

16101 Oak Hill Road, Silver Spring
APC Case # 15/52-07 B
Master Plan Site # 15/52, Edgewood II



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: December 6, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #470820, fence installation

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 December 5, 2007 meeting. The conditions of approval were:

1. *The applicant will consult with a certified arborist to determine if a tree protection plan is required for this project. If tree protection plan is required it must be submitted to HPC staff for review and implementation must be completed prior to installation of fencing.*

The HPC staff has reviewed and stamped the attached construction drawings.

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: Edgewood Inn, LLC

Address: 16101 Oak Hill Road, Silver Spring

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.





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

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Steven Gudelsky
 Daytime Phone No.: 301-980-5960
 Tax Account No.: 51-0561930
 Name of Property Owner: EDGEWOOD INN, LLC Daytime Phone No.: 301-622-5271
 Address: 12071 B Tech Road Silver Spring MD 20904
Street Number City State Zip Code
 Contractor: JAR Construction Phone No.: 301-951-0701
 Contractor Registration No.: MHIC # 45203 DHIC # 3249
 Agent for Owner: Jon Reitkopp Daytime Phone No.: 301-455-5770

LOCATION OF BUILDING/PREMISE

House Number: 16101 Street: Oak Hill Road
 Town/City: Silver Spring Nearest Cross Street: Spencerville Road
 Lot: _____ Block: _____ Subdivision: _____
 Liber: 3128 Folio: 420 Parcel: P161

PART ONE: TYPE OF PERMIT ACTION AND USE

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 2 inches, 1177 LF
 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.

Steph M. [Signature] 11/8/07
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 12/6/07
 Application/Permit No.: 470820 Date Filed: 11/13/07 Date Issued: _____
Enc

SEE REVERSE SIDE FOR INSTRUCTIONS

#470820

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The main house structure was built circa 1858. There are several outbuildings and a tenant house on approximately 7 1/2 acres which is heavily wooded. The property is individually designated as a master plan historical resource located at 16101 Oak Hill Road, Spencerville, MD.

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

THIS APPLICATION IS FOR INSTILLATION OF A FENCE. THE FENCE IS REPLACING EXISTING OLD FENCE, POST AND 3 RAIL-DESIGN/TYPE. THE POSTS WILL BE BLACK LOCUST AND RAILS WILL BE HEMLOCK. THESE MATERIALS ARE HISTORICALLY WHAT THEY USED FOR FENCING. POSTS WILL BE 3' FROM PINE POLES (ON EAST OF POLES)

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16101 Oak Hill Road, Silver Spring	Meeting Date:	12/05/2007
Resource:	<i>Master Plan Site #15/52</i> (Edgewood II)	Report Date:	11/28/2007
Applicant:	Steven Gudelsky	Public Notice:	11/21/2007
Review:	HAWP	Tax Credit:	None
Case Number:	15/52-07B	Staff:	Joshua Silver
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

Staff is recommending the HPC **approve** this HAWP application with the following condition:

1. The applicant will consult with a certified arborist to determine if a tree protection plan is required for this project. If tree protection plan is required it must be submitted to HPC staff for review and implementation must be completed prior to installation of fencing.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated *Master Plan Site #15/52*
STYLE: Colonial Revival
DATE: c1858

PROPOSAL:

The applicant is proposing to remove all remaining sections of a severely deteriorated existing split rail fence from the subject property, and replace it with a 1,177- linear feet, 4' high, wooden split rail fence in the same location. The new fence will match the style of the existing wooden fence.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction to *Master Plan Sites* 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

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #5 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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 Interior Standards for Rehabilitation*;

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



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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 of owner or authorized agent: [Signature] Date: 11/8/07

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 470820 Enc Date Filed: 11/13/07 Date Issued:

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#470820

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2 (4)

Virginia L. & Bradford B. Behr
16000 Oak Hill Road
Silver Spring, MD 20905-3928

Richard Hunt
16110 Drayton Farm Drive
Spencerville, MD 20868-3106

Antone L. & Hollie N. Taylor
16101 Drayton Farm Drive
Spencerville, MD 20868-3106

Robert K. & Melanie Stone Everett
16100 Drayton Farm Drive
Spencerville, MD 20868-3106

Mark G. Oberfield & Shinrong V. Lin
16102 Oak Hill Road
Spencerville, MD 20868-3104

Freeman & Jean E. Greene
16104 Oak Hill Road
Spencerville, MD 20868-3104

William & Jessica Rodriguez
16107 Oak Hill Road
Silver Spring, MD 20905-3931

Chesapeake Conf Assn of 7th Day Adventists
6600 Martin Road
Columbia, MD 21044

Terry & Cherie Conrad
16910 Oak Hill Road
Silver Spring, MD 20905-3946



470820

Edgewood Inn, LLC

16101 Oak Hill Road, Silver Spring, MD 20905 (Spencerville)

The original dwelling was the 2 ½ story block, two rooms wide with a rear kitchen ell. Later, probably in the late 1800's, a new kitchen wing was added and the old kitchen converted into a dining room. About 1904, another rear wing was built, giving the house a roughly U-shaped plan. The dwelling is set within a grove of hardwood trees from which the property obtained its name. There was a double barn built c1866, with two haymows, with a driveway in the center, basement in the ground floor with several stalls. Other buildings existing today include an ice house with a root cellar, a deteriorated blacksmith shop, a two story tenant house, a corn house and a carriage house with loft used for antique furniture.

Originally built c1858, Edgewood has strong historical associations with the Stablers, a prominent Quaker family associated with the settlement and agricultural development of Eastern Montgomery County in the 1800's. Robert Stabler built Edgewood about 1858 when he married. His father, Caleb, of Drayton, gave him the land. Robert was a prosperous farmer active in the Grange and one of the incorporators of the Sandy Spring Bank. The buildings were originally built by the Stabler family for use in farming, their orchard, and raising cattle. The property is currently zoned Country Inn C-Inn and was most recently used by the Swans as a restaurant and for selling antiques.

We are looking to restore all the existing buildings on the property to use in the current zoning of Country Inn and antique/craft shops. We are also planning to rebuild the barn to its previously existing condition, to our best ability, by use of pictures and descriptions from Stabler history.

470820



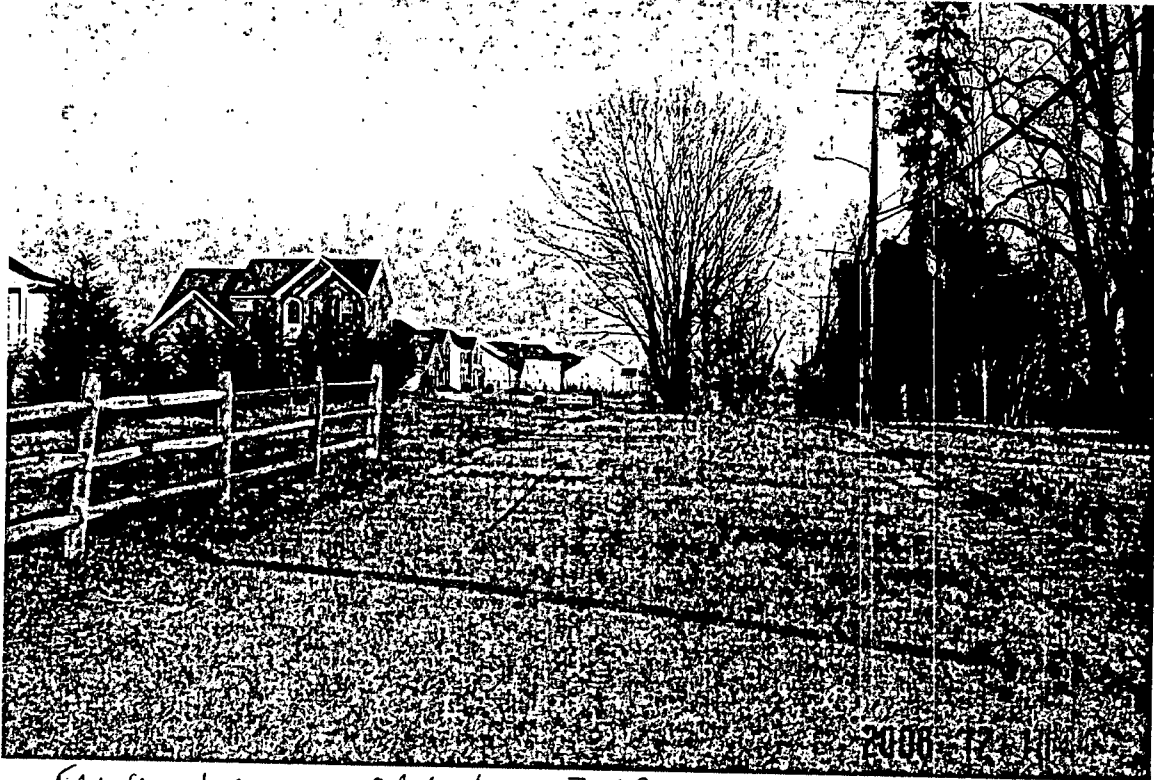
FACING NORTH FROM ROUTE 198 TO OAK HILL ROAD



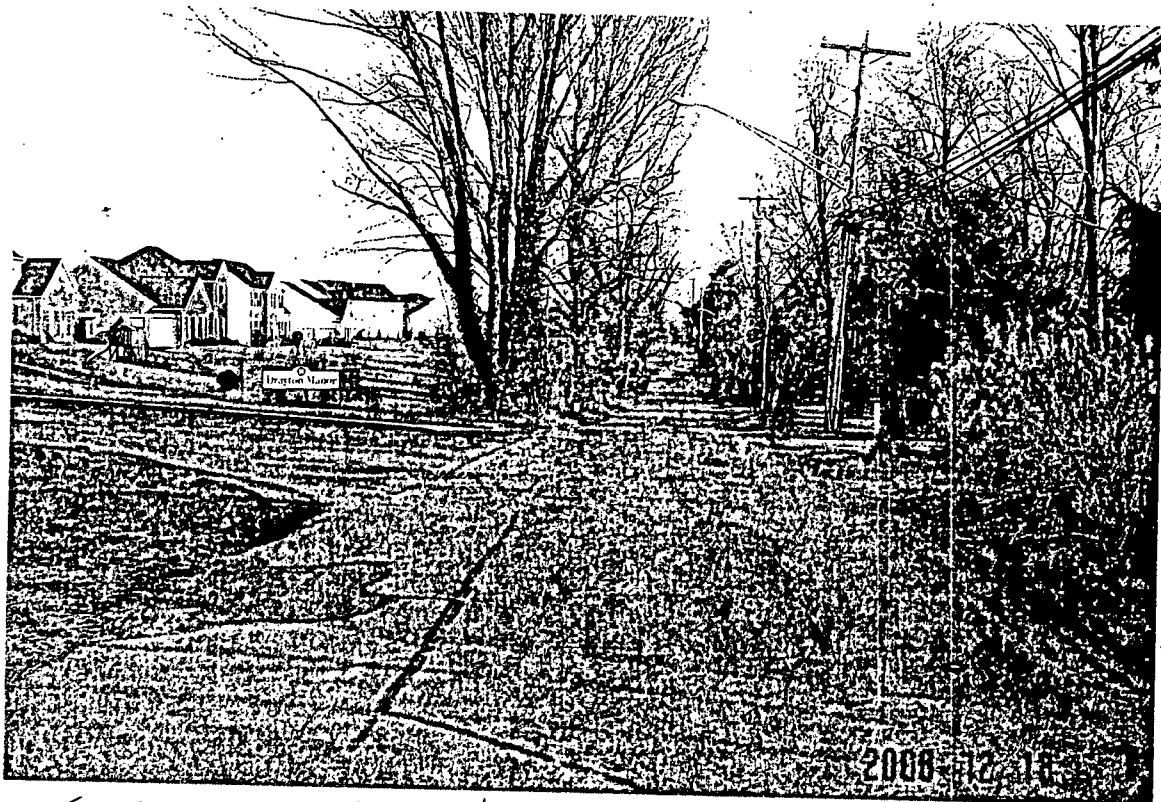
FACING NORTH ON OAK HILL ROAD

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470820



FACING NORTH ON OAK HILL ROAD



FACING NORTH ON OAK HILL ROAD, DRAYTON FARM ON LEFT
16101 PROPERTY DRIVEWAY ON RIGHT, OLD FENCE HIDDEN IN
FALL GRASS FAR RIGHT

6

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470820



FACING NORTH ON OAK HILL ROAD, OLD FENCE ON RIGHT



FACING NORTH ON OAK HILL ROAD, OLD FENCE ON RIGHT

470820



FACING EAST AT NORTH WEST PROPERTY CORNER

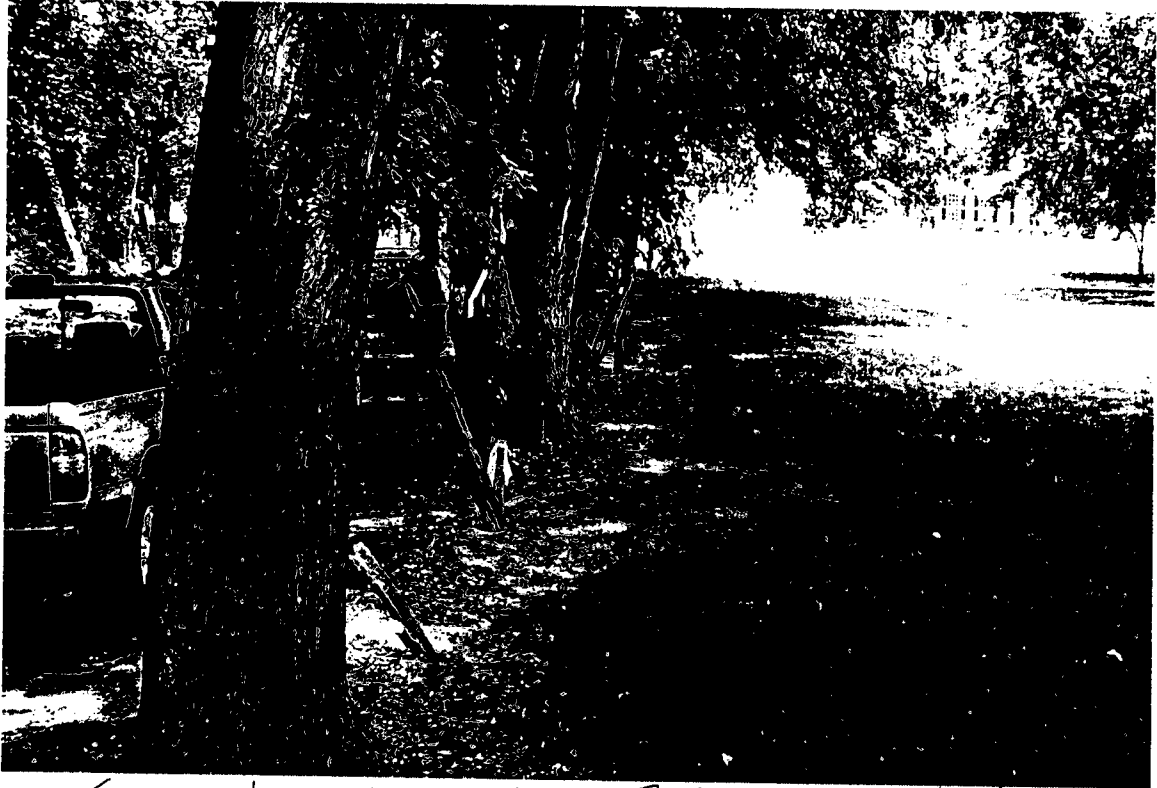


FACING EAST ALONG NORTH PROPERTY LINE

CS



470820



FACING WEST ALONG NORTH PROPERTY LINE - FLAG/STAKE



FACING WEST ALONG NORTH PROPERTY LINE - FLAG/STAKE



FACING EAST - PROPERTY LINE LEFT SIDE OF ACCESS ROAD



FACING EAST - PROPERTY LINE LEFT SIDE OF ACCESS ROAD
OLD FENCE POST ON LEFT.



FACING SOUTH ON OAK HILL ROAD



FACING EAST - PROPERTY LINE ON LEFT SIDE OF ACCESS ROAD



FACING SOUTH ON OAK HILL ROAD



FACING SOUTH ON OAK HILL ROAD, OLD FENCE ON LEFT



FACING WEST PROPERTY ENTRANCE OAK HILL ROAD AT
DRAYTON FARM



FACING SOUTH OAK HILL ROAD, OLD FENCE IN CENTER



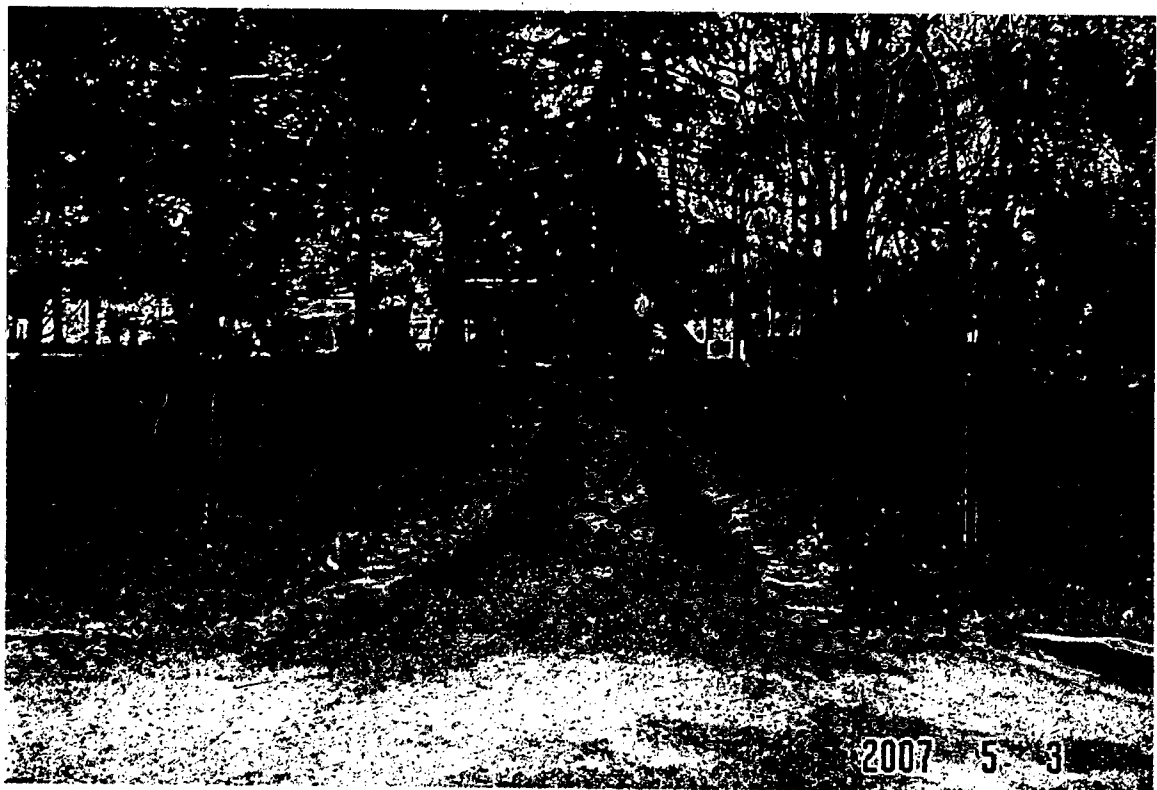
FACING SOUTH ON OAK HILL ROAD



FACING SOUTH ON OAK HILL ROAD



FACING NORTH - ONTO PROPERTY ENTRANCE ON 198



FACING NORTH - ONTO PROPERTY ENTRANCE ON 198

15

(18)

