

23/97-92A Rockland
3100 Brimstone Academy Dr., Olney



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2735607

NAME OF PROPERTY OWNER GARY H. and AIMEE A. WEISS TELEPHONE NO. 301-771-9134
(Contract/Purchaser) (Include Area Code)

ADDRESS 3100 BRIMSTONE ACADEMY DR OLNEY, MD. 20832
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3100 Street BRIMSTONE ACADEMY DR

Town/City OLNEY Election District 8

Nearest Cross Street PRINCE GEORGE BLVD

Lot 77 Block 17 Subdivision ALLOWELL

Liber 8879 Folio 009 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="radio"/> Construct	<input type="radio"/> Extend/Add	<input type="radio"/> Alter/Renovate	<input type="radio"/> Repair/Revision	Circle One: <input type="radio"/> A/C	<input type="radio"/> Slab	<input type="radio"/> Room Addition
<input type="radio"/> Wreck/Raze	<input type="radio"/> Move	<input type="radio"/> Install	<input type="radio"/> Revocable	<input type="radio"/> Porch	<input type="radio"/> Deck	<input type="radio"/> Fireplace
				<input type="radio"/> Fence/Wall (complete Section 4)	<input type="radio"/> Other	<input type="radio"/> Shed
						<input type="radio"/> Solar
						<input type="radio"/> Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 10 feet 0 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line YES
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date 6/14/92

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 7-8-92

APPLICATION/PERMIT NO: 720010070 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

[This section contains horizontal lines for describing the proposed work. A large 'X' is drawn over the entire section, indicating that the content has been crossed out or is not applicable.]

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

Robert H. Hall

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3100 Brimstone Academy Drive Meeting Date: 7/8/92
Resource: Rockland Review: HAWP/Alt.
Case Number: 23/97-92A Tax Credit: No
Public Notice: 6/25/92 Report Date: 7/1/92
Applicant: Gary and Aimee Weiss Staff: Nancy Witherell

Rockland, individually designated on the Master Plan in 1979, is an early nineteenth-century house associated with the Hallowell family. The house sits on a knoll amidst mature trees on a 3.5 acre site. The parcel is surrounded by new residential construction which can be seen from all sides of the house. Brimstone Academy Drive, a curving, paved road with concrete curbs, is typical of suburban housing developments.

The applicants propose the construction of a tennis court to the rear and side of their house. The tennis court, measuring a regulation 50' x 110', would be paved with asphalt and would be surrounded by a 10' high chain link fence. The site selected by the applicants is next to the garage, just beyond the driveway. In fact, the location of the driveway would be shifted close to the house to accommodate the tennis court.

The second part of the applicants' proposal is to extend the driveway behind the house (moving it closer to the house and creating a loop) and to pave the entire driveway. The present gravel driveway, which is steep and difficult to plow in winter, was installed when the house was renovated and restored in 1987. There is no indication in the record that the use of gravel was a stipulation of the HPC rather than a proposal of the previous applicant.

STAFF DISCUSSION

The staff finds the paving of the driveway to be acceptable. The setting is no longer rural, despite the large lot on which the house sits. Although the staff would prefer the continued use of gravel near the house, the staff concurs with the applicants that the context of the site and the steepness of the driveway grade make asphalt paving an appropriate material.

The staff believes that tennis courts, swimming pools, and the like should be approved for historic sites if an appropriate location can be determined. Construction of this nature is

clearly the result of current-day use of large properties and can be readily distinguished from historic houses and their ancillary buildings.

In this instance, the location proposed by the applicants avoids trees, is near the garage (a cinderblock structure), and cannot be seen from Brimstone Academy Drive. However, it is close to the house, would require moving the driveway to within several feet of the corner of the rear deck, and would require regrading and the construction of a retaining wall at the far corner of the tennis court. The visual relationship between the main house and the smoke house would also be impaired.

Looking at the site as a whole, the staff finds that the proposed location is not the ideal location for the tennis court. However, the applicants prefer the proposed site to the other possible sites on the far side of the house. The proposed area between the house and the driveway/tennis court site is now used for the driveway, parking spaces, and garage. Locating the tennis court there preserves the character of the large open field on the other side of the house toward the road. Given the applicants' preference, and the determination that a tennis court would not interfere with the public's understanding of the historic importance of the house and property, the staff recommends approval of the project.

STAFF RECOMMENDATION

The staff finds the proposal meets the criteria of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and is consistent with the Secretary of the Interior's Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

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 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

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Town/City OLNEY Election District 8

Nearest Cross Street PRINCE PHILLIP

Lot 71 Block N Subdivision HALLOWELL

Liber 8899 Folio 009 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

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<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input type="checkbox"/> Shed	<input type="checkbox"/> Solar	<input type="checkbox"/> Woodburning Stove
				Fence/Wall (complete Section 4) Other <u>PAVING DRIVEWAY + TENNIS COURT</u>		

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	2B. TYPE OF WATER SUPPLY
03 <input type="checkbox"/> Other _____		01 <input checked="" type="checkbox"/> WSSC
		02 <input type="checkbox"/> Well
		03 <input type="checkbox"/> Other _____

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4A. HEIGHT 10 feet 0 inches

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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] 6/14/92

~~9206180070~~
SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

9206180070

1. WRITTEN DESCRIPTION OF PROJECT

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

THE EXISTING STRUCTURE IS A 3 FLOOR WOOD FRAME
RESIDENCE KNOWN AS ROCKLAND. IT IS SET ON APPROXIMATELY
3.5 ACRES IN THE SUBDIVISION OF HALLOWELL. IT IS SURROUNDED
BY THE COMMONS AREA OF THE SUBDIVISION. ITS SIGNIFICANCE IS
AS THE 19TH CENTURY HOME OF BENJAMIN HALLOWELL. IT HAS BEEN
REBUILT TO ITS LATE 19TH CENTURY APPEARANCE.

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

THE EXISTING GRAVEL DRIVEWAY AND PARKING AREAS
WILL BE PAVED ALONG WITH AN EXTENSION IN THE REAR OF
THE PROPERTY TO FORM A CIRCULAR TURNAROUND IN THE BACKYARD
ALSO A TENNIS COURT WILL BE CONSTRUCTED IN THE BACKYARD
THIS WILL NOT IMPACT ON THE HISTORIC SETTING.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE TENNIS COURT WILL BE APPROXIMATELY 50' X 110'
SURROUNDED BY A 10' HIGH CHAIN LINK FENCE. THE PAVING WILL
BE ASPHALT FOLLOWING THE EXISTING GRAVEL DRIVEWAY EXCEPT BEHIND
THE HOUSE WHERE THE DRIVEWAY WILL BE EXTENDED.

- b. the relationship of this design to the existing resource(s):

MINIMAL IMPACT TO THE PROPERTY AS NO TREES WILL BE DISTURBED
AND THE ONLY CHANGE AS VIEWED FROM THE STREET WILL BE THE
SUBSTITUTION OF ASPHALT FOR GRAVEL ON THE EXISTING DRIVEWAY.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE WORK WILL NOT DISTURB THE HISTORIC FEATURES OF THE
HOME.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

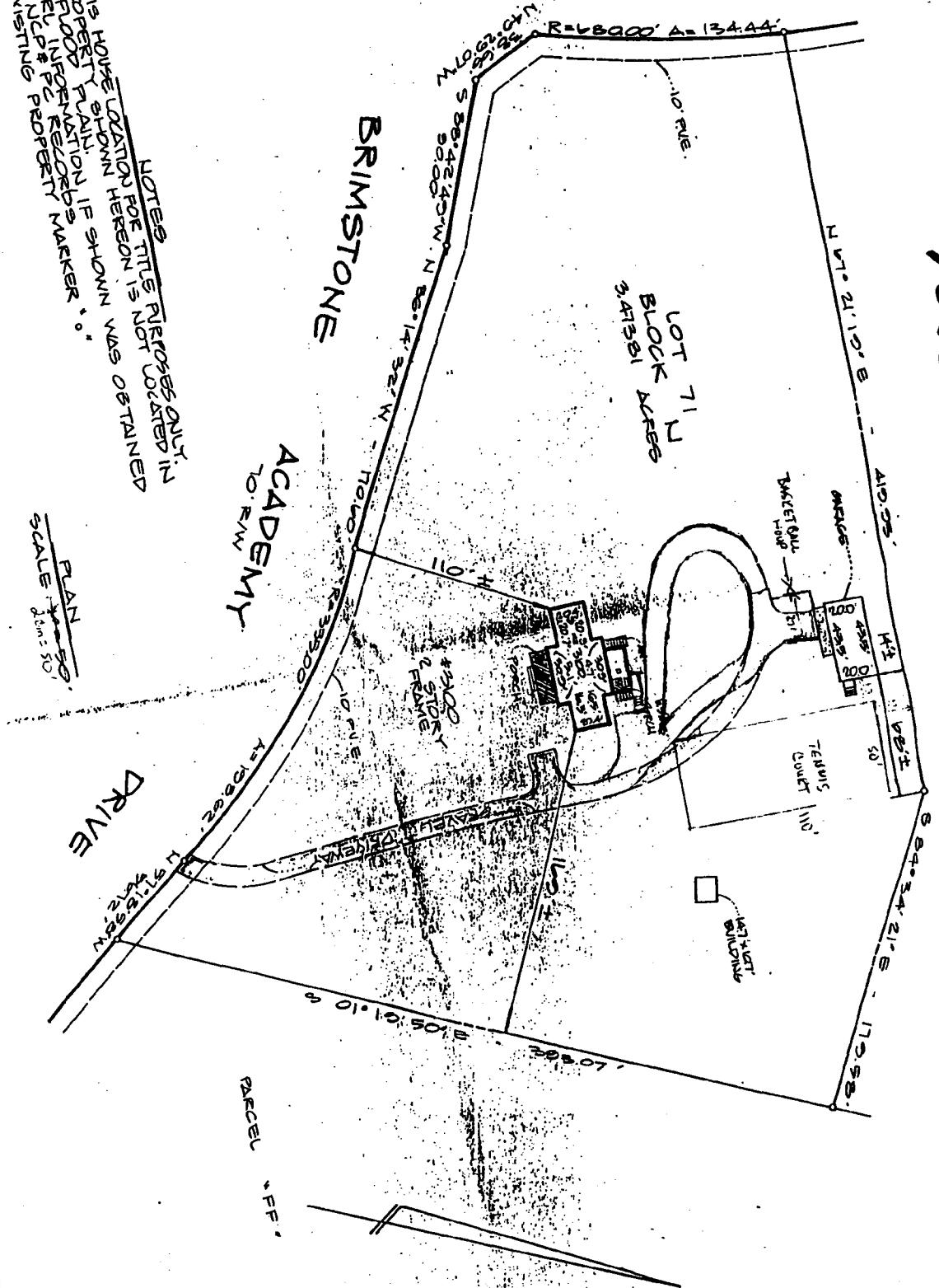
1. Name ACC COMMITTEE
HALLOWELL HOMEOWNERS ASSN.
Address P.O. BOX 375
City/Zip OLNEY, MD 20830
(ALL ADJACENT AND CONFRONTING PROPERTY BELONGS TO THE HALLOWELL HOMEOWNERS ASSOCIATION)
2. Name _____
Address _____
City/Zip _____

9206180070

PRINCE PHILIP DRIVE
80' R/W

NOTES
THIS HOUSE LOCATION FOR TITLE PURPOSES ONLY.
PROPERTY SHOWN IF SHOWN WAS OBTAINED IN
PROPERTY MAP.
A FLOOD ZONING MAP IS NOT LOCATED IN
A BELIEF OF RECORDS.
MUNICIPALITY PROPERTY MARKER.
EXISTING PROPERTY MARKER.

PLAN
SCALE 1" = 50'



standing near
location of proposed
tennis court - looking
west



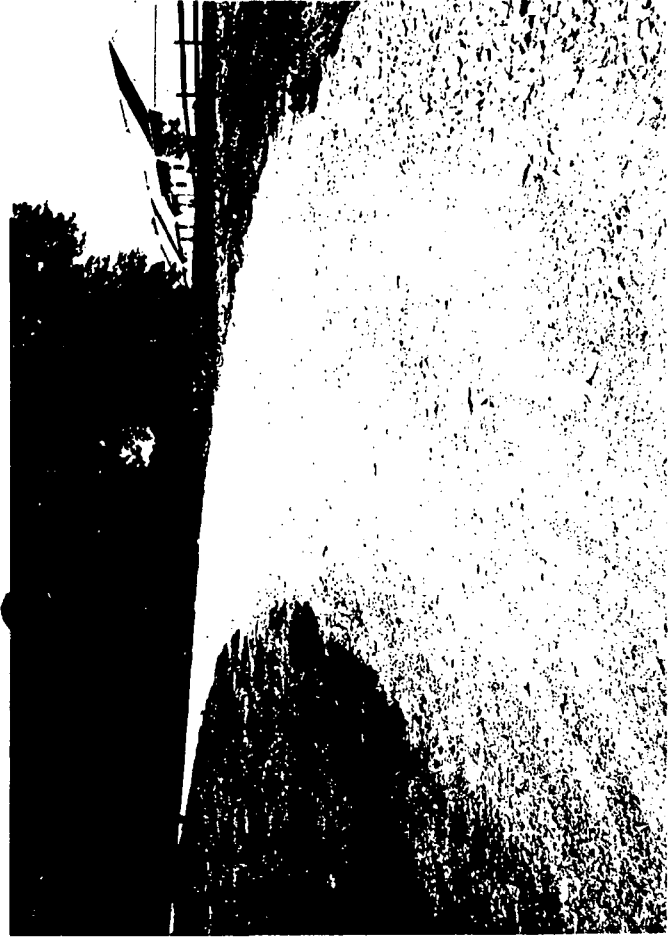
Driveway viewed
from NE side
of house looking toward
back yard.



from back yard -
looking toward
garage and location
of tennis court



showing air bottom
of driveway (at
Brunston Academy Dr.) -
air joint of paver



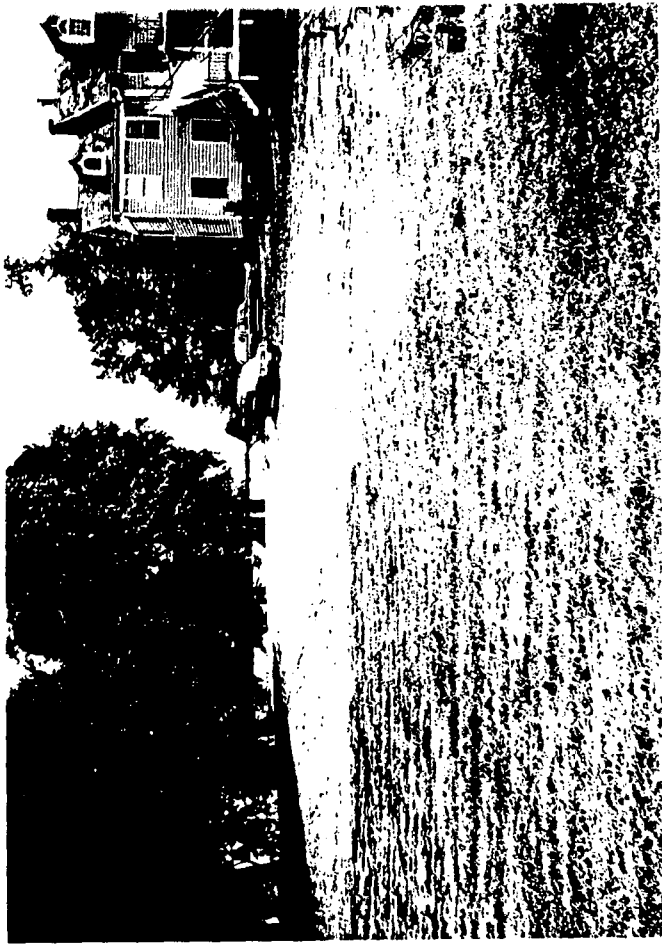
joint of house and
driveway (25 feet
off from road)



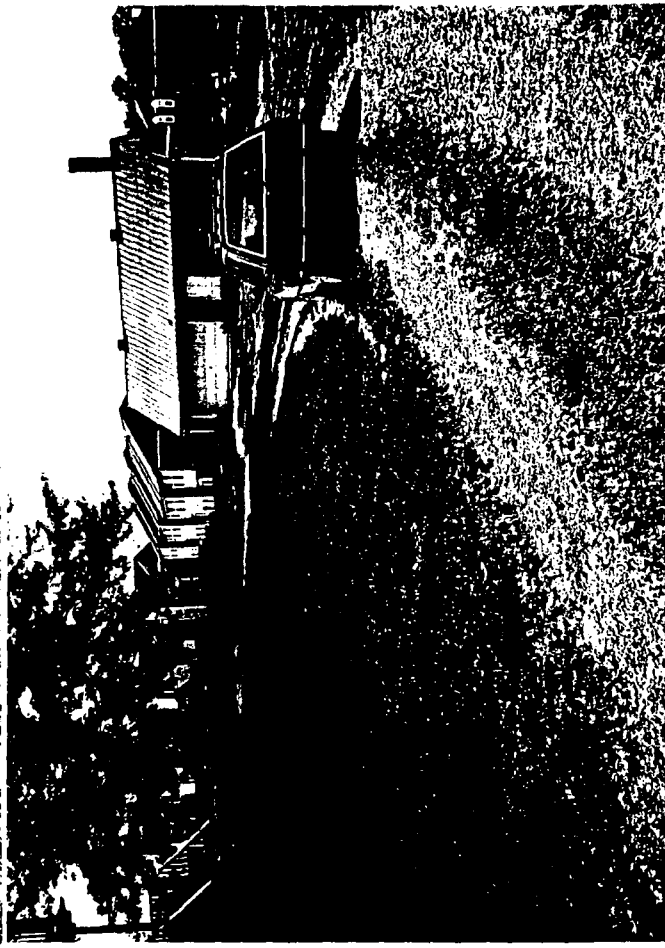
showing air joint
of house, toward
location of proposed
curved driveway
extension



sketching of proposed
location of tennis
court (at back yard)
looking toward house



side and rear
yard
TRUCK
STEPS →



sketching of rear of house,
looking toward proposed
location of tennis court



3905149 ✓

Hallowell Homeowners Association

Architectural Control Committee

REQUEST FOR APPROVAL*

92061800
70

Owner's Name GARY and AIMEE WEISS Date 5/7/92

Address 3100 BRIMSTONE ACADEMY DR Phone 771-9134

Check Type: Single Family Home Townhouse

Instructions:

Please outline in detail all proposed improvements, alterations or changes to your lot or home. Include color(s), size(s), specifications, materials, location and any other pertinent information needed by the Committee in order to make a decision. Use separate sheet to sketch in as much detail as possible the proposed alteration as it will appear when completed and draw any improvement on a plat or surveyor's certificate. Plans and sketches should be no larger than 8 1/2 x 11 and all sketches become the property of the Committee. You will be notified in writing of the Committee's decision within 45 days of receipt by the Committee.

Describe Change:

EXISTING GRAVEL DRIVEWAY TO BE PAVED WITH NO CHANGES
IN DIMENSIONS OR LOCATION AS VIEWED FROM FRONT OF HOUSE. DRIVEWAY
TO BE CHANGED IN REAR TO ACCOMMODATE ADDITIONAL PARKING AND CIRCULAR
DRIVEWAY BASKETBALL HOOP TO BE PLACED AS SHOWN NEAR REAR GATE. ALSO
TENNIS COURT TO BE PAVED AS SHOWN WITH 10' CHAIN LINK FENCE
SURROUNDING IT.

Note:

ACC meets 2nd Thursday of every month at 7:00 p.m. at Montgomery General Hospital, Room 201B.

Any variation from original application must be re-submitted for approval.

Send Requests to: Hallowell Homeowners Association
ACC
P.O. Box 375
Olney, Maryland 20832

I hereby certify that all statements made herein are true and accurate to the best of my knowledge, information and belief and I further certify that I have read the Declaration of Covenants, Conditions and Restrictions set forth by the Hallowell Corporation and the Architectural Control Guidelines set forth by the Board of Directors for the Hallowell Homeowners Association, Inc.

[Signature]
Owner's Signature

*One improvement per request form.

Committee Use Only:

Pursuant to Article VII of the Hallowell Homeowners Association, Inc. Declaration, the undersigned representative of the ACC is granted the authority to approve or disapprove the plans and specifications for architectural change herein submitted.

Approved. Plans and specifications submitted in this application meet the requirements of all By-Laws, Declaration, documents, rules and regulations of Hallowell Homeowners Association, Inc.

Disapproved. Plans and specifications submitted in this application do not meet the requirements of By-laws, Declaration, documents, rules and regulations of Hallowell Homeowners Association, Inc.

Comments: _____

R. L. Fernandez
Signature, ACC Chairperson

5/14/92
Date of Approval/Disapproval

Appeal Process Procedures:

If you disagree with the decision of the ACC Committee, you may request an Appeals Hearing before the Board of Directors. All appeals must be submitted, in writing, to the Board of Directors within ten (10) days of notification of the ACC's decision.

This Approval/Disapproval is in accordance with the legal documents for the Hallowell Homeowners Association. Individual homeowners are required to obtain any necessary governmental approvals (i.e., building permits, variances, etc.) and comply with any building restrictions mandated by the State/County.

5701492

Hallowell Homeowners Association
Architectural Control Committee

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TENNIS COURT TO BE PAVED AS SHOWN WITH 10' CHAIN LINK FENCE
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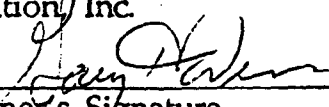
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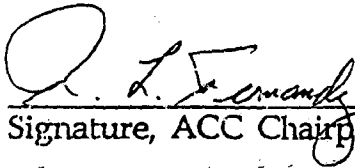
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Comments: _____


Signature, ACC Chairperson

5/19/92
Date of Approval/Disapproval

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PRINCE PHILIP DRIVE
80' R/W

BRIMSTONE

ACADEMY TO R/W

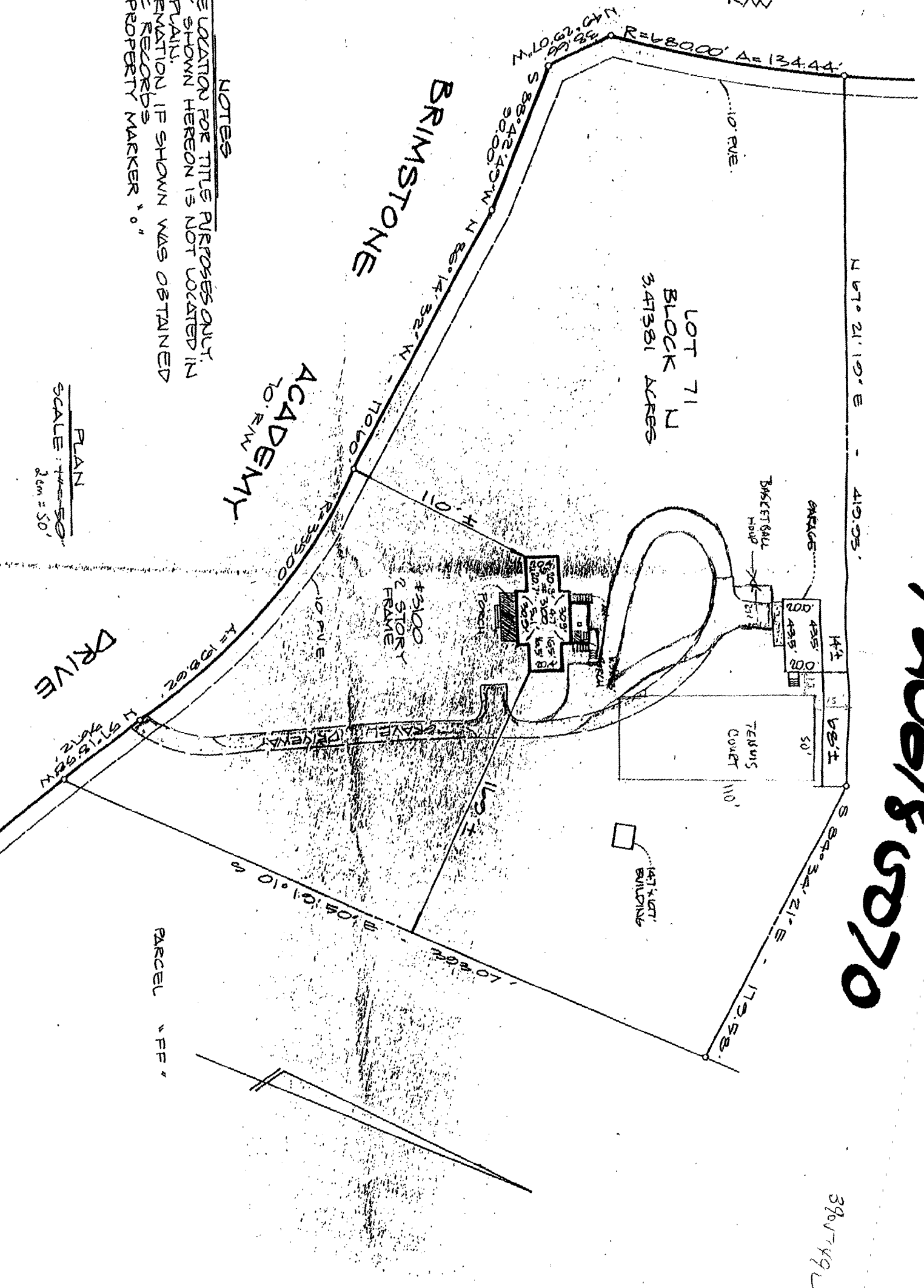
DRIVE

LOT 71
BLOCK U
3.47381 ACRES

NOTES
THIS HOUSE LOCATION FOR TITLE PURPOSES ONLY.
PROPERTY SHOWN HEREON IS NOT LOCATED IN
A FLOOD PLAIN.
BFL INFORMATION IF SHOWN WAS OBTAINED
MUNICIPAL RECORDS
EXISTING PROPERTY MARKER "0"

PLAN
SCALE: 1" = 50'
2cm = 50'

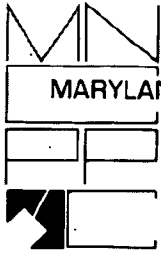
PARCEL "FF"



9206185070

3901749L

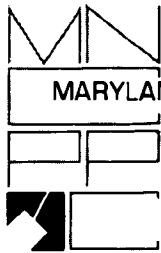
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION
URBAN DESIGN DIVISION

Rockland
3100 Brimstone Academy Drive
Olney
23/97-92A

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION
URBAN DESIGN DIVISION

9206180070

*photos of Rockland
Gary and Aimee Weiss
3100 Brimstone Acad. Dr.*



#3

JUNE 92 06587 MNH1R

Driveway viewed
from side of house
looking toward back-
yard.



#1

JUNE 92 06667 NNNNA



standing at bottom of
downway looking up
(Bunstone Head)
in front of property.

JUNE92 06507 NNNNA

1*



Attaching approx 25 feet
up from bottom of
ditchway

JUNE 92 06607 NNNNA

16



potentially directly in back
of the addition looking at
one where circular
chamfering would be.

JUNE92 86687 HNNNA

*8



Standing on back legs
of court (fence) looking
to other end.

JUNE92 06687 NNNNA

W



Standing on back line
of court (near) looking to
~~back~~ other end.

JUNE92 06687 NNNNA

#12



piece of paper as
during start to curve
looking at back yard.

JUNE92 06607 NNN1A

11*



Atanding directly behind
our address looking toward
over when terms are
made so.

JUNE92 06687 NINIA

* 10



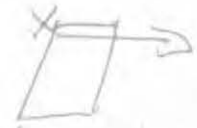
standing order made by
(right)
dinner - honor on left
- breakfast

JUNE92 06607 HNN1A

#9



Advancing near night
corner of terminal court.
Jackets wear



JUNE92 06607 HHHNA

#2



#1

JUNE 92 06607 MNNRA



Attending extra part of
University. Answer in
left. Best grade.

JUNE92 06607 HNN1A

#9



midpoint of democracy
opening in front yard.

JUNE 92 06607 HNN1A

4



#5

JUNE 92 06607 HNNNA

back of existing driveway



note of honor as
demonstrating ability to complete
history at last year.

JUNE 92 066607 HNH1A

11*



Standing directly behind
head addition pushing forward
area where tennis court
would be.

JUNE92 06607 MNN1A

#10



Operating near right
corner of Tennis
Court. Every week



JUNE92 06607 HHHNA

#2



#8

JUNE 92 06687 HNNH

standing directly in
back of the addition
looking at area where
circular driveway would
be.



standing at bottom of
downway looking up.
in front of property.

JUNE92 06687 HHHHA

#17



up location of driveway
attending approx 25 feet

JUNE92 06607 NNNNA

#6



Track of extracting
Luminescence

JUNE92 06607 NMMHA

#5



Midpoint of
the way
ending in June
year

JUNE92 86687 NNHTA

14



#3

JUNE 92 06607 NNNR

Driveway viewed
from side of house
looking toward back
yard.