

PRELIMINARY 15200 BARNESVILLE BOYDS



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: August 31, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #454422 for addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the June 13, 2007 meeting. The conditions of approval are:

- A tree protection plan will be prepared, submitted to HPC staff and implemented prior to any work beginning on the property.
- The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
- If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood, windows shown in the drawings are approved for the project.
- The doors and windows will be fabricated of painted wood.
- Porch balustrade details will be developed for the permit set of drawings to be stamped by staff.

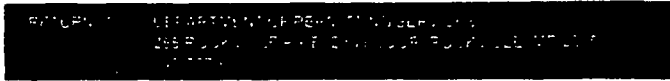
Hardi-plank or similar cement fiber product horizontal siding is an approved material for the addition, however, it must be trimmed-out in painted wood.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Tracy Schaff (Richard Kirby, Agent)
Address: 15200 Barnesville Road, Boyds (Boyds Historic District)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





DPS - #8

Permit # 454422

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICHARD KIRBY
Daytime Phone No.: 301-370-0660
Tax Account No.: 11-00919772
Name of Property Owner: TRACY SUAREZ
Address: 15200 BARNESVILLE RD BOYD 20841-9702
Contractor: F&D / OWNER
Agent for Owner:

LOCATION OF BUILDING/PREMISE

House Number: 15200 Street: BARNESVILLE RD
Town/City: BOYD Nearest Cross Street: ROUTE 121
Liber: 2631 Folio: 409 Parcel: 26

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
1B. Construction cost estimate: \$ 125,000
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 of owner or authorized agent: [Signature] Date: 5-23-07

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 6/14/07
Application/Permit No.: Date Filed: Date Issued:

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING HOUSE IS A THREE-BAY CROSS GABLE
WITH GEMMA SIDING & STANDING SEAM METAL ROOF
FROM THE 1880'S IN THE VICTORIAN STYLE. THREE
FRAMED OUTBUILDINGS ARE ALSO PART OF THIS
SITE. THERE ARE MATURE TREES ALONG THE
FRONT & SIDE PROPERTY LINES.

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

PROJECT ENTAILS A GRS W/ ADDITION TO THE
FRONT & RIGHT SIDE WITH ROOF MASSING & MAT'L'S
SIMILAR TO THE CURRENT WRAP AROUND PORCH.
PROJECT WILL NOT SUBSTANTIALLY ALTER THE
IMPACT OF THE EXISTING HOUSE IN ITS HISTORICAL CONTEXT.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



DEPARTMENT OF PERMITTING
RESIDENTIAL PERMITS SECTION

DPS - #8

Permit #
454422

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: RICHARD KINSY
Daytime Phone No.: 301-370-0660

Tax Account No.: 11-00919772

Name of Property Owner: Taney SCHAFF Daytime Phone No.: _____

Address: 15200 BARNESVILLE RD BOYDS 20841-9702
Street Number City Street Zip Code

Contractor: FBD / OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15200 Street: BARNESVILLE RD

Town/City: BOYDS Nearest Cross Street: ROUTE 121

Lot: _____ Block: _____ Subdivision: _____

Liber: 2631 Folio: 409 Parcel: 26

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 125,000

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: _____

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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 5-23-07 Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 6/14/07
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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SITE. THERE ARE MATURE TREES ALONG THE
FRONT & SIDE PROPERTY LINES.

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

PROJECT INVOLVES A 425 SF ADDITION TO THE
FRONT & RIGHT SIDE WITH ROOF MASSING & MATERIALS
SIMILAR TO THE CURRENT WRAP AROUND PORCH.
PROJECT WILL NOT SUBSTANTIALLY ALTER THE
IMPACT OF THE EXISTING HOUSE IN ITS HISTORIC CONTEXT.

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: August 31, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #454422 for addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the June 13, 2007 meeting. The conditions of approval are:

- A tree protection plan will be prepared, submitted to HPC staff and implemented prior to any work beginning on the property.
 - The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
 - If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood, windows shown in the drawings are approved for the project.
 - The doors and windows will be fabricated of painted wood.
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- Hardi-plank or similar cement fiber product horizontal siding is an approved material for the addition, however, it must be trimmed-out in painted wood.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Tracy Schaff (Richard Kirby, Agent)
Address: 15200 Barnesville Road, Boyds (Boyds Historic District)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





DEPARTMENT OF PERMITTING AND INSPECTION
200 ROCKCREEK DRIVE, GAITHERSBURG, MARYLAND 20878

DPS - #8

Permit #
754422

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: RICHARD KIRBY

Daytime Phone No.: 301-370-0660

Tax Account No.: 11-00919772

Name of Property Owner: TRACY SCHAFF Daytime Phone No.: _____

Address: 15200 BARNESVILLE RD BOYDS 20824 9702
Street Number City Street Zip Code

Contractor: F&D / OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15200 Street: BARNESVILLE RD

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Lot: _____ Block: _____ Subdivision: _____

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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: \$ 125,000

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

[Signature] _____ Date: 5-23-07
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 6/14/07

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

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

PROJECT ENTAILS A 425 SF ADDITION TO THE REAR & RIGHT SIDE WITH ROOF MASSING & MATERIALS SIMILAR TO THE CURRENT WRAP AROUND PORCH. PROJECT WILL NOT SUBSTANTIALLY ALTER THE IMPACT OF THE EXISTING HOUSE IN ITS HISTORIC CONTEXT.

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HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: June 14, 2007

MEMORANDUM

TO: Tracy Schaff
15200 Barnesville Rd, Boyds

FROM: Michele Oaks, Planner Coordinator
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #454422

Your Historic Area Work Permit (HAWP) application for a rear addition was **Approved with Conditions** by the Historic Preservation Commission at its June 13, 2007 meeting. The conditions of approval were:

1. *A tree protection plan will be prepared, submitted to HPC staff and implemented prior to any work beginning on the property.*
2. *The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.*
3. *If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood, windows shown in the drawings are approved for the project.*
4. *The doors and windows will be fabricated of painted wood.*
5. *Porch balustrade details will be developed for the permit set of drawings to be stamped by staff.*
6. *Hardi-plank or similar cement fiber product horizontal siding is an approved material for the addition, however, it must be trimmed-out in painted wood.*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in **any way** from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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



Case Summary:

HAWP was approved at 6/13/07 hearing. The decision letter has been sent. However, the drawings have not been stamped, the formal approval letter has not been generated, nor has the HAWP been stamped. The conditions for the approval letter can be found in the decision letter, which is in the file.

Contact: Richard Kirby (301-370-0660)

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15200 Barnesville Rd, Boyds	Meeting Date:	6/13/2007
Resource:	Outstanding Resource Boyds Historic District	Report Date:	6/06/2007
Applicant:	Tracy and Boyd Schaff (Richard Kirby, Agent)	Public Notice:	05/30/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	18/08-07A	Staff:	Michele Oaks
PROPOSAL:	Addition to single family home		

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

- A tree protection plan will be prepared, submitted to HPC staff and implemented prior to any work beginning on the property.
- The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
- If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood, windows shown in the drawings are approved for the project.
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- Porch balustrade details will be developed for the permit set of drawings to be stamped by staff.
- Hardi-plank or similar cement fiber product horizontal siding is an approved material for the addition, however, it must be trimmed-out in painted wood.

BACKGROUND:

At its April 25, 2007 public hearing (transcript attached beginning on page **13**), the Commission in a preliminary consultation forum reviewed the subject proposal. The majority of the Commission supported the design as submitted noting that the proposed scale of the addition was not “overpowering the front elevation”, and did a “very good job of preserving the character-defining elements [of the historic house]”. The main design directives were to look at the gable on the right side elevation and its connection to the new, balcony floor and to explore ways to buffer the existing 6’ high lattice fencing located in the side yard. Two Commission members did have concerns with the 8’ extension of the one-story addition beyond the side elevation of the house (drawings from preliminary consultation beginning on page **11**).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Boyds Historic District
STYLE: Victorian
DATE: 1880-1890

The original house is a three-bay, cross gable roof, dwelling clad in German siding. The standing seam metal roof contains an interior-end brick chimney with corbel detailing on the east elevation and a more contemporary, non-contributing exterior-end chimney on the west elevation of the house. The majority of the windows are 6/6 double hung and are flanked with two, paneled louvered shutters, with the exception of the first floor of the front elevation, which contains oversized 1/1 windows. The front elevation fashions a wrap-around front porch, detailed with turned columns and ornamental brackets. The front entry door is a single-glazed, wood door flanked by single-glazed sidelights and capped with a three-light transom.

The house has a two-story ell extending into the rear yard, which contains an original, two-story open-porch on the eastern section of the house. A non-contributing, one-story shed roof addition extends beyond this ell. The property contains three outbuildings, two, frame shed and a frame garage. Additionally, there are many mature trees on site.

HISTORIC CONTEXT

Boyd's, a well-preserved and cohesive rural village in western Montgomery County, is representative of post-Civil War development and growth generated by the coming of the railroad to the area in the last quarter of the 19th century. It illustrates the impact of social and technical change on the area's agricultural community over the past century. It also reflects the early role of black citizens in rural parts of the County.

There are three general areas within the historic district of Boyd's: the commercial area north of the railroad along Barnesville Road, the Victorian village streetscape along Clopper and upper White Ground Road, and the folk architecture of the freed black community farther south along White Ground Road.

Boyd's was originally settled in 1753 on a tract of land named *Resurvey of Gum Spring*. The area was primarily farmed as a tobacco plantation, and the first residents were brought as slaves to the area. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantation. They built several of the houses and community buildings that stand along the southern section of White Ground Road.

Boyd's thrived because of its agricultural activities and its proximity to the railroad. By 1879, the village had a population of 100. In addition, the railroad brought summer residents to the Boyd's area to enjoy the rural setting away from the heat and congestion of the city.

PROPOSAL:

Applicant is proposing to:

1. Remove and replace the existing balustrade from the second-story of the two-story porch/balcony.

2. Extend the existing one-story shed roof addition 14'8", with 8' extending beyond the side elevation of the existing massing of the house. This addition proposes to house a new family room addition, and a covered porch.
3. Add a 12' x 23' extension to the one-story addition to house a new, kitchen nook and entry.
4. Construct a second-story, open porch/balcony on top of the new, one-story shed roof addition to match in size and detail as the existing.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Boyds Master Plan Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

Secretary of the Interior's Standards for Rehabilitation:

- 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.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The submitted proposal addresses the Commission's concerns regarding the roof intersection on the right elevation. The roof form for the one-story addition has been altered from a gable roof to a shed/hip roof combination to solve this issue.

The remaining details are consistent with the original preliminary consultation design, which was

supported by the Commission. Therefore, staff is recommending that the Commission approve this HAWP application with the above, standard conditions for new additions.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240 787-6270

DPS - #8

Permit #
454422

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RICHARD KIRBY

Daytime Phone No.: 301-570-0660

Tax Account No.: 11-0091972

Name of Property Owner: JAMES SHAFF Daytime Phone No.: _____

Address: 15200 BARNESVILLE RD BOYD 20841-9702
Street Number City Street Zip Code

Contractor: F&D CONCRETE Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15200 Street: BARNESVILLE RD

Town/City: BOYD Nearest Cross Street: ROUTE 121

Lot: _____ Block: _____ Subdivision: _____

Liber: 2631 Folio: 409 Parcel: 26

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: \$ 125,000

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

5-23-07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING HOUSE IS A THREE-BAY CROSS GABLE WITH GEMMA SIDING & STANDING SEAM METAL ROOF FROM THE 1880'S IN THE VICTORIAN STYLE. THREE FRAMED OUTBUILDINGS ARE ALSO PART OF THIS SITE. LARGE AND MATURE TREES ALONG THE FRONT & SIDE PROPERTY LINES.

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

PROJECT INCLUDES A 425 SF ADDITION TO THE REAR & RIGHT SIDE WITH ROOF MASSING & MATERIALS SIMILAR TO THE CURRENT WRAP AROUND PORCH. PROJECT WILL NOT SUBSTANTIALLY ALTER THE IMPACT OF THE EXISTING HOUSE IN ITS HISTORIC CONTEXT.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

NO JACKET OWNER TO EAST



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search (2007a)

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

Account Identifier: District - 11 Account Number - 00918551

Owner Information

Owner Name: NICHOLSON, EARLA J ET AL **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 15140 BARNESVILLE RD **Deed Reference:** 1) /13197/ 289
 BOYDS MD 20841 2)

Location & Structure Information

Premises Address 15140 BARNESVILLE F.D
 BOYDS 20841 **Legal Description** LCT AT BOYD ADMIN 16
 161

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU52		P028		1				1	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class 42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,260 SF	64,904.00 SF	111

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2007	07/01/2006	07/01/2007
Land	146,220	241,190		
Improvements:	118,430	151,590		
Total:	264,650	392,780	264,650	307,360
Preferential Land:	0	0	0	0

Transfer Information

Seller: EARLA J NICHOLSON **Date:** 01/10/1995 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** /13197/ 239 **Deed2:**
Seller: **Date:** 01/03/1989 **Price:** \$0
Type: MULT ACCTS ARMS-LENGTH **Deed1:** / 8638/ 122 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information


Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

7

(POST OFFICE OWNER)

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search (2007a)	Go Back View Map New Search Ground Rent
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Account Identifier: District - 11 Account Number - 00915546

Owner Information

Owner Name:	SOARING EAGLE LLC	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	20612 TOP RIDGE DR BOYDS MD 20841-8918	Deed Reference:	1) /26778/ 237 2)

Location & Structure Information

Premises Address	Legal Description
15134 BARNESVILLE RD BOYDS 20841	LOT AT BOYD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU62		P055		1				2	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	42
--------------------------	----------------------------------	----

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		34,303.00 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2005	07/01/2006	07/01/2007
Land	123,400	171,500		
Improvements:	0	0		
Total:	123,400	171,500	155,466	171,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: TENNYSON PROPERTIES LLC	Date: 02/26/2004	Price: \$390,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /26778/ 237	Deed2:
Seller: JIRICKO, MILOS	Date: 03/11/2003	Price: \$98,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /23253/ 162	Deed2:
Seller: SULLIVAN, JOHN H JR ET AL	Date: 04/06/2000	Price: \$75,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /17991/ 340	Deed2:

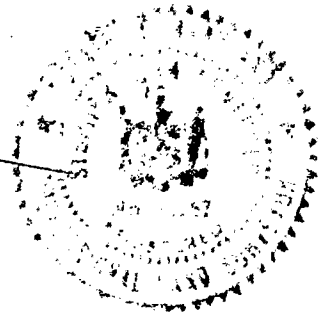
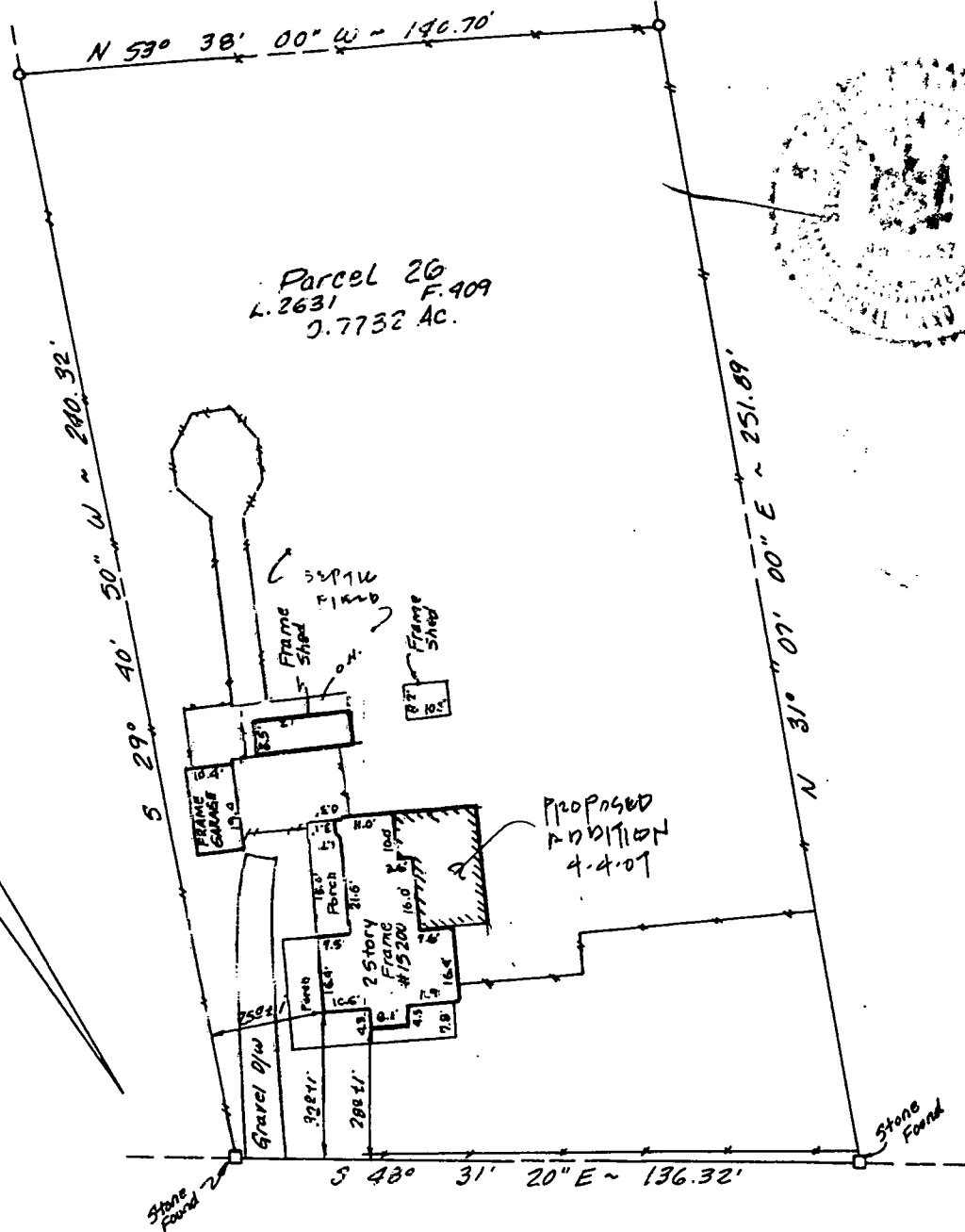
Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	* NONE *

8





Property predates modern day zoning.

BARNESVILLE ROAD - RTE. NO. 117

Date: 5-8-98 Scale: 1" = 40'
 Plat Book: ---
 Plat No.: ---
 Work Order: 98-2400
 Address: 15200 BARNESVILLE ROAD
 District: 11
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

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 or 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.

LOCATION DRAWING
LIBER 4766
FOLIO 483

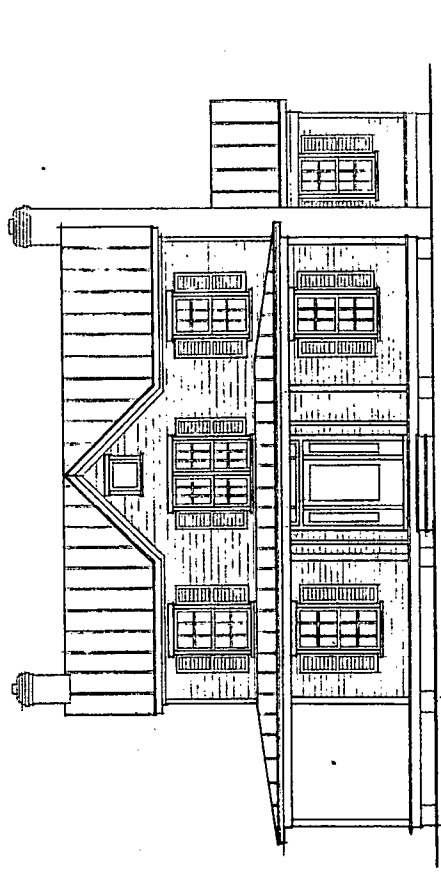
Stephen Venturo



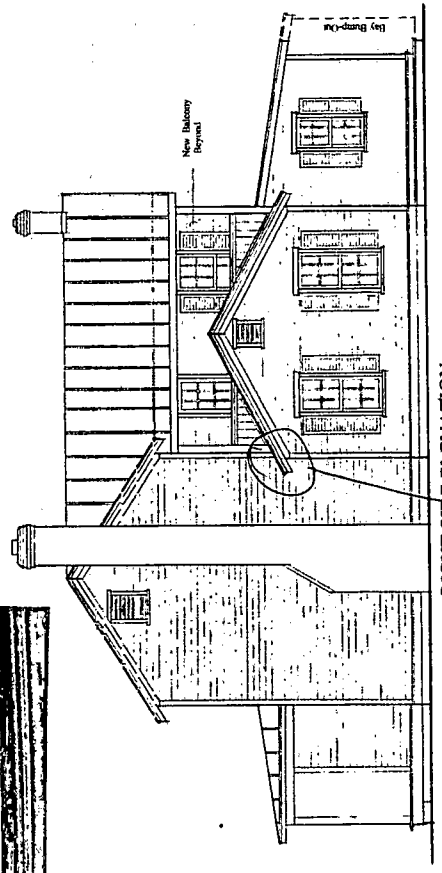
Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

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 transfer of title or securing financing or refinancing.

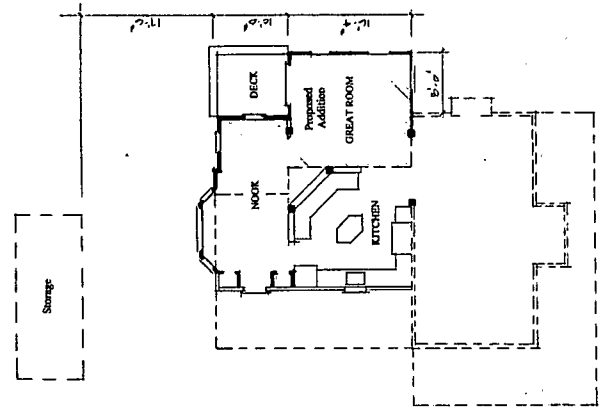
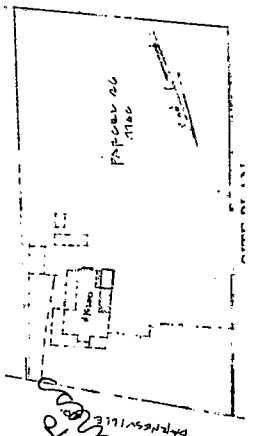
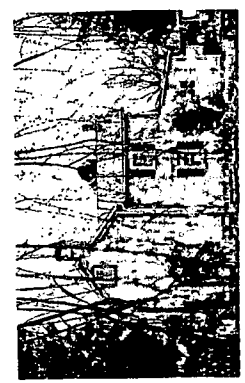
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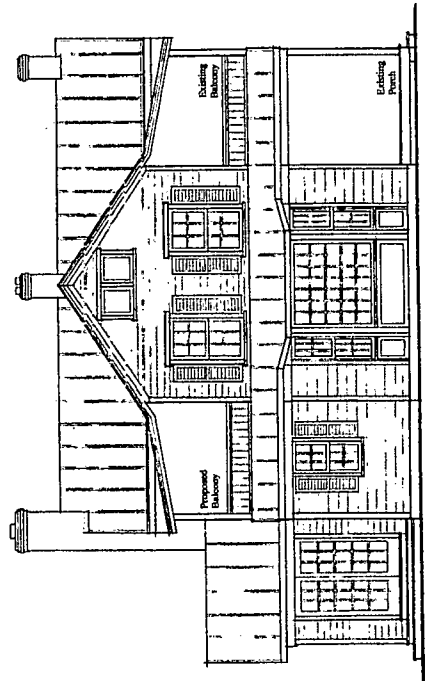
FRONT ELEVATION



RIGHT SIDE ELEVATION



FLOOR PLAN



REAR ELEVATION



STORAGE BUILDING CONFLICT



LEFT SIDE EXISTING ELEVATION (BAY BUMP OUT ONLY - SEE REAR)

PRELIMINARY CONSULTATION

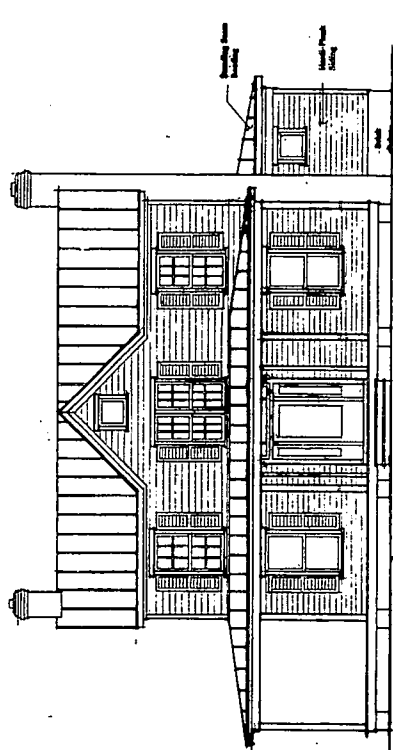
NO.	REVISIONS

HOUSING ARTS
28716 Greenberry Dr.
Lynchville, MD 20822
301-790-0000

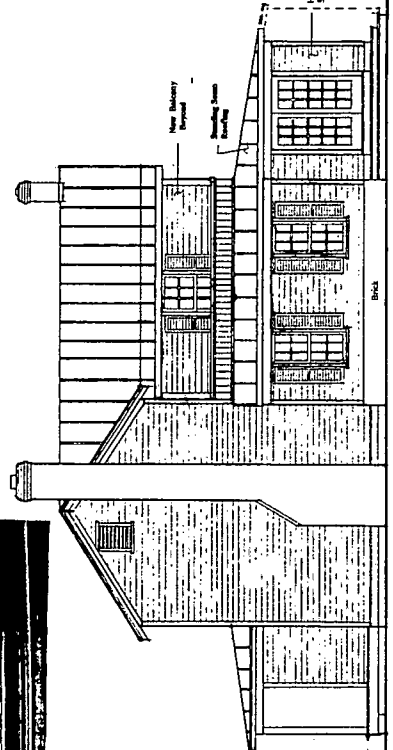
SCHAFF RESIDENCE
13200 Blainville Rd.
Boyd, Maryland 20841

HAWP APPLICATION CONCEPT

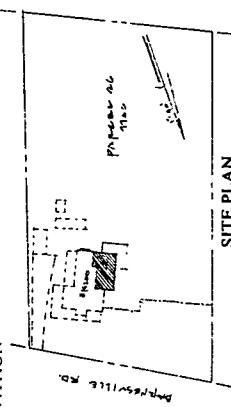
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Date	11/11/22
Drawn	PK
Check	



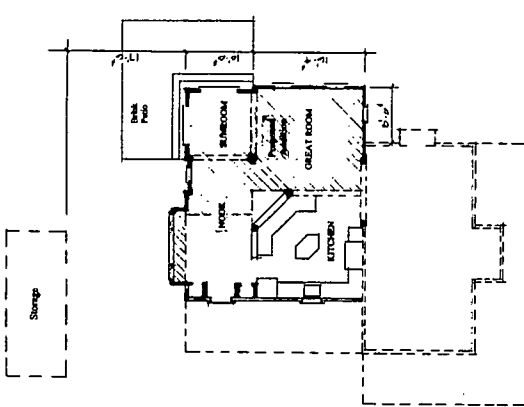
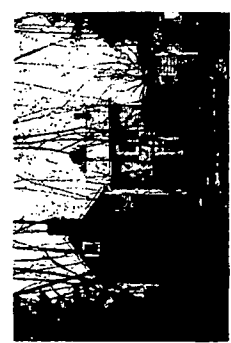
FRONT ELEVATION



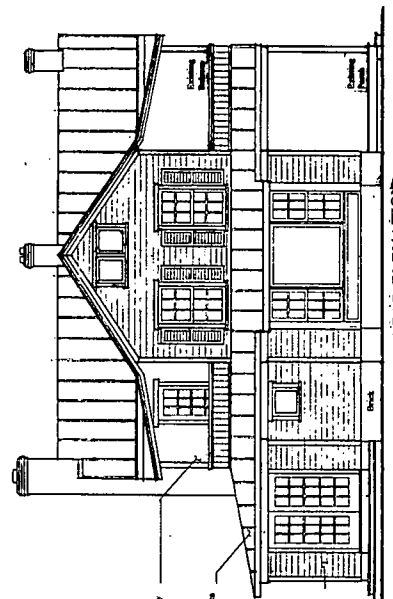
RIGHT SIDE ELEVATION



SITE PLAN



FLOOR PLAN



REAR ELEVATION



STORAGE BUILDING CONFLICT



LEFT SIDE EXISTING ELEVATION
(BY IMAGE ONLY, SEE REAR)

NEW HAWP SUBMITTAL

1 historically was a distinct corner and I would have liked to
2 have seen it remain a distinct corner and not something
3 replicative of the other two.

4 MR. DUFFY: I agree with Commissioner Rotenstein.

5 MS. O'MALLEY: All right, thank you.

6 MR. BRENNER: Thank you, very much.

7 MR. ROSENBERG: We appreciate it. Thank you.

8 MS. OAKS: Now are you ready for the preliminary?

9 MS. O'MALLEY: All right. We're going to move on
10 now to the preliminary consultation. It's at 15200
11 Barnesville Road in Boyds.

12 MS. OAKS: This is ~~a~~an outstanding resource
13 within the Boyds Historic District. The applicants are
14 proposing an addition to their single family home. I will
15 note for the record that the contributing massing and
16 details on this house have been identified as everything
17 except the rear shed roof addition and the exterior and
18 chimney on the left elevation.

19 The important details to be retained include all
20 the elements on the principal facade and massing. The wrap
21 around porch and we feel that some aspect or delineation of
22 the L needs to be retained, and the two story open porch
23 along the eastern facade of the L. Given this criteria, and
24 providing that to the architect, the only parts of the
25 building on which the applicants could modify without
26 destroying significant character defining features is the

1 rear of the L and the west elevation of the L.

2 So with that said, the applicant is proposing a
3 design that will encase the first floor of the L's left
4 elevation, and the second floor will be altered by changing
5 a window in a door, and the corner of the L will be defined
6 by just having a open porch. It will still be visible, but
7 it will just have an open porch so you will be able to still
8 see the exterior cladding on the second level.

9 They are installing a second porch on that facade
10 to help balance the rear facade. It will no longer be on
11 the rear elevation, but you can see the existing two story
12 porch feature and that does help balance adding it onto the
13 second side of the L. I will note that eight feet of the
14 proposed one story addition will extend beyond the front
15 massing side elevation, and you typically encourage
16 additions that recess rather than project beyond elevations
17 too, but otherwise the impact of the addition on surrounding
18 historic landscape.

19 But will note that the house is very unique
20 because the main block and the L are considered contributing
21 massings as I said before. And thus, it only provides a
22 very small, about 15 foot wide rear elevation -- which the
23 addition can extend from. So we do understand the
24 constraints of putting an addition on such a limited space.
25 We will note that it will be set back considerably from the
26 principal facade, and it does in definition will be

1 differentiated, and it is a one story massing. So those are
2 all elements to consider when you are reviewing this.

3 The applicants and their architect are here this
4 evening. I will put into the record that you did receive in
5 the work session a more detailed design or at least mark ups
6 of the sides and rear elevations that were more detailed
7 than what you had in the staff report. So with that said, I
8 do have some existing condition pictures if you'd like to
9 see. And I'd be happy to entertain any questions you might
10 have.

11 MS. O'MALLEY: Are there any questions? Do you
12 have a slide that would show the east side or what's on the
13 east side? There's a large open yard in the next house?

14 MS. OAKS: I don't have a lot of the chimney.

15 MS. O'MALLEY: The next property.

16 MS. OAKS: This is showing the two story porch.
17 This is the rear facade. And as I mentioned, this is the
18 non contributing rear addition. This is the non-
19 contributing chimney that I spoke about. And that's all I
20 have picturewise. And then I have those aerial which might
21 help.- This is the subject house. It might help a little
22 bit in terms of context. Did that help a little bit?

23 MS. O'MALLEY: It does. Can you leave that one?

24 MS. OAKS: Uh-huh.

25 MS. O'MALLEY: Any questions? Welcome. Did you
26 want to start off and discuss your ideas?

1 MR. KIRBY: Yes. Thanks. Well, this house is
2 really small and I recognize based on some comments from
3 staff that generally you like to go out to the rear when you
4 have a historic structure of significance. And we have some
5 issues with that. Already mentioned was the narrow width of
6 the rear that would allow us to actually go back and have
7 some space with any substance.

8 And then the other conflict we have is the storage
9 building, and there is no basement to speak of in the house
10 for storage other than just for mechanicals, low head
11 height. And so this serves an important storage function.
12 And it seems unnecessary to just knock the building down and
13 build something somewhere else.

14 So, and the other thing that happens here, if we
15 went straight up to the rear, we're creating more of a
16 linear arrangement of space which Mary and Tracy had said
17 they really don't desire. They would like to see more of an
18 interwoven arrangement of space like we've proposed. And
19 so, that does require bumping out to the side about 8 feet,
20 and I do think there are some mitigating factors in bumping
21 out to the side.

22 And they are the size. It's probably less than 20
23 percent of the overall mass. This new addition is 24 feet
24 beyond the front face of the porch, and you can see also in
25 the photographs that there are pine trees clearly visible
26 from this rear elevation that show how dense the pines are.

1 And also from the front.

2 There's also a six foot high fence as well that
3 ties into the corner of the main facade. And that could be
4 beefed up as well if there is a concern about screening. So
5 we're hoping that those factors could be taken into
6 consideration with the big picture.

7 And also we're duplicating some of the ideas that
8 we've picked up on the house. The shutters with true
9 divided light windows, and the standing seam metal roof,
10 similar trend details. The balcony, matching balcony on
11 either side. Some symmetry under the main massing here at
12 the rear bump out. And a deck off this back southwestern
13 corner that would provide some interesting additional space.
14 They have a bit of a terrace that's happening here right
15 now. Kind of a landscape patio area, which would, they'd
16 like to preserve that. And it makes sense to define that
17 outdoor living area between the storage building and the
18 house.

19 And they've got these existing porches wrapping
20 around, and just the open air deck would be nice to offer as
21 an additional space to appreciate that part of the yard to
22 the southwest that opens up in a grand way, and there's some
23 wonderful trees back there, so it will be a nice way to
24 appreciate that part of the lot. And that is their desire
25 to open up in that direction. So if you have any questions,
26 I'm about finished and it's late.

1 MS. O'MALLEY: All right, Commissioners?

2 MS. ALDERSON: While the others are scrutinizing,
3 I think you did a great job knitting it together in a way
4 that's very much in the character of the house. I
5 appreciate the effort to take into consideration what
6 matters most about the house. Lovely house. I've been by
7 it quite a few times. Great area. Lovely house. and I
8 think the side projection is an okay trade off for
9 everything else that's been accomplished.

10 It is a ways back and I might suggest, you might
11 think about what you could do to cover up the lattice. Not
12 the projection because the lattice is the one thing that
13 kind of jumps out. It's not going, because it's a little,
14 it's not, you know, it's not period and it's unpainted. And
15 maybe, you know, a couple camellias would make the lattice
16 blend in better. So that's my only suggestion.

17 MS. O'MALLEY: So are there other comments about
18 the bulk and massing?

19 MR. JESTER: I don't have a problem with it. I
20 think it's, I think he's actually done a very good job of
21 preserving the most important kind of distinctive character
22 defining elements of the house. This might be quibbling,
23 but the back bay projection, I just wonder if you might just
24 square it off. I don't know, just to me it seems like the
25 rest of the house is kind of basically rectilinear and
26 that's the rear elevation, and the biggest concern.

1 MR. FULLER: On the rear elevation on Sheet 13,
2 there's something called optional bay bump out, is that
3 something more than or is that the same as what you?

4 MR. KIRBY: No. This is articulated more clearly
5 here. That was very preliminary and this was part of the
6 massing study, I believe, that you're looking at now.

7 MR. FULLER: Okay, so the proposal is sort of a
8 bay window that's centered on the old?

9 MR. KIRBY: Right.

10 MR. FULLER: I mean, I think that the scale of the
11 addition is certainly not overpowering. It is unfortunate
12 it covers up a little more face of the old house, but I
13 think it's respectful. I think the fact that it's set back
14 so far. I think the front elevation works really well. I'm
15 little concerned about the way the gable drops down and your
16 pond of water against the old house, and obviously you've
17 got some roofing issues to deal with there.

18 I don't know that I can think of an easy other
19 solution to the roof. It just doesn't feel, that roof
20 doesn't feel completely light to me. But, the rear
21 elevation, I think, reads nicely. I think the front
22 elevation is fine. The right side is a little bit off, but
23 it's close.

24 MR. DUFFY: I agree that it's well done, but it's
25 pretty unusual that we would be supportive of this kind of a
26 bump to the side that would be visible from the front of an

1 outstanding resource when there is area to the rear that
2 could be developed for the program. I'm not completely
3 comfortable with it.

4 MR. JESTER: It's not an outstanding resource.
5 It's a contributing.

6 MS. O'MALLEY: No, it is an outstanding resource.

7 MR. JESTER: Sorry, I stand corrected.

8 MS. OAKS: I was defining what the contributing
9 elements were on the building so you knew what was non-
10 contributing. Sorry.

11 MS. O'MALLEY: I think that that is a major issue
12 because we normally do not like to see anything bump out.
13 In fact, we ask it to step in a little bit to break from the
14 line so that you could still the corner of the house.

15 MR. JESTER: But I think in defense of what is
16 proposed, it allows the L to read. Perhaps there is a way
17 to do it directly off the back, but in my mind it allows
18 what's the contributing part of the building is the rear L
19 to read. I mean, if you go straight back you're going to be
20 have a real challenging time trying to maintain that.

21 MR. FULLER: The L would get pretty long.

22 MR. JESTER: Yeah, it'll get long, or it would get
23 enveloped.

24 MS. ALDERSON: That was kind of my thinking. It's
25 a trade off. In this circumstance it's an acceptable trade
26 off. And the thing is that when you look at the house in

1 the round, there are pieces over the years that are made, to
2 go to the house of seven gables with elements added and that
3 presents itself as another one of those added elements
4 that's in the general scale and character of the house. So
5 in this situation I think it works all right. And I like
6 the porch line that you added some and able to balance that.
7 There's a good mix of enclosed and indoor/outdoor space.

8 MS. O'MALLEY: Are there comments about the
9 materials?

10 MS. ALDERSON: I think the staff recommendations
11 are great, and I presume that's the direction you want to go
12 in anyway.

13 MS. OAKS: They're actually proposing true divided
14 light windows, which is wonderful, and wood siding. You can
15 see, we're very happy to hear. I haven't heard from
16 Commissioner Burstyn or Commissioner Fleming or Commissioner
17 Anahtar.

18 MS. ANAHTAR: I don't have a problem with seeing
19 the addition on the right hand side from the front. I think
20 it somehow balances it also. But I have the same concerns
21 that Commissioner Fuller has about the gable and the balcony
22 railing. I don't know if you continue with the shed roof
23 idea on that side even though I don't like the low slope of
24 that, but I don't know, maybe it will make it look better.

25 MR. KIRBY: I thought it was important to match
26 the pitch on this side gable, and this, I'm thinking that

1 this would be a solid bannister, probably with 1x6 or 1x8
2 paneling where the roof would tie right into that. And we'd
3 have to have a Rubberman brand roof with an interior drain
4 worked out. But that'll ~~will~~ provide some nice relief for
5 the bedroom back here, and also an office, what's used as an
6 office space beyond.

7 So it's not ideal, and it's kind of quirky, but so
8 is the rest of the house. There's a, I thought it was
9 interesting, I didn't discover this until I laid it out, ~~aft~~
10 at first glance you think that the front door is centered on
11 the gable, but it's not. There's actually a vestibule and
12 it's a foot off center.

13 And then there was a sort of mysterious chimney
14 here that, on the rear elevation, it's actually, you don't
15 see the brick coming down through the house here, it's
16 actually, it appears to be supported by framing as though
17 the chimney once there, at one time one of the owners just
18 liked the chimney, didn't want to take it down, so they
19 supported it in some way, and we have to figure that out and
20 make sure it won't go anywhere. But that's kind of
21 interesting. You stand on the back of the house and look at
22 it, you don't see any brick behind the windows.

23 MS. O'MALLEY: Sounds like a previous commission
24 comment.

25 MR. FLEMING: I guess, I'm very familiar with this
26 area up in Bcyds, and I really appreciate you going in and

1 trying to preserve this house, which there's houses kind of
2 in the area that's similar to that. I'm sitting here
3 looking at it, say wow, even though you're doing
4 improvements, you're not really changing a lot. So my
5 comment is that I like what you're doing.

6 MS. SCHAFF: May I just say something? My husband
7 did a lot of the work to restore this house, and we really
8 respect what the commission's trying to do here. And I just
9 wanted to say that comment. I mean, it's important to us
10 that we try to keep the house looking, you know, in order.
11 And so we're not trying to do anything to ruin it.

12 MS. OAKS: I definitely want to reiterate that.
13 This gentleman needs to have lots of kudos. This house was
14 in very bad shape, and he has completely rehabilitated this
15 house. This house looked like it was almost falling down
16 several years ago. And as you can see from these pictures,
17 this house is a gem in the district. So, definitely
18 accolades.

19 MR. FULLER: The only other comment that I'd like
20 to make is one of, we are supposed to try to make sure that
21 this addition reads differently. I'm a little concerned
22 that if all the materials and we really go to true divided
23 light, which I like, but I just think we need to be careful
24 that it doesn't completely read as if it's a part of the
25 original fabric. And so, I think some obvious shifts should
26 be done as opposed to completely replicating the siding and

1 the windows. You know, you're even showing picking up some
2 shutters, things like that. I think you've got to be a
3 little careful that you're not staying too close to the
4 exact same materials.

5 MR. KIRBY: Okay. There is a break in the siding
6 material here with the non-conforming part, the very rear,
7 it's got a wider siding, maybe 8 or 10 inches wide.

8 MR. FULLER: I'm more thinking about as you see
9 the house from the front, the part that pops out from the
10 side I think is important that you read that it's not only
11 part of the main massing because it's not going to feel like
12 it's part of the main massing, but I think you don't want to
13 make it look like the materials on the side.

14 MS. OAKS: Well, he could use insulated glass true
15 divided light windows too. I mean, that would clearly
16 define that as different as the history.

17 MS. ALDERSON: I would suggest thinking about real
18 subtle measures because at least, you know, I don't think
19 it's fair, sort of like Wee Willow China. There are some
20 slight variations in the way the birds are proportioned or
21 this or that, but it always still look like it goes in the
22 same set of China in the end. So I would encourage that the
23 differentiation wherever you may choose to be very subtle.

24 MS. OAKS: Slight differentiation in the
25 foundation.

26 MR. SCHAFF: Can I make a note? The whole house

1 had wide siding on it, aluminum. And just in the
2 restoration process, all that's left is the little back
3 piece of the kitchen. I don't know if that let us any
4 options.

5 MS. ALDERSON: It does look too wide to me. I
6 mean, I wouldn't suggest matching the aluminum siding.
7 Don't go there.

8 MR. SCHAFF: Wood has not been the greatest. That
9 was it.

10 MS. O'MALLEY: Just a very subtle differentiation
11 I think could be done. Is that it? Any other comments?
12 Well, that's it then. I think we could expect to have you
13 come back with a HAWF.

14 MR. KIRBY: Great. Thank you. Appreciate the
15 time.

16 MS. O'MALLEY: Thank you. I'm just thinking about
17 when we talk about differentiation, can you do things like
18 changing the mutttons or is that not?

19 MS. OAKS: Yeah, I mean those are subtle things.
20 We'll work on like, you know, changes at the foundation, you
21 know materials. There's a lot of very subtle things that we
22 can do.

23 MR. KIRBY: One of the things that Michele picked
24 up on that I missed was that the front windows in the porch
25 on the first level are one over one. I thought they were
26 six over six like the upper windows. So would that be a way

1 that we could, you know, we can, instead of six over six all
2 the way around, mix it up a little bit on the first floor?

3 MS. ALDERSON: One over one, or two over two.
4 Which gives you still some multi-pane effect. Because
5 otherwise --

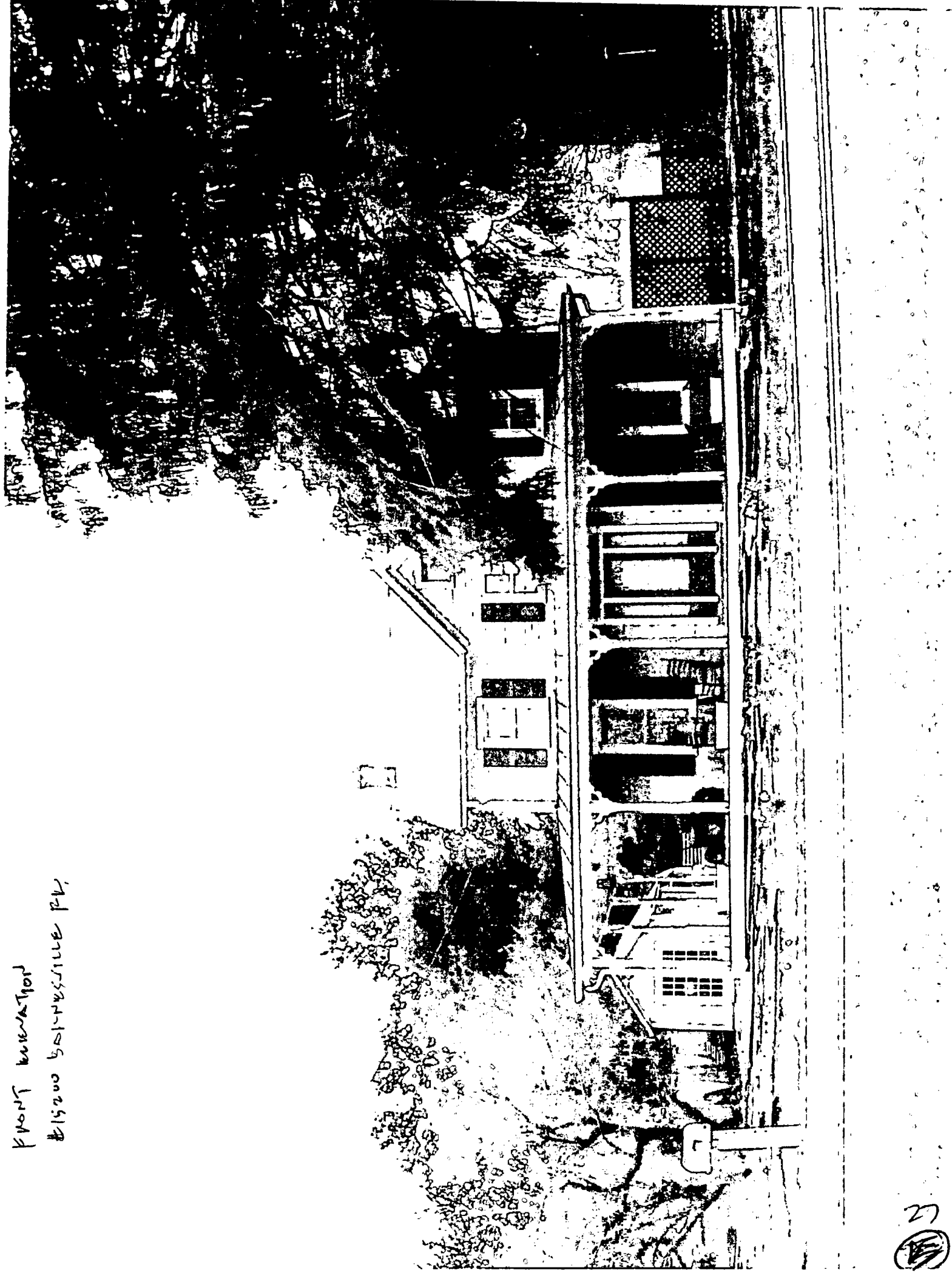
6 Because is a Victorian farmhouse, so two or twos
7 would be complimentary.

8 MS. ALDERSON: They otherwise look a little blank.
9 I like to go with the Canadian standard just subtle, is
10 distinguishable on close inspection. I don't think you want
11 it to jump out.

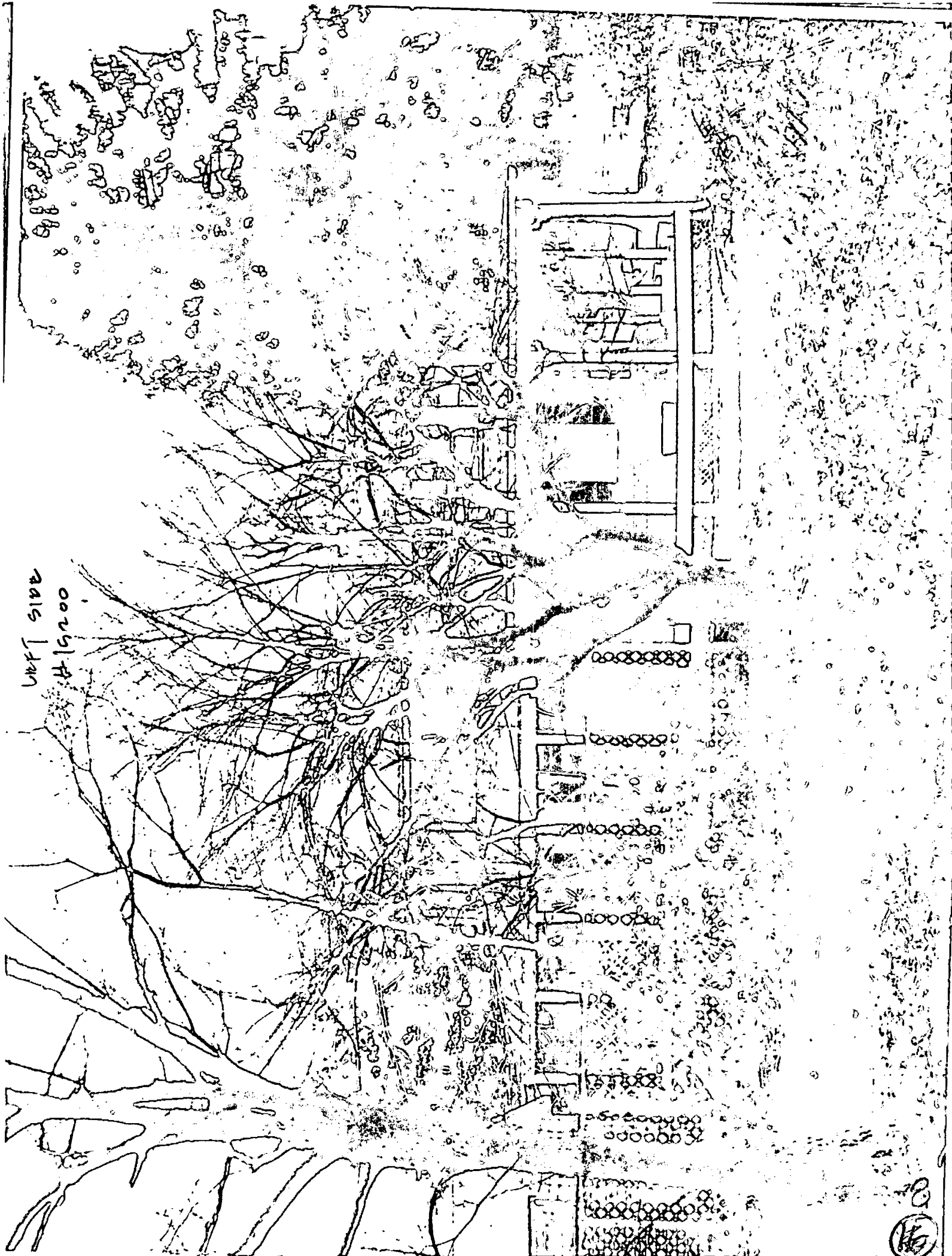
12 MS. OAKS: You don't want your eye to focus on the
13 addition. You want your eye to focus on the original
14 massing. And then say oh, there's an addition.

15 This handout that you just received, actually, I
16 might have Mr. Kirby give you a little bit more history.
17 The Brookville Academy is working on some modifications to
18 their landscape, and they are very in the preliminary stages
19 right now, and some of the things that they are proposing is
20 also a wood fence which will be visible, very visible from
21 High Street, and some modifications to, like I said, the
22 landscape plan, and I'll have Mr. Kirby go into a little bit
23 more detail, but we just wanted to get some of your general
24 feedback on it since this is such an amazing historic
25 property, before staff gets too heavily involved in design
26 on this particular one. So I'll let him do a little bit

FRONT ENTRANCE
#15200 BOSTONVILLE PL.



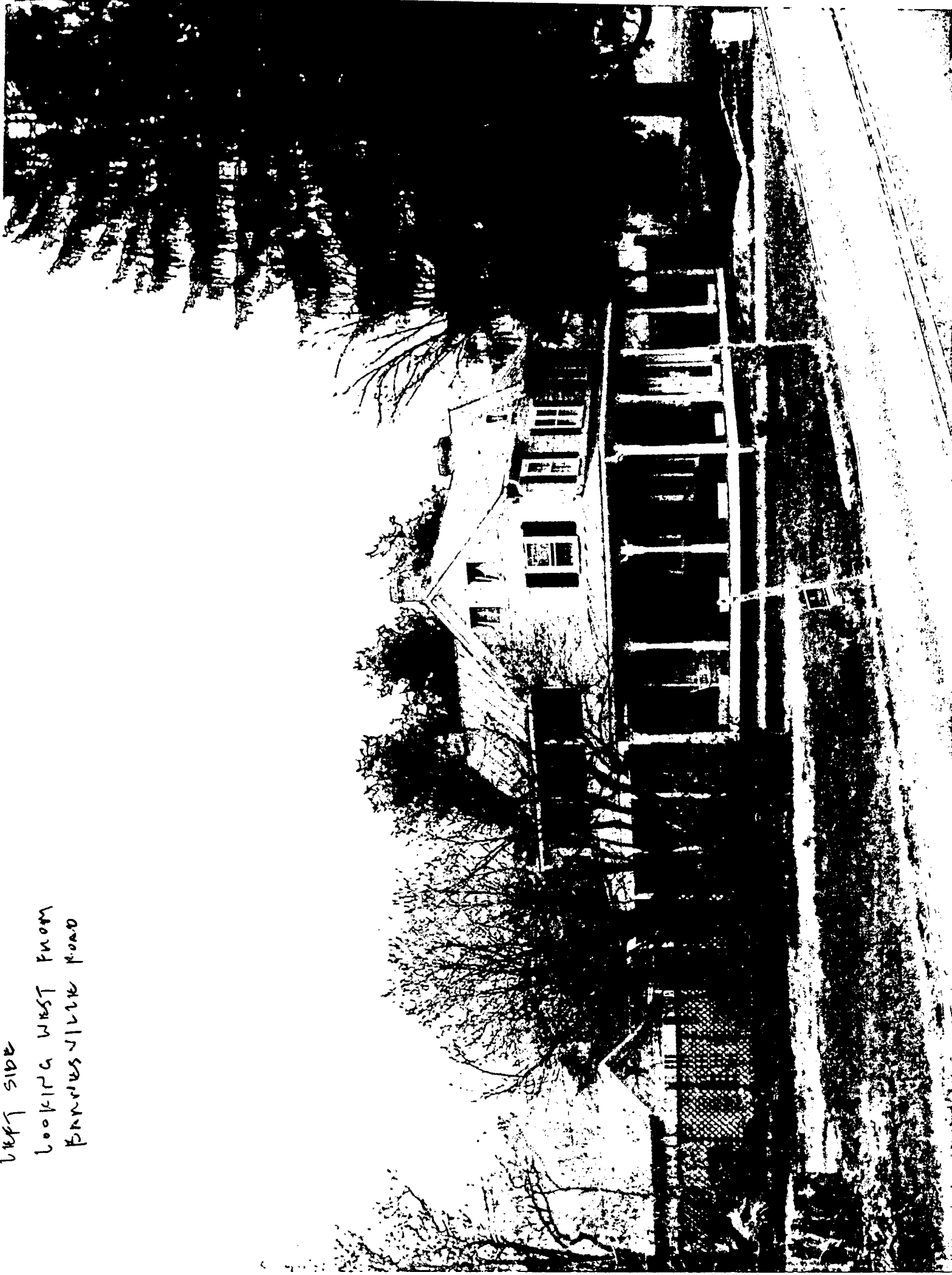
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00251 #
A15 JAN

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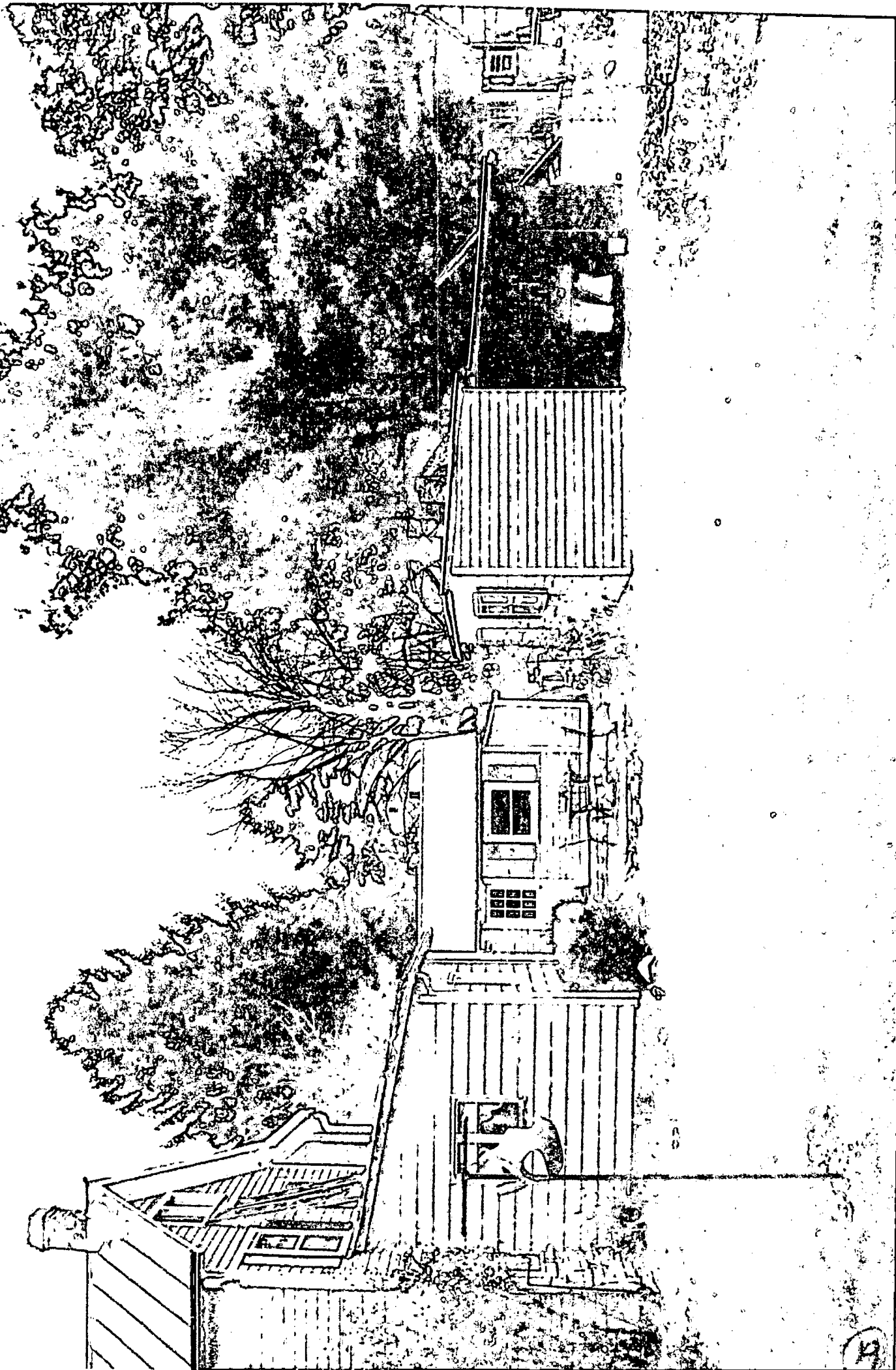
LEFT SIDE
LOOKING WEST FROM
BRADLEYVILLE ROAD



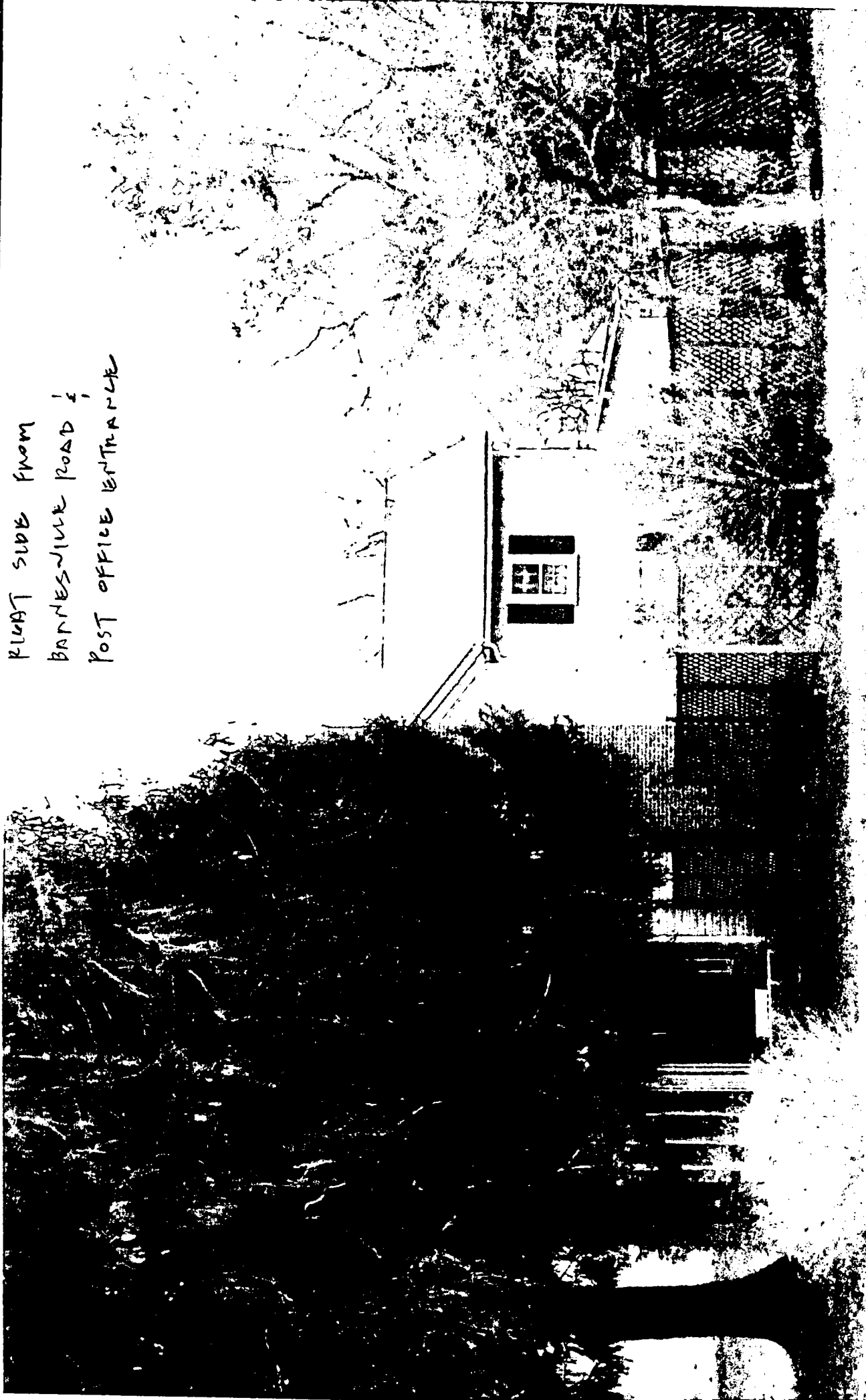
RIGHT SIDE
#15200



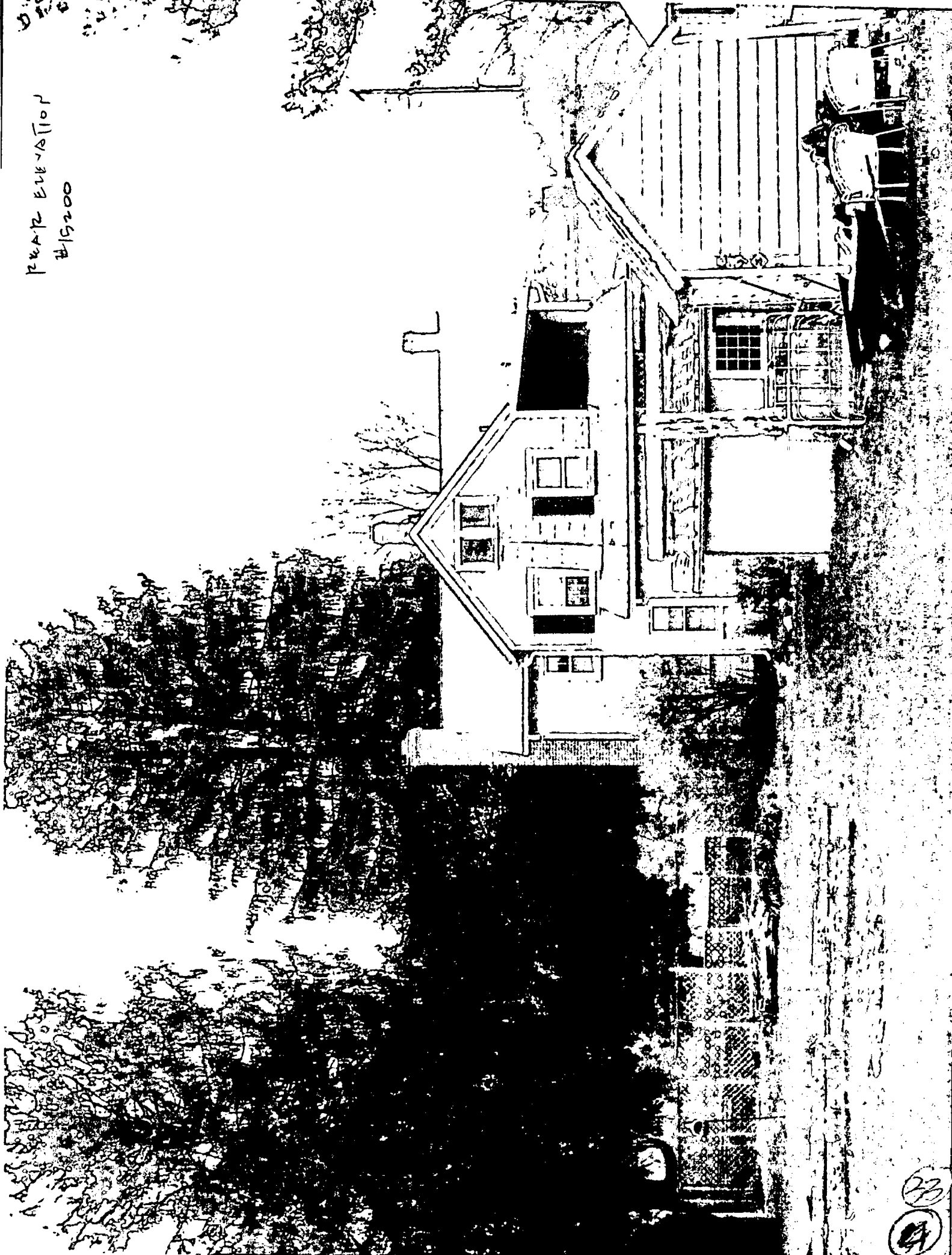
FIGHT SIDE
EXTENSION
#15200



RIGHT SIDE FROM
BARNESVILLE ROAD &
POST OFFICE ENTRANCE



REAR ELEVATION
#15200



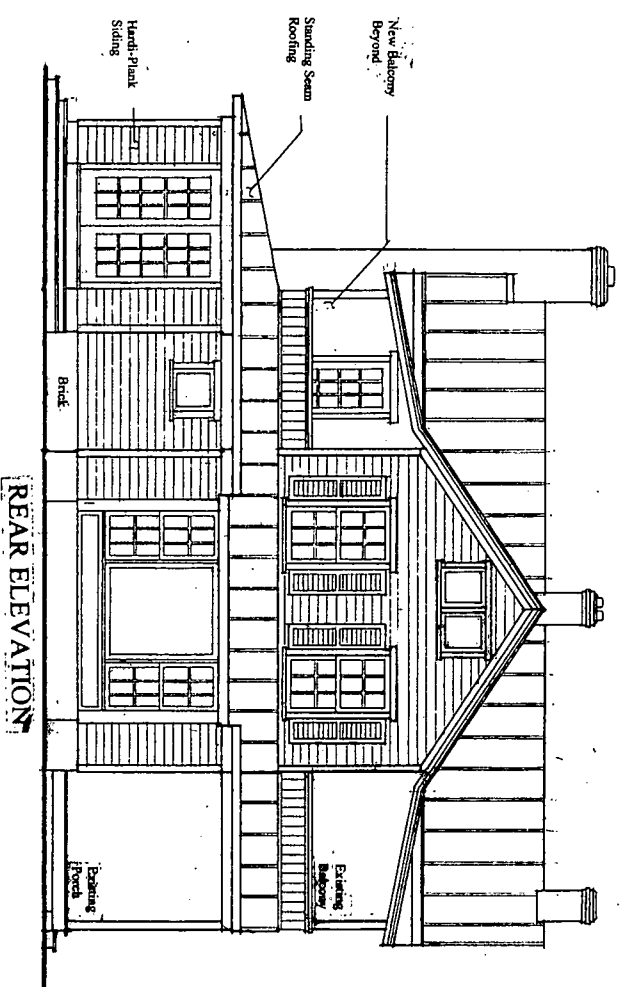
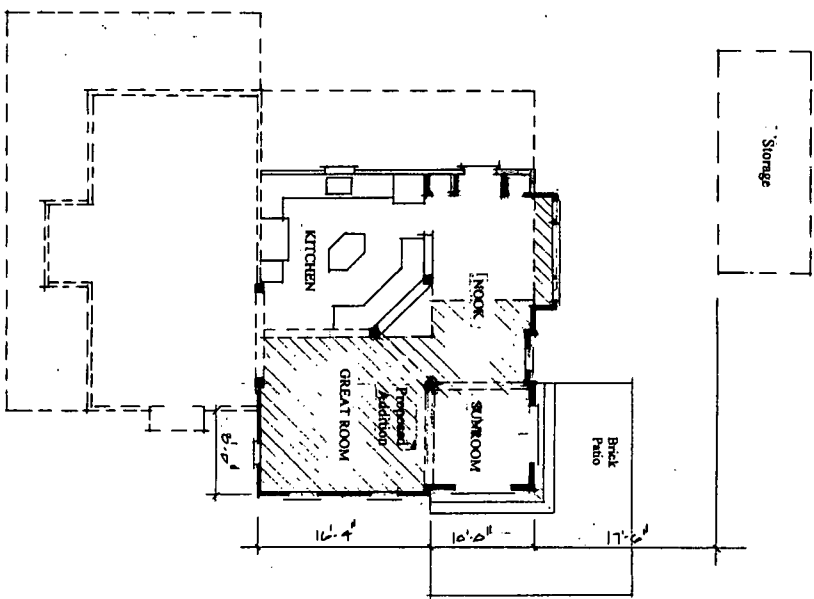
23
24

STORAGE BUILDING CONFLICT



LEFT SIDE EXISTING ELEVATION
(BAY WINDOW ONLY - SEE REAR)

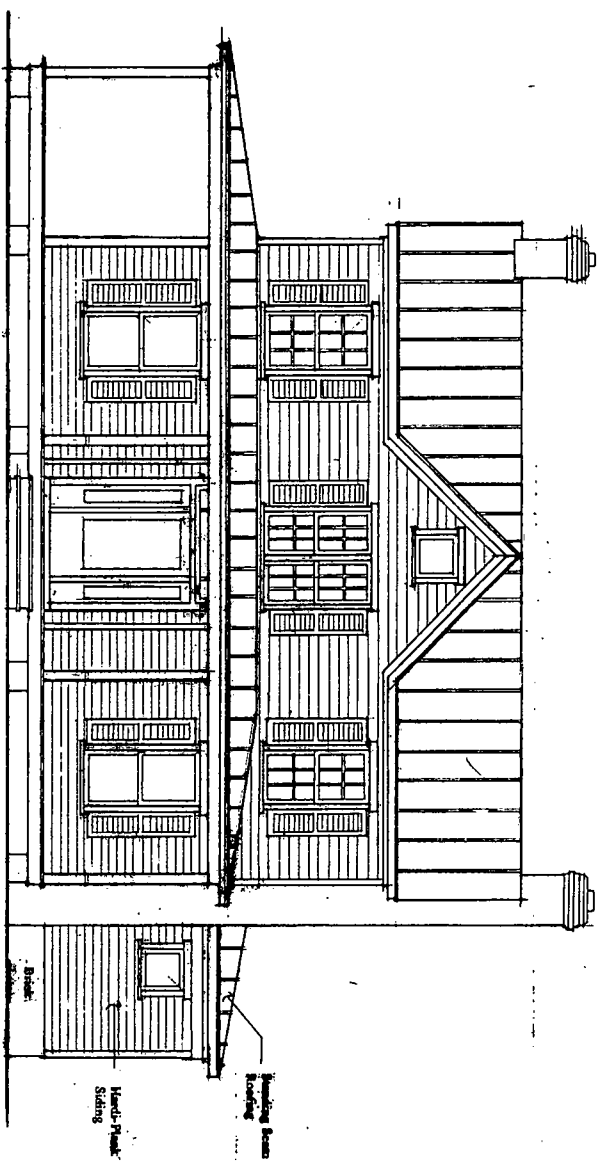
FLOOR PLAN



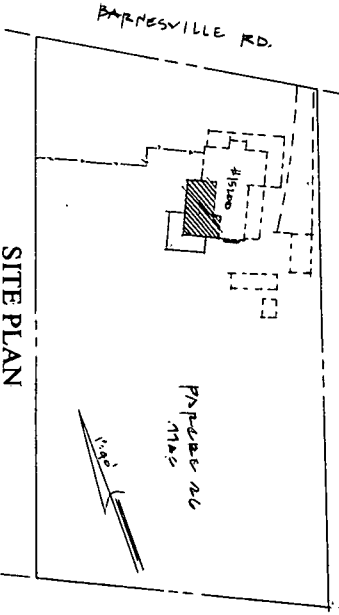
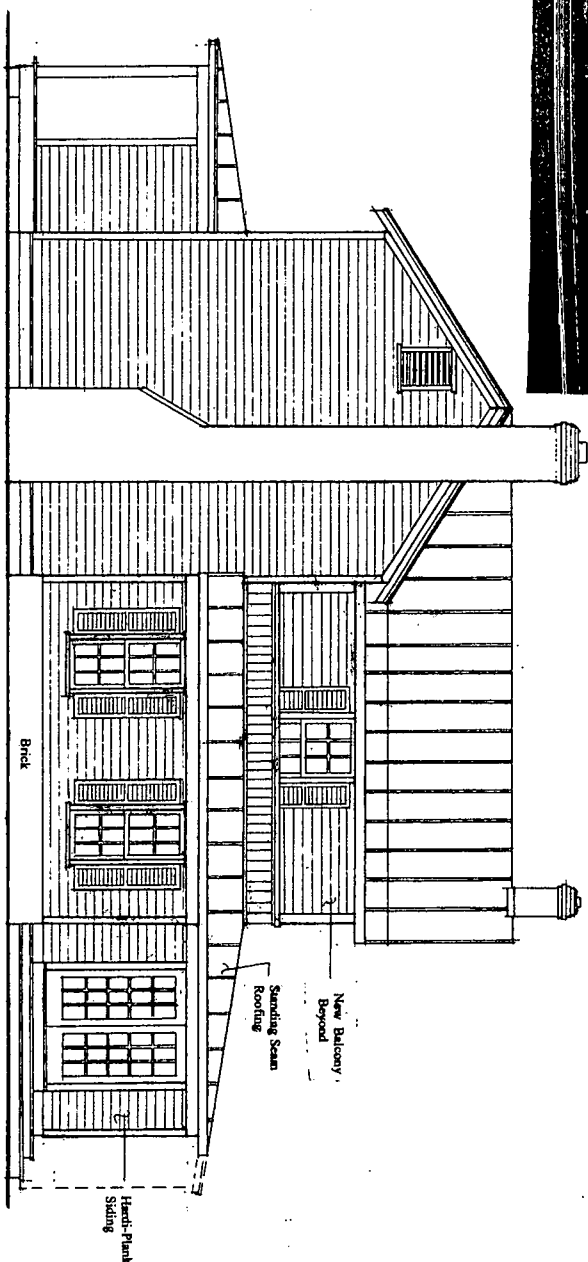
REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



SITE PLAN

REVISIONS

BY

HOUSING ARTS
28716 Greenberry Dr.
Laytonsville, MD 20882
301-370-0660

SCHAFF RESIDENCE
15200 Barnesville Rd.
Boys, Maryland 20841

HAWP APPLICATION CONCEPT

Date	5/1/07
Scale	1/8" = 1'-0"
Drawn	JK
Job	
Sheet	1 of 1
OR	Shows

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15200 Barnesville Rd, Boyds	Meeting Date:	6/13/2007
Resource:	Outstanding Resource Boyds Historic District	Report Date:	6/06/2007
Applicant:	Tracy and Boyd Schaff (Richard Kirby, Agent)	Public Notice:	05/30/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	18/08-07A	Staff:	Michele Oaks
PROPOSAL:	Addition to single family home		

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

- A tree protection plan will be prepared, submitted to HPC staff and implemented prior to any work beginning on the property.
- The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
- If the applicants desire to install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Otherwise, the 1/1 wood, windows shown in the drawings are approved for the project.
- The doors and windows will be fabricated of painted wood.
- Porch balustrade details will be developed for the permit set of drawings to be stamped by staff.
- Hardi-plank or similar cement fiber product horizontal siding is an approved material for the addition, however, it must be trimmed-cut in painted wood.

BACKGROUND:

At its April 25, 2007 public hearing (transcript attached beginning on page 13), the Commission in a preliminary consultation forum reviewed the subject proposal. The majority of the Commission supported the design as submitted noting that the proposed scale of the addition was not "overpowering the front elevation", and did a "very good job of preserving the character-defining elements [of the historic house]". The main design directives were to look at the gable on the right side elevation and its connection to the new, balcony floor and to explore ways to buffer the existing 6' high lattice fencing located in the side yard. Two Commission members did have concerns with the 8' extension of the one-story addition beyond the side elevation of the house (drawings from preliminary consultation beginning on page 11).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Boyds Historic District
STYLE: Victorian
DATE: 1880-1890

The original house is a three-bay, cross gable roof, dwelling clad in German siding. The standing seam metal roof contains an interior-end brick chimney with corbel detailing on the east elevation and a more contemporary, non-contributing exterior-end chimney on the west elevation of the house. The majority of the windows are 6/6 double hung and are flanked with two, paneled louvered shutters, with the exception of the first floor of the front elevation, which contains oversized 1/1 windows. The front elevation fashions a wrap-around front porch, detailed with turned columns and ornamental brackets. The front entry door is a single-glazed, wood door flanked by single-glazed sidelights and capped with a three-light transom.

The house has a two-story ell extending into the rear yard, which contains an original, two-story open-porch on the eastern section of the house. A non-contributing, one-story shed roof addition extends beyond this ell. The property contains three outbuildings, two, frame shed and a frame garage. Additionally, there are many mature trees on site.

HISTORIC CONTEXT

Boyds, a well-preserved and cohesive rural village in western Montgomery County, is representative of post-Civil War development and growth generated by the coming of the railroad to the area in the last quarter of the 19th century. It illustrates the impact of social and technical change on the area's agricultural community over the past century. It also reflects the early role of black citizens in rural parts of the County.

There are three general areas within the historic district of Boyds: the commercial area north of the railroad along Barnesville Road, the Victorian village streetscape along Clopper and upper White Ground Road, and the folk architecture of the freed black community farther south along White Ground Road.

Boyds was originally settled in 1753 on a tract of land named *Resurvey of Gum Spring*. The area was primarily farmed as a tobacco plantation, and the first residents were brought as slaves to the area. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantation. They built several of the houses and community buildings that stand along the southern section of White Ground Road.

Boyds thrived because of its agricultural activities and its proximity to the railroad. By 1879, the village had a population of 100. In addition, the railroad brought summer residents to the Boyds area to enjoy the rural setting away from the heat and congestion of the city.

PROPOSAL:

Applicant is proposing to:

1. Remove and replace the existing balustrade from the second-story of the two-story porch/balcony.

2. Extend the existing one-story shed roof addition 14'8", with 8' extending beyond the side elevation of the existing massing of the house. This addition proposes to house a new family room addition, and a covered porch.
3. Add a 12' x 23' extension to the one-story addition to house a new, kitchen nook and entry.
4. Construct a second-story, open porch/balcony on top of the new, one-story shed roof addition to match in size and detail as the existing.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Boyds Master Plan Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

Secretary of the Interior's Standards for Rehabilitation:

- 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.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The submitted proposal addresses the Commission's concerns regarding the roof intersection on the right elevation. The roof form for the one-story addition has been altered from a gable roof to a shed/hip roof combination to solve this issue.

The remaining details are consistent with the original preliminary consultation design, which was

supported by the Commission. Therefore, staff is recommending that the Commission approve this HAWP application with the above, standard conditions for new additions.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, ENHANCED ROOM, GAITHERSBURG, MD 20878

DPS - #8

Permit #
454422

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: RICHARD KIRBY

Daytime Phone No.: 301-370-0660

Tax Account No.: 11-0091972

Name of Property Owner: TIMOTHY SCHAFF Daytime Phone No.: _____

Address: 15200 BARNESVILLE RD BOYDS 20881-9702
Street Number City State Zip Code

Contractor: F&D COMPANY Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15200 Street: BARNESVILLE RD

Town/City: BOYDS Nearest Cross Street: ROUTE 121

Lot: _____ Block: _____ Subdivision: _____

Liber: 2631 Folio: 409 Parcel: 26

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: \$ 125,000

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

5-23-07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING HOUSE IS A THREE-BAY CROSS GABLE
WITH GEMMA SIDING & STANDING SEAM METAL ROOF
FROM THE 1880'S IN THE VICTORIAN STYLE. THREE
FRAMED OUTBUILDINGS ARE ALSO PART OF THIS
SITE. THERE ARE MATURE TREES ALONG THE
FRONT & SIDE PROPERTY LINES.

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

PROJECT CONTAINS A 425 SF ADDITION TO THE
FRONT & RIGHT SIDE WITH ROOF MASSING & MATERIALS
SIMILAR TO THE CURRENT WRAP AROUND PORCH.
PROJECT WILL NOT SUBSTANTIALLY ALTER THE
IMPACT OF THE EXISTING HOUSE IN ITS HISTORIC CONTEXT.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(POST OFFICE OWNER)



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search (2007a)

Go Back
 View Map
 New Search
 GroundRent

Account Identifier: District - 11 Account Number - 00915546

Owner Information

Owner Name: SOARING EAGLE LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 20612 TOP RIDGE DR Deed Reference: 1) /26778/ 237
 BOYDS MD 20841-8918 2)

Location & Structure Information

Premises Address 15134 BARNESVILLE RD BOYDS 20841
 Legal Description LOT AT BOYD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU62		P055		1				2	Plat Ref:

Special Tax Areas
 Town Ad Valorem Tax Class 42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		34,303.00 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2005	As Of 07/01/2006	As Of 07/01/2007
Land	123,400	171,500		
Improvements:	0	0		
Total:	123,400	171,500	155,466	171,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: TENNYSON PROPERTIES LLC Date: 02/26/2004 Price: \$390,000
 Type: MULT ACCTS ARMS-LENGTH Deed1: /26778/ 237 Deed2:
 Seller: JIRICKO, MILOS Date: 03/11/2003 Price: \$98,000
 Type: UNIMPROVED ARMS-LENGTH Deed1: /23253/ 162 Deed2:
 Seller: SULLIVAN, JOHN H JR ET AL Date: 04/06/2000 Price: \$75,000
 Type: UNIMPROVED ARMS-LENGTH Deed1: /17991/ 340 Deed2:

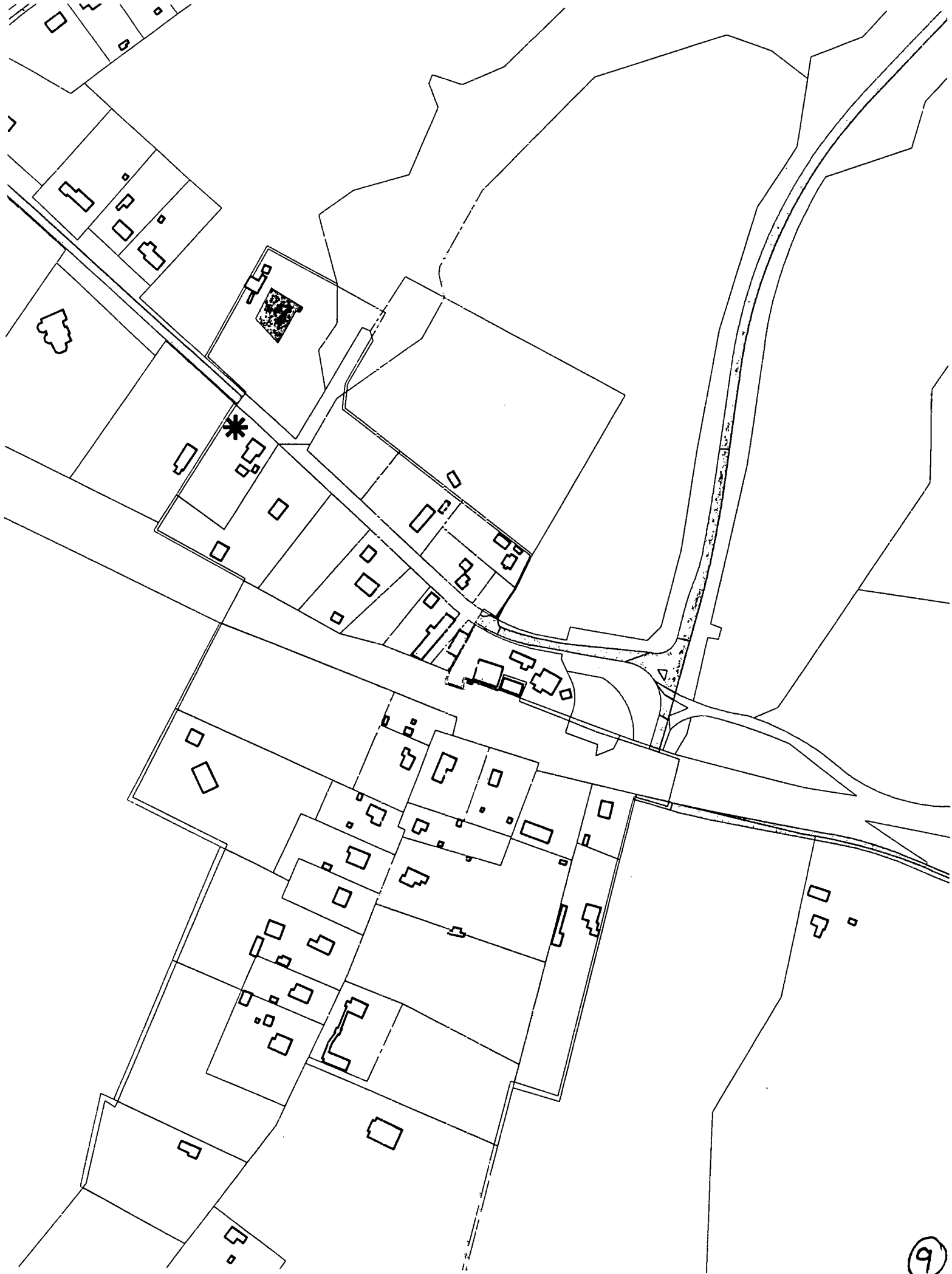
Exemption Information

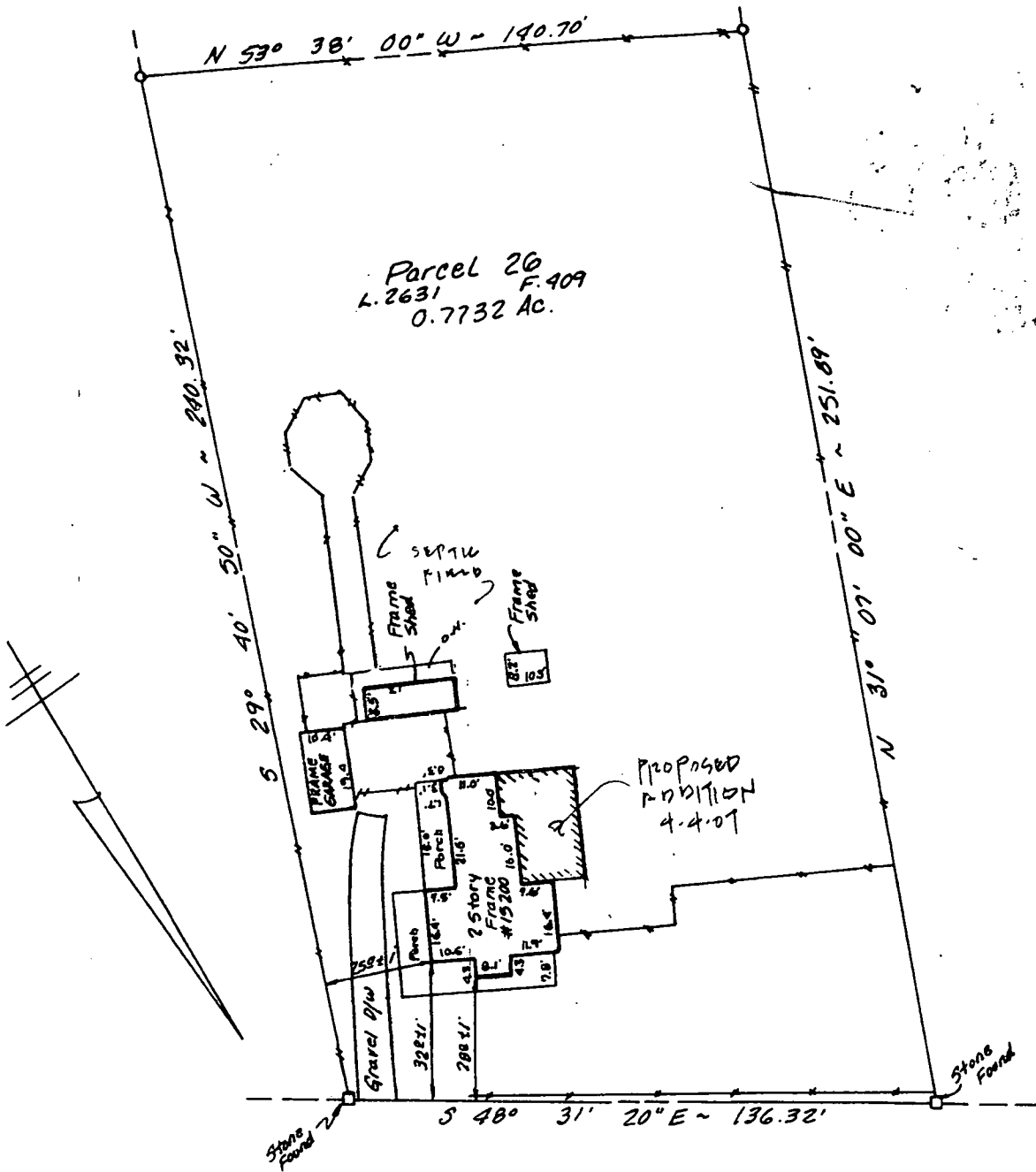
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *

8





Property predates modern day zoning.

BARNESVILLE ROAD - RTE. NO. 117

Date: 5-8-98 Scale: 1" = 40'
 Plat Book: —
 Plat No.: —
 Work Order: 98-2400
 Address: 15200 BARNESVILLE ROAD
 District: 11
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

LOCATION DRAWING
LIBER 4766
FOLIO 483

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 or 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.

Stephen V. ...



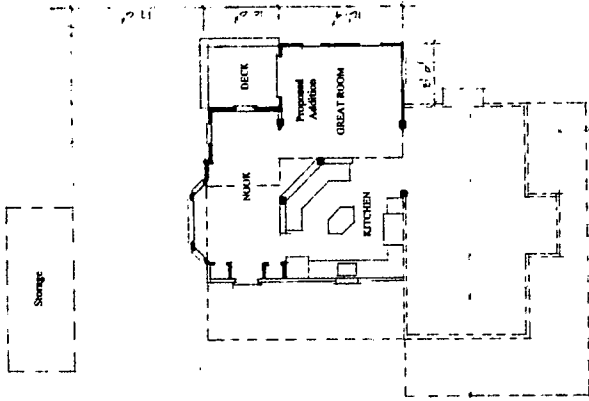
Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

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 transfer of title or securing financing or refinancing.

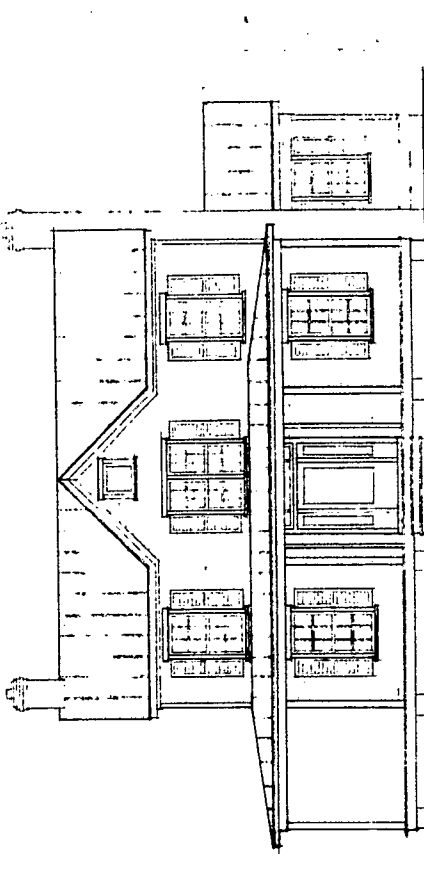
STORAGE BUILDING CONFLICT



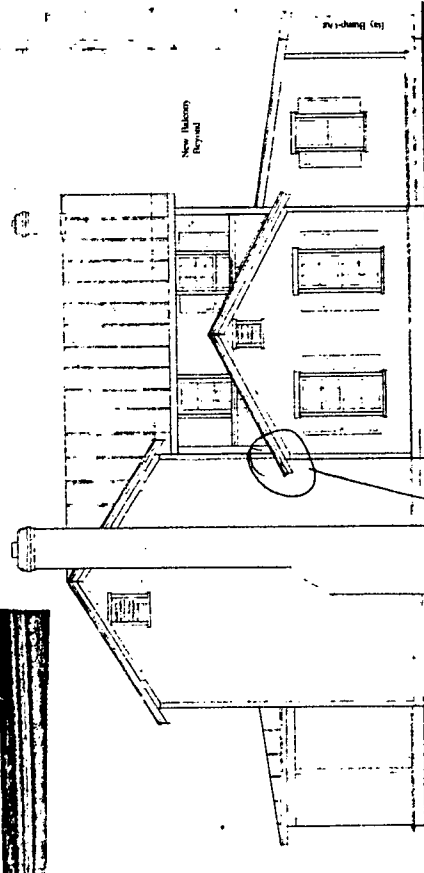
LEFT SIDE EXISTING ELEVATION
(DAY DRUM ONLY - SEE REAR)



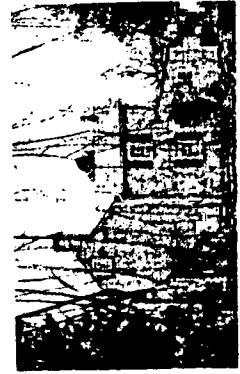
FLOOR PLAN



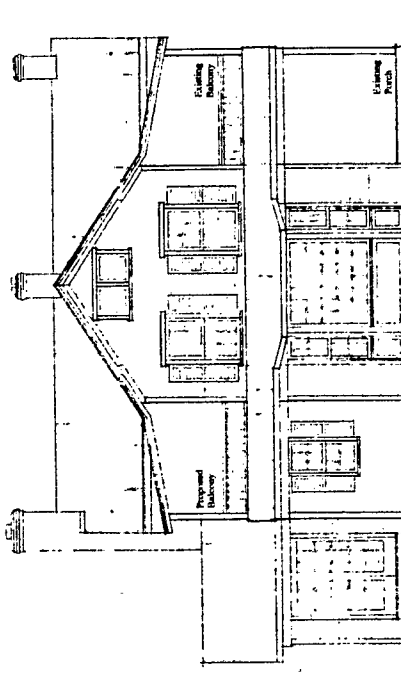
FRONT ELEVATION



RIGHT SIDE ELEVATION



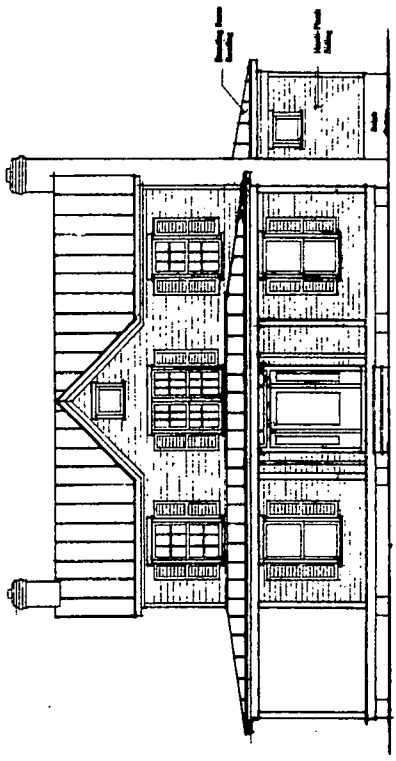
New Bakery Required



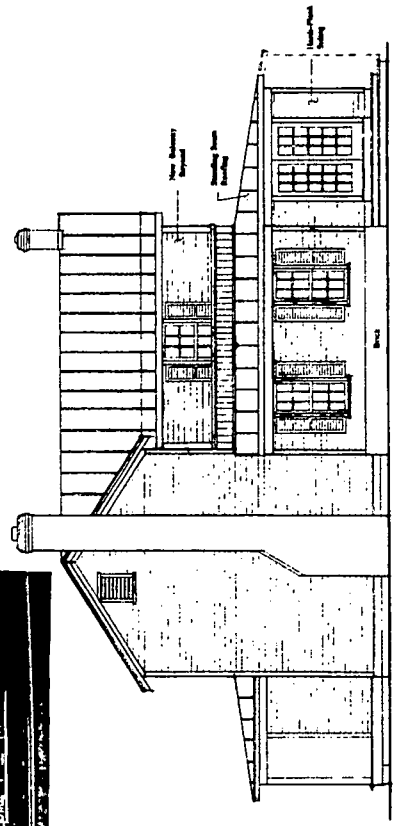
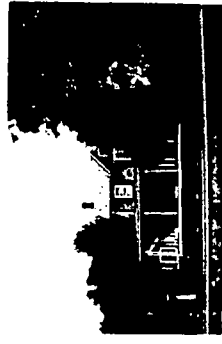
REAR ELEVATION



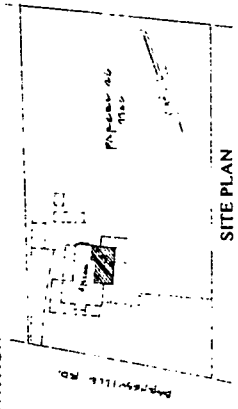
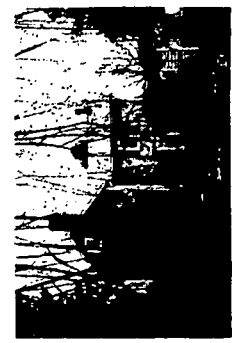
PRELIMINARY CONSULTATION



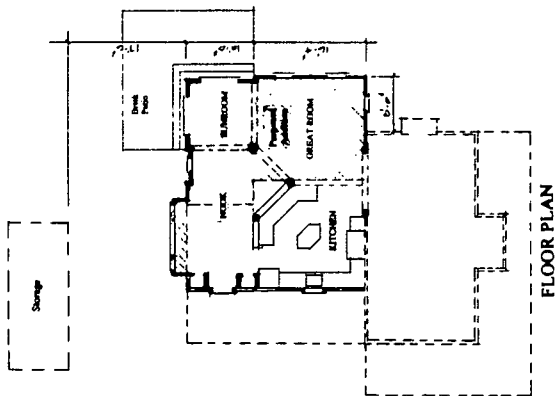
FRONT ELEVATION



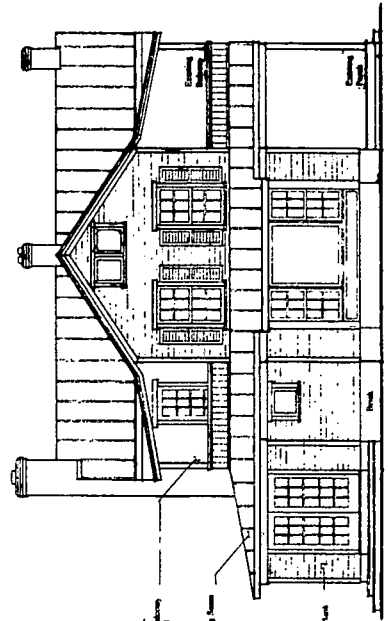
RIGHT SIDE ELEVATION



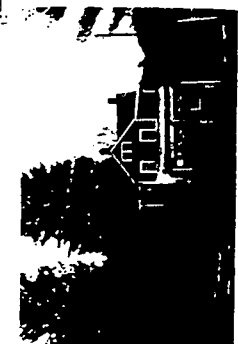
SITE PLAN



FLOOR PLAN



REAR ELEVATION



LEFT SIDE EXISTING ELEVATION
(BAY WINDOW ONLY, SEE REAR)



STORAGE BUILDING CONFLICT



NEW HAWP SUBMITTAL

1 historically was a distinct corner and I would have liked to
2 have seen it remain a distinct corner and not something
3 replicative of the other two.

4 MR. DUFFY: I agree with Commissioner Rotenstein.

5 MS. O'MALLEY: All right, thank you.

6 MR. BRENNER: Thank you, very much.

7 MR. ROSENBERG: We appreciate it. Thank you.

8 MS. OAKS: Now are you ready for the preliminary?

9 MS. O'MALLEY: All right. We're going to move on
10 now to the preliminary consultation. It's at 15200
11 Barnesville Road in Boyds.

12 MS. OAKS: This is a—an outstanding resource
13 within the Boyds Historic District. The applicants are
14 proposing an addition to their single family home. I will
15 note for the record that the contributing massing and
16 details on this house have been identified as everything
17 except the rear shed roof addition and the exterior and
18 chimney on the left elevation.

19 The important details to be retained include all
20 the elements on the principal facade and massing. The wrap
21 around porch and we feel that some aspect or delineation of
22 the L needs to be retained, and the two story open porch
23 along the eastern facade of the L. Given this criteria, and
24 providing that to the architect, the only parts of the
25 building on which the applicants could modify without
26 destroying significant character defining features is the

1 rear of the L and the west elevation of the L.

2 So with that said, the applicant is proposing a
3 design that will encase the first floor of the L's left
4 elevation, and the second floor will be altered by changing
5 a window in a door, and the corner of the L will be defined
6 by just having a open porch. It will still be visible, but
7 it will just have an open porch so you will be able to still
8 see the exterior cladding on the second level.

9 They are installing a second porch on that facade
10 to help balance the rear facade. It will no longer be on
11 the rear elevation, but you can see the existing two story
12 porch feature and that does help balance adding it onto the
13 second side of the L. I will note that eight feet of the
14 proposed one story addition will extend beyond the front
15 massing side elevation, and you typically encourage
16 additions that recess rather than project beyond elevations
17 too, but otherwise the impact of the addition on surrounding
18 historic landscape.

19 But will note that the house is very unique
20 because the main block and the L are considered contributing
21 massings as I said before. And thus, it only provides a
22 very small, about 15 foot wide rear elevation -- which the
23 addition can extend from. So we do understand the
24 constraints of putting an addition on such a limited space.
25 We will note that it will be set back considerably from the
26 principal facade, and it does in definition will be

1 differentiated, and it is a one story massing. So those are
2 all elements to consider when you are reviewing this.

3 The applicants and their architect are here this
4 evening. I will put into the record that you did receive in
5 the work session a more detailed design or at least mark ups
6 of the sides and rear elevations that were more detailed
7 than what you had in the staff report. So with that said, I
8 do have some existing condition pictures if you'd like to
9 see. And I'd be happy to entertain any questions you might
10 have.

11 MS. O'MALLEY: Are there any questions? Do you
12 have a slide that would show the east side or what's on the
13 east side? There's a large open yard in the next house?

14 MS. OAKS: I don't have a lot of the chimney.

15 MS. O'MALLEY: The next property.

16 MS. OAKS: This is showing the two story porch.
17 This is the rear facade. And as I mentioned, this is the
18 non contributing rear addition. This is the non-
19 contributing chimney that I spoke about. And that's all I
20 have picturewise. And then I have those aerial which might
21 help. This is the subject house. It might help a little
22 bit in terms of context. Did that help a little bit?

23 MS. O'MALLEY: It does. Can you leave that one?

24 MS. OAKS: Uh-huh.

25 MS. O'MALLEY: Any questions? Welcome. Did you
26 want to start off and discuss your ideas?

1 MR. KIRBY: Yes. Thanks. Well, this house is
2 really small and I recognize based on some comments from
3 staff that generally you like to go out to the rear when you
4 have a historic structure of significance. And we have some
5 issues with that. Already mentioned was the narrow width of
6 the rear that would allow us to actually go back and have
7 some space with any substance.

8 And then the other conflict we have is the storage
9 building, and there is no basement to speak of in the house
10 for storage other than just for mechanicals, low head
11 height. And so this serves an important storage function.
12 And it seems unnecessary to just knock the building down and
13 build something somewhere else.

14 So, and the other thing that happens here, if we
15 went straight up to the rear, we're creating more of a
16 linear arrangement of space which Mary and Tracy had said
17 they really don't desire. They would like to see more of an
18 interwoven arrangement of space like we've proposed. And
19 so, that does require bumping out to the side about 8 feet,
20 and I do think there are some mitigating factors in bumping
21 out to the side.

22 And they are the size. It's probably less than 20
23 percent of the overall mass. This new addition is 24 feet
24 beyond the front face of the porch, and you can see also in
25 the photographs that there are pine trees clearly visible
26 from this rear elevation that show how dense the pines are.

1 And also from the front.

2 There's also a six foot high fence as well that
3 ties into the corner of the main facade. And that could be
4 beefed up as well if there is a concern about screening. So
5 we're hoping that those factors could be taken into
6 consideration with the big picture.

7 And also we're duplicating some of the ideas that
8 we've picked up on the house. The shutters with true
9 divided light windows, and the standing seam metal roof,
10 similar trend details. The balcony, matching balcony on
11 either side. Some symmetry under the main massing here at
12 the rear bump out. And a deck off this back southwestern
13 corner that would provide some interesting additional space.
14 They have a bit of a terrace that's happening here right
15 now. Kind of a landscape patio area, which would, they'd
16 like to preserve that. And it makes sense to define that
17 outdoor living area between the storage building and the
18 house.

19 And they've got these existing porches wrapping
20 around, and just the open air deck would be nice to offer as
21 an additional space to appreciate that part of the yard to
22 the southwest that opens up in a grand way, and there's some
23 wonderful trees back there, so it will be a nice way to
24 appreciate that part of the lot. And that is their desire
25 to open up in that direction. So if you have any questions,
26 I'm about finished and it's late.

1 MS. O'MALLEY: All right, Commissioners?

2 MS. ALDERSON: While the others are scrutinizing,
3 I think you did a great job knitting it together in a way
4 that's very much in the character of the house. I
5 appreciate the effort to take into consideration what
6 matters most about the house. Lovely house. I've been by
7 it quite a few times. Great area. Lovely house. and I
8 think the side projection is an okay trade off for
9 everything else that's been accomplished.

10 It is a ways back and I might suggest, you might
11 think about what you could do to cover up the lattice. Not
12 the projection because the lattice is the one thing that
13 kind of jumps out. It's not going, because it's a little,
14 it's not, you know, it's not period and it's unpainted. And
15 maybe, you know, a couple camellias would make the lattice
16 blend in better. So that's my only suggestion.

17 MS. O'MALLEY: So are there other comments about
18 the bulk and massing?

19 MR. JESTER: I don't have a problem with it. I
20 think it's, I think he's actually done a very good job of
21 preserving the most important kind of distinctive character
22 defining elements of the house. This might be quibbling,
23 but the back bay projection, I just wonder if you might just
24 square it off. I don't know, just to me it seems like the
25 rest of the house is kind of basically rectilinear and
26 that's the rear elevation, and the biggest concern.

1 MR. FULLER: On the rear elevation on Sheet 13,
2 there's something called optional bay bump out, is that
3 something more than or is that the same as what you?

4 MR. KIRBY: No. This is articulated more clearly
5 here. That was very preliminary and this was part of the
6 massing study, I believe, that you're looking at now.

7 MR. FULLER: Okay, so the proposal is sort of a
8 bay window that's centered on the old?

9 MR. KIRBY: Right.

10 MR. FULLER: I mean, I think that the scale of the
11 addition is certainly not overpowering. It is unfortunate
12 it covers up a little more face of the old house, but I
13 think it's respectful. I think the fact that it's set back
14 so far. I think the front elevation works really well. I'm
15 little concerned about the way the gable drops down and your
16 pond of water against the old house, and obviously you've
17 got some roofing issues to deal with there.

18 I don't know that I can think of an easy other
19 solution to the roof. It just doesn't feel, that roof
20 doesn't feel completely light to me. But, the rear
21 elevation, I think, reads nicely. I think the front
22 elevation is fine. The right side is a little bit off, but
23 it's close.

24 MR. DUFFY: I agree that it's well done, but it's
25 pretty unusual that we would be supportive of this kind of a
26 bump to the side that would be visible from the front of an

1 outstanding resource when there is area to the rear that
2 could be developed for the program. I'm not completely
3 comfortable with it.

4 MR. JESTER: It's not an outstanding resource.
5 It's a contributing.

6 MS. O'MALLEY: No, it is an outstanding resource.

7 MR. JESTER: Sorry, I stand corrected.

8 MS. OAKS: I was defining what the contributing
9 elements were on the building so you knew what was non-
10 contributing. Sorry.

11 MS. O'MALLEY: I think that that is a major issue
12 because we normally do not like to see anything bump out.
13 In fact, we ask it to step in a little bit to break from the
14 line so that you could still the corner of the house.

15 MR. JESTER: But I think in defense of what is
16 proposed, it allows the L to read. Perhaps there is a way
17 to do it directly off the back, but in my mind it allows
18 what's the contributing part of the building is the rear L
19 to read. I mean, if you go straight back you're going to be
20 have a real challenging time trying to maintain that.

21 MR. FULLER: The L would get pretty long.

22 MR. JESTER: Yeah, it'll get long, or it would get
23 enveloped.

24 MS. ALDERSON: That was kind of my thinking. It's
25 a trade off. In this circumstance it's an acceptable trade
26 off. And the thing is that when you look at the house in

1 the round, there are pieces over the years that are made, to
2 go to the house of seven gables with elements added and that
3 presents itself as another one of those added elements
4 that's in the general scale and character of the house. So
5 in this situation I think it works all right. And I like
6 the porch line that you added some and able to balance that.
7 There's a good mix of enclosed and indoor/outdoor space.

8 MS. O'MALLEY: Are there comments about the
9 materials?

10 MS. ALDERSON: I think the staff recommendations
11 are great, and I presume that's the direction you want to go
12 in anyway.

13 MS. OAKS: They're actually proposing true divided
14 light windows, which is wonderful, and wood siding. You can
15 see, we're very happy to hear. I haven't heard from
16 Commissioner Burstyn or Commissioner Fleming or Commissioner
17 Anahtar.

18 MS. ANAHTAR: I don't have a problem with seeing
19 the addition on the right hand side from the front. I think
20 it somehow balances it also. But I have the same concerns
21 that Commissioner Fuller has about the gable and the balcony
22 railing. I don't know if you continue with the shed roof
23 idea on that side even though I don't like the low slope of
24 that, but I don't know, maybe it will make it look better.

25 MR. KIRBY: I thought it was important to match
26 the pitch on this side gable, and this, I'm thinking that

1 this would be a solid bannister, probably with 1x6 or 1x8
2 paneling where the roof would tie right into that. And we'd
3 have to have a Rubberman brand roof with an interior drain
4 worked out. But that'll ~~will~~ provide some nice relief for
5 the bedroom back here, and also an office, what's used as an
6 office space beyond.

7 So it's not ideal, and it's kind of quirky, but so
8 is the rest of the house. There's a, I thought it was
9 interesting, I didn't discover this until I laid it out, ~~afte~~
10 at first glance you think that the front door is centered on
11 the gable, but it's not. There's actually a vestibule and
12 it's a foot off center.

13 And then there was a sort of mysterious chimney
14 here that, on the rear elevation, it's actually, you don't
15 see the brick coming down through the house here, it's
16 actually, it appears to be supported by framing as though
17 the chimney once there, at one time one of the owners just
18 liked the chimney, didn't want to take it down, so they
19 supported it in some way, and we have to figure that out and
20 make sure it won't go anywhere. But that's kind of
21 interesting. You stand on the back of the house and look at
22 it, you don't see any brick behind the windows.

23 MS. O'MALLEY: Sounds like a previous commission
24 comment.

25 MR. FLEMING: I guess, I'm very familiar with this
26 area up in Boyds, and I really appreciate you going in and

1 trying to preserve this house, which there's houses kind of
2 in the area that's similar to that. I'm sitting here
3 looking at it, say wow, even though you're doing
4 improvements, you're not really changing a lot. So my
5 comment is that I like what you're doing.

6 MS. SCHAFF: May I just say something? My husband
7 did a lot of the work to restore this house, and we really
8 respect what the commission's trying to do here. And I just
9 wanted to say that comment. I mean, it's important to us
10 that we try to keep the house looking, you know, in order.
11 And so we're not trying to do anything to ruin it.

12 MS. OAKS: I definitely want to reiterate that.
13 This gentleman needs to have lots of kudos. This house was
14 in very bad shape, and he has completely rehabilitated this
15 house. This house looked like it was almost falling down
16 several years ago. And as you can see from these pictures,
17 this house is a gem in the district. So, definitely
18 accolades.

19 MR. FULLER: The only other comment that I'd like
20 to make is one of, we are supposed to try to make sure that
21 this addition reads differently. I'm a little concerned
22 that if all the materials and we really go to true divided
23 light, which I like, but I just think we need to be careful
24 that it doesn't completely read as if it's a part of the
25 original fabric. And so, I think some obvious shifts should
26 be done as opposed to completely replicating the siding and

1 the windows. You know, you're even showing picking up some
2 shutters, things like that. I think you've got to be a
3 little careful that you're not staying too close to the
4 exact same materials.

5 MR. KIRBY: Okay. There is a break in the siding
6 material here with the non-conforming part, the very rear,
7 it's got a wider siding, maybe 8 or 10 inches wide.

8 MR. FULLER: I'm more thinking about as you see
9 the house from the front, the part that pops out from the
10 side I think is important that you read that it's not only
11 part of the main massing because it's not going to feel like
12 it's part of the main massing, but I think you don't want to
13 make it look like the materials on the side.

14 MS. OAKS: Well, he could use insulated glass true
15 divided light windows too. I mean, that would clearly
16 define that as different as the history.

17 MS. ALDERSON: I would suggest thinking about real
18 subtle measures because at least, you know, I don't think
19 it's fair, sort of like Wee Willow China. There are some
20 slight variations in the way the birds are proportioned or
21 this or that, but it always still look like it goes in the
22 same set of China in the end. So I would encourage that the
23 differentiation wherever you may choose to be very subtle.

24 MS. OAKS: Slight differentiation in the
25 foundation.

26 MR. SCHAFF: Can I make a note? The whole house

1 had wide siding on it, aluminum. And just in the
2 restoration process, all that's left is the little back
3 piece of the kitchen. I don't know if that let us any
4 options.

5 MS. ALDERSON: It does look too wide to me. I
6 mean, I wouldn't suggest matching the aluminum siding.
7 Don't go there.

8 MR. SCHAFF: Wood has not been the greatest. That
9 was it.

10 MS. O'MALLEY: Just a very subtle differentiation
11 I think could be done. Is that it? Any other comments?
12 Well, that's it then. I think we could expect to have you
13 come back with a HAWP.

14 MR. KIRBY: Great. Thank you. Appreciate the
15 time.

16 MS. O'MALLEY: Thank you. I'm just thinking about
17 when we talk about differentiation, can you do things like
18 changing the muttons or is that not?

19 MS. OAKS: Yeah, I mean those are subtle things.
20 We'll work on like, you know, changes at the foundation, you
21 know materials. There's a lot of very subtle things that we
22 can do.

23 MR. KIRBY: One of the things that Michele picked
24 up on that I missed was that the front windows in the porch
25 on the first level are one over one. I thought they were
26 six over six like the upper windows. So would that be a way

1 that we could, you know, we can, instead of six over six all
2 the way around, mix it up a little bit on the first floor?

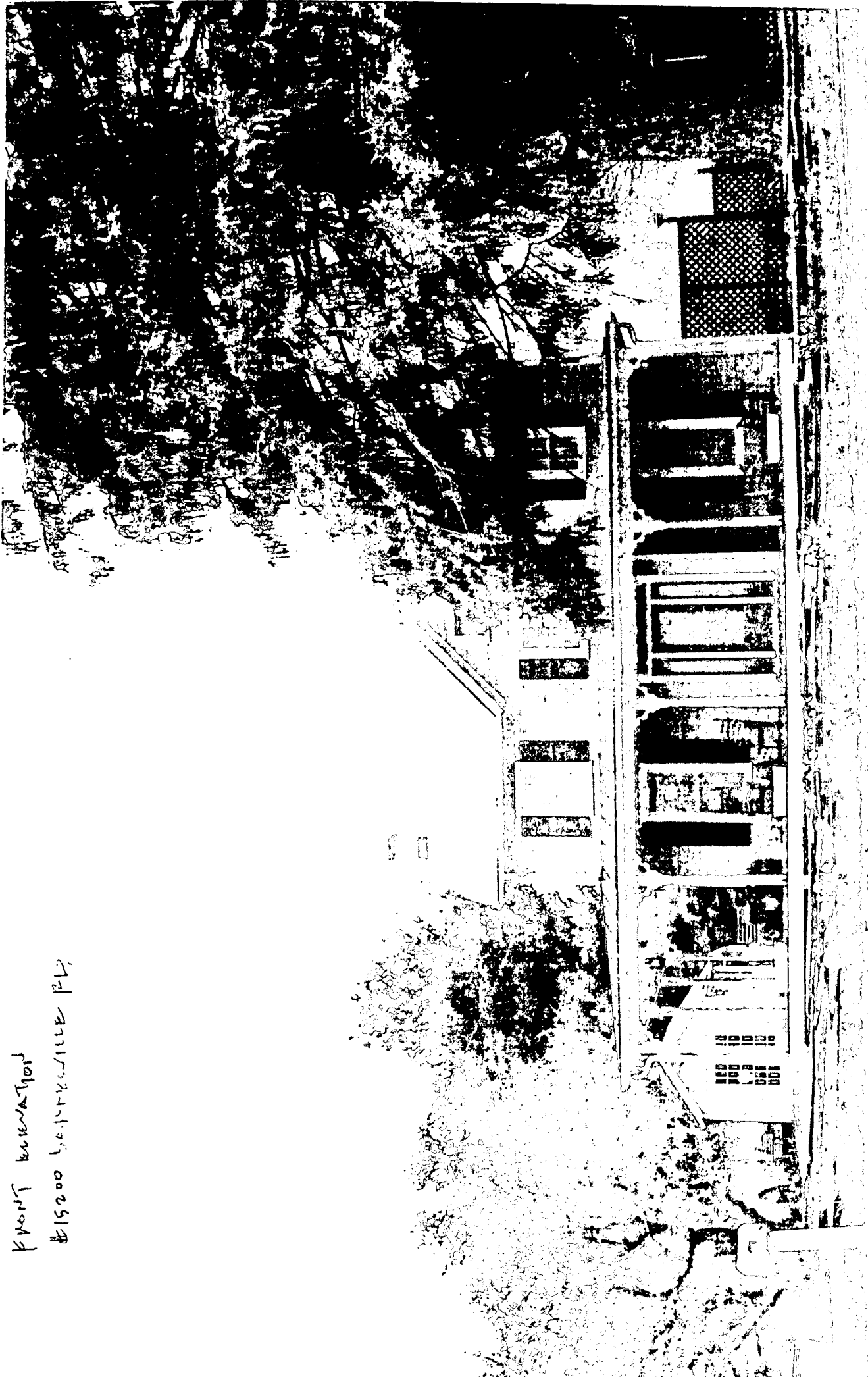
3 MS. ALDERSON: One over one, or two over two.
4 Which gives you still some multi-pane effect. Because
5 otherwise --

6 Because is a Victorian farmhouse, so two or twos
7 would be complimentary.

8 MS. ALDERSON: They otherwise look a little blank.
9 I like to go with the Canadian standard just subtle, is
10 distinguishable on close inspection. I don't think you want
11 it to jump out.

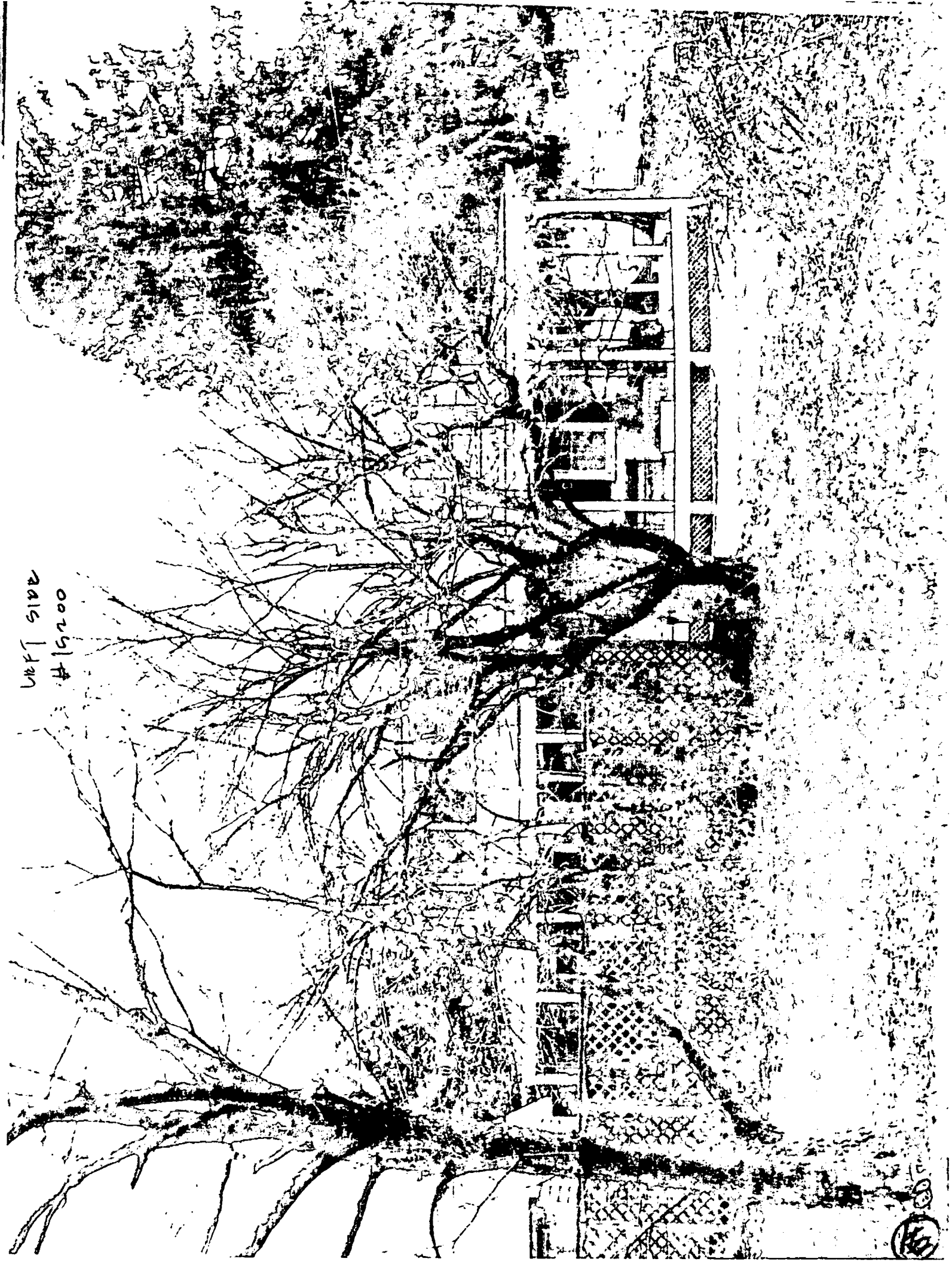
12 MS. OAKS: You don't want your eye to focus on the
13 addition. You want your eye to focus on the original
14 massing. And then say oh, there's an addition.

15 This handout that you just received, actually, I
16 might have Mr. Kirby give you a little bit more history.
17 The Brookville Academy is working on some modifications to
18 their landscape, and they are very in the preliminary stages
19 right now, and some of the things that they are proposing is
20 also a wood fence which will be visible, very visible from
21 High Street, and some modifications to, like I said, the
22 landscape plan, and I'll have Mr. Kirby go into a little bit
23 more detail, but we just wanted to get some of your general
24 feedback on it since this is such an amazing historic
25 property, before staff gets too heavily involved in design
26 on this particular one. So I'll let him do a little bit



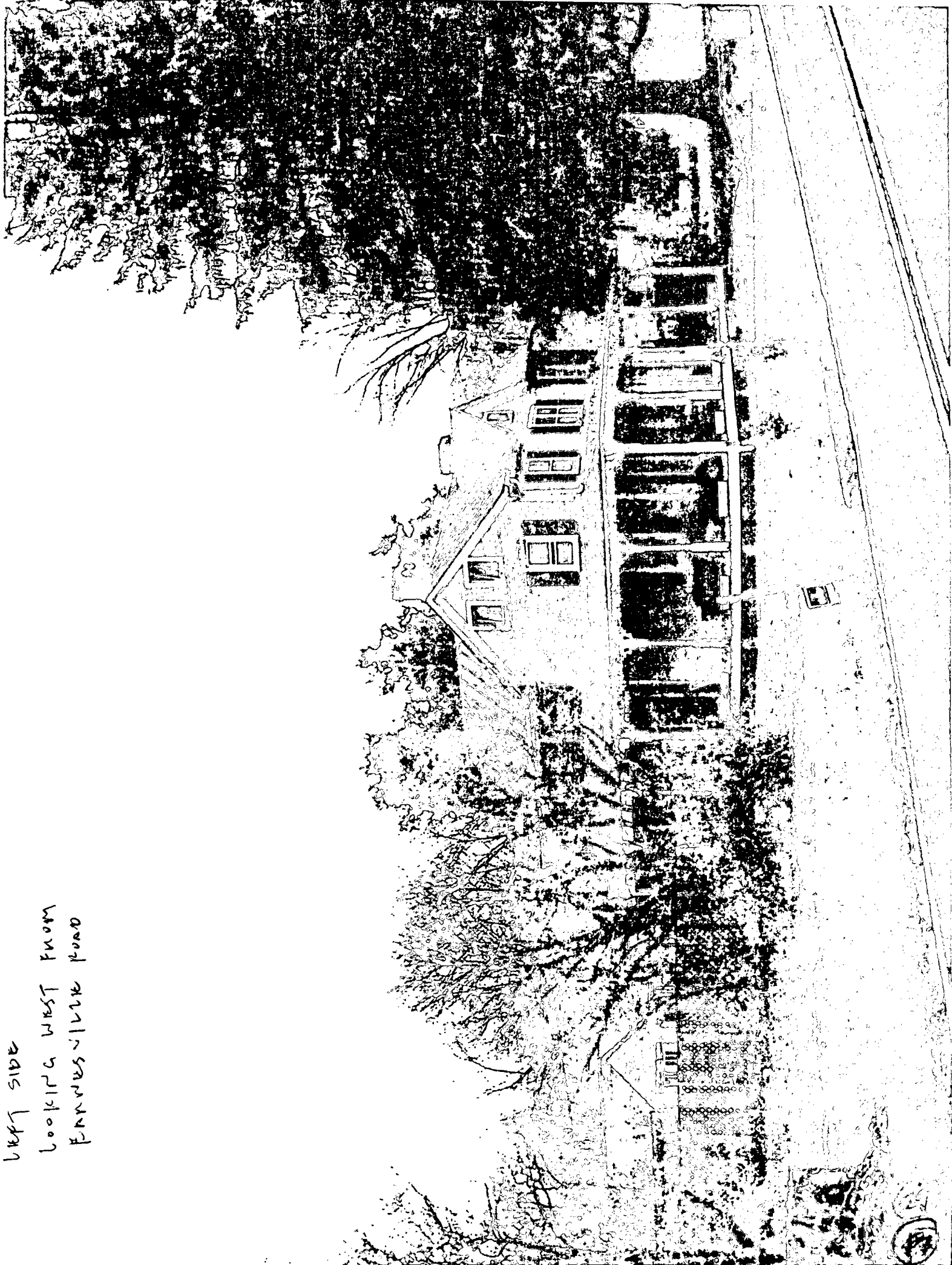
Front entrance
#1500 00251A

00251 #
2A1S JAN



15

LEFT SIDE
LOOKING WEST FROM
FARNES VIK ROAD



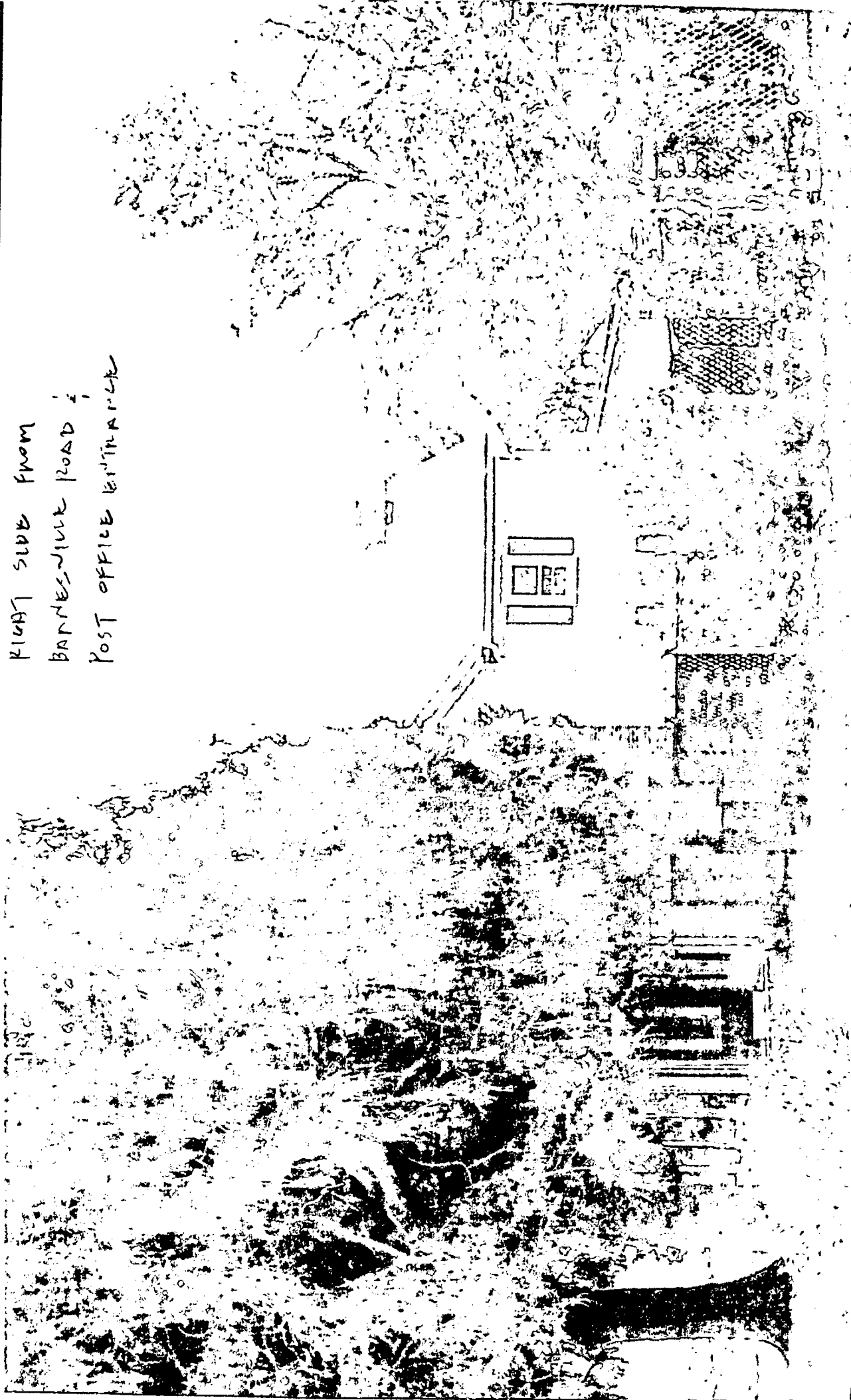
RIGHT SIDE
#15200



FIGHT SIDE
EXTERIOR
#15200

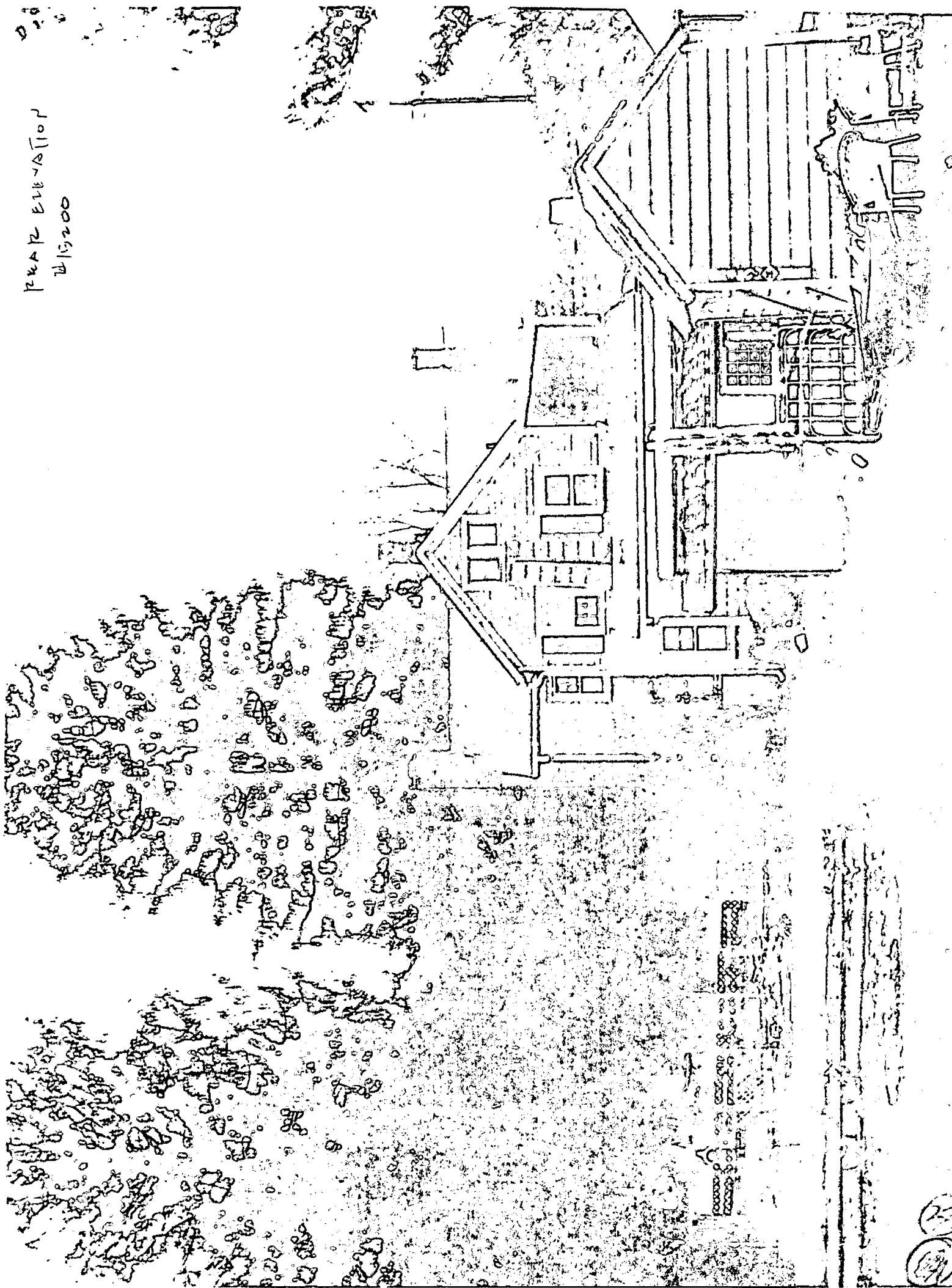


RIGHT SIDE FROM
BARNESVILLE ROAD ;
POST OFFICE ENTRANCE

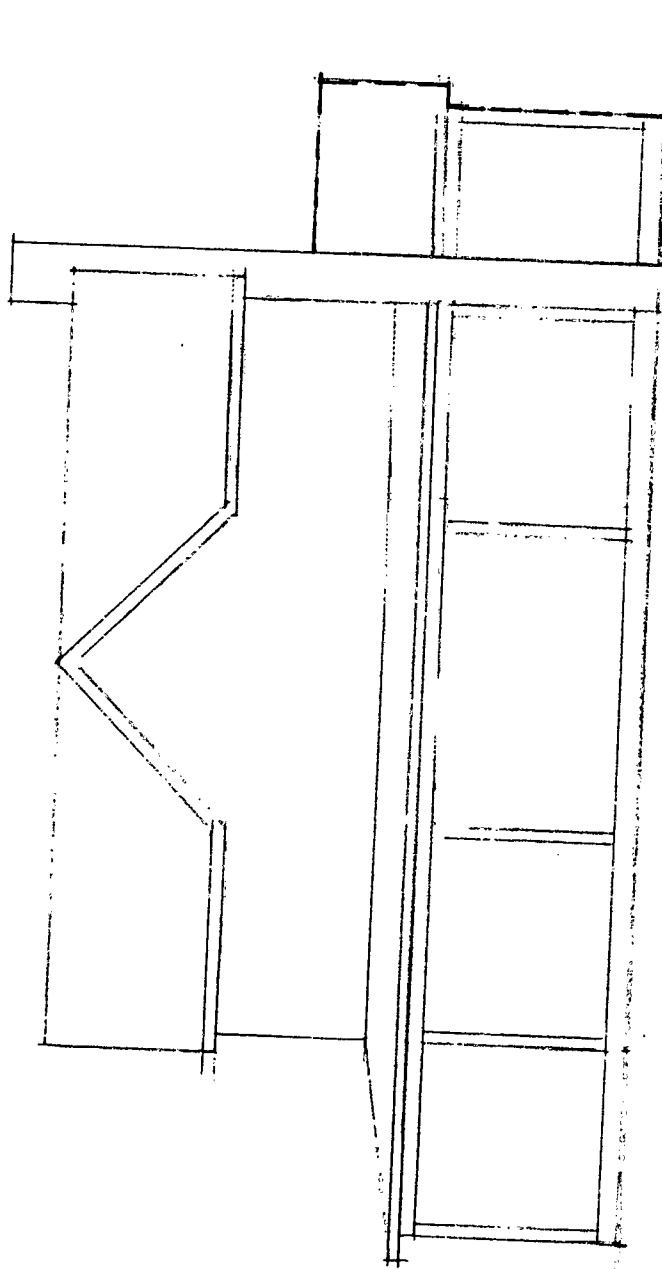


REAR ELEVATION

11/15/2000



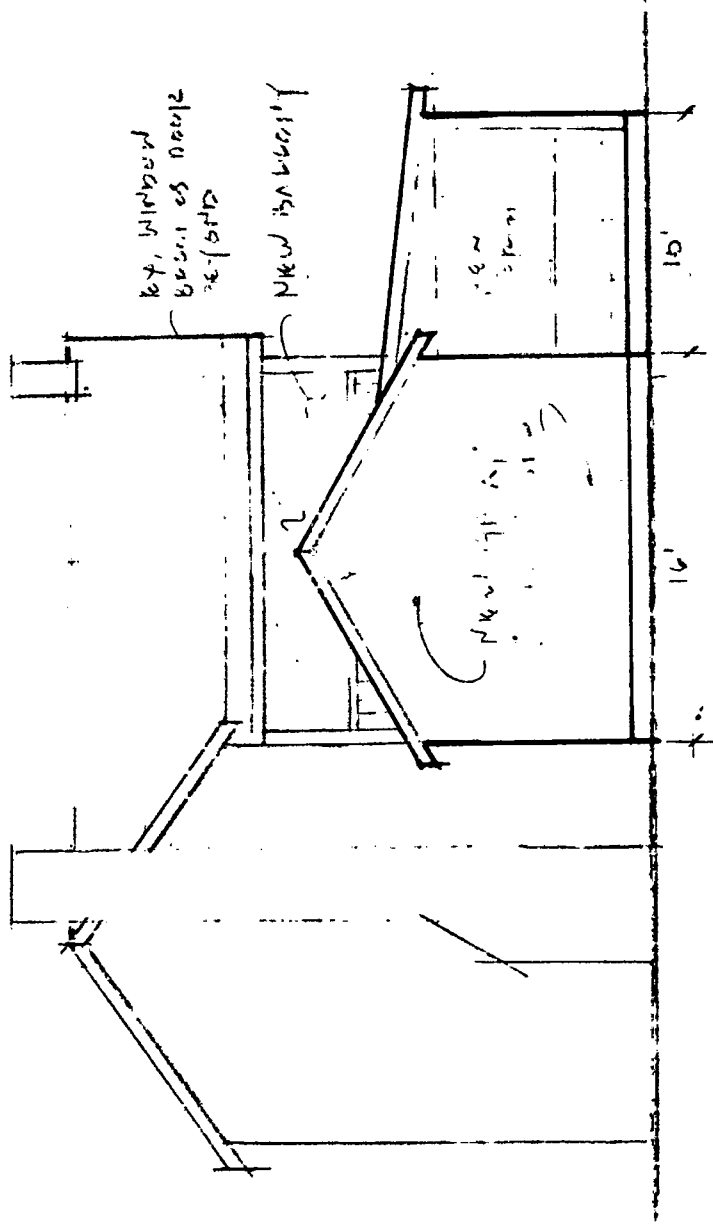
23
11/15/2000



PROPOSED
EXTENSION
BEYOND

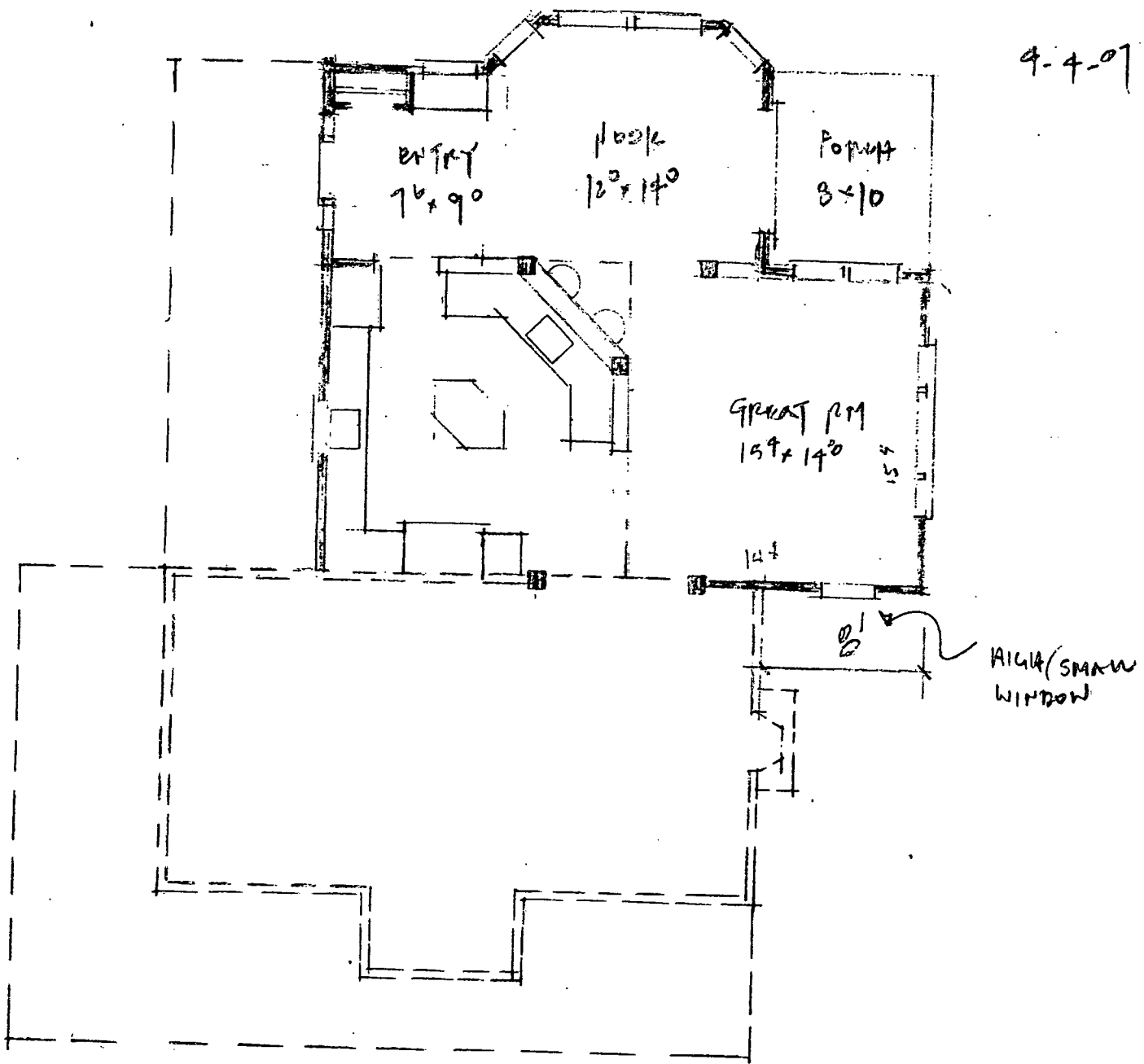
FRONT ELEVATION
4.4.09

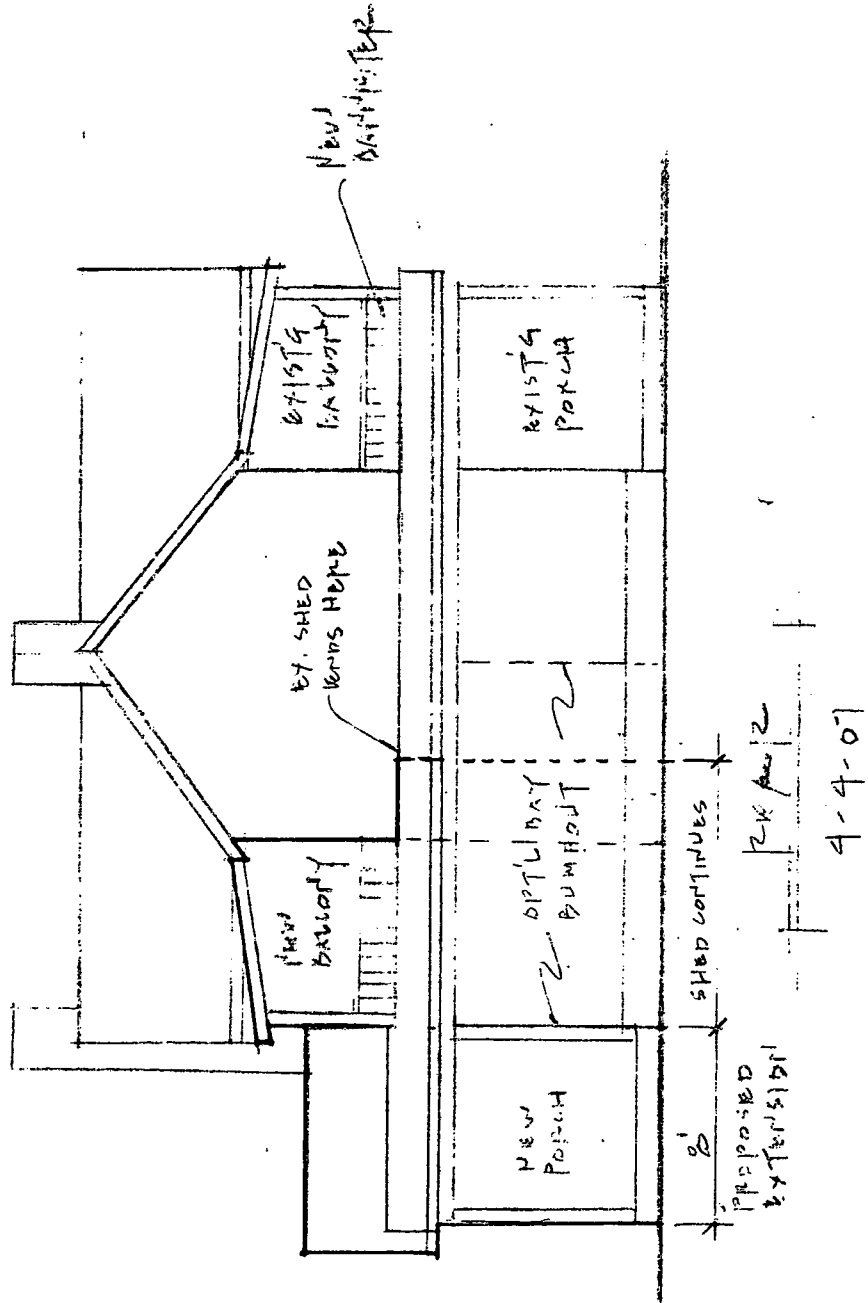
#15200 BARNESVILLE ROAD



4-4-21

4-4-07





MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15200 Barnesville Rd, Boyds	Meeting Date:	4/25/2007
Resource:	Outstanding Resource Boyds Historic District	Report Date:	4/18/2007
Applicant:	Boyd Schaff (Richard Kirby, AIA)	Public Notice:	4/11/2007
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michele Oaks
PROPOSAL:	Addition to single family home		

RECOMMENDATION: Modify based on Commission Comments and Proceed to HAWP

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Boyds Historic District
STYLE: Victorian
DATE: 1880-1890

The original house is a three-bay, cross gable roof, dwelling clad in German siding. The standing seam metal roof contains an interior-end brick chimney with corbel detailing on the east elevation and a more contemporary, non-contributing exterior-end chimney on the west elevation of the house. The majority of the windows are 6/6 double hung and are flanked with two, paneled louvered shutters, with the exception of the first floor of the front elevation, which contains oversized 1/1 windows. The front elevation fashions a wrap-around front porch, detailed with turned columns and ornamental brackets. The front entry door is a single-glazed, wood door flanked by single-glazed sidelights and capped with a three-light transom.

The house has a two-story ell extending into the rear yard, which contains an original, two-story open-porch on the eastern section of the house. A non-contributing, one-story shed roof addition extends beyond this ell. The property contains three outbuildings, two, frame shed and a frame garage. Additionally, there are many mature trees on site.

HISTORIC CONTEXT

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Ground Road, and the folk architecture of the freed black community farther south along White Ground Road.

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Colonel James A. Boyd, a well-traveled Scottish contractor and stone mason who participated in the building of the Metropolitan Branch of the B&O Railroad, established the village of Boyds. In 1873, Boyd purchased 1100 acres of land on both sides of the newly-laid railroad track and built some of the first dwellings in Boyds to house railroad workmen. He then built his own residence as a progressive farming operation called *Bonnie Brae*, with several tenant houses and a dairy. His innovative dairy barn was a model of efficiency. An engine on the clean concrete floor shelled corn, cut hay, sawed wood, and pumped water to feed the cows and cool the milk before shipment on the railroad.

In a broad sense, the railroad had a major impact on Montgomery County's agricultural industry. Fertilizers brought in by rail, for example, was said to triple farm yields. New and revolutionary farming ideas soon caught on, and Montgomery County entered a golden age of agriculture in the last quarter of the 19th century. Hoyles Mill, at 15100 Barnesville Road, is one of only a handful of frame grist mills surviving in the County.

Boyd's thrived because of its agricultural activities and its proximity to the railroad. By 1879, the village had a population of 100. In addition, the railroad brought summer residents to the Boyd's area to enjoy the rural setting away from the heat and congestion of the city.

PROPOSAL:

Applicant is proposing to:

1. Remove the existing balustrade from the second-story of the two-story porch/balcony and replace it with a new wood, painted balustrade.
2. Extend the existing one-story shed roof addition 14'8", with 8' extending beyond the side elevation of the existing massing of the house. This addition proposes to house a new family room addition, and a covered porch.
3. Add a 12' x 23' extension to the one-story addition to house a new, kitchen nook and entry.
4. Construct a second-story, open porch/balcony on top of the new, one-story shed roof addition to match in size and detail as the existing.

APPLICABLE GUIDELINES:

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STAFF DISCUSSION

Contributing massings and details on this house have been identified as everything except the rear, shed roof addition and the exterior-end chimney on the west elevation of the house. Important features and details to retain include all elements on the principal massing, the wrap-around porch, some aspect or delineation of the ell, and the two-story open porch along the eastern façade of the ell. Given these criteria, the only parts of the building on which the applicants could modify without destroying significant character-defining features is the rear of the ell and the west elevation of the ell.

The proposed addition will completely encase the first floor of the ell's west elevation. The second floor will be altered by changing a window into a door, however, the corner of the ell will still be defined as well as the exterior cladding, as the proposed second floor addition is to be an open-porch to blend and balance the design of the addition with the existing massing.

Eight feet of the proposed one-story addition will extend beyond the front massing's side elevation. The Commission typically encourages additions which recess rather than project beyond side elevations of the house to minimize the impact of the addition on the surrounding historic streetscape. Generally, the Commission also likes to see additions that project only from the rear elevations of the historic massings, not from their side elevations, as these elevations, which have not been altered are considered significant to the building's overall historicity.

However, this house is very unique as the main block and the ell are considered contributing massings, thus, only providing a very, small approx 15' wide rear elevation upon which to extend an addition from.

With the constraints of existing outbuildings and a septic field, a hyphen and a new massing is not realistic for this site.

This proposed addition would be visible from the street, whether it is recessed or projecting, as the development pattern for this district is that houses are sited very close to the road, and this house is no exception, with its 25' setback. It is essential that the new design be reviewed with this in mind.

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Ms Oaks,

Herewith, I request a preliminary consultation for the Schaff Residence in Boyds. Their package will be dropped off by close of business today. The HAWP application for the Brookeville Schoolhouse improvements will also be included.

Best,
Richard Kirby
301-370-0660

In a message dated 4/3/2007 1:37:46 P.M. Eastern Daylight Time, Michele.Oaks@mncppc-mc.org writes:

For a preliminary consultation I need schematic plans and elevations, site plan, photographs and adjacent and confronting owners addresses submitted to my office with a request letter by COB tomorrow. No application or submittal to DPS is needed for a preliminary consultation.

Michele

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

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

From: HousingArt@aol.com [mailto:HousingArt@aol.com]
Sent: Tuesday, April 03, 2007 1:32 PM
To: Oaks, Michele
Subject: Boyds

Ms. Oaks,

Do I need to fill out a HAWP application for the consultation on the 25th? Or, do I just supply the necessary site plan and massing study?


Thanks,
RK

See what's free at AOL.com.

5

SITE OF PROPOSED ADDITION

Click here for a plain text ADA compliant screen.

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--	--

Account Identifier: District - 11 Account Number - 00919772

Owner Information

Owner Name:	SCHAFF, BOYD T	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	15200 BARNESVILLE RD BOYDS MD 20841-9702	Deed Reference:	1) /21030/ 802 2)

Location & Structure Information

Premises Address	Legal Description
15200 BARNESVILLE RD BOYDS 20841-9702	LOT AT BOYDS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
DU52		P026		1				1	

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	1,714 SF	33,541.00 SF	111

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Phase-in Assessments		
		Value As Of	As Of	As Of
		01/01/2007	07/01/2006	07/01/2007
Land:	133,540	221,210		
Improvements:	107,900	170,870		
Total:	241,440	392,080	241,440	291,653
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHAFF, TRACY & R	Date: 04/30/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21030/ 802	Deed2:
Seller: ROY J & F F HAASER	Date: 06/02/1998	Price: \$139,900
Type: IMPROVED ARMS-LENGTH	Deed1: /15900/ 552	Deed2:
Seller:	Date: 04/08/1976	Price: \$50,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 4766/ 483	Deed2:

Exemption Information


Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

6

POST OFFICE
TO WEST

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
--	--

Account Identifier: District - 11 Account Number - 03208337

Owner Information

Owner Name: CHADWICK, AVALEEN S TR	Use: COMMERCIAL
	Principal Residence: NO
Mailing Address: 3132 CHARTWELL CRESCENT LN ADAMSTOWN.MD 21710-9643	Deed Reference: 1) /27203/ 709 2)

Location & Structure Information

Premises Address 15300 BARNESVILLE RD BOYDS 20841	Legal Description WOLFS COW
--	---------------------------------------

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU53		P997		1				2	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built	42

Primary Structure Built	Enclosec Area	Property Land Area	County Use
0000		81,892.00 SF	673

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	210,400	01/01/2005	07/01/2006	07/01/2007
Improvements:	54,300	245,600		
Total:	264,700	278,400	273,832	278,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHADWICK, AVALEEN S	Date: 04/28/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27203/ 709	Deed2:
Seller: GEORGE A CHADWICK JR	Date: 10/20/1997	Price: \$50,000
Type: NOT ARMS-LENGTH	Deed1: /15240/ 572	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information


Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

7

PRIVATE RESIDENCE
TO TAKE EAST

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
--	--

Account Identifier: District - 11 Account Number - 00918551

Owner Information

Owner Name:	NICHOLSON, EARLA J ET AL	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	15140 BARNESVILLE RD BOYDS MD 20841	Deed Reference:	1) /13197/ 289 2)

Location & Structure Information

Premises Address	Legal Description
15140 BARNESVILLE RD BOYDS 20841	LOT AT BOYD ADMIN 16 161

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
DU52		P028		1				1	

Special Tax Areas	Town Ad Valorem Tax Class	42
Primary Structure Built	Enclosed Area	Property Land Area
1952	1,260 SF	64,904.00 SF
		County Use
		111

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	Phase-in Assessments As Of 07/01/2007
Land:	146,220	241,190		
Improvements:	118,430	151,590		
Total:	264,650	392,780	264,650	307,360
Preferential Land:	0	0	0	0

Transfer Information

Seller: EARLA J NICHOLSON	Date: 01/10/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13197/ 289	Deed2:
Seller:	Date: 01/03/1989	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: / 8638/ 122	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

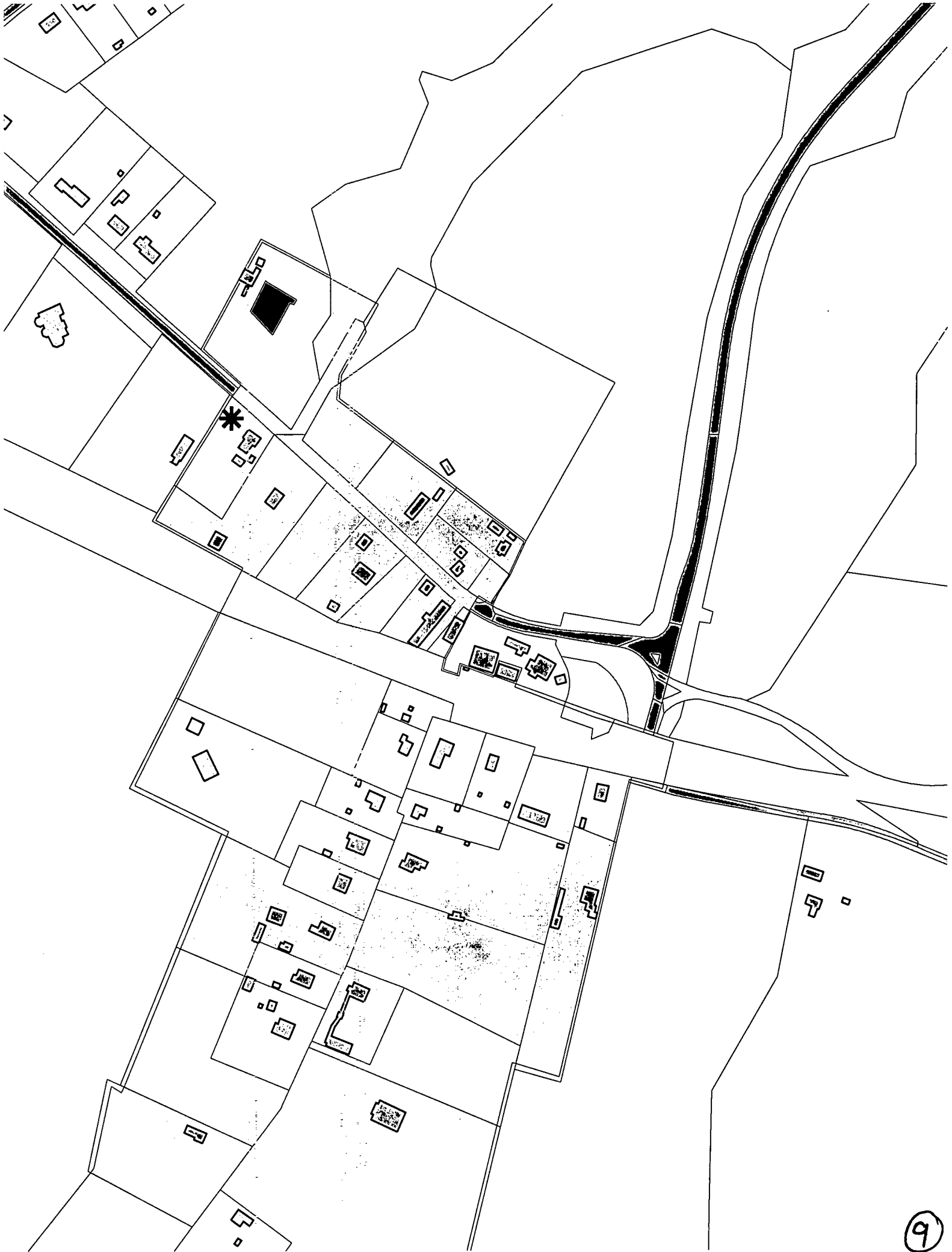
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

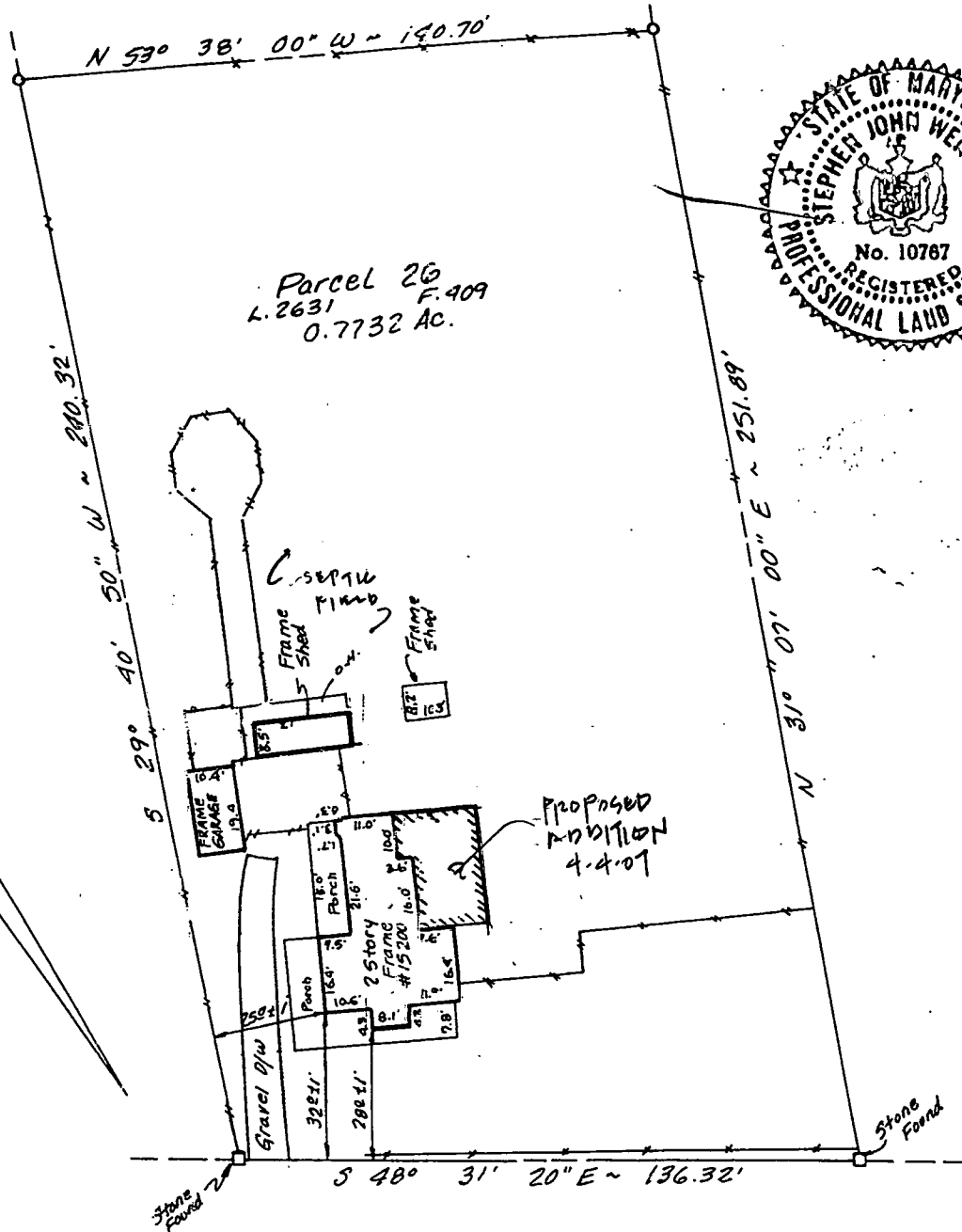
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

8





Property predates modern day zoning.

BARNESVILLE ROAD - RTE. NO. 117

Date: 5-8-98 Scale: 1"=40'
 Plat Book: —
 Plat No.: —
 Work Order: 98-2400
 Address: 15200 BARNESVILLE ROAD
 District: 11
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

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 or 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.

LOCATION DRAWING
LIBER 4766
FOLIO 483

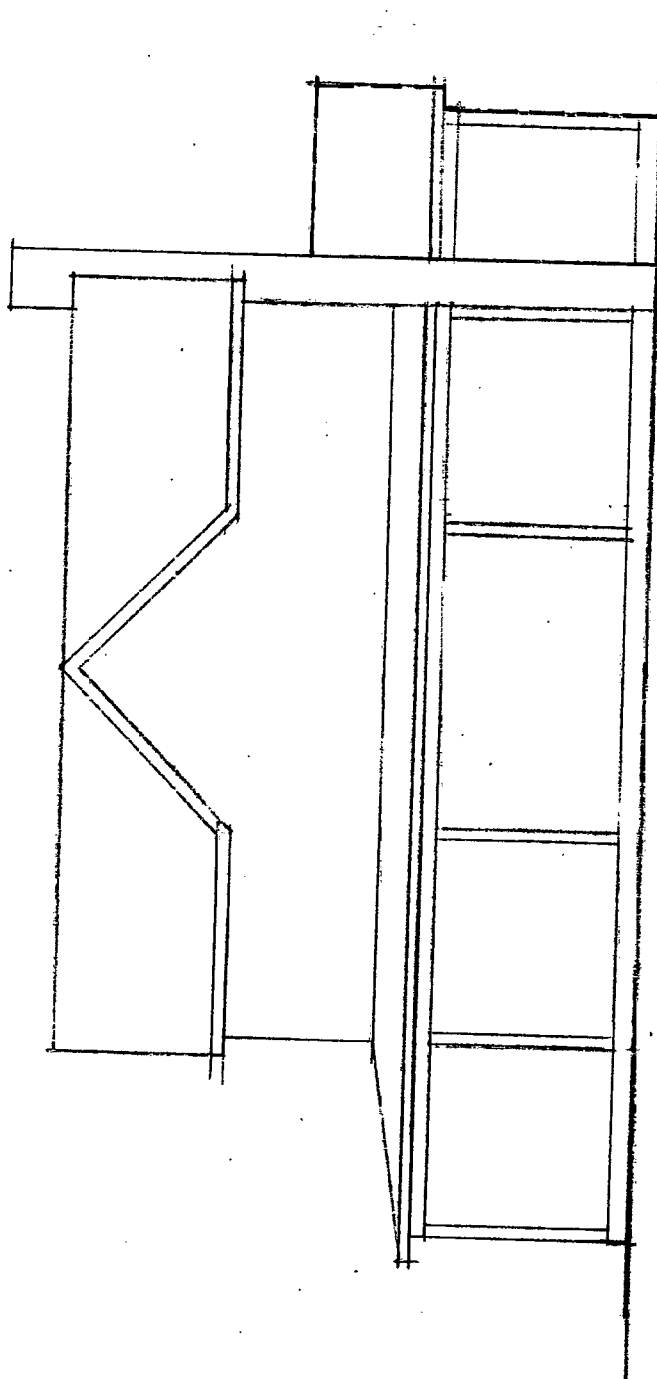
Stephen Werthold

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 transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

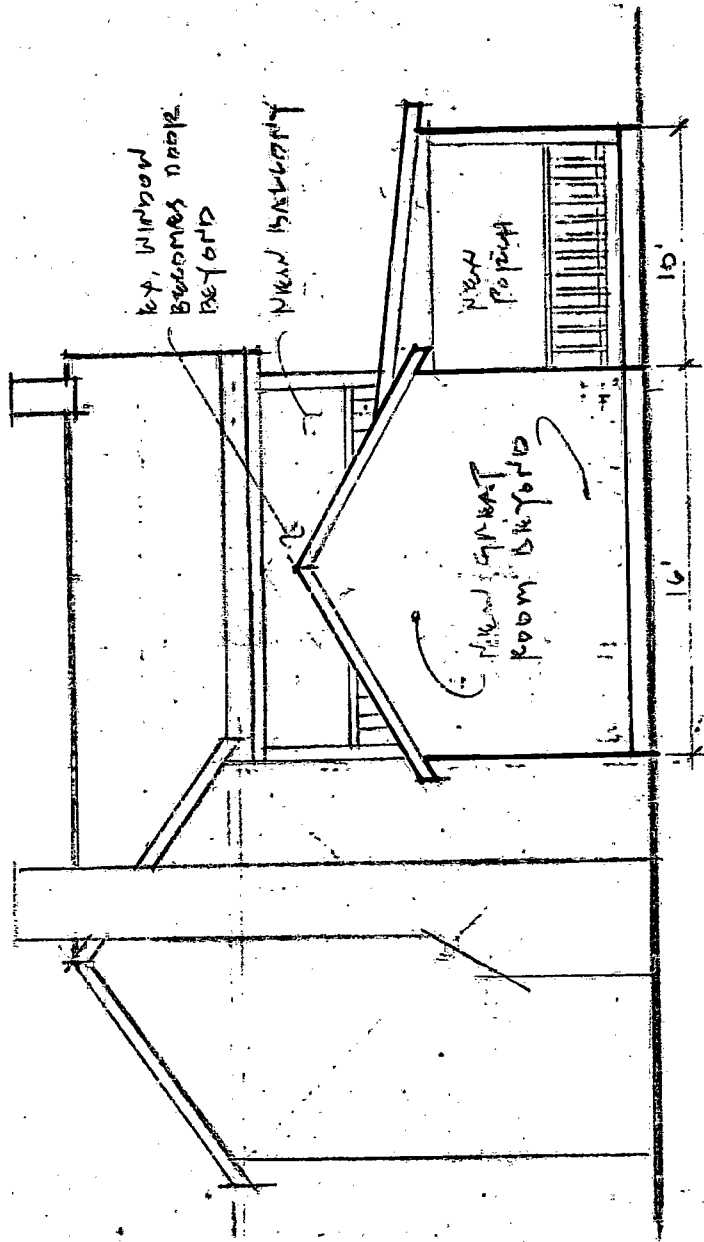
10



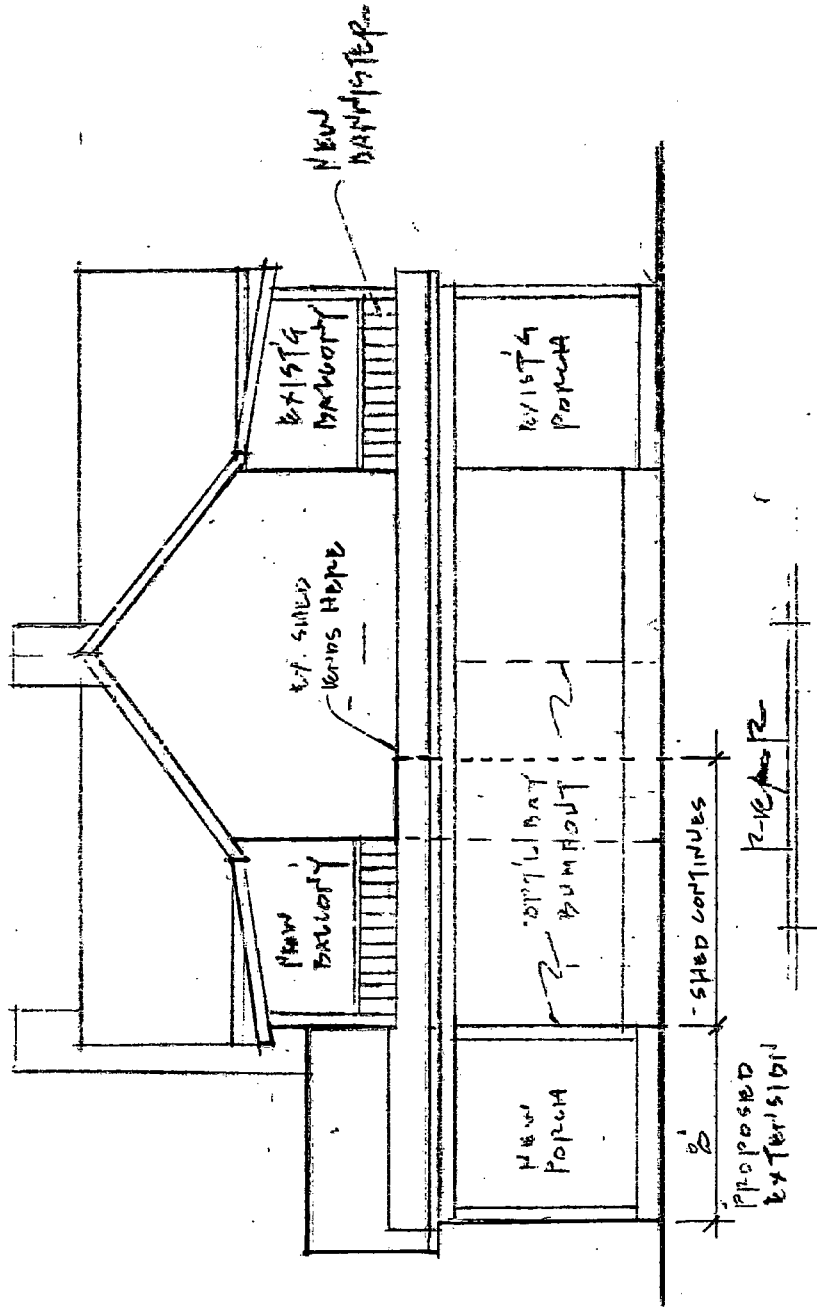
FRONT ELEVATION

4-4-09

15200 BARNESVILLE ROAD

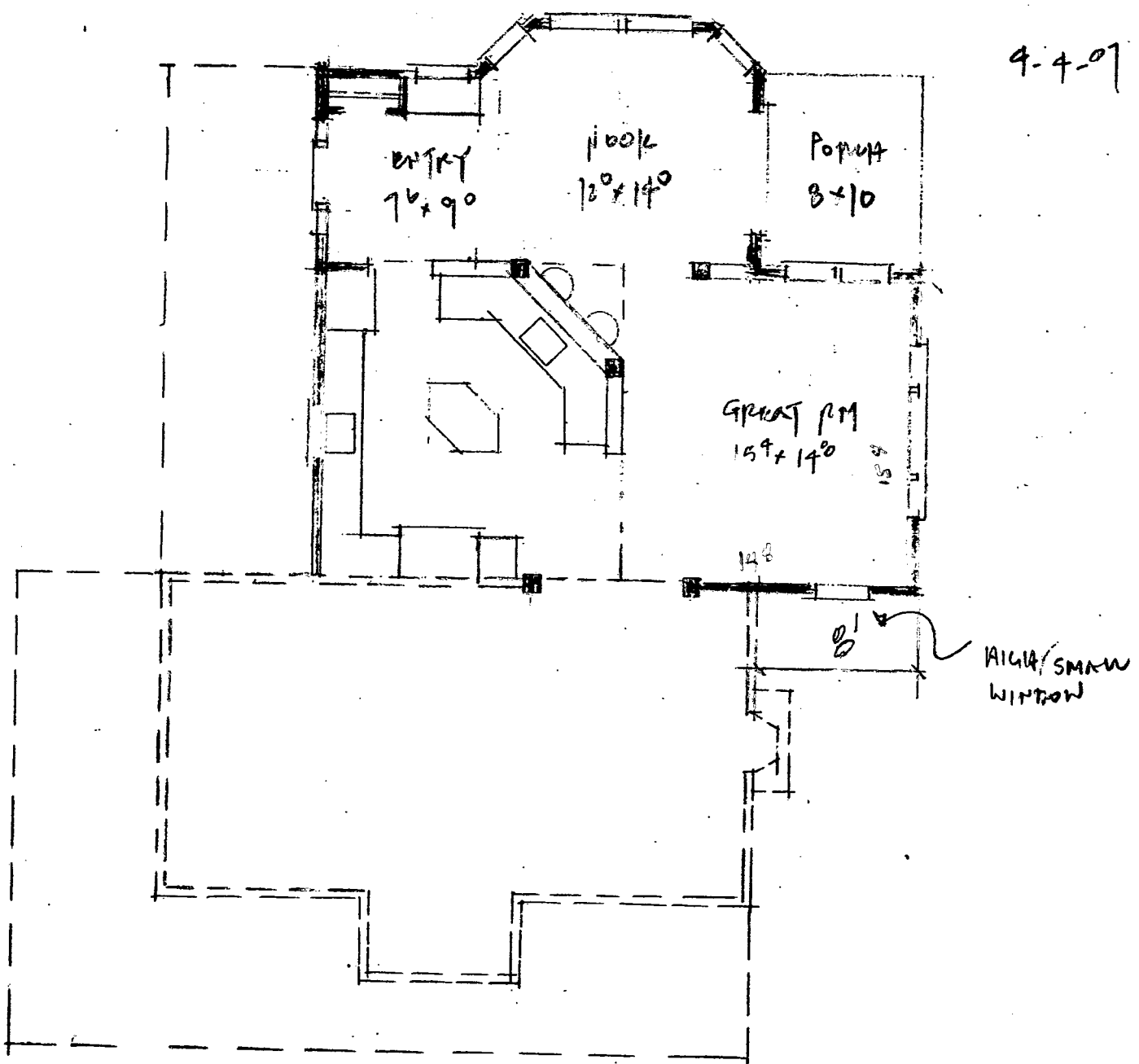


RIGHT SIDE
 4-4-07

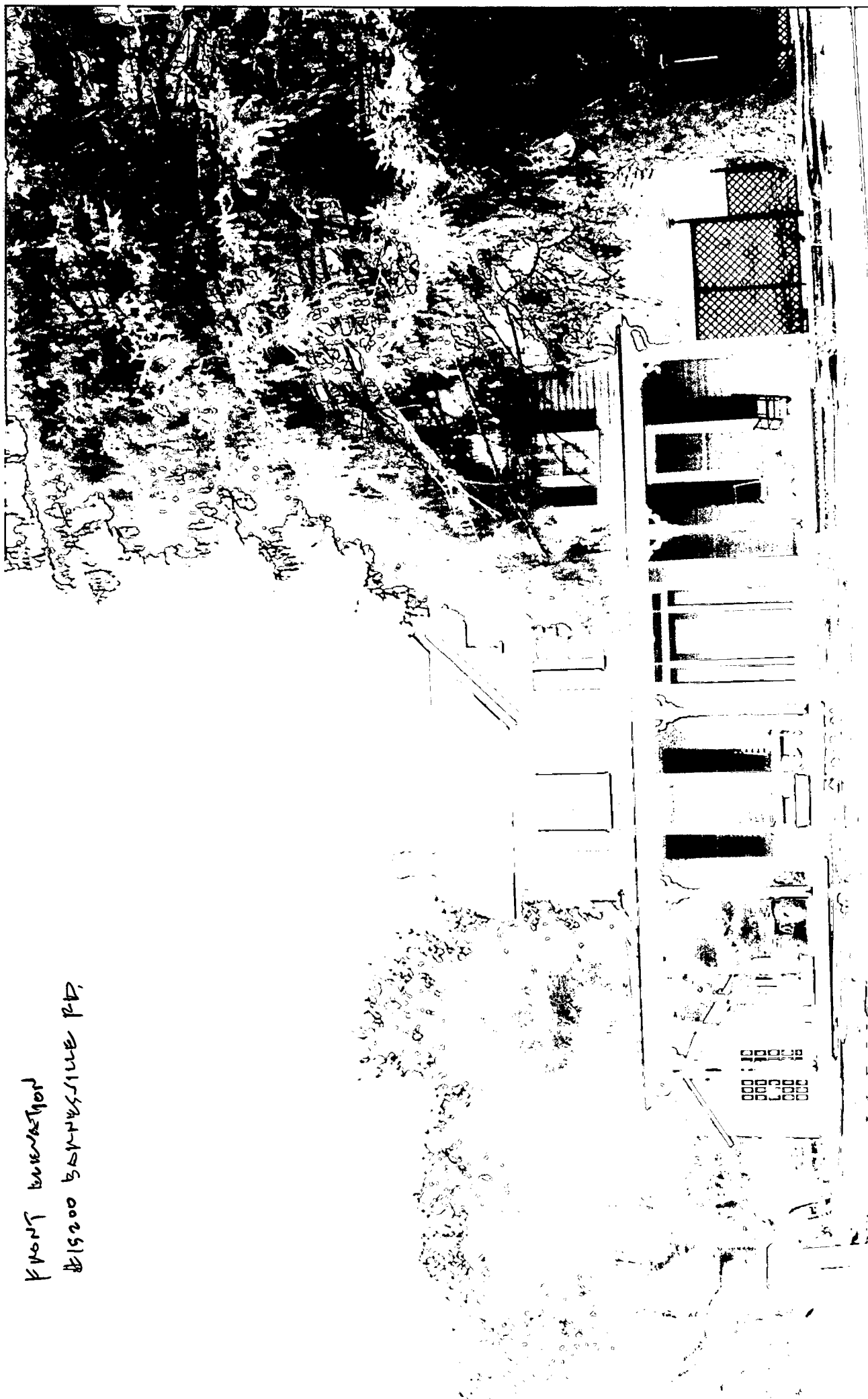


9-4-07

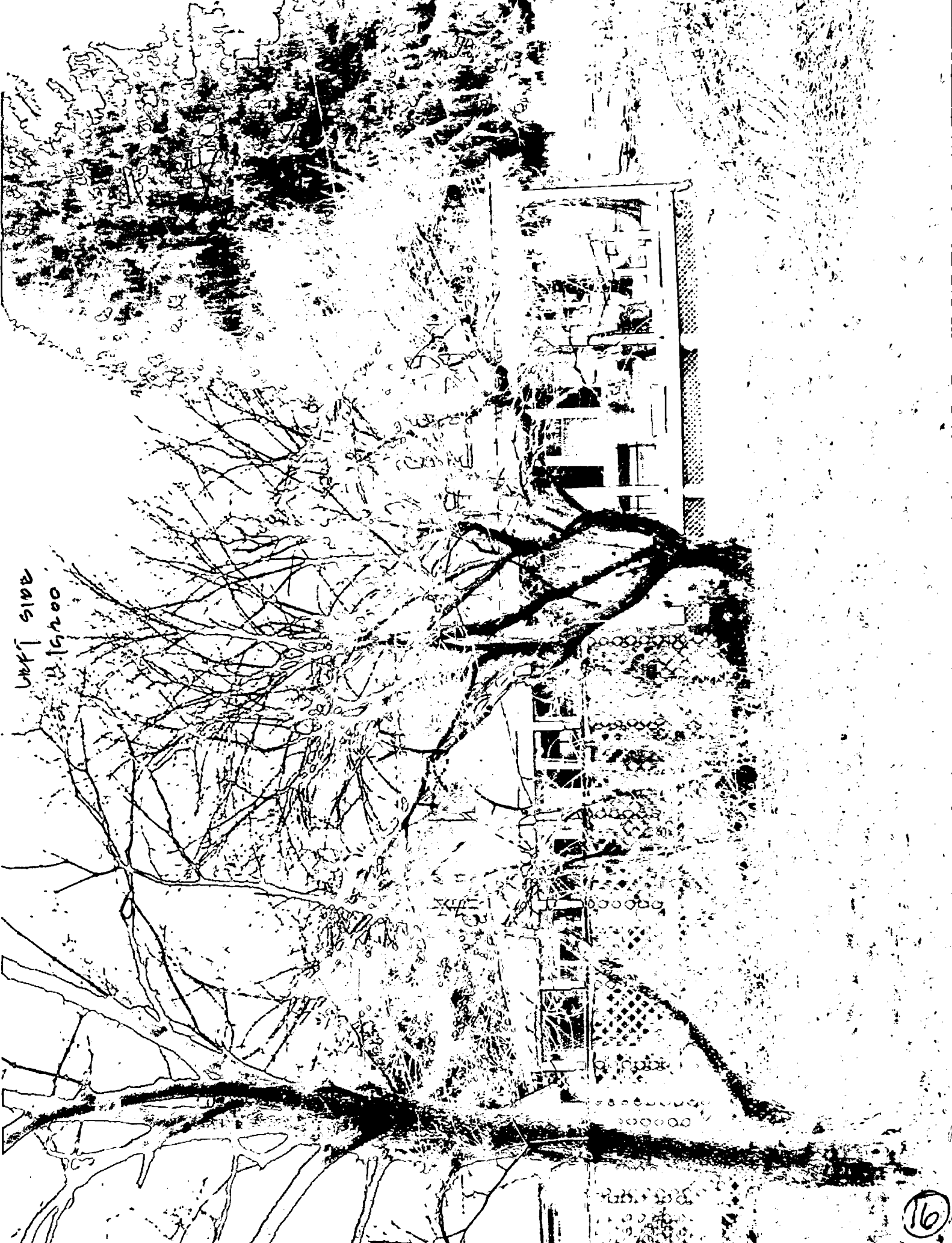
9-4-07



FRONT ENTRANCE
#15200 BARKSLEY RD

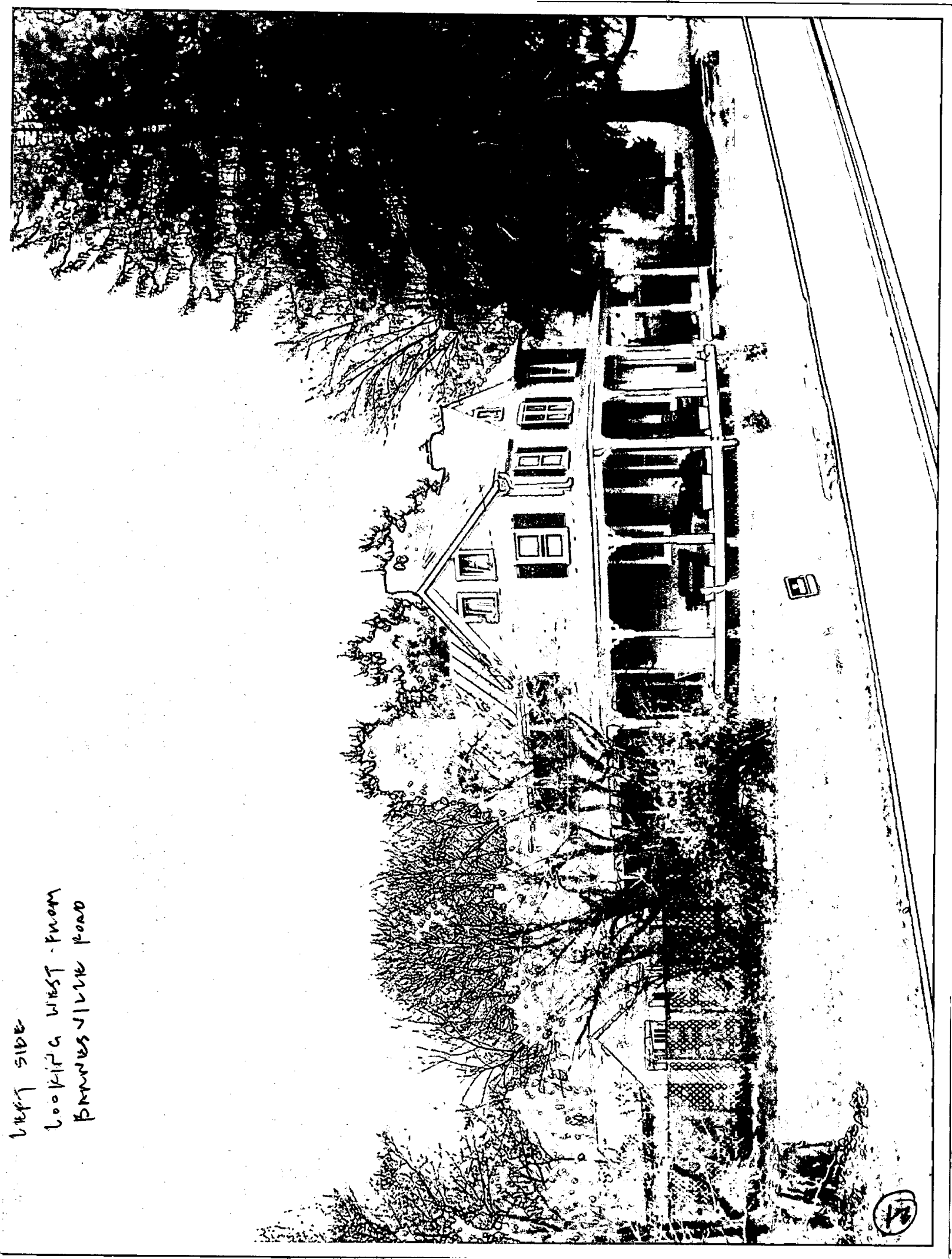


15



LEFT SIDE
15200

LEFT SIDE
LOOKING WEST FROM
BRUNNEN WALK ROAD



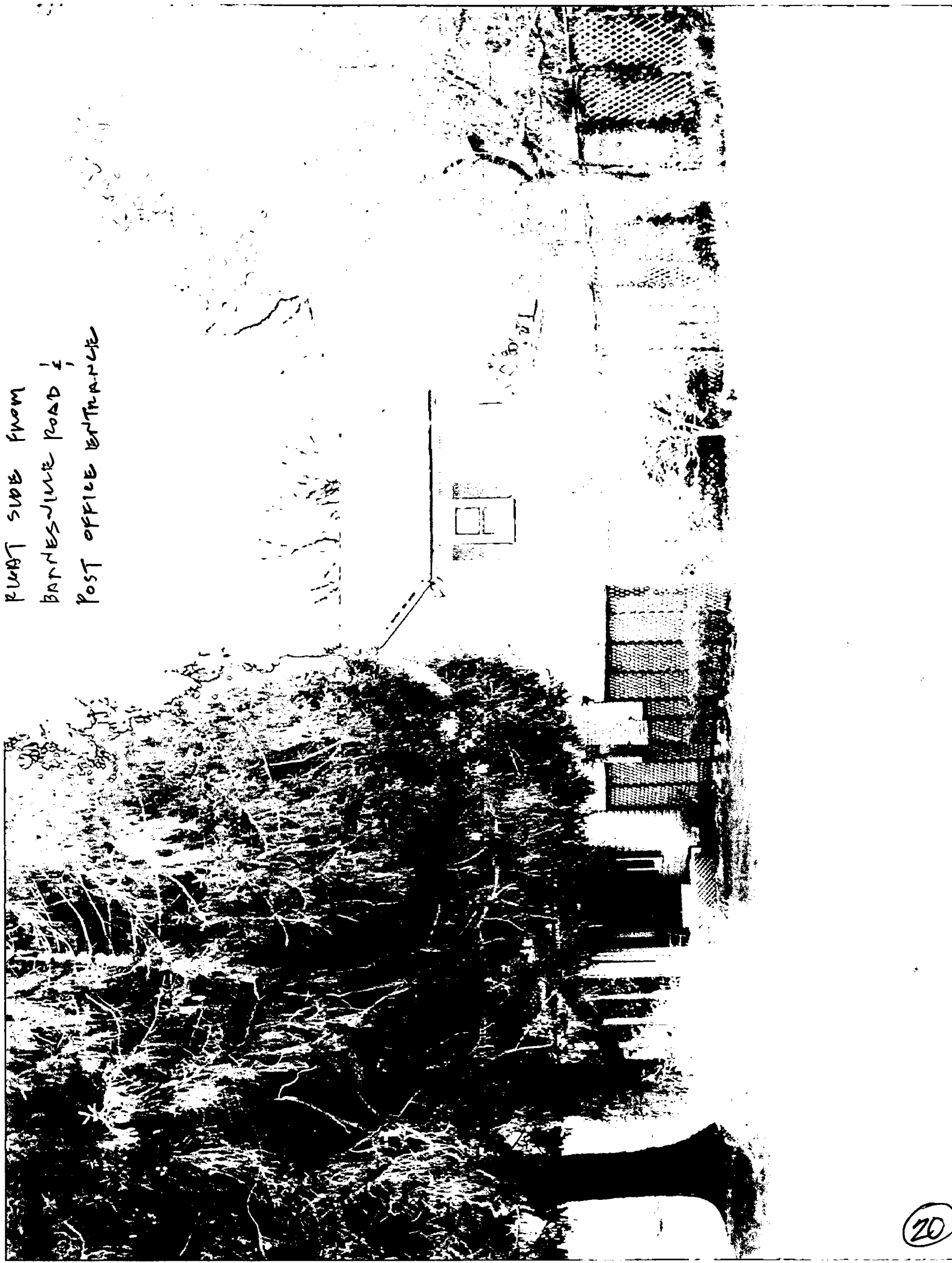
RIGHT SIDE
#15200



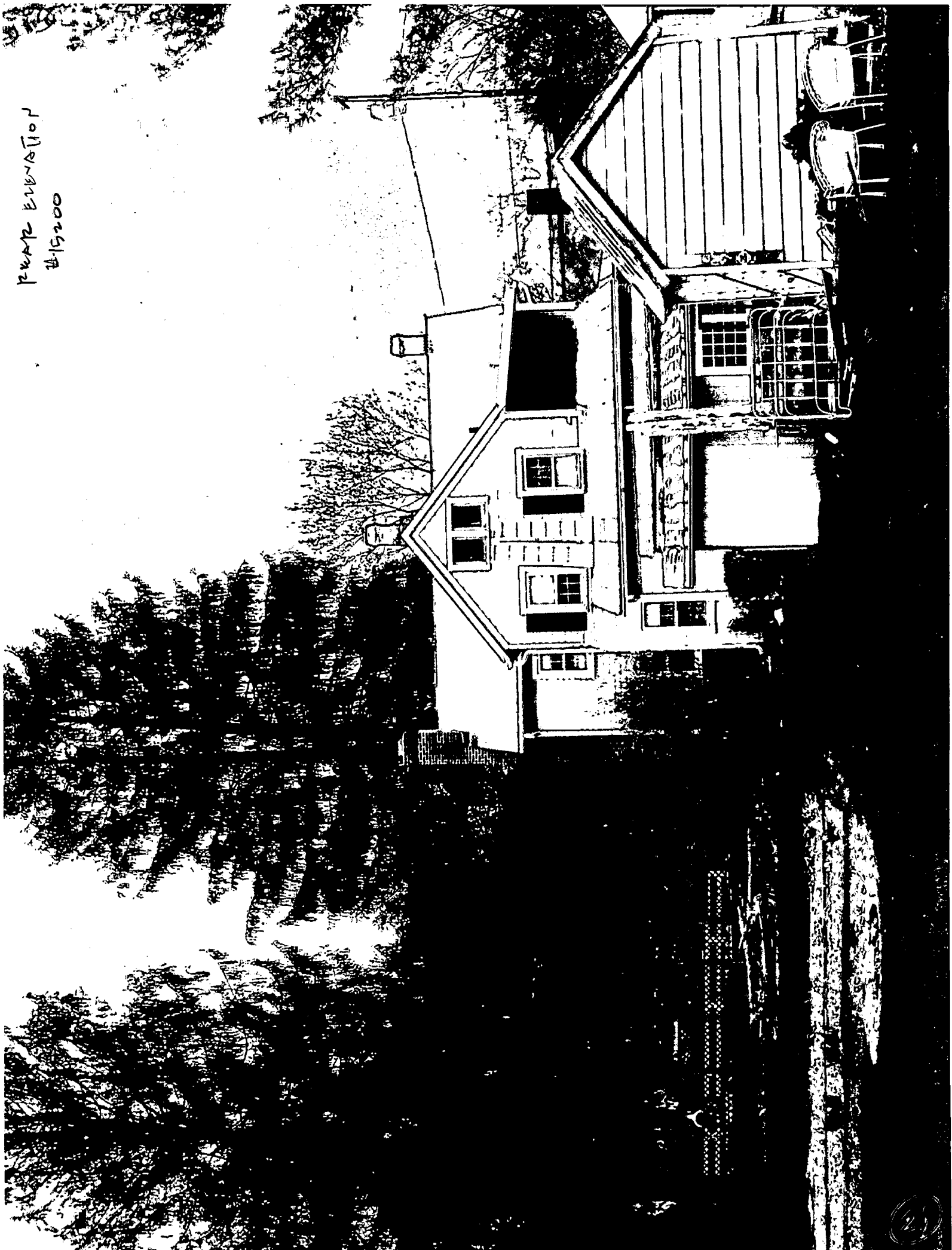
RIGHT SIDE VIEW
EXPANDED
#15200



RIGHT SIDE FROM
BARNESVILLE ROAD &
POST OFFICE ENTRANCE



REAR ELEVATION
#15200



21

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15200 Barnesville Rd, Boyds	Meeting Date:	4/25/2007
Resource:	Outstanding Resource Boyds Historic District	Report Date:	4/18/2007
Applicant:	Boyd Schaff (Richard Kirby, AIA)	Public Notice:	4/11/2007
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michele Oaks

PROPOSAL: Addition to single family home

RECOMMENDATION: Modify based on Commission Comments and Proceed to HAWP

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Boyds Historic District
STYLE: Victorian
DATE: 1880-1890

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Comments

Caroline - great job. effort to take into account issues on house.

Lattice - blend in better.

Tom - very good job of preserving character defining elements.

Square off Bay - rear - allows
ell to read - straight back - ^{ell would} get 10' x 9' +
3. enveloped

Jeff - Scale of Addition not overpowering front elevation - Roof of House on Right address - great. - some obvious shifts

Tim - Concern about Bump-out.

Julia - concern about Bump-out.

Anathar - ~~Bump~~ out ok - gable on Right - concern about drainage.

Fleming - OK - enjoy Preserve house - like what doing

Byustyn -

Ms. Oaks,

Herewith, I request a preliminary consultation for the Schaff Residence in Boyds. Their package will be dropped off by close of business today. The HAWP application for the Brookeville Schoolhouse improvements will also be included.

Best,
Richard Kirby
301-370-0660

In a message dated 4/3/2007 1:37:46 P.M. Eastern Daylight Time, Michele.Oaks@mncppc-mc.org writes:

For a preliminary consultation I need schematic plans and elevations, site plan, photographs and adjacent and confronting owners addresses submitted to my office with a request letter by COB tomorrow. No application or submittal to DPS is needed for a preliminary consultation.

Michele

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

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

From: HousingArt@aol.com [mailto:HousingArt@aol.com]
Sent: Tuesday, April 03, 2007 1:32 PM
To: Oaks, Michele
Subject: Boyds

Ms. Oaks,

Do I need to fill out a HAWP application for the consultation on the 25th? Or, do I just supply the necessary site plan and massing study?


Thanks,
RK

See what's free at AOL.com.

5

SITE OF PROPOSED ADDITION

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back
	View Map
	New Search
	Ground Rent

Account Identifier: District - 11 Account Number - 00919772

Owner Information

Owner Name:	SCHAFF, BOYD T	Use:	RESIDENTIAL
Mailing Address:	15200 BARNESVILLE RD BOYDS MD 20841-9702	Principal Residence:	YES
		Deed Reference:	1) /21030/ 802 2)

Location & Structure Information

Premises Address	Legal Description
15200 BARNESVILLE RD BOYDS 20841-9702	LOT AT BOYDS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU52		P026		1				1	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
					42				
Primary Structure Built			Enclosed Area		Property Land Area			County Use	
1900			1,714 SF		33,541.00 SF			111	
Stories		Basement		Type			Exterior		
2		NO		STANDARD UNIT			SIDING		

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	Phase-in Assessments As Of 07/01/2007
Land:	133,540	221,210		
Improvements:	107,900	170,870		
Total:	241,440	392,080	241,440	291,653
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHAFF, TRACY & R	Date: 04/30/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21030/ 802	Deed2:
Seller: ROY J & F F HAASER	Date: 06/02/1998	Price: \$139,900
Type: IMPROVED ARMS-LENGTH	Deed1: /15900/ 552	Deed2:
Seller:	Date: 04/08/1976	Price: \$50,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 4766/ 483	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0


Tax Exempt: NO Special Tax Recapture:

* NONE *

6

POST OFFICE
TO WEST

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
--	--

Account Identifier: District - 11 Account Number - 03208337

Owner Information

Owner Name:	CHADWICK, AVALEEN S TR	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	3132 CHARTWELL CRESCENT LN ADAMSTOWN MD 21710-9643	Deed Reference:	1) /27203/ 709 2)

Location & Structure Information

Premises Address	Legal Description
15300 BARNESVILLE RD BOYDS 20841	WOLFS COW

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU53		P997		1				2	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class	42				
Primary Structure Built			Enclosed Area		Property Land Area		County Use		
0000					81,892.00 SF		673		
Stories		Basement		Type		Exterior			

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2005	As Cf 07/01/2006	As Of 07/01/2007
Land:	210,400	245,600		
Improvements:	54,300	32,800		
Total:	264,700	278,400	273,832	278,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHADWICK, AVALEEN S	Date: 04/28/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27203/ 709	Deed2:
Seller: GEORGE A CHADWICK JR	Date: 10/20/1997	Price: \$50,000
Type: NOT ARMS-LENGTH	Deed1: /15240/ 572	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:


Special Tax Recapture:

* NONE *

7

PRIVATE RESIDENCE
TO THE EAST

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
--	--

Account Identifier: District - 11 Account Number - 00918551

Owner Information

Owner Name:	NICHOLSON, EARLA J ET AL.	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	15140 BARNESVILLE RD BOYDS MD 20841	Deed Reference:	1) /13197/ 289 2)

Location & Structure Information

Premises Address	Legal Description
15140 BARNESVILLE RD BOYDS 20841	LOT AT BOYD ADMIN 16 161

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
DU52		P028		1				1	

Special Tax Areas		Town Ad Valorem Tax Class	42
Primary Structure Built	1952	Enclosed Area	1,260 SF
		Property Land Area	64,904.00 SF
		County Use	111
Stories	1 1/2	Basement	YES
		Type	STANDARD UNIT
		Exterior	BRICK

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2007	As Of 07/01/2006	As Of 07/01/2007
Land:	146,220	241,190		
Improvements:	118,430	151,590		
Total:	264,650	392,780	264,650	307,360
Preferential Land:	0	0	0	0

Transfer Information

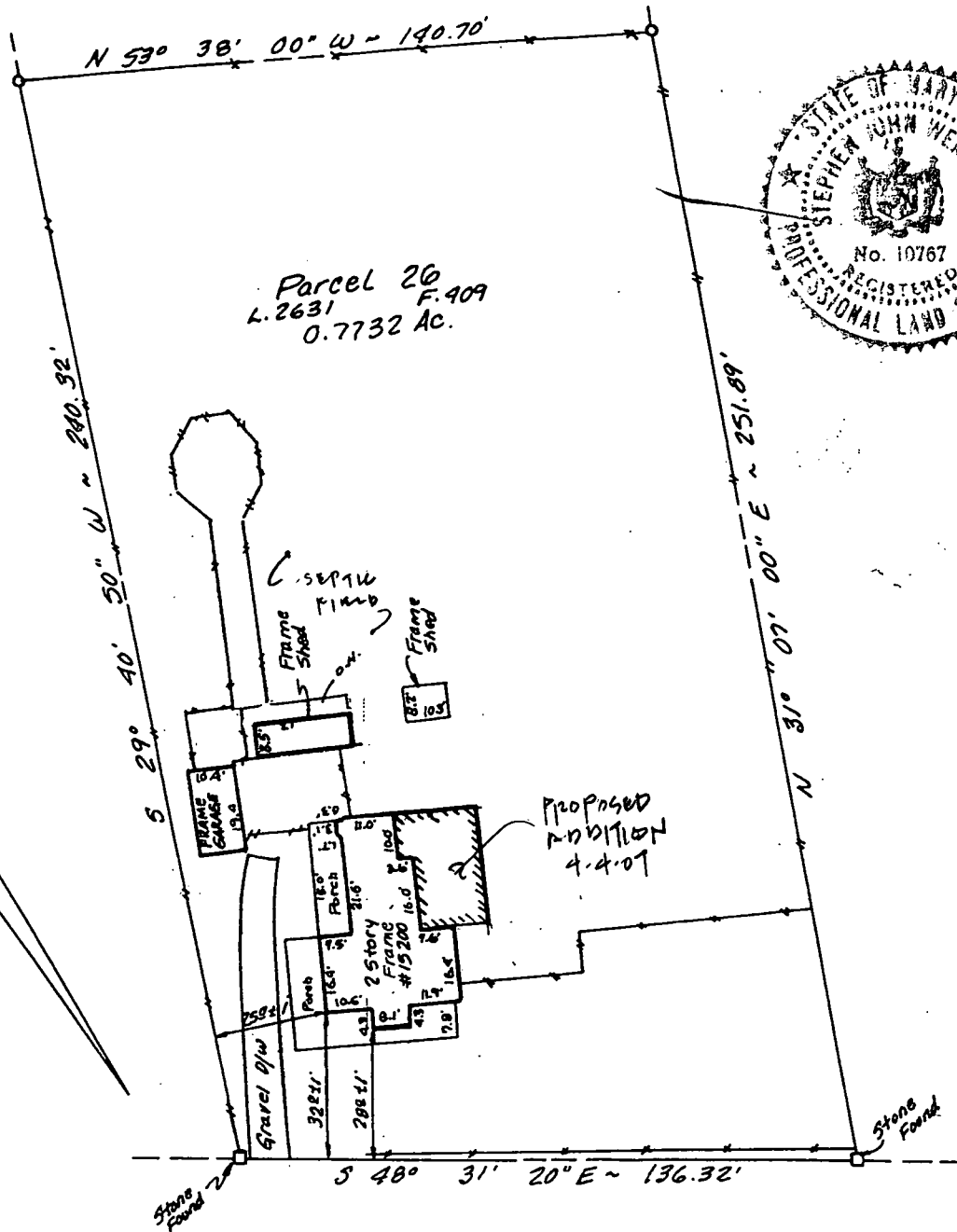
Seller: EARLA J NICHOLSON	Date: 01/10/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13197/ 289	Deed2:
Seller:	Date: 01/03/1989	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: / 8638/ 122	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *





Property predates modern day zoning.

BARNESVILLE ROAD - RTE. NO. 117

Date: 5-8-98 Scale: 1" = 40'
 Plat Book: —
 Plat No.: —
 Work Order: 98-2400
 Address: 15200 BARNESVILLE ROAD
 District: 11
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

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 or 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.

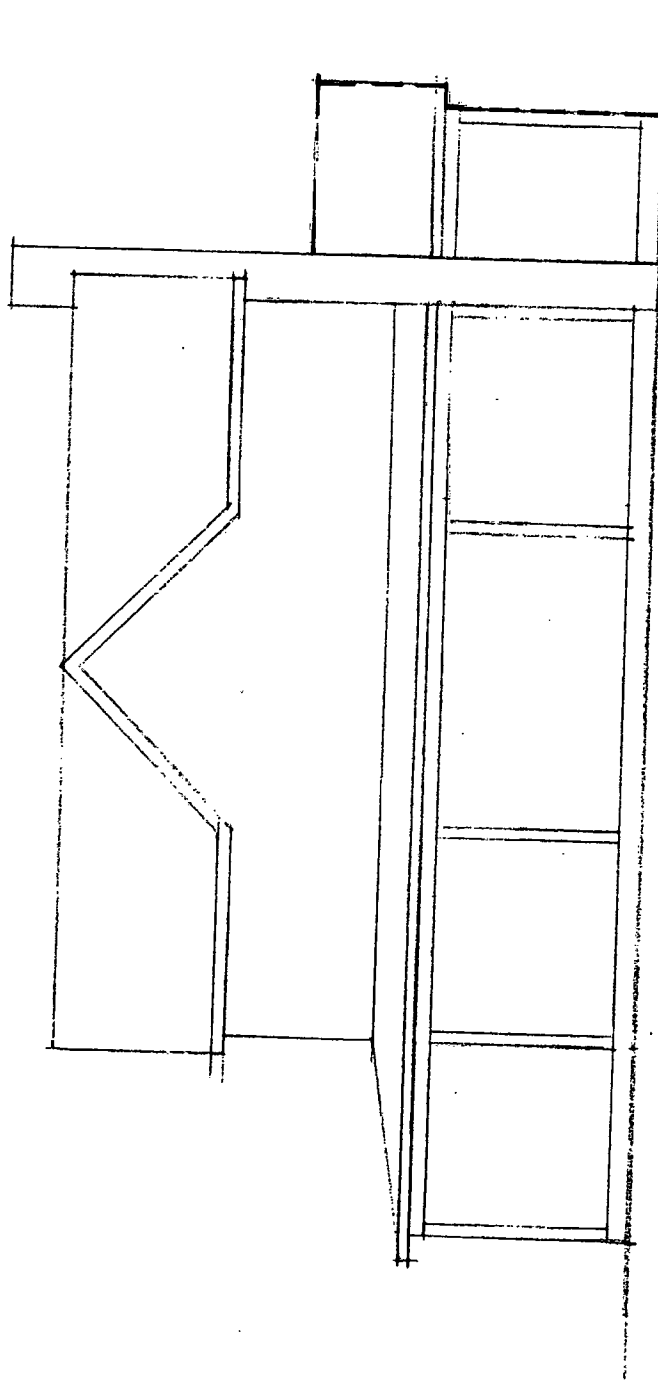
LOCATION DRAWING
LIBER 4766
FOLIO 483

Stephen Wenthold



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

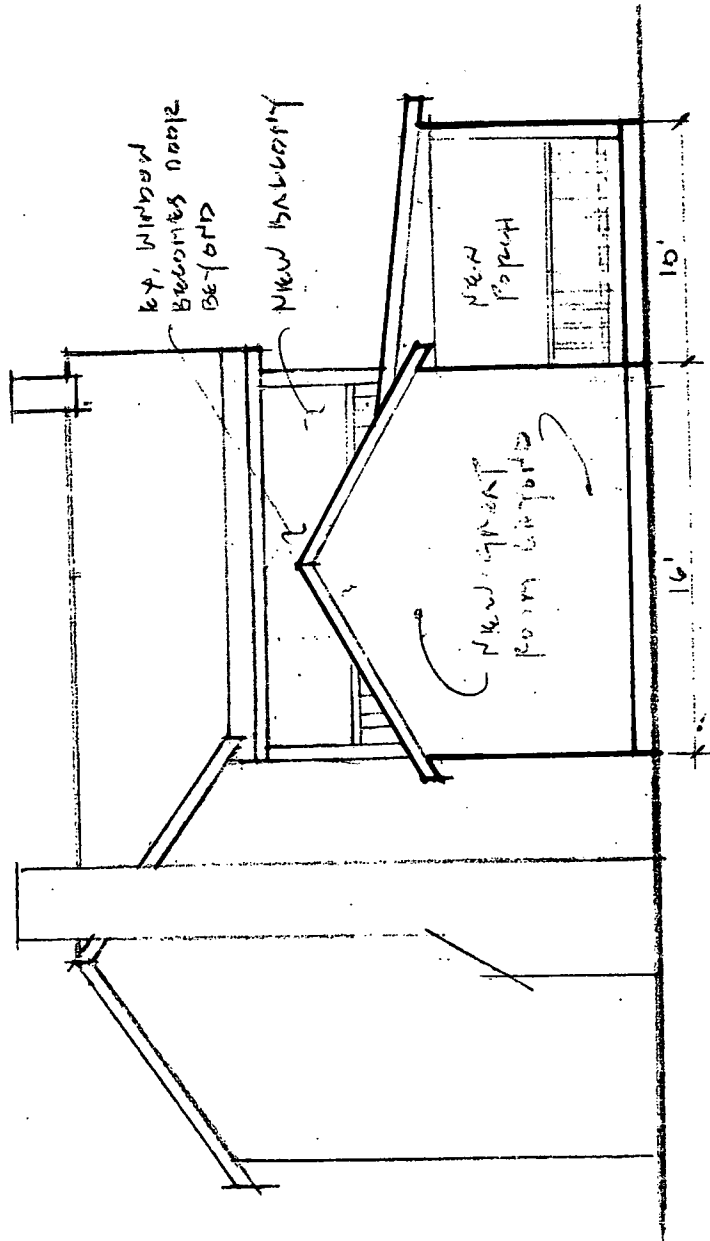
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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 transfer of title or securing financing or refinancing.



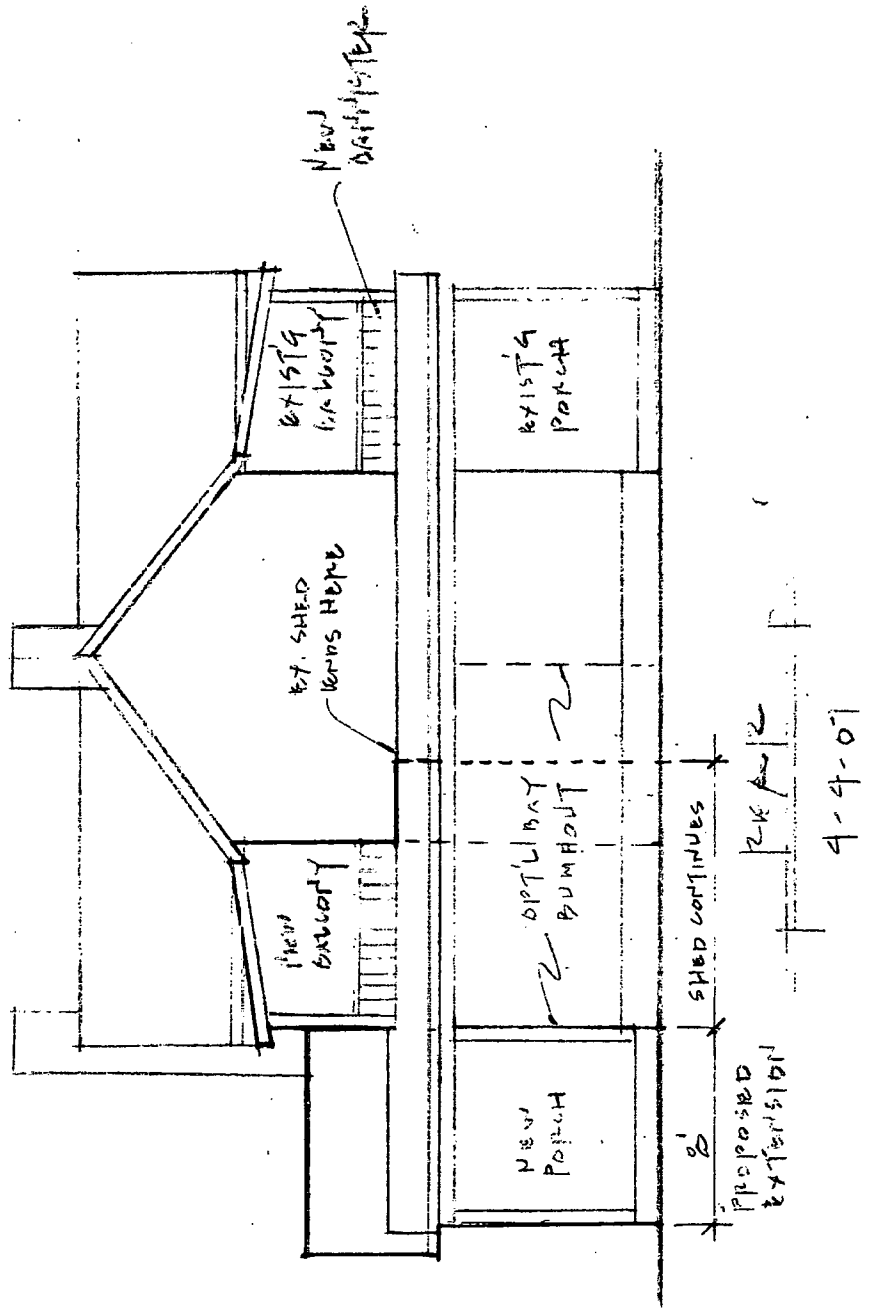
PROPOSED
EXTENSION
BEYOND

FRONT ELEVATION
4-4-09

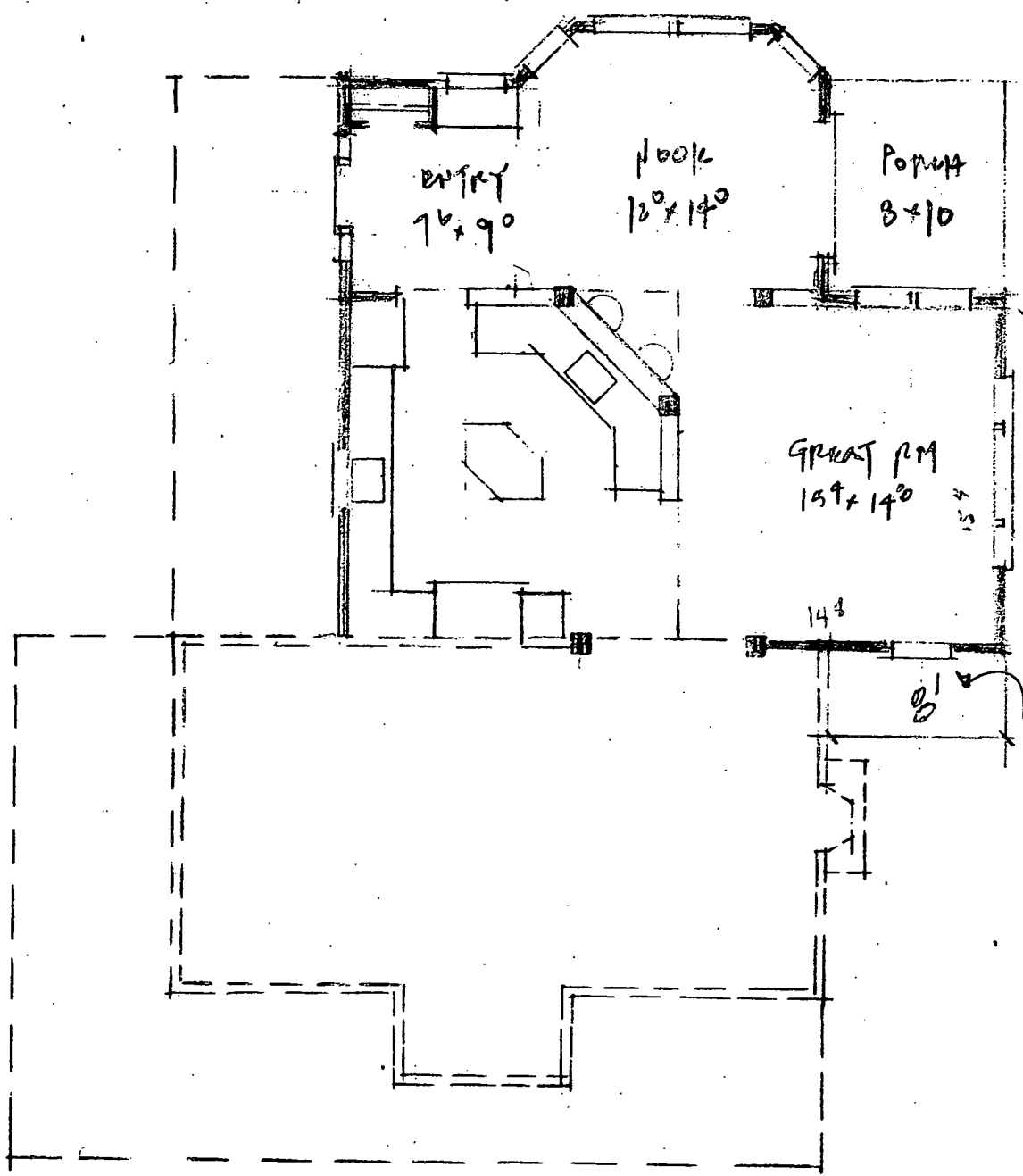
#15200 BARNESVILLE ROAD



RIGHT SIDE
4-4-09

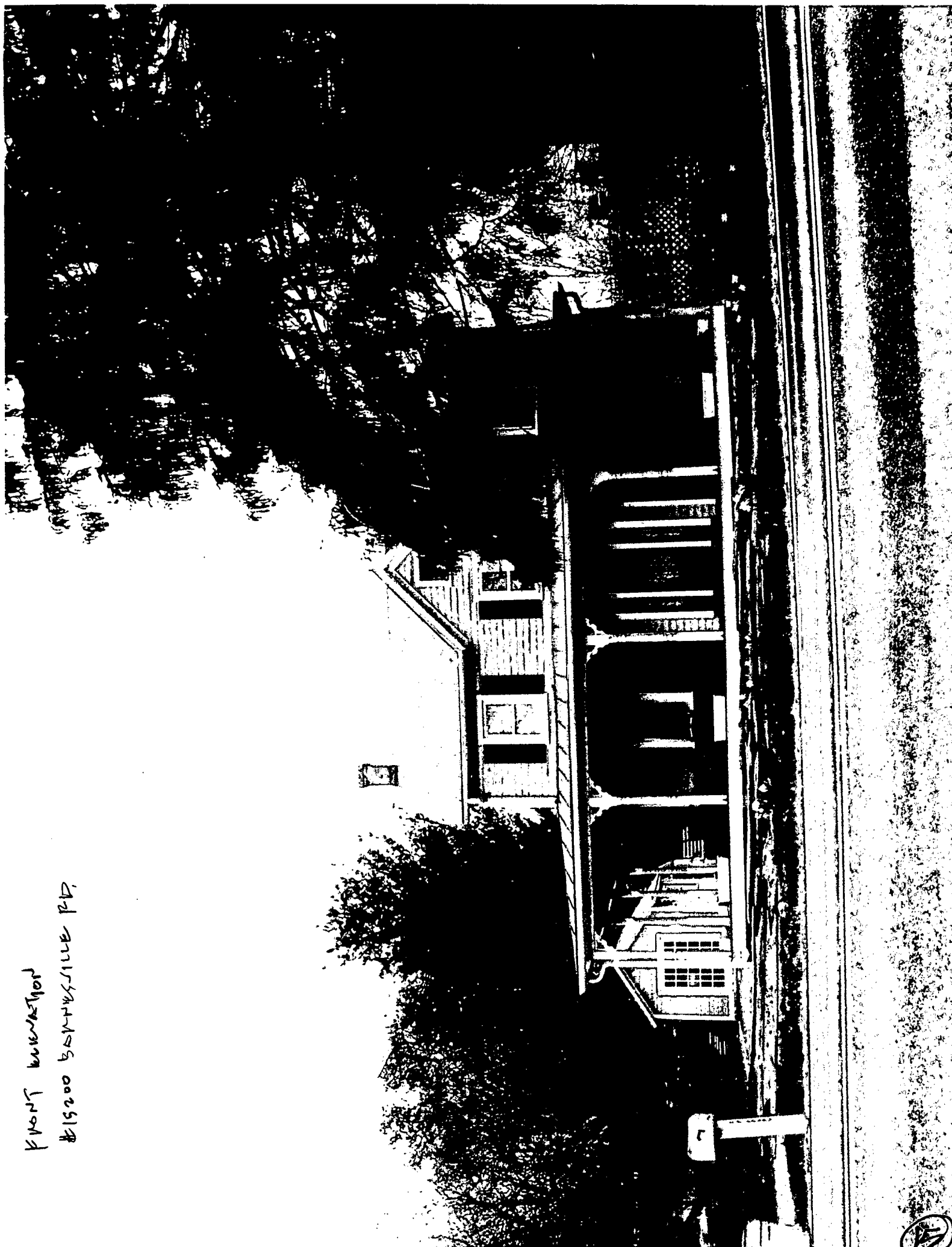


9-4-07



RIGHT/SMALL WINDOW

FRONT ELEVATION
#1500 BOSTON RD



WEST SIDE
#1514
#200



LEFT SIDE
LOOKING WEST FROM
BARNESVILLE ROAD



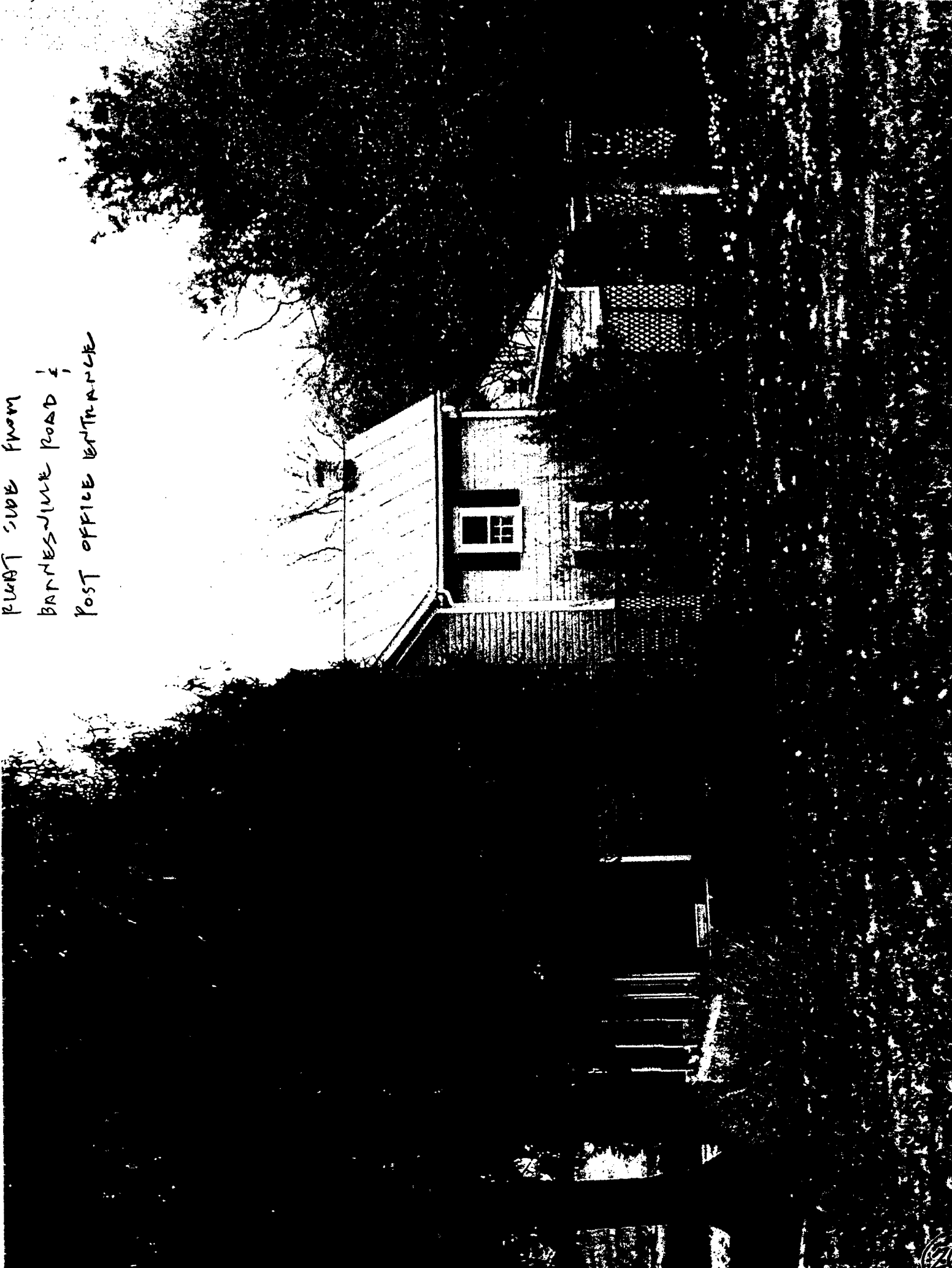
RIGHT SIDE
#15200



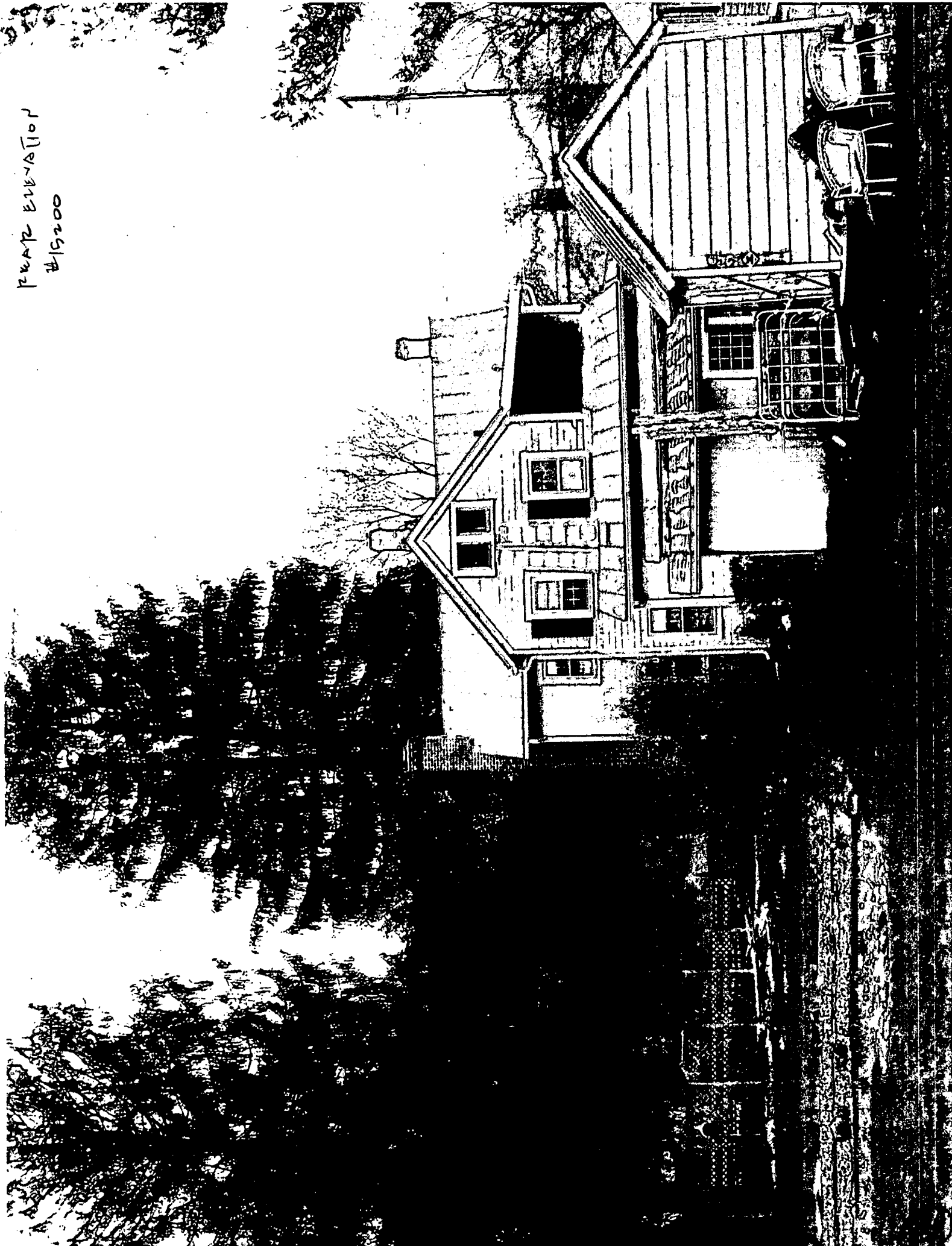
HIGHT SIDE
EXTENDED
#19200



RIGHT SIDE FROM
BARNESVILLE ROAD &
POST OFFICE ENTRANCE



REAR ELEVATION
#15200



ADJACKET OWNER TO EAST

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search (2007a)	Go Back View Map New Search GroundRent
---	---	---

Account Identifier: District - 11 Account Number - 00918551

Owner Information

Owner Name:	NICHOLSON, EARLA J ET AL	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	15140 BARNESVILLE RD BOYDS MD 20841	Deed Reference:	1) /13197/ 289 2)

Location & Structure Information

Premises Address	Legal Description
15140 BARNESVILLE RD BOYDS 20841	LOT AT BOYD ADMIN 16 161

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU52		P028		1				1	Plat Ref:

Special Tax Areas	Town	
	Ad Valorem	
	Tax Class	42

Primary Structure Built	1952	Enclosed Area	1,260 SF
		Property Land Area	64,904.00 SF
		County Use	111

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	

Value Information

	Base Value	Value Phase-in Assessments			
		As Of		As Of	
		01/01/2007	07/01/2006	07/01/2007	
Land	146,220	241,190			
Improvements:	118,430	151,590			
Total:	264,650	392,780	264,650	307,360	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: EARLA J NICHOLSON	Date: 01/10/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13197/ 289	Deed2:
Seller:	Date: 01/03/1989	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: / 8638/ 122	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	* NONE *

(POST OFFICE OWNER)



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search (2007a)

Go Back
 View Map
 New Search
 GroundRent

Account Identifier: District - 11 **Account Number -** 00915546

Owner Information

Owner Name: SOARING EAGLE LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 20612 TOP RIDGE DR **Deed Reference:** 1) /26778/ 237
 BOYDS MD 20841-8918 2)

Location & Structure Information

Premises Address **Legal Description**
 15134 BARNESVILLE RD LOT AT BOYD
 BOYDS 20841

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
DU62		P055		1				2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class 42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		34,303.00 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Cf	As Of
		01/01/2005	07/01/2005	07/01/2007
Land	123,400	171,500		
Improvements:	0	0		
Total:	123,400	171,500	155,465	171,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: TENNYSON PROPERTIES LLC **Date:** 02/26/2004 **Price:** \$390,000
Type: MULT ACCTS ARMS-LENGTH **Deed1:** /26778/ 237 **Deed2:**
Seller: JIRICKO, MILOS **Date:** 03/11/2003 **Price:** \$98,000
Type: UNIMPROVED ARMS-LENGTH **Deed1:** /23253/ 162 **Deed2:**
Seller: SULLIVAN, JOHN H JR ET AL **Date:** 04/06/2000 **Price:** \$75,000
Type: UNIMPROVED ARMS-LENGTH **Deed1:** /17991/ 340 **Deed2:**

Exemption Information

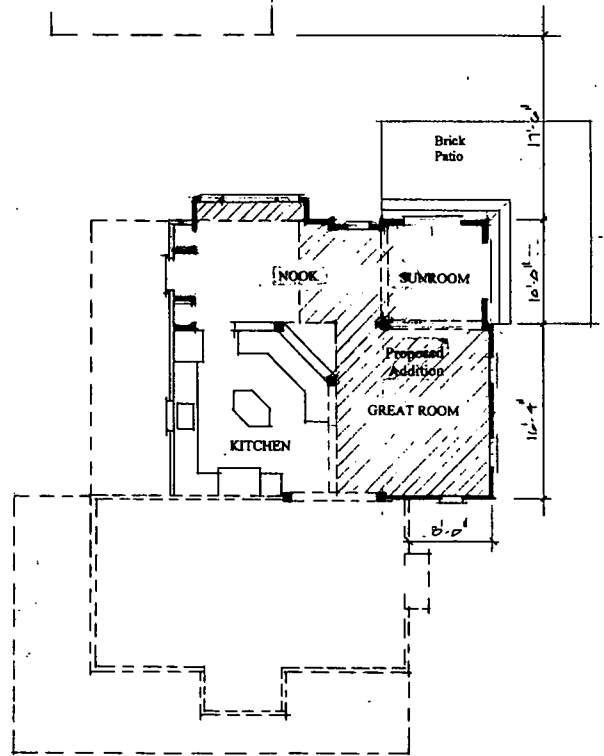
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	0JC	0	0
State	0JC	0	0
Municipal	0JC	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

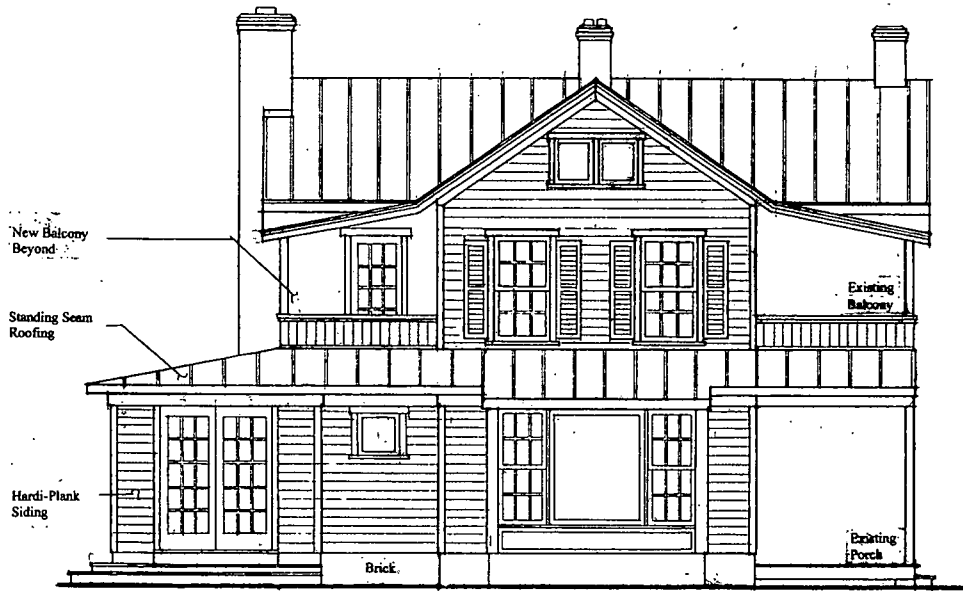
STORAGE BUILDING CONFLICT



LEFT SIDE EXISTING ELEVATION
(BAY BUMP OUT ONLY - SEE REAR)



FLOOR PLAN



REAR ELEVATION



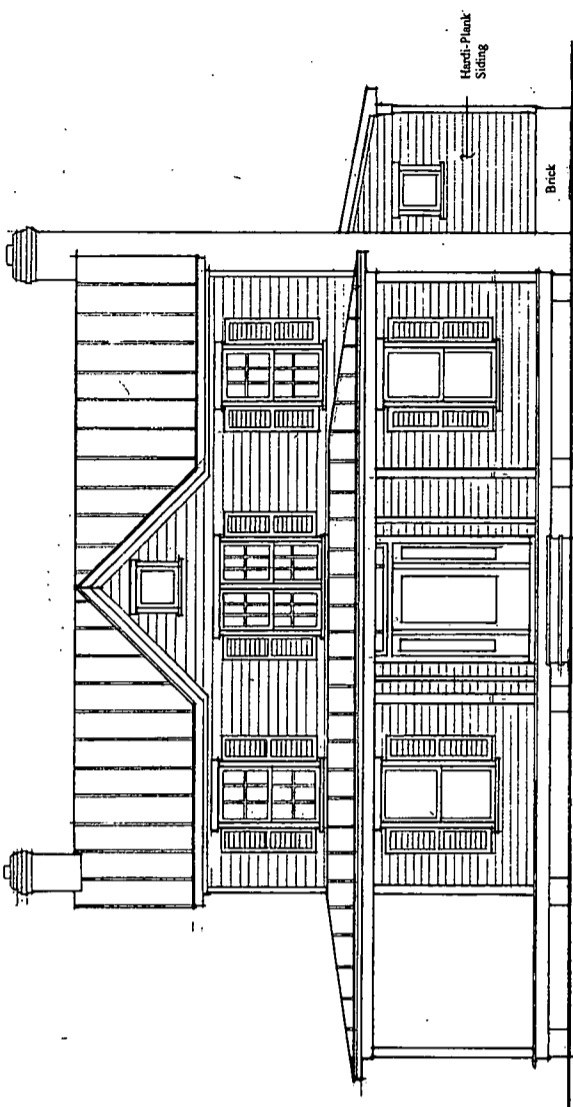
HAWP APPLICATION CONCEPT

SCHAFF RESIDENCE
15200 Barnesville Rd.
Boys, Maryland 20841

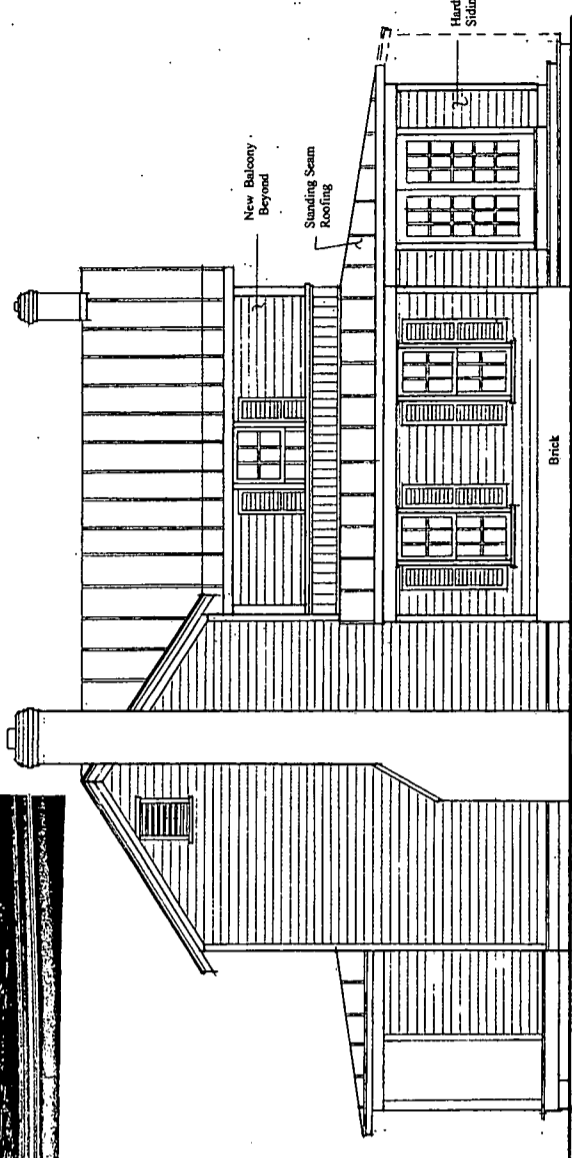
HOUSING ARTS
28716 Greenberry Dr.
Laytonsville, MD 20882
301-370-0660

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Drawn	JK
Job	
Sheet	1
Of	1
Sheets	

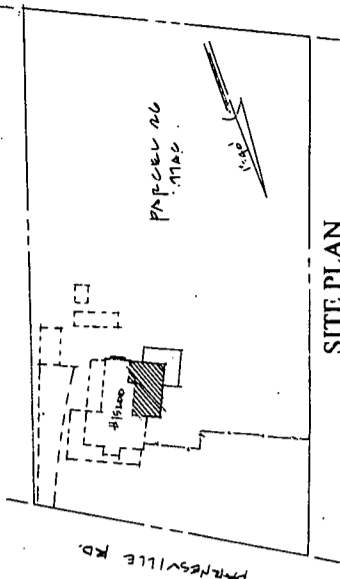
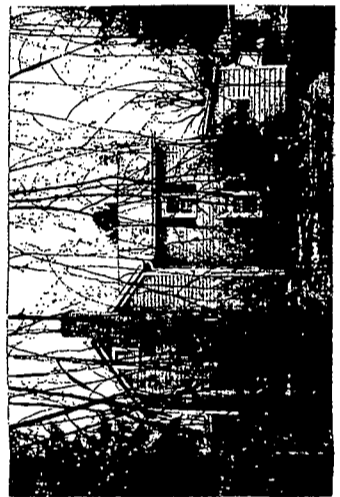
REVISIONS	BY



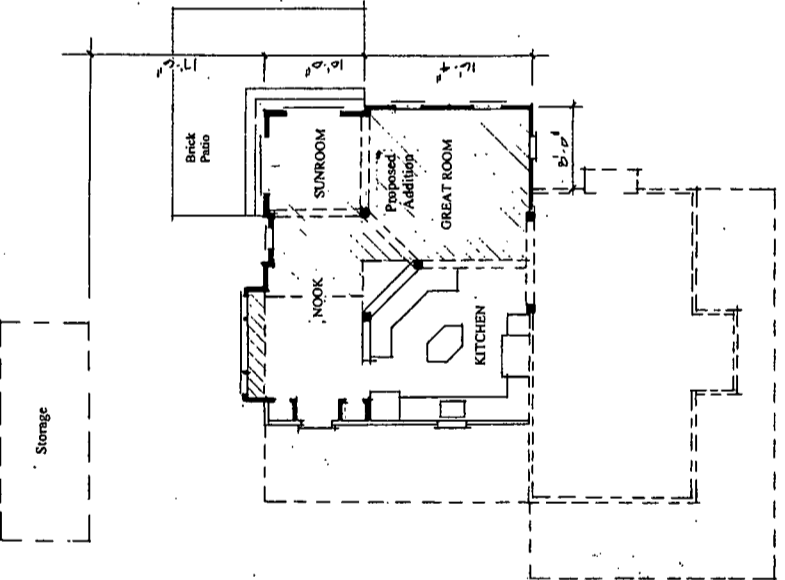
FRONT ELEVATION



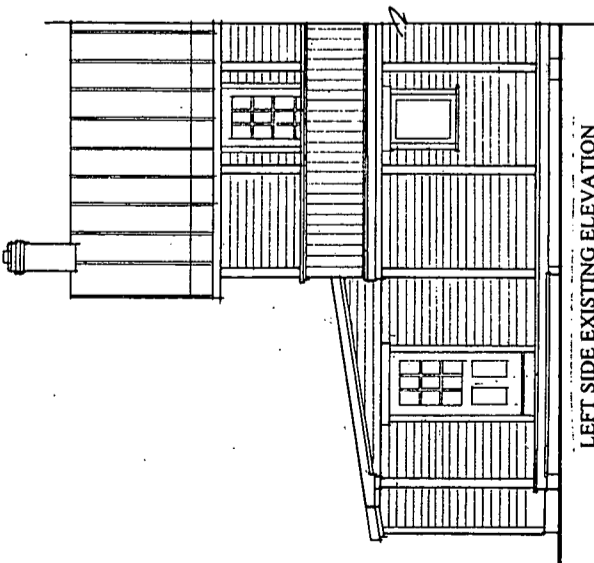
RIGHT SIDE ELEVATION



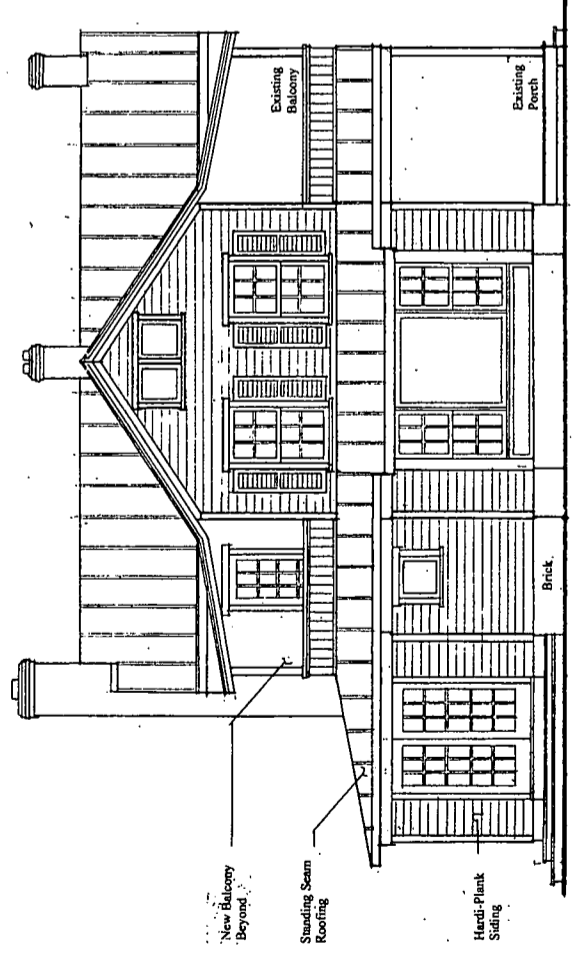
SITE PLAN



FLOOR PLAN



LEFT SIDE EXISTING ELEVATION
(BAY BUMP OUT ONLY - SEE REAR)



REAR ELEVATION



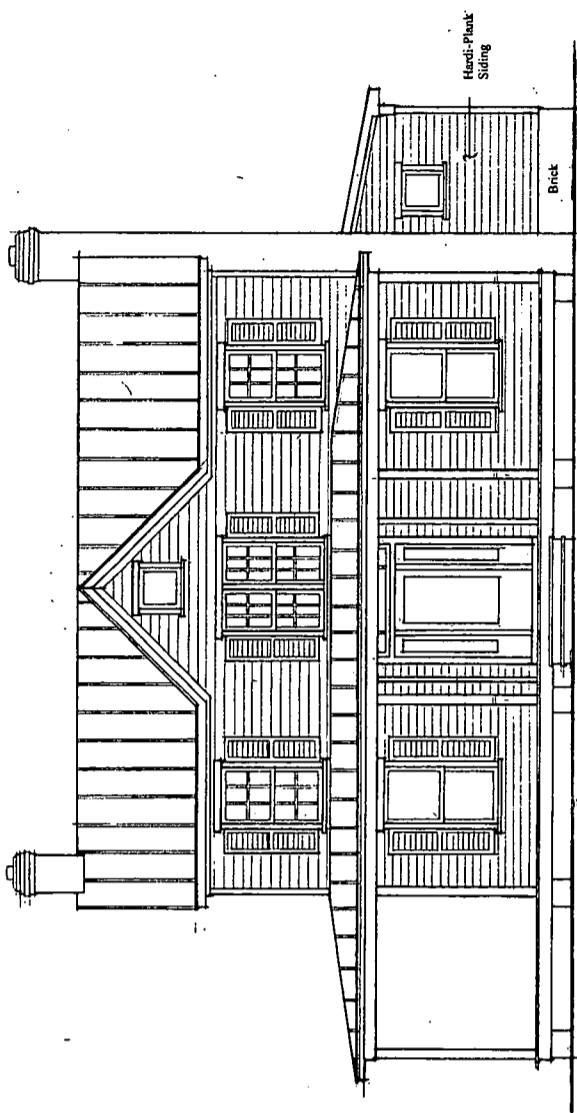
HAWP APPLICATION CONCEPT

SCHAFF RESIDENCE
15200 Battersville Rd.
Boyers, Maryland 20841

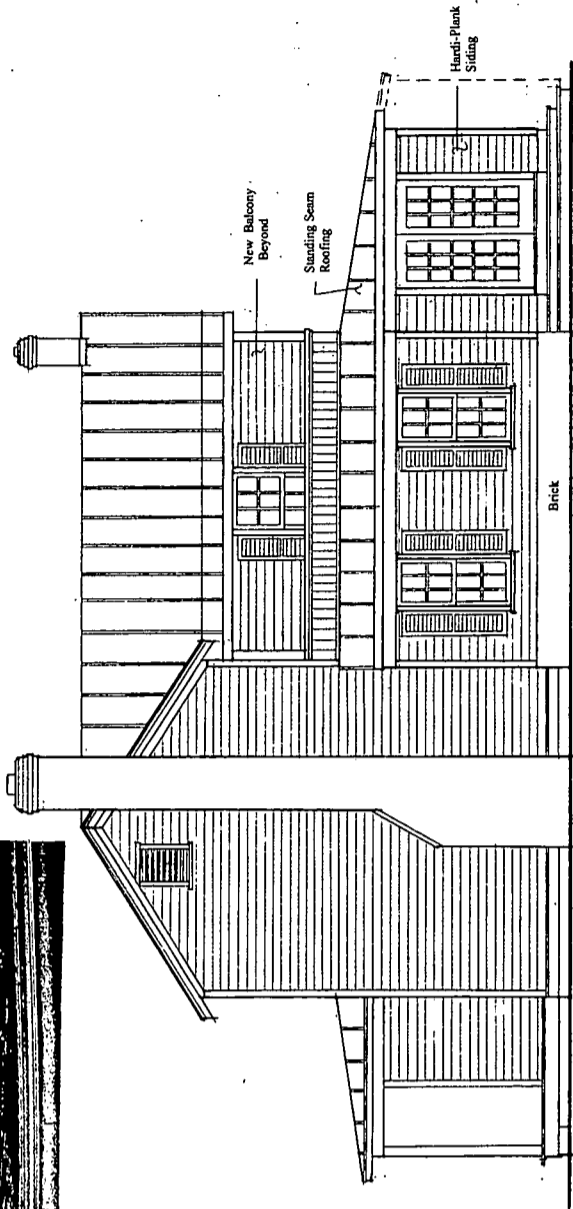
HOUSING ARTS
28716 Greenberry Dr.
Laytonsville, MD 20882
301-370-0660

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Drawn	JK
Job	
Sheet	1
Of	1
Sheets	

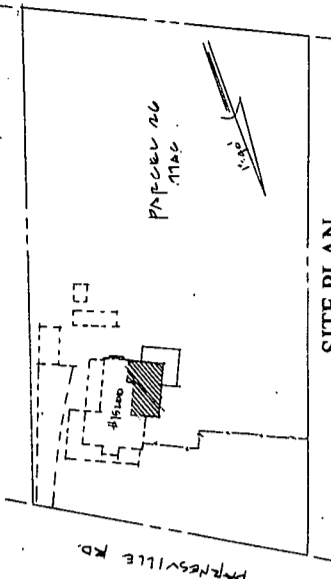
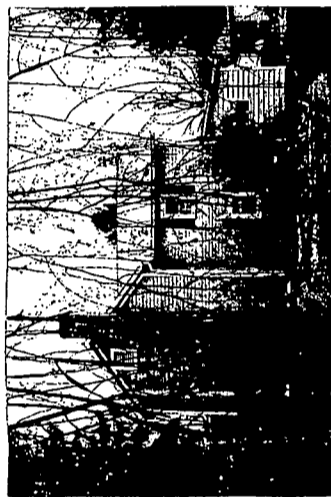
REVISIONS	BY



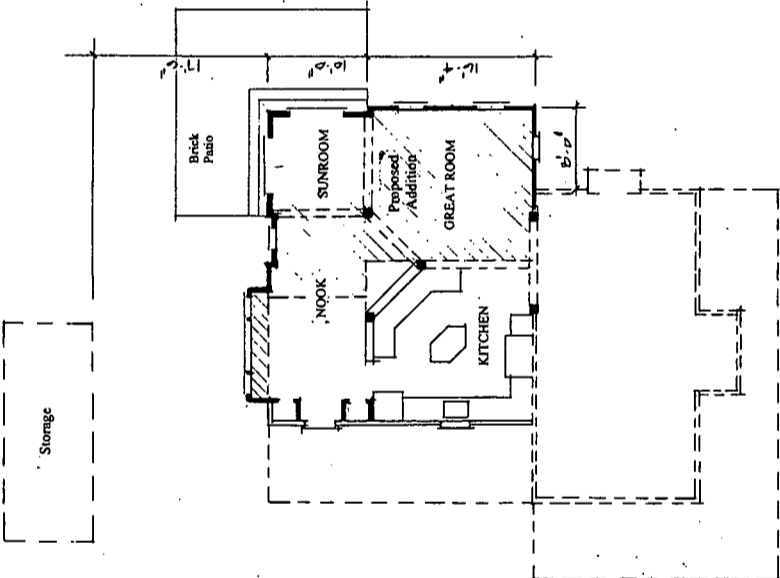
FRONT ELEVATION



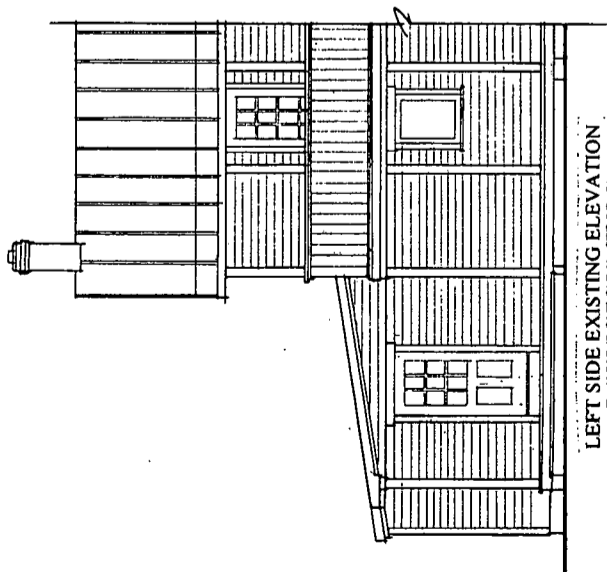
RIGHT SIDE ELEVATION



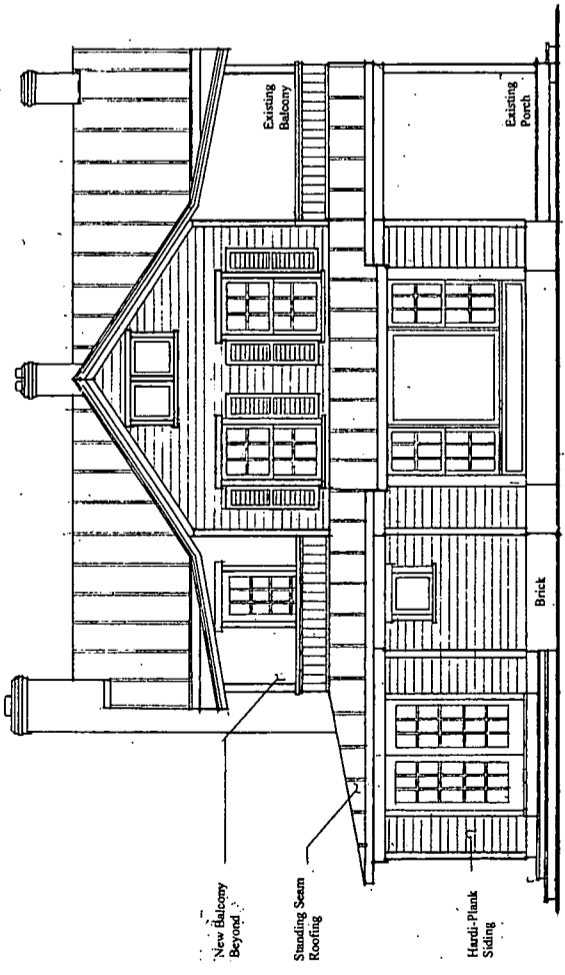
SITE PLAN



FLOOR PLAN



LEFT SIDE EXISTING ELEVATION
(BAY BUMP OUT ONLY - SEE REAR)



REAR ELEVATION



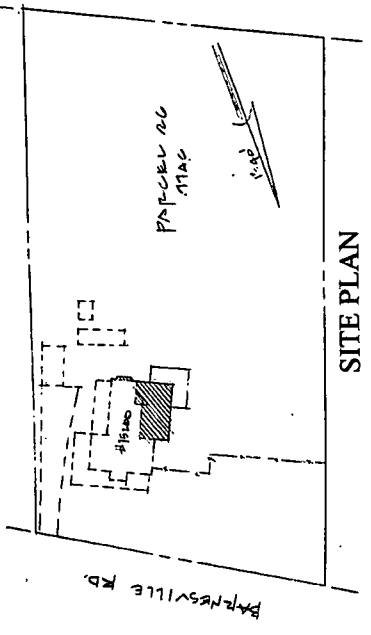
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Drawn	JZ
Job	
Sheet	
Of	Sheets

HAWP APPLICATION CONCEPT

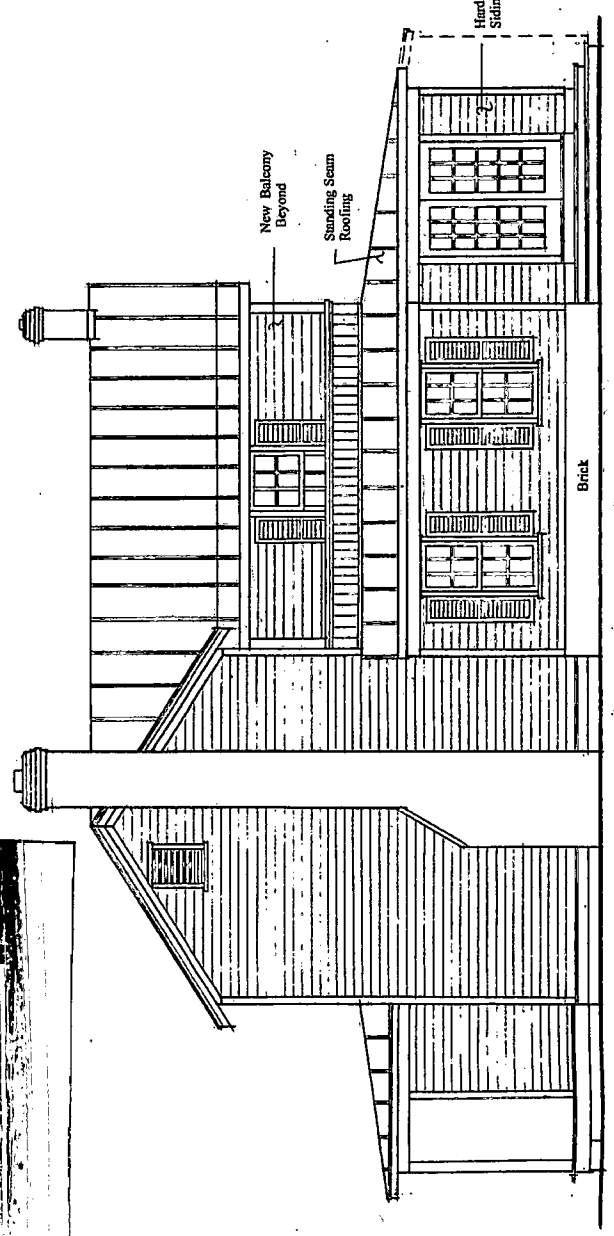
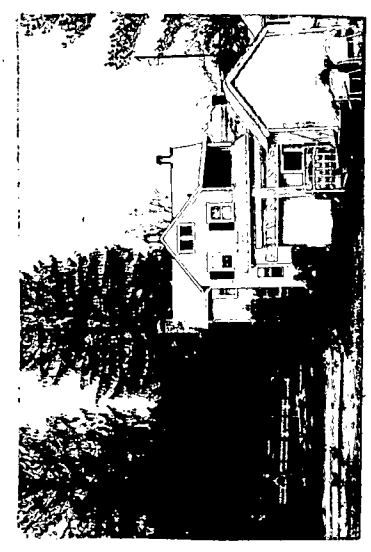
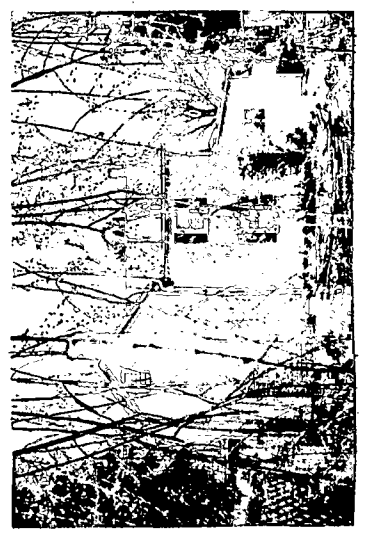
SCHAFF RESIDENCE
 15200 Barnesville Rd.
 Boyds, Maryland 20841

HOUSING ARTS
 28716 Greenberry Dr.
 Laytonville, MD 20882
 301-370-0660

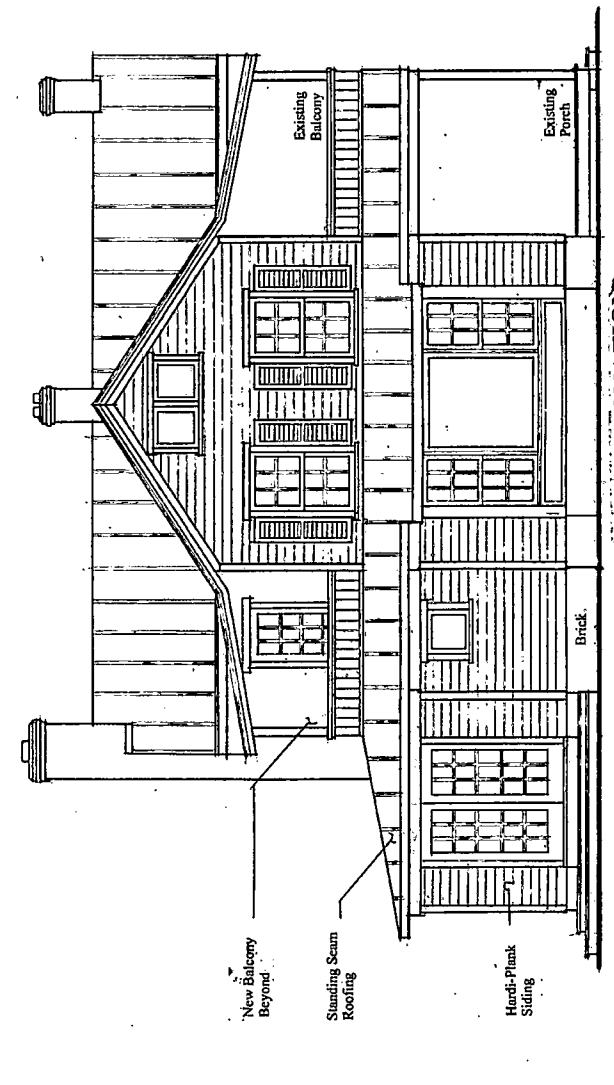
REVISIONS	BY



SITE PLAN



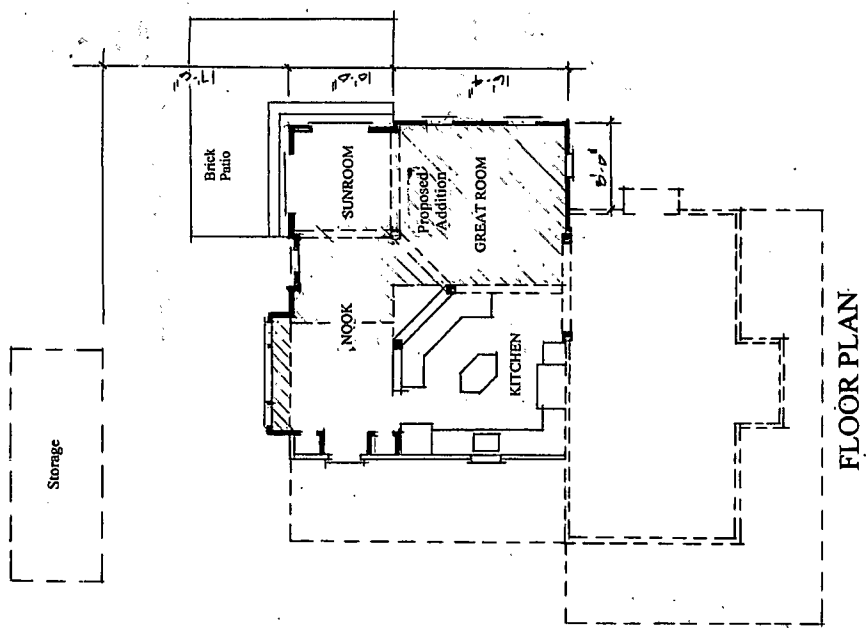
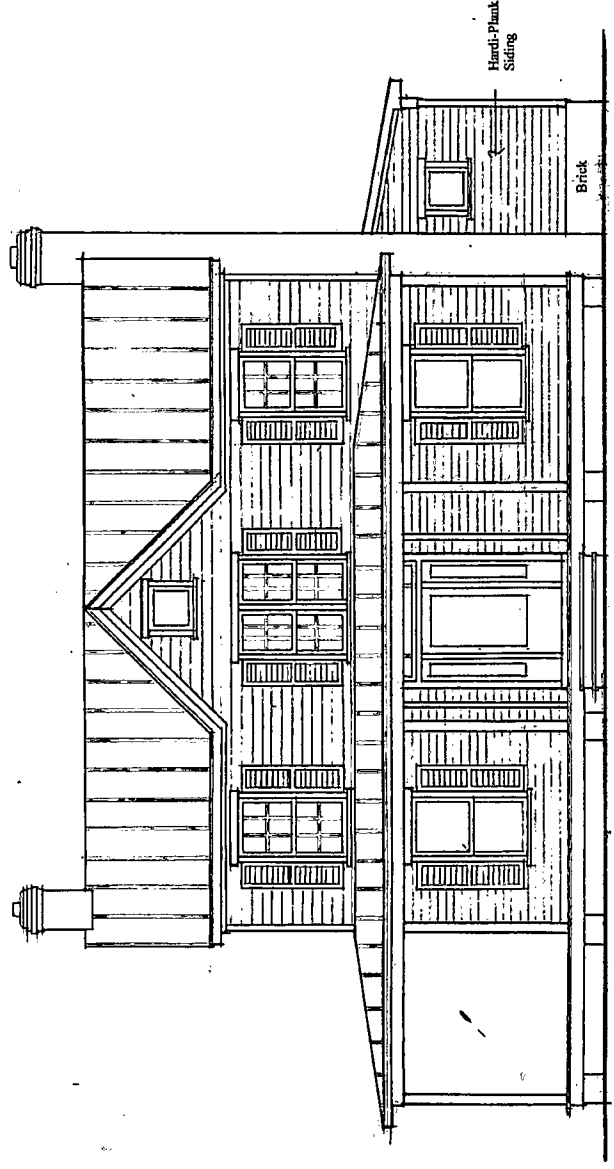
RIGHT SIDE ELEVATION



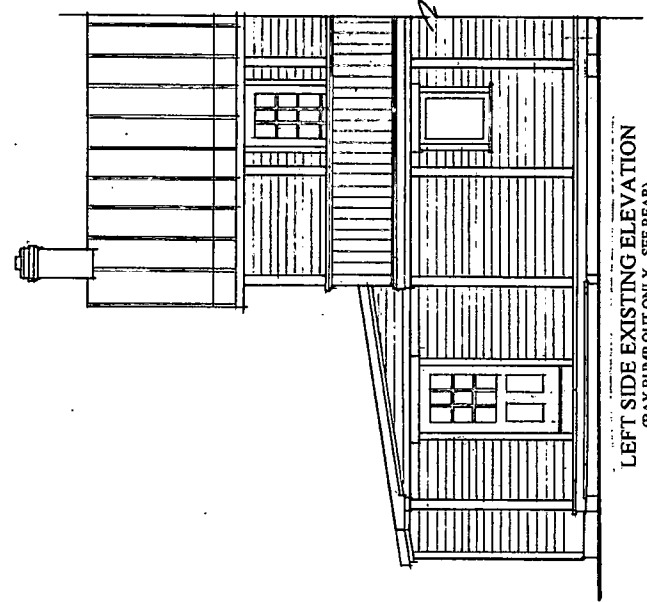
REAR ELEVATION



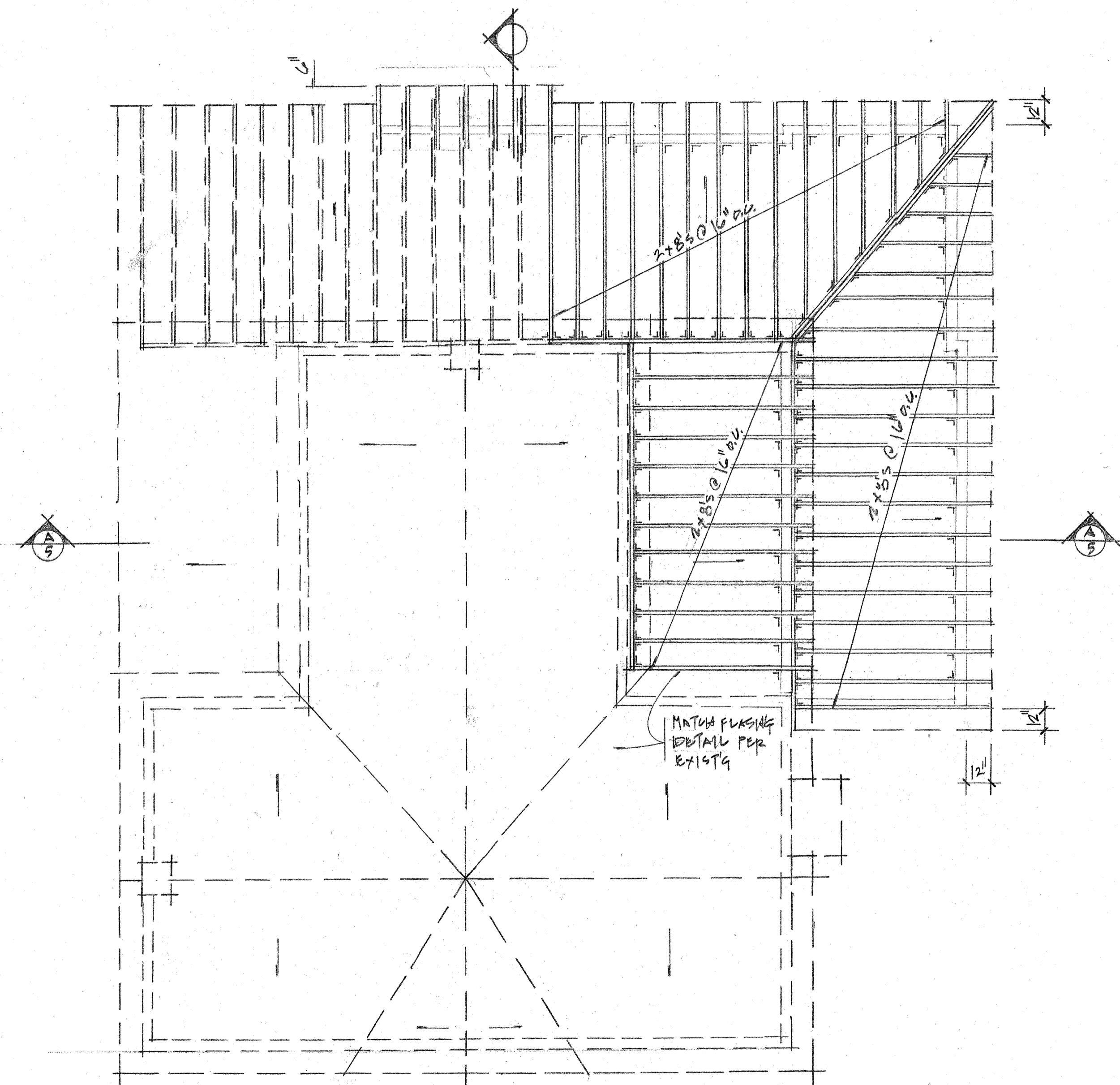
FRONT ELEVATION



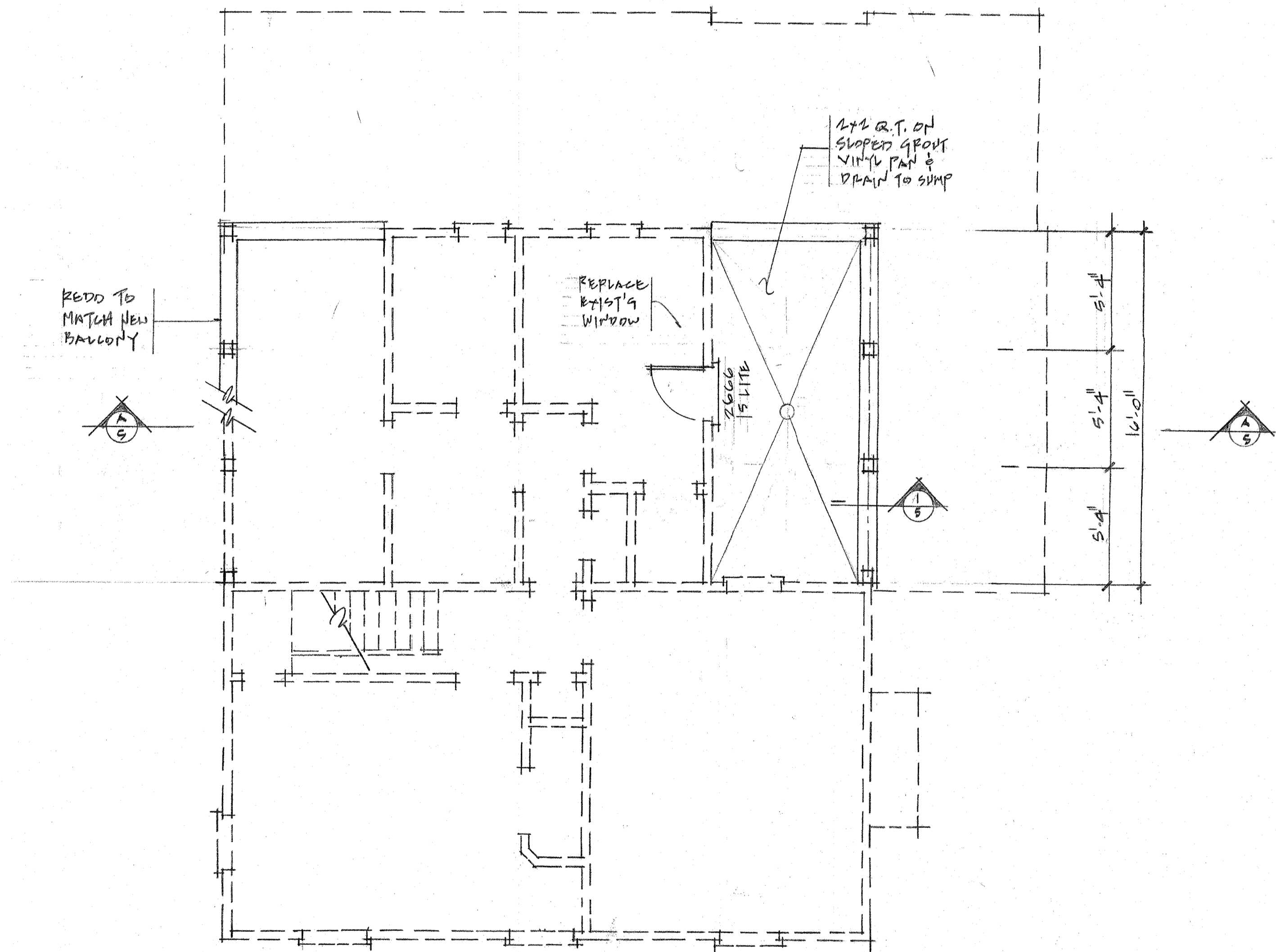
FLOOR PLAN



LEFT SIDE EXISTING ELEVATION
 (BAY BUMP OUT ONLY - SEE REAR)



ROOF FRAMING



SECOND FLOOR

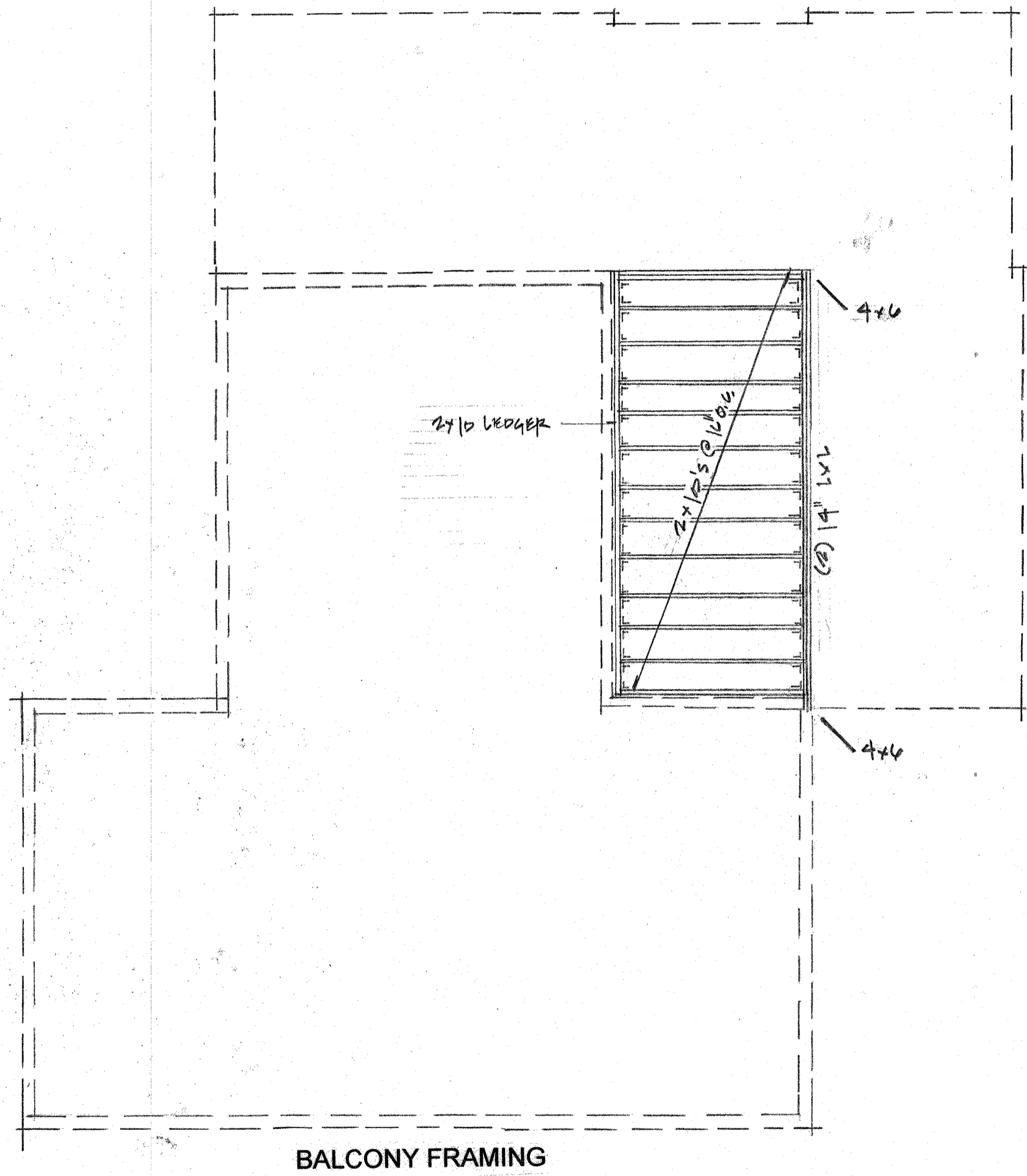
REVISIONS	BY

HOUSING ARTS
 28716 Greenberry Dr.
 Laytonsville, MD 20882
 301-370-0660

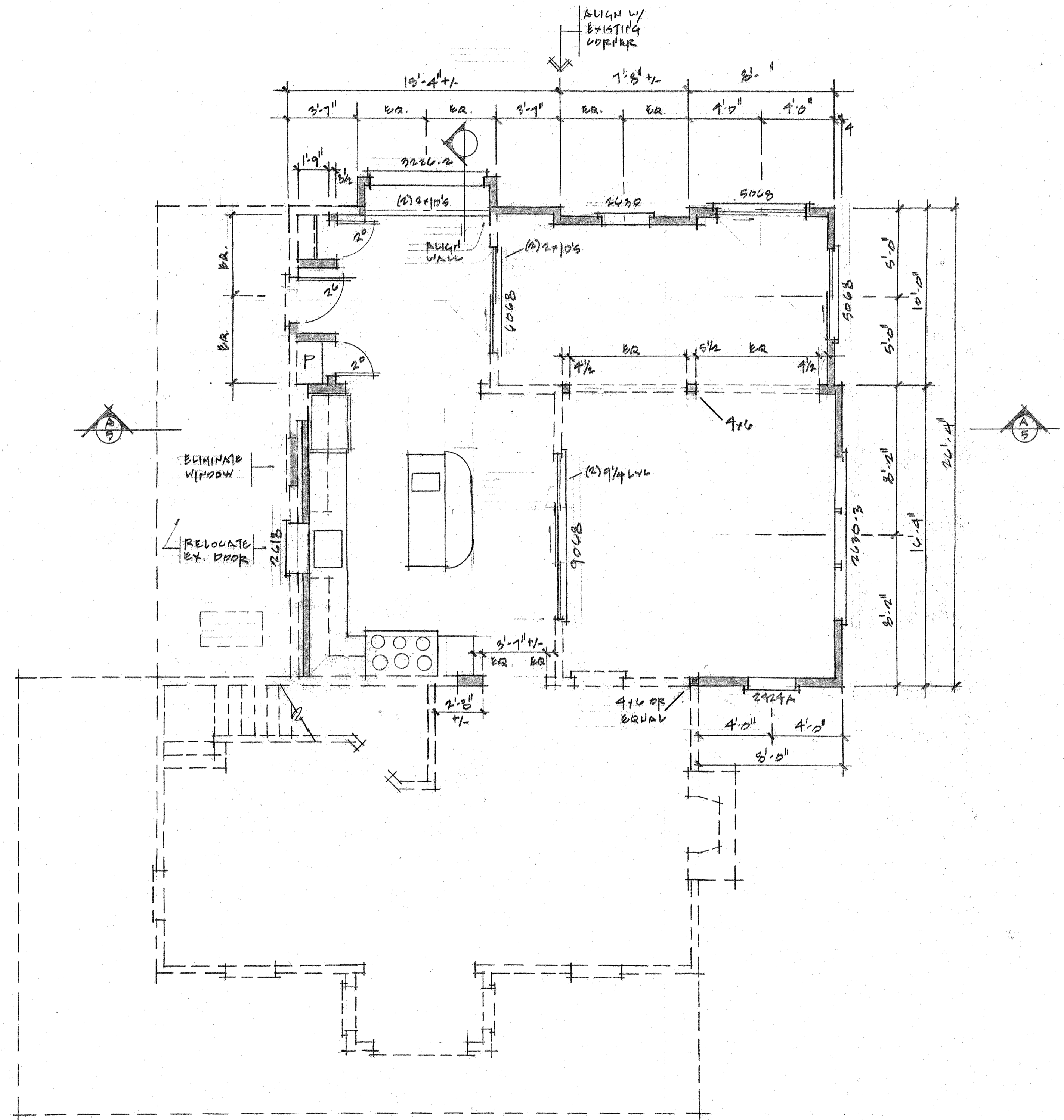
SCHAFF SUNROOM
 15200 Barnesville Rd.
 Boyds, MD 20841

BALCONY PLAN / ROOF FRAMING

Date	8-31-07
Scale	1/4" = 1'-0"
Drawn	RK
Job	
Sheet	4 of 5
Of	Sheets



BALCONY FRAMING



FIRST FLOOR PLAN

REVISIONS	BY

HOUSING ARTS
 28716 Greenberry Dr.
 Laytonsville, MD, 20882
 301-370-0660

SCHAFF SUNROOM
 15200 Barnesville Rd.
 Boyds, MD 20841

FIRST FLOOR / BALCONY FRAMING

Date	8-31-07
Scale	1/4" = 1'-0"
Drawn	RK
Job	
Sheet	3 of 5
Of	Sheets

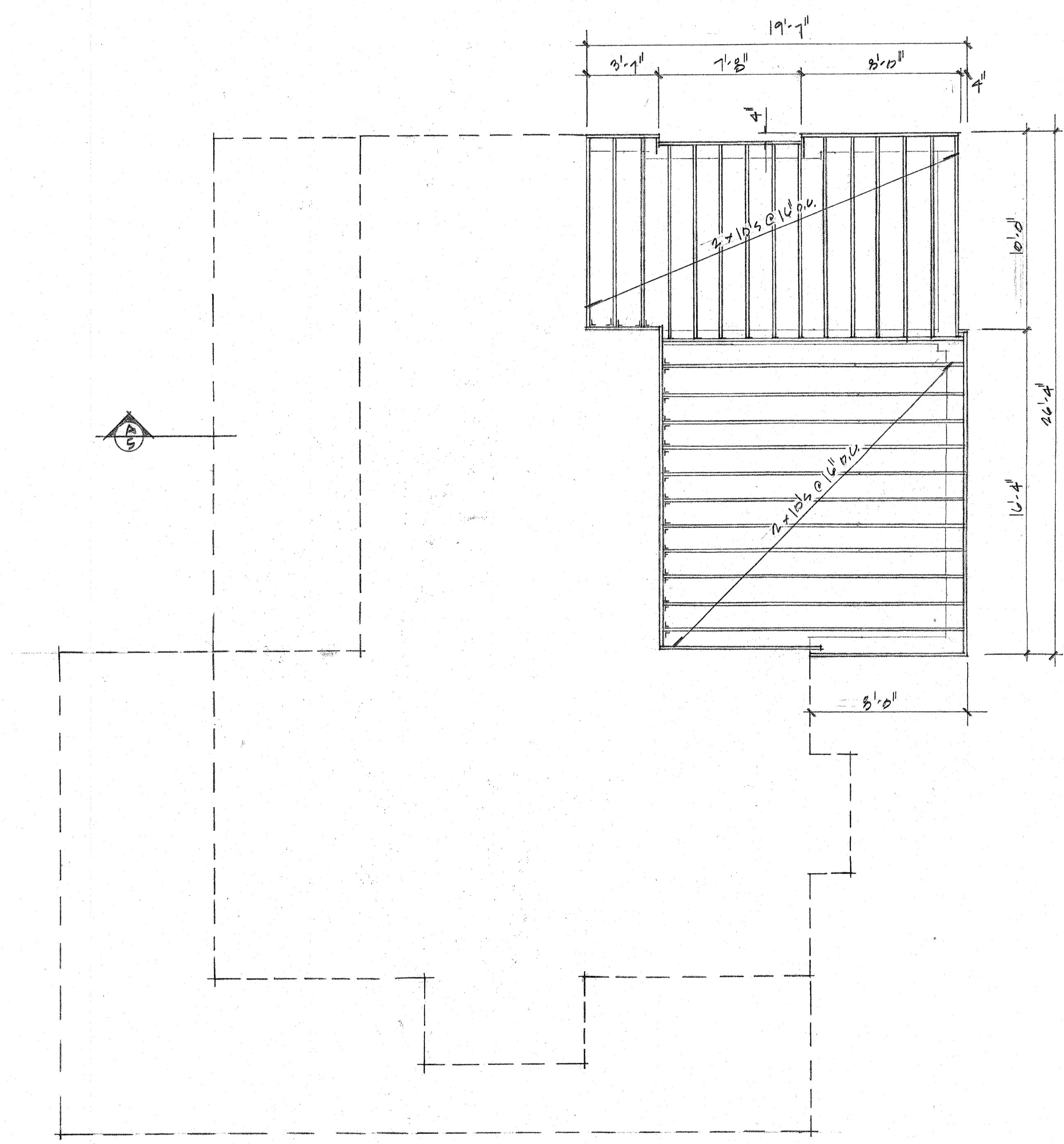
REVISIONS	BY

HOUSING ARTS
 28716 Greenberry Dr.
 Laytonsville, MD 20882
 301-370-0660

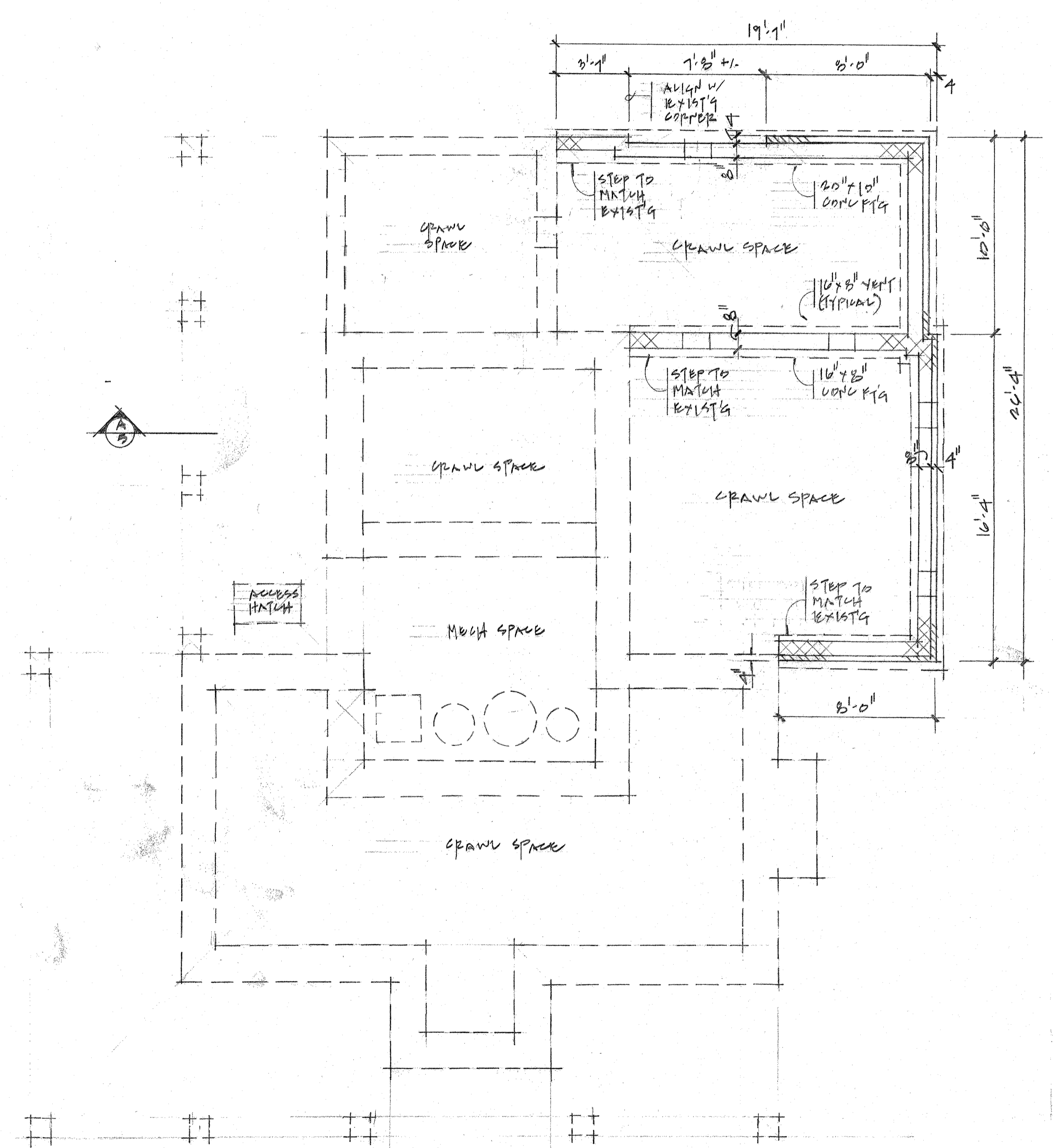
SCHAFF SUNROOM
 15200 Barnesville Rd.
 Boyds, MD 20841

FOUNDATION / SUNROOM FRAMING

Date	5-31-09
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Drawn	PK
Job	
Sheet	2 of 5
Of	Sheets



FLOOR FRAMING PLAN



FOUNDATION PLAN

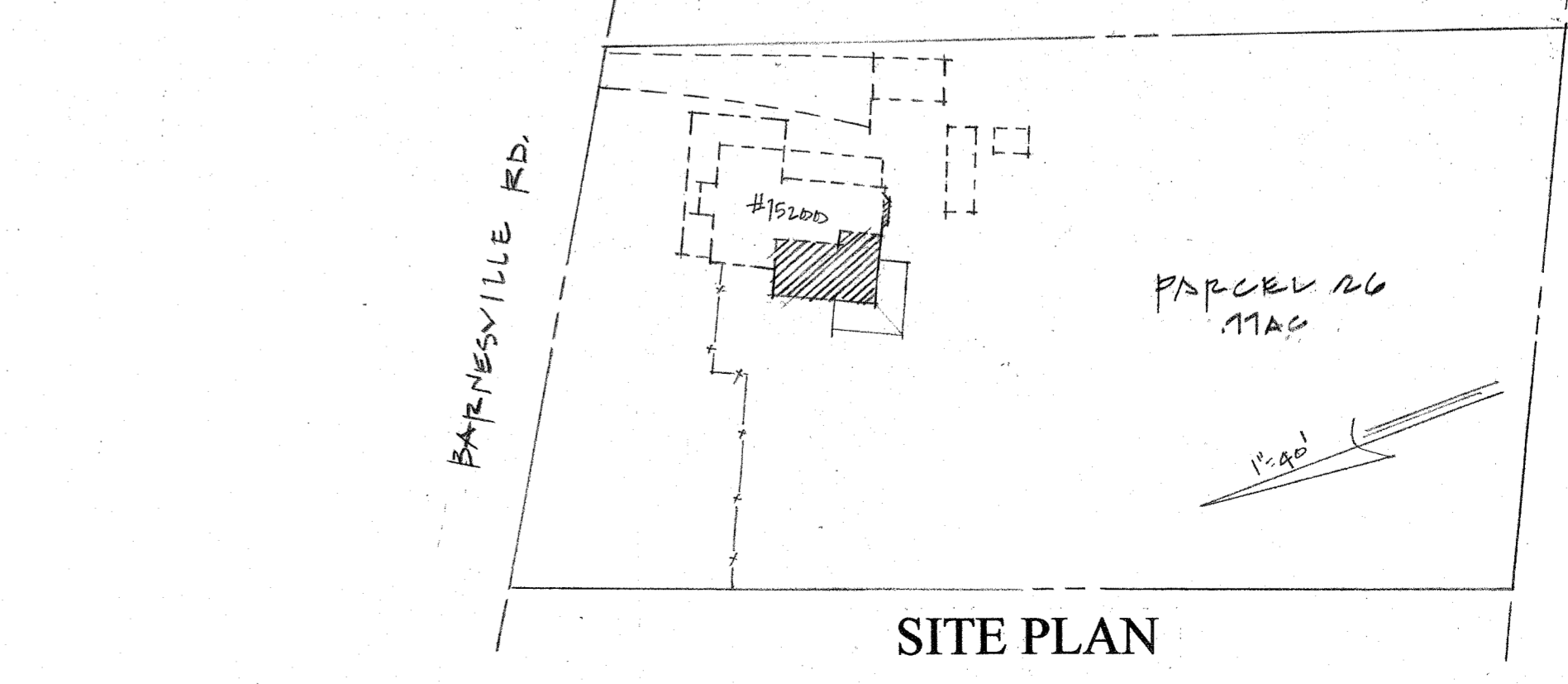
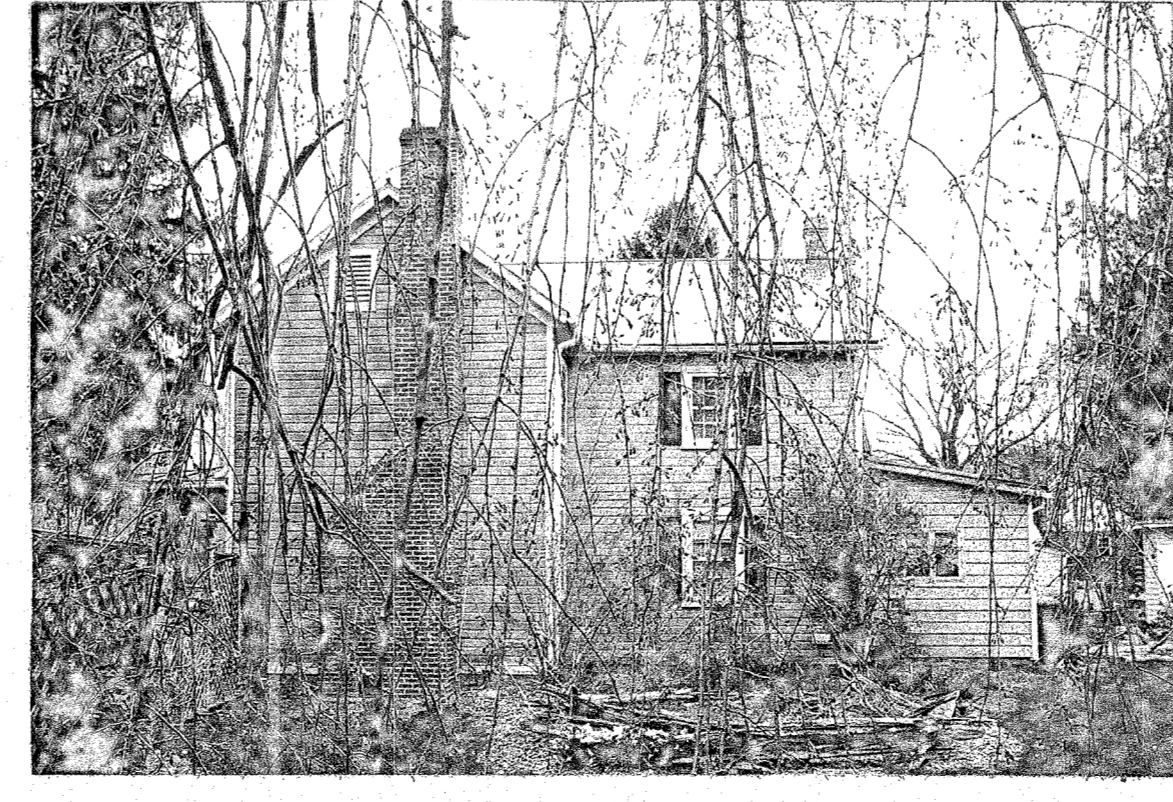
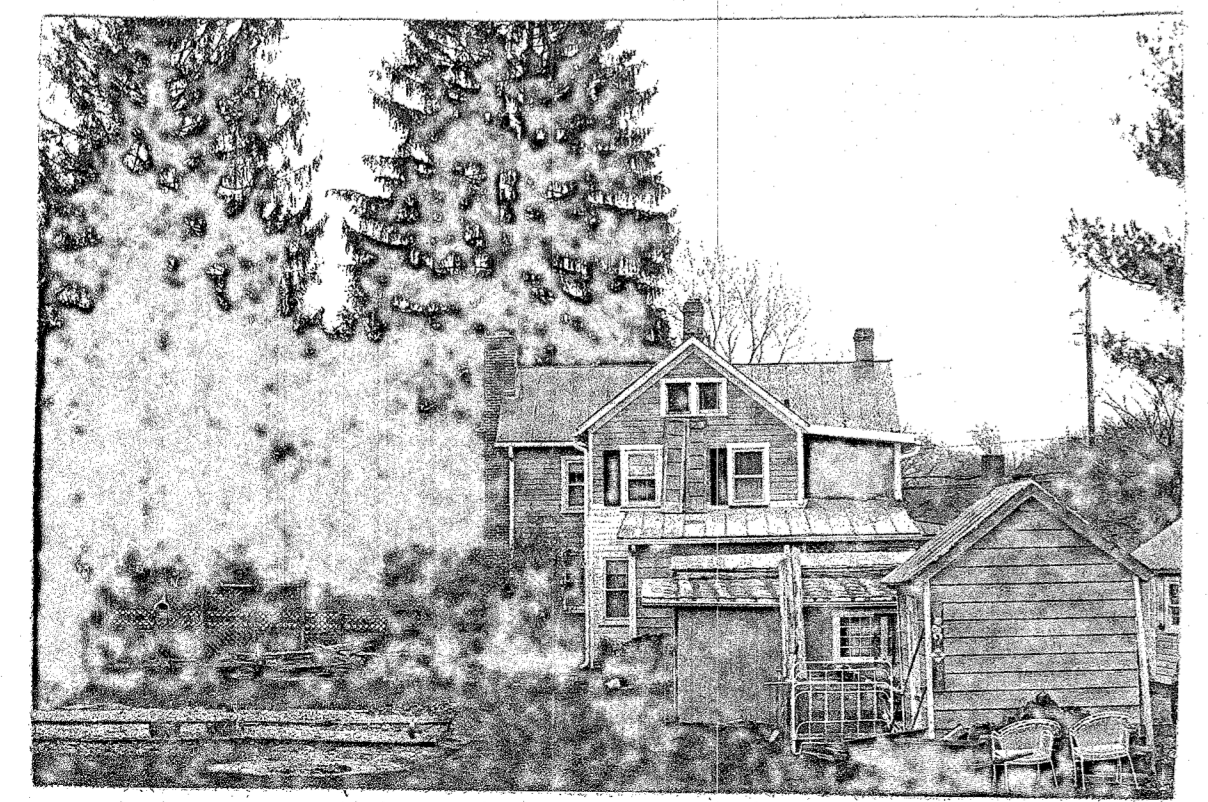
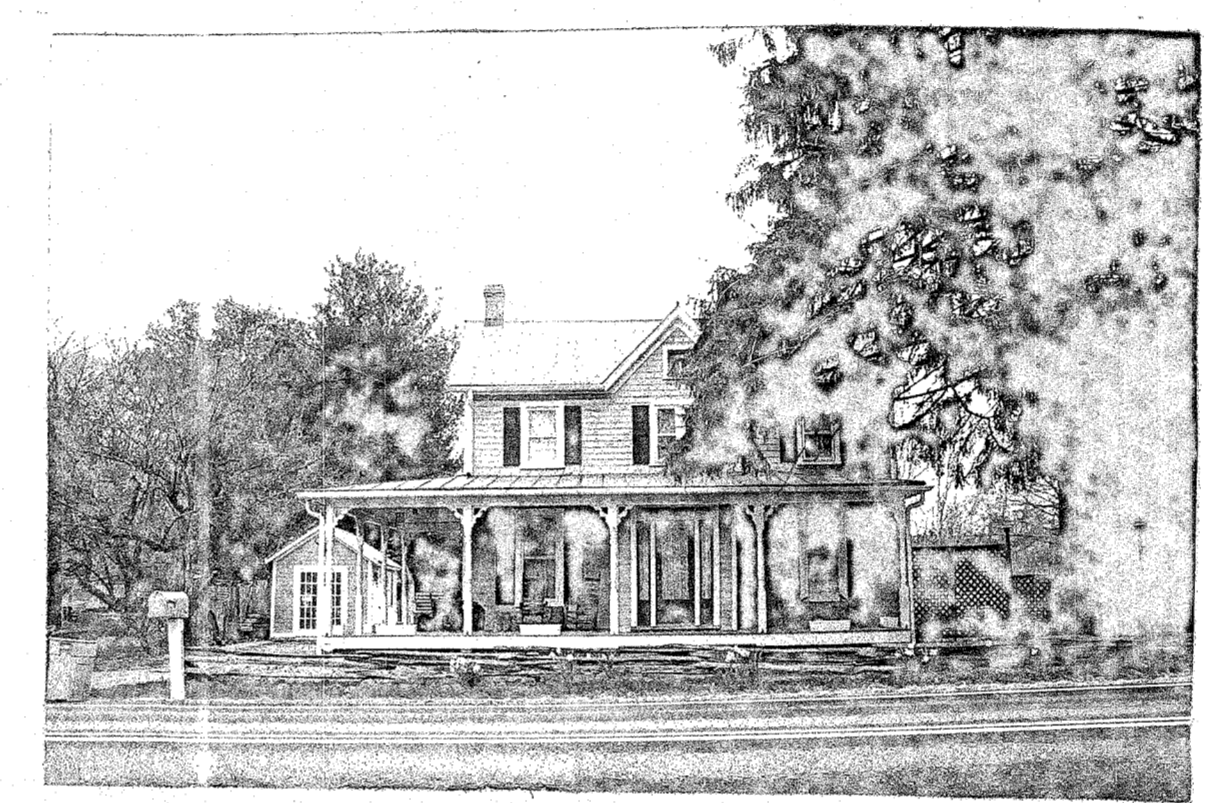
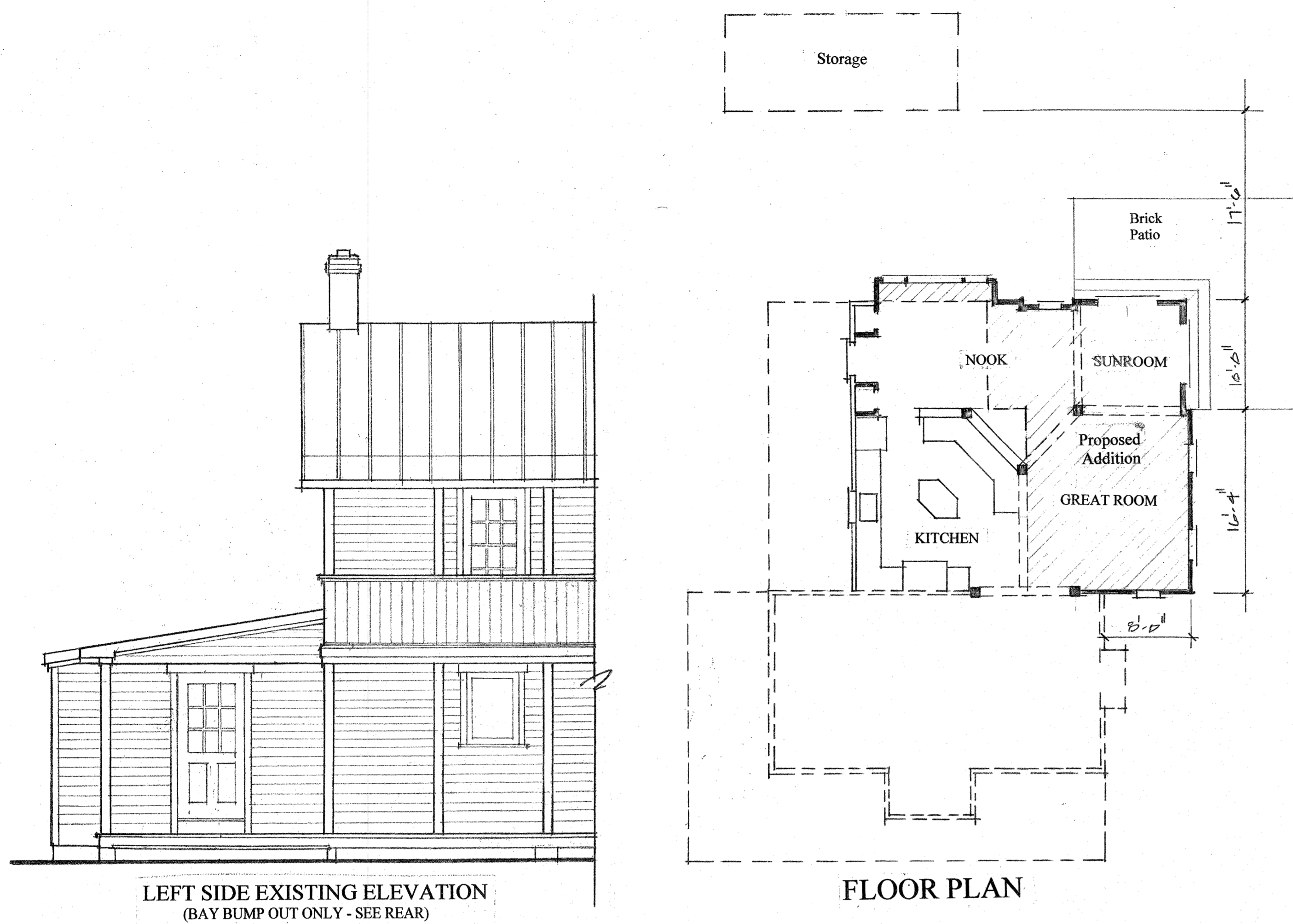
REVISIONS	BY

HOUSING ARTS
 28716 Greenberry Dr.
 Laytonsville, MD 20882
 301-570-0660

SCHAFF RESIDENCE
 15200 Barnesville Rd.
 Boyds, Maryland 20841

HAWP APPLICATION CONCEPT

Date	6/07
Scale	1/4"=1'-0"
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Job	
Sheet	
Of	Sheets



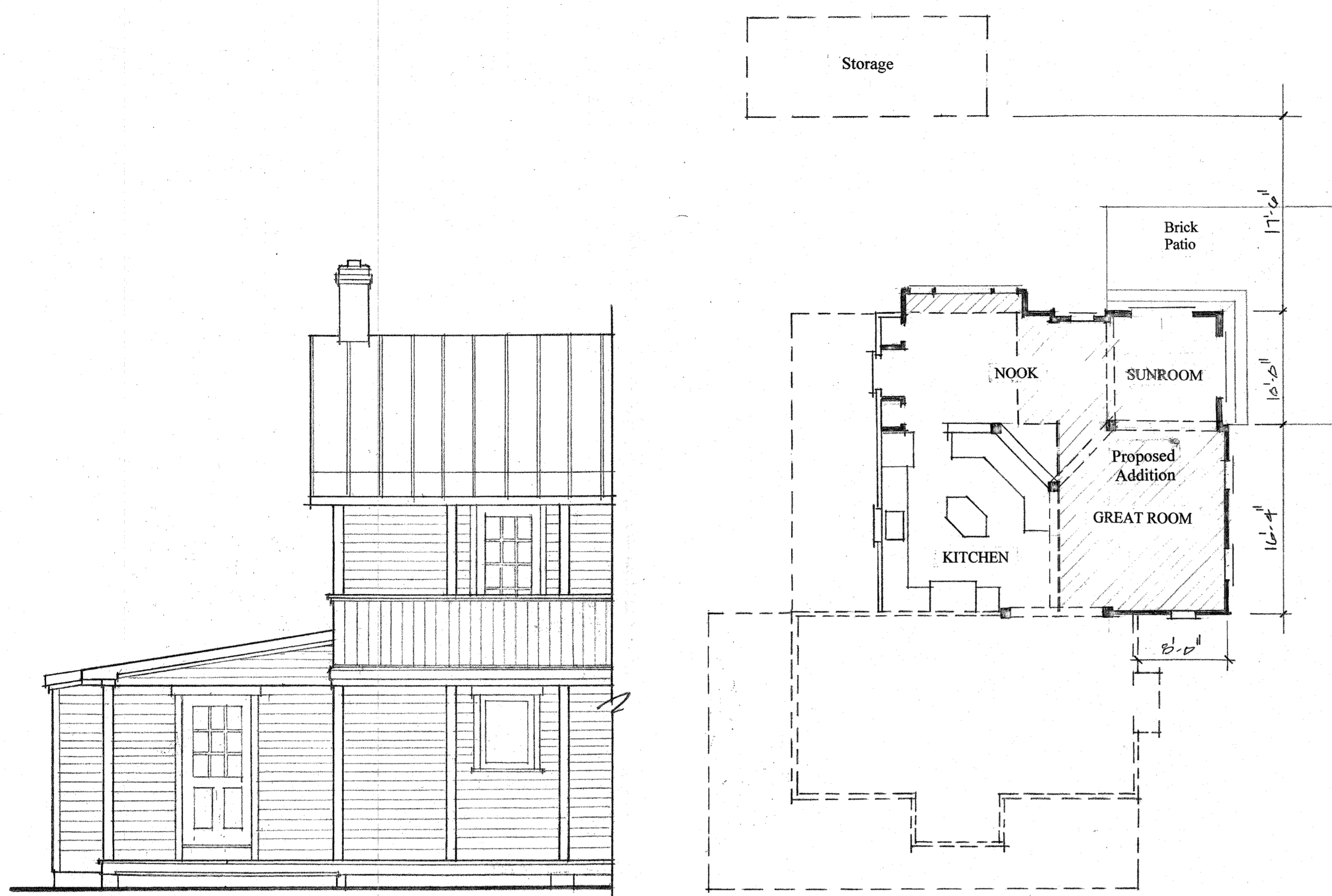
REVISIONS	BY

HOUSING ARTS
 28716 Greenberry Dr.
 Laytonsville, MD, 20882
 301-370-0660

SCHAFF RESIDENCE
 15200 Barnesville Rd.
 Boyds, Maryland 20841

HAWP APPLICATION CONCEPT

Date	6/07
Scale	1/4" = 1'-0"
Drawn	PKC
Job	
Sheet	
Of	
Sheets	

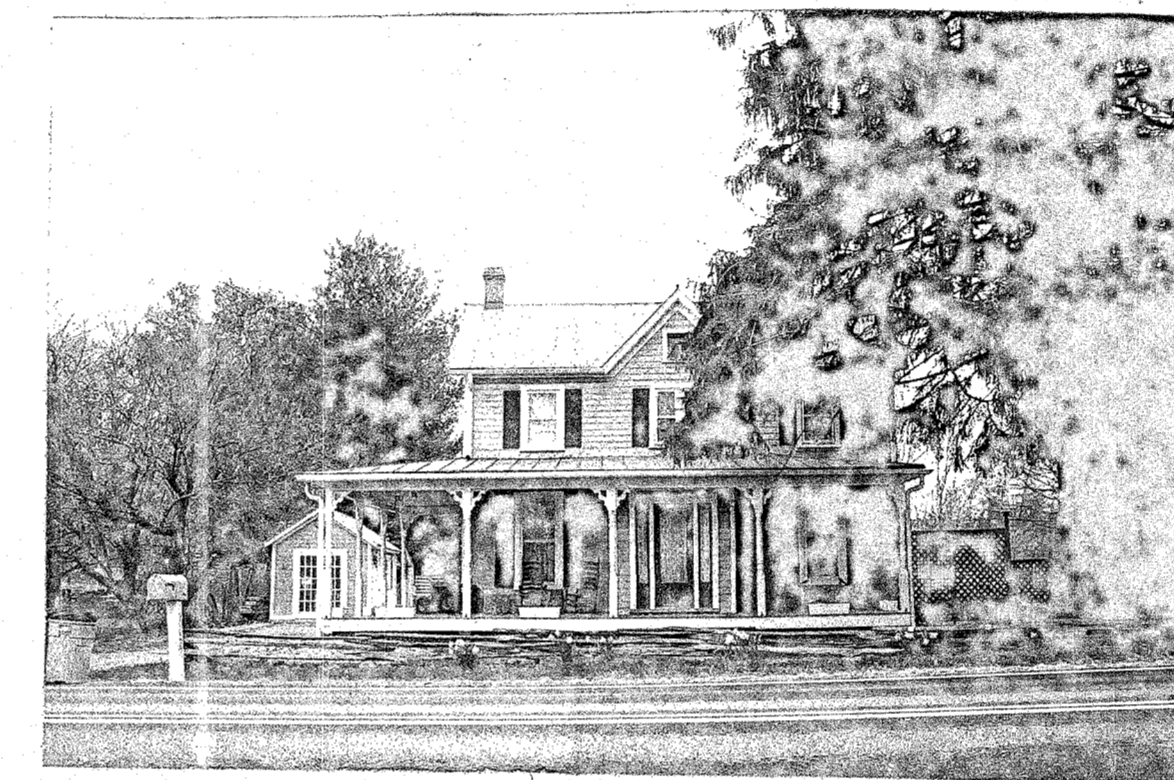


LEFT SIDE EXISTING ELEVATION
 (BAY BUMP OUT ONLY - SEE REAR)

FLOOR PLAN



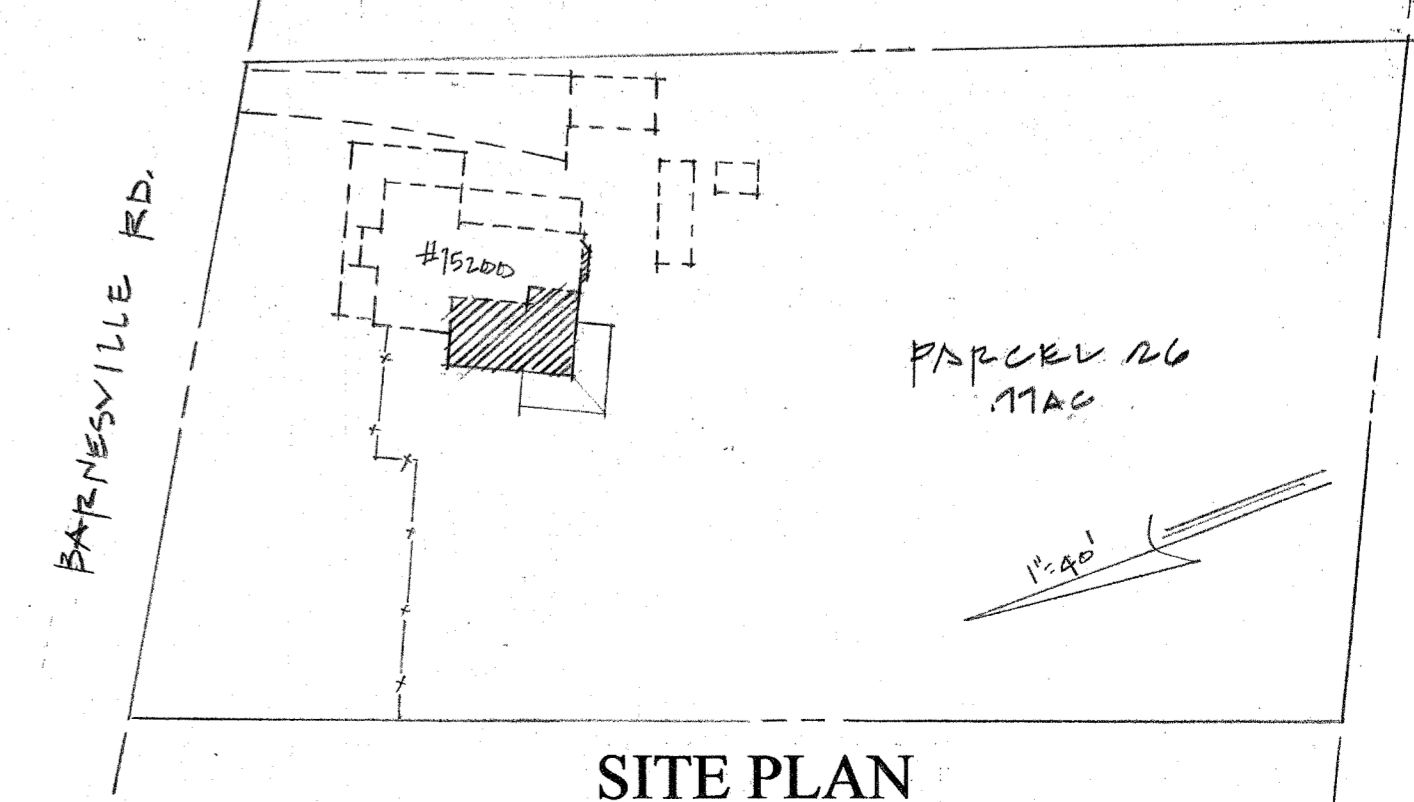
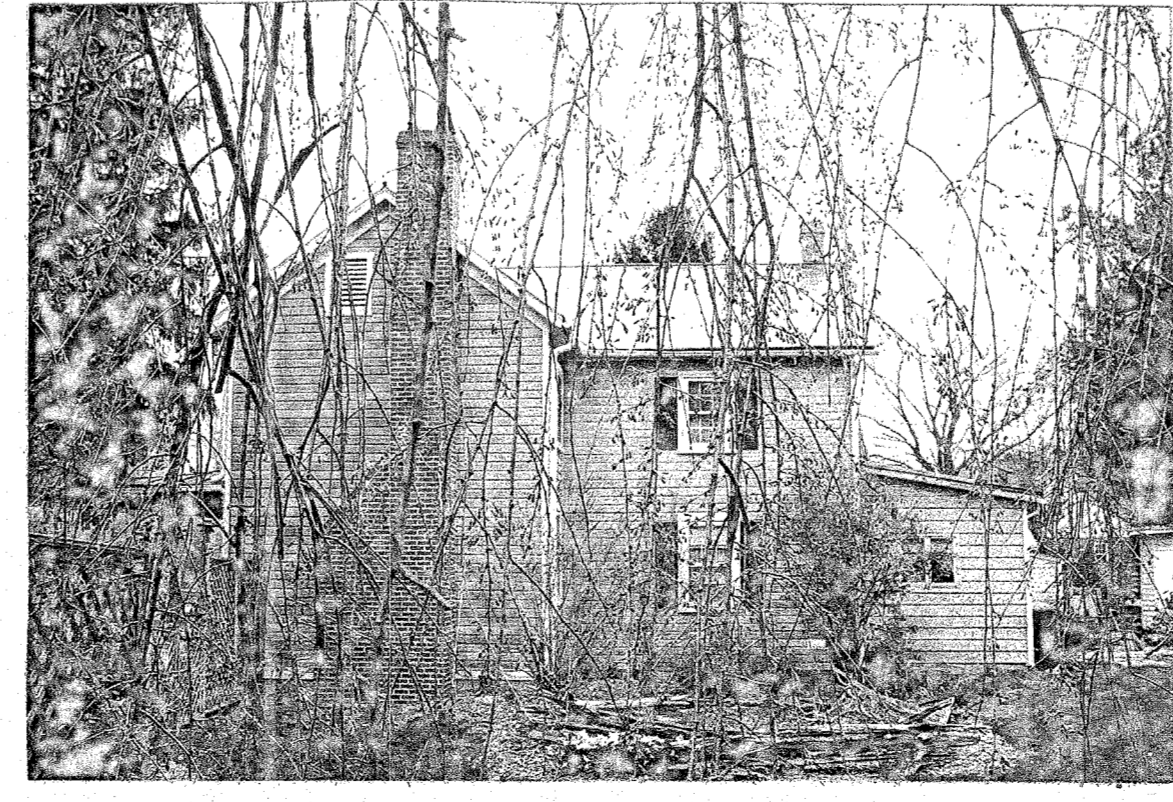
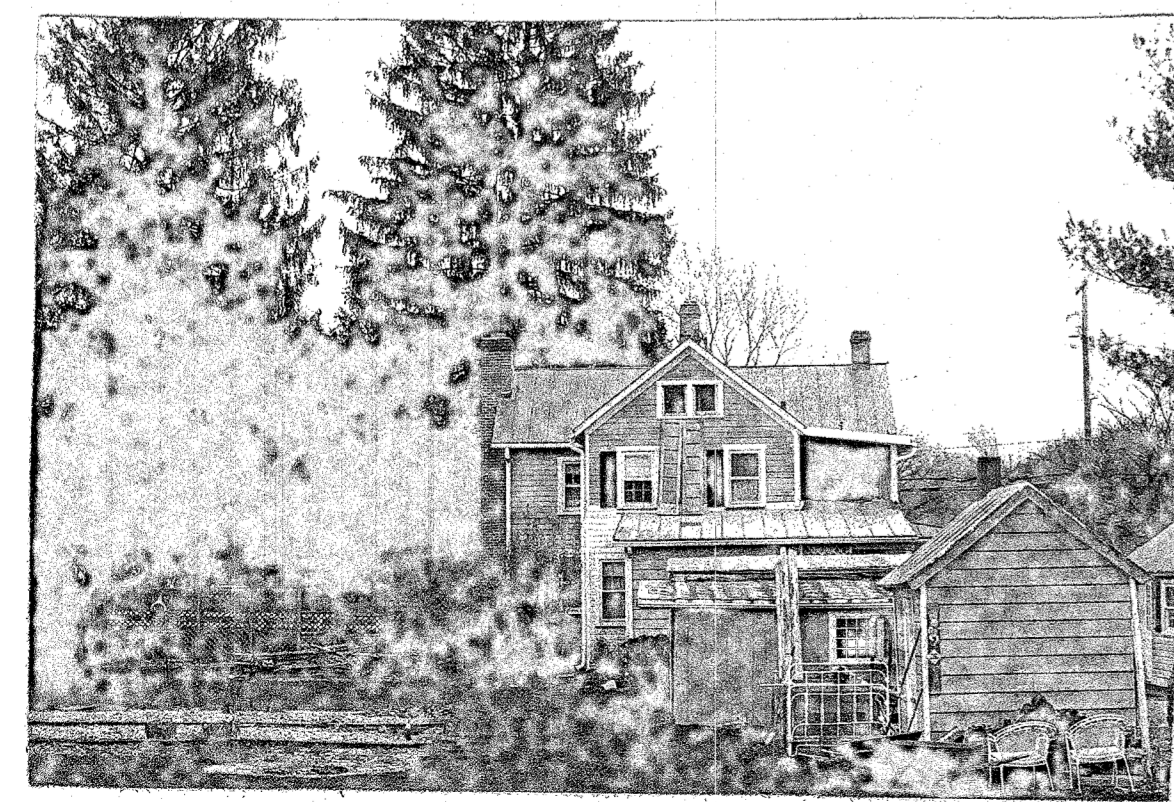
FRONT ELEVATION



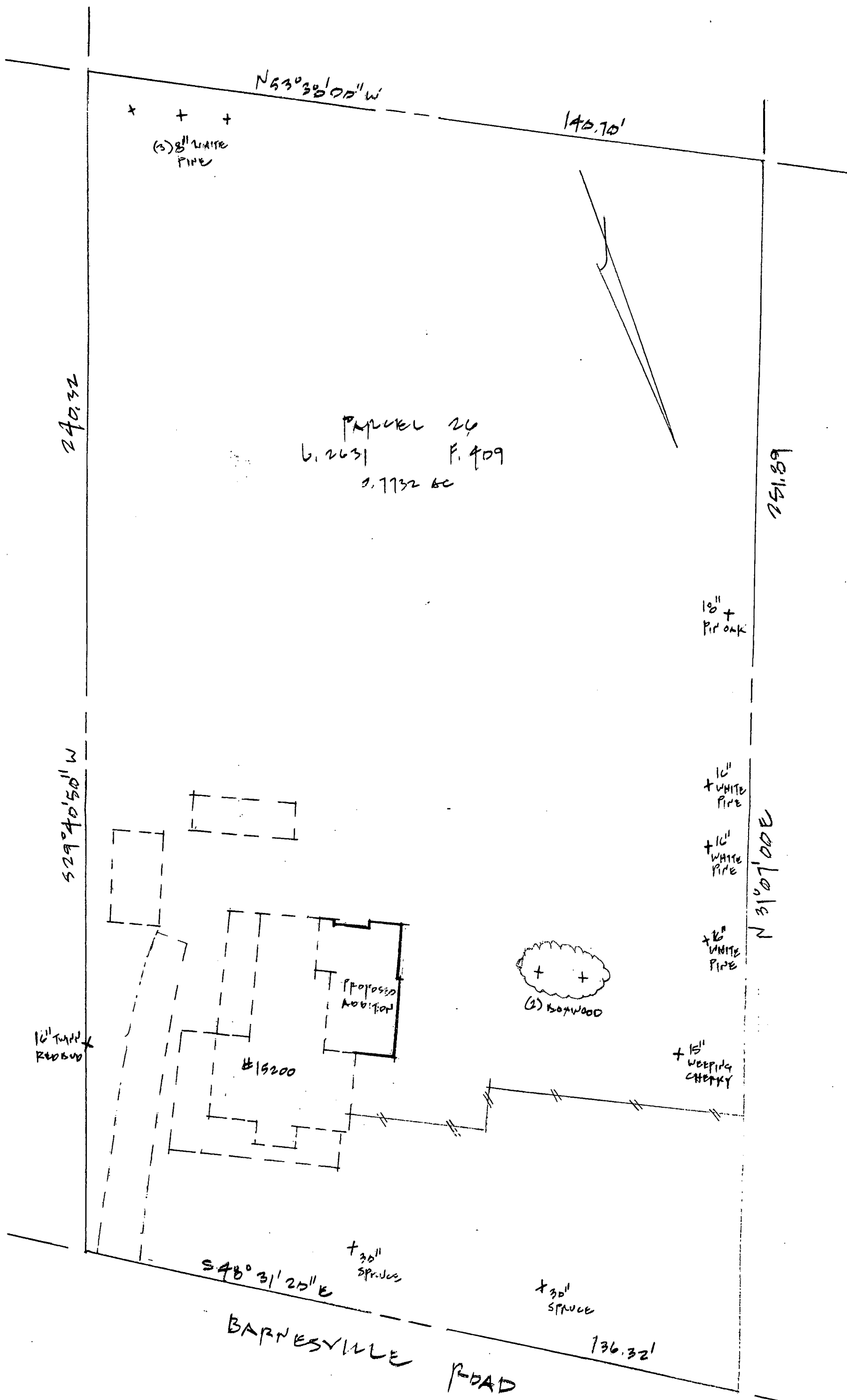
REAR ELEVATION



RIGHT SIDE ELEVATION



SITE PLAN



PARCEL 24
 6.2631 P. 409
 0.7732 AC

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

TREE SURVEY
 RK 1" = 20' 8.31.07

APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle [Signature]
 8/31/07