

10/59 26016 Frederick Road (RETRO)
(Hyattstown Historic District)

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(Hyattstown Historic District)



histme

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 6/25/2002

Permit No: 281090
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

THE HYATTSTOWN CHRISTIAN CHURCH
26016 FREDERICK ROAD
HYATTSTOWN MD

HAS PERMISSION TO:

ADD

PERMIT CONDITIONS:

1. There will be no snap-in muntin grids used on these windows. They shall be left as 1/1. 2. The old sash will be donated to Old House Parts, or other salvage operation. The Bungalow

PREMISE ADDRESS

26016 FREDERICK RD
CLARKSBURG MD 20871-9611

LOT P37

BLOCK NA
ELECTION DISTRICT
SUBDIVISION

PARCEL
PLATE

ZONE
GRID

LIBER
FOLIO
PERMIT FEE: \$0.00

TAX ACCOUNT NO.:

HISTORIC MASTER: Y
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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THIS IS TO CERTIFY THAT:

THE HYATTSTOWN CHRISTIAN CHURCH
26016 FREDERICK ROAD
HYATTSTOWN MD

HAS PERMISSION TO:

ADD

PERMIT CONDITIONS:

The church. see condition sheet attached.

PREMISE ADDRESS

26012 FREDERICK RD
HYATTSTOWN MD

LOT
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

13

PARCEL
PLATE

ZONE
GRID

HISTORIC MASTER:
HISTORIC ATLAS:

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3716

*Hagstrom Christian
Church*

#25



5-8-02

5-8-02



5-8-02

5-8-02



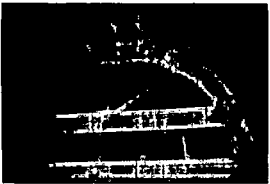
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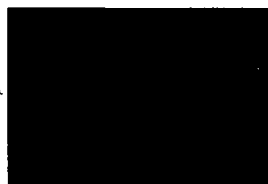
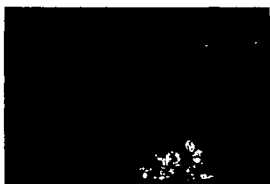
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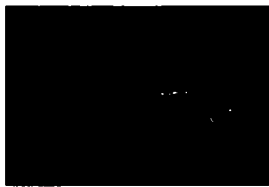
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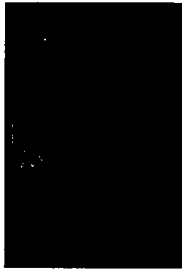


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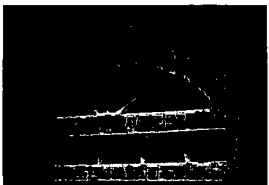
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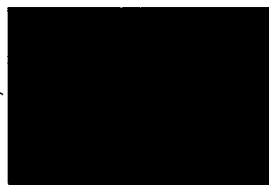
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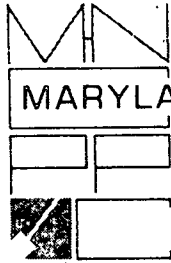
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



June 20, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 10/59-02B

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved Denied **Approved with Conditions:**

1. There will be no snap-in muntin grids used on these windows. They shall be left as 1/1.
2. The old sash will be donated to Old House Parts, or other salvage operation.

and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: The Hyattstown Christian Church - 26016 Frederick Road - Hyattstown
C/o Mr. & Mrs. Eddie Flook
3006 Roderick Road
Frederick, MD 21704



DEPARTMENT OF PERMITTING SERVICES
EDWIN WILKINSON DRIVE, ROCKVILLE, MARYLAND 20850
301/417-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: EDDIE/ROBBIE FLOOK
Daytime Phone No. 301-695-2678 or

Tax Account No.: _____
Name of Property Owner: HYMTZSTOWN CHRISTIAN CHURCH Daytime Phone No.: _____
Address: 26016 FREDERICK RD HYMTZSTOWN, MD
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE - The Bungalow
House Number: SAME AS ABOVE Street _____
Town/City: _____ Nearest Cross Street _____
Lot _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Revovate
- Move
- Install
- Wreck/Plaze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: PAVING
MOBILE HOME REMOVAL
WINDOW/DOOR INSTALL
RAMP INSTALLATION

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

→ Debra O'Hook _____ 5-5-02
Signature of owner or authorized agent Date

Approved: X with conditions _____ Historic Preservation Commission
Signature Date: 6/12/02
Disapproved: _____
Application/Permit Fee: _____ Date Filled: _____ Date Issued: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26016 Frederick Road Meeting Date: 6/12/02
 Applicant: The Hyattstown Christian Church Report Date: 6/5/02
 (Debbie Flook, Agent)
 Resource: Hyattstown Historic District Public Notice: 5/29/02
 Review: **HAWP- RETROACTIVE** Tax Credit: No
 Resource Number: 10/59-02B Staff: Robin D. Ziek

PROPOSAL: Remove existing 3/1 and 6/6 windows, and replace with 1/1 replacement windows.

RECOMMEND: Approval with conditions:

1. There will be no snap-in muntin grids used on these windows. They shall be left as 1/1.
2. The old sash will be donated to Old House Parts, or other salvage operation.

Approved

RESOURCE: Contemporary Resource in Hyattstown Historic District
STYLE: Bungalow
DATE: Post 1940

The Hyattstown Christian Church has recently purchased this adjacent property, with a 1-story wood frame bungalow. The building is considered a Non-Contributing resource in this district, as an out-of-period building.

The Church is coming to the HPC to bring themselves into compliance with Chapter 24A of the County Code. They are planning to rent out the bungalow, and have started to remove the existing windows, and install replacement windows. The original windows are 3/1, and the windows on the rear addition are 6/6. The new replacement windows are 1/1 vinyl-clad wood thermally glazed. The new windows are sized to the existing opening.

PROPOSAL

The applicant now proposes to continue the removal of the existing windows, and the installation of replacement vinyl-clad wood windows.

STAFF DISCUSSION

The applicant has been before the HPC in the past, but was of the understanding that the above work would not need a HAWP because DPS does not require a building permit for window

replacement. HPC staff has met with the applicant on site to discuss the HPC requirements, and staff is satisfied that the applicant understands that **all exterior changes and alterations have to be reviewed by the HPC prior to doing the work.** This HAWP application will bring the church into compliance with Chapter 24A of the County Code.

The proposed replacement of original windows is discouraged for historic resources. However, this property is considered out-of-period for the Hyattstown Historic District, and would typically be reviewed with a great degree of leniency. There are no district-specific guidelines for Hyattstown. It may be helpful to note that the review for non-contributing resources in the Takoma Park Historic District says "Most alterations and additions... should be approved as a matter of course." (p. 16, 17) The test, typically, for alterations to Non-contributing Resources in a historic district is the effect on the overall district. For this project, staff contents that there will be a minimal effect on the district.

Staff notes that the original door has a 3-light window pattern similar to the existing windows, and this is not being replaced at this time. **If the applicant wishes to replace the front door, they will have to apply to the HPC for a HAWP.**

STAFF RECOMMENDATION

Staff recommends, with the following Conditions, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

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

and with *Secretary of the Interior's Standards for Rehabilitation #6:*

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.

CONDITIONS:

1. There will be no snap-in muntin grids used on these windows. They shall be left as 1/1.
2. The old sash will be donated to Old House Parts, or other salvage operation.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: EDDIE/DOBBIE FLOOK
Daytime Phone No. 301-695-2678 or

Tax Account No.: _____
Name of Property Owner: HYATTS TOWN CHRISTIAN CHURCH Daytime Phone No.: _____
Address: 26008, 26012, 26016 FREDERICK RD HYATTS TOWN, MD
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: SAME AS ABOVE Street _____
Town/City: _____ Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>PAVING</u>		<u>TRAIL REMOVAL</u>		
1B. Construction cost estimate: \$ <u>3</u>						<u>WINDOW/DOOR INSTALL</u>		
1C. If this is a revision of a previously approved active permit, see Permit # _____						<u>RAMP INSTALLATION</u>		

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.

→ Debra O'Flaherty Signature of owner or authorized agent Date 5-5-02

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ 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:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline 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).

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

<p>Owner's mailing address HYATTSOWN CHRISTIAN CHURCH 26008 FREDERICK RD CLARKSBURG, MD 20871</p>	<p>Owner's Agent's mailing address MR & MRS EDDIE FLOOK 3006 FREDERICK RD FREDERICK, MD 21704</p>
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Adjacent and confronting Property Owners mailing addresses

<p>JOSEPH LONGO 26000 FREDERICK RD CLARKSBURG, MD 20871</p>	<p>JEFF + KATE FONES 26011 FREDERICK RD CLARKSBURG, MD 20871</p>
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<p>THOMAS BARSE 26004 FREDERICK RD CLARKSBURG, MD 20871</p>	
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1. Written Description

The proposal is for the Hyattstown Christian Church, Parsonage and bungalow-all of which are owned by the church. The existing church was constructed in 1870 with a rear/side addition, which houses classrooms, restrooms and a fellowship hall constructed in 1950. The parsonage was constructed in 1950. Both of these are outstanding resources within the historic district. In addition, the bungalow is located on the church's property. The bungalow (1948) is a non-contributing resource within the historic district.

2. Proposal

The applicants are proposing:

Church:

1. Install a 58'x 61' asphalt parking lot @ the rear of the church.
2. Install a 110' long by 10' wide asphalt driveway from the existing front parking lot to the proposed rear lot.
3. Remove incompatible front doors and install 6 paneled oak double doors.
4. Install a handicapped ramp along the North side of the church, to provide accessibility to the church.

Parsonage:

1. Replace existing 6/1 wood windows with 6/1 snap- in muntin vinyl clad wood windows. (Applicants are willing to remove snap-in muntin design and proposed 1/1 vinyl clad wood windows.)

Bungalow

1. Replace in -kind existing front porch.
2. Replace existing 3/1 wood windows with 1/1, vinyl clad wood windows.

Landscape

1. Remove Wild Cherry trees along the north side of the church's front parking lot and along north side of church adjacent to proposed handicapped ramp. The existing trees produce fruit that is tracked into the church causing stains on the carpet. The trustees of the church also wish to remove these trees to provide a cohesive property. Please note, in the last 6 years there has been 7 White Pines planted and are proposing to plant an additional three Dogwoods.
2. Remove existing chicken wire fence that is in disrepair along the perimeter of the north side of the parking lot.

26008 Frederick Rd.

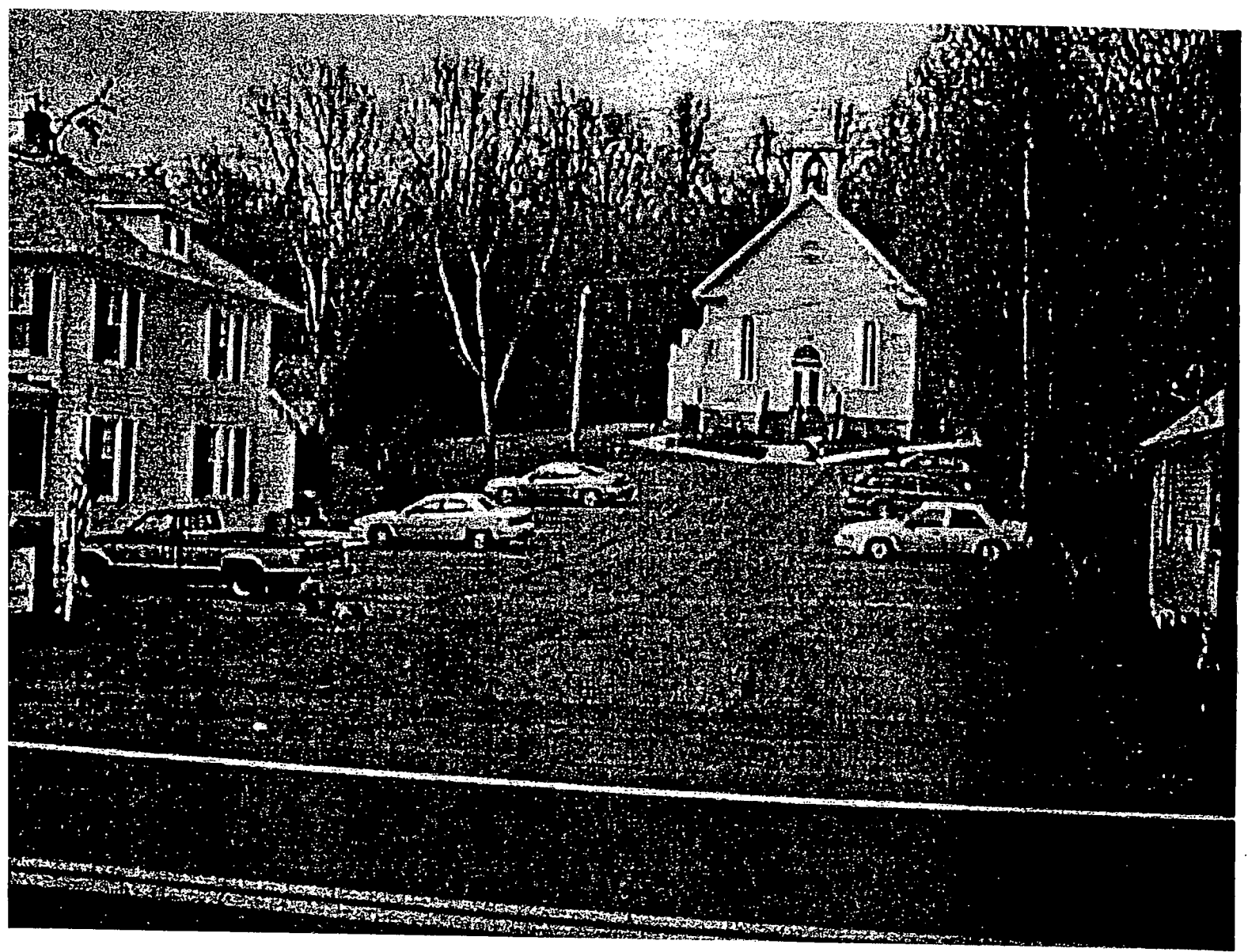
Parsonage

26012 F.R.

Church

26016 F.R.

bungalow



VIEW OF SUBJECT PROPERTY

Looking west

→ N

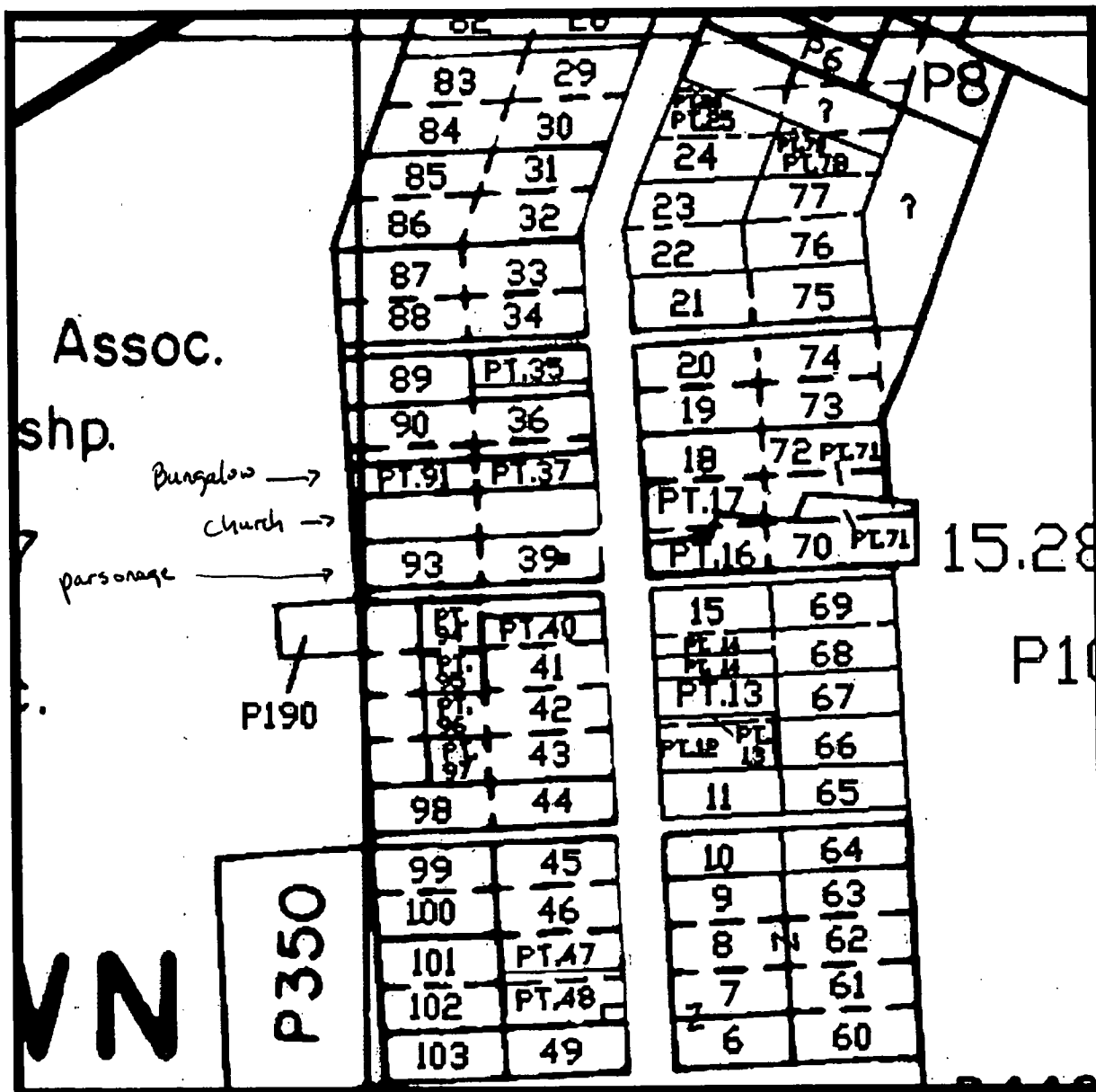
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Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

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

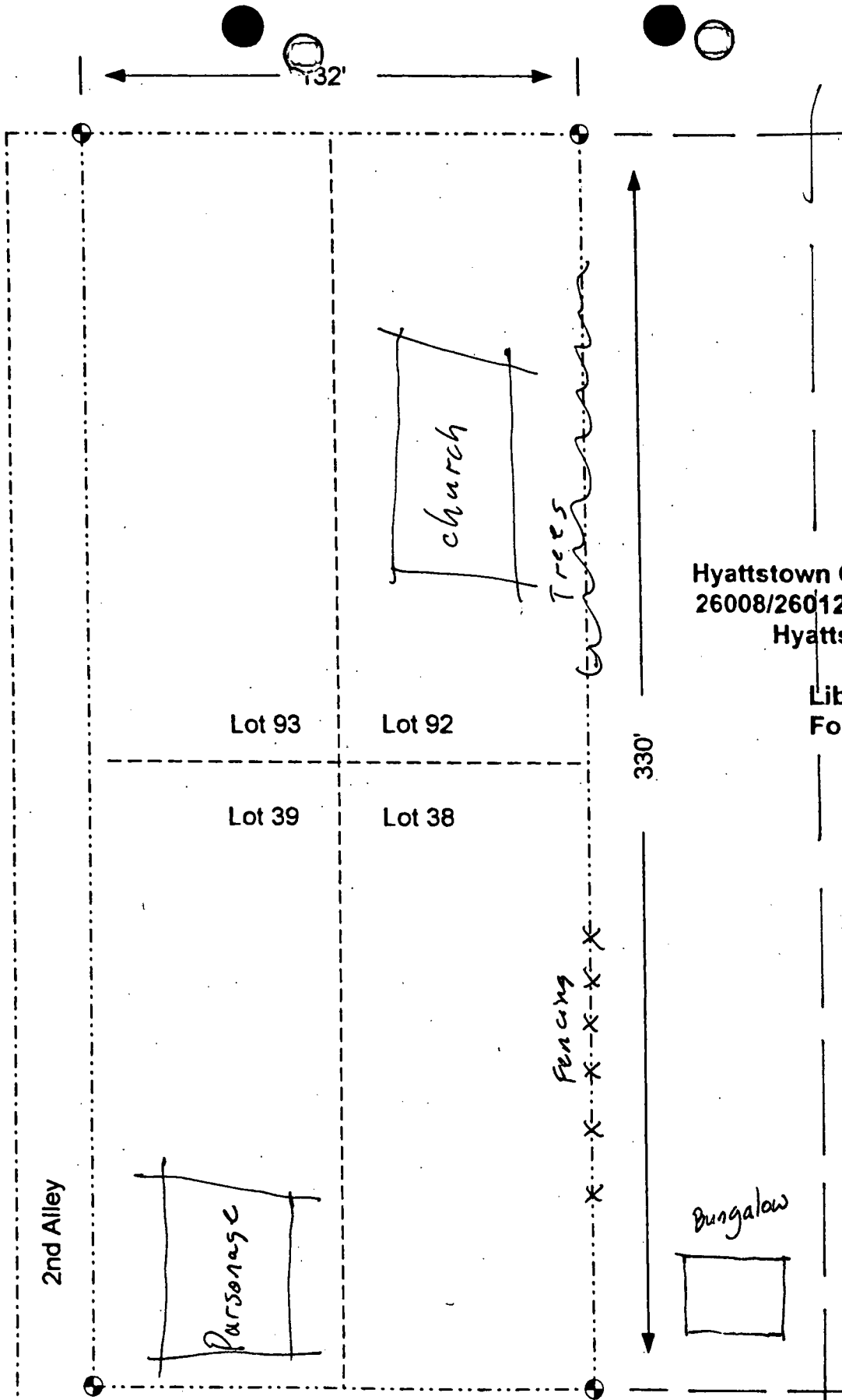
District - 02 Account Number - 00022085



Property maps provided courtesy of the Maryland Department of Planning ©2001.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us

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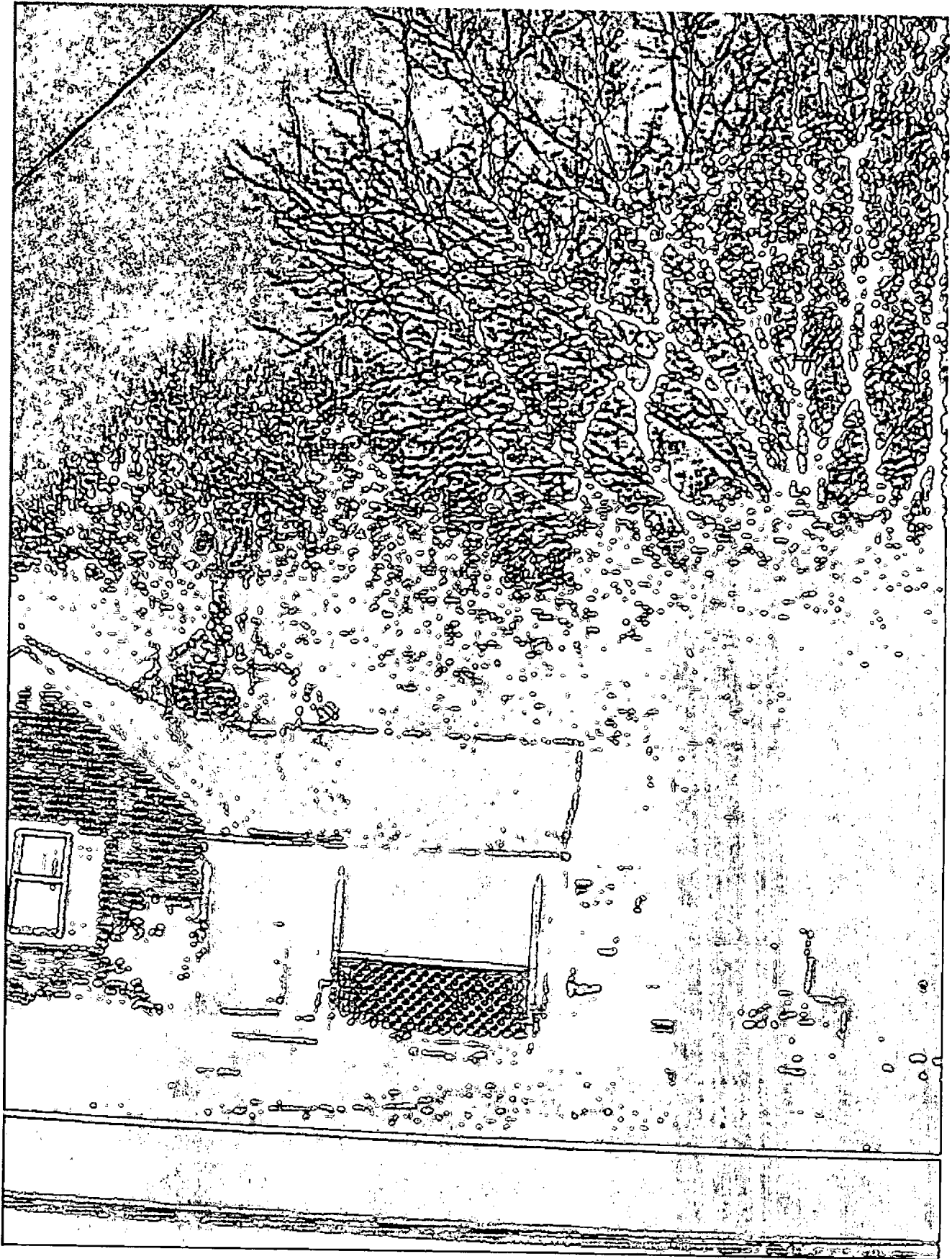
Hyattstown Christian Church
 26008/26012 Frederick Road
 Hyattstown, MD

Libre: 298
 Folio: 249

MD 355 Frederick Road

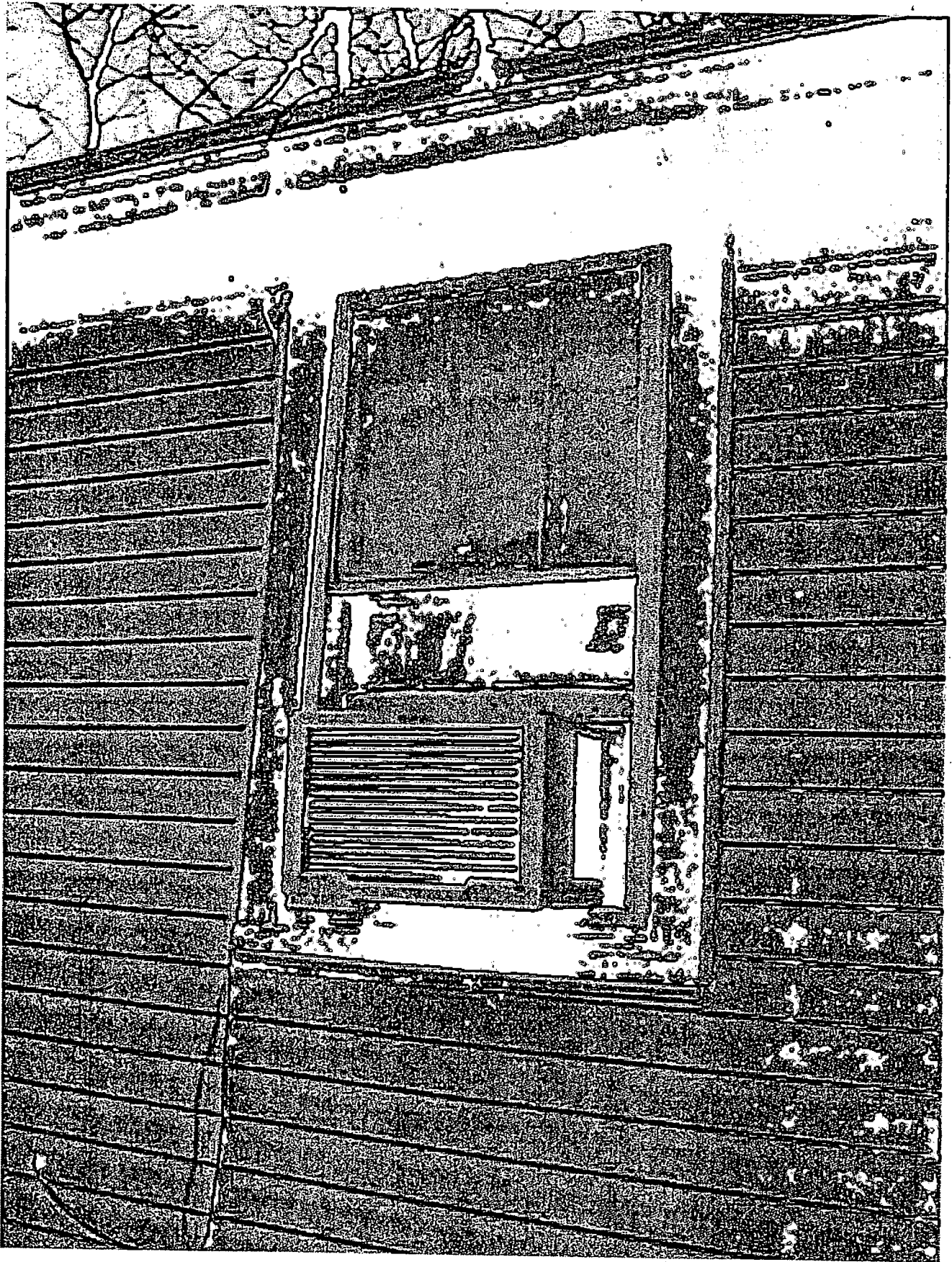
Drawings by H. Howard - Dimentions approximately to scale: 07/05/99

9 16



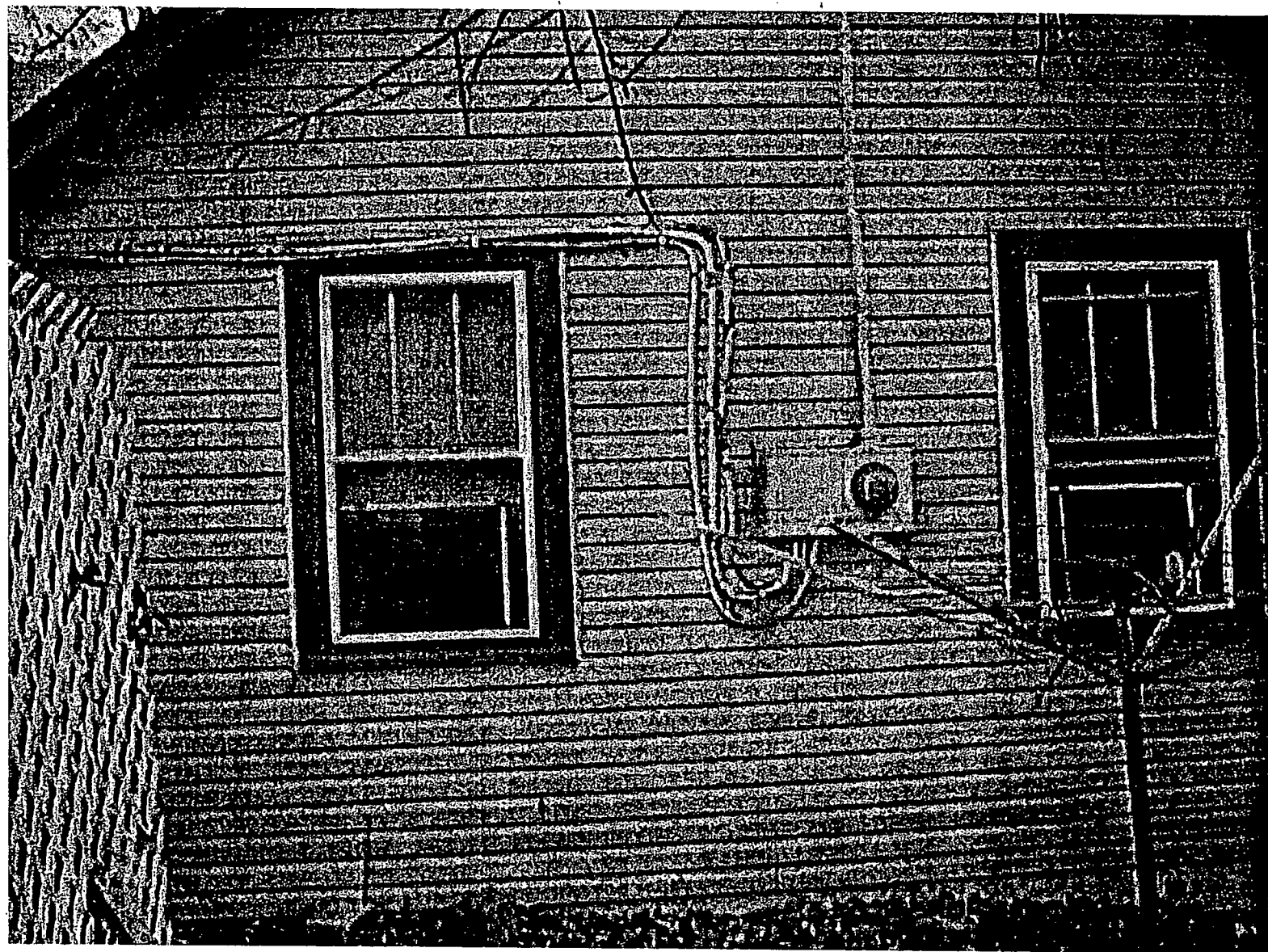
REPLACE-IN KIND FRONT PORCH OF BUNGALOW

10

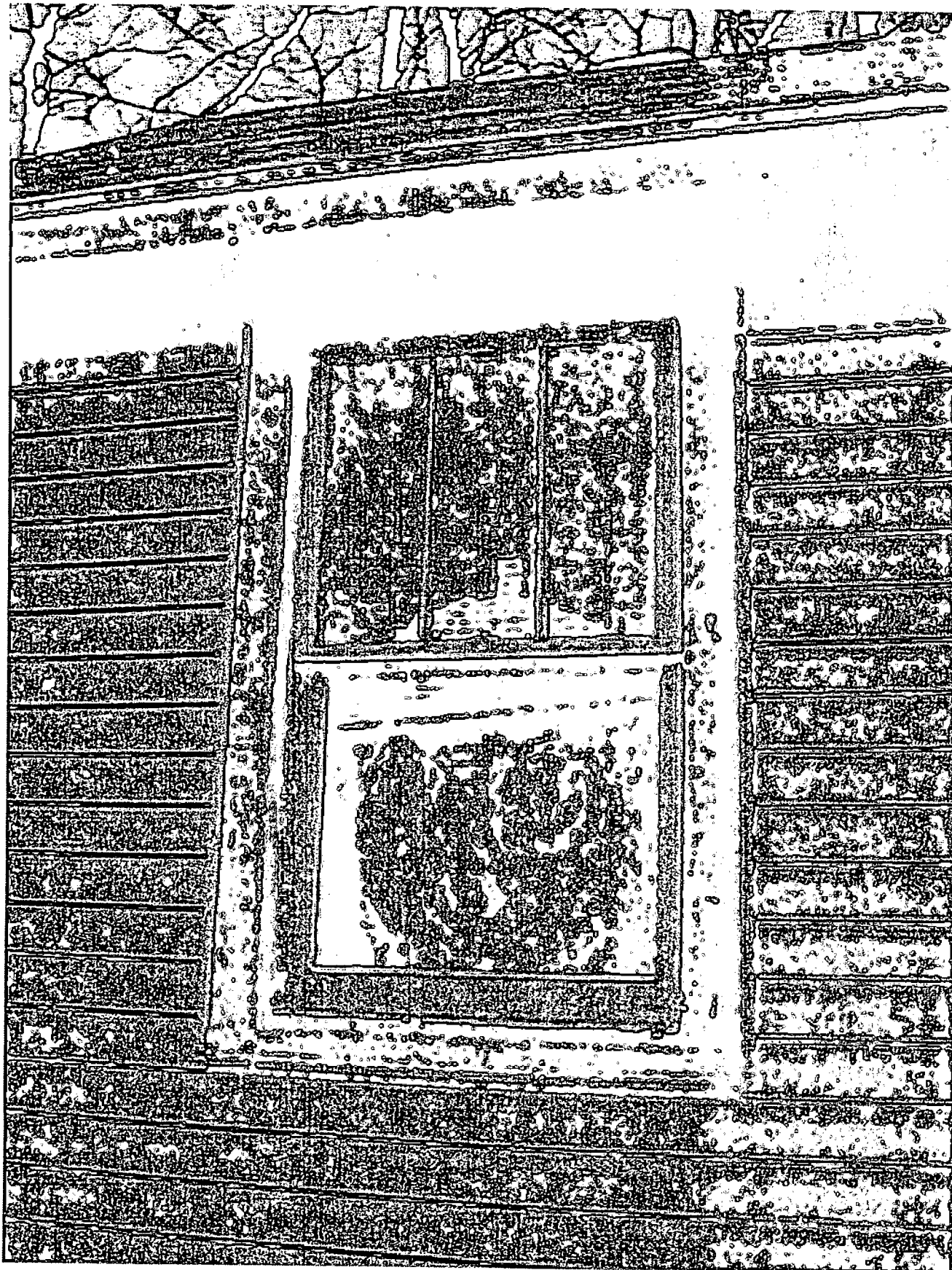


EXISTING WINDOWS ON BUNGALOW

11

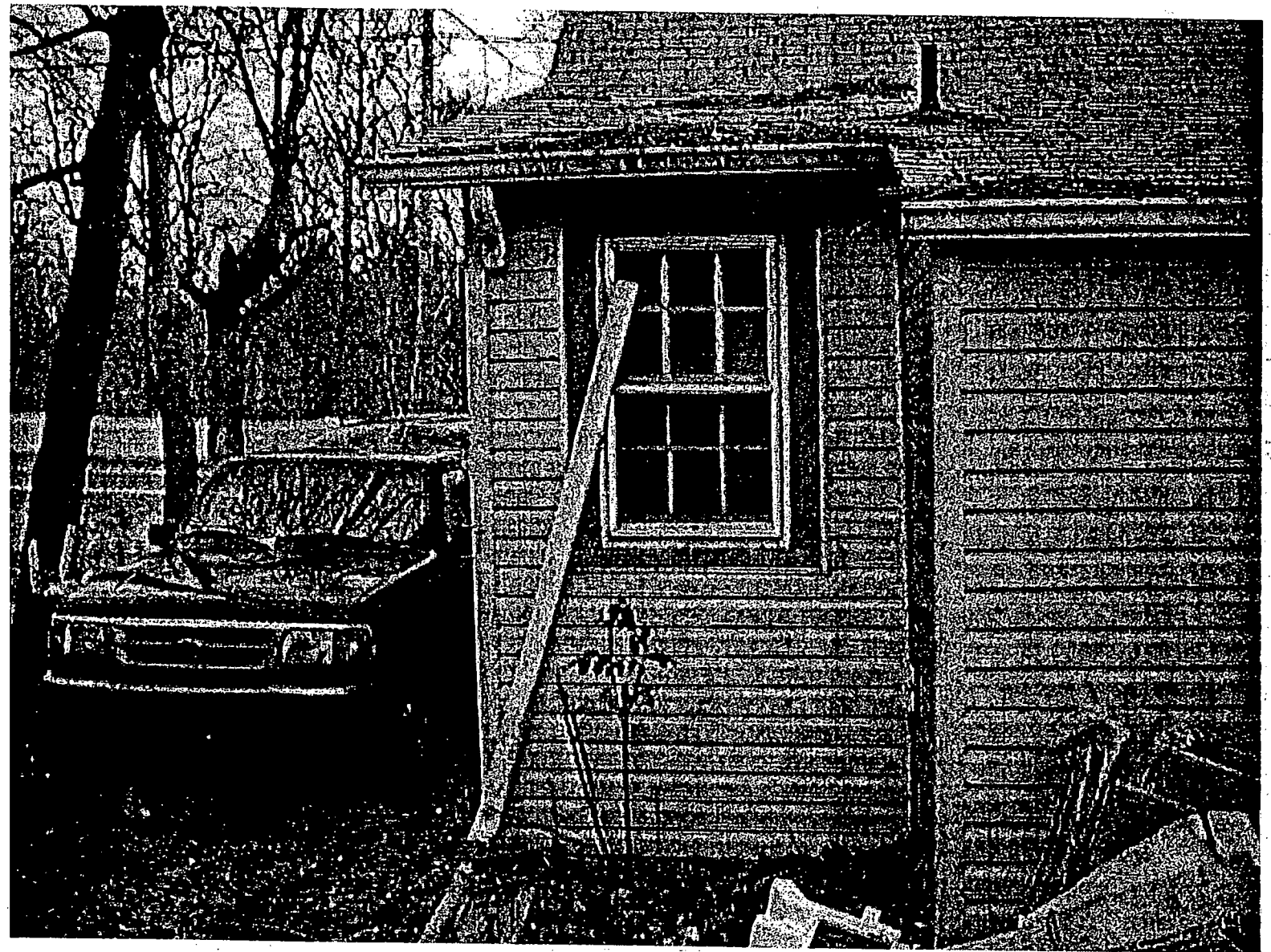


EXISTING WINDOWS ON BUNGALOW.

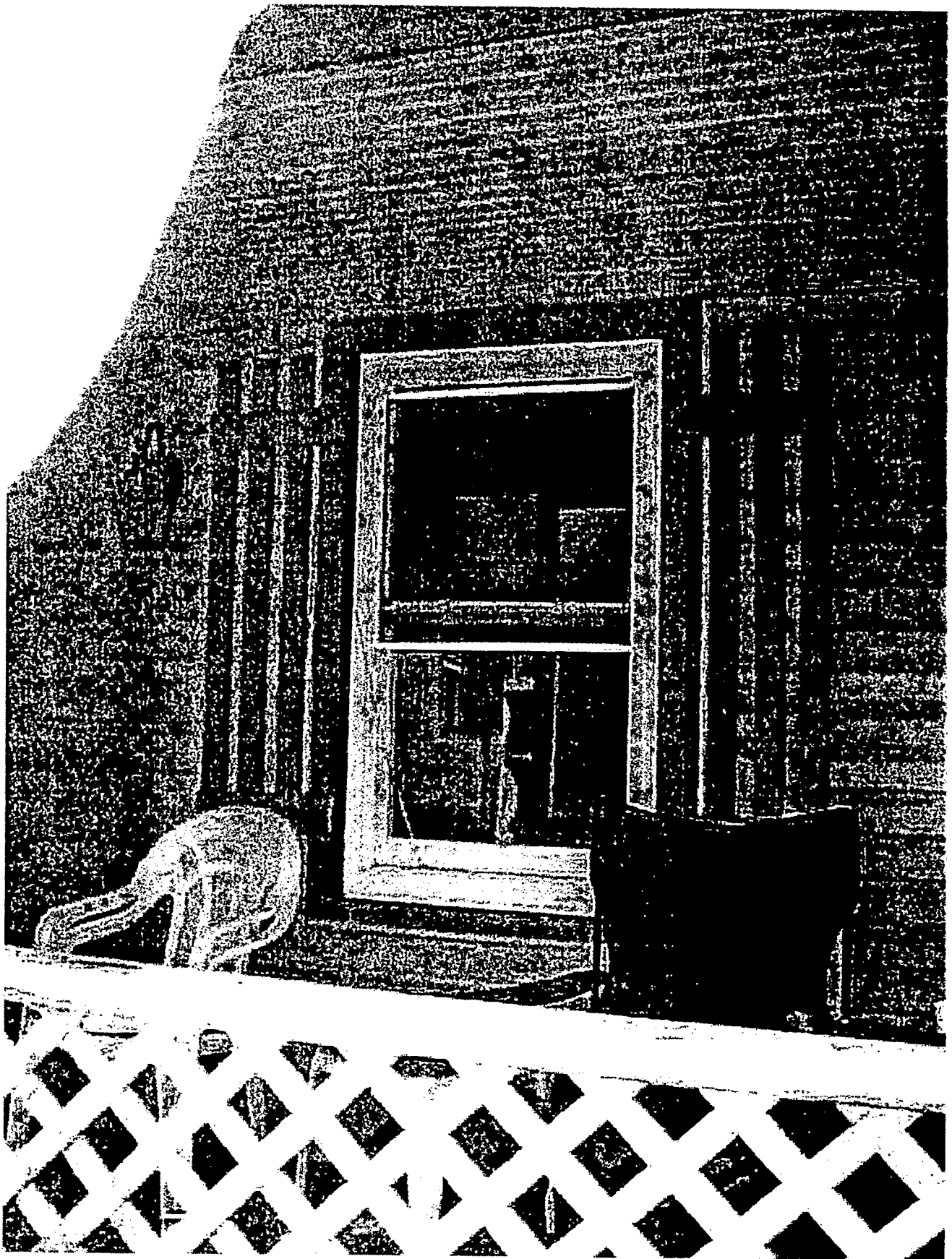


EXISTING WINDOWS ON BUNGALOW

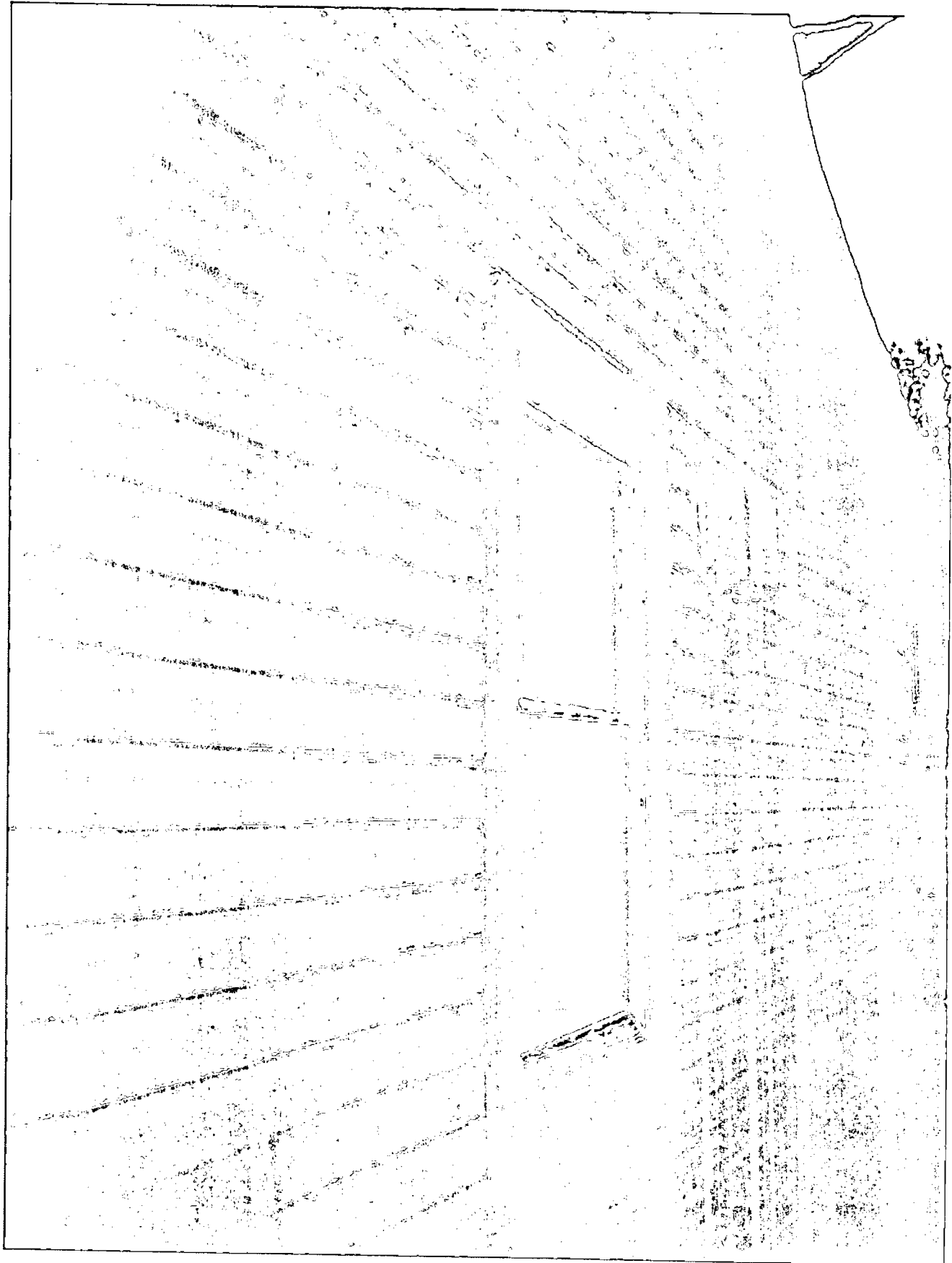
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EXISTING WINDOWS ON BUNGALOW



PROPOSED WINDOW FOR BUNGALOW



PROPOSED WINDOW FOR BUNGALOW