

18/14 Joseph C. White House

No. # 33

55A4

MEMORANDUM

August 26, 1988

TO: Steven Karr, Chairperson
Historic Preservation Commission

FROM: Annette van Hilst, Chief ~~of~~
Division of Community & Planning Development

SUBJECT: Determination of Substantial Alteration - Site #18/14
Joseph White House (Rickman Property)

This property was recommended for placement on the Master Plan by the HPC on April 23, 1985. Planning Board took action on August 8, 1988, recommending it for placement on the Master Plan. The request for a determination of substantial alteration was submitted on July 13, 1988. The HPC originally determined that if the Health Department was willing to allow either a joint sewage disposal system for both the Joseph White House and the proposed new house, or two sewage disposal systems for the two houses, that the proposed house was not a substantial alteration to the historic resource.

The Health Department (Harry Sandberg) informed staff that it does not allow two houses to be connected to one (1) on site disposal system. Rather the Health Department would work with the owner to locate adequate space for two systems on the property. If enough space were not available then the Health Department would consider innovative sewage disposal systems and if that would not work, the Health Department would consider a holding tank. The owner has discussed with the Health Department connection of the new house to the existing system. This would require that the existing houses plumbing system would have to be removed.

The Code Division of DHCD on May 9, 1988, condemned the existing house for the following violations:

1. Overflowing septic system and open drainage of sewage.
2. Unapproved water source (spring used as water supply).
3. Electrical hazards.
4. Structural damage including holes in roof collapsing ceilings, deteriorating brick walls, collapsing front porch and extensive termite damage.

Mr. Karr
August 26, 1988
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5. Inoperative heating system.

On July 7, 1988, the existing tenants vacated the house. Codes Division will now continue to urge the owner to repair the house. At some point the property will be considered for demolition. This process can take up to two years.

cc: Gwen Marcus, MNCPPC
Harry Sandberg, Health Department

AvH:gk:0856E



Montgomery County Government

September 8, 1988

Mr. William Rickman
W.M. Rickman Construction Company
15215 Shady Grove Road
Rockville, Maryland 20850

Re: Site #18/14
Joseph White House

Dear Mr. Rickman:

At its September 1, 1988 meeting, the Historic Preservation Commission intended to continue the determination of your application for the construction of a new house at 17400 Moore Road, Boyds, initially brought up at the July 21, 1988 meeting; however, as neither you nor your designee attended the meeting, the Commission deferred discussion.

So that we may resolve this matter as soon as possible, we have again scheduled discussion for the September 15, 1988 meeting at 7:30 p.m., 10th floor conference room, Executive Office Building, 101 Monroe Street, Rockville. You and/or any representatives are requested to attend.

If you have any questions, feel free to contact me at 279-8087.

Sincerely,

Christina S. Miller
Christina S. Miller
HPC Staff

CSM:gk:0863E

MEMORANDUM

August 19, 1988

TO: Mel Tull
FROM: Gladys Kaplan
SUBJECT: Rickman property located at 17400 Moore Road, Boyds.

At the request of the Historic Preservation Commission, would you please have an inspector inspect the above referenced property. This request was made at the Commission's August 18, 1988 meeting. Thank you.

0844E

Mel: this a note that Bobbi had attached to the permit.

"Approved 7/21/88 pending documentation from DEP/Health Dept. that the septic could be shared or another sewage disposal system used. Check with Steve or Phil before issuing permit."

I have a letter that I am holding, written by Annette van Hilst, until the inspection is completed.

Other info I have on the property - "this involves an old building that may be demolished - owner want to build a new house on the same property which involves putting in a septic field (that's why the Health Dept. is involved.)"

MEYER ASSOCIATES, P.A.
CONSULTING ENGINEERS

PRINCIPALS
Robert L. Meyer, P.E.
Michael A. Moran, III, P.E.
Arvind R. Parikh, P.E.
Betty H. Hott

ASSOCIATES
Richard J. Super, P.E.
Hadi Rahnama, P.E.
Lawrence S. Nagielski, P.E.
ENGINEERING DIRECTOR
Perry K. Mok, P.E.

July 18, 1988

Mr. William Rickman
W.M. Rickman Construction Company
15215 Shady Grove Road
Rockville, Maryland 20850

RE: Joseph White House
MA #88253

Dear Mr. Rickman:

At your request, a representative of Meyer Associates was present at the referenced house. The purpose of this inspection was to observe and report the condition of the structure.

The house is a two story brick and timber frame building. The main section is rectangular in plan with a small two story addition on the Northeast end. The main section was built about 1822 and the addition in 1911.

Overall the house is in very poor condition and has been condemned by Montgomery Co. The timber framing is rotted and termite infested. Lower level floors have defected approximately four inches. The roof has several holes and leaks, many loose shingles and the eaves are rotted. The porch and porch roof have completely deteriorated and collapsing. The exterior brick walls are in poor condition. The rear wall has several cracks and appears to be bowing outward. The brick at the chimneys is weathered to the extent that there is no mortar remaining in the joints.


The scope of our work did not include preparing an estimate of repairs. However, we understand that an estimate of \$200,000.00 was received. From our observation this estimate is not unreasonable and possibly conservative. Because of the severe rotting and termite infestation all timber framing and flooring would have to be gutted. The roof, porch and porch roof would have to be replaced. The chimneys and a portion of the rear wall would have to be rebuilt. The rear wall may have to be underpinned also the water supply and sanitation system have to be improved. From our experience these repairs could cost \$200,000.00 if not more.

W.M. Rickman Construction Company
July 18, 1988

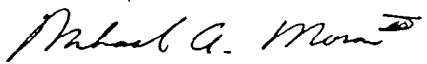
page: 2

If you have any questions concerning this report please contact us.

Very truly yours,



Steven D. Goughnour



Michael A. Moran, III, P.E.
Vice President

SDG/MAM:klb

MEMORANDUM

July 14, 1988

TO: Historic Preservation Commission

From: Bobbi Hahn, Executive Director *BH*
Historic Preservation Commission

SUBJECT: Agenda item III. 5., Rickman Application

William Rickman is applying to construct a new house on the new property of Atlas Historic site #18/14, the Joseph White house, 17400 Moore Road, Boyds. This is a fine early 19th century Federal house which the HPC recommended for placement on the Master Plan based on criteria 1 d. and 2 a. The Planning Board has just held a public hearing on the site but has not made a decision. Mr. Rickman has gone on record as opposing designation and wishing to tear the house down. The house is condemned and as you can see from one of the attachments he claims it is "destroyed" by termites. This is relevant to the attached permit application because the land only has one approved perk site and it is doubtful that another can be found. If that one site is used for the new house it will be impossible to ever make the historic house habitable and Mr. Rickman will have a good case for demolition.

Before finding that the new construction will or will not constitute substantial alteration to the historic resource, you may wish to compare figures for the new house verses estimate to repair the historic house. Mr. Rickman intends to use the new house for a caretaker for the property and for his racehorses.

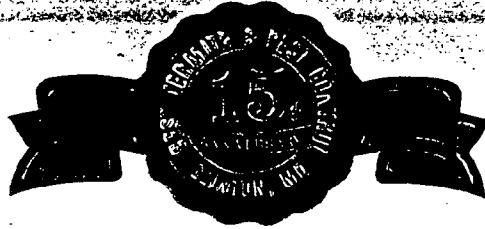
Mr. Rickman will have someone at the house at 2 p.m. on Monday, July 18, if any of you are able to make a site visit and wish to view the interior of the historic house.

BH:jcm
1736j

Best Termite & Pest Control

7804 MALCOLM ROAD - CLINTON, MARYLAND 20735 - (301) 868-1205

June 1, 1988




Rickman Construction
15215 Shady Grove Road
Rockville, MD 20850

RE: 17210 Moore Road
Boys, Maryland

Dear Mr. Rickman:

Please be advised, after inspecting this property we found the home to be destroyed by Termite Damage by all practical estimates. Included in the damage was a substantial number of floor supports. We treated and stopped the Termite activity, but it would appear the treatment was too late to save the home.

Protection is BEST!


Wayne Watkins
Owner/Manager



WW/dkh



Montgomery County Government

May 26, 1988

William M. Rickman
15201 Shady Grove Road
Rockville, MD 20850

Survey Number: CR-88-508
Date of Inspection: 5-6-88
Inspected by: Gerald Harley
Location: 17210 Moore Road
Owner: Mr. Rickman
Occupant: Mr. Norris

CONDEMNATION NOTICE

Dear Mr. Rickman:

An inspection of your rental dwelling was conducted as referenced above. The following defective housing conditions were observed:

1. Overflowing septic system, exposed waste water drain pipes discharging waste at surface.
2. The spring used as the water supply for this house can not be protected against contamination and is unapproved as a potable water source.
3. Electrical hazards including overfusing, open splices, inoperative outlets, and many added circuits not in compliance with the national electric code.
4. Structural damage and deterioration including collapsing front porch, holes in the roof, deteriorated brick walls near right side chimney, collapsed plaster ceilings in foyer, weak and uneven floors, extensive termite damage to supporting timbers in basement, and leaking pipes in basement.
5. Inoperative heat system and missing radiators.

Due to the seriousness of these conditions, the house is condemned, and is placarded as unfit for human habitation according to Section 26-12 of the Montgomery County Code 1984 as amended. These conditions pose an immediate threat to the health and safety of the occupants. You must immediately vacate the condemned dwelling and keep the dwelling vacant until the condemnation is removed. The condemnation will only be removed when the defective conditions have been corrected and the code violations are eliminated.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850
Multi-Family: 301/279-8015, Single-Family: 301/279-1496

Mr. Rickman
May 26, 1988
Page 2


This dwelling is designated as site 18/14 on the Locational Atlas and Index of Historical Sites in Montgomery County, as as such it is protected by Chapter 24 of the Montgomery County Coded entitled "Preservation of Historic Resources" Section 24 A-6 of the Montgomery County Code. The code requires you to obtain a historic work area work permit before you begin any construction, re-construction, moving, relocating, demolition and in any manner of modifying, changing, or altering the exterior features on an Historic Site, or performing any grading, excavating or altering of the environmental setting of this historic site. Information on historic area work permits is attached.

The tenant has received a thirty (30) day notice from you to vacate by June 1, 1988 or face legal eviction if they hold over. As an alternative, this department provides relocation assistance and has already initiated the application process for relocating of the family via the Montgomery County Housing Opportunities Commission. If the tenants fully cooperates with our relocation assistance, then our enforcement action to vacate the condemned house will be withheld. You may contact Inspector Gerald Harley at 279-1496 for more details on our relocation efforts. If the tenant ceases cooperation with our relocation, you will be required to initiate eviction in the District Court, and then you will be subject to a \$250.00 civil citation fine for each day the condemned dwelling remains occupied only if you fail to initiate and carry out a legal eviction.

Should you wish to appeal the results of this notice and order, you must file within ten (10) days, a petition requesting a hearing before the Housing Board of Review. The petition must clearly state the grounds for the Appeal. In addition, a \$10.00 hearing fee, payable to Montgomery County, must be filed with the petition. The petition and fee should be sent to the Housing Board of Review, Department of Housing and Community Development, 51 Monroe Street, Room 905, Rockville, Maryland 20850.

Also please contact Mr. Gerald Harley, Inspector, at 279-1496 and inform him of your tentative schedule of legal actions to vacate the dwelling and of your plans concerning the disposition of this dwelling after it is vacated. If there are any questions concerning this notice, please feel free to contact Mr. Harley at the phone number mentioned above.

Sincerely,



Richard J. Ferrara
Director

RJF:kcs:2610r
CERTIFIED
cc Chief, Division of Fire Protection

#18/14



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

51 Monroe Street, Rockville, Md 20850
279-8097

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER W.M. Rickman TELEPHONE NO. 301-840-2011
(Contract/Purchaser) (Include Area Code)

ADDRESS 15415 Stroud Road, Rockville STATE MD ZIP 20850
CITY

CONTRACTOR W.M. Rickman TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Architectural Assoc. TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 17400 Street 14200 Rd.

Town/City Boyd Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

PLATE 22 Grid Folio R-17 Parcel 98

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

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: A/C	Slab	Room Addition	
<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	
				<input type="checkbox"/> Fence/Wall (complete Section 4)			<input checked="" type="checkbox"/> Other <u>NEW HOUSE</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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

- On party line/Property line W/A
- Entirely on land of owner W/A
- 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) Marilyn Cooper Date July 13, 1988

APPROVED [Signature] For Chairperson, Historic Preservation Commission subject to a sewage disposal system being constructed for the existing house.

DISAPPROVED _____ Signature _____ Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Conditions: that the construction of the new dwelling be on the recently-discovered percolation site approx. 300 feet away from historic house. Approval of new construction does not involve approval to alter/change/demolish historic site.

#18/14



Historic Preservation Commission
100 Maryland Avenue, Rockville, Maryland 20850
279-1327

51 Monroe Street, Rockville, Md 20850
279-8097

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER W.M. Rickman TELEPHONE NO. 301-840-2011
(Contract/Purchaser) (Include Area Code)

ADDRESS 15815 Shady Grove Rd, Rockville STATE Md ZIP 20850
CITY

CONTRACTOR W.M. Rickman TELEPHONE NO. _____

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 17400 Street Moore Rd.

Town/City Boyd's Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Plate 22 Grid R-17 Parcel 98
Liber Folio

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

Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room Addition
Porch Deck, Fireplace Shed Solar, Woodburning Stove
Fence/Wall (complete Section 4) Other NEW HOUSE

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Edison

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01 () WSSC 02 Septic 01 () WSSC 02 Well
03 () Other 03 () Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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

1. On party line/Property line M/A

2. Entirely on land of owner M/A

3. 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) Nancy Couper Date July 13, 1988

APPROVED [Signature] For Chairperson, Historic Preservation Commission subject to a sewage disposal system being constructed on the existing house.

DISAPPROVED _____ Signature _____ Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Conditions: that the construction of the new dwelling be on the recently-discovered percolation site approx. 300 feet away from historic house. Approval of new construction does not involve approval to alter/change/demolish historic site.

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

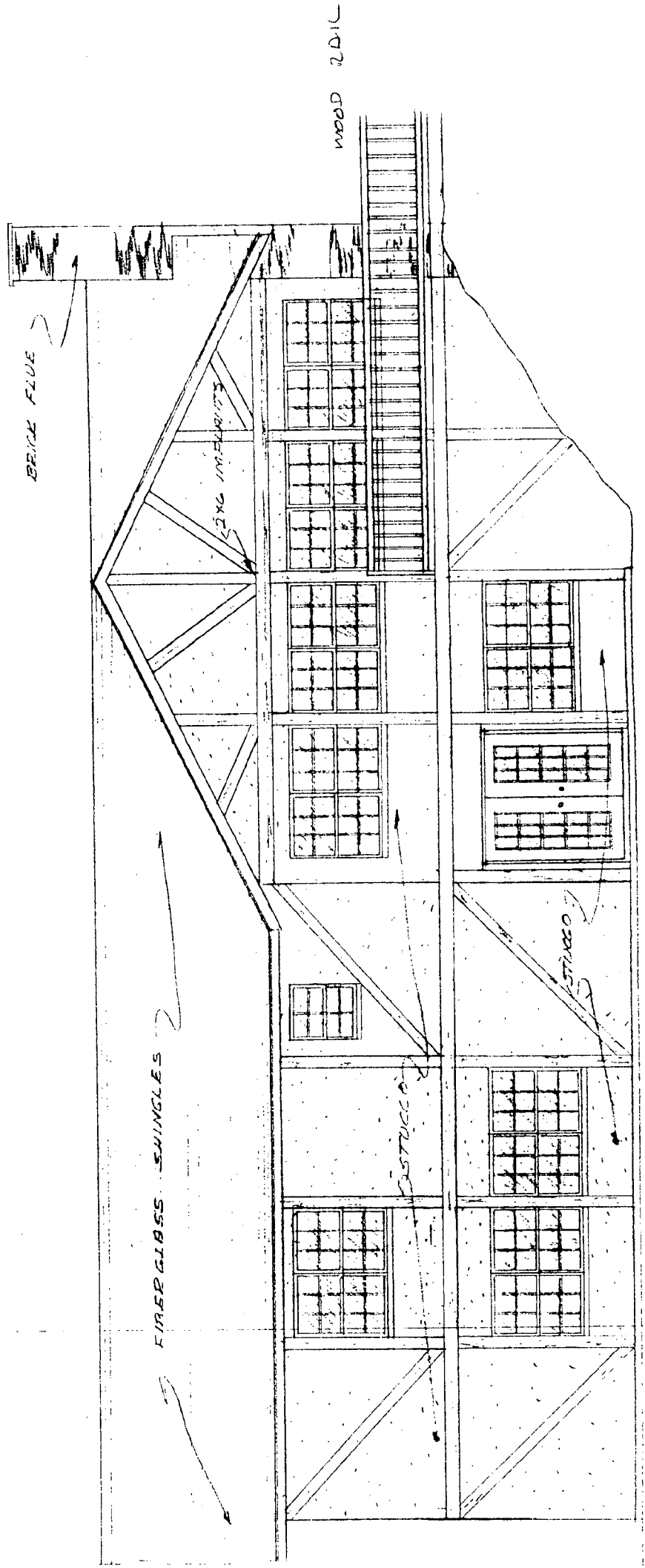
DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

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

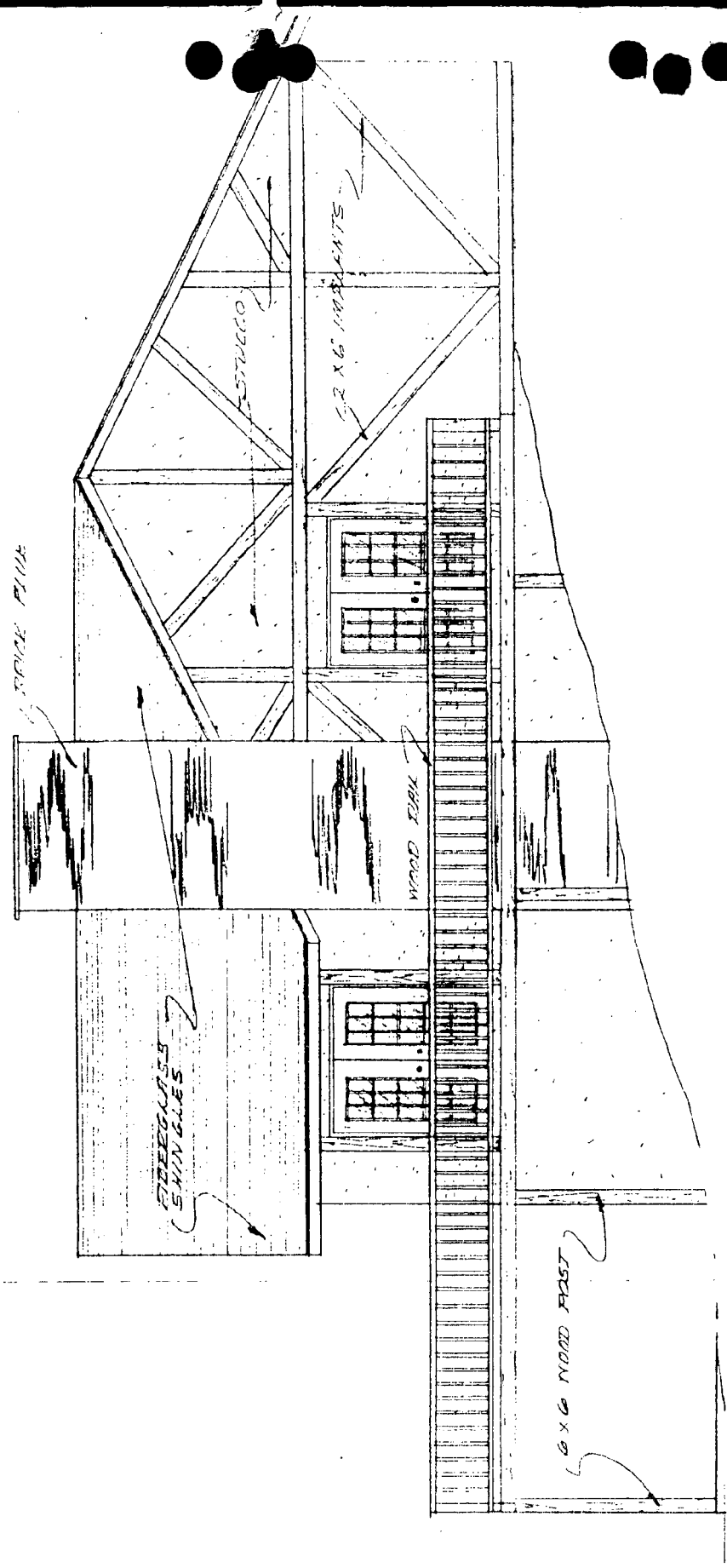
ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the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

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850





FRONT
Scale 1/4" = 1.0"



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

Area Boundary

71

500

475



MCC3

STARTING POINT OF INITIAL
ABSORPTION SYSTEM TO BE
SURVEYED IN BY A REGISTERED
LAND SURVEYOR
81-
222

500 FT

2x. 5t
7x. 5t

S 46° 58' 55" E

