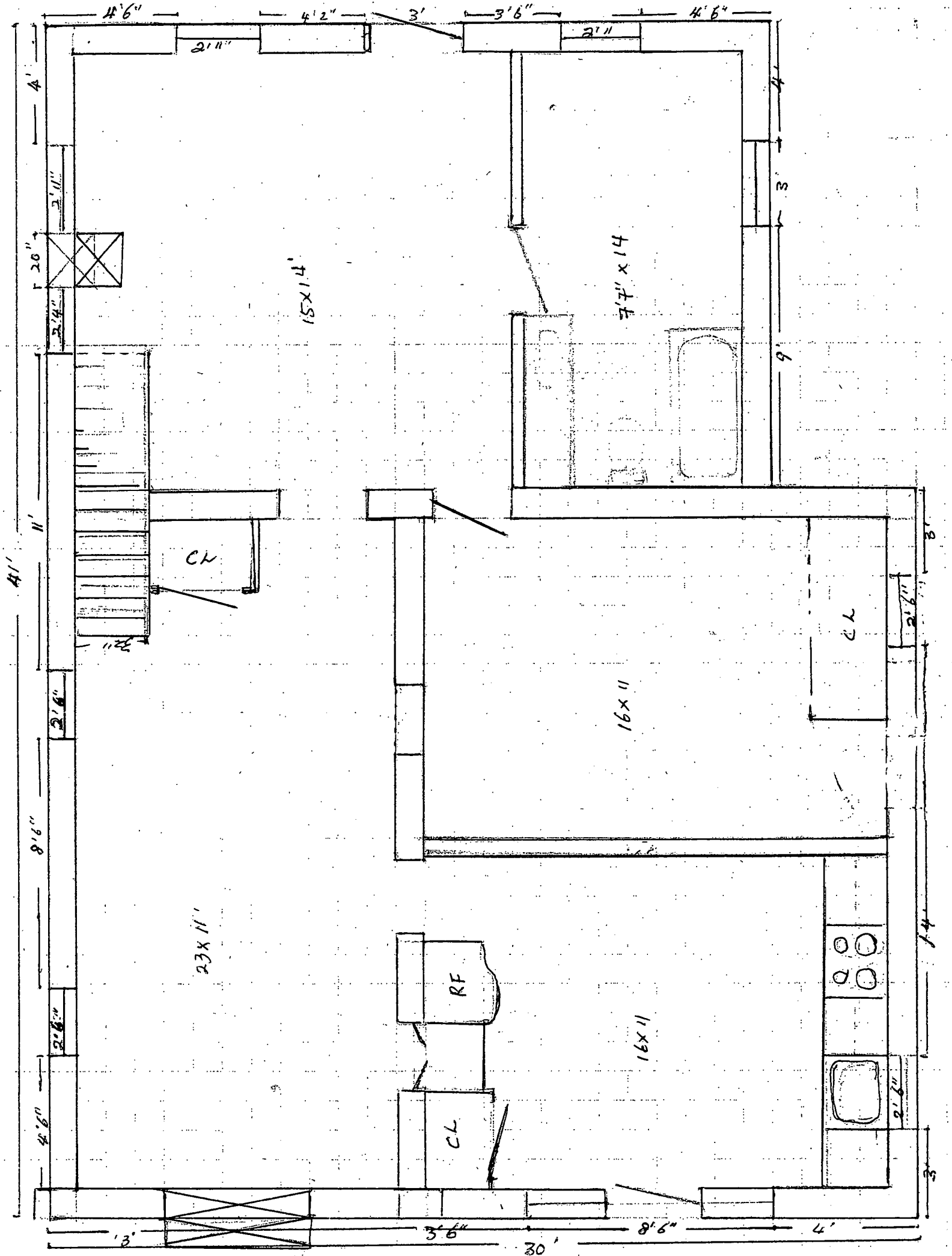
Windows Andersen Company

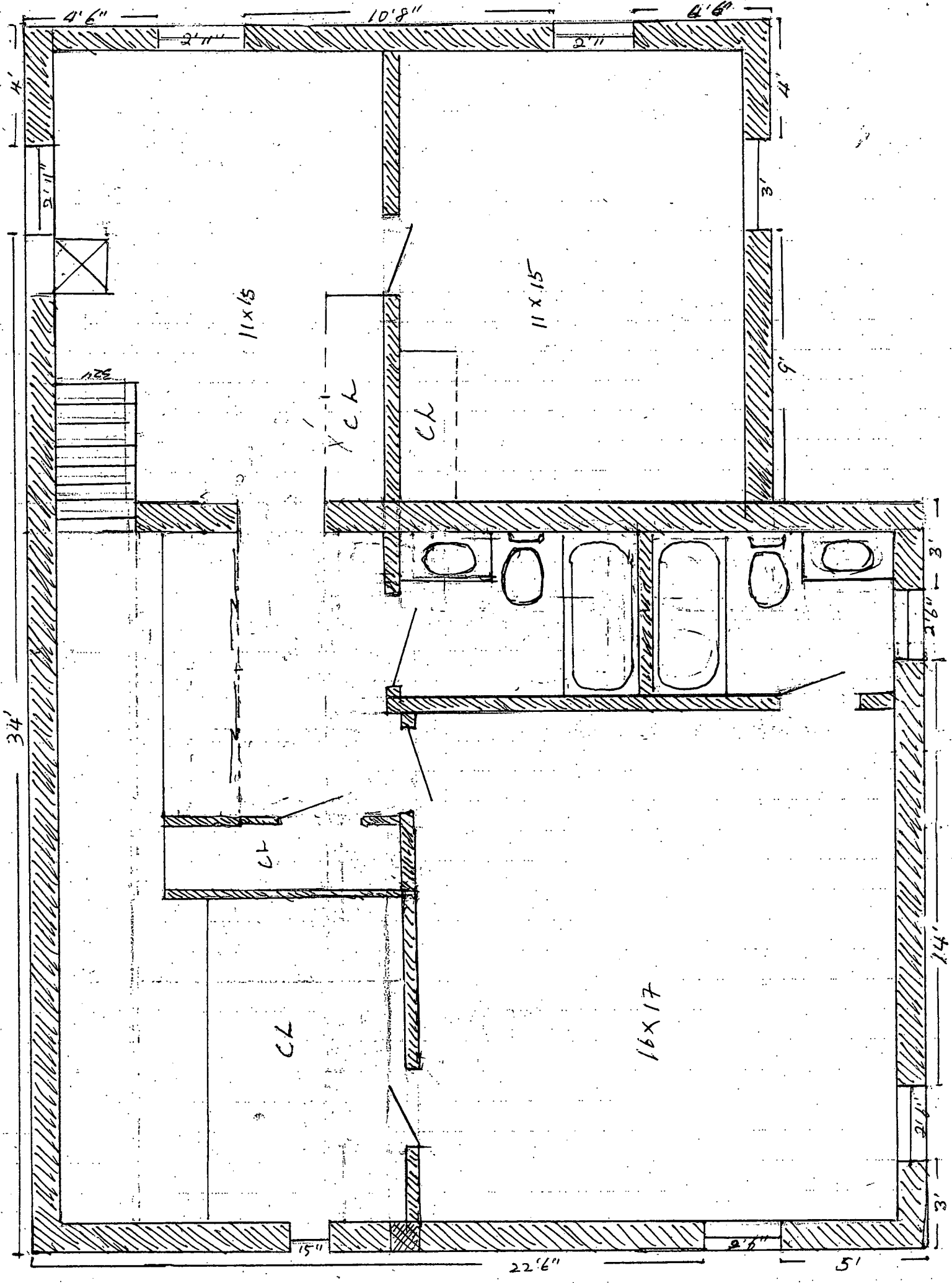
400 Series Tile-Wash Double-Hung Windows

Size	W	H	need
	30 1/8	37 1/4	one (1)
	30 1/8	37 1/4	one (1)
	30 1/8	45 1/4	four (4)
	36 1/8	53 1/4	one (1)

Handwritten text at the top of the page, possibly a title or header, including the words "The Science of the World" and "Handwritten".

Handwritten notes or a list of items, including the word "Science" and several lines of illegible text.





34'

4'6"

10'8"

4'6"

2'11"

2'11"

3'

9'

11x15

11x15

XCL

CL

122



2'6"

14'

3'11"

3'

CL

CL

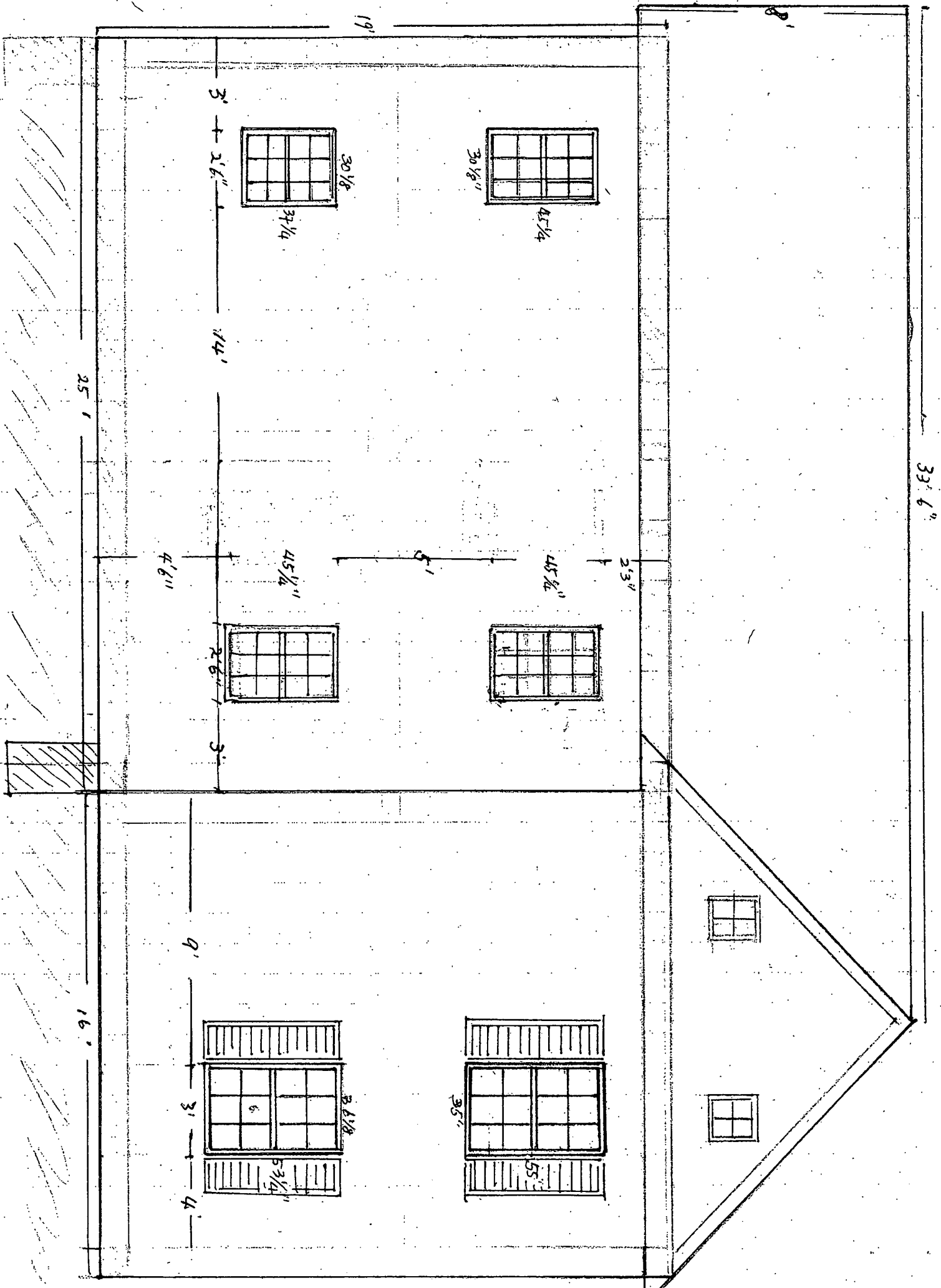
16x17

15"

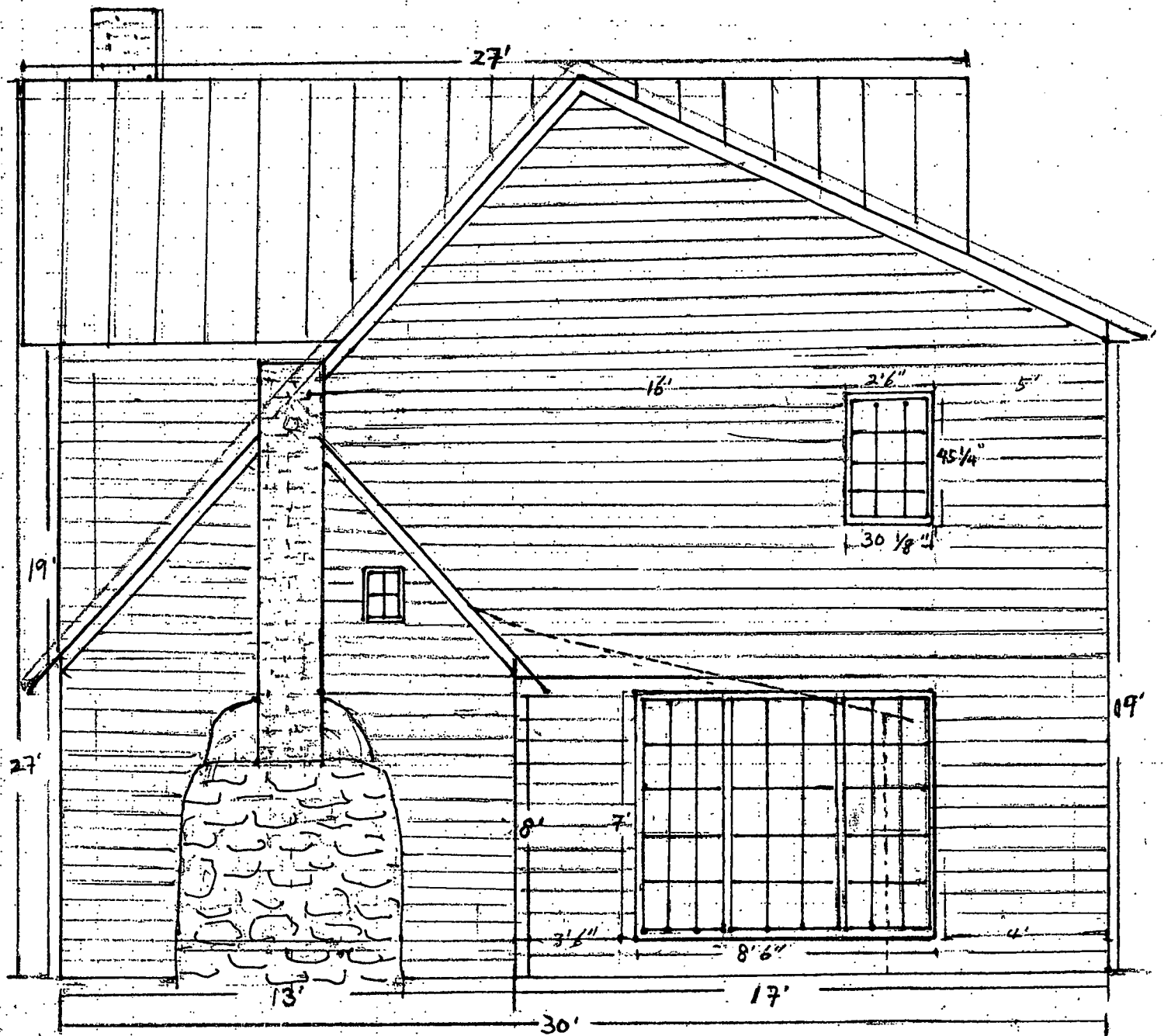
22'6"

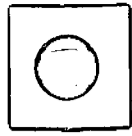
2'6"

5'



Back View





Addendum to Montgomery County Historical Committee in regards to proposed changes to 26005 Fredrick Road, Clarksburg MD.

We have made some changes to the renovations we submitted to the historical committee. First, we have changed the dimensions of the addition we submitted earlier. The addition will be 2 ft longer than initially stated. So the addition will extend 6 ft from the existing wall instead of 4 ft. Secondly, we had requested to change the slope of the existing roofline. We still wish to change the existing roofline but we wish to change it from the point of the roof instead of where the slope of the roofline currently changes. Please see attached diagrams.

On the addition, we wish to install triple patio doors with only the center door opening. The size of all three doors combined will be 8'6" X 7'. On the side of the addition there will only be 2 windows. The window closest to the patio doors will be 28.5" X 33". The other window will be 28.5" X 45". Please see attached diagram

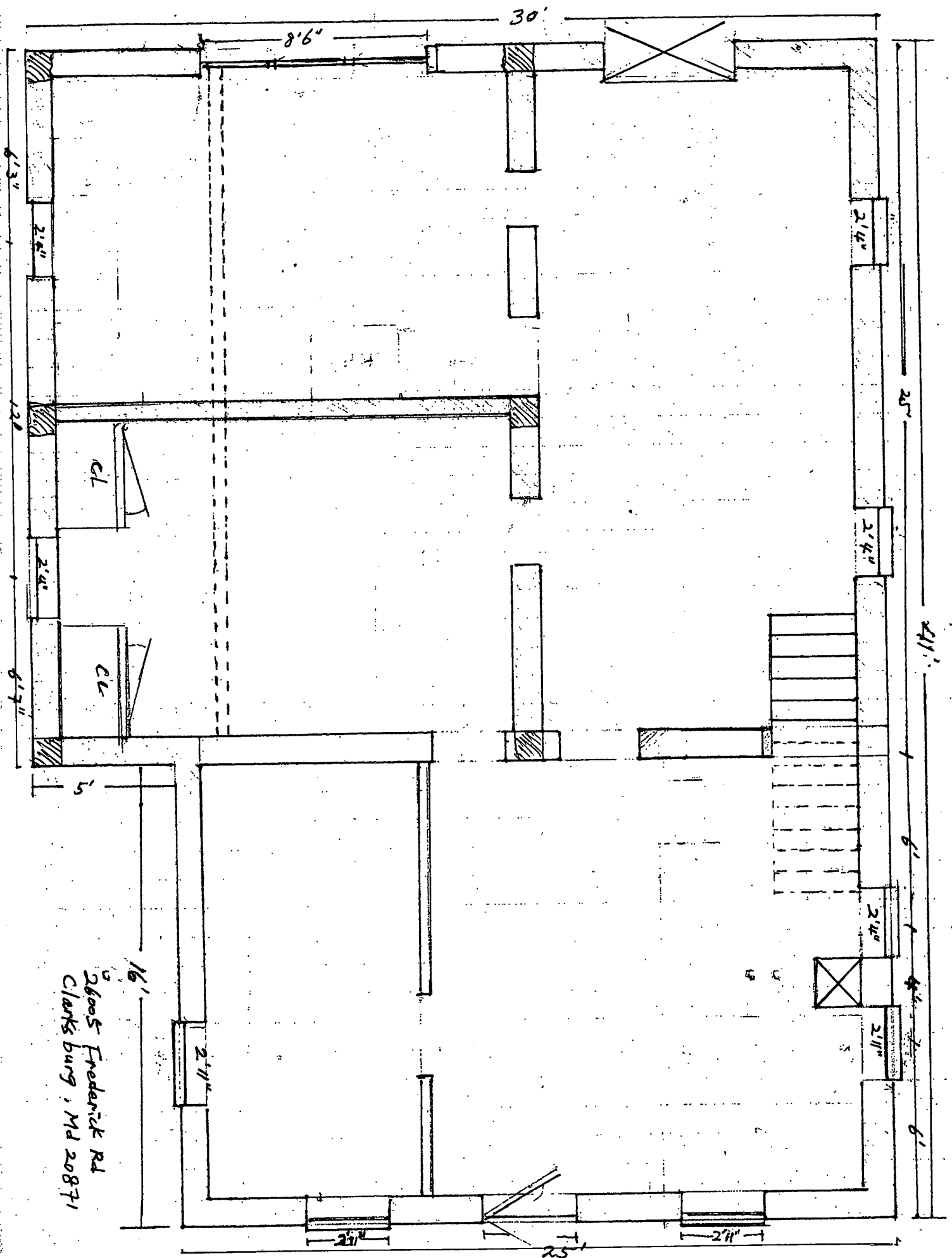
On the same side of house as the addition is a side door. We will replace that side door with a window. The window will be 35" X 55". Please see attached diagram

In our original plans we stated that we wanted to install 2 windows on the back of the house. We have decided not to install these windows.

Finally, there is a tree in the front of the house next to our driveway. This tree's roots are pushing in the dirt walls of our cellar, therefor we wish to have this tree cut down and removed.

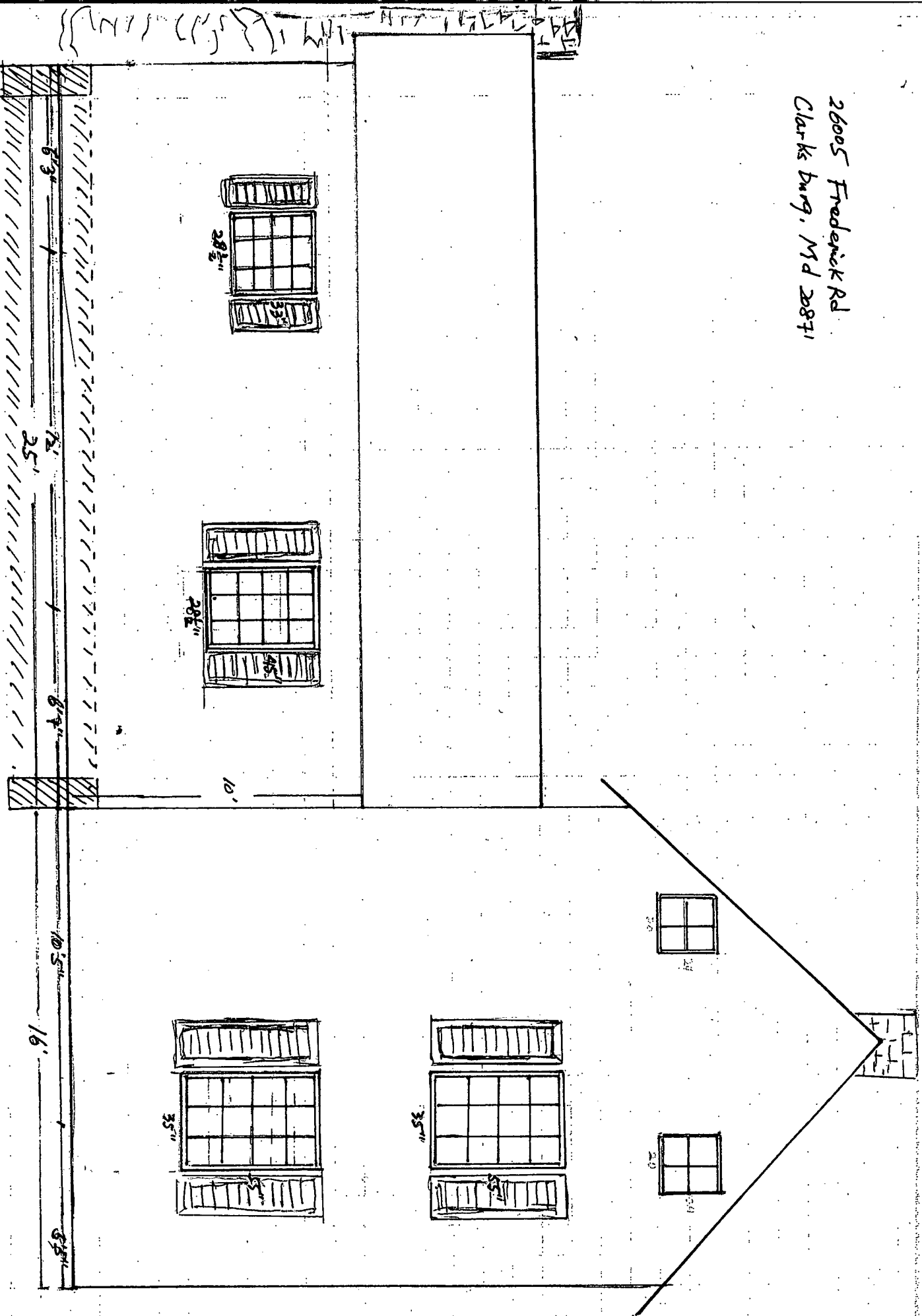
Materials-

- All windows will be wood windows with true divided light. They will be 6 over 6 to match the windows currently on the house.
- The patio door will be wood interior with a painted metal exterior. It will be divide light to match the window of the house.
- The siding of the house will be wood to match the boards currently on the house.
- The roofing will be tin, the same material that is currently on the house.

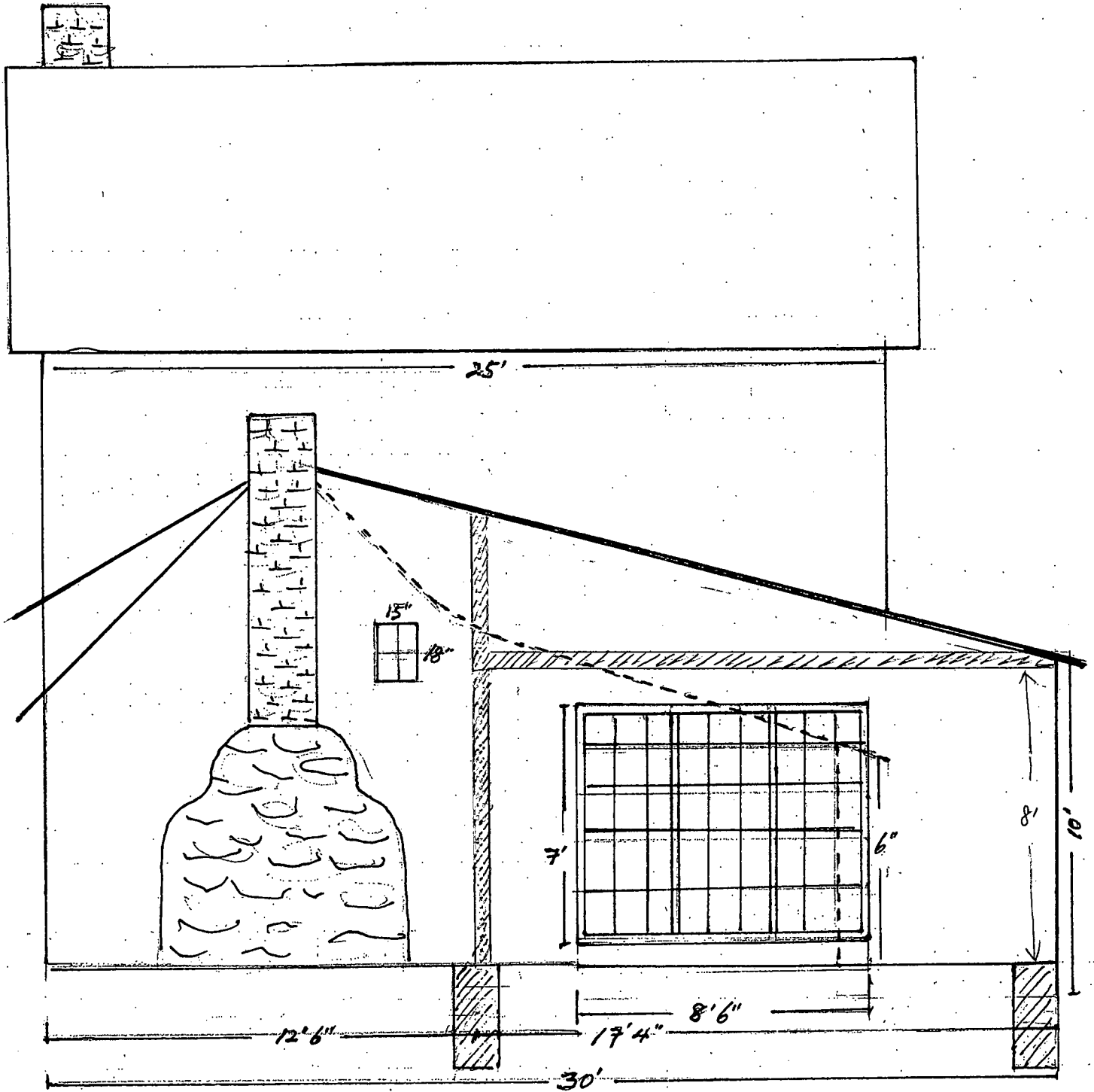


26005 Frederick Rd
 Clarksburg, Md 20871

26005 Frederick Rd
Clarksburg, Md 20871



26095 Frederick Rd
Clarksburg, Md 20871



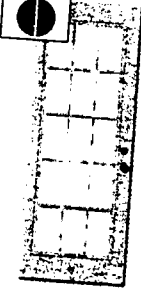
Patio Door Systems

Our swinging patio door systems are available in 2 or 3-lite units and are constructed of the same solid quality stainable steel, smooth steel or fiberglass doors as our entry door units.

Fiberglass patio doors with standard 1" Low-E Argon glass. Smooth Steel and Stainable Steel doors are also available.

Shown with optional brass internal grids

INCLUDES



460CLL-IG
 ■◆● pg. 32

ComforTech™

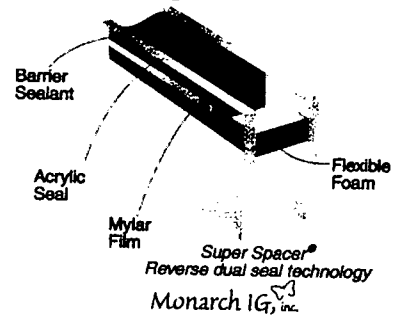
Warm Edge Construction

- Maximum condensation resistance
- Sound dampening
- Durable - the most failure-free sealing system available

Clear Glass Features

- 1" Low-E Argon glass standard
- Lifetime Limited Warranty

ComforTech™ Warm Edge Construction



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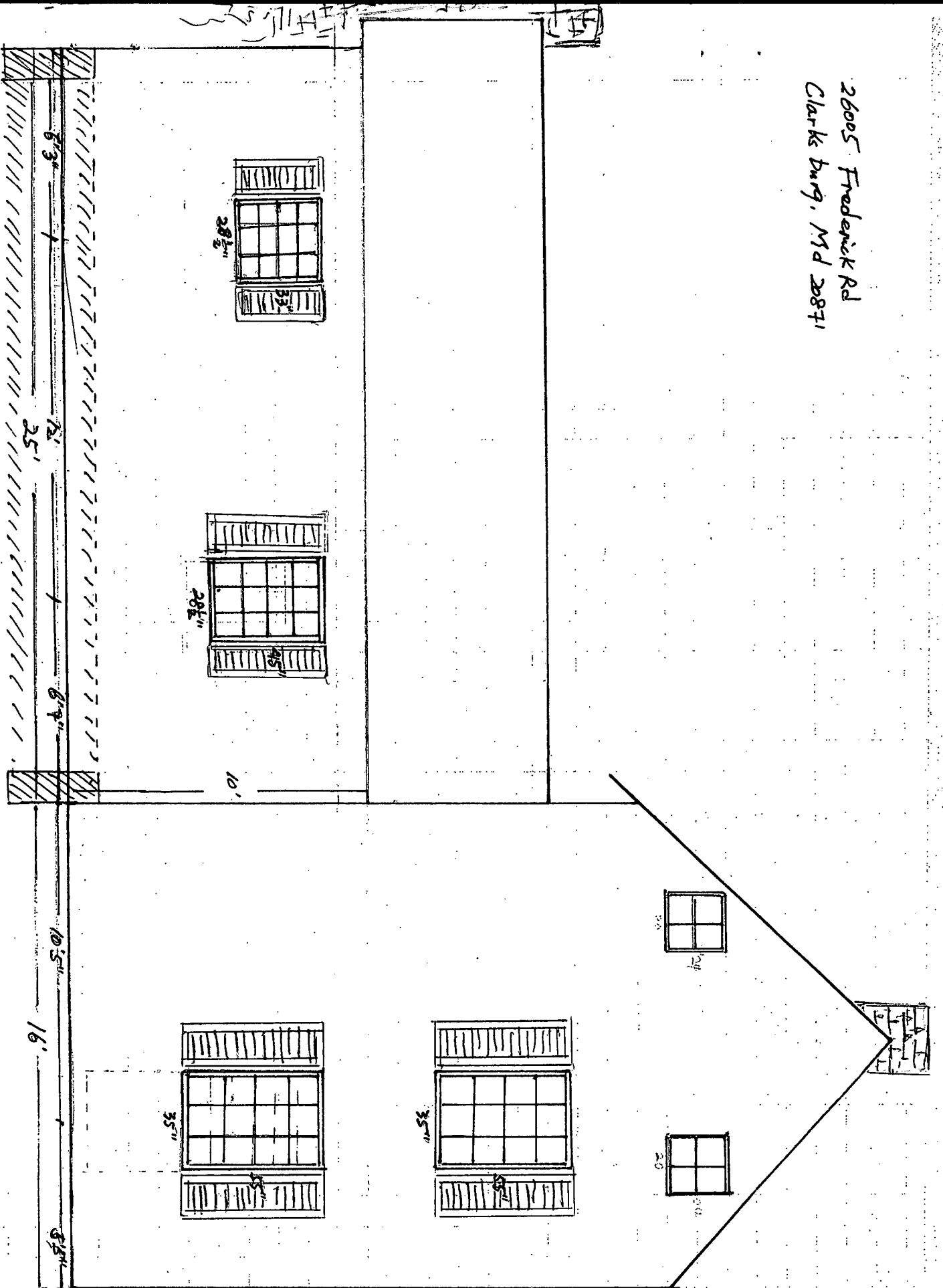
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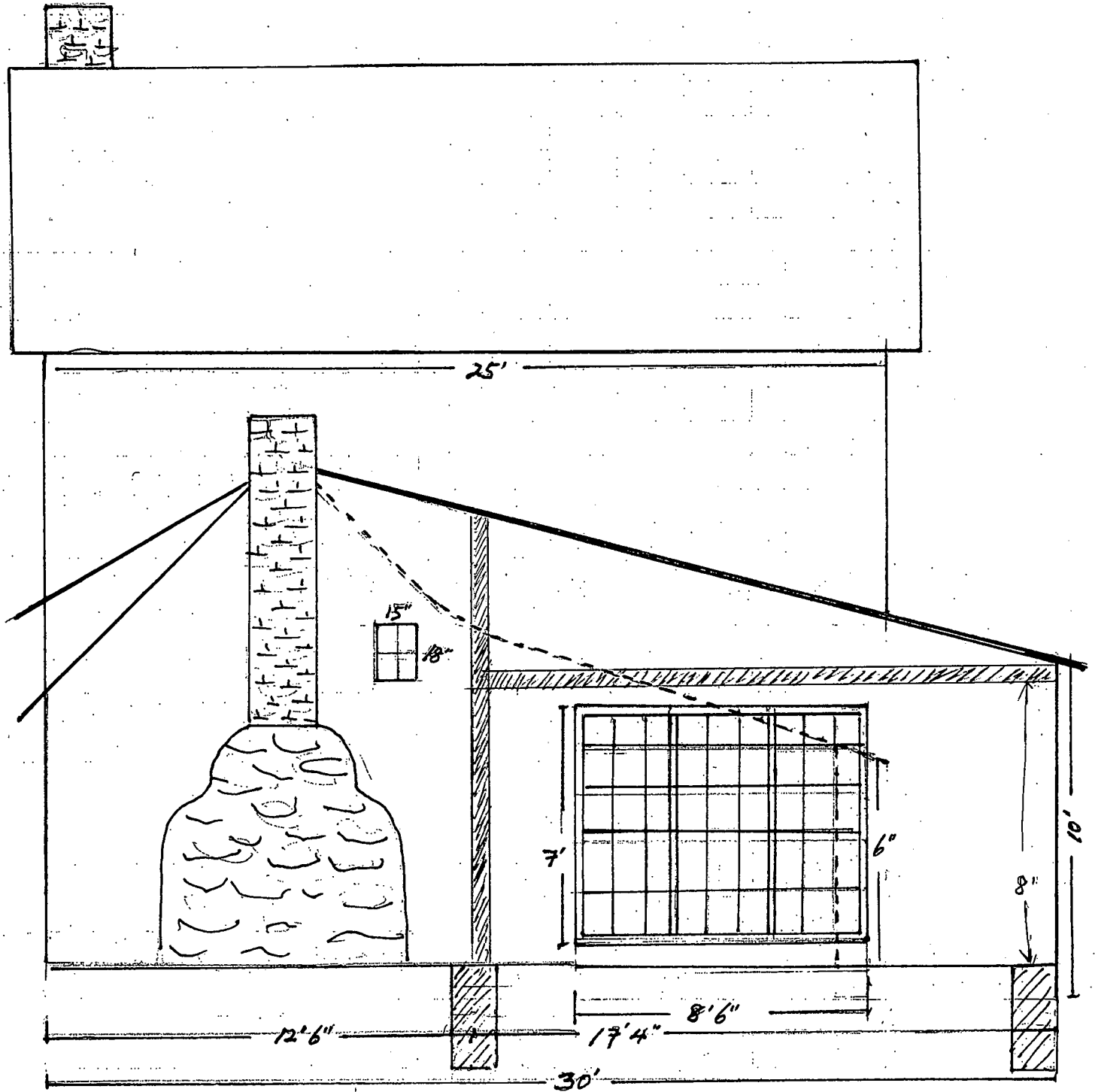
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376030
Sunglee Kestell
703 627 3344

26005 Frederick Rd
Clarksburg, Md 20871



26005 Frederick Rd
Clarksburg, Md 20871

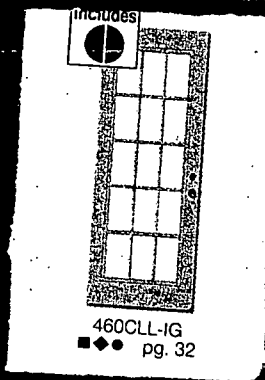


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Fiberglass patio doors with standard 1" Low-E Argon glass. Smooth Steel and Stainable Steel doors are also available.

Shown with optional brass internal grills



ComforTech™

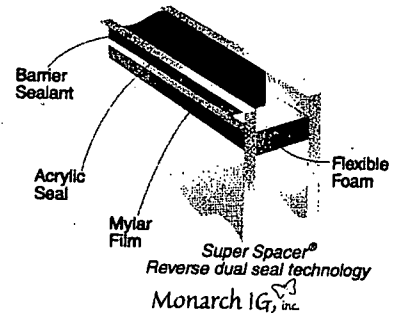
Warm Edge Construction

- Maximum condensation resistance
- Sound dampening
- Durable - the most failure-free sealing system available

Clear Glass Features

- 1" Low-E Argon glass standard
- Lifetime Limited Warranty

ComforTech™ Warm Edge Construction



U.S. Postal Service
CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage

\$.60

6 April 2005

Certified Fee

2.30

Return Receipt Fee
(Endorsement Required)

1.75

Postmark
Here

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$ 4.65

Sent To

Ms Sung Lee + Mr. James Kestell

Street, Apt. No.;
or PO Box No.

209 Midvale St.

City, State, ZIP+4

Falls Church, VA 22046

7002 0860 0000 3148 5792

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery

■ A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.

■ NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.

■ For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.

■ For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".

■ If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

Michele Oaks
8787 Georgia Ave
Silver Spring, MD 20910

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Sung Lee + Mr. James Kestell
 209 Midvale St.
 Falls Church, VA
 22046

2. Article Number

*(Transfer from service label)***COMPLETE THIS SECTION ON DELIVERY**

A. Signature


 Agent Addressee

B. Received by (Printed Name)

JAMES KESTELL

C. Date of Delivery

4/7/05

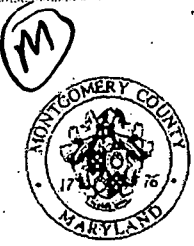
D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
245 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: Sung Lee Kestell
Daytime Phone No.: 703-627-3344

Tax Account No.: 399-46-9984
Name of Property Owner: Sung Lee and James L Kestell Daytime Phone No.: 703)237-2912
Address: 209 Midvale St. Falls Church VA 22046
Street Number City State Zip Code
Contractor: Homeowner Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 26005 Street: Frederick Rd
Town/City: Clarksburg Nearest Cross Street: Old Hundred Rd
Lot: 16, 17, 70, 71 Block: _____ Subdivision: _____
Liber: 5417 Folio: 517 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 30,000
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.

[Signature] _____
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 376030 Date Filed: 3/08/05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Incomplete
- Materials list
- Don't furnish type of masonry/drywall
left 07-1 3/28/05

**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:

There appears to be 3 sections to the main house. The original section of the house faces the main road. The second section of the house was added to the back of the first section. This section includes the main living space with a nice wood stove. These sections were completed in the 1800's. The last section of the house is a covered patio which was built most recently. There are 3 sheds on the property. One 2 story shed directly behind the house. The other 2 were used to keep chickens + other animals. They are located further behind the house.

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

We only wish to change the last section of the house. We will raise the roof line of the patio by 2ft + extend the patio by 4 ft. Only 2ft of the 4ft extension will be visible from the road. We will remove the 2 animal sheds located in the back of the property. We will also install rain gutters + repair + repaint the exterior of the house + remaining shed. We will add 1 window to the back of the house by the stairs.

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. All materials will be consistent with the current materials on the house.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected 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 end of the adjoining properties. All labels should be placed on the front of photographs.

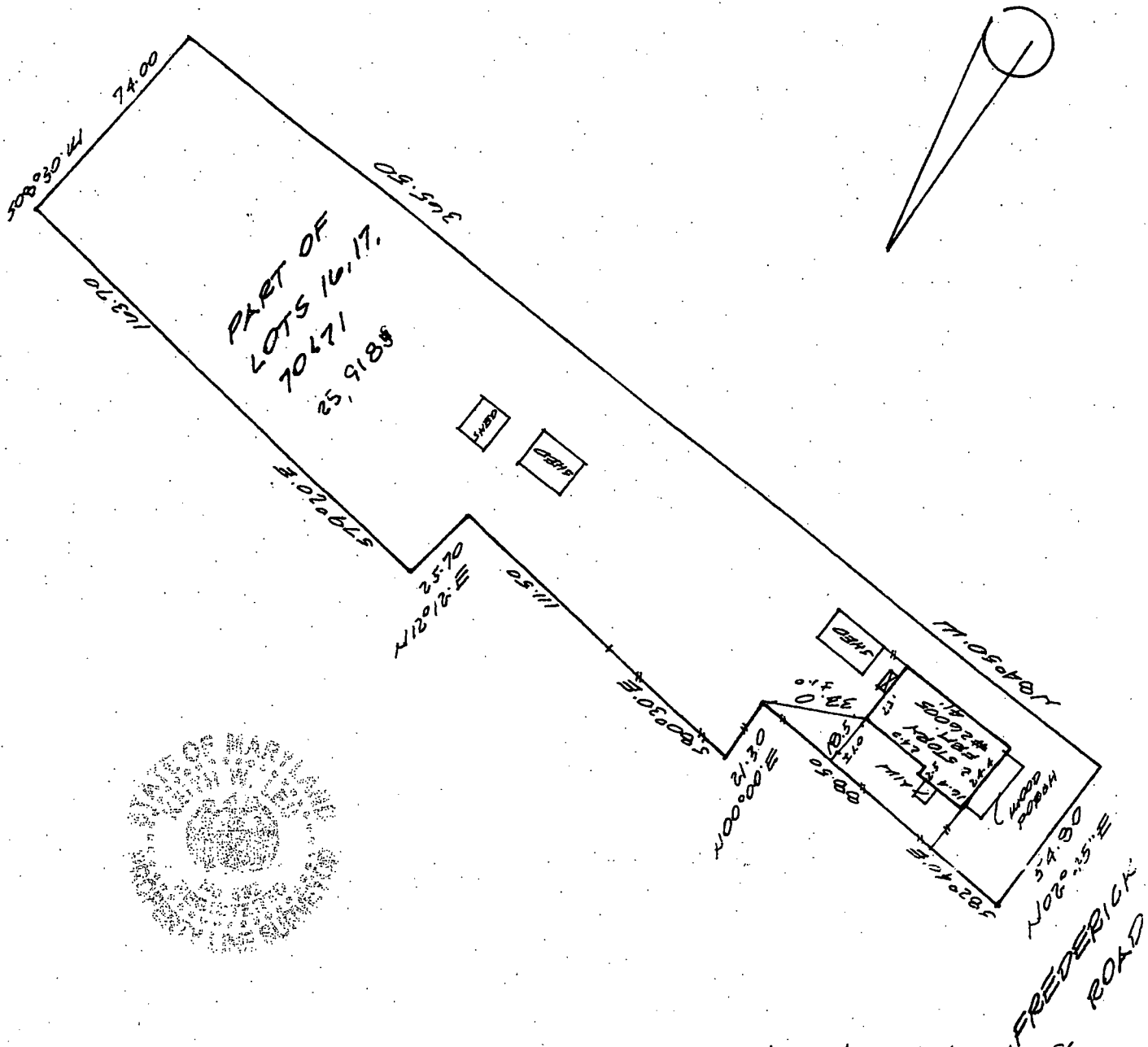
6. TREE SURVEY

N/A

If you are proposing construction adjacent to or within the decline 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.



No evidence of property corners was found. Apparent occupation is shown.

Deed description does not close by 6'.

Date: 01-25-05 Scale: 1" = 50' Dm: B.D.
 Plat Book: NO TITLE REPORT FURNISHED
 Plat No.:
 Work Order: 05-1177
 Address: 26005 FREDERICK ROAD
 District: 2
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

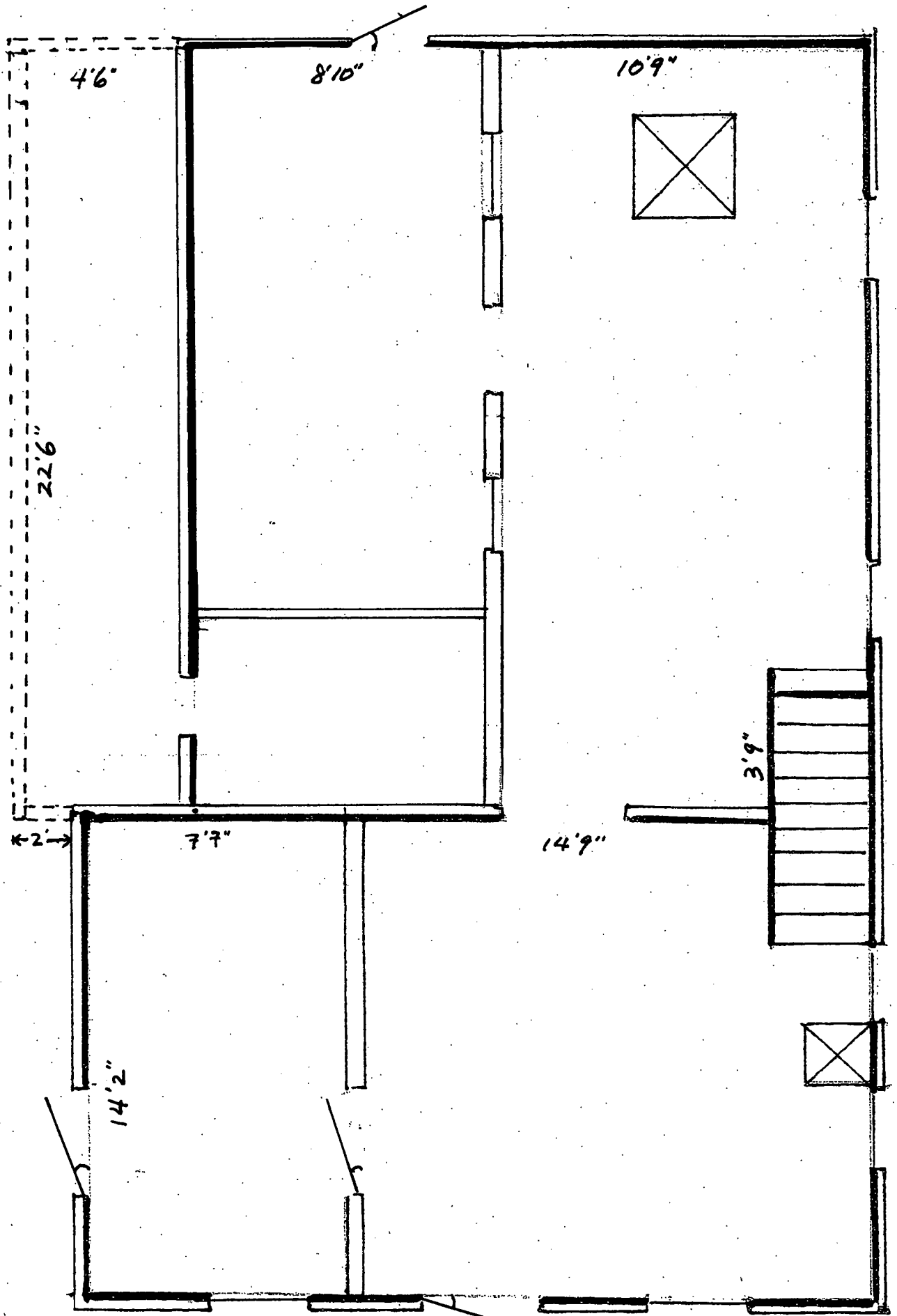
[Handwritten Signature]

LOCATION DRAWING
 PART OF LOTS 16, 17, 70, 71
 HYATTSTOWN
 LIBER 5417
 FOLIO 517

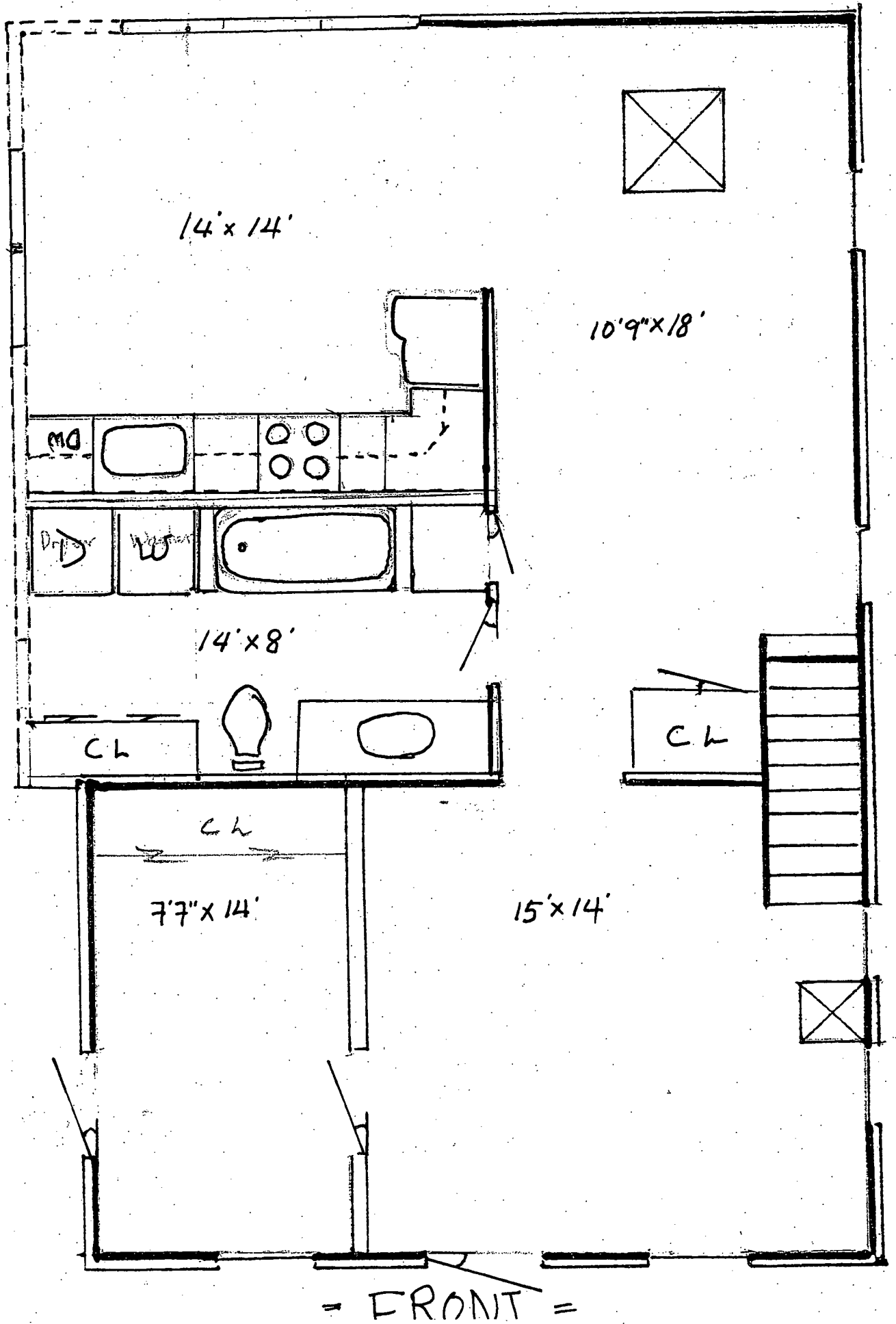
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other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



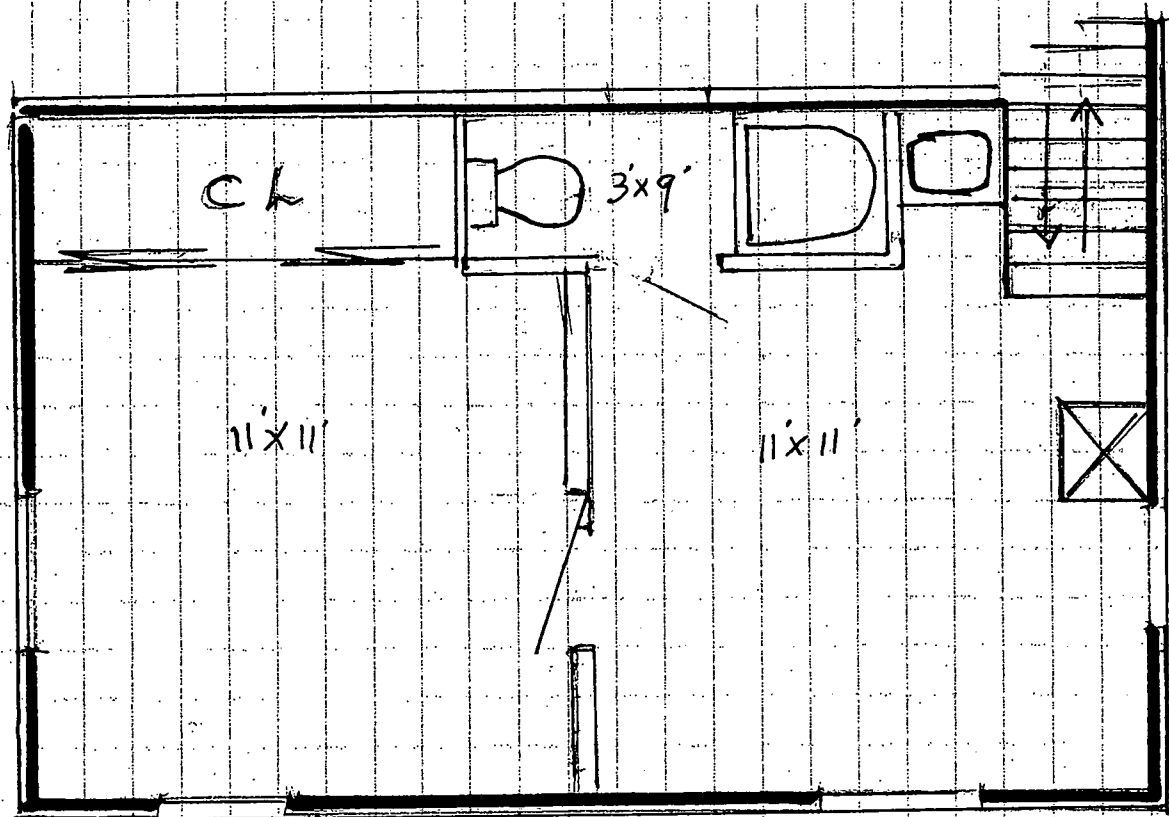
Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 774-0100



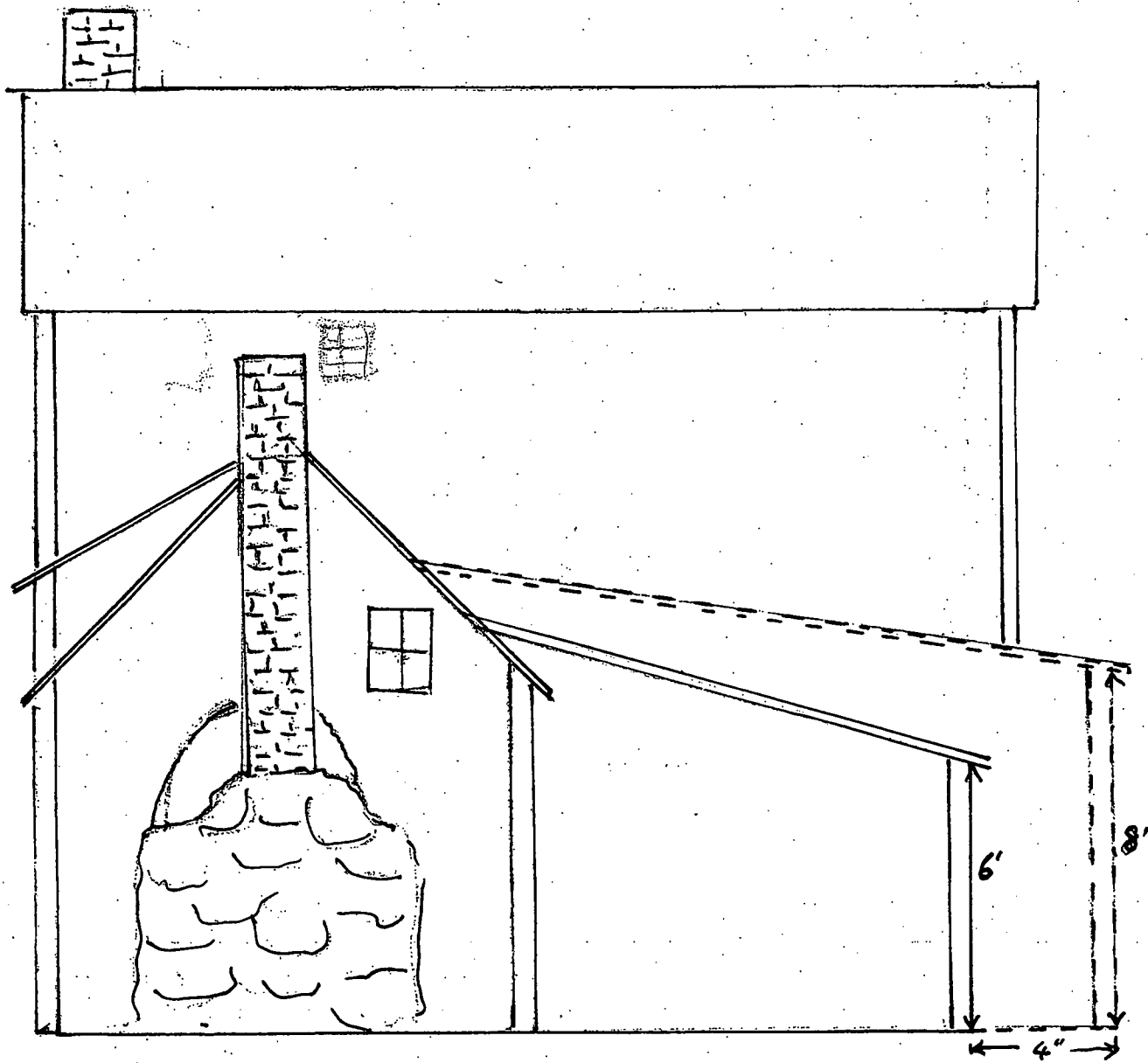
= FRONT =

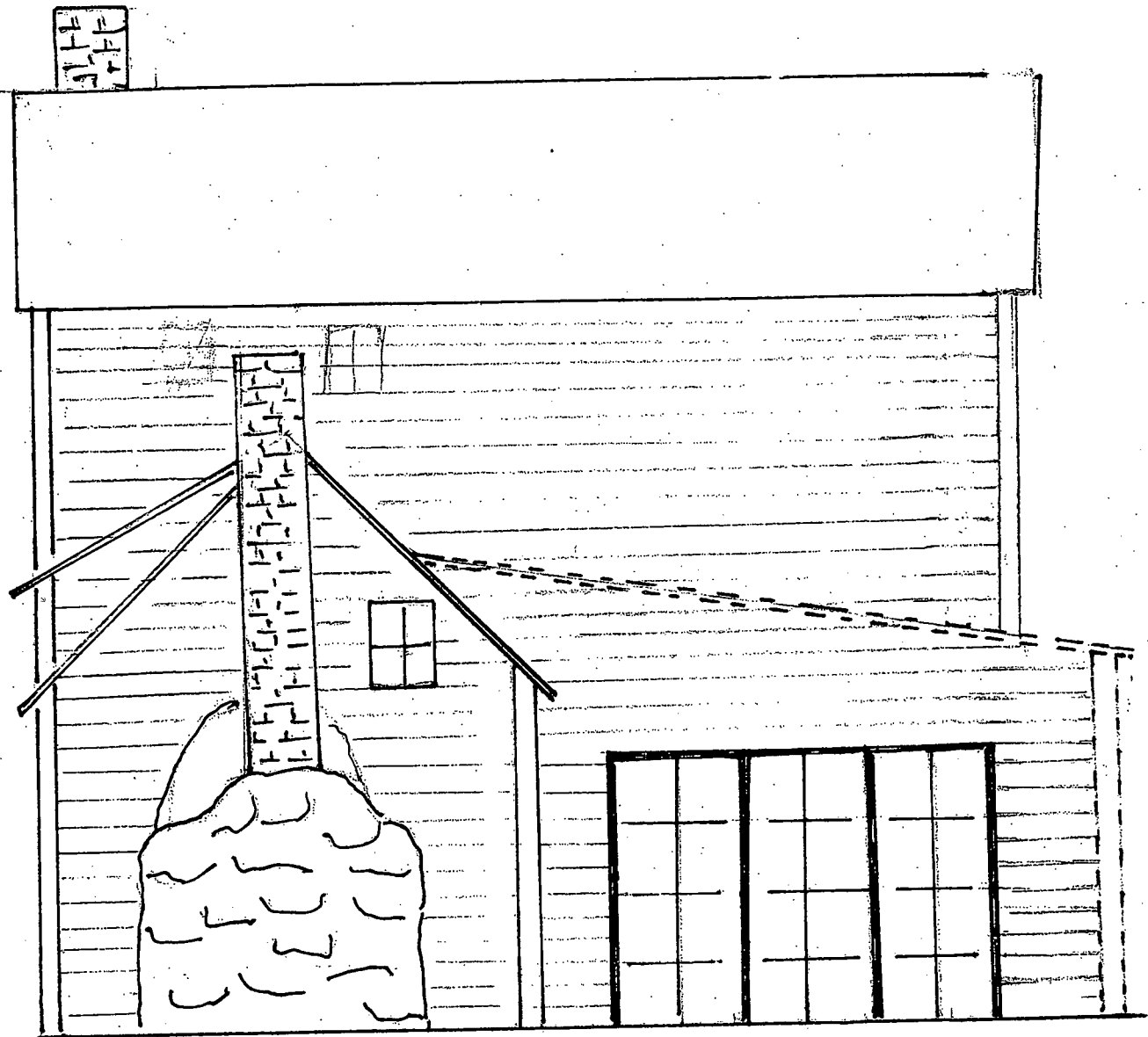


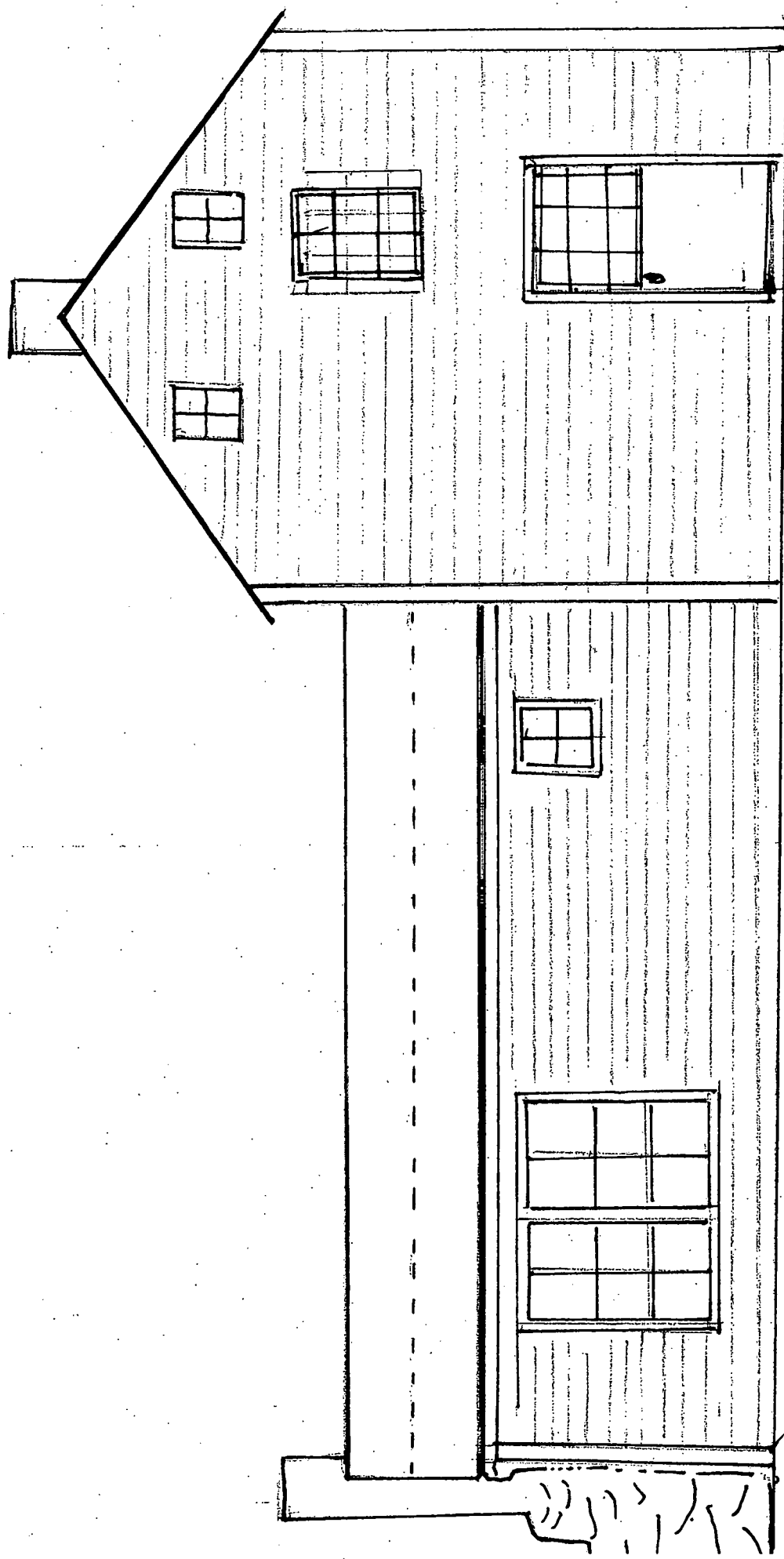
2nd Floor



FRONT



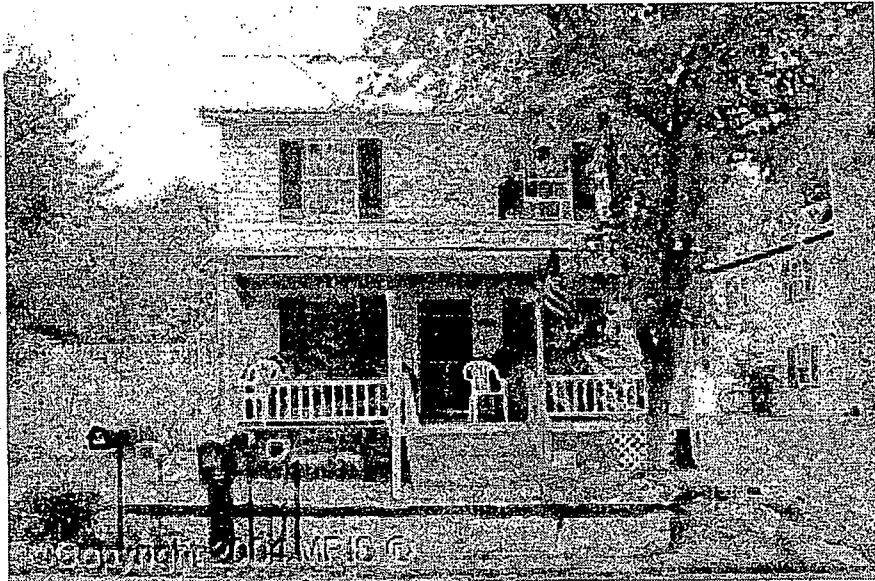


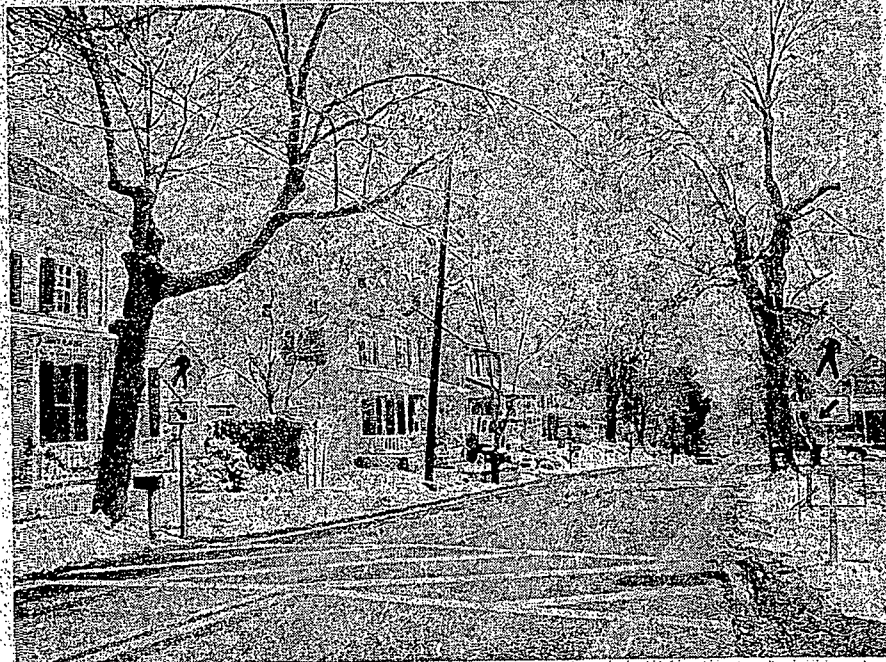
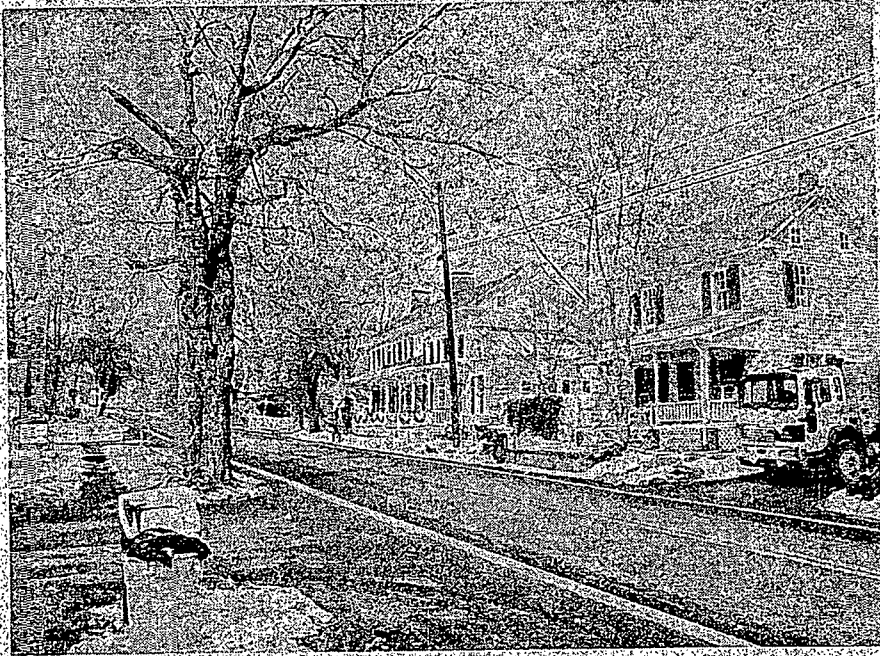


SIDE

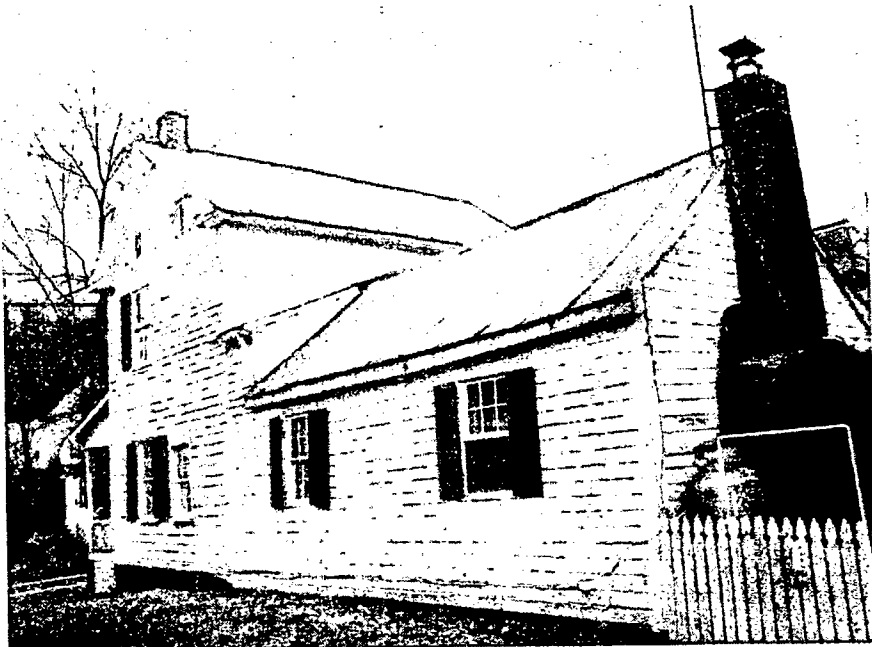


View from
public right
of way

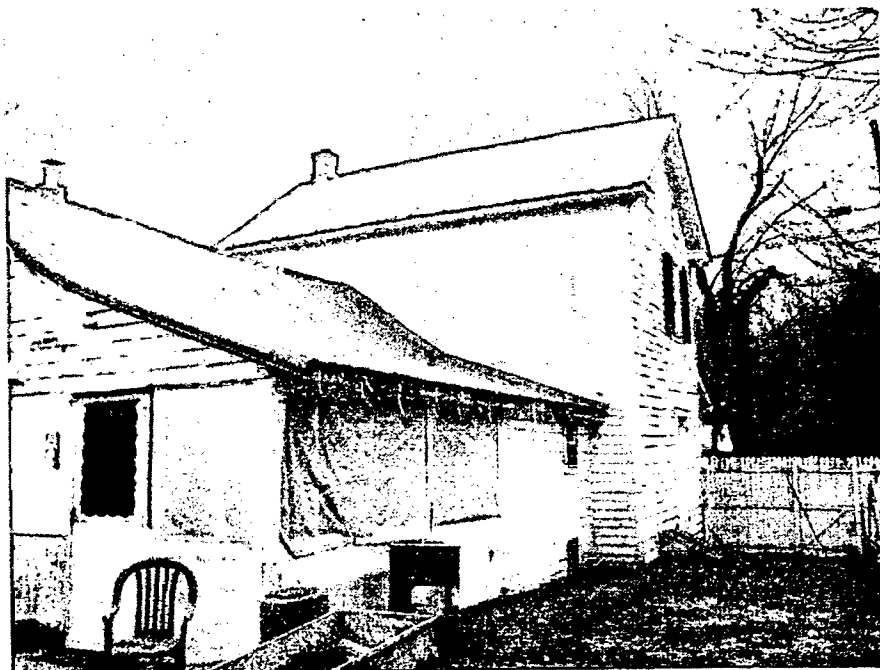


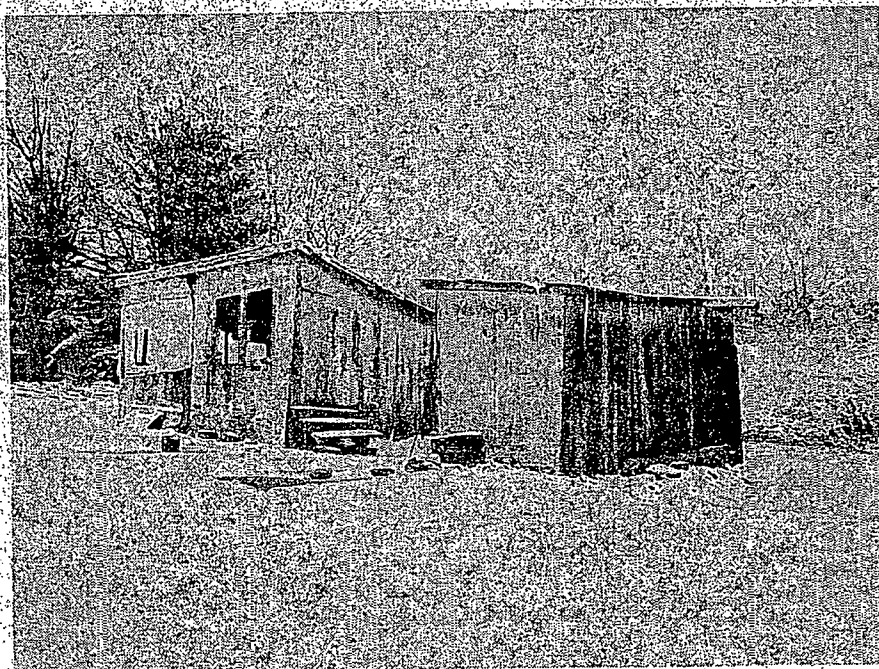
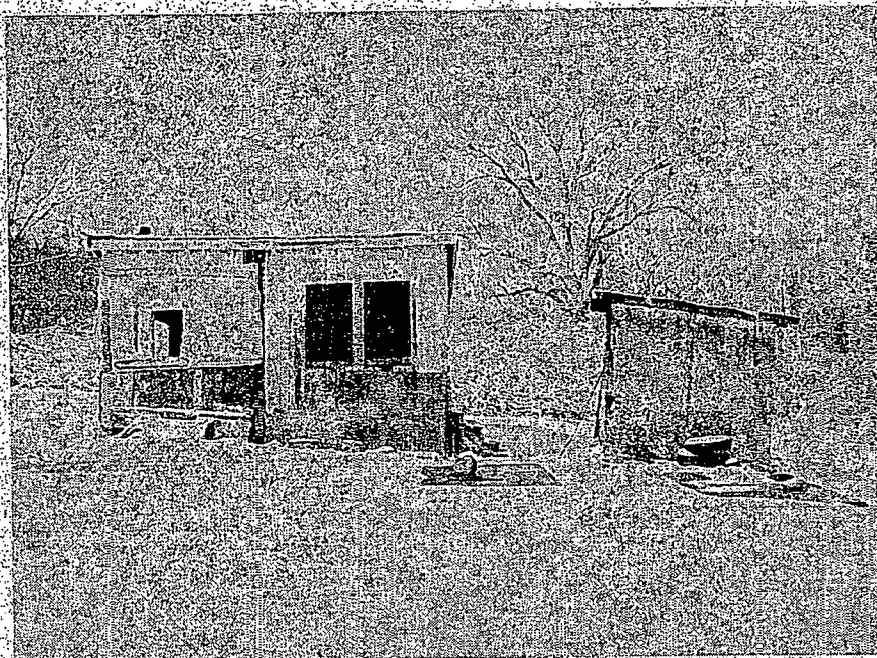
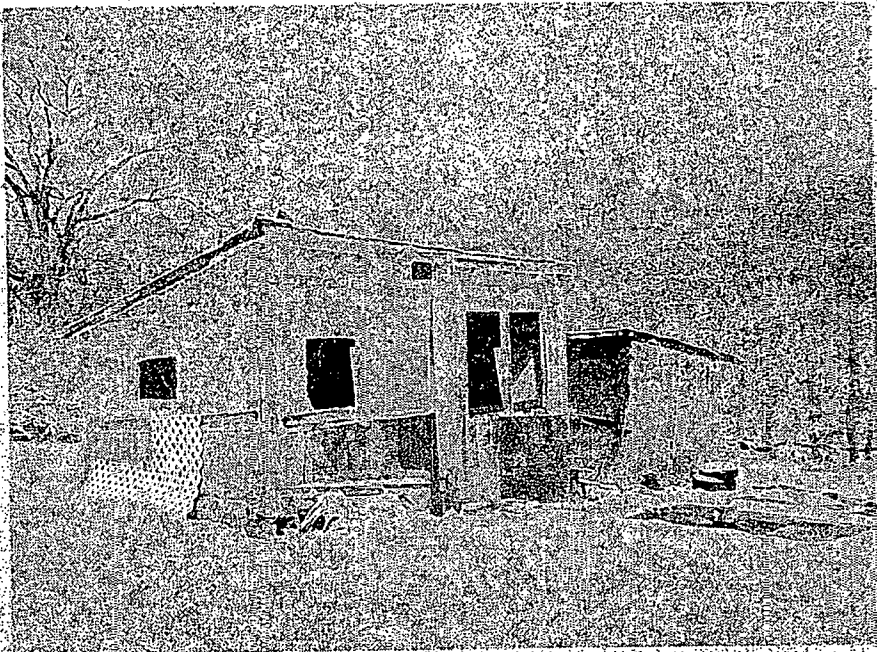


View from
26001 property



View from
5011 property





View of
2 sheds
to be
removed



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

Owner's mailing address	Owner's Agent's mailing address
Sung Lee and James L. Kestell 209 Midvale St. Falls Church, VA 22046	
Adjacent and confronting Property Owners mailing addresses	
Thomas Barse 26004 Frederick Rd. Clarksburg, MD 20871	Randall and Eileen Peterson 26011 Frederick Rd. Clarksburg, MD 20871
Linda Henschel-Tetens 26001 Frederick Rd. Clarksburg, MD 20871	Hyattstown Christian Church 26008 Frederick Rd. Clarksburg, MD 20871
Randall and Eileen Peter	

THIS DEED

S-3377

MADE this 28th day of February, 2005, by and between Sandra Oden Personal Representative, of The Estate of Purdum Jamison, who died on or about November 13, 2003 per Estate No. W45017, as to an undivided one-half interest, and Sandra Oden Personal Representative, of The Estate of Edith Irene Jamison, who died on or about April 9, 2002, per Estate No. W45423, as to the remaining undivided one-half interest, parties of the first part; and Sung Lee Kestell*, party of the second part:

WITNESSETH

and James Lester Kestell, wife and husband

THAT in consideration of the sum of Two Hundred Thirty Thousand and NO/100 Dollars (\$230,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey unto the party of the second part, his/her heirs and assigns, in fee simple, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in the 2nd Election District of Montgomery County, Maryland, namely:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

BY the execution of this Deed, the parties of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust assumed by the party of the second part is in the sum total of \$230,000.00.

SUBJECT to all easements, covenants and restrictions of record.

AND the parties of the first part herein warrant specially the property hereby conveyed; and covenant to execute such further assurances of the land as may be requisite.

WITNESS our hands and seals:

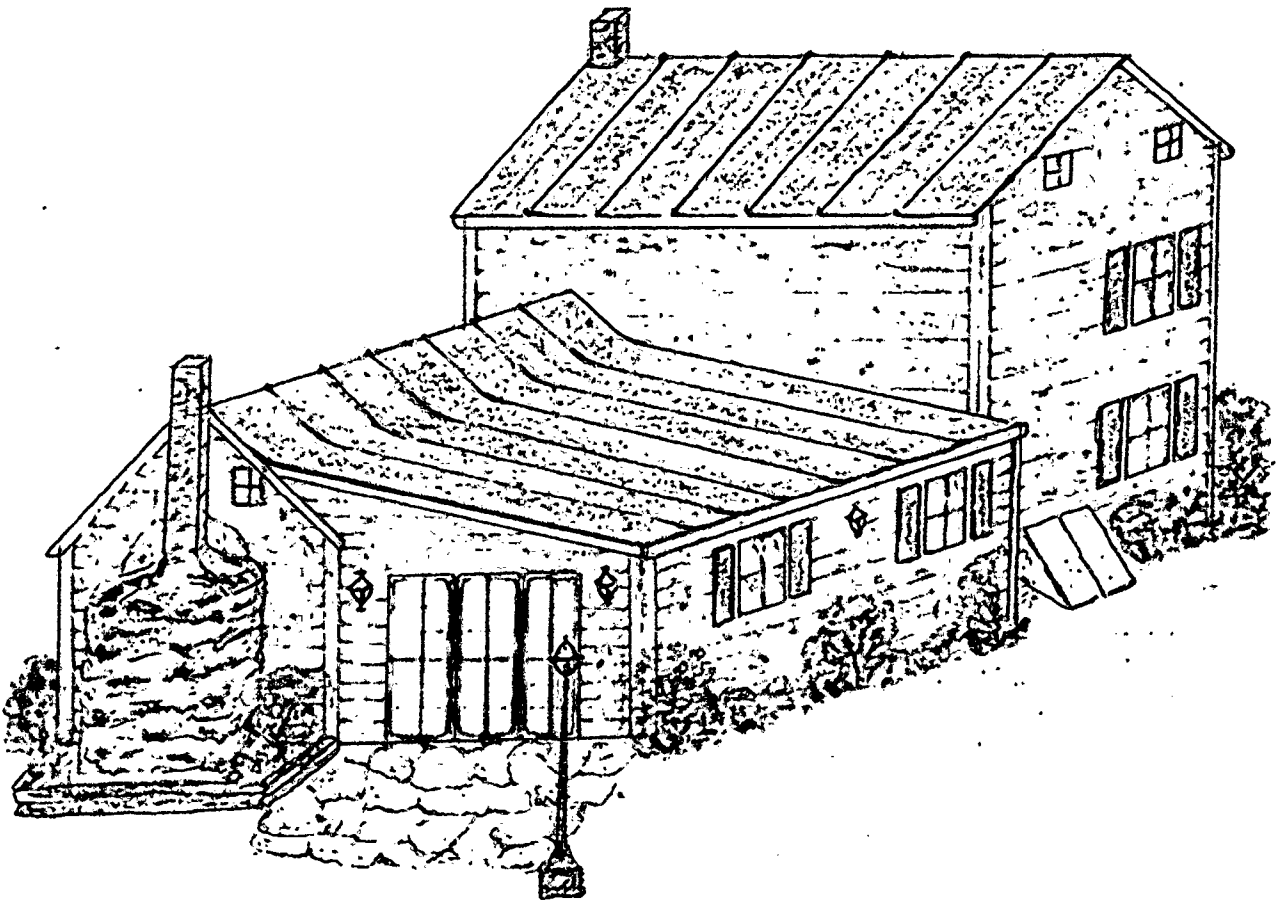
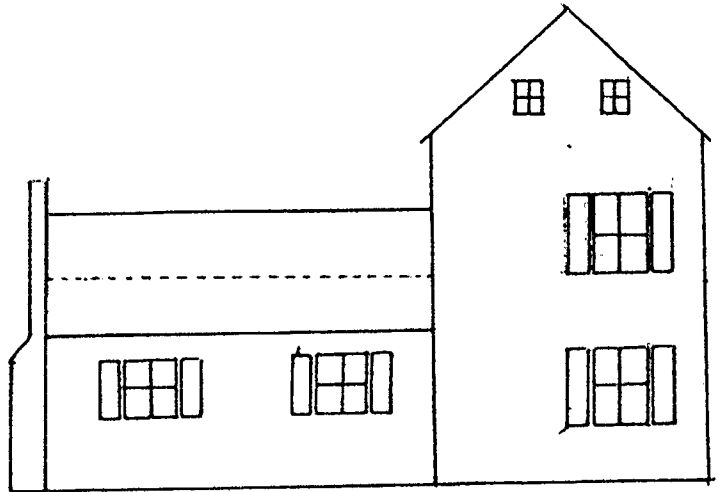
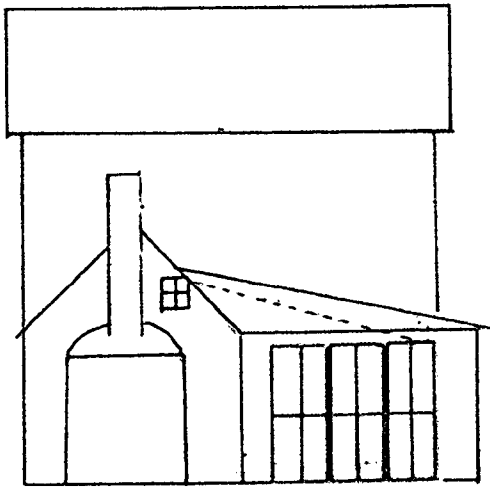
Sandra Oden PR (SEAL)
Sandra Oden Personal Representative

Sandra Oden PR (SEAL)
Sandra Oden Personal Representative

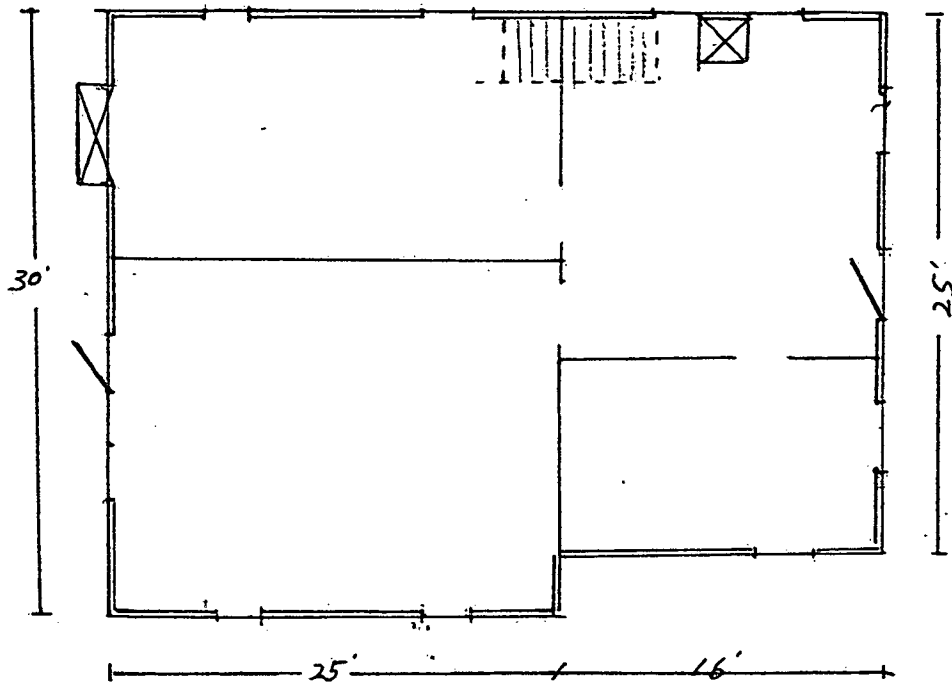
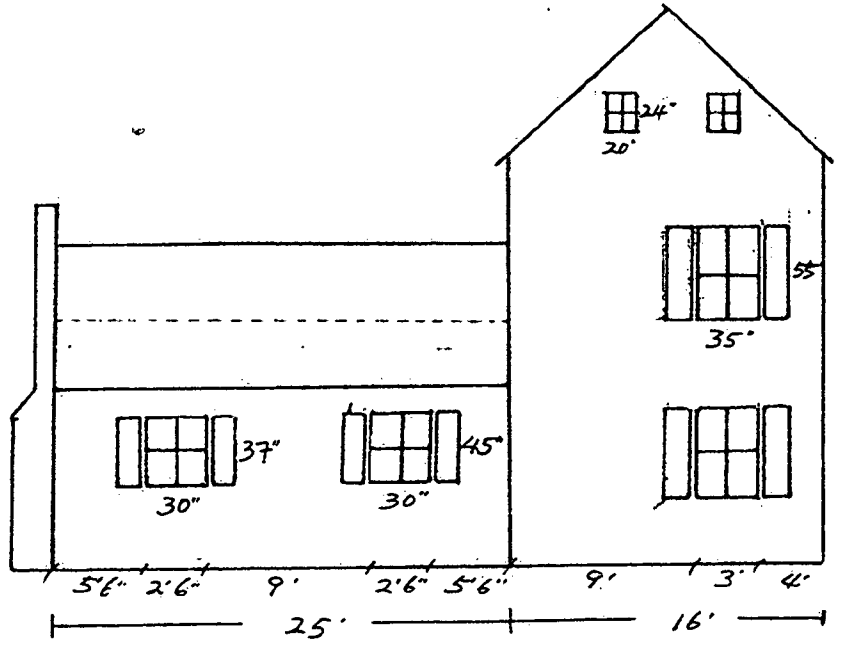
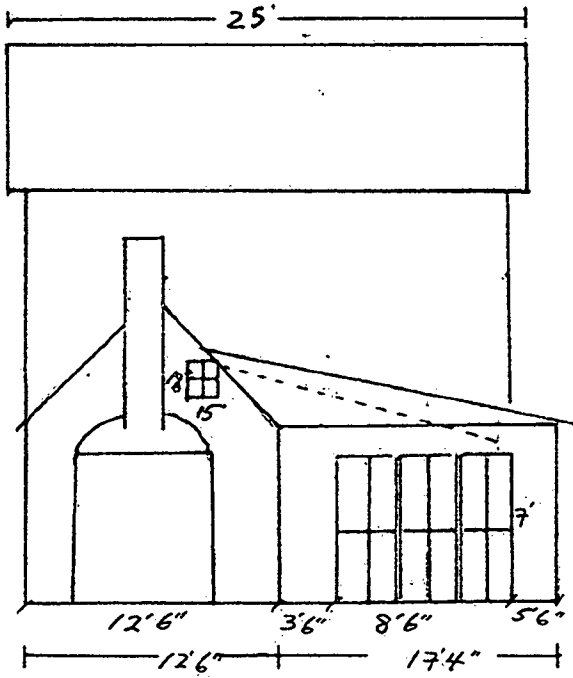
State of _____
County of _____ SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Sandra Oden Personal Representative and Sandra Oden Personal Representative personally appeared before me and being known to me as the persons whose names are subscribed to the within instrument and did acknowledge that they executed the same for the purposes therein contained this 28th day of February, 2005.

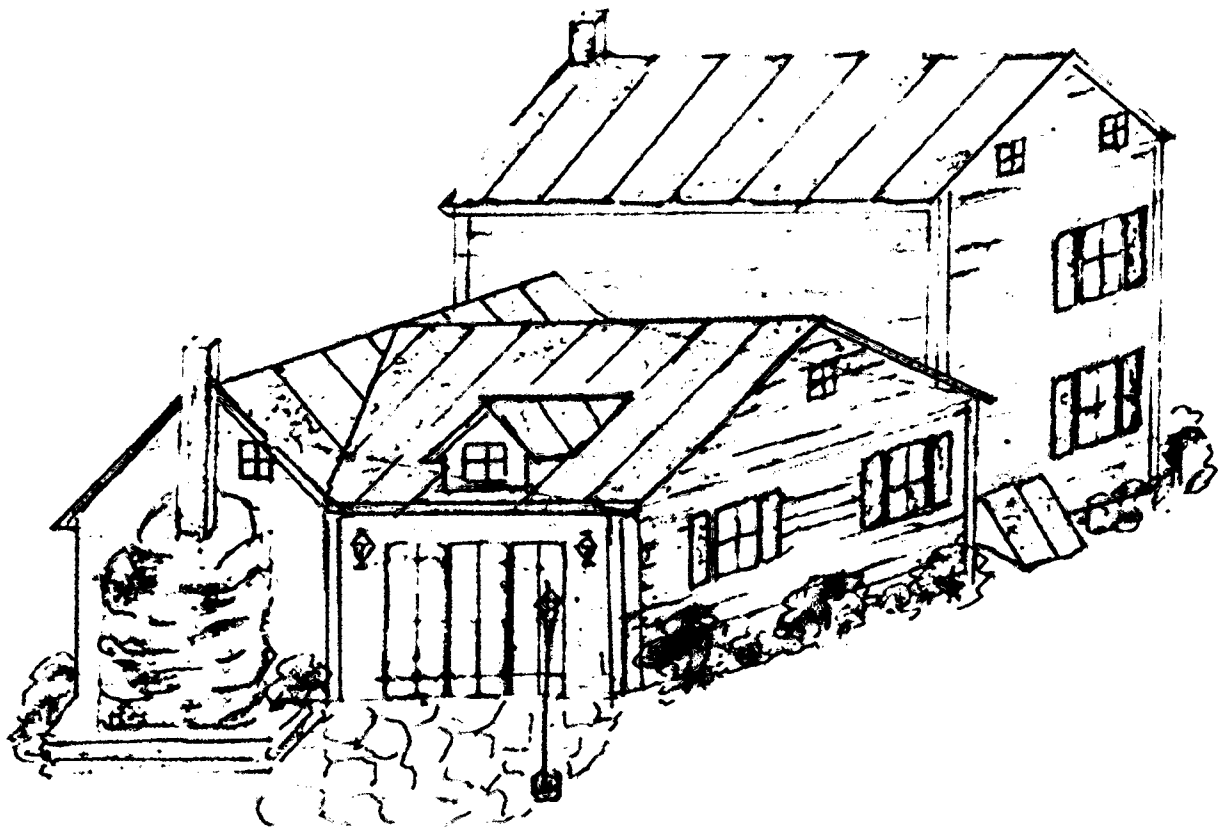
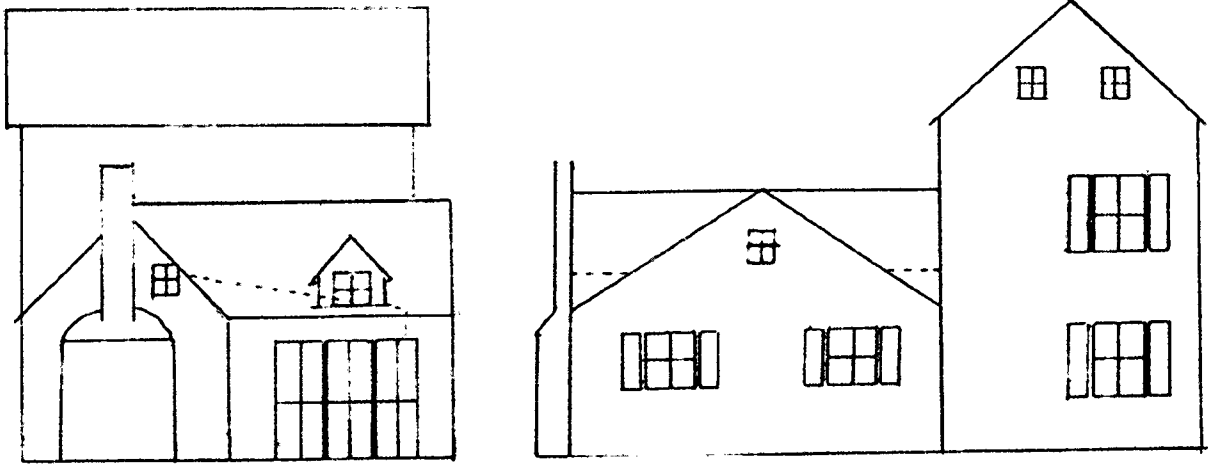
WITNESS my hand and official seal



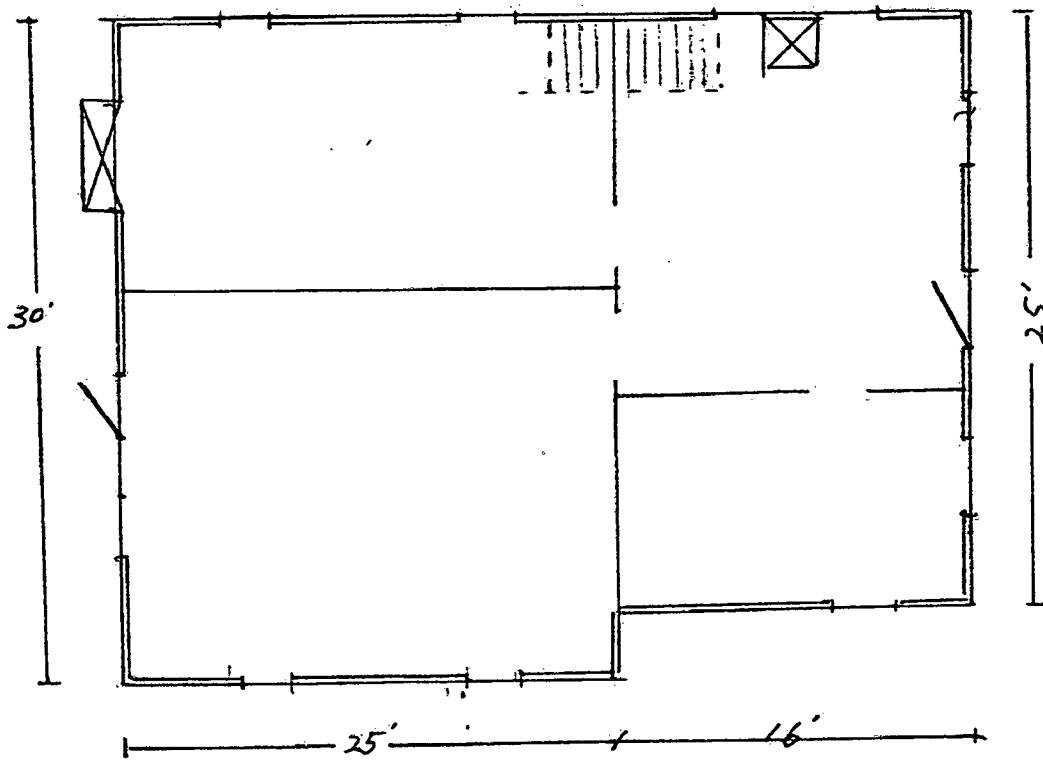
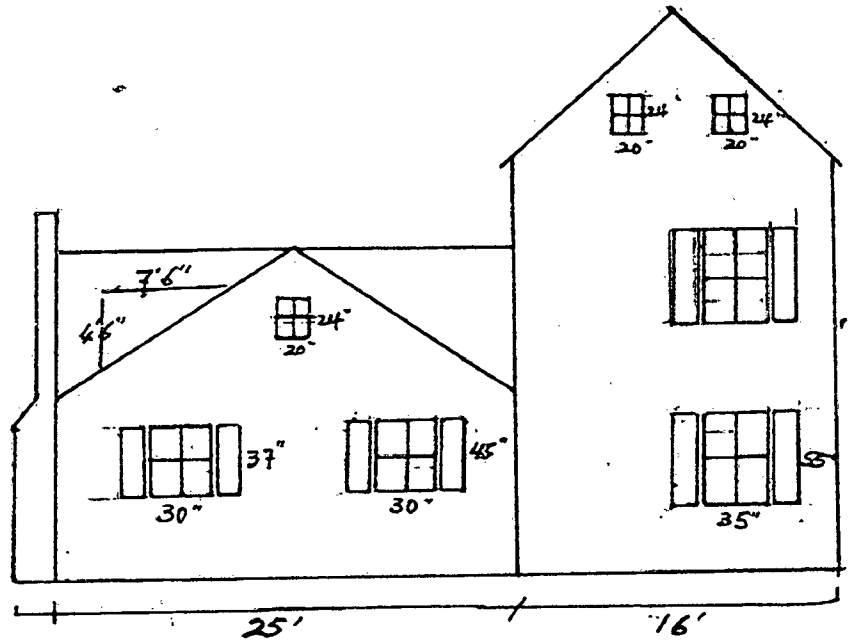
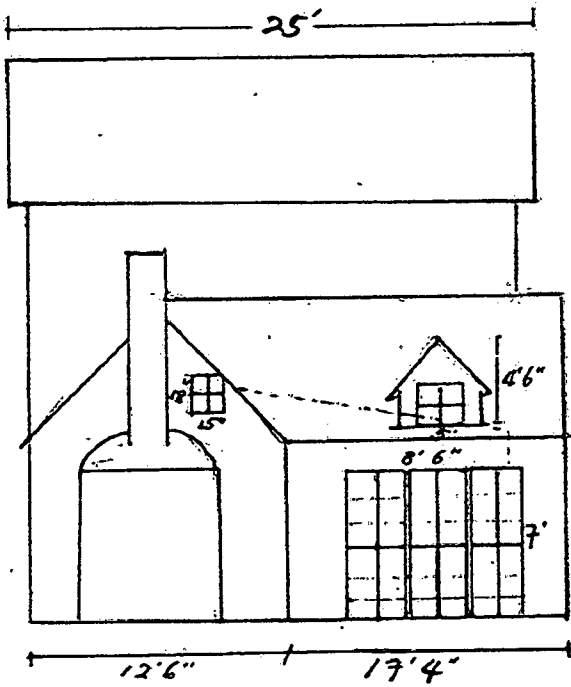
House Plan Size # 1



2 plan



House Plan Size #2



June 22, 2005

James L. and Sung Lee Kestell
209 Midvale Street
Falls Church, VA 22046-3510
(703) 237-2912

Michele Oaks, Senior Planner
Historic Preservation Office
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Historic Area Work Permit # 376030 (26005 Frederick Rd)

Dear Ms. Oaks,

I am enclosing detailed drawings of the alternative renovations that we propose to make to the main dwelling at 26005 Frederick Rd. The choice we prefer is the one that extends the roofline 5 additional feet to the back. We think that will best preserve the historical look of the house. The second proposal is one that would make a gable parallel to that on the front portion of the house.

We have also modified the carriage house proposal so that it is clear that it is two floors (plus attic space), the footprint is the same as in the original plan; the design of the roof is what was suggested by Commission members; and we can assure you also that the roofline will be lower than the house roof line because of more than 5 foot drop where the carriage house will be located. Sung has also made clear where the carriage house will be located on the plat site, noting distances from the side lines and from the house. All materials will be the same as represented on the initial application.

Hope this address the main concerns of the Commission. Please call if you have any questions.

Jim Kestell

Oaks, Michele

From: Oaks, Michele
Sent: Tuesday, July 19, 2005 3:27 PM
To: 'Jim Kestell'
Subject: RE: Hyattstown

Mr. Kestell,

As I look at the transcript from the meeting (attached), I am concerned that the Commission is not going to support the proposal for the addition, as it has not changed in design since the first preliminary consultation. Have you and your wife given any more thought to hiring an architect to do a massing study for the proposed addition and new buildings? The level of detail in the drawings are definitely what we were looking for and what we require for our submittals, however, I am still concerned that the Commission will not support the design as presented.

I would be happy to provide you with some names and phone numbers of architects that have worked within our historic districts and can help you solve this problem. Let me know if you want me to forward their information to you.

Michele

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.mncppc.org

-----Original Message-----

From: Jim Kestell [mailto:jlkestell@cox.net]
Sent: Friday, July 15, 2005 12:13 PM
To: Oaks, Michele
Subject: Re: Hyattstown

We had hoped that the contractor would have completed both, but he got us only the house plans before his leaving for vacation. We will request that he complete the carriage house plan also in the same type of detail. ASAP

I will ask Sung to send you the temporary shelter that she was proposing to store her garden pots and also to cover construction materials. It is basically the type of shelter that some people use to cover a boat or recreational vehicle. We will send you a copy. We didn't think that temporary structures such as that required any clearance. Sung talked to Linda about it mainly as a courtesy and so that she would not think the thing was ugly or whatever since she would be

7/19/2005

the only neighbor who would even see it.

Jim

----- Original Message -----

From: Oaks, Michele

To: Jim Kestell

Sent: Friday, July 15, 2005 10:12 AM

Subject: Hyattstown

Hi Mr. Kestell,

I am in receipt of your drawings for the addition to the house that were dropped off yesterday and they look great. This is the level of detail that we needed.

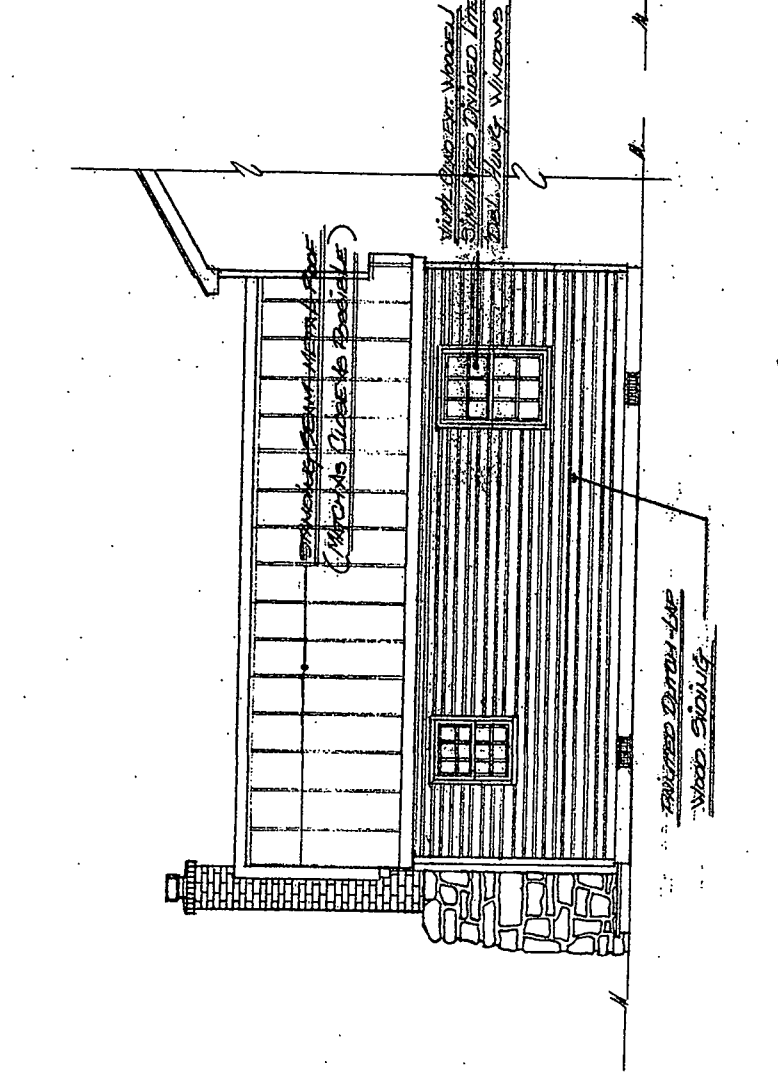
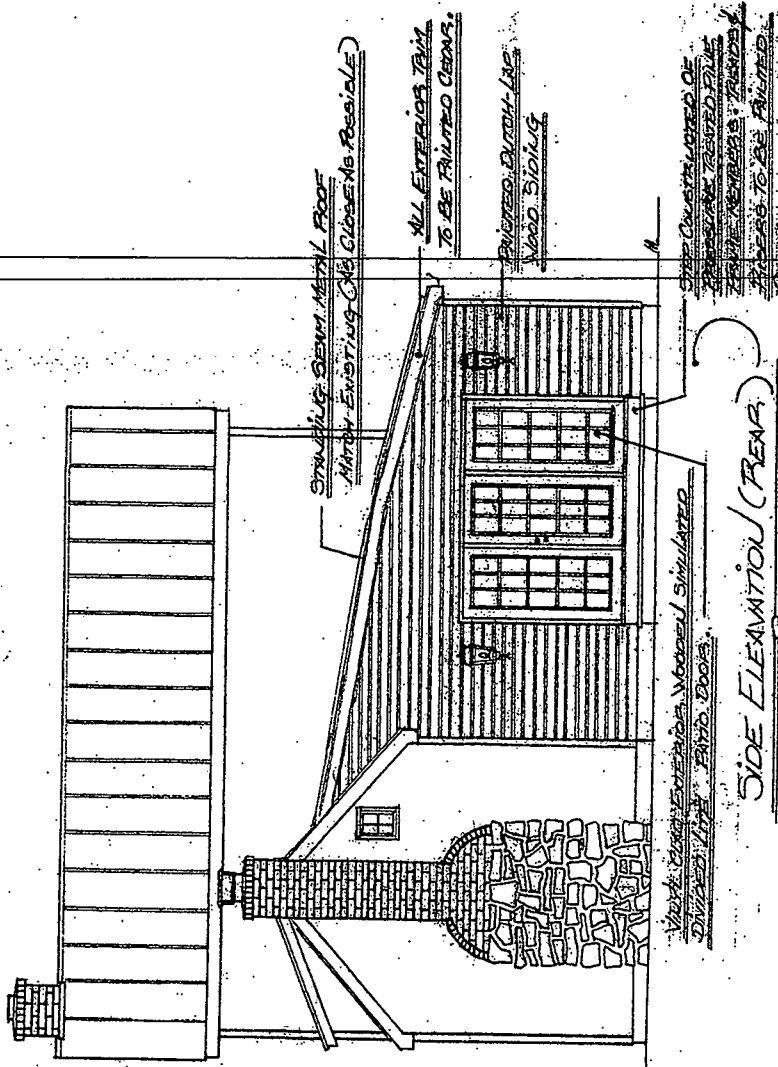
Secondly, the drawings that I received did not contain any for the proposed garage. Am I to be expecting them?

Finally, I wanted to touch base regarding a phone call from Linda Tetens, your neighbor. She mentioned that you are proposing to install a temporary tent building on your property for housing tools etc on your property. I would like to see those specs to ensure that the HPC does not need to review it. If you can mail that to me at the below address, it would be extremely helpful.

Thanks.

Michele

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.mncppc.org



PREPARED BY: <u>STANLEY W. BROWN, JR.</u> DRAWN BY: <u>DAVID W. BROWN, JR.</u>	
SCALE: <u>1/4" = 1'-0"</u>	APPROVED BY: _____ DATE: _____
DESIGN CONSULT: <u>FRANKLIN H. BROWN, JR.</u> ARCHITECT: <u>FRANKLIN H. BROWN, JR.</u>	
DRAWING NUMBER: <u>405-A</u>	

1 that --

2 MS. O'MALLEY: You show shutters on your windows,
3 but they're on this.

4 MR. MYERS: Any shutters that will be on it, if
5 they are not already, you know, original, I mean, the
6 original are the right size. Anything we would put on would
7 be accurate at the window size.

8 MS. O'MALLEY: And on your new development?

9 MR. MYERS: Yes. And I think we identified that
10 on the materials specifications.

11 MS. O'MALLEY: Does anybody else have any other
12 questions?

13 MR. BURSTYN: Madam Chair, I make a motion that we
14 approve the staff report with the conditions as stated.

15 MS. O'MALLEY: Is there a second?

16 MS. WILLIAMS: I'll second.

17 MS. O'MALLEY: Anymore discussion? All in favor,
18 raise your right hand.

19 MR. MYERS: Thank you.

20 MS. O'MALLEY: Thank you. We'll move into the
21 preliminary consultations. The first one is 26005 Frederick
22 Road, Clarksburg.

23 MS. OAKS: The subject house is an outstanding
24 resource within the Hyattstown historic district. The
25 applicant is proposing to expand the existing rear addition

1 by increasing the height of the roof by two feet, and extent
2 the footprint by approximately five feet, demolish two
3 outbuildings on the property, repair and repaint the
4 exterior of the house and remaining shed and the rain
5 gutters, install a new window on the rear facade of the
6 house, and to construct a carriage house at the rear of the
7 property.

8 The proposal, staff is very concerned about the
9 subject proposal as presented. We feel that the rendering
10 for the proposed addition which, as currently designed, is
11 joined at the roof line at the gable of the original log
12 section, and is completely covering the north facing rear
13 span of this original section.

14 We feel that the goal of the HPC is to retain
15 historic fabric and massing, configurations, and to help
16 visually convey the evolution of the historic building's
17 form.

18 As such, we are recommending that the applicants
19 restudy the house and provide a design that retains the
20 original log section in its entirety, and allows for a new
21 addition to be joined, so that the original log section is
22 showcased.

23 We also are concerned about the proposed curtain
24 wall that is designed to support the weight of the new
25 addition. It will be covered in the principal elevation of

1 the log section, even though it is currently enclosed in the
2 screened porch today, it is clearly identifiable in the
3 interior, and that curtain wall would completely cover up
4 that detail.

5 We also are concerned about the proposed carriage
6 house. We feel that the design could be more sympathetic to
7 the existing site, and reflect some of the massing and size
8 and scale of carriage houses that would be compatible to
9 this region and to this historic district. And as such, we
10 have included in the packet on circles 17 to 24, some
11 examples of compatible carriage house designs and massing.

12 Also received in your packet are your handouts
13 tonight, comments from the local advisory panel, and they
14 were very thorough and I encourage you to look at them in
15 detail. They do have some suggestions about how to
16 reconfigure the addition, as well as some massing studies
17 for the repair jobs.

18 I do have some pictures, and the applicant and
19 their designer are here this evening. And as always, I will
20 be happy to entertain any questions you might have. Just to
21 show you the pictures here, the subject house is this white
22 house here. You will note that it is very close to the
23 existing Frederick Road. This is the east side of the
24 street. North is in this direction here.

25 Another view of the historic house here. Another

1 view of the front facade. This is a view of the one and a
2 half story log section. This is what was described in the
3 staff report as the shed. It is set upon a concrete block
4 foundation, so it's obviously been moved to this location.
5 It's not original to this location.

6 This is the existing roof. This has been an
7 extension. It probably was an open porch at one time. The
8 log section ends here. Here's another view. The proposal
9 is to join this gable and extend out an additional five feet
10 beyond the side elevation. And these are the
11 noncontributing sheds and they're proposed to be demolished.

12 And this is the applicant's rendering of the site
13 as she envisions, with the existing house, the new addition,
14 and the new carriage house proposed.

15 MS. O'MALLEY: Are there any questions for staff?

16 MS. WILLIAMS: Yes. Just, the prospective
17 rendering you just showed differs from what I see in the
18 packet. I mean, there is another perspective, just that end
19 elevation. Are there anymore drawings?

20 MS. OAKS: This is, unfortunately, the best
21 drawings we've got.

22 MS. WILLIAMS: It does not have the same roof
23 profile or -- so in other words, that perspective rendering
24 is what we should be looking at, and just ignore the
25 drawings in our packet then?

1 MS. OAKS: I think we should ask the applicant to
2 probably give a little more detail.

3 MS. O'MALLEY: Would the applicant come up,
4 please? State your name for the record.

5 MR. KESTELL: Jim Kestell.

6 MS. O'MALLEY: And I guess maybe address that
7 first question.

8 MR. KESTELL: This drawing here would reflect the
9 ideas of the local historic committee, the recommendation
10 they made, in terms of matching the gable to the front
11 section of the house gable, as opposed to extending --

12 MS. O'MALLEY: Right.

13 MR. KESTELL: -- the porch out five additional
14 feet.

15 MS. O'MALLEY: So our packet shows what you had
16 first thought of, and this is what the committee
17 recommended? The local committee?

18 MR. KESTELL: Well, it's a little bit different,
19 because the local committee had the gable separated from the
20 front section of the house, with a little space between.
21 And what we, in order to get living space in the house, we
22 made the gable come right to the front section of the house.

23 MS. WILLIAMS: What is your program for this
24 addition? I just can't really tell from the plan that we
25 have here? What is it that you are gaining by putting this

1 addition on?

2 MR. KESTELL: Well, the idea is to get some more
3 living space in the house, because we only have a single
4 bedroom upstairs. And the log section would be kept
5 protected. And that would be a main room. What used to be
6 a porch, and what has been used as a kitchen for the longest
7 time, would be expanded into a larger kitchen with a
8 bathroom behind it.

9 MS. WILLIAMS: This is a really challenging
10 project, because of the diminutive nature of the existing
11 buildings, and the evolution of the architecture. I mean,
12 it is a really interesting collection that you have this
13 older log structure that was added onto in the later 19th
14 century by this front I-house. And it's a really typical
15 relationship, and one that we like to see celebrated in a
16 way that this proposal doesn't do.

17 The difficulty is, I'm not sure how to do it. You
18 know, the only other way that houses sort of evolve in a
19 more naturalistic way, is sort of in telescope form. And
20 so, you know, you can think of adding onto the back, you
21 know, side, end of the log house. But you've got that shed
22 there. So I don't know. I mean, it's a really, this is a
23 really challenging project.

24 MR. KESTELL: Well, I think it's not only the
25 shed. We have that major ancient fireplace that's like six

1 feet deep.

2 MS. WILLIAMS: Right, not to mention that.

3 MR. KESTELL: And that's going to prevent
4 telescoping it out, because there is not much room adjacent
5 to either side on that to telescope it out, too.

6 MR. BRESLIN: Well, doesn't this rendering show
7 the existing log cabin, or the existing log building has a
8 chimney which remains. It has a roof that remains. You're
9 taking off of a lean-to that is not as old as the log
10 section, and you're putting in a counter beam.

11 MR. KESTELL: Correct.

12 MR. BRESLIN: So by doing that, you're really
13 maintaining the log, this log section.

14 MR. KESTELL: We are. There is no --

15 MR. BRESLIN: And the counter-gable is clearly
16 distinguishable. And if someday, for some reason, somebody
17 wanted to restore the log section, they could take that
18 counter-gable off.

19 MR. KESTELL: That's true.

20 MS. WILLIAMS: Well, I mean, except for that it
21 totally obscures that elevation of the log wing, and --

22 MR. BRESLIN: Well, if it was setback a foot or
23 something, if it was -- in a lot of ways, by taking off that
24 lean-to, it is no more obliterated than the lean-to
25 currently.

1 MR. KESTELL: If you look at the original
2 photograph of that section, you'll see that there is nothing
3 that sets that log house out. You'll see it only when you
4 go into the house.

5 MR. BRESLIN: Right.

6 MR. KESTELL: Of course, we found it when we
7 removed the plaster, and there the logs were.

8 MR. BRESLIN: And if you were to, if you were to
9 kind of restore that end view of the log portion, and set
10 your counter-gable addition back, say a foot, so you could
11 really see the profile of the log section, it would be an
12 improvement on what's there now.

13 MS. WILLIAMS: I don't know. I mean, I disagree.
14 I just think that that's a really typical scenario to have
15 a front porch like that, with a shed extension to a gable
16 roof on a log structure. And by putting this intersecting
17 gable addition on, you're really obscuring the sort of
18 natural evolution of this building.

19 And I don't know, I mean, I'm just sort of
20 wondering if you couldn't extend the shed out at a slightly
21 higher angle, and then do kind of a very glazed addition,
22 that's a one-story addition, that is glazed, and reduces the
23 mass somewhat, so that the log structure really reads as a
24 building, and not some lost element or remnant of one.

25 MS. OAKS: The concern that staff had when we were

1 on the site is that one of the major things is the
2 structural integrity of the roof itself, and of the log
3 section.

4 And by putting anything on top of that, if they
5 were going to have to do some sort of a curtain wall on the
6 interior to support that weight, because the weight of any
7 new structure bisecting the gable was going to be too great
8 for the log, that we were going to have to support it. And
9 we view that as problematic.

10 We're not sure that this cat side addition is not
11 part of the original log section, either. I think it would
12 have been a full front porch. It appears to me that it was,
13 that it was enclosed, you know, later down the line, because
14 you have -- this is really, you are right, it's a real
15 challenging case. We just really want to see this element
16 featured and highlighted, and not encased.

17 MS. O'MALLEY: Is there a way that you could do
18 something with the shed instead, and have it be connected?

19 MR. KESTELL: I know of no way. The shed is too,
20 really too narrow to make into any kind of a telescopic
21 extension. The fireplace, as you can see from the
22 photograph, covers nearly two-thirds of what would be the
23 telescoped portion.

24 MS. O'MALLEY: Portion. Leg room.

25 MS. OAKS: One of staff's suggestions,

1 unfortunately, I think the applicant wasn't in support of
2 this, was to, since this is set on concrete block
3 foundation, it is not original to this location, that we
4 move the structure somewhere else on the property. There is
5 a significant rear yard. And then do a telescoping massing.

6 That's why you see in my packet that I showed on
7 circle 15 and 16, some examples of how things were
8 telescoping, the evolution. It certainly could be higher
9 than the one-story addition. They could get two stories, if
10 they had a staircase that is housed in that section. So
11 that was my idea. But unfortunately, I think they really do
12 want to keep the shed in its current location.

13 MS. WILLIAMS: But also you still have the end
14 chimney, which makes it, they have to compromise the whole
15 end wall. So --

16 MS. OAKS: If you kept the cat --

17 MS. WILLIAMS: Oh, I see.

18 MS. OAKS: -- you could have it go into it.

19 MS. O'MALLEY: Or you could feature it --

20 MS. WILLIAMS: Right.

21 MS. O'MALLEY: -- in that room.

22 MR. KESTELL: This shed is actually -- no one
23 knows when this shed was relocated here. We know it's
24 horsehair mortar. And it's a very old shed.

25 MS. OAKS: It is an old shed.

1 MR. KESTELL: We think it's, the way we perceive
2 it, as part of the historical site that we came into. And
3 we like the location. We like the appearance. We like what
4 we can use that old shed for, and we have taken off the old
5 shingles. We're restoring the clapboard to its original
6 condition. We hope to show that off, and showcase that, as
7 part of this historical property.

8 And so we really don't have an interest in
9 telescoping that narrow shed, which has a pump house in it,
10 on the ground floor, we really don't have any interest in
11 telescoping that into the rest of the property. It would
12 increase the expenses on this project way beyond what we
13 were hoping.

14 MS. WILLIAMS: I mean, that makes sense. I would
15 necessarily encourage the elimination of the shed. I don't
16 really see any clear solution. I mean, I think if you are
17 working with an architect, maybe you could have him explore
18 some other schematic ideas for your next preliminary. I'm
19 not sure if we can design it for you.

20 I mean, I personally have a hard time seeing an
21 additional that obscures the log wing, and the way that it
22 is shown in that perspective, for a bird's eye view.

23 MS. WRIGHT: What about -- that's what I was going
24 to say. What about again looking at this perspective, if
25 you did a more, you know, again, almost like another

1 detached, you know, might feel like a shed that would be to
2 the north of the existing building. North is to your right.
3 And that would somehow connect with a sort of hyphen type
4 element with the existing log structure? I mean, it would
5 probably have to be like a little story and a half kind of,
6 again, almost looking like a detached shed, but connected
7 with the height of it. And that, you could get your, I
8 guess you are looking for an additional kitchen space? Is
9 that --

10 MR. KESTELL: Kitchen, and the room right behind
11 the kitchen will be, will be the second bedroom or an office
12 in the home, or whatever you want to use it for.

13 MS. WRIGHT: Kitchen and home office, or something
14 like that.

15 MR. KESTELL: Right, something like that.

16 MS. WRIGHT: But do it as like a, you know, again,
17 almost like a new construction, which you know, from in
18 terms of putting in a kitchen, might be easiest. It's like
19 almost a little separate building, but connected with a very
20 glassy hallway to the log portion.

21 MS. WILLIAMS: Well, yes, and here is another
22 option is to look at an addition to the front two bay
23 building.

24 MS. OAKS: I don't think you have the side yard
25 setback for that. It's a very narrow lot.

1 MS. WILLIAMS: Well, I don't know.

2 MS. O'MALLEY: Well, I think that there have been
3 an assortment of ideas. I really think it's something that
4 you're going to have to go back and work on a bit, to see if
5 you can take some of these ideas and work on --

6 MS. WRIGHT: Does anyone have any concern about
7 the other outbuilding that they're proposing way at the back
8 of the property?

9 MS. O'MALLEY: Can you show the streetscape that
10 shows -- does that show that area at all?

11 MS. WRIGHT: The houses are -- no. Where the
12 barn-like building would be located is not really visible --

13 MS. O'MALLEY: It's not visible.

14 MS. WRIGHT: -- from 355.

15 MS. OAKS: And it's off down the slope, as well.

16 MR. KESTELL: If I can just, the carriage house,
17 proposed carriage house, would be where those two ancient
18 buildings are that we proposed to demolish. There they are,
19 right there.

20 MS. O'MALLEY: And you're saying that's downhill.

21 MS. OAKS: Yes.

22 MR. KESTELL: And this, it goes down hill to the
23 regional park in the background.

24 MS. OAKS: Their property backs up to the County
25 property.

1 MR. BRESLIN: Well, one comment is, that's this
2 building?

3 MR. KESTELL: Correct.

4 MR. BRESLIN: It looks like it's a full three-
5 story building.

6 MR. KESTELL: It really wasn't intended to be.
7 The top floor was just going to be an attic. But I think
8 that's probably --

9 MR. BRESLIN: Right, but I think it's drawn as a
10 three-story building. If you were to draw it, if it intends
11 to be a two-story building, could you redesign it as a two-
12 story building, I think it might be acceptable. And I think
13 the staff is giving you some very good ideas about what the
14 forms might be.

15 MR. KESTELL: Yes, we saw those.

16 MR. BRESLIN: But I think if you were to take
17 something like this and amend it to your program, by making
18 it either a story and a half or two stories, if that were
19 the case, you wouldn't want it taller than the house, I
20 don't think. This sketch, looking at it, would be taller
21 than the house.

22 MR. KESTELL: It certainly would not be our
23 intention to have it taller than, and with the fact that
24 it's going downhill, I don't think even as it's presently
25 structured, but we will modify with a new plan to take into

1 account the staff's proposals and your comments.

2 MR. BRESLIN: But the fact that you said, it's far
3 enough back, and the lot is large enough, that I think a
4 substantial outbuilding is appropriate, as long as it is
5 well-designed.

6 MR. KESTELL: It is really the only way, we had
7 originally come in with an idea to put a second floor on the
8 home, as the neighbor did. We have a neighbor that, with a
9 shared driveway as you can see from the photographs. And
10 they were approved for that second floor.

11 But if the real concern is to keep the integrity
12 of the log structure, then the only way we can get
13 additional space for a garage and for additional guest space
14 would be in that carriage house.

15 MS. OAKS: Could you, as the Commission, highlight
16 exactly what you would be looking for in the second
17 preliminary, in terms of drawings and so forth?

18 MS. WILLIAMS: I mean, I think that I would like
19 to see some schematics and optional schemes of, you know,
20 how you could do an addition on that log structure. And I'm
21 thinking of an extension of that cat's eye and shed roof,
22 but with a much more glazed effect, you know, have it more,
23 be more like a double story porch, but enclosed, as one
24 option.

25 A second option, with a hyphen, and then a

1 connecting wing, possibly. And I don't know, maybe
2 something a little more creative, but something that
3 maintains the original massing of that log structure, and
4 the relationship of the log structure to the later 19th
5 century addition.

6 And other than that, you know, possibly not
7 changing it at all, and the other structure on the site that
8 accommodates the program. But I think looking at some
9 options and having some schemes and some drawings, you know,
10 this is a good drawing for a schematic. We wouldn't need,
11 necessarily, the plans and elevations for the next scheme.

12 But I think we're looking at another preliminary
13 before, and maybe even two preliminaries before the work
14 permit.

15 MS. OAKS: Something still like the same kind of
16 scale and measure drawings --

17 MS. WILLIAMS: Oh, obviously, yes.

18 MS. OAKS: -- because I think proportionally, I
19 think that that's why we're running into some problems with
20 the current drawings, as submitted.

21 MS. O'MALLEY: Is there anything further?

22 MR. ROTENSTEIN: I think Commissioner Williams has
23 given some good guidance about trying to work with
24 preserving that important log building. I also think staff
25 has given some good suggestions for the new outbuilding in

1 the back. The one thing that I would emphasize is, lose
2 that gambrel roof and go with something that is more
3 compatible with the surrounding historic buildings.

4 MS. O'MALLEY: I think that's probably all we can
5 help with now.

6 MR. KESTELL: Okay.

7 MS. O'MALLEY: The next item will be 11231 River
8 Road, River View Road in Potomac.

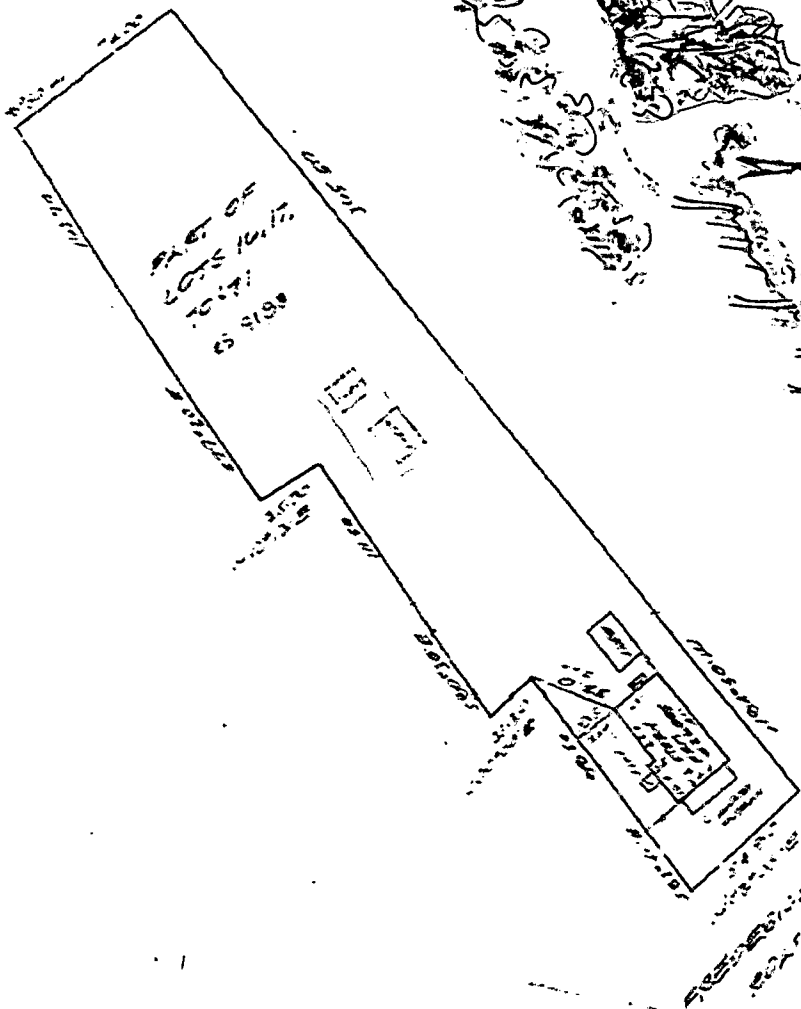
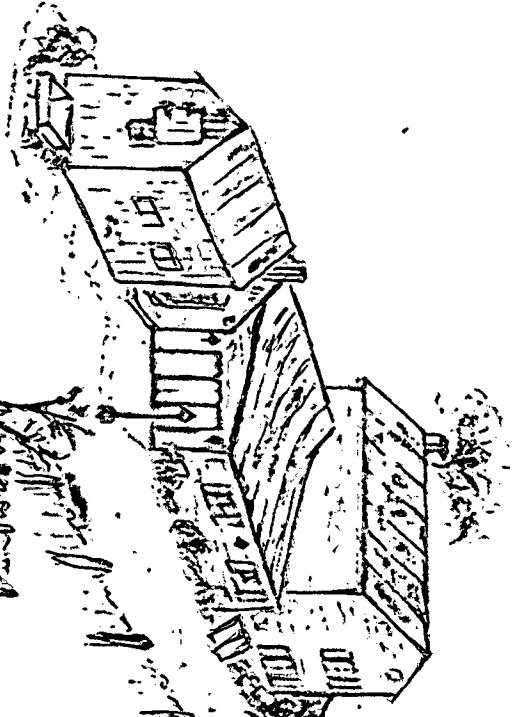
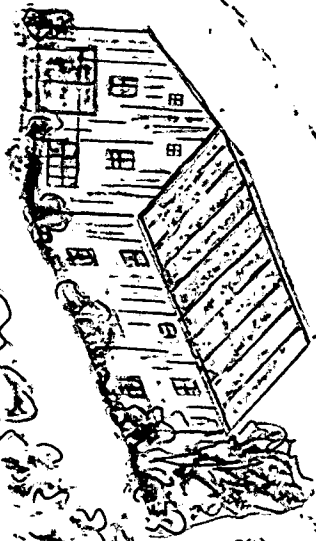
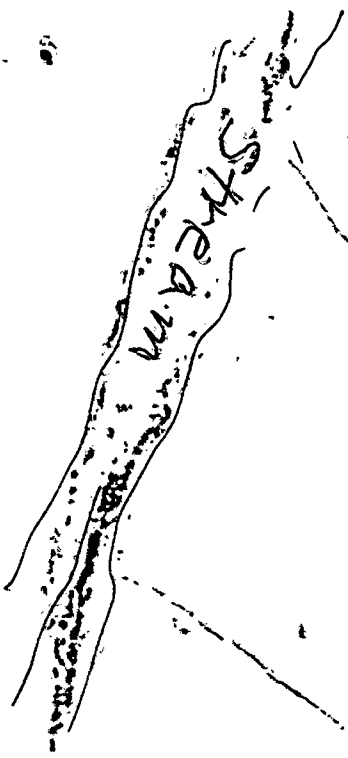
9 MS. OAKS: This is like a rags to riches here.

10 MR. BARNES: Well, that's a good time to
11 interject, I'm just going to say I'm going to miss
12 Commission Williams and Breslin's comments, and sometimes I
13 feel like their professionalism kind of carries the show.
14 It's going to be tough to replace them, but we'll go on.

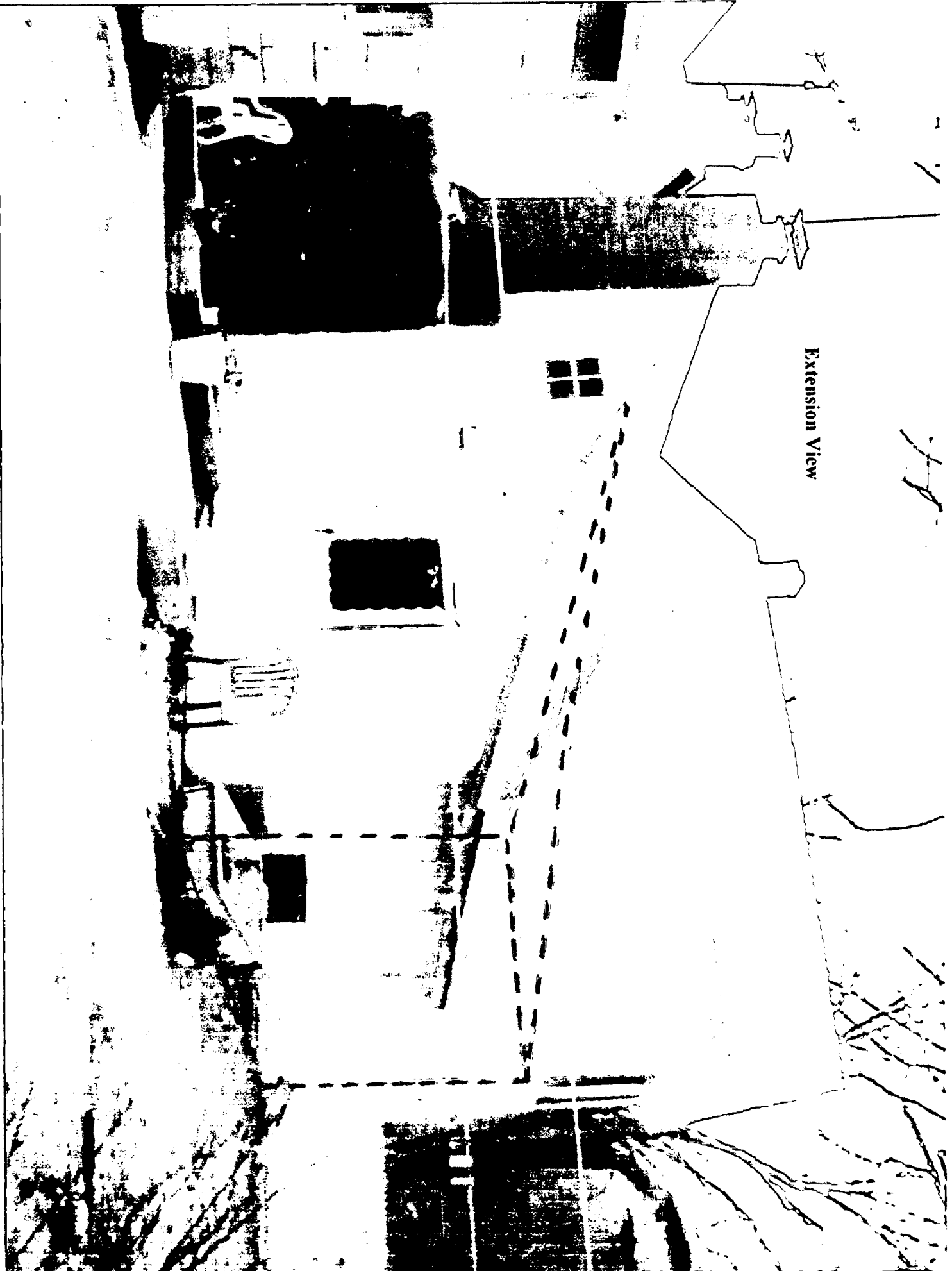
15 MS. OAKS: The subject property is a master plan
16 individually designated site called Marwood. This is also a
17 preliminary consultation for the proposed development plan
18 for the site.

19 On circle 2, it outlines in very detail what the
20 applicant is proposing, given, I am not going through this
21 three-page outline of everything that is being proposed, but
22 I will highlight the most prominent elements.

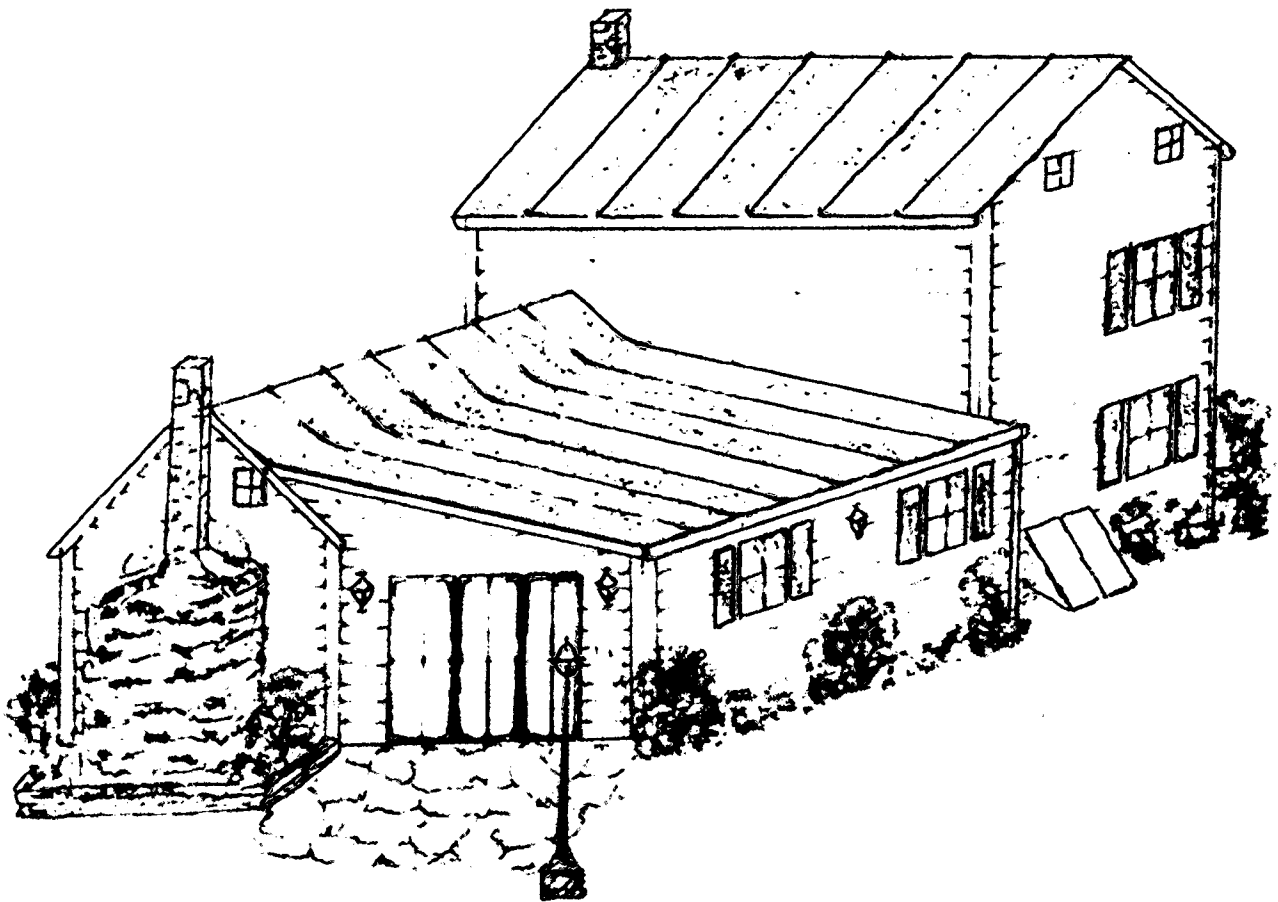
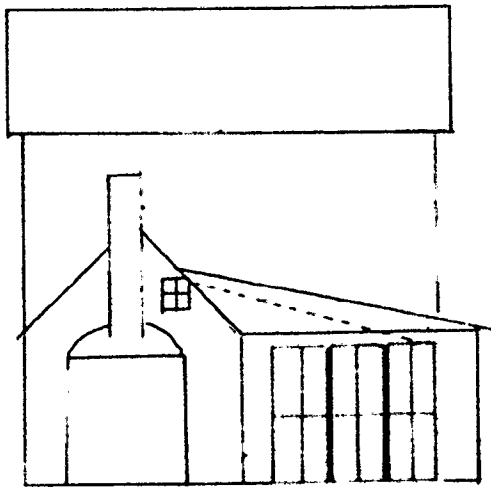
23 The goal of this is to restore this house to its
24 original grandeur. With that, they are looking at doing
25 some additional structure, construction of some additional



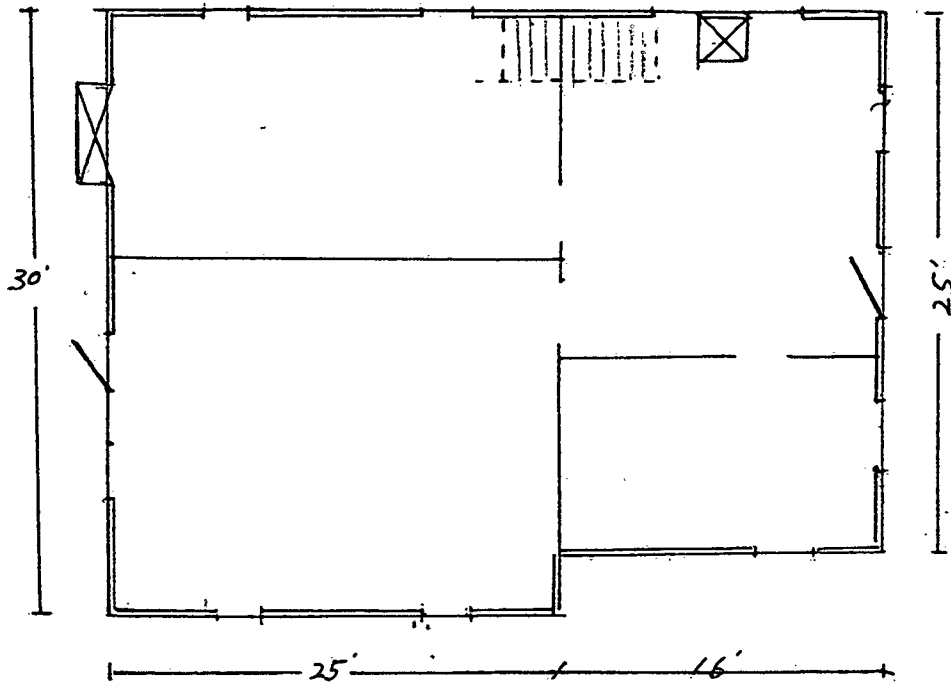
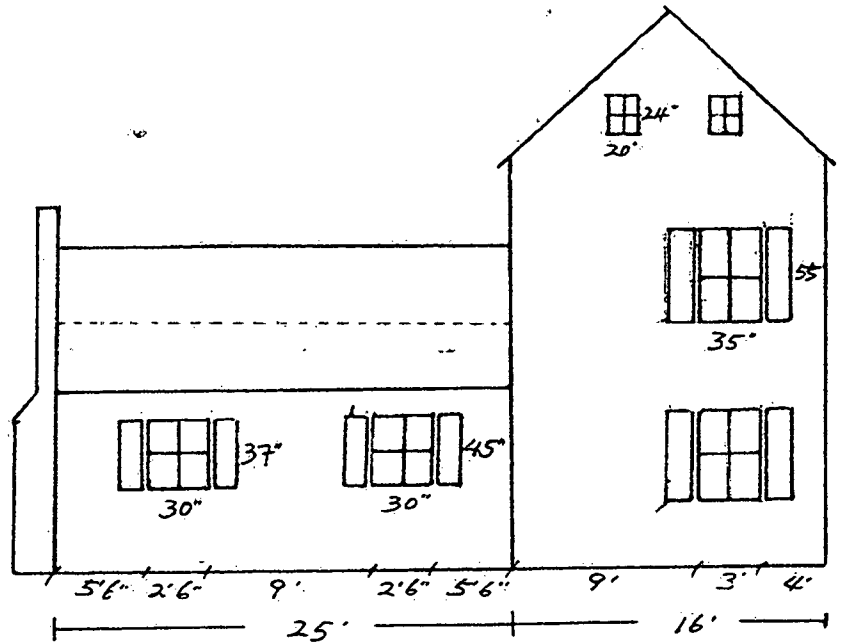
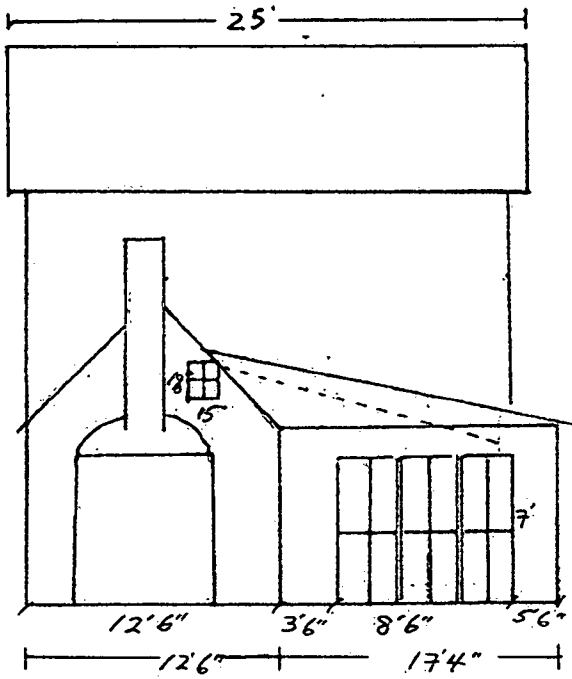
Street



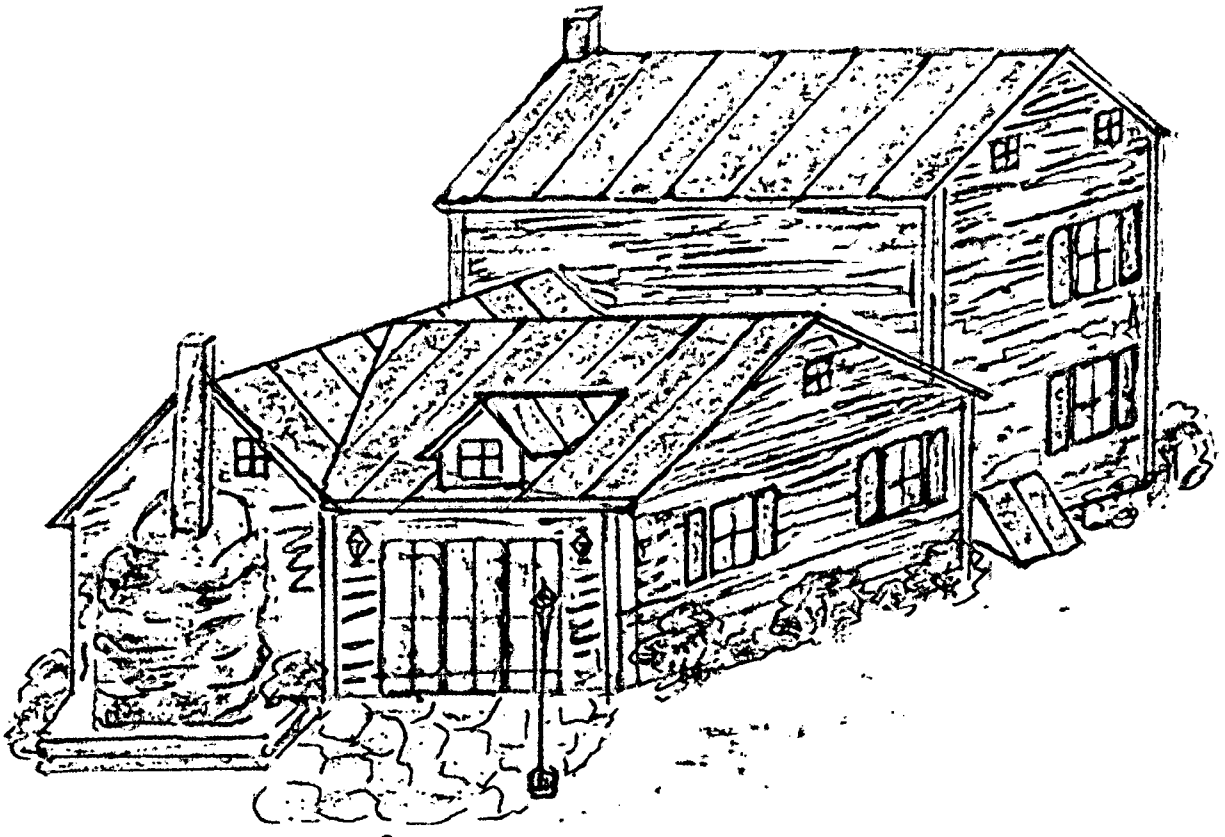
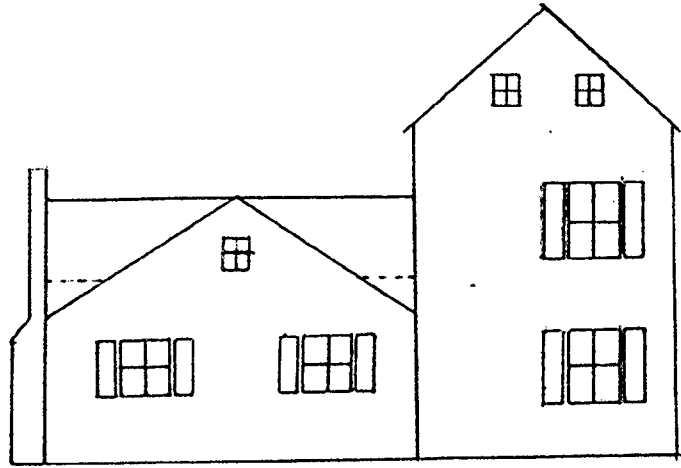
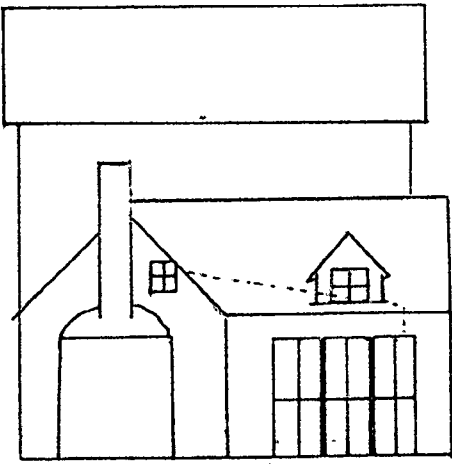
Extension View



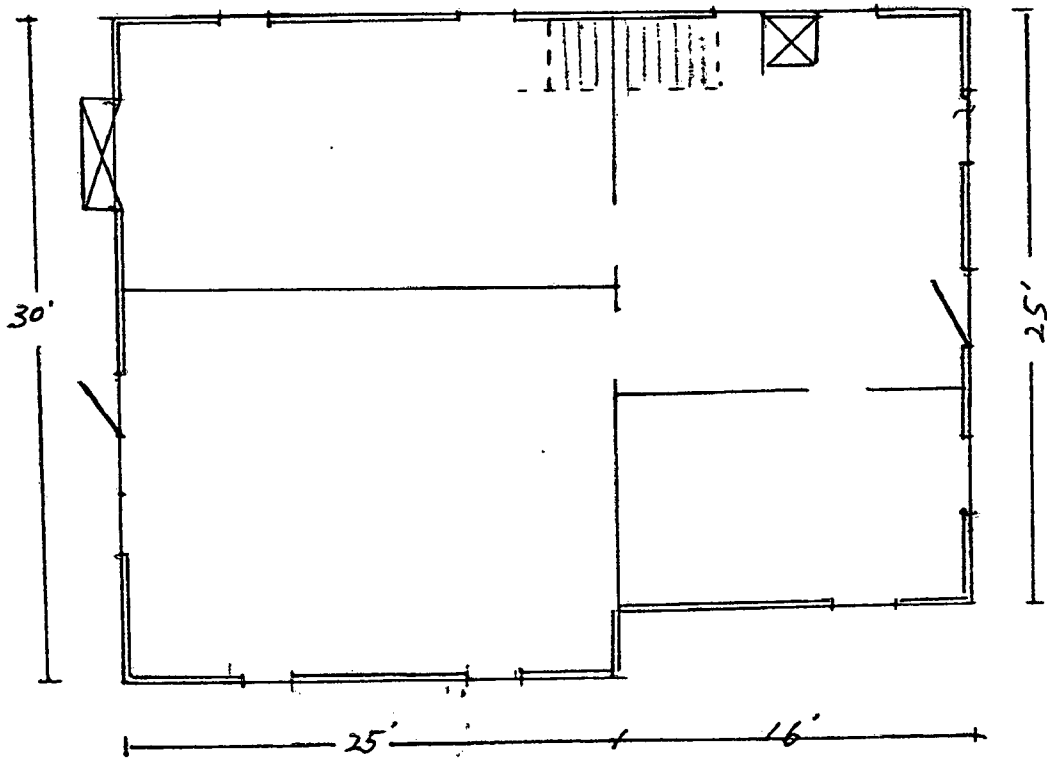
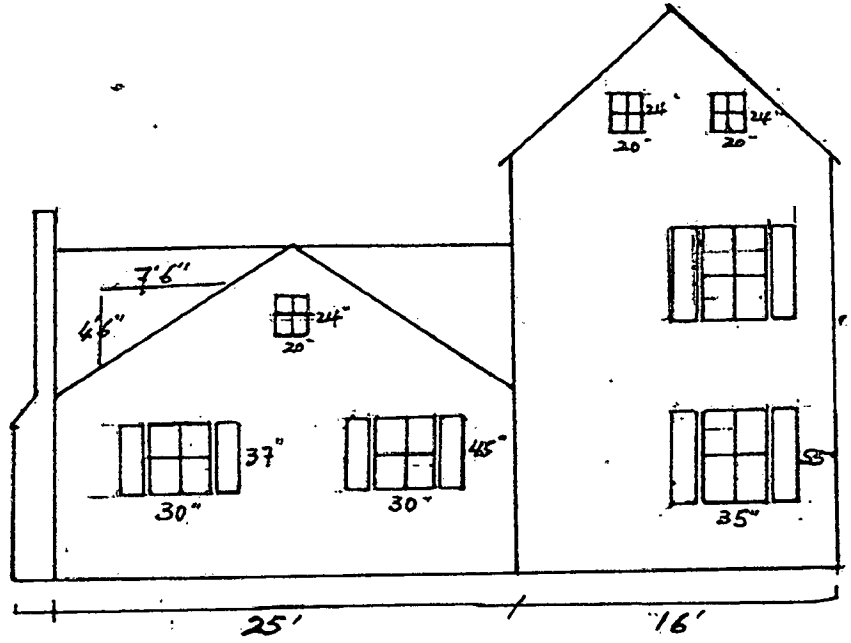
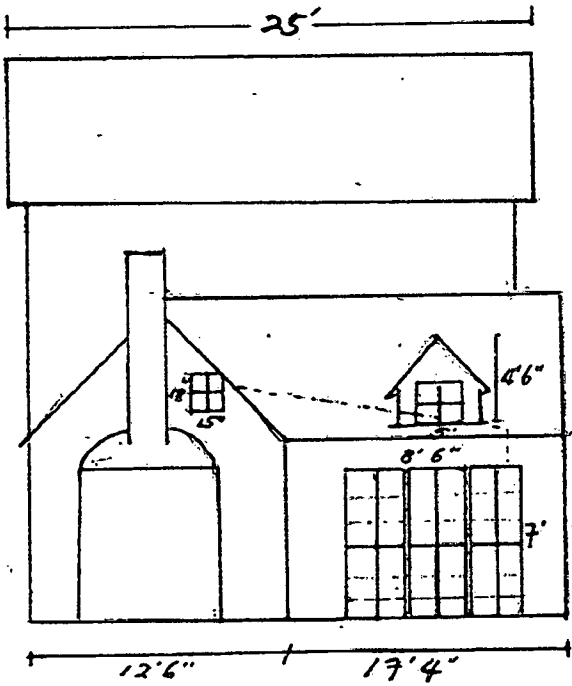
House Plan Size # 1



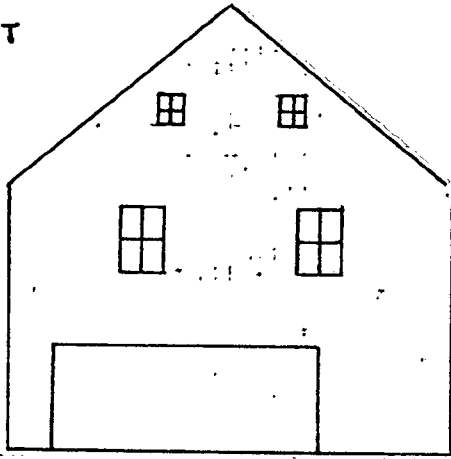
2 plan



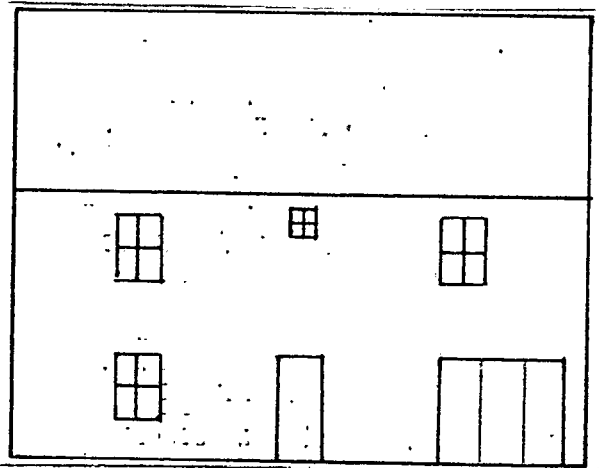
House Plan Size #2



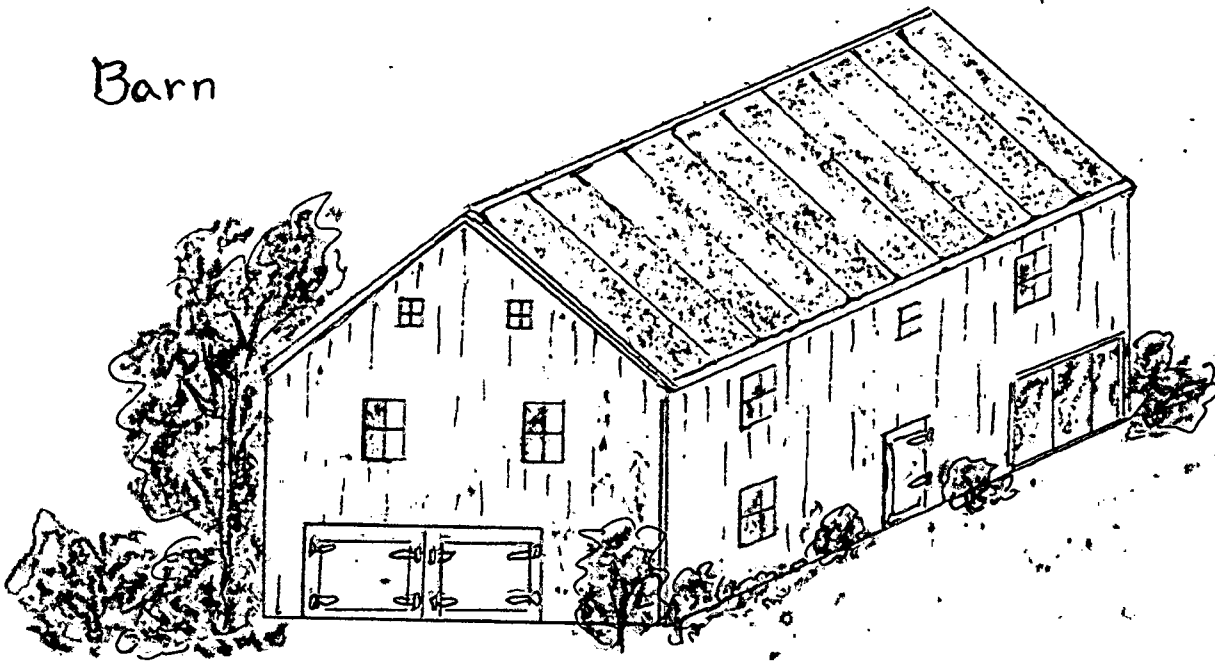
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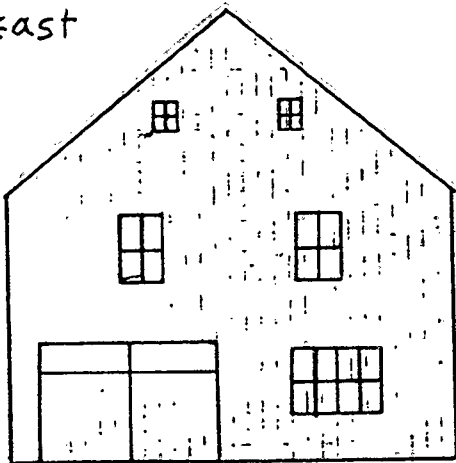
South



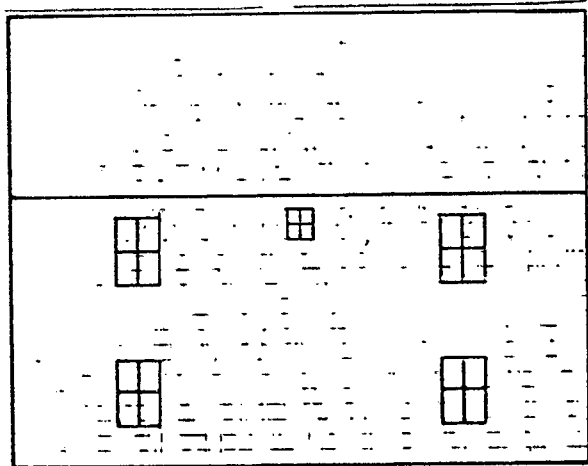
Barn



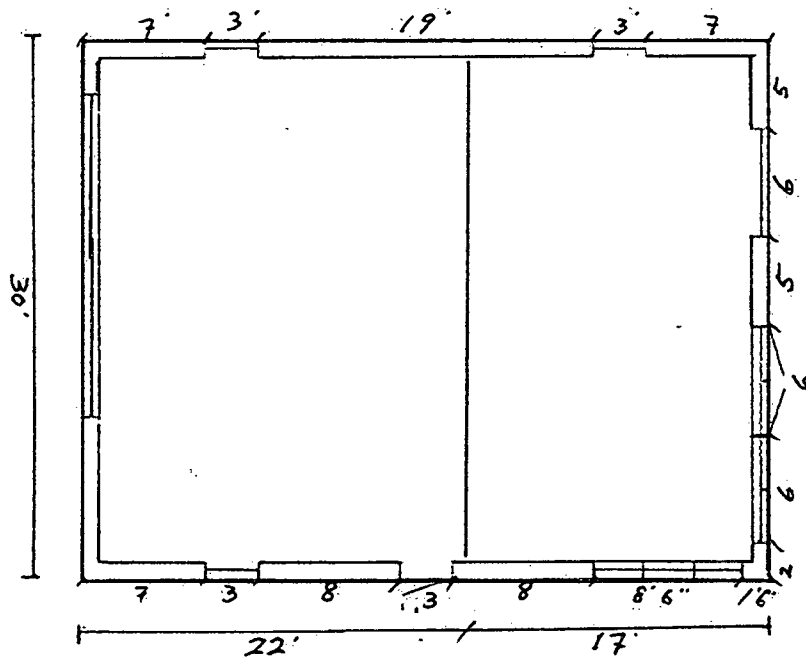
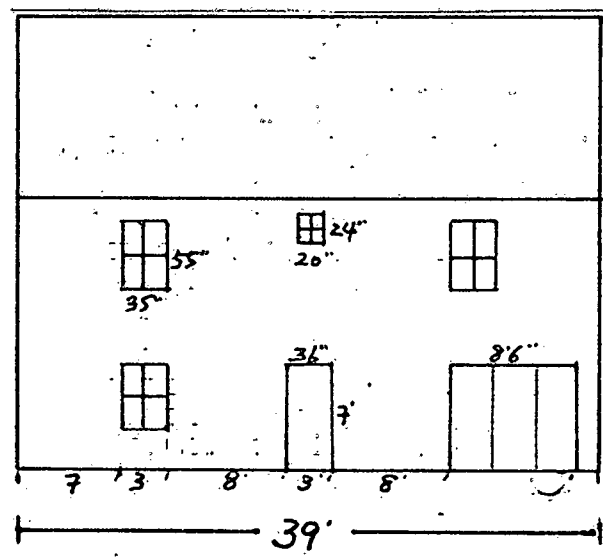
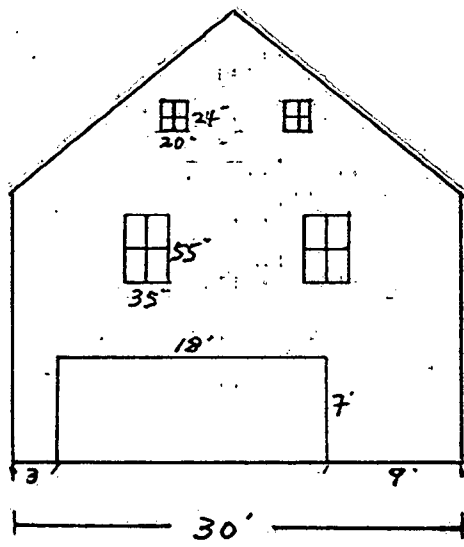
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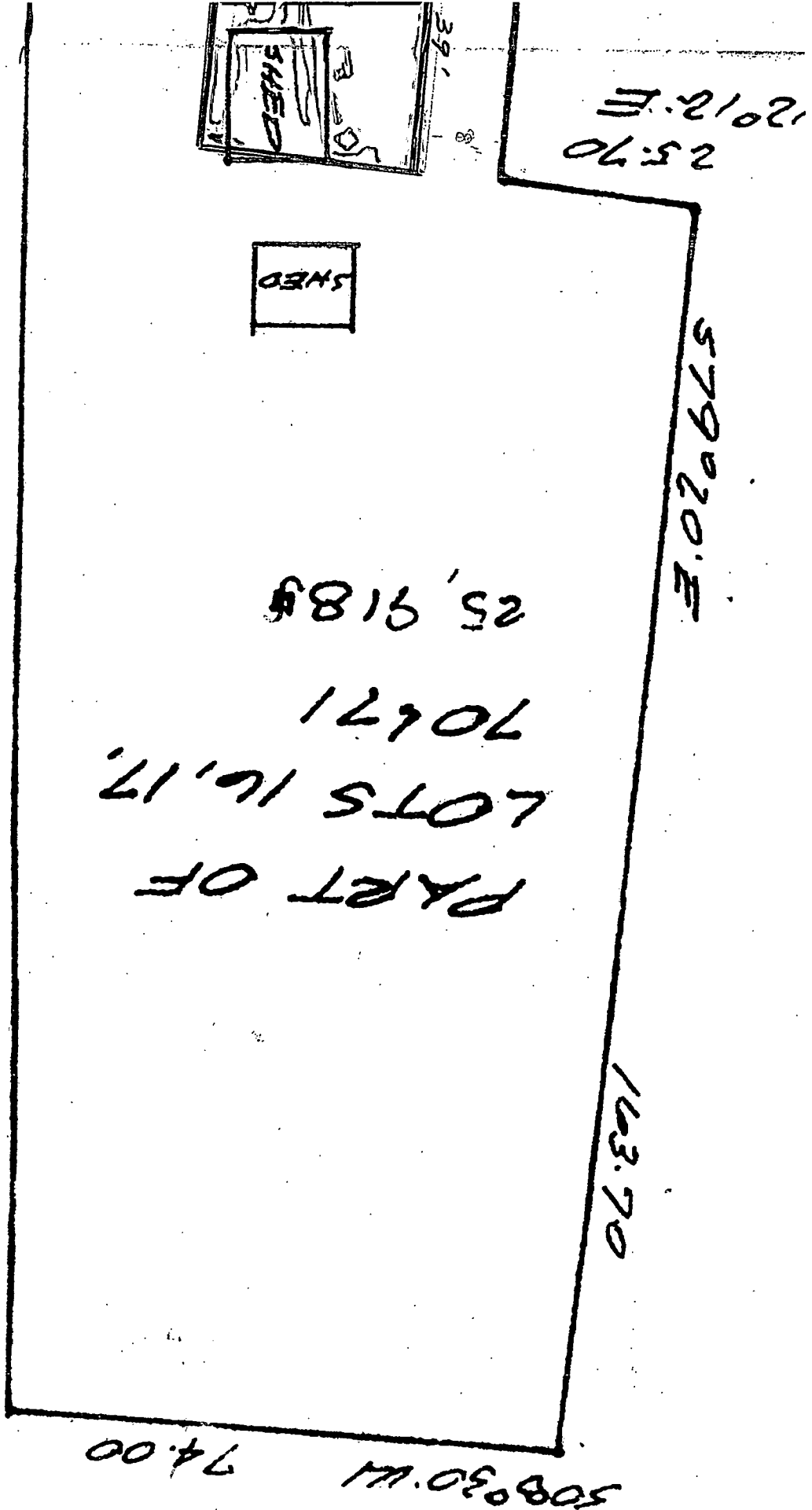


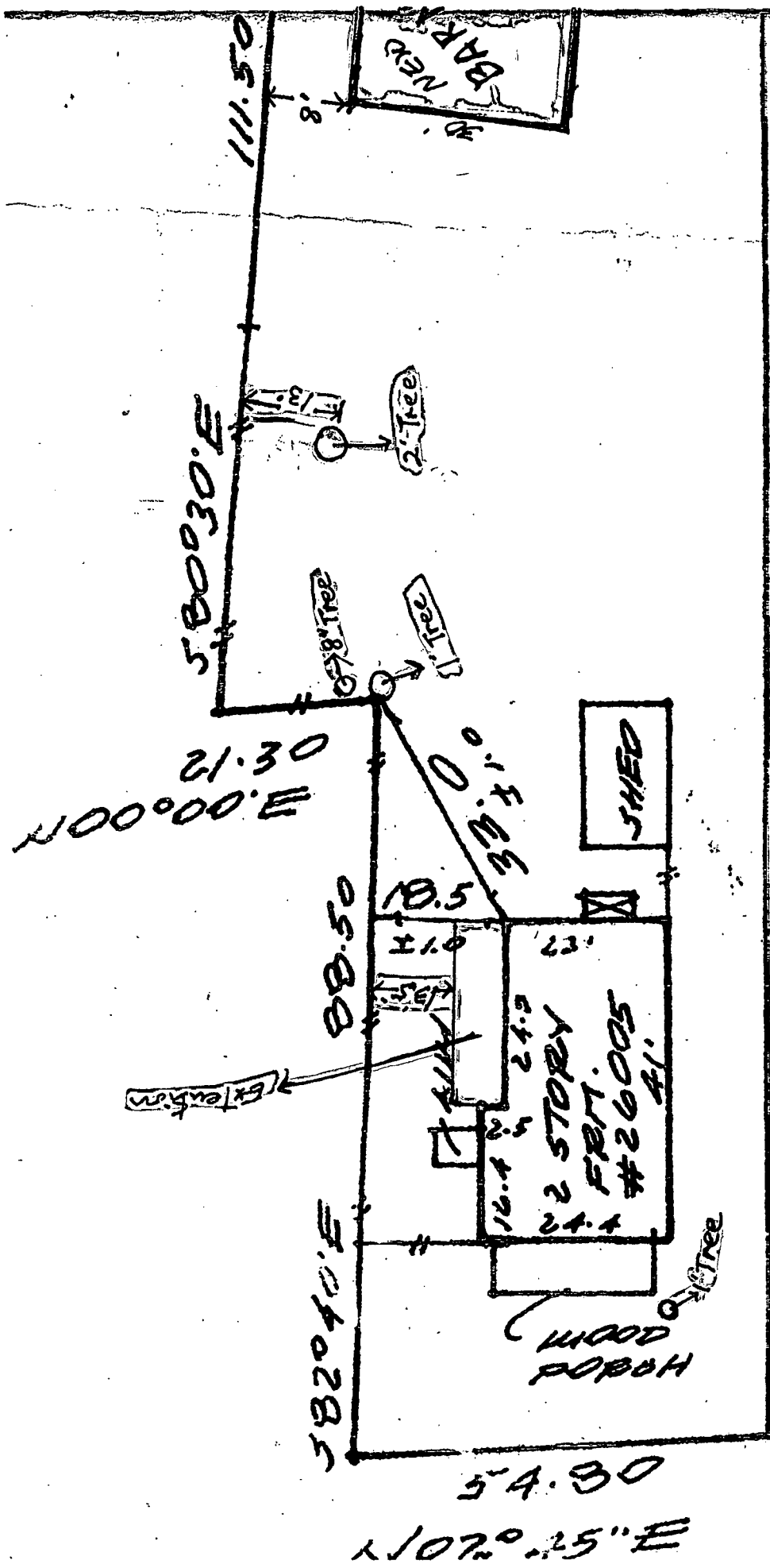
North

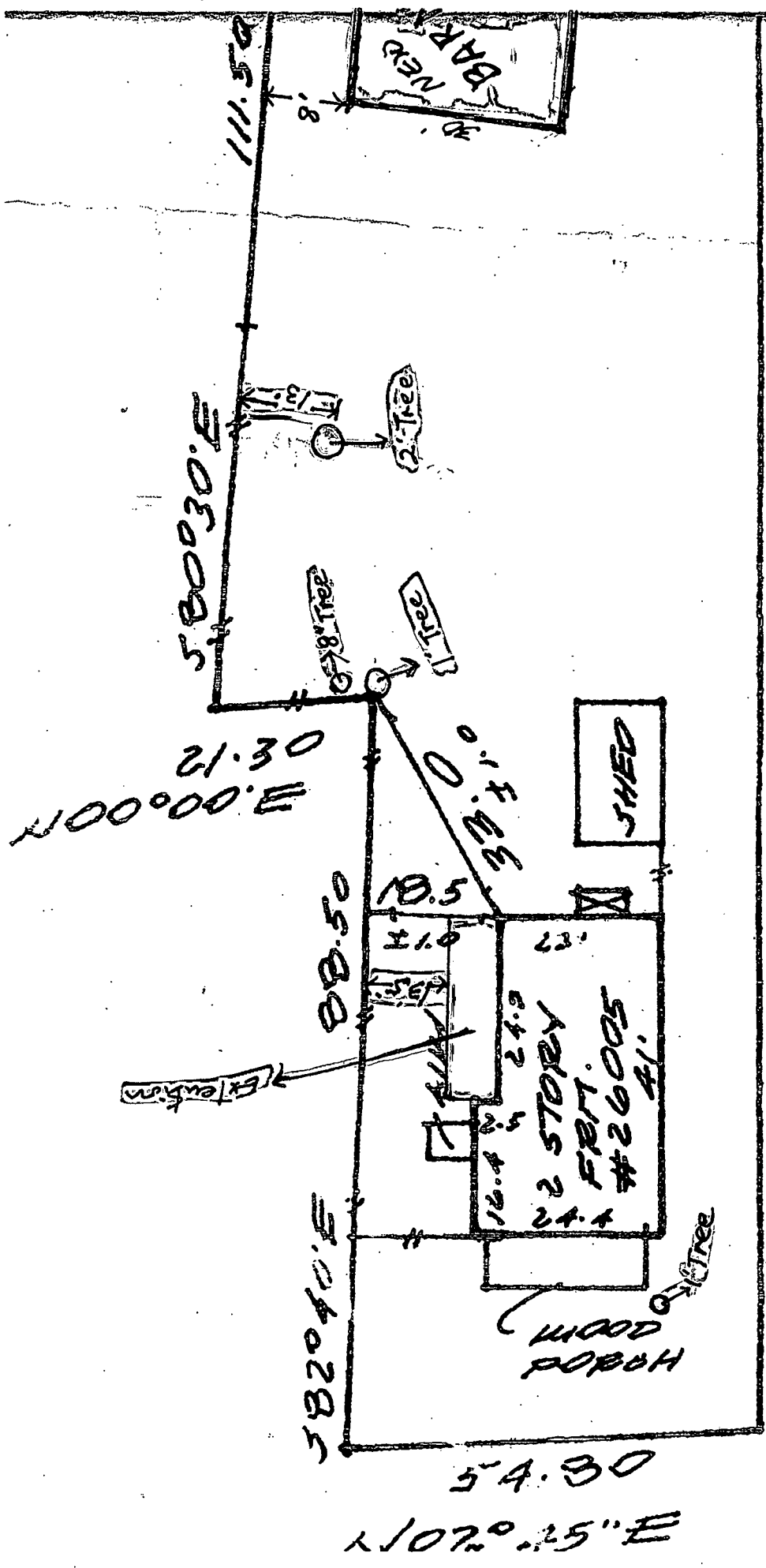


BARN SIZE









NB4050'W

N107°25'E

54.30

S82°40'E

58.20

Extension

WOOD PORCH

24.4' x 24.2'
2 STORY
FRUIT #26005
500 S.F.

SHED

BANK

8'

S80°30'E

51.80

N00°00'E

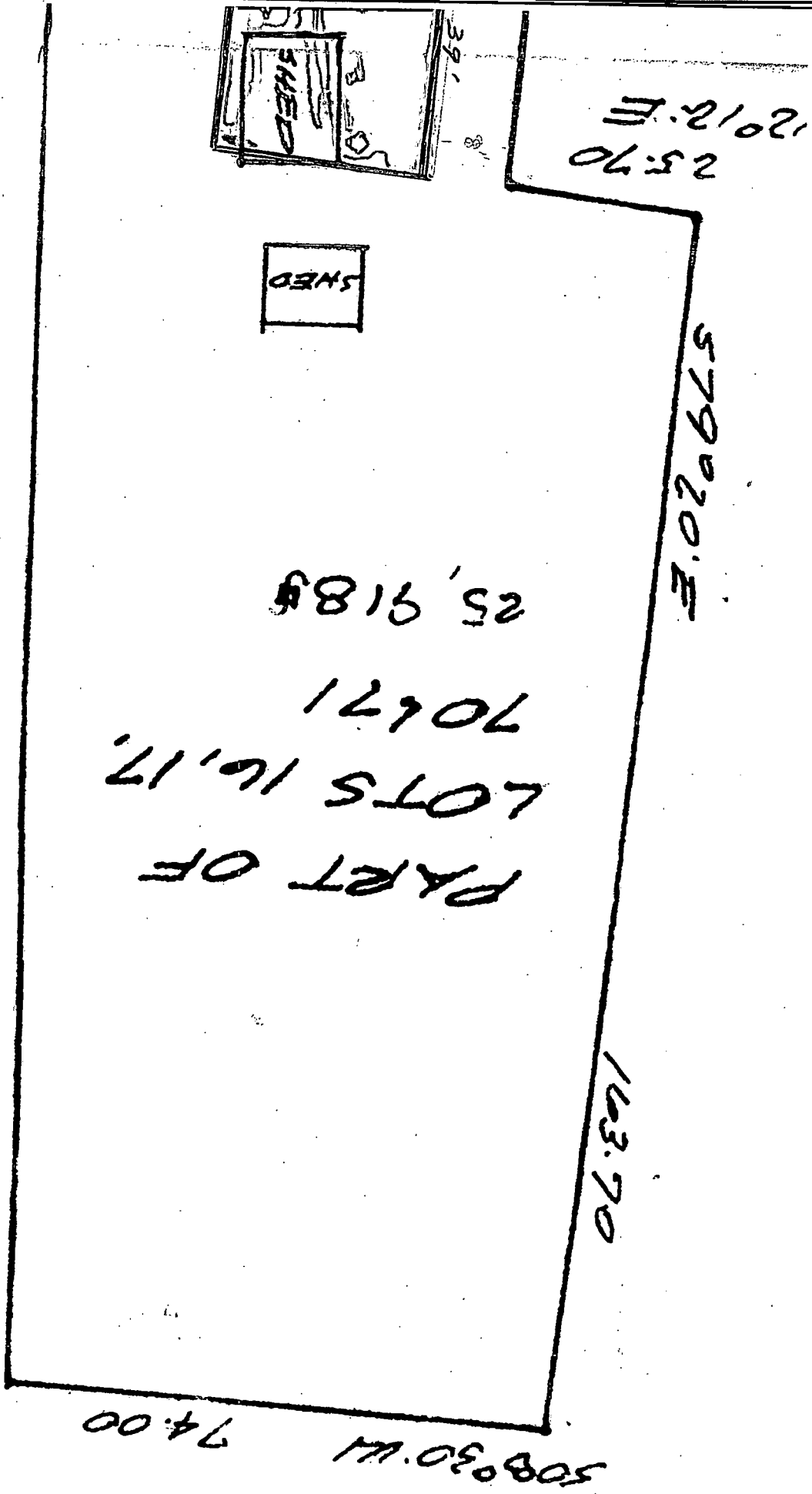
21.30

2 Tree

18 Tree

1 Tree

1 Tree



365.50

