

26105 Frederick Rd.
Hyattstown M.D.

10/59

2010 HAMP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 7/16/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #540361—rear deck construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on July 14, 2010.

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: William McBride
Address: 26105 Frederick Road, Clarksburg

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: J. Kevin Cox
Daytime Phone No.: 240-372-2412

Tax Account No.: 00024040
Name of Property Owner: William McBride Daytime Phone No.: 901-531-2525
Address: 26105 Frederick Rd Clarksburg MD 20871
Street Number City State Zip Code
Contractor: JKC Quality Construction, LLC Phone No.: 301-972-9547
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: 240-372-2412

House Number: 26105 Street: Frederick Rd
Town/City: Clarksburg Nearest Cross Street: RT 355/RT 109
Lot: 76 Block: _____ Subdivision: 1
Liber: _____ Folio: _____ Parcel: _____

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input checked="" 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: \$ 11,600.00

1C. If this is a revision of a previously approved active permit, see Permit # n/a

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

3A. Height N/A 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.

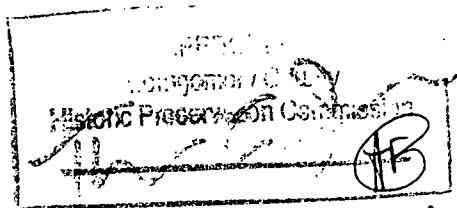
Jemie Cox
Signature of owner or authorized agent 5-24-10
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/16/10
Application/Permit No.: 540361 Date Filed: 6/10/2010 Date Issued: _____

APR 528792

Mcbride deck right side elevation

scale 1/4" = 1'-0"



7/16/10

hard wood deck

existing House

existing vertical Board & batten siding wood

siding exposed round concrete

wood border @ perimeter of deck

fill inside of deck with gravel

Mobile deck left side elevation
scale 1/4" = 1'-0"

existing House

APR 2010
Montgomery County
Historic Preservation Commission

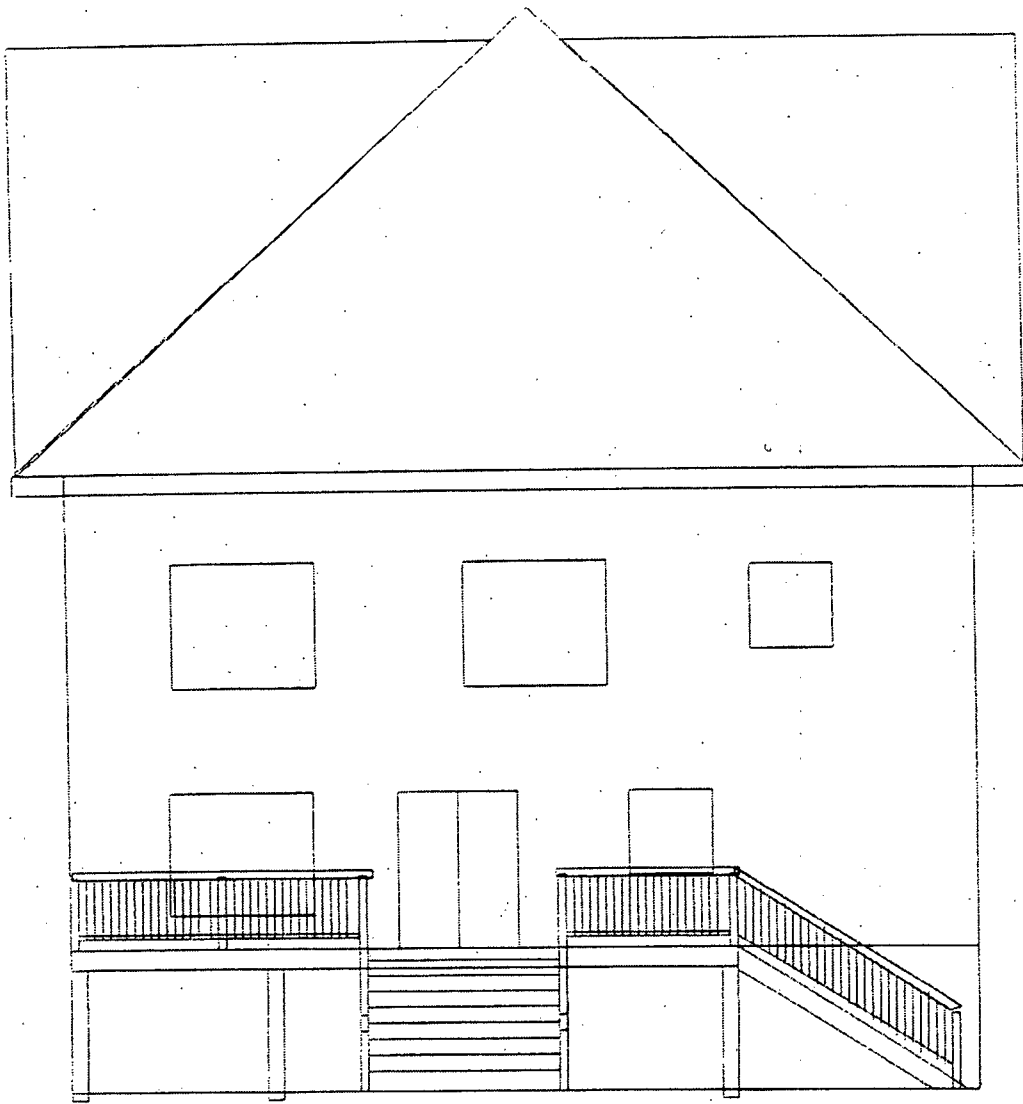
AF

7/16/10

existing Bay Window
sidings

Proposed wood deck

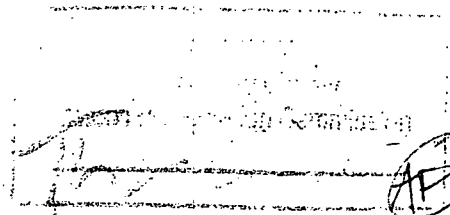
existing exposed
poured concrete



Rear deck elevation

scale $\frac{1}{8}'' = 1'-0''$

McBride



7/16/10

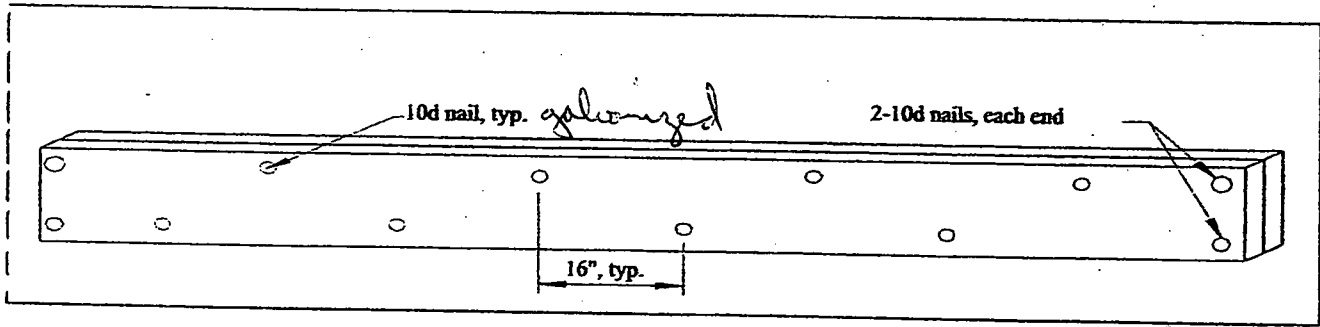
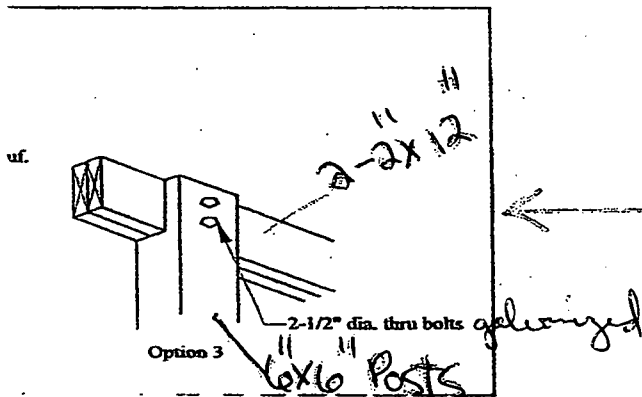


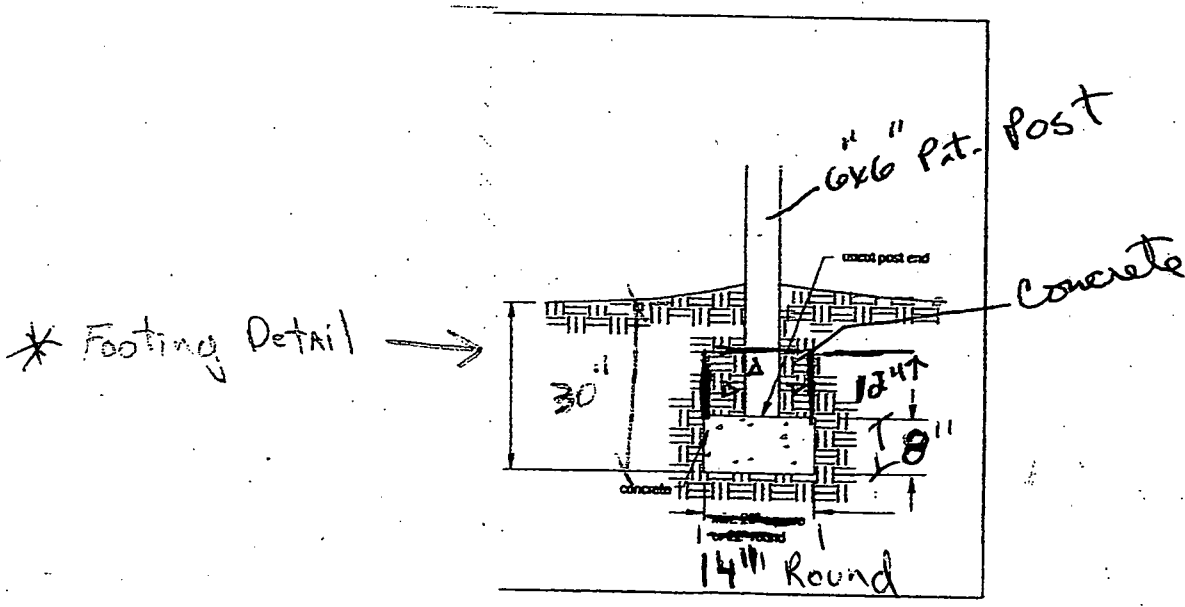
Figure 19. Built-up connection detail * Detail 2x12 Beam



Post to Beam Attachment * Detail

Figure 21. 6x6 inches post-to-beam connection

ARCHITECTURAL
 Historic Preservation
 AF
 7/16/10



* Footing Detail

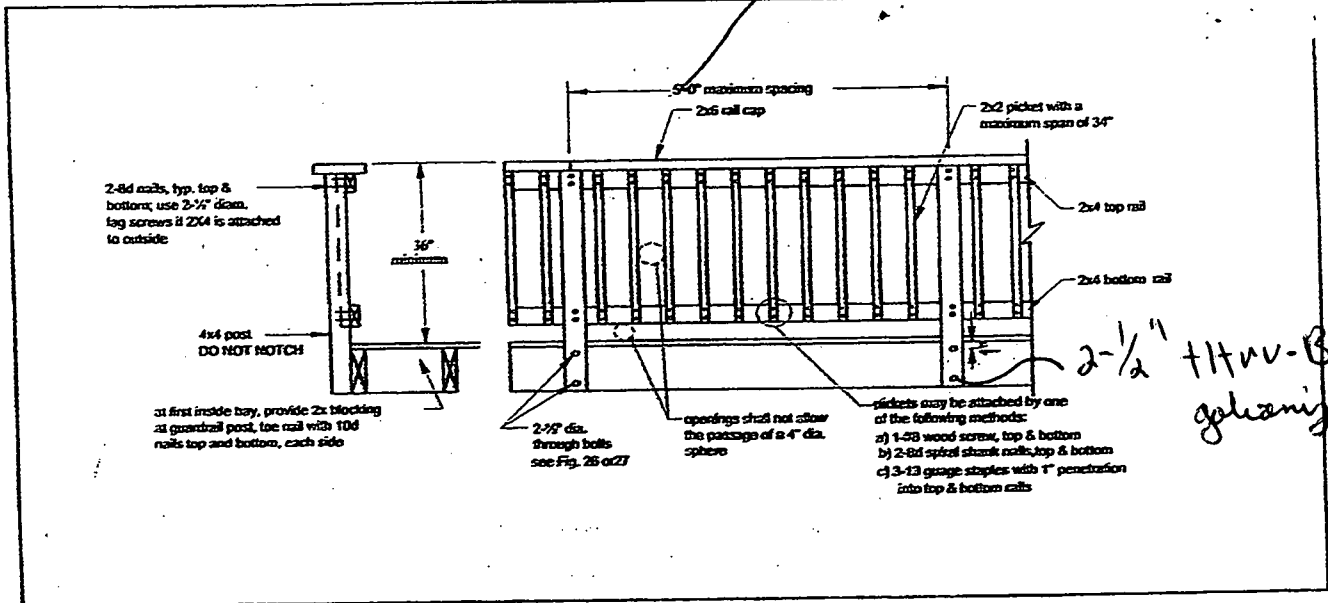


Figure 22. Typical guardrail details *

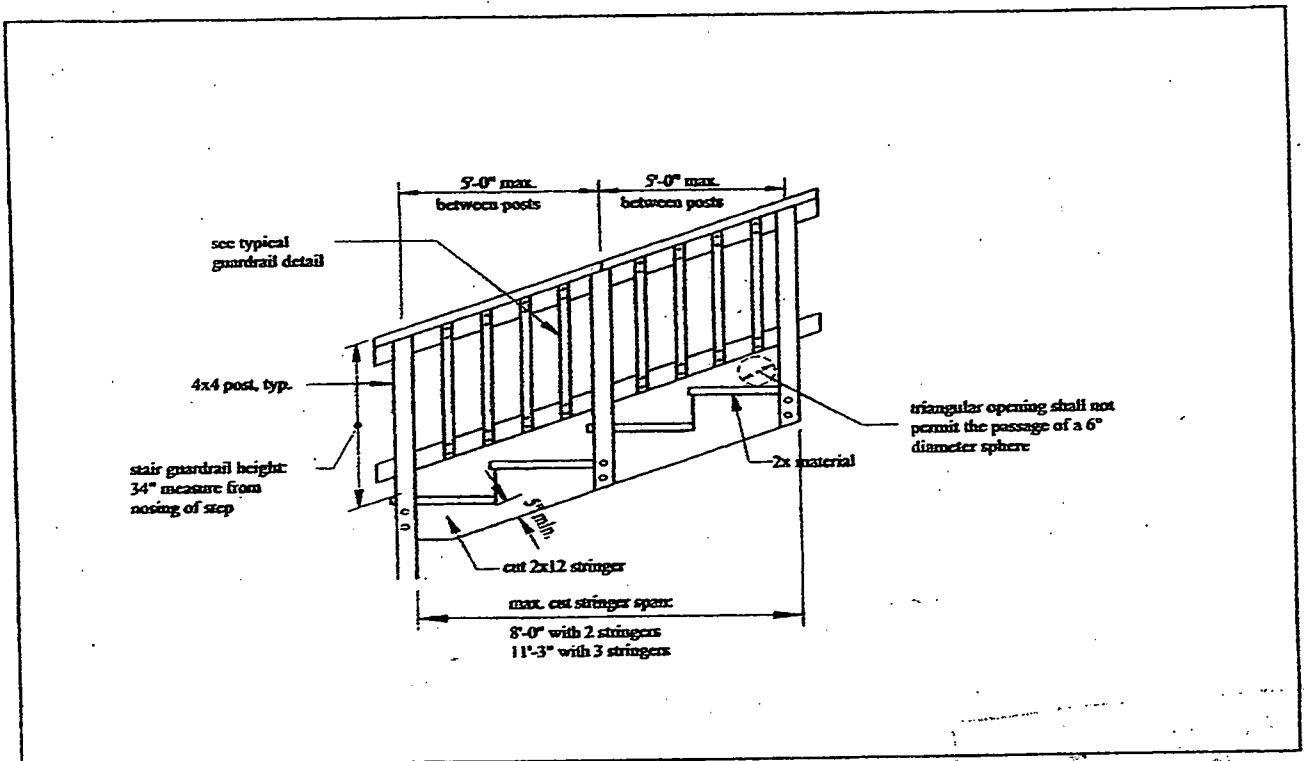


Figure 23. Guardrail and cut stringer detail

APB
7/16/16

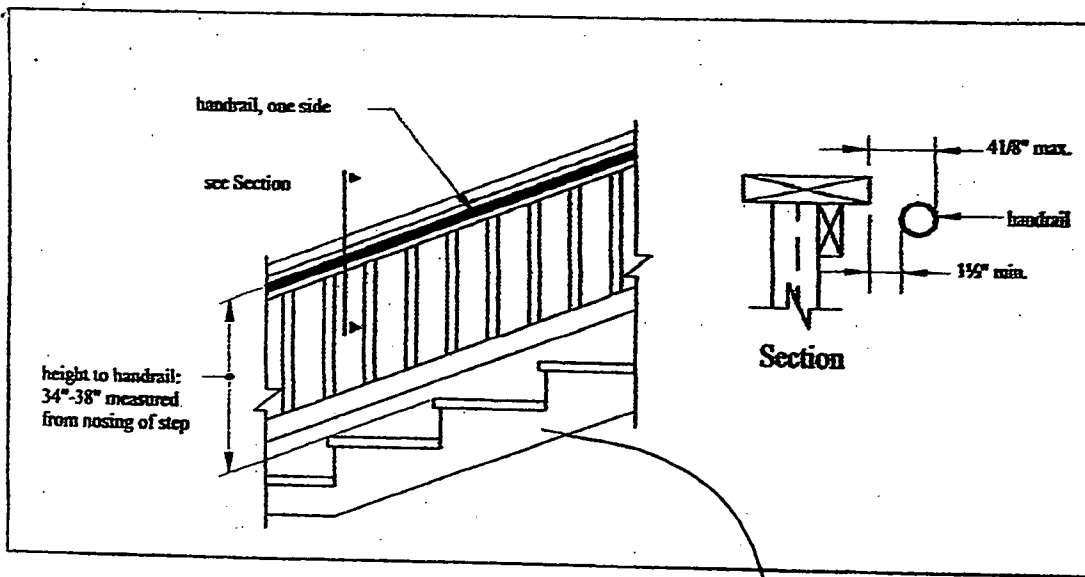


Figure 29. Stair Handrail Detail *

11"
2x12" Stringer 18" OC

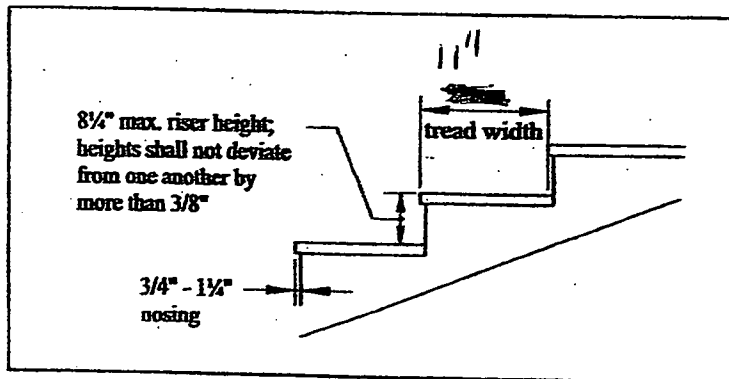
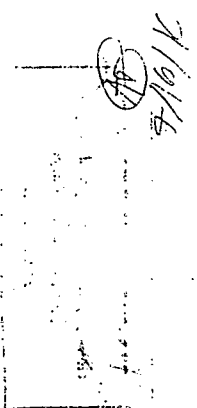
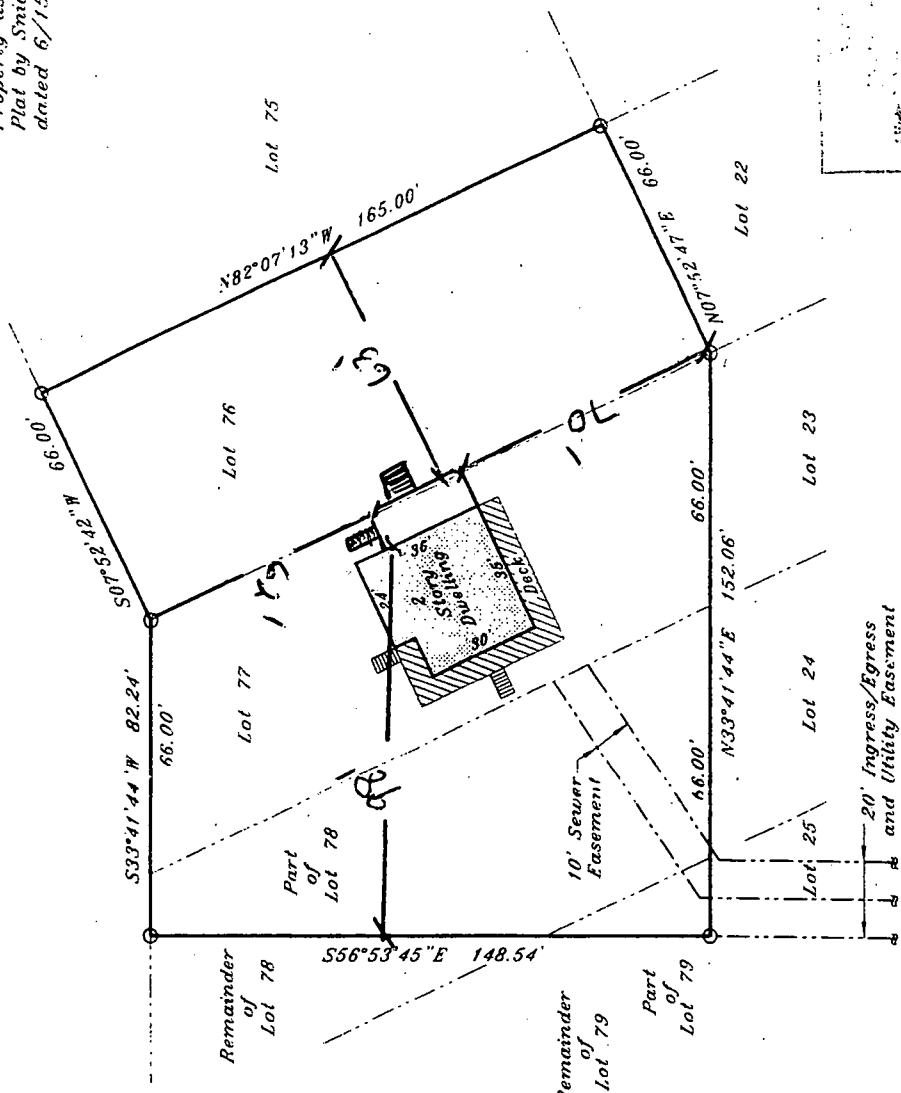


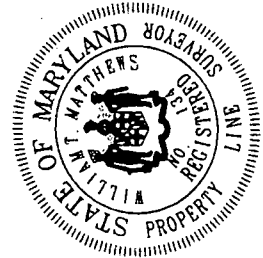
Figure 26. Tread and riser detail *

[Stamp: PROFESSIONAL ENGINEER, STATE OF CALIFORNIA, License No. 10000, Name: JAMES P. ...]
 [Signature: J.P. ...]
 9/16/10

Block/Section:
Plat Reference:
Title of Plat:
R.A. and D.K. Dereggi
Property as shown on
Plat by Snider & Assoc.
dated 6/15/2000.



FREDERICK ROAD



Location Drawing
Scale: 1" = 40'

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, dwellings or other existing or future improvements nor does this plat purport to reject setbacks or other distances with any specific level of accuracy. 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. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

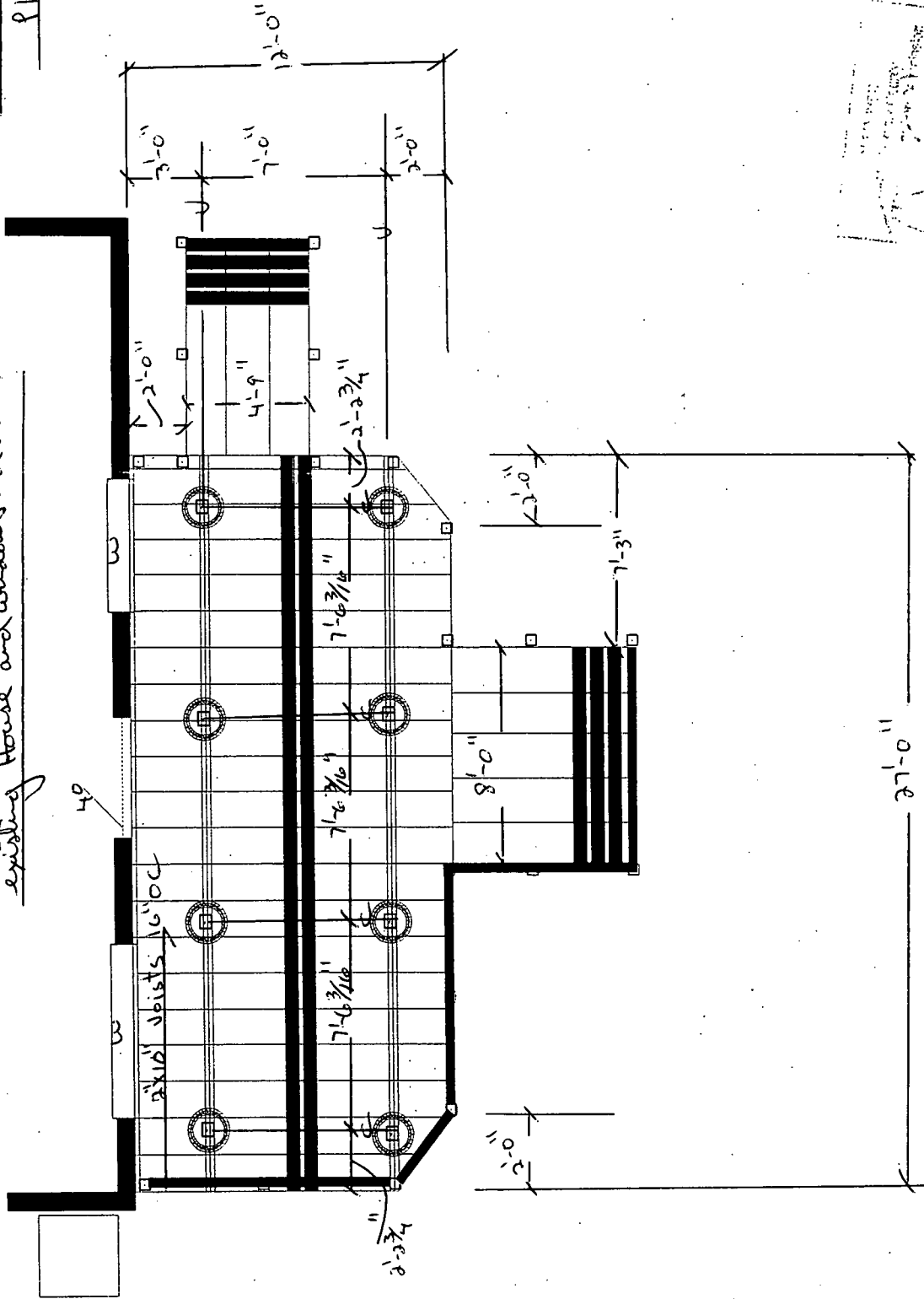
26105 Frederick Road
Montgomery County, Maryland
8/12/05
William L. Matthews

Ruxton Design Corporation
8422 Bellona Lane
Suite 300
Towson, Maryland 21204
410-823-5000
410-823-0115fax
rdc@ruxtondesign.com www.ruxtondesign.com

FIN 2001

Mcbride deck dimension sheet
PLAN SCALE 1/4" = 1'-0"

existing House and windows and doors



7/16/10

Mcbride residence information she
 Rear-deck
 PLAN SCALE 1/4" = 1'-0"
 DECK APPROX 3207

2"x10" P.T. Ledger Board -
 Lagged to House w/ 1/2" x 4 1/8" -
 galvanized ~~5/8"~~ Bolts w washers every
 16" O.C.

2"x10" Joist Hangers galvanized

2"x12" STAIR stringers

Deck Footing * see detail

6"x6" Post support * see detail

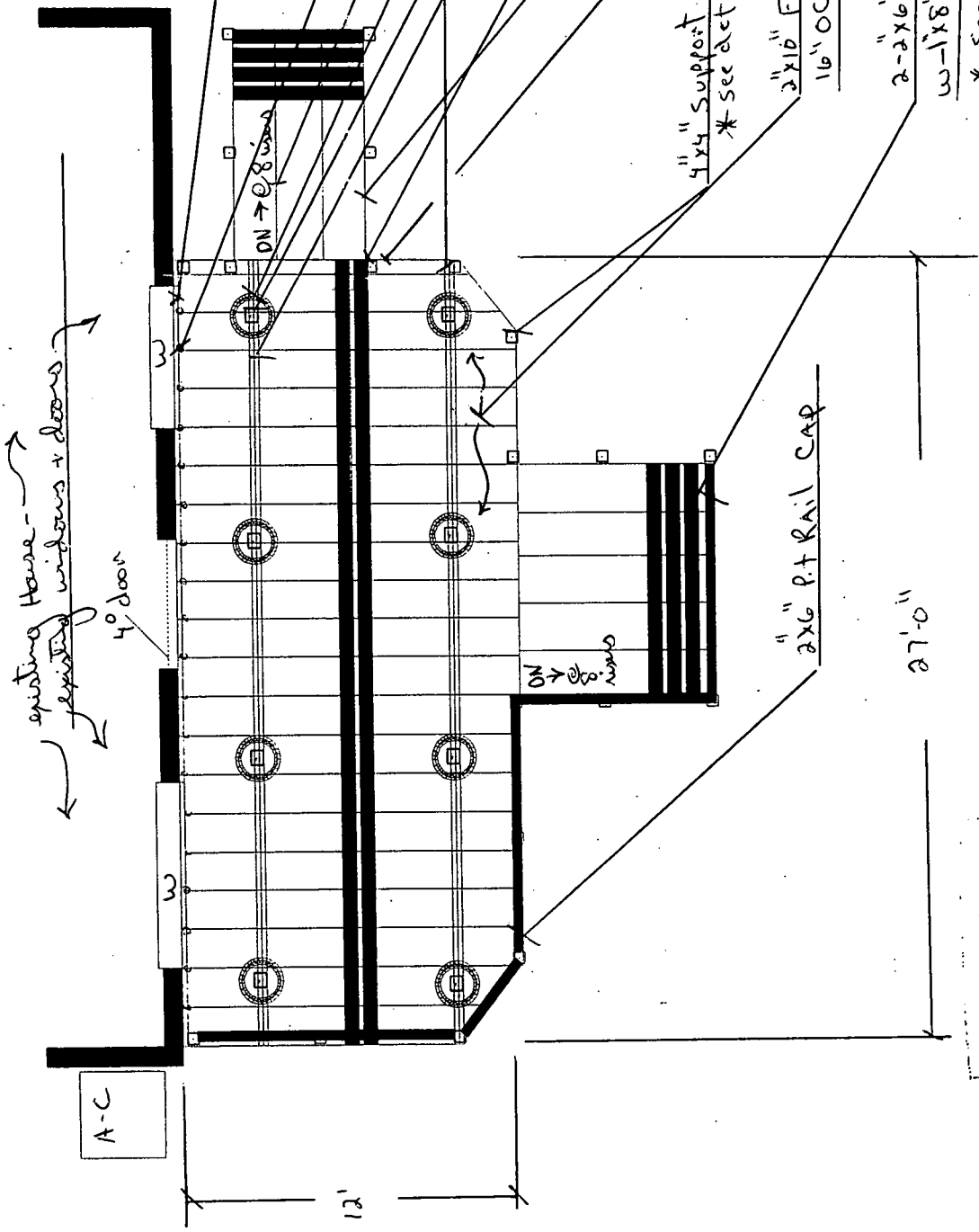
2-2"x12" support Beams
 set Below Joists

2"x6" P.T. #1 select dec
 Boards screwed down
 w 3" dark-stain screws

Steps to grade * See
 detail

2"x10" P.T. Band Board

Note - All Lumber to
 be Pressure treated.



4"x4" support Posts
 * see detail Raills

2"x10" Floor Joists
 16" O.C.

2-2"x6" @ each Tread -
 w-1"x8" closed risers -
 * See detail stairs

7/16/10

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26105 Frederick Road, Hyattstown	Meeting Date:	7/14/10
Applicant:	William McBride	Report Date:	7/7/10
Resource:	Non-Contributing Resource Hyattstown Historic District	Public Notice:	6/30/10
Review:	HAWP	Tax Credit:	None
Case Number:	10/59-10B	Staff:	Anne Fothergill
PROPOSAL:	Installation of rear deck		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
DATE: 2001

PROPOSAL

The applicants are proposing to install a 27' x 12' wood deck at the rear of the house with two sets of steps to grade. There are existing doors on the rear of the house for access to the deck. In 2000 the HPC approved the plans for the new house that showed a rear porch that was never constructed (original plans in Circles 20-22).

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b) (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: J. Kevin Cox

Daytime Phone No.: 240-372-2412

Tax Account No.: 00024040

Name of Property Owner: William M^cBride Daytime Phone No.: 901-531-2525

Address: 26105 Frederick Rd Clarksburg MD 20871
Street Number City State Zip Code

Contractor: JKC Quality Construction, LLC Phone No.: 301-972-9547

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: 240-372-2412

House Number: 26105 Street: Frederick Rd

Town/City: Clarksburg Nearest Cross Street: RT355/RT109

Lot: 76 Block: _____ Subdivision: 1

Liber: _____ Folio: _____ Parcel: _____

1A. CHECK ALL APPLICABLE:

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: \$ 11,600.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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

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

3A. Height N/A 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.

J. Kevin Cox _____
Signature of owner or authorized agent Date: 5-24-10

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 240361 Date Filed: 6/10/2010 Date Issued: _____

APR # 528742

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Newly built house in historic district - built in two story colonial w/ wrap around porch (front & sides) with new deck to be built on rear of house.

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

320 sq ft deck being built on rear of house using all pressure treated lumber w/ 2 sets of step No trees w/ 30' of proposed deck.

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).

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

Owner's mailing address

26105 Frederick Rd
Clarksburg MD 20871

Owner's Agent's mailing address

JKC Quality Constr.
P.O. Box 362
Clarksburg MD 20871

Adjacent and confronting Property Owners mailing addresses

Paul W. and Judy Hawse
26111 Frederick Road
Clarksburg, MD 20871

Robert J Hall
10417 FOUNTAIN SCHOOL RD
UNION BRIDGE, MD 21791-7910
For 26112 Frederick Road
Clarksburg, Md 20871

Lindsay Church
26032 Frederick Road
Clarksburg, md 20871

Elizabeth and Johnathon Spindler
26029 Frederick Road
Clarksburg, MD 20871

Joseph Zetts Jr.
26025 Frederick Road
Clarksburg, MD 20871

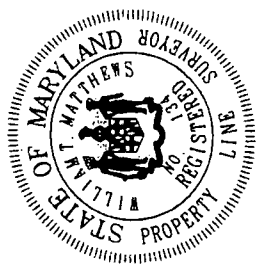
Pentagon Federal Credit Union
PO Box 1432
Alexandria, VA 22313-1432
For 26038 Frederick Road
Clarksburg, MD 20871

Michael and Jennifer Black
26034 Frederick Road
Clarksburg, MD 20871

Teresa and Joseph Gross
26101 Frederick Road
Clarksburg, MD 20871

Block/Section:
Plat Reference:
Title of Plat:

R.A. and D.K. Deraggi
Property as shown on
Plat by Snider & Assoc.
dated 6/15/2000.

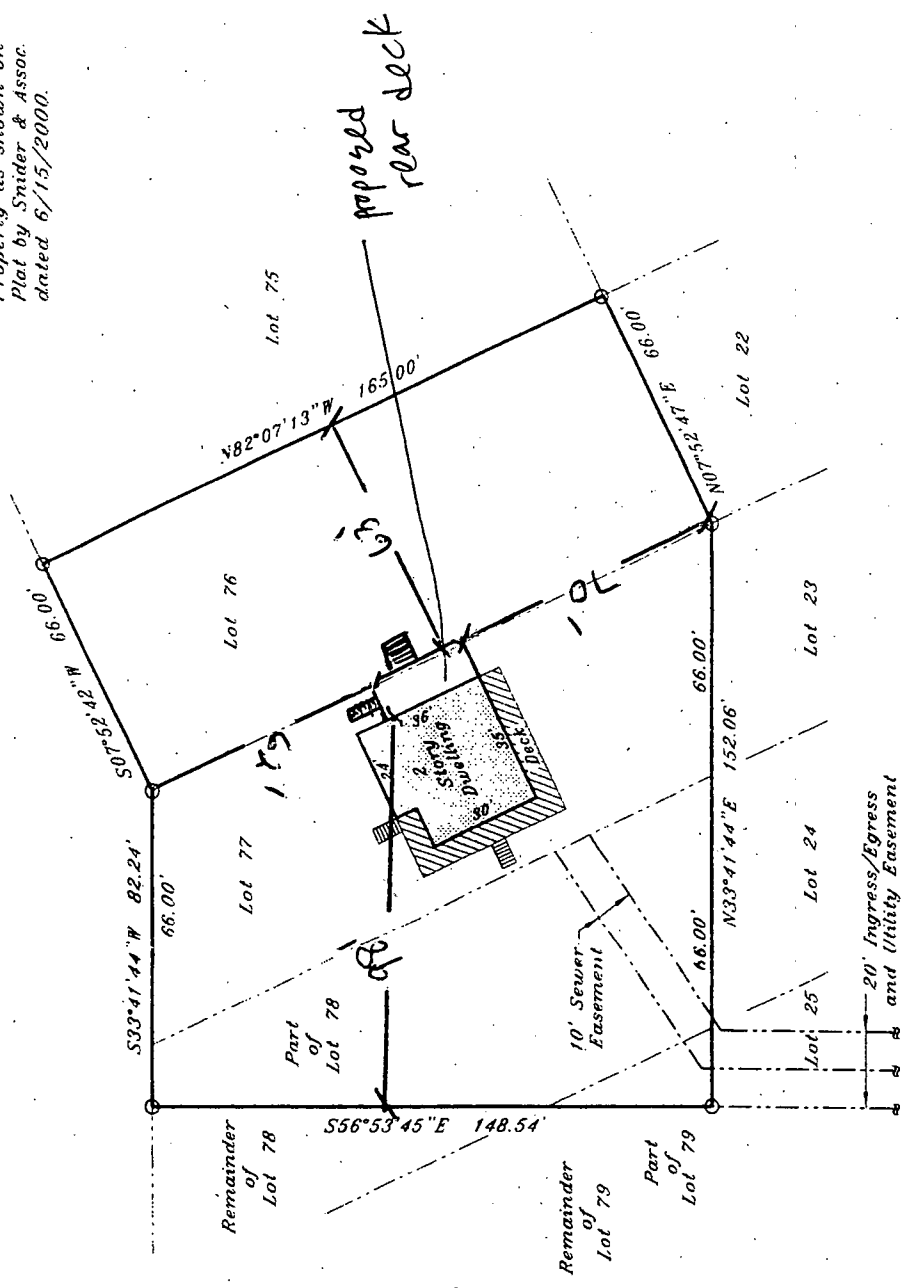


Location Drawing
Scale: 1" = 40'

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, dwellings or other existing or future improvements nor does this plat purport to reflect setbacks or other distances with any specific level of accuracy. 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. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

26105 Frederick Road
Montgomery County, Maryland
8/12/05
William T. Matthews

Ruxton Design Corporation
 8422 Bellona Lane
 Suite 300
 Towson, Maryland 21204
 410-823-5000
 410-823-0115/ax
 rdc@ruxtondesign.com www.ruxtondesign.com



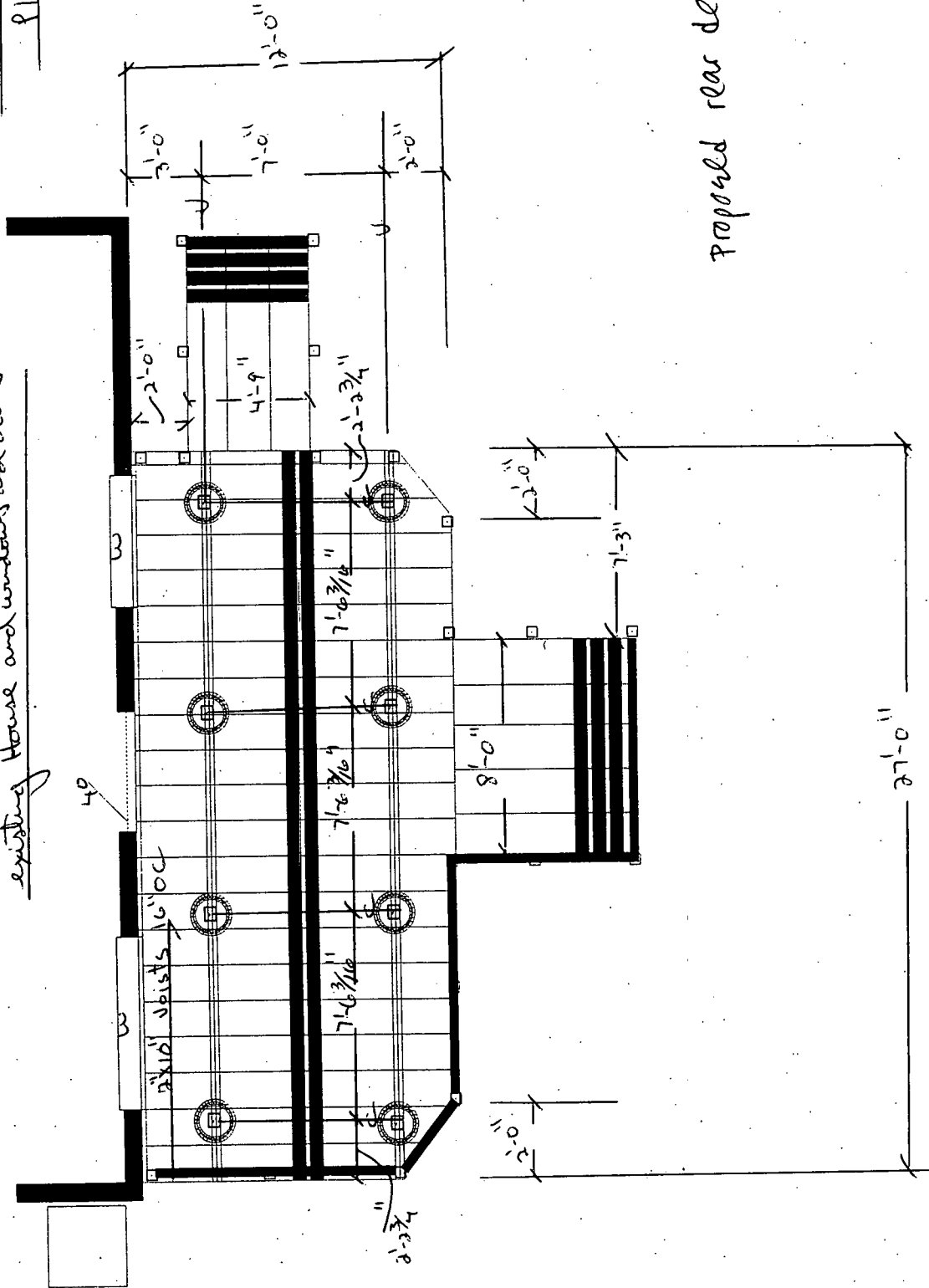
FREDERICK ROAD

512 520

Mcbride deck dimension sheet

PLAN SCALE 1/4" = 1'-0"

existing House and windows and doors



Proposed rear deck

Mcbride residence information sheet

REAR-DECK

PLAN SCALE 1/4" = 1'-0"

DECK APPROX 320A

2"x10" P.T. Ledger Board -

Lagged to House w/ 1/2" x 4 1/2" galvanized lag bolts w washers every 16" O-C

2"x10" Joist Hangers galvanized

2"x12" STAIR stringers

Deck Footing * see detail

6"x6" Post support * see detail

2-2"x12" SUPPORT BEAMS set below joists

3"x6" P.T. #1 select deck boards screwed down w 3" deck-mount screws

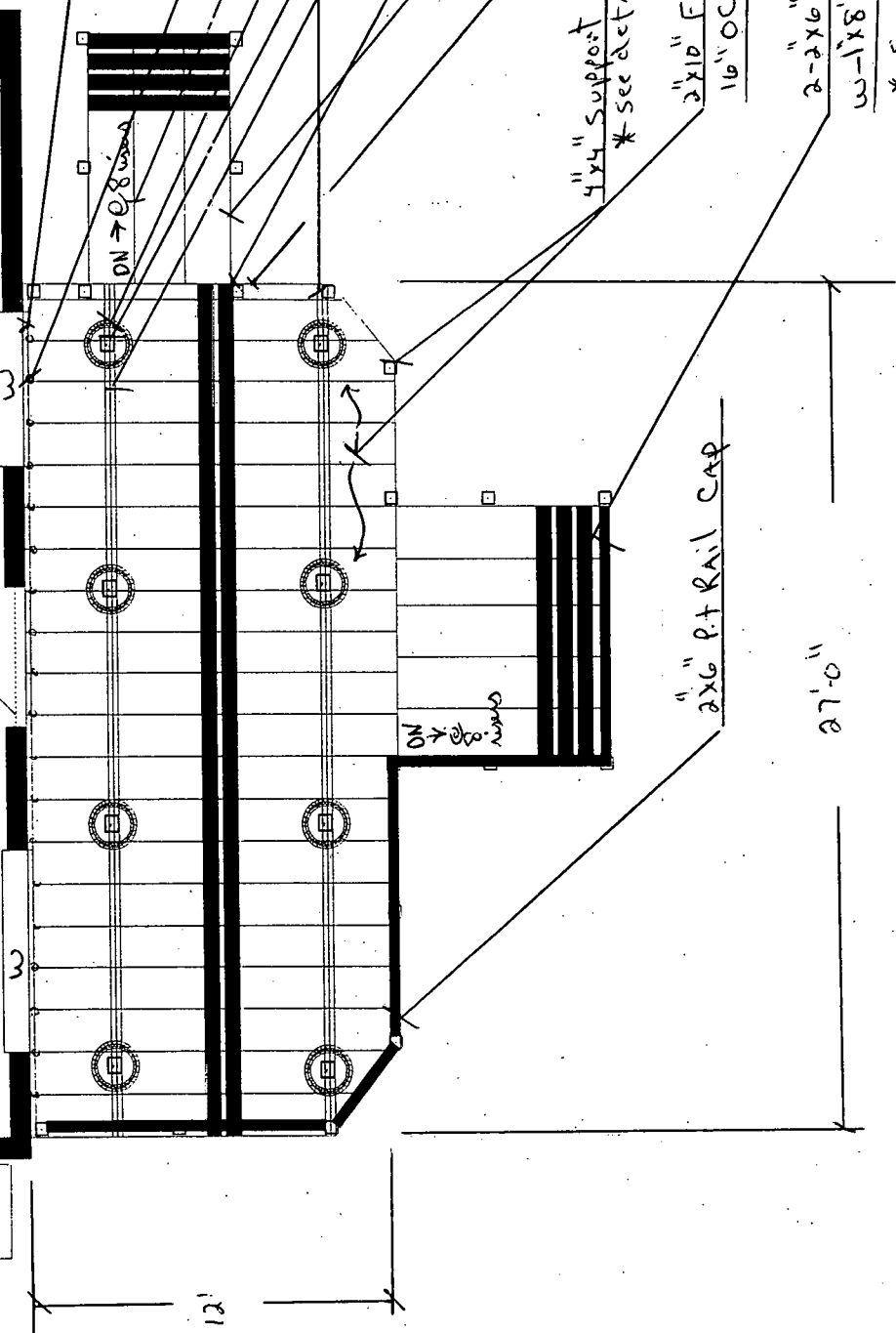
Steps to grade * See detail

2"x10" P.T. Band Board

Note - All Lumber to be Pressure treated

existing House - existing windows + doors

4' door



4"x4" Support Posts * See detail RAILS

2"x10" Floor Joists @ 16" O.C

2-2"x6" @ each End w-1"x8" closed risers * See detail stairs

2"x6" P.T. RAIL CAP

27'-0"

12'

proposed rear deck

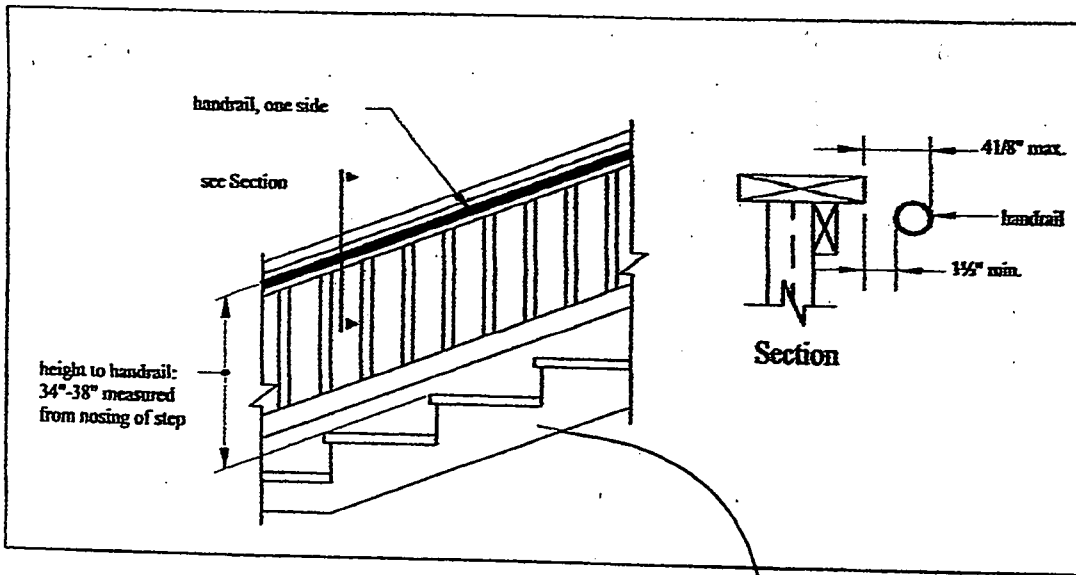


Figure 29. Stair Handrail Detail *

11" 2x12" Stringer 18" OC

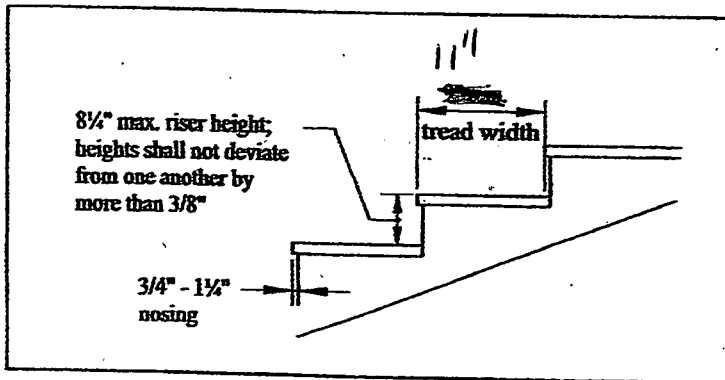
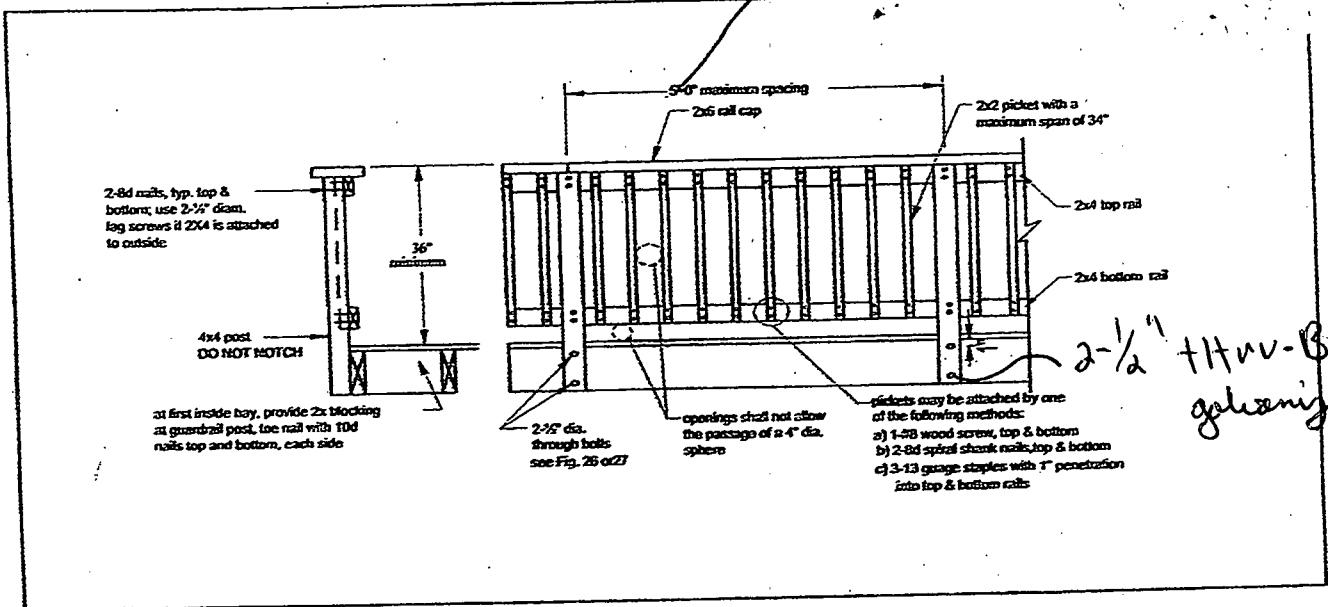


Figure 26. Tread and riser detail *

wood RAILS



2-1/2" thru-Bolts galvanized

Figure 22. Typical guardrail details *

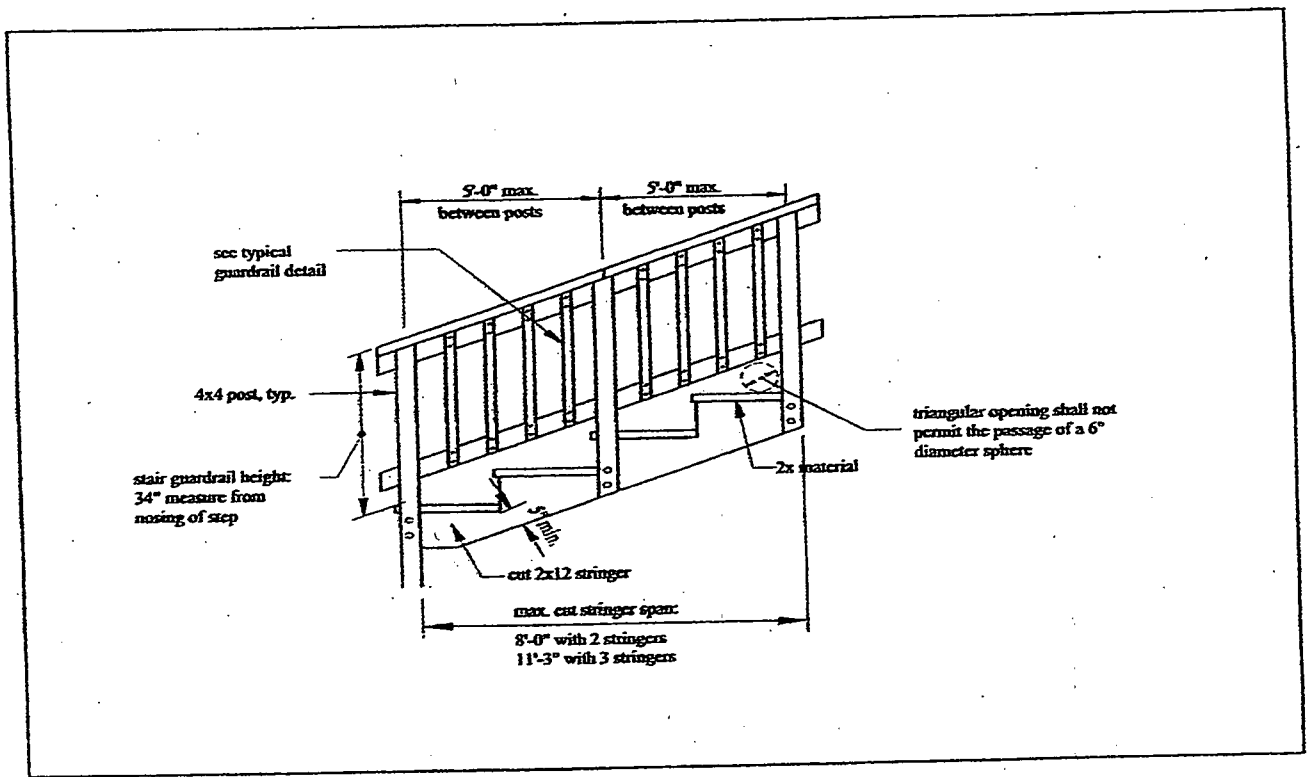


Figure 23. Guardrail and cut stringer detail

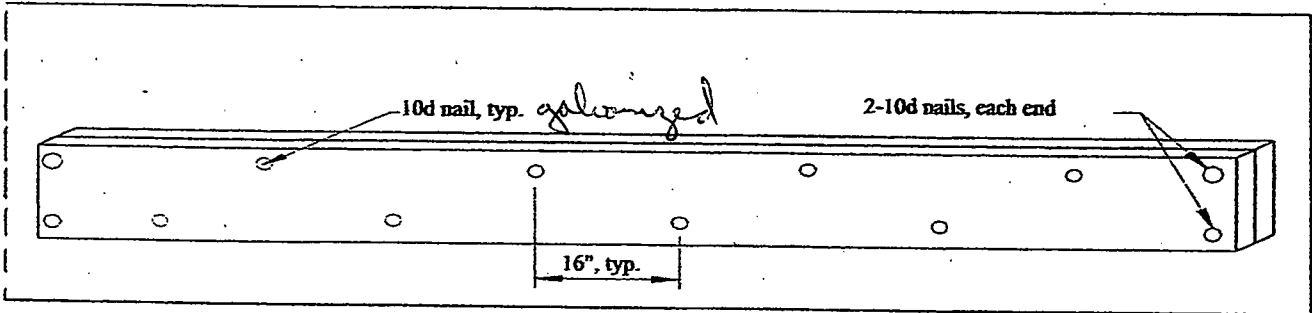
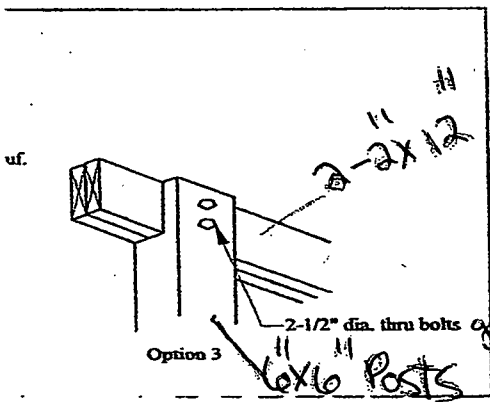
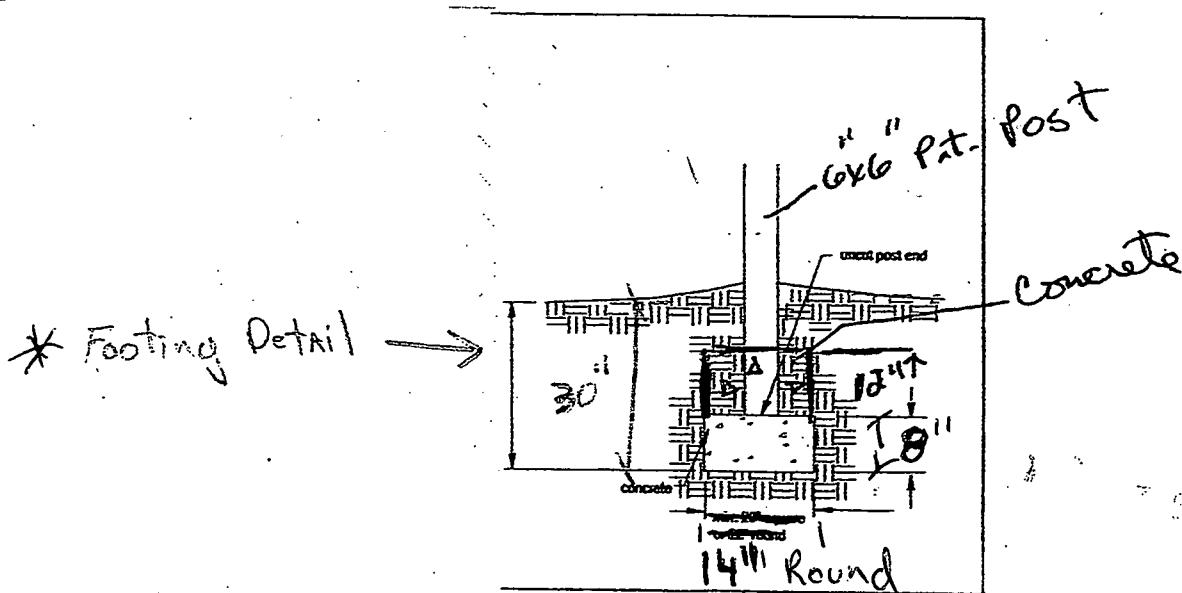


Figure 19. Built-up connection detail * Detail 2x12" Beam



Post to Beam Attachment * Detail

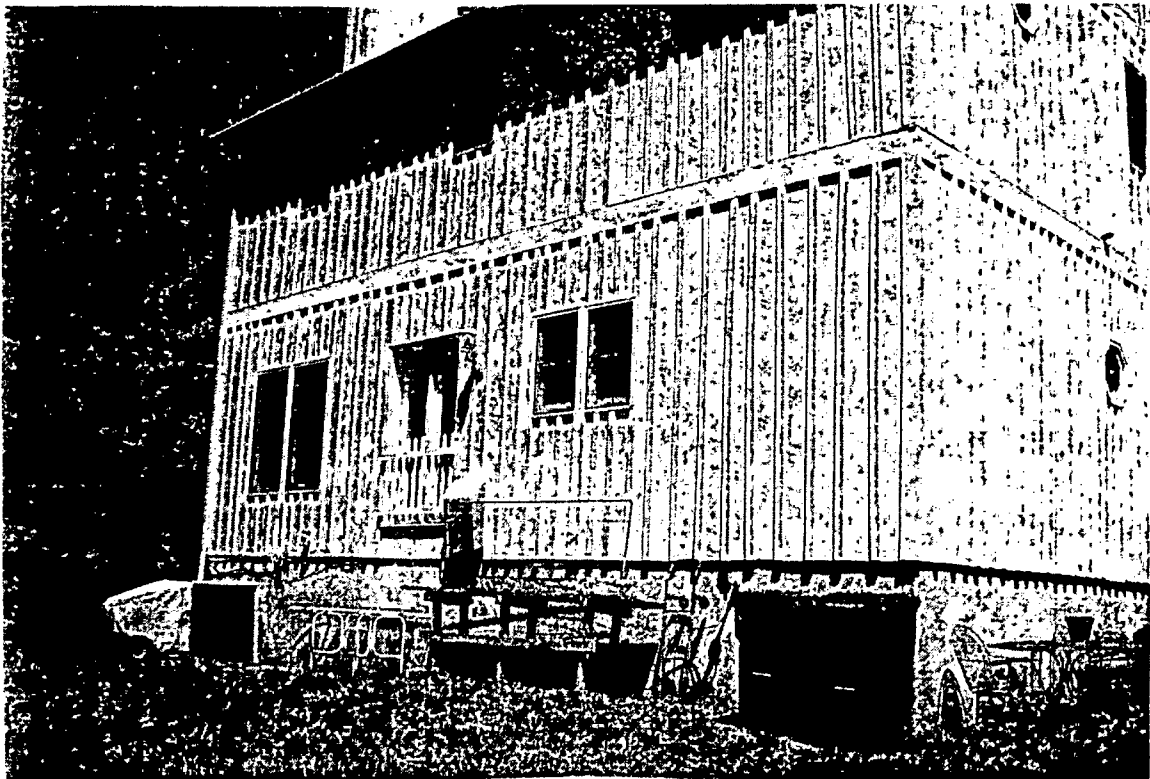
Figure 21. 6x6 inches post-to-beam connection



Existing Property Condition Photographs (duplicate as needed)



Detail: _____ FRONT OF HOUSE _____
26105 Frederick Rd _____



Detail: _____ REAR OF HOUSE – Proposed deck _____

Applicant: _____



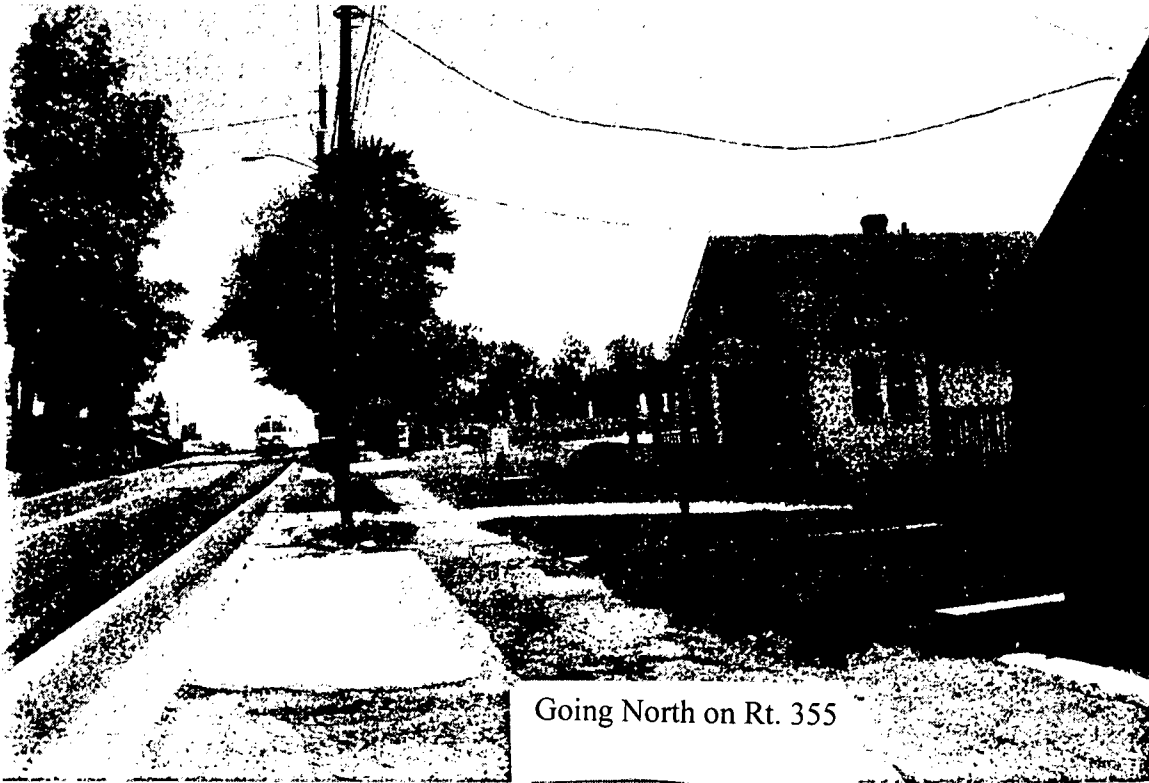
LEFT SIDE OF HOUSE



RIGHT SIDE OF HOUSE

16

Page 3



Going North on Rt. 355



HOUSES FACING Rt. 355 – facing driveway of 26105

Shade portion to indicate North

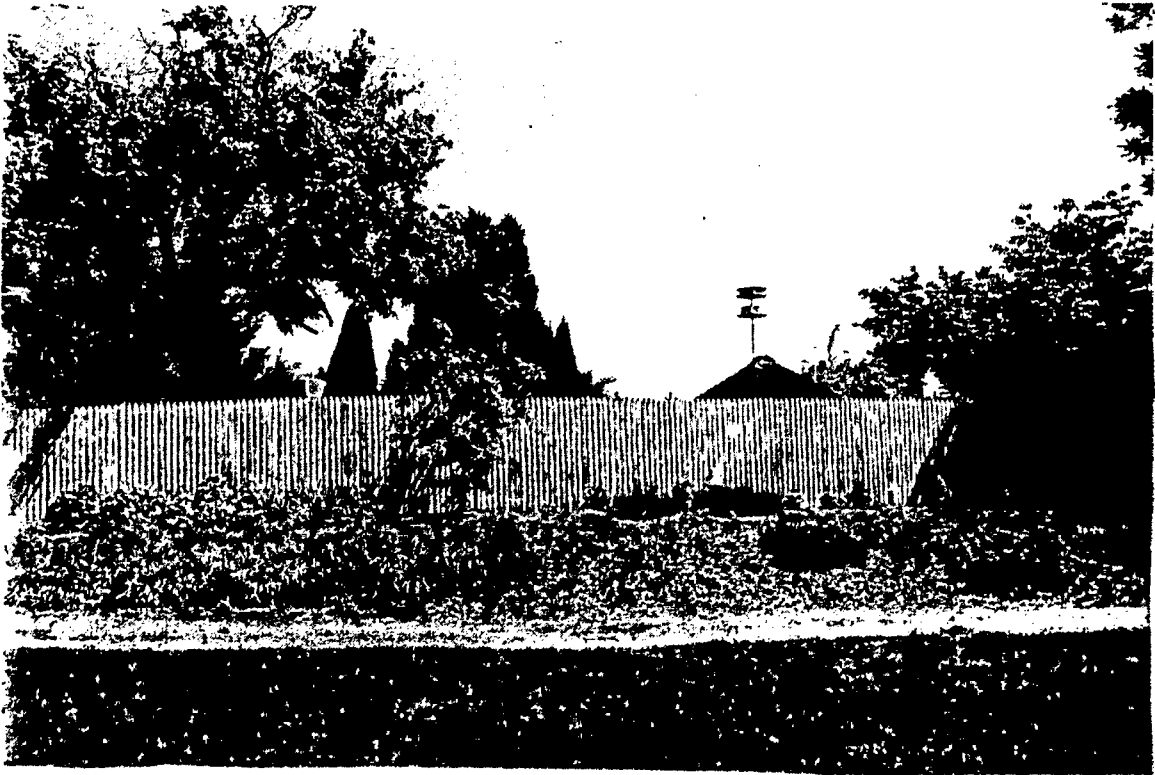


17

Applicant:

Handwritten signature

Page: 11



Adjacent to Front of House



Going out driveway

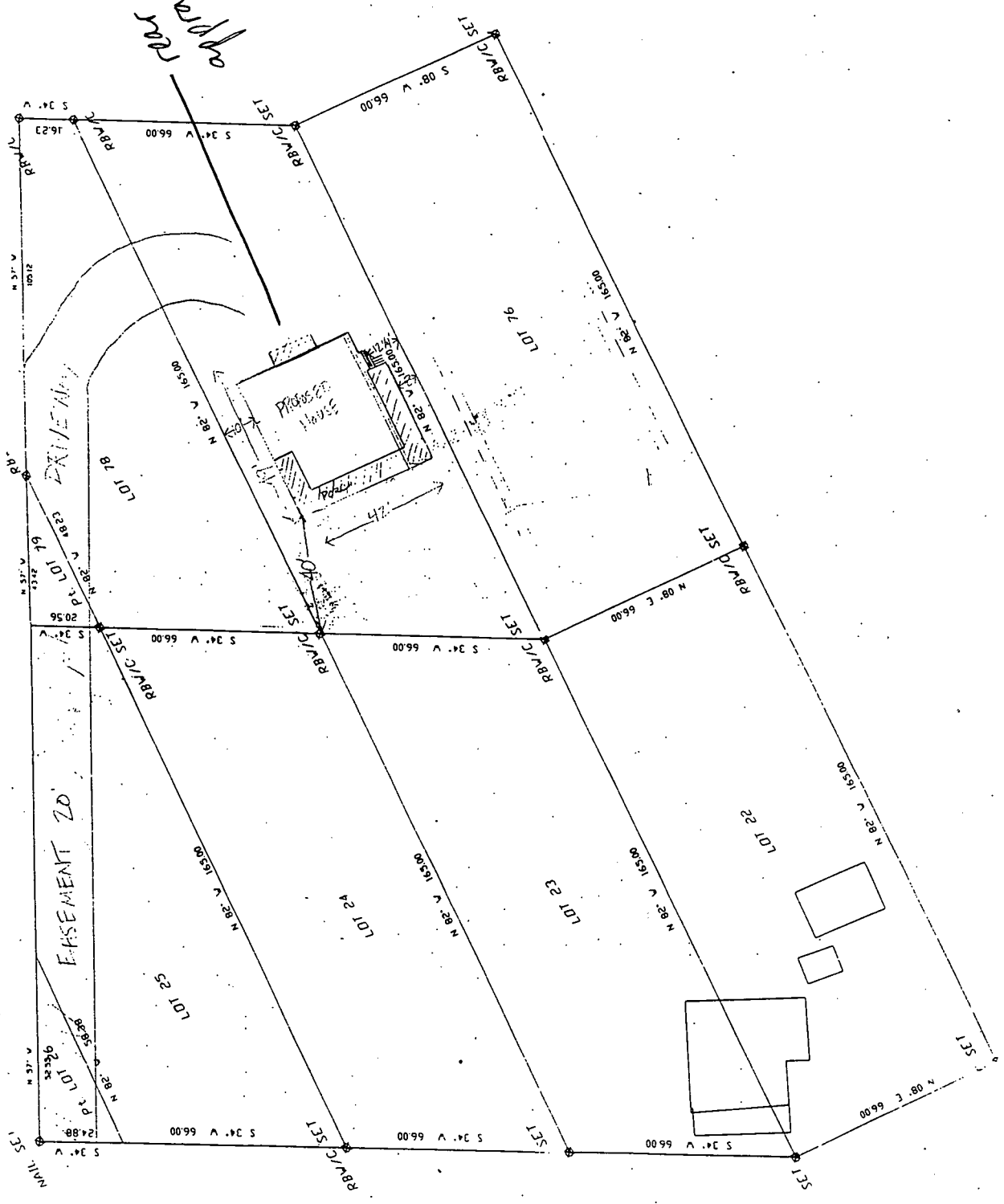


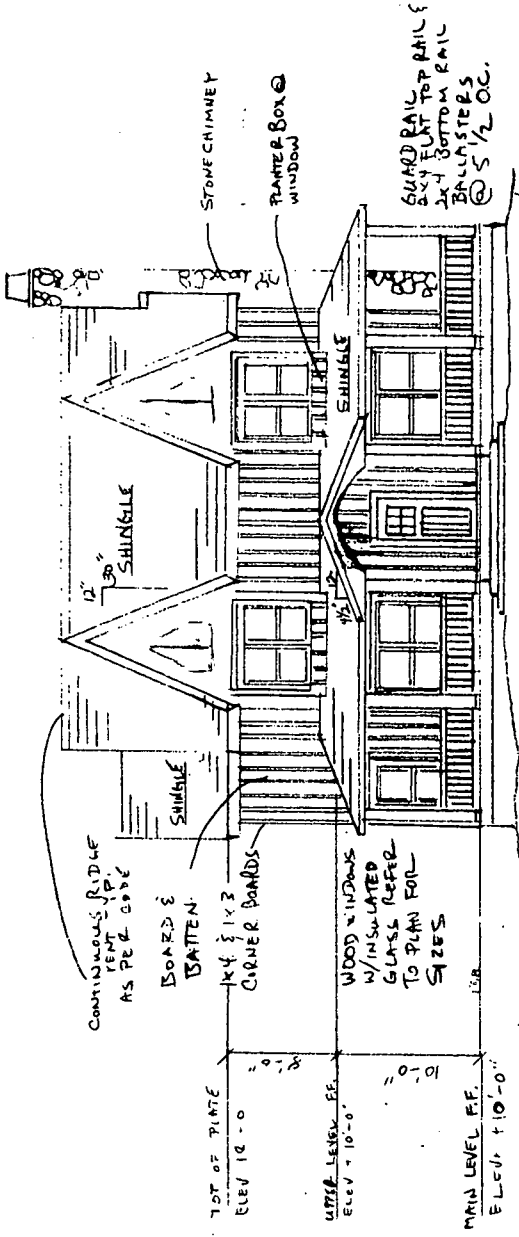
NEXT DOOR NEIGHBOR
FIRST HOUSE on DRIVEWAY before 26105



HOUSE on Left as you turn into driveway

*opras park
in 1991
to park
road*



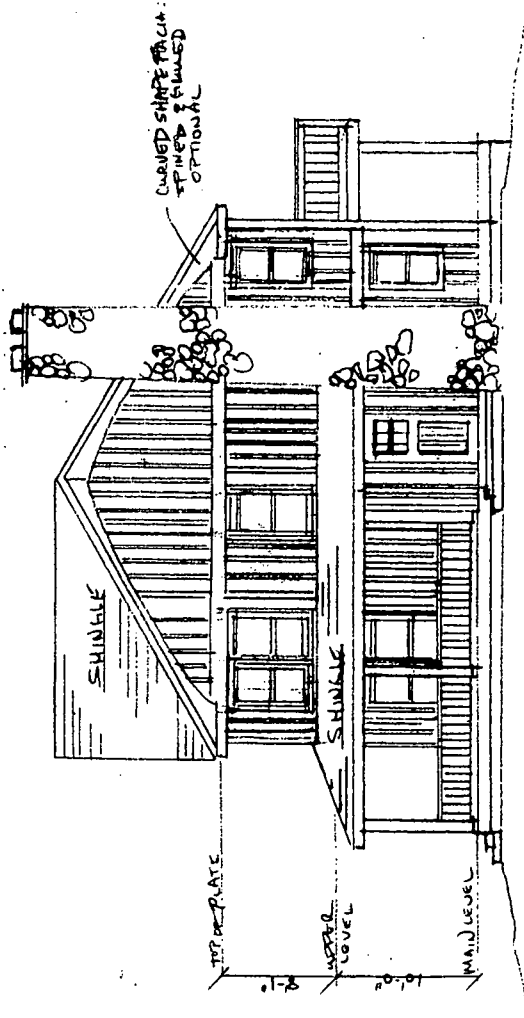


FRONT ELEVATION

EXTERIOR COLUMNS TO BE 8" SQ WOOD STOCK (OR CURVED EQUAL)

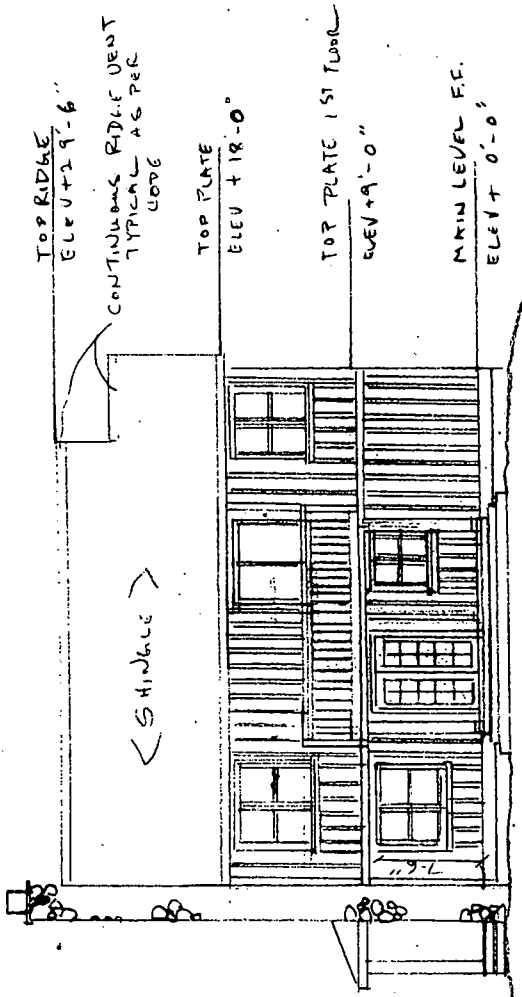
- GENERAL NOTES
1. SILL FLASHING TO A GAIL VISQUEEN POLYETHYLENE FILM PER EQUAL
 2. PROVIDE EXPANDING FORM AND OR CAULK TO ALL EXTERIOR OPENINGS TOWARD A GOAL OF WATER & WEATHER TIGHT
 3. INSULATION: PROVIDE R19 FIBERGLASS BATT INSULATION @ ALL EXTERIOR WALLS & A MIN 2.30 IN CEILING
 4. ALL DOORS COMMON TO GARAGE & RESIDENCE SHALL BE 1-3/4" SOLID CORE 1/80 MIN FIRE RATING.
 5. PROVIDE TEMPERED GLASS IN ALL GLIDERS & FRENCH DOORS

SHT A4

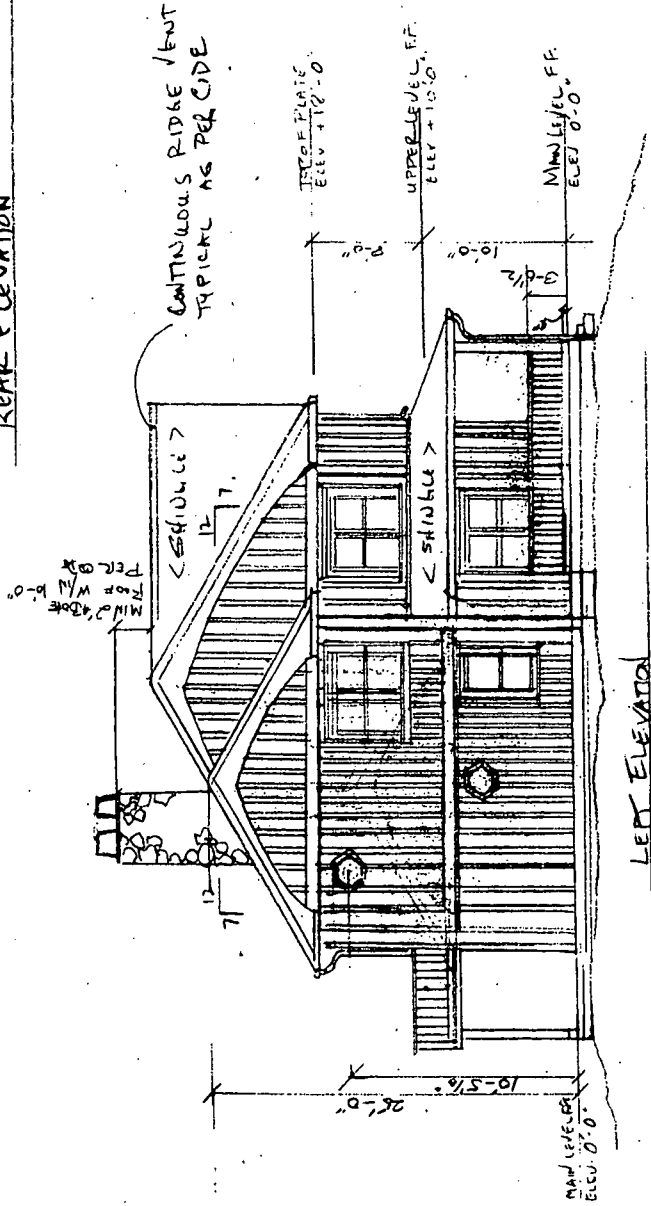


RIGHT ELEVATION

new construction -
 UPC approved 1999



REAR ELEVATION



LEFT ELEVATION

MPC approved 1999

26105 Frederick Road built in 2000

26101 Frederick Road built in 2000



Frederick Road (headed south)

The HPC approved two new houses in 1999, one behind the other on Frederick Road in the Hyattstown Historic District. 26105 Frederick Road was approved with a rear porch that was never built. The owners are now proposing a wood deck on the back of the house. The doors to the deck are already installed as part of the approved plans.







