

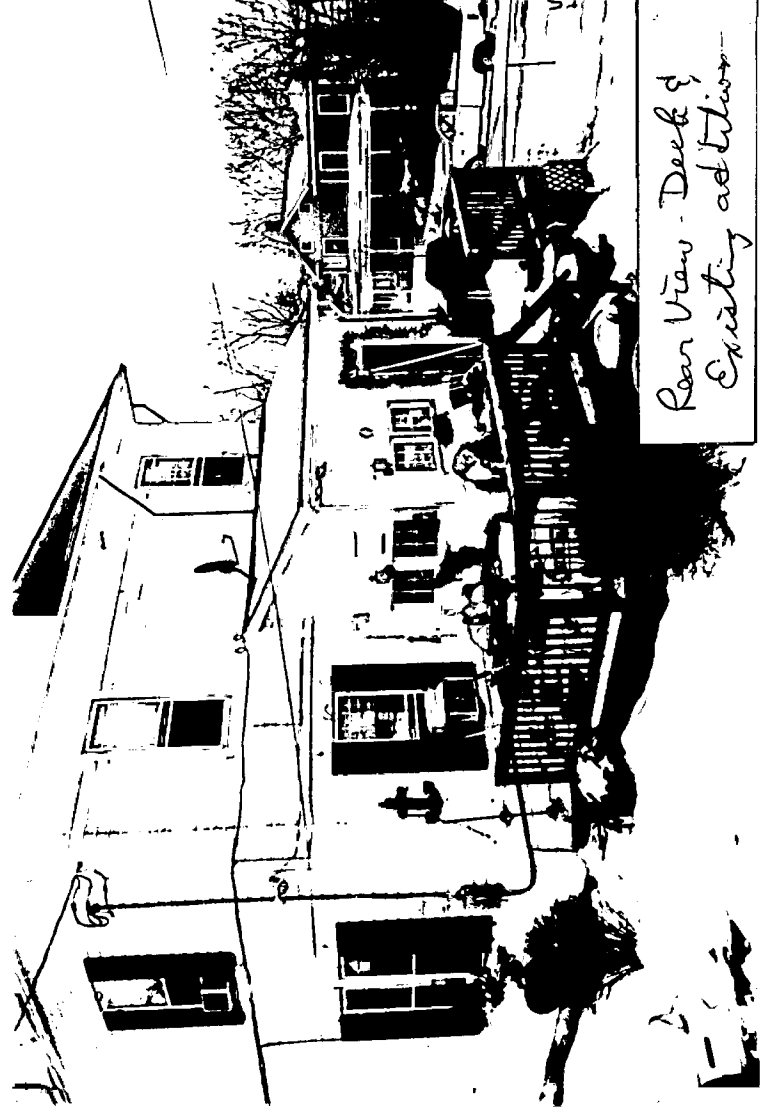
10/59-00A 26008 Frederick Road
(Hyattstown Historic District)

Eddie Hook
 3006 Roderick Road
 Frederick, MD
 21704
 301-695-2678

← SEND THRU INFO TOO

MICHAEL NEW 301-503-3400
 GWEN WRIGHT (301) 563-3400
 PETE HRYCAIC 301-370-3657
 Peggy McKeon 240-777-7973
 Don Burgess 301 831 1232/9752614701
 Janet Reister 301-831-8679 w 301-240-4896
 WF Terry Reister 301 831 8679
 Barbara Ringle 301-253-5406 301-670 6113
 Kay Howard 301-831-8643
 Debbie Hook 301-695-2678 - DLMF200701
 Eddie Hook "

26008 FREDERICK RD
HYATTSVILLE H.D.



Rear View - Deck &
Existing addition

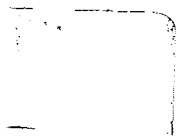
26008 Frederick Rd, Hyattstown

Rear view -

Showing deck & existing "addition"
with space for proposed addition.

REC'D BY THE DISTRICT OFFICE

01/29/00





historie copy

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 6/25/2002

Permit No: 281093
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

THE HYATTSTOWN CHRISTIAN CHURCH
26016 FREDERICK ROAD
HYATTSTOWN MD

HAS PERMISSION TO:

ADD

PERMIT CONDITIONS:

The Parsonage: There will be no snap-in muntin grids used on these windows. They shall be left as 1/1

PREMISE ADDRESS

26008 FREDERICK RD
CLARKSBURG MD 20871-0000

LOT 39
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

PARCEL
PLATE

ZONE
GRID

HISTORIC MASTER: Y
HISTORIC ATLAS:

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

HYATTSTOWN H.D. 10/59
Historic Hyatt House graces the path to weekend event
WHEATON GAZETTE
by Sherry Moeller
Staff Writer
8/25/03

Hyattstown Mill Arts Project made the list of 28 historic sites and communities to see during the sixth annual Montgomery County Heritage Days on Saturday and Sunday, June 28 and 29, from noon to 4 p.m. This free, countywide event offers activities, tours, and exhibits with Hyattstown Mill Arts Project displaying regional artists' interpretations of this historic town in the

Hyattstown Mill Gallery.

To get to the gallery, one must travel Frederick Road, which has been known as the "Great Road" for centuries because it linked the tobacco port of Georgetown with Frederick and ports north starting around 1750 and continued to be instrumental in providing passage for Civil War troops, as well as travelers to Washington.

Today, the historic path in Hyattstown is mostly residential and is watched over by The Friends of

Specialties of the house

Address: 26011 Frederick Road, Clarksburg

Location: Historic Hyattstown

Style: Circa 1807 Hyatt House

Price: \$599,500

Lot size: Close to one acre

Bedrooms: 4

Bathrooms: 3

Taxes: \$3,798

Web site: www.HistoricHomes-MD.com

Contact: Brooke Fox of RE/MAX Realty Centre at 301-774-5900 or 301-990-0457



Photo by Dan Gross/The Gazette

The Historic Hyatt House presents a Southern Maryland look in the back and a farmhouse facade.

Historic Hyattstown Inc. This group was formed to protect and preserve the town's history and its residents and has worked to limit truck traffic as well as to enforce the slower speed limit.

Among the dwellings en route to Heritage Days is the Historic Hyatt House, where President James Polk was believed to have stayed during the 1840s when it was an inn. The circa 1807 residence resembles a small town farmhouse along the facade, but takes on the look of a Southern Maryland plantation in the back.

From the living room, one can see the street in the front and a little bit of country out the back door, said the owner. The close to one-acre homesite backs to Little Bennett State Park and offers secluded spots to gather, such as a recently-added circular patio with corner garden. Creating a garden is always a pleasure because of the artifacts that have been uncovered, said the owner.

A red metal roof tops each part of the home, which was built in sections with the earliest portion thought to be the sitting room and kitchen. A variety of window sizes, exposed beams, log walls, and low

ceilings make these rooms among the owner's favorite places. "The kitchen and back sitting room feel like one room," added the owner, who enjoys reading by the fireplace in the kitchen.

"It's nice to use the porch in the summer," said the owner. A wide front porch overlooks the events along the "Great Road," while top and bottom rear porches offer shaded views of the country and adjoining outbuildings. A corncrib, garage, smokehouse, and pump house adorn the property.

Believed to be the town post office and a country store at one time, the main rooms span across the front with the center space now used as the dining hall that has seated up to 14 guests. This spacious centerpiece with brick fireplace also may have been the ballroom for the hotel.

The interior has a variety of steps up and down with a step down leading into the first floor bedroom offering a full bathroom with pedestal sink, corner shower, and chestnut floor created from wood salvaged from the closet above the kitchen. There is an out-

side exit that may have provided access to the store.

The main hallway showcases higher ceilings and built-in bookcases that the present owners added to form a miniature library. The home has eight doors to the outside including one in the adjacent living room, which also highlights two passageways to the foyer, as well a unique fluted mantelpiece seen in other Hyattstown homes.

Several floor heights distinguish the upper level, which includes a log bedroom with private bath and an owner's suite with fireplace and clawfoot tub in the bathroom that also adjoins the hall. Another bedroom with large walk-in closet doubles as an office, while the hallway leads to the upper covered porch.

The attic reveals the home's special peg construction, which is quite unusual, said the owner, who is a preservationist. This house offers a bit of mystery, plus personality - ingredients that make historic homes fun, the owner added.

Historic information provided by the owner and Realtor.

60

Ikea opens to fanfare and heavy traffic on Route 1

WHEATON GAZETTE

by Aruna Jain

Staff Writer
5/03

The scene was more like a rock star sighting than a grand opening.

Thousands of college kids in flannel pajamas, working professionals, moms, dads, grandparents and kids in strollers waited in a line that snaked nearly half a mile for the opening of College Park Ikea on June 18.

"If it hadn't rained, we'd have

had a lot more people," Ikea spokesman Joseph Roth said.

The \$60 million, 30-acre store is Ikea's 16th in the nation and 27th in North America.

The first five customers — called "Ikea dreamers" by Ikea's public relations department — camped out the night before and received \$2,000 in IKEA gift cards. The next 100 customers received free chairs.

Kimberley Veney, 31, of Laurel — College Park Ikea patron No. 9 —

came out at 6:30 p.m. Tuesday evening.

"Anytime you give something away for free, people are going to come," Veney said.

Patron No. 19, 30-year-old Andria Stafford of Upper Marlboro came for "adventure, excitement and a good chair."

"I didn't think it was going to be so spectacular," said Richard Hacia, who drove from Anne Arundel County at 5 a.m. with his 13-year-old son Sean to buy a television stand and some tables. "This is going to be the best thing that happened to Prince George's County this year."

Traffic on U.S. Route 1, meanwhile was a familiar mess. Driving south from Laurel toward College Park, traffic was heavy partially because of those entering Ikea and partially because of normal daily gridlock. Traveling north on Route 1, traffic moved slowly for those turning left into Ikea.

"There's going to be complaints," College Park Councilman Donald Byrd (Dist. 1) said. "Probably the first month, traffic on U.S. 1 will be horrendous. After the newness wears off, it will slow down. We all know what U.S. 1 looks like when University of Maryland is in session."

Around mid-afternoon, Route 1 can be a bumper-to-bumper night-

mare as drivers from Laurel, College Park, Baltimore and both sides of the Beltway converge.

Less than half a mile south of Ikea, just across the exit ramps back to the Beltway, visitors to stores such as Home Depot, Shoppers Food Warehouse, Linens N' Things and Dunkin' Donuts don't help the traffic situation.

"The traffic has been horrendous because of construction," said Barbara Allen, manager of Linens 'N Things. "I'm assuming the first couple of months it's going to be bad, but I'll give it 60 days before things calm down." She expects this weekend — Ikea's first in Prince George's County — to be a good indicator of what traffic will be like for the next few weeks.

Ikea officials said they have spent \$5.5 million on road expansion already. Two lanes have been added to Route 1 close to the store.

"We've worked very closely with state and county officials to make sure there's a smooth traffic flow," store manager Paget Ingham said. "We will also monitor this very closely."

"Once they rework the road, that's really going to take care of the traffic problem," said Annette Lord Burress, senior sales manager for the Holiday Inn College Park, which is adjacent to the store. Until then, she said, her staff has learned to deal

with frustrated customers.

"We try to make fun of it so they're laughing instead of yelling at you when they come into the hotel."

The two-level, 371,000-square-foot Ikea store is the most significant development in College Park since The Washington Post built its printing facility off University Boulevard, said Terry Schum, College Park director of planning.

"It's a big deal for Prince George's County," Schum said. "They're looking for upscale retail and other major retailers will be watching."

County officials and business owners hope the opening will pique the interest of other major retailers.

"It's definitely going to improve the market here as far as bringing people to the area to shop," Burress said. "We hope the hotels here will benefit. I think [Ikea] has been long needed on this end."

The store includes a 420-seat restaurant, play stations for children and 1,680 parking spaces. It employs approximately 450 associates.

Last year, privately held Ikea, based in Almhult, Sweden, recorded \$1.86 billion in sales from its North American operations and \$10.8 billion in sales at its 182 stores worldwide.

"This is going to be, for a lack of a better word, a landmark," Byrd said. "You're going to find other developers saying, 'If it's good enough for Ikea, it's good enough for us.'"

13

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26008 Frederick Road Meeting Date: 6/12/02
 Applicant: The Hyattstown Christian Church Report Date: 6/5/02
 (Debbie Flook, Agent)
 Resource: Hyattstown Historic District Public Notice: 5/29/02
 Review: **HAWP- RETROACTIVE** Tax Credit: No
 Resource Number: 10/59-02C Staff: Robin D. Ziek

PROPOSAL: Remove original 9/1 windows; replace with vinyl clad wood windows with 8/1 snap-in grid.

RECOMMEND: Approval with conditions:

1. There will be no snap-in muntin grids used on these windows. They shall be left as 1/1.

RESOURCE: Contributing Resource in Hyattstown Historic District
STYLE: colonial Revival
DATE: early 20th century

This wood frame building is the parsonage for the Hyattstown Christian Church. The church came to the HPC in February 2000 for a HAWP for a rear addition to the parsonage, and this was approved by the HPC. Subsequently, the applicant removed all of the original windows and installed replacement windows. The original wood windows were 9/1 and the replacement windows are 8/1 with a snap-in grid. They are vinyl-clad wood windows.

PROPOSAL

The Church now seeks to come into compliance with Chapter 24A of the County Code. They ask retroactive approval for the window replacement.

STAFF DISCUSSION

The applicant was of the understanding that the above work would not need a HAWP because DPS does not require a building permit for window replacement. In fact, windows were removed as part of the approved rear addition work, and the HPC condition of approval for that was that the windows could be removed, but should be stored on site or donated to Old House Parts for reuse at another site.

HPC staff has met with the applicant on site to discuss the HPC requirements, and staff is satisfied that the applicant understands that **all exterior changes and alterations have to be reviewed by the HPC prior to doing the work.** This includes alterations to doors and windows.

The proposed replacement of original windows is discouraged for historic resources. This is a Colonial Revival style 20th century resource, and the 9/1 pattern is common for that time period. Staff feels that the 8/1 pattern for the new window would not be such a big change if the muntin were fixed. However, snap-in grids do not perform in the same manner as the fixed muntins, in terms of shadow lines and depth. Therefore, the use of the snap-in muntins is inappropriate in the historic district, and they should be removed. The 1/1 window pattern is also a 20th century typical window for double-hung sash, and this will minimize the effect on the overall historic district.

STAFF RECOMMENDATION

Staff recommends, with the following Conditions, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with *Secretary of the Interior's Standards for Rehabilitation #6*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.

CONDITIONS:

1. There will be no snap-in muntin grids used on these windows. They shall be left as 1/1.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: EDDIE/DEBBIE FLOOK
Daytime Phone No. 301-695-2678 or

Tax Account No.:
Name of Property Owner: HYATTSOWN CHRISTIAN CHURCH
Address: 26008, 26012, 26016 FREDERICK RD HYATTSOWN, MD
Contractor: N/A
Contractor Registration No.:
Agent for Owner: Debra Flook 3004 Roderick Rd. Frederick MD 21704

LOCATION OF BUILDING/PREMISE

House Number: SAME AS ABOVE
Town/City:
Nearest Cross Street:
Lot:
Block:
Subdivision:
Liber:
Folio:
Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other: PAVING, TREE REMOVAL, WINDOW/DOOR INSTALLATION, RAMP INSTALLATION

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 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: Debra Flook

Date: 5-5-02

Approved:
Disapproved:
Application Form No.
Date Filed:
Date Issued:
(3)

**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:

SEE ATTACHED

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

SEE ATTACHED

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.

4

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

Owner's mailing address HYATTS TOWN CHRISTIAN CHURCH 26008 FREDERICK RD CLARKSBURG, MD 20871	Owner's Agent's mailing address MR + MRS. EDDIE FLOOK 3006 FREDERICK RD FREDERICK, MD 21704
--	---

Adjacent and confronting Property Owners mailing addresses

JOSEPH LONGO 26000 FREDERICK RD CLARKSBURG, MD 20871	JEFF + KATE FONES 26011 FREDERICK RD CLARKSBURG, MD 20871
---	--

THOMAS BARSE
26004 FREDERICK RD
CLARKSBURG, MD
20871

--	--

1. Written Description

The proposal is for the Hyattstown Christian Church, Parsonage and bungalow-all of which are owned by the church. The existing church was constructed in 1870 with a rear/side addition, which houses classrooms, restrooms and a fellowship hall constructed in 1950. The parsonage was constructed in 1950. Both of these are outstanding resources within the historic district. In addition, the bungalow is located on the church's property. The bungalow (1948) is a non-contributing resource within the historic district.

2. Proposal

The applicants are proposing:

Church:

1. Install a 58'x 61' asphalt parking lot @ the rear of the church.
2. Install a 110' long by 10' wide asphalt driveway from the existing front parking lot to the proposed rear lot.
3. Remove incompatible front doors and install 6 paneled oak double doors.
4. Install a handicapped ramp along the North side of the church, to provide accessibility to the church.

Parsonage:

1. Replace existing 6/1 wood windows with 6/1 snap- in muntin vinyl clad wood windows. (Applicants are willing to remove snap-in muntin design and proposed 1/1 vinyl clad wood windows.)

Bungalow

1. Replace in-kind existing front porch.
2. Replace existing 3/1 wood windows with 1/1, vinyl clad wood windows.

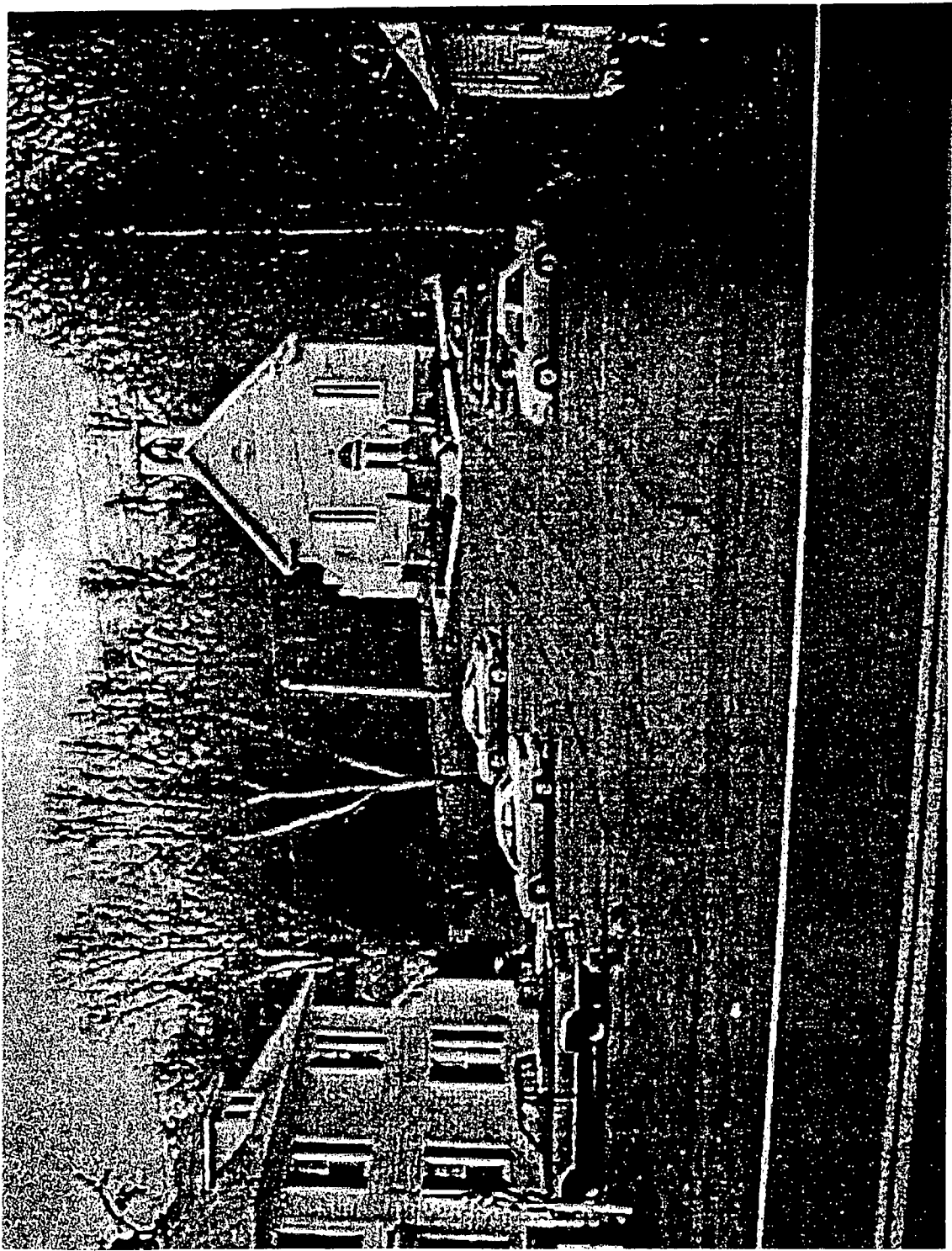
Landscape

1. Remove Wild Cherry trees along the north side of the church's front parking lot and along north side of church adjacent to proposed handicapped ramp. The existing trees produce fruit that is tracked into the church causing stains on the carpet. The trustees of the church also wish to remove these trees to provide a cohesive property. Please note, in the last 6 years there has been 7 White Pines planted and are proposing to plant an additional three Dogwoods.
2. Remove existing chicken wire fence that is in disrepair along the perimeter of the north side of the parking lot.

Parsonage

church

bungalow



VIEW OF SUBJECT PROPERTY

Looking west





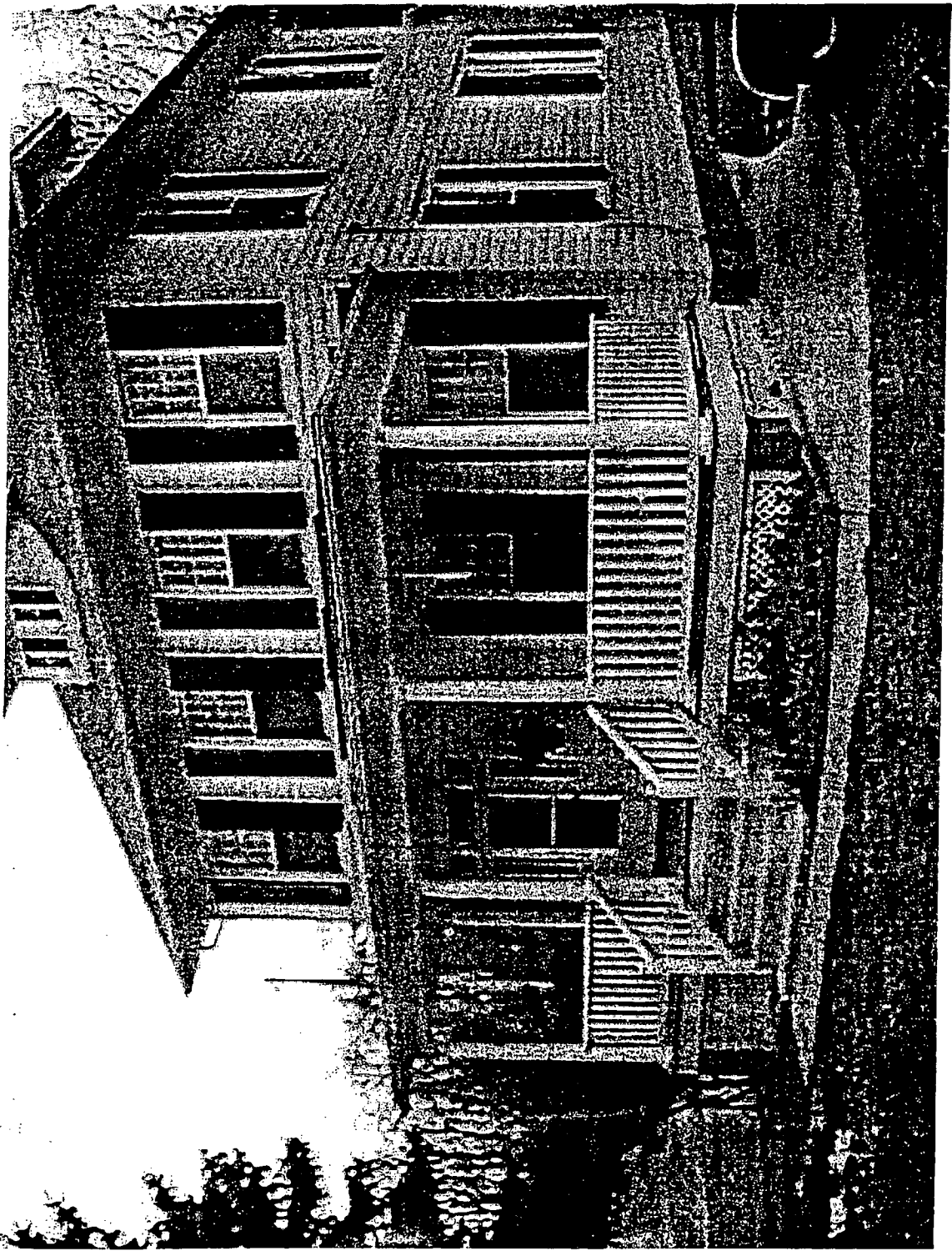
Church

Bungalow

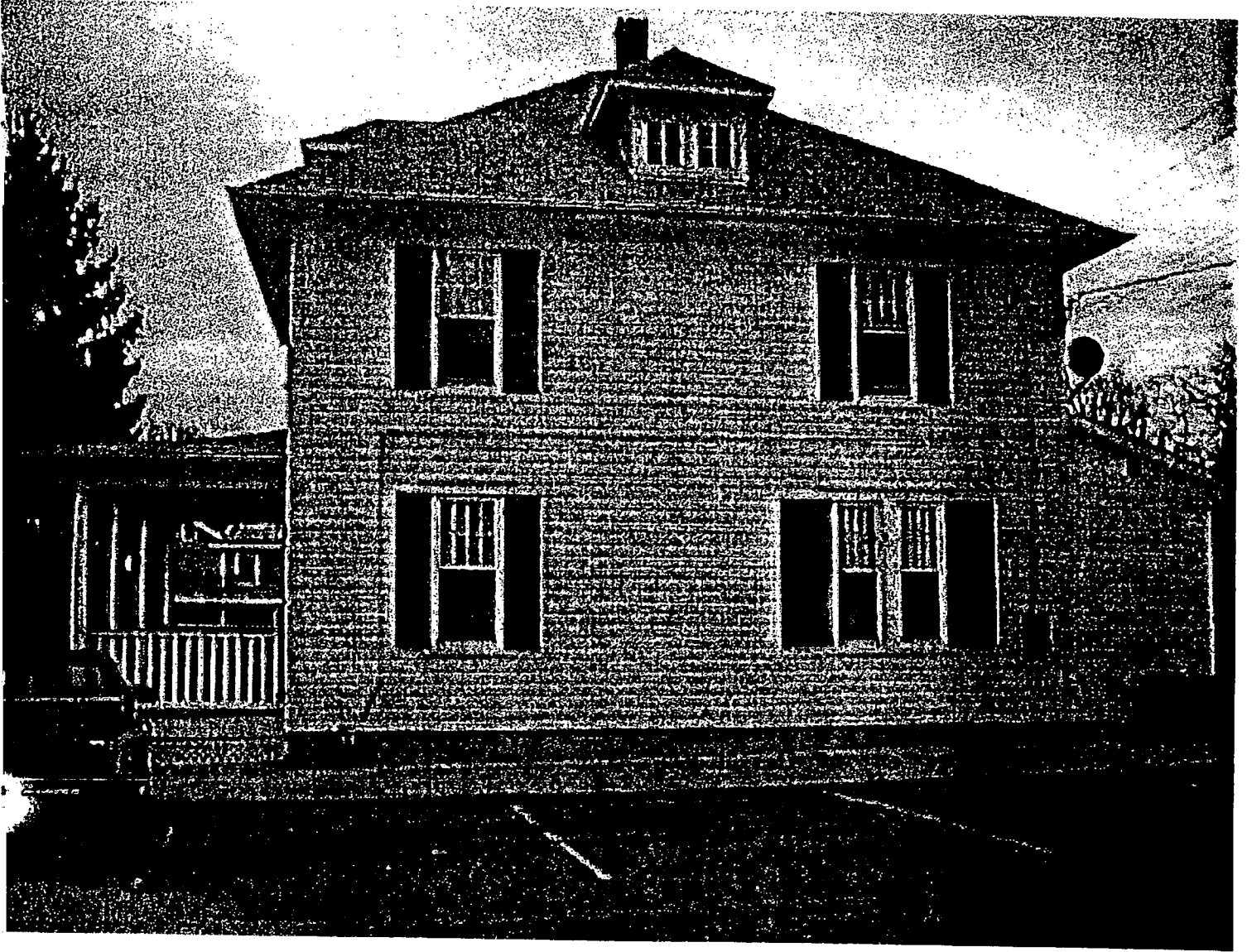
26016

Parsonage

8

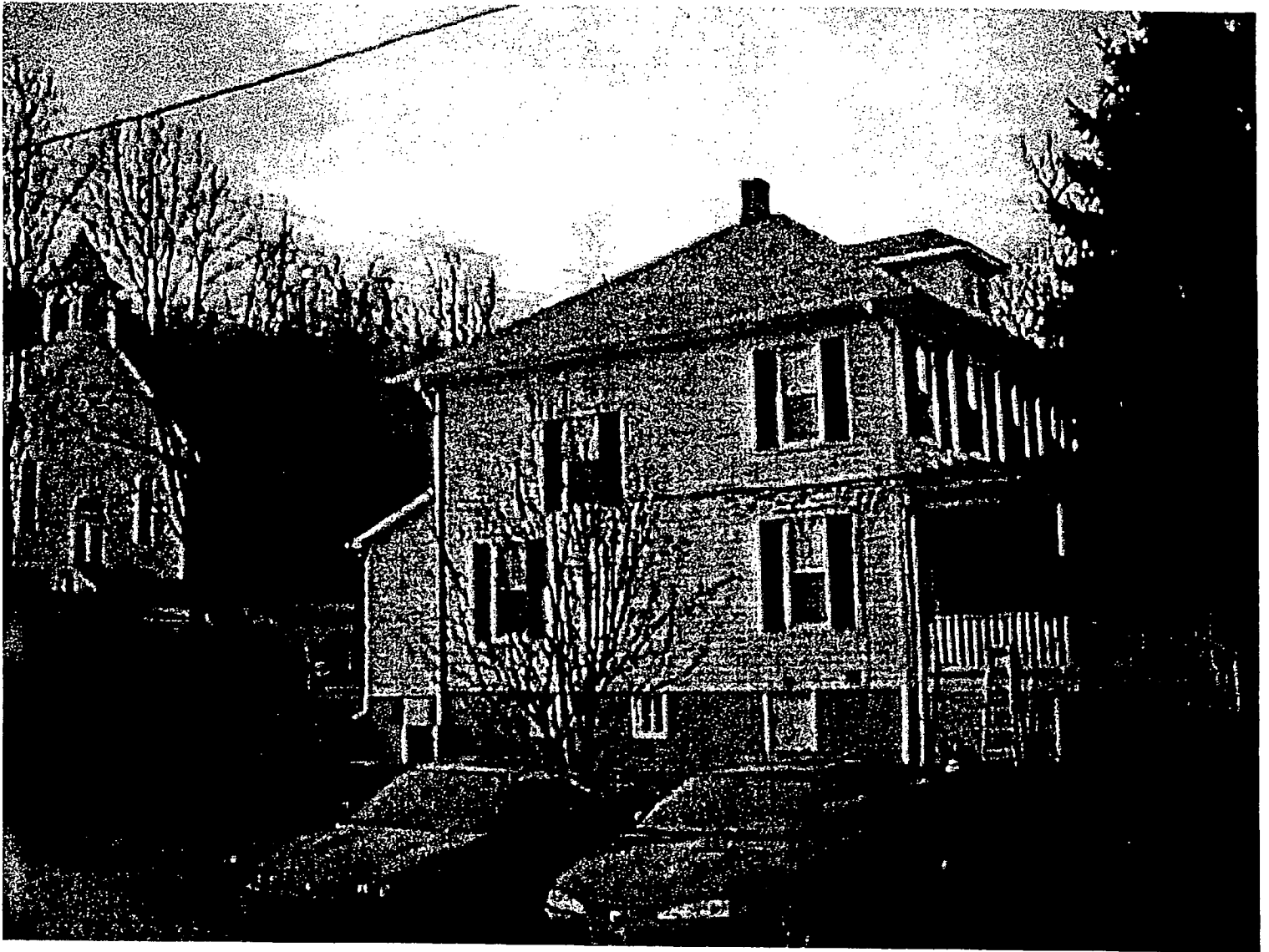


PROPOSED WINDOWS TO BE INSTALLED

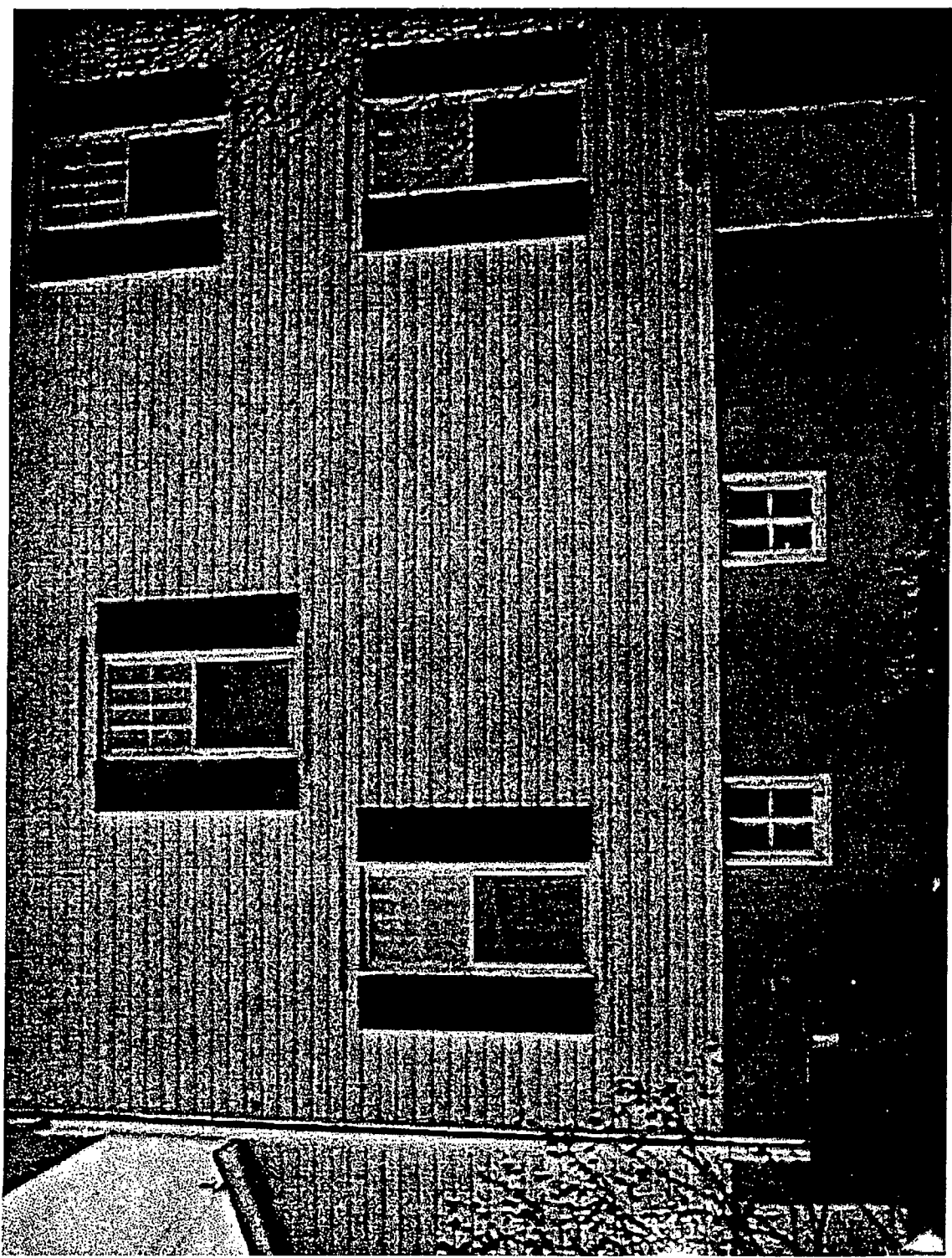


PROPOSED WINDOWS TO BE INSTALLED

10

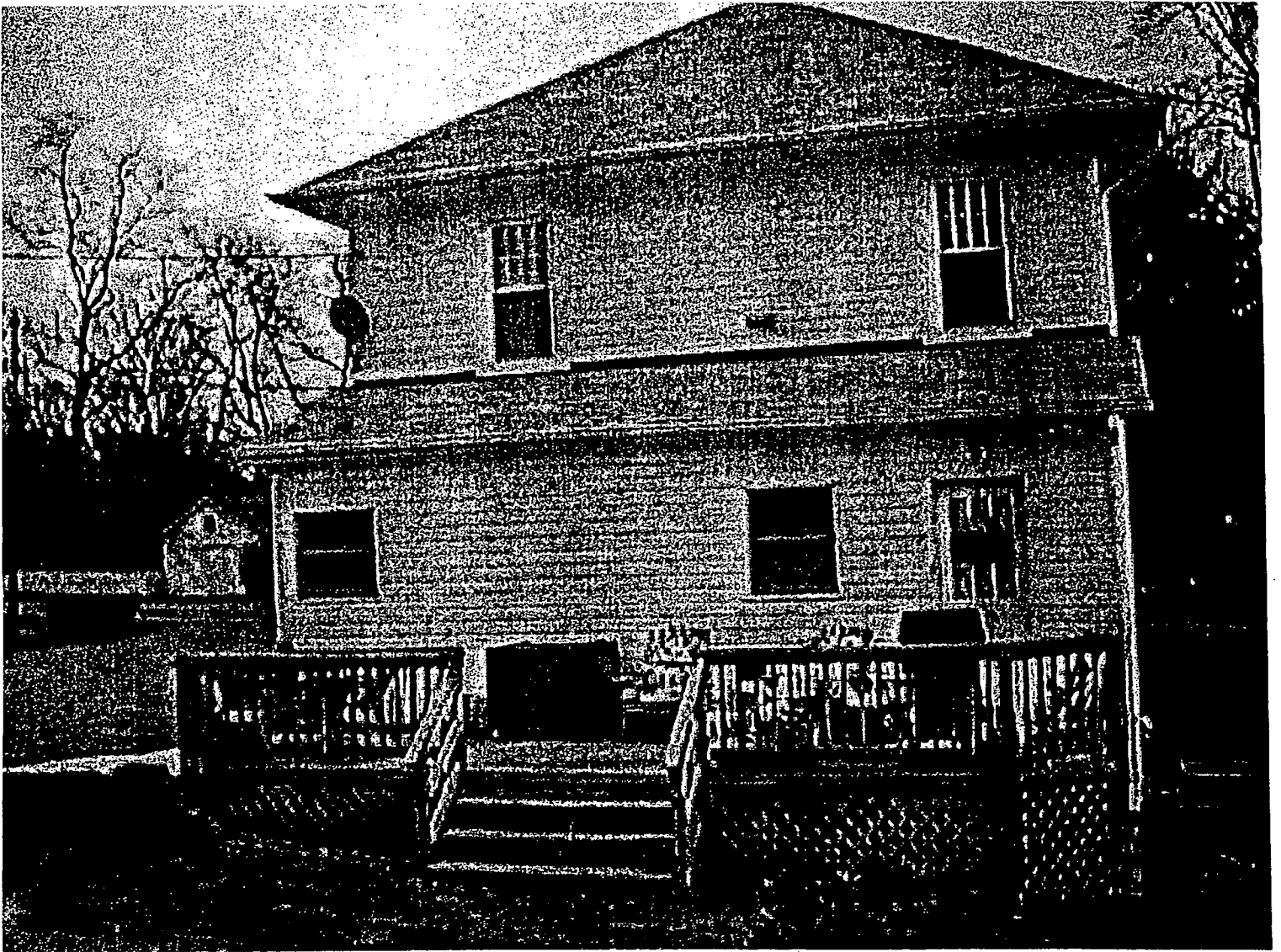


PROPOSED WINDOWS TO BE INSTALLED



PROPOSED WINDOWS TO BE INSTALLED

12



PROPOSED WINDOWS TO BE INSTALLED



Be unique.



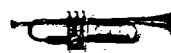
WINDOWS
AND DOORS
AS INDIVIDUAL
AS YOU ARE.



Be inspired.



Be expressive.



Be bold.



Be open.



Be yourself.



Corporate Headquarters

Rosemar Office Park • 5300 Briscoe Road • P.O. Box 1646

Parkersburg, WV 26102-1646

www.simonton.com

Ellenboro • Harrisville • Paris • Parkersburg • Pennsboro • Vacaville

The information contained is current at the time of printing. Changes to the product(s) may have been made since publication. Not all features are available on all products in all areas of the country. Please consult your sales representative prior to purchasing. Simonton Windows®, We make lasting impressions®, and Lap-Lok® are registered trademarks and Air Lok®, Reflections®, and Denny Clip® are trademarks of Simonton Building Products, Inc. Lap-Lok® is manufactured under U.S. Patent 5,446,997. Super Spacer® is a registered trademark of Edgetech I.G. Inc. ©1999 Simonton Building Products, Inc. Printed in U.S.A.

589

090250

REFLECTIONS
BY SIMONTON

14

WINDOW SPECIFICATIONS FOR THE ABOVE

EPOPS:
010712 1006

CUSTOMER COPY **BUNGALOW # 1**
QUOTATION #6432 7/26/01



Kohl Building Products
5833 Urbana Pike
Frederick, MD 21704-7221
PHONE: (301)696-6335 (800)697-6645
FAX: (301)696-1049

SIM#: 6251K1
EMP: JLCA
ENTERED: 6/29/01
XMITTED: 11
PO #:

CUSTOMER: # \$\$MIL CUST NAME: HOME OWNER:
JIM MILLER CUST PO#: JOB NAME: JIM MILLER

FREDERICK, MD PROJECT ID:
PHONE: 301-696-1873
FAX: 301-831-9620 *Att Ed Flock*

Ln	Qty	Long Description	Unit Price	Extended Price
01	8	31 1/4" (T) X 63" (T) 5050 Reflections White Double Hung; Tip-to-Tip; BOX; Intercept; Double Insulated; Regular Strength; Half Screen Fiberglass Roll-Formed Scr Mold; A2 Mtg Rail/Stile; One Air Loc; Two White; Logo Lock; Head Expander; Sill Extender (UI=65")	136.20	1089.60
02	1	26 1/2" (T) X 40 1/2" (T) 5050 Reflections White Double Hung; Tip-to-Tip; BOX; Intercept; Double Insulated; Regular Strength; Half Screen Fiberglass Roll-Formed Scr Mold; A2 Mtg Rail/Stile; One Air Loc; One White; Logo Lock; Head Expander; Sill Extender (UI=66")	136.20	136.20

9 Total Quantity

NOTES:
GRIDS IN THE GLASS ARE AN OPTION FOR AN ADDITIONAL UPCHARGE PLEASE CHECK W/KOHL TO MAKE SURE PRICING IS STILL OK & ORDERING QUOTE GOOD FOR 30 DAYS

Sale Amount: 1226.80
Winwood: 0.00
Sub Total: 1225.80
Tax: 5.00 % 61.29
Total: 1287.09

*Tax Exempt # 29021624
Hye's town Christian Church*

Submitted By: _____
Accepted By: _____
Date: _____

*ATTN
Ed Flock
1 Page*

*check for
1225.80*

(15)

Reflections® by Simonton
5500

TESTING DATA
Thermal Performance

(Data pertains to units with NO GRIDS)

Type	Size	Glazing ^{1,2}	Gas	Spacer System	IG Thickness	U-Factor ³		R-Value		Visible Transmittance ⁵		Solar Heat Gain Coefficient ⁶		UV Block ⁷	Inside Glass Surface Temperature (°F)		Relative Humidity Condensation Point ⁸	
						Total Unit	Center of Glass ^{3A}	Total Unit	Center of Glass ^{3A}	Total Unit	Center of Glass ⁵	Total Unit	Center of Glass ⁶		Center of Glass ^{3A}	Center of Glass ^{3A}	Center of Glass ^{3A}	Center of Glass ^{3A}
Casement	Residential	Clear/Clear	Air	Intercept®	3/4"	0.45	0.49	2.22	2.04	0.50	0.81	0.48	0.75	0.42	45.4	41.2%		
Casement	Non-residential	Clear/Clear	Air	Intercept®	3/4"	0.46	0.49	2.17	2.04	0.54	0.79	0.49	0.69	0.42	45.4	41.2%		
Casement	Residential	Clear/Low E	Argon	Intercept®	3/4"	0.32	0.30	3.13	3.33	0.46	0.75	0.45	0.70	0.54	54.7	58.2%		
Casement	Non-residential	Clear/Low E	Argon	Intercept®	3/4"	0.32	0.30	3.13	3.33	0.50	0.73	0.45	0.65	0.54	54.7	58.2%		
Casement	Residential	Clear/Low E	Argon	Super Spacer®	1"	0.30	0.30	3.33	3.33	0.50	0.75	0.49	0.70	0.54	54.7	58.2%		
Casement	Non-residential	Clear/Low E	Argon	Super Spacer®	1"	0.30	0.30	3.33	3.33	0.54	0.73	0.49	0.66	0.54	54.7	58.2%		
Casement	Residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.30	0.26	3.33	3.85	0.44	0.72	0.27	0.41	0.84	56.5	62.2%		
Casement	Non-residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.30	0.26	3.33	3.85	0.48	0.70	0.29	0.40	0.84	56.5	62.2%		
Casement	Residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.27	0.26	3.70	3.85	0.44	0.72	0.27	0.41	0.84	56.5	62.2%		
Casement	Non-residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.27	0.26	3.70	3.85	0.48	0.70	0.29	0.40	0.84	56.5	62.2%		
Awning	Residential	Clear/Clear	Air	Intercept®	3/4"	0.45	0.49	2.22	2.04	0.50	0.81	0.48	0.75	0.42	45.4	41.2%		
Awning	Non-residential	Clear/Clear	Air	Intercept®	3/4"	0.46	0.49	2.17	2.04	0.54	0.79	0.49	0.69	0.42	45.4	41.2%		
Awning	Residential	Clear/Low E	Argon	Intercept®	3/4"	0.32	0.30	3.13	3.33	0.46	0.75	0.45	0.70	0.54	54.7	58.2%		
Awning	Non-residential	Clear/Low E	Argon	Intercept®	3/4"	0.32	0.30	3.13	3.33	0.50	0.73	0.46	0.65	0.54	54.7	58.2%		
Awning	Residential	Clear/Low E	Argon	Super Spacer®	1"	0.30	0.30	3.33	3.33	0.46	0.75	0.45	0.70	0.54	54.7	58.2%		
Awning	Non-residential	Clear/Low E	Argon	Super Spacer®	1"	0.30	0.30	3.33	3.33	0.50	0.73	0.46	0.65	0.54	54.7	58.2%		
Awning	Residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.30	0.26	3.33	3.85	0.48	0.72	0.29	0.41	0.84	56.5	62.2%		
Awning	Non-residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.29	0.26	3.45	3.85	0.52	0.70	0.31	0.40	0.84	56.5	62.2%		
Awning	Residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.27	0.26	3.70	3.85	0.44	0.72	0.27	0.41	0.84	56.5	62.2%		
Awning	Non-residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.27	0.26	3.70	3.85	0.48	0.70	0.29	0.40	0.84	56.5	62.2%		

¹ Low E emissivity coating = 0.154.

² Low E(sc) emissivity coating = 0.04.

³ Center of glass information based on most conservative simulated IG unit thickness for double-strength, dual-pane glass.

⁴ All center of glass calculations done using Lawrence Berkeley National Laboratory's Window 4.1 thermal analysis program and NFRC approved spectral data and environmental conditions.

⁵ All total unit U-Factors tested in accordance to NFRC 100.

⁶ All total unit Visible Transmittance and Solar Heat Gain Coefficient tested in accordance to NFRC 200.

⁷ UV Block based on UV transmittance from 300 to 380 nm.

⁸ The relative humidity percentage measurement applies only to the center of glass. Condensation will form more quickly at the edges of the glass.

91

Reflections® by Simonton 5500

TESTING DATA Thermal Performance

(Data pertains to units with NO GRIDS)

Type	Site	Glazing ^{1,2}	Gas	Spacer System	IG Thickness	U-Factor ³		R-Value		Visible Transmittance ⁵		Solar Heat Gain Coefficient ⁶		UV Block ⁷	Inside Glass Surface Temperature (°F)	Relative Humidity Condensation Point ⁸
						Total Unit	Center of Glass ^{3A}	Total Unit	Center of Glass ^{3B}	Total Unit	Center of Glass ⁴	Total Unit	Center of Glass ⁶			
Double Hung	Residential	Clear/Clear	Air	Intercept®	3/4"	0.49	0.49	2.04	2.04	0.55	0.81	0.53	0.75	0.42	45.4	41.2%
Double Hung	Non-residential	Clear/Clear	Air	Intercept®	3/4"	0.49	0.49	2.04	2.04	0.59	0.79	0.53	0.69	0.42	45.4	41.2%
Double Hung	Residential	Clear/Low E	Argon	Intercept®	3/4"	0.35	0.30	2.86	3.33	0.51	0.75	0.50	0.70	0.54	54.7	58.2%
Double Hung	Non-residential	Clear/Low E	Argon	Intercept®	3/4"	0.34	0.30	2.94	3.33	0.54	0.73	0.50	0.65	0.54	54.7	58.2%
Double Hung	Residential	Clear/Low E	Argon	Super Spacer®	1"	0.33	0.30	3.03	3.33	0.51	0.75	0.50	0.70	0.54	54.7	58.2%
Double Hung	Non-residential	Clear/Low E	Argon	Super Spacer®	1"	0.33	0.30	3.03	3.33	0.54	0.73	0.50	0.65	0.54	54.7	58.2%
Double Hung	Residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.33	0.26	3.03	3.85	0.49	0.72	0.30	0.41	0.84	56.5	62.2%
Double Hung	Non-residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.31	0.28	3.23	3.85	0.52	0.70	0.31	0.40	0.84	56.5	62.2%
Double Hung	Residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.30	0.26	3.33	3.85	0.49	0.72	0.30	0.41	0.84	56.5	62.2%
Double Hung	Non-residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.30	0.26	3.33	3.85	0.52	0.70	0.31	0.40	0.84	56.5	62.2%
Slider/End Vent	Residential	Clear/Clear	Air	Intercept®	3/4"	0.49	0.49	2.04	2.04	0.56	0.81	0.53	0.75	0.42	45.4	41.2%
Slider/End Vent	Non-residential	Clear/Clear	Air	Intercept®	3/4"	0.49	0.49	2.04	2.04	0.59	0.79	0.53	0.69	0.42	45.4	41.2%
Slider/End Vent	Residential	Clear/Low E	Argon	Intercept®	3/4"	0.35	0.30	2.86	3.33	0.52	0.75	0.50	0.70	0.54	54.7	58.2%
Slider/End Vent	Non-residential	Clear/Low E	Argon	Intercept®	3/4"	0.34	0.30	2.94	3.33	0.55	0.73	0.50	0.65	0.54	54.7	58.2%
Slider/End Vent	Residential	Clear/Low E	Argon	Super Spacer®	1"	0.33	0.30	3.03	3.33	0.52	0.75	0.50	0.70	0.54	54.7	58.2%
Slider/End Vent	Non-residential	Clear/Low E	Argon	Super Spacer®	1"	0.33	0.30	3.03	3.33	0.55	0.73	0.50	0.65	0.54	54.7	58.2%
Slider/End Vent	Residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.32	0.26	3.13	3.85	0.49	0.72	0.30	0.41	0.84	56.5	62.2%
Slider/End Vent	Non-residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.31	0.26	3.23	3.85	0.53	0.70	0.32	0.40	0.84	56.5	62.2%
Slider/End Vent	Residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.31	0.26	3.23	3.85	0.49	0.72	0.30	0.41	0.84	56.5	62.2%
Slider/End Vent	Non-residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.30	0.26	3.33	3.85	0.53	0.70	0.32	0.40	0.84	56.5	62.2%
Picture	Residential	Clear/Clear	Air	Intercept®	3/4"	0.48	0.49	2.08	2.04	0.63	0.81	0.59	0.75	0.42	45.4	41.2%
Picture	Non-residential	Clear/Clear	Air	Intercept®	3/4"	0.48	0.49	2.08	2.04	0.64	0.79	0.57	0.69	0.42	45.4	41.2%
Picture	Residential	Clear/Low E	Argon	Intercept®	3/4"	0.32	0.30	3.13	3.33	0.58	0.75	0.56	0.70	0.54	54.7	58.2%
Picture	Non-residential	Clear/Low E	Argon	Intercept®	3/4"	0.32	0.30	3.13	3.33	0.59	0.73	0.54	0.65	0.54	54.7	58.2%
Picture	Residential	Clear/Low E	Argon	Super Spacer®	1"	0.31	0.30	3.23	3.33	0.58	0.75	0.56	0.70	0.54	54.7	58.2%
Picture	Non-residential	Clear/Low E	Argon	Super Spacer®	1"	0.31	0.30	3.23	3.33	0.59	0.73	0.54	0.65	0.54	54.7	58.2%
Picture	Residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.29	0.26	3.45	3.85	0.56	0.72	0.33	0.41	0.84	56.5	62.2%
Picture	Non-residential	Low E(sc)/Clear	Argon	Intercept®	3/4"	0.29	0.26	3.45	3.85	0.57	0.70	0.33	0.40	0.84	56.5	62.2%
Picture	Residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.28	0.26	3.57	3.85	0.56	0.72	0.33	0.41	0.84	56.5	62.2%
Picture	Non-residential	Low E(sc)/Clear	Argon	Super Spacer®	1"	0.28	0.26	3.57	3.85	0.57	0.70	0.33	0.40	0.84	56.5	62.2%

MAY. 1. 2002 5:42PM

67

SENDER:

- Complete items 1 and/or 2 for additional services.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

MR. C. HUGH HOWARD
HYATTS TOWN CHRISTIAN CHURCH
26012 FREDERICK RD
HYATTS TOWN, MD 20871

4a. Article Number

P 959 400 416

4b. Service Type

CERTIFIED

7. Date of Delivery

09/08/01

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Joe REISTER

8. Addressee's Address

(ONLY if requested and fee paid.)



UNITED STATES POSTAL SERVICE



• Print your name, address, and ZIP Code in this box •

PM
20871
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING MD 20910-3760

ATTN: MICHELE NARU



1.03
/
3.60
4.63

9-18-01

ARTICLE

P 959 400 416

NUMBER

LINE 1 •

MR. C. HUGH HOWARD
HYATTESTOWN CHRISTIAN CHURCH
26012 FREDERICK RD
HYATTESTOWN, MD 20871

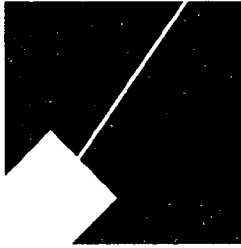
FOLD AT PERFORATION ↑
INSERT IN STANDARD #10 WINDOW ENVELOPE.

 **WALZ**
CERTIFIED
MAILER™
FROM
MOORE
FORM # 48157

1

REFERENCE:

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

January 14, 2000

Mr. Steve Mayberry
Hyattstown United Methodist Church
FAX: 301-607-6776

Dear Mr. Mayberry:

Thank you for contacting the Historic Preservation Commission (HPC) to discuss the need for additional sidewalk connecting the recently approved trailer addition to the existing sidewalk by the side door at the Hyattstown United Methodist Church.

As this change is consistent with the HPC approval, and would not constitute an essential change to the HAWP in terms of massing or loss of original fabric, I feel that this does not need to go back to the HPC for a revision to the HAWP.

Therefore, you may proceed with the sidewalk installation, as per the drawing which you submitted to me on 1/12/2000, a copy of which is included with this letter and stamped by me. You need not file for a revision to your existing Historic Area Work Permit, and this letter serves as confirmation of this for your records.

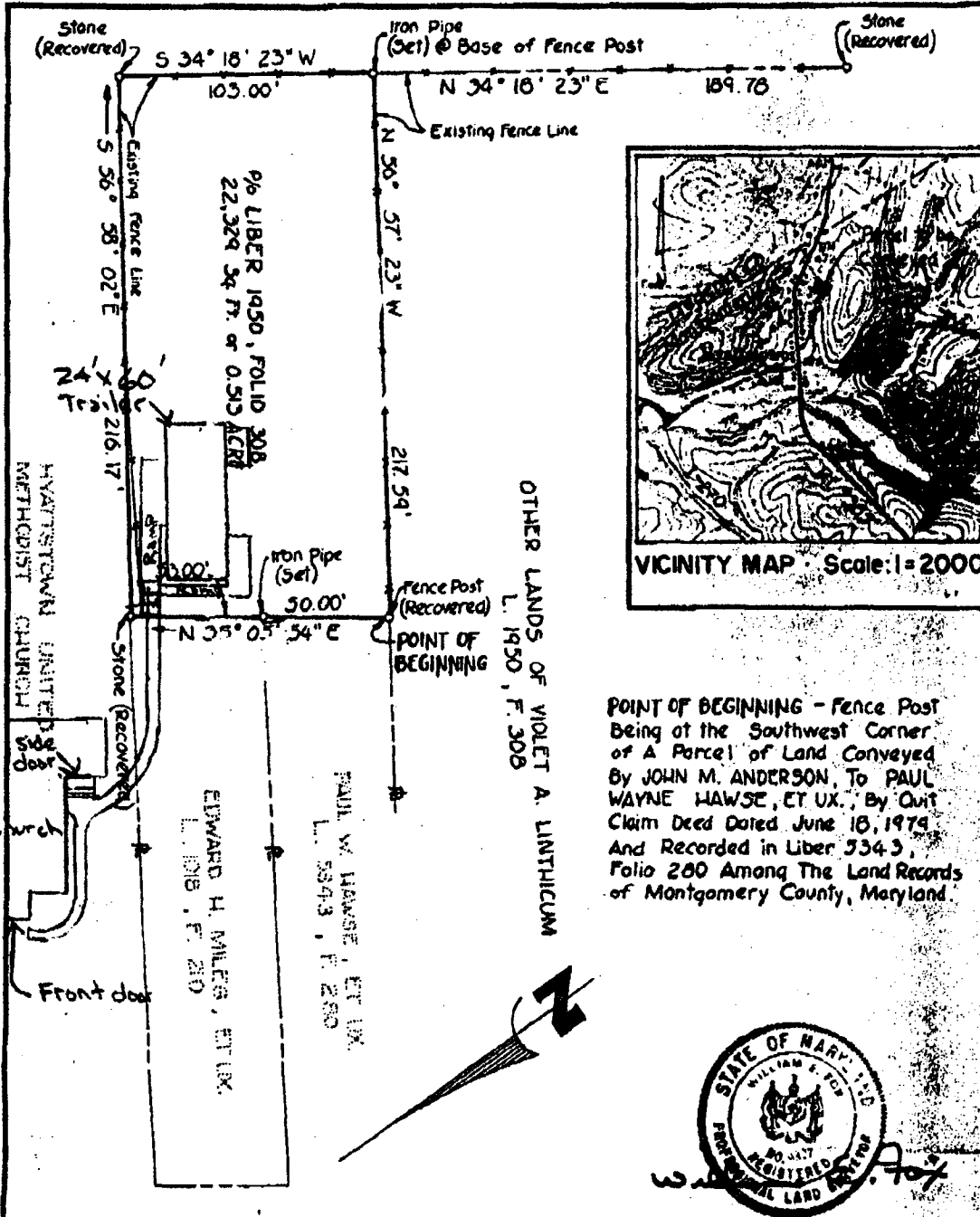
If you have any further questions, please do not hesitate to call me at (301)563-3400.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin D. Ziek".

Robin D. Ziek
Historic Preservation Planner

(2)



APPROVED
 MC. Montgomery County
 Historic Preservation Commission

[Signature]
 RD 2
 1/19/00

MARYLAND ROUTE # 355

PARCEL TO BE CONVEYED BY
VIOLET A. LINTHICUM

Situate Southeast of Maryland Route # 355 in
Hyattstown, Montgomery County, Maryland

DRAWN BY: J. L. H.	DATE: 12-2-02
CHECKED BY: R. E. T.	DATE: 12-2-02

FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 821 MT. AETNA RD., HAGERSTOWN, MARYLAND 21740
 (301) 733-8803

DISTRICT: _____
 TAX MAP NO.: _____
 DWS. NO.: A-3746

SCALE: 1" = 30'

3298



DATE OF FAX: 1/12/2000

FROM

FAX TO: Robin Zeek Ziek
COMPANY: Historic Preservation

TO : FROM: Steve Mayberry
Hyattstown United Methodist Church

COMMENTS/NOTES:
Permission to continue the concrete sidewalk (4' wide) from the existing side door of the church to the existing front door of the church. This will allow handicapped access from the paved front parking lot to the new class room trailer.

(see attached plot plan)

REPLY TO SENDER: YES
NO

Please call 301-370-1265

FAX 301.607.6776

Naru, Michele

From: Naru, Michele
Sent: Monday, April 08, 2002 2:48 PM
To: 'dImf20@aol.com'
Subject: Hyattstown Church HAWP application

Debbie:

Thank you for your phone call today. Attached to this e-mail is the letter from my office explaining what we need to be included in the HAWP (Historic Area Work Permit) application. Additionally, the proposed doors for the church should be included.

If you have any questions....please do not hesitate to e-mail or call me directly at 301-563-3404.

I am sending to you via mail a paper copy of a HAWP...it is going out in today's mail.

Sincerely,

Michele Naru



CORR.091231.DPS CORR.091231.Hyat
_to_HyattstownC... tstownCChurch...

September 18, 2001

Mr. C. Hugh Howard
Hyattstown Christian Church
26012 Frederick Road
Hyattstown, Maryland 20871

Mr. Howard:

The Department of Permitting Services is in receipt of your Historic Area Work Permit Application dated August 20, 2001. Your HAWP application **has been reviewed by the Maryland-National Park and Planning Commission Historic Preservation staff** and found to be incomplete and is therefore rejected. For it to be accepted by DPS, the HAWP application needs to cover all work begun and completed without the Historic Preservation Commission's review. **M-NPPC reviewers** have broken down by property all work that needs to be included in the HAWP submission and the types of information required for each project.

Church:

1. Driveway expansion. (Submit: existing and proposed drawings including dimensions, site plan, tree survey, if any tree larger than 6" in diameter will be removed as part of this application and photographs.)
2. Construction of a handicapped door and ramp on the north elevation of the building. (Submit: existing and proposed drawings of front and south elevations with ramp dimensions and materials listed and a specification sheet on proposed door)

Parsonage:

1. Removal of original windows (Submit: Photographs of original windows and measurements of original openings.)
2. Installation of vinyl windows. (Submit: Specification sheet on proposed windows.)
(This project was not included in any HAWP application, including the HAWP obtained on February 24, 2000 for the rear addition.)

Bungalow:

1. Removal of original windows (Submit: Photographs of original windows and measurements of original openings.)
2. Installation of vinyl windows. (Submit: Specification sheet on proposed windows.)

Once you have gathered all the necessary information, the completed HAWP application needs to be re-submitted to the Department of Permitting Services at 255 Rockville Pike in Rockville, MD. The church will have 15 days from the receipt of this letter to submit a completed HAWP, before fines will be assessed.

If you have any questions with regard to the information needed to complete this HAWP, please do not hesitate to contact the Historic Preservation Staff at 301-563-3400.

We look forward to the receipt of your completed HAWP Application.

Sincerely,

Rebecca Luther, Permit Technician
Department of Permitting Services

Cc: **Aruna Miller**, DPS
Gwen Wright, HPC
Michele Naru, HPC

September 17, 2001

Mr. C. Hugh Howard
Hyattstown Christian Church
26012 Frederick Road
Hyattstown, Maryland 20871

Mr. Howard:

The Department of Permitting Services has forwarded to our office your letter and incomplete Historic Area Work Permit Application dated August 20, 2001. This correspondence deals with a portion of the work, which has been undertaken and halted by a stop work order, at the three properties owned by the Hyattstown Christian Church in the Hyattstown Historic District.

The Historic Preservation Commission (HPC) continues to be concerned with the church's attempts to by-pass the procedures set forth in the Historic Preservation Ordinance with regard to alterations to properties within Historic District boundaries.

The church and yourself are very aware of the procedures that need to be followed with regard to exterior alterations. If at any time you or your congregation was unsure of whether any project needed a Historic Area Work Permit (HAWP), our very accessible Historic Preservation staff should have been contacted. We will further note that the church, with yourself as their agent, came to the HPC at our July 28, 1999 meeting with a Retroactive HAWP for the replacement of the original, wood, paneled front doors of the church. At this meeting, you were on the record indicating that you have been in contact with Commission Staff learning the Historic Area Work Permit process and what projects require review. I have attached to this letter the transcript from this meeting.

In terms of the church doors, the Church is currently in violation of Chapter 24A, having failed to comply with the HPC's conditions of approval from this July 28, 1999 meeting. The Commission required the removal of the inappropriate front doors and the installation of appropriate wood paneled doors within four months of the meeting date. This has not been done. We further understand from citizens in Hyattstown that the original front doors have been stored in Hyattstown and are available for re-installation.

To resolve these outstanding issues, we are asking to set up a meeting with yourself, representatives from the Friends of Historic Hyattstown, and a representative

from Nancy Dacek's office. Please contact me upon the receipt of this letter to coordinate a time that best meets all of our schedules. Please contact me at 301-563-3400 to schedule an appointment.

We look forward to getting these outstanding issues resolved.

Sincerely,

Michele Naru
Historic Preservation Planner

Cc: Nancy Dacek
Don Burgess, Friends of Historic Hyattstown
Rebecca Luther, DPS

✓ gw 8/8

Montgomery County, Maryland
DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4188



NOTICE OF VIOLATION

LOCATION: 26008, 26012, 26016 Fairbairn rd CASE NO.: _____
Hyattstown, Md

DEFENDANT NAME: Hyattstown Christian Church c/o Hugh Howard

ADDRESS: 26008 Fairbairn rd
Hyattstown, Md 20871

DATE OF VIOLATION: August 7, 2001

CODE SECTION: 240 A-6

VIOLATION: Replacing windows and doors without first
obtaining a Historic Work Permit

CORRECTIVE ACTION TO ELIMINATE VIOLATION: ① Stop all work on the windows
replacement ② Apply for a historic Area Work
Permit

A RE-INSPECTION AMOUNT OF \$ 8250 IS REQUIRED IN ADDITION TO THE APPLICATION FEE(S).

COMPLIANCE TIME: 15 days

YOU MAY APPEAL THIS NOTICE OF VIOLATION TO THE COUNTY BOARD OF APPEALS WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE. THE BOARD OF APPEALS IS LOCATED IN THE COUNCIL OFFICE BUILDING, ROOM 217, 100 MARYLAND AVENUE, ROCKVILLE, MARYLAND 20850, (240) 777-6600.

REMARKS: Please call to discuss

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN A \$ 500 CIVIL CITATION AND/OR A COURT ORDER TO INSURE COMPLIANCE

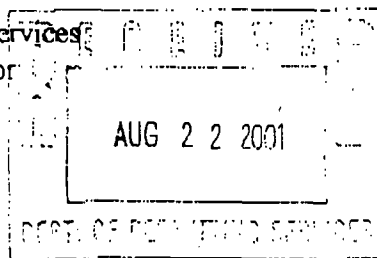
ISSUED BY: Pete Hrycak DATE: 8-7-01 PHONE NO.: 301-370-3657
signature

PRINT NAME: PETE HRYCAK

RECEIVED BY: _____ DATE: _____ PHONE NO.: _____

SENT BY CERTIFIED MAIL ON: 8-8-01 LEFT AT RESIDENCE ON: _____

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850



C. Hugh Howard
Hyattstown Christian Church
26012 Frederick Road
Hyattstown, Maryland 20871
8/20/2001

Re: Notice of violation dated August 7, 2001

The attached application (HAWP) is to address the work we were pursuing on the property at 26016 Frederick Road, for which we were told to cease work.

This property has been a rental property for Richard and Deborah Mantel for a number of years, when we purchased it earlier this year from Deborah Mantel. From all we knew, this structure is not itself a historical structure, though the site did have a small warehouse for a store that fronted on second alley (but is no longer in existence). We, as a church, wanted the land to provide additional space adjoining our property and to allow us to enhance the beauty of the church setting. Our plans are to continue to rent the house on the property (the current renters wanted to keep their lease for another year). We had discovered that the house was in need of some repairs and began working on them when we were told to cease work.

The windows of the house were in poor condition. One of the front windows has had no glass in it for several years (the tenants reported this to us). The window frame was in such poor condition that replacement glass could not be installed (it had been covered with plastic for some time). Our desire was and is to use replacement windows for all the windows in the house.

The front porch post has been broken by a car backing into it and needs to be replaced, if you will approve it.

The ceiling of the porch also is sagging and in need of some analysis and repair of some sorts. (We won't know what will be needed until we can get approval to look at it.)

We have done some cleaning of the grounds and trimmed bushes and would also like to do some trimming of trees and removing some trees and planting some new trees on this property and in the tree line between this property and the church property. What can we do and what will you have to approve?

From our perspective, we are trying to be good stewards of our property and are trying to make the decisions and implement repairs and improvements using our best judgements. We are reminded that being in a historical district imposes limitations on what we would jump into and do. We acknowledge that we have no one in the church who knows enough to know when we need to submit HAWP paperwork and when we can act on

those projects we decide are necessary or desirable for us. The Friends of Historic Hyattstown group have offered to help us, but they also acknowledge that they don't represent your group. Our frustration continues - if you have any suggestions, please let me know.

The violation also refers to other windows and doors having been replaced and refers to addresses at 26008 and 26012 Frederick Road (the church parsonage and the church itself).

The renovation of the parsonage building at 26008 Frederick Road was done a year ago with a HAWP having been filed and approved. We are under the impression that the work done complies with the HAWP guidelines. From your assessment, what can we do to satisfy the Notice of Violation as it refers to this structure?

As for the church property, specifically the front doors, we have been unable to get them replaced as of yet. We understand that per the denial of our permit request number 990790072 we need to change the front doors.

The old doors were obtained from Mark Kuklewicz and were worked on first by a member of our church (Dan Benson) who is in the construction business and were then delivered to a local Hyattstown restoration / construction firm, who was recommended to me in discussions with the Friends of Historic Hyattstown, Inc. (Tom Panichas). Unfortunately the project is not completed yet. Our desire has been to re-hang to 'old' doors if they could be restored, or to offer a substitute 'new' door for your approval. The last discussion I had with Tom Panichas on the status of his efforts was that he had yet to determine if the 'old' doors could be salvaged or if he would look for a source of 'new' doors of the size and composition needed for our church. I continue to leave messages on his answering machine for an update as to the status of his efforts. Please forgive the delay here. We are trying to get this done.

Sincerely yours,



C. Hugh Howard (for the Hyattstown Christian Church - Disciples of Christ)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Hugh Howard
Daytime Phone No.: 301-240-8652

Tax Account No.: 52 604 3221
Name of Property Owner: Hyattstown Christian Church
Address: 26012 Frederick Rd, Hyattstown, MD 20871
Contractor: N/A
Contractor Registration No.: N/A
Agent for Owner:

LOCATION OF BUILDING/PREMISE

House Number: 26016 Street: Frederick Rd
Town/City: Hyattstown Nearest Cross Street: MD Route 109
Lot: 37-91 Block: Subdivision:
Liber: 298 Folio: 249 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Alter/Innovate
1B. Construction cost estimate: \$ 700
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: N/A 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: Chairman of the Board, Hyattstown Christian Church
Date: 8-20-01

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:

*As I understand the history of the structure on this lot, it is not itself
of historical significance. The site once held the warehouse for a
store, but I'm of the understanding that this structure is not that one.
I don't have information on this structure's history.
We purchased the property earlier this year from Deborah wanted to
provide the church with additional adjoining space - the house was
rented and continues to be so under our ownership*

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

*The house is showing the effects of years of no repair. In particular,
the windows needed replacing - some had no glass in them - were covered
with plastic. The porch screen part also was broken & needing repair.*

*We had begun window replacement and other repairs and were about to
halt - pending approval of HADP - which we had not considered
necessary - but are applying for now.*

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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, (301/270-1355).

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.

**HISTORIC PRESERVATION COMMISSION
of
MONTGOMERY COUNTY**

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No: 10/59-99B Received July 9, 1999

Public Appearance: July 28, 1999

Before the Montgomery County Historic Preservation Commission

Application of the Hyattstown Christian Church

RE: Front door replacement at 26012 Frederick Road
Hyattstown Historic District

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to replace the [previous] front doors of the Hyattstown Christian Church with the [existing] metal french doors with thermal glazing and applied window grid at 26012 Frederick Road.

Commission Motion: At the July 28, 1999 meeting of the Historic Preservation Commission, Commissioner Eig presented a motion to deny this application for the installation of replacement stock metal french doors on the front elevation of the church building at 26012 Frederick Road. Commissioner Velasquez seconded the motion, then asked Commissioner Eig to amend the motion to provide a 4-month time period to complete the work. The motion was so amended, and Commissioners DeReggi, Eig, Kousoulas, Spurlock, and Velasquez voted in favor of the motion. The motion was passed 5 - 0. Commissioners Breslin, and Watkins were absent.

DEFINITIONS:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the *Master Plan*, and structures thereon, on which is

located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Board: The county board of appeals of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the *Locational Atlas and Index of Historic Sites in Montgomery County*.

Historic site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the *Master Plan for Historic Preservation*.

Permit: An historic area work permit issued by the director authorizing work on an historic site or an historic resource located within an historic district.

BACKGROUND

The Hyattstown Historic District was designated in 1986 for its significance as one of the largest groupings of relatively unaltered 19th century buildings in the county. The Amendment to the *Master Plan* notes that, "interspersed among modest homes are the many structures essential to 19th century village life, including an old school, churches, several shops and offices and a hotel."

The Hyattstown Christian Church building was dedicated in 1871, replacing an earlier building south of town which was built in 1845. The church has a parsonage on the adjacent lot, and a rear addition was constructed in 1955 to expand their meeting space. In addition, the congregation has installed a new parking lot at the rear of the building, and new walkways alongside of the church building, one of which leads to a new side door for handicapped access directly into the sanctuary, all without a HAWP.

EVIDENCE IN THE RECORD:

A written staff recommendation on this application was prepared and sent to the HPC on July 21, 1999. At the HPC meeting on July 28, 1999, staff person Robin D. Ziek showed 35mm slides of the site and presented an oral report with the staff recommendation. Staff recommended that the new French doors be removed, and that new wood paneled doors of the appropriate size, to be painted or stained, be installed in the doorway opening. In addition, the new horizontal glass transom should be removed. Staff noted the significance of the structure and the prominence of its site within the historic district. Staff noted that this proposal is inconsistent with the criteria for approval in Chapter 24A-8(b)2 of the County Code, and inconsistent with the Secretary of the Interior's *Standards for Rehabilitation #2*, which addresses the historic character of a property, noting that "The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

Staff noted that the original doors had been large double doors, and that this proposal downsized the opening, introducing an extraneous element - the horizontal transom - which conflicted with the fanlight of the door entrance. In addition, church doors have historically been solid paneled doors and that French doors were a more casual feature that were not appropriate on the front elevation of the church. Staff also noted that, as the HPC was not consulted on the removal of the previous (non-original) doors, there was no opportunity to explain the significance of the feature, and that any changes to existing conditions must be reviewed and approved by the HPC prior to undertaking the work.

Staff's specific concerns about the proposed front doors that constituted reasons for denial were:

1. The new metal french doors altered the appearance of the historic church facade, and were inconsistent with 19th century church structures in the Hyattstown Historic District.
2. The introduction of doors which were smaller than the historic opening, which necessitated the introduction of a new feature - the horizontal transom - is strongly discouraged, as noted in the Secretary of the Interior's *Standards #2* (see above).
3. This is a prominent community structure in the district with a high level of integrity, and contributes to the sense of time and place of Hyattstown, in conjunction with the other 19th century buildings in the immediate vicinity. Integrity is the ability of a property to convey its significance. Historic properties either retain integrity, or they do not.
4. The front elevation (east side) is prominent in the historic district, even as one drives north along Frederick Road, providing the public with a clear view of the front doors.

Mr. Hugh Howard, Chairman of the Board of the Hyattstown Christian Church, appeared on behalf of the church. He testified that the congregation has been working hard to maintain itself at the church, and only now have recently focused on some work at the building. As there is no single individual responsible for the work, it is hard to keep everyone informed on the correct procedures required in the county.

Mr. Howard made a survey of other doors on the 35 structures in Hyattstown, and presented this material as a handout to the HPC, to support his contention that the new french doors were not inconsistent with the district. He also noted that the previous doors were deteriorating, and that they were the second set of hollow core doors at the site. Further, he noted that the space above the doors had previously been filled in with wood, and that they felt the open glass was similar to what is found in other doors in Hyattstown. The new doors are steel clad, with a wood frame with insulation, and are thermally glazed.

Commissioner Eig asked how the church became aware that they had failed to follow the HAWP procedure, and Mr. Howard indicated that he received a call from staff. Now that they are aware of the proper procedures, they want to work with the HPC now and in the future.

Commissioner Velasquez noted that Mr. Howard's handout notes residential doors, and is not an apt comparison for church building doors.

Commissioner Spurlock talked about the prominence of the church in the town and the way the original front doors, with the proper height, accent the verticality which is expressed architecturally in the building itself.

Commissioner Eig asked for historic photographs, noting that this research might be helpful to selecting appropriate doors. She noted that possible sources include either the Church's archives, or that of the Friends of Hyattstown.

Commissioner DeReggi described Old House Parts to the applicant, noting that historic doors may be available through that salvage organization.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria which the Commission must use in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Ordinance.

Section 24A-8(a) provides that:

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 or 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.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's *Standards for Rehabilitation and Guidelines*, adopted by the Commission on February 5, 1987. In particular Standards #2, and #6 are applicable in this case.

Standard 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 a property shall be avoided.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

FINDINGS OF FACT:

Based on this, the Commission finds that:

1. The property at 26012 Frederick Road is a Primary Resource within the Hyattstown Historic District, as designated on the Montgomery County *Master Plan for Historic Preservation*. As a primary resource in the district, all proposals for changes and alterations receive the highest level of scrutiny by the Historic Preservation Commission.
2. The front door replacement was undertaken without consultation with the HPC or with staff, with no opportunity to provide information about the significance of the front door feature.
3. The original opening was larger than the two french doors, and therefore, the opening was downsized to accommodate the smaller doors.
4. The new doors are inappropriate to the church structure and would constitute a loss of a significant feature of the resource.

CONCLUSION

The Commission was guided in its decision by Chapter 24A of the Montgomery County Code, and by the Secretary of the Interior's *Standards for Rehabilitation*.

Having heard and carefully considered all of the testimony and exhibits contained in the record, and based on this evidence and on the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, it is the decision of the Montgomery County Historic Preservation Commission that the application of the Hyattstown Christian Church (Hugh Howard, Agent) for retroactive approval for a HAWP to replace the front doors with metal french doors with thermal glazing at 26012 Frederick Road in the Hyattstown Historic District be DENIED.

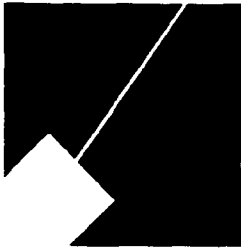
If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



George Kousoulas, Chairperson
Montgomery County Historic
Preservation Commission

August 12, 1999
Date

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: August 12, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

 X Denied

 Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Hyattstown Christian Church

Address: 26012 Frederick Rd, Hyattstown, MD. 20871

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



TURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: C. Hugh Howard

Daytime Phone No.: 301-240-8652

Tax Account No.: 52 604 32 21

Name of Property Owner: Hyattstown Christian Church Daytime Phone No.: 301-831-8184

Address: 26012 Frederick Rd Hyattstown md 20871
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

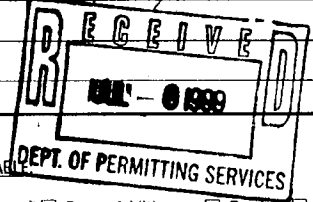
LOCATION OF BUILDING/PREMISE

House Number: 26012 Street: Frederick Road

Town/City: Hyattstown md Nearest Cross Street: 2nd Alley

Lot: 38-39-92-93 Block: _____ Subdivision: _____

Liber: 248 Folio: 249 Parcel: _____



PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input 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 checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 1500⁰⁰

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: N/A 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

- 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.

C. Hugh Howard
Chairman of the Board - Hyattstown Christian Church
Signature of owner or authorized agent

7-6-99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: X Signature: _____ Date: 7/28/99

Application/Permit No.: 9907090072 Date Filed: 7/9/99 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

10/59-99B

**THE FOLLOWING ITEMS MUST BE COMPLETED AND
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 Hattstown Christian Church present sanctuary building was constructed in 1870. The back (western) addition of classrooms, restrooms, and Fellowship hall was made in 1950. The parsonage was constructed in the 1920s. The sanctuary is set back from MD 355 about 180 feet. This limits the view of the church to only the house across the street and persons walking/parking past the 65 to 70 foot wide frontage - directly in front of the church.

Note: Glass patterns similarity in historic windows and 'new' doors.

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

Replace the 'non-historic' rotten (hinge & bottoms) hollow-core doors with steel & glass doors - the old hollow-core doors are the second set of such doors beginning abt. 19 years ago. The steel doors provide an aesthetic enhancement to the front of the building and security not available with the previous doors. Safety in being able to view persons entering/leaving the building is also a requirement.

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**

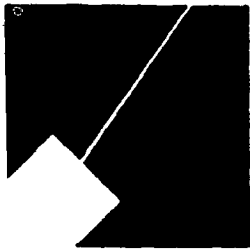
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

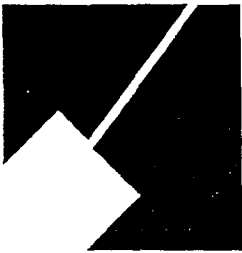
DATE: *Aug 12, 1999* *Friends of Hyattstown, L.A.P.*
TO: Local Advisory Panel/Town Government *Hyattstown.*
FROM: Historic Preservation Section, M-NCPPC
DE Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on *July 28, 1999*.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2/24/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

 X Approved with Conditions: THE ORIGINAL WINDOW AND SHUTTERS BE REMOVED IN ONE PIECE AND STORED ON SITE OR BE DONATED TO OLD HOUSE PARTS.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: C. HUGH HOWARD, AGENT

Address: 26008 FREDERICK RD. HYATTSVILLE H.D.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps frm.wpd

PERMIT # 21097 HPC # 10/59-00A



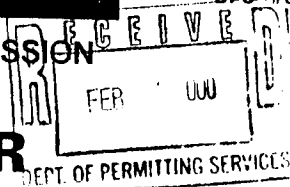
TURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: C. Hugh Howard

Daytime Phone No.: 301-240-8652

Tax Account No.: 52 604 3221

Name of Property Owner: Hyattstown Christian Church Daytime Phone No.: 301-831-8184

Address: 26012 Frederick Rd, Hyattstown, MD 20871
Street Number City State Zip Code

Contractor: Cooley Construction Inc Phone No.: 301-253-3697

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 26008 Street: Frederick Rd

Town/City: Hyattstown Nearest Cross Street: 2nd Alley

Lot: 39 Block: _____ Subdivision: _____

Liber: 298 Folio: 249 Parcel: _____

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: \$ 30,000

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.

C. Hugh Howard
Chairman of the Board - Hyattstown Christian Church
Signature of owner or authorized agent

Date

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

Disapproved: _____ Signature: _____ Date: 2/24/00

Application/Permit No.: 210797 Date Filed: 2/14/2000 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:

Renovation of the interior of the Church Sanctuary (this application) is being scheduled this spring. Application is to extend the addition at the back of the house to be cover entire porch & house - adding room for a 1st floor bathroom to the structure.

All other renovation work will be interior work on repair of exterior damaged portions of the house, being reconstructed in line with historical provisions of the house.

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

New addition will be minimally visible from street. Siding of new addition will include replacing asphalt siding of old addition with wood siding consistent with house. Construction will also require removing portions of existing deck and reconstructing it after addition is completed.

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

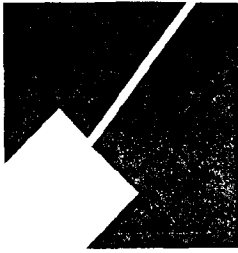
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2/24/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms 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, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

PERMIT # 210797

HPC # 10/59-00A

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 2/24/00

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner (MND)

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 2/23/00
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

PERMIT # 2109.7

HPC # 10/50-00A

As of 7/1/1999:

Adjacent property holders to the Hyattstown Christian Church property in the Hyattstown Historic District, Hyattstown, Maryland:

The Barse property is adjacent (across 2nd alley) to the South of the church property, the Mantel property is adjacent to the North of the church property and the Fones property is directly across Frederick Road (MD355) from the church property to the East.

The Longo property (and home) is our neighbor to the South on 355, but is separated from our property by both 2nd alley and a slim section of the Barse property which extends to Frederick Road (MD355).

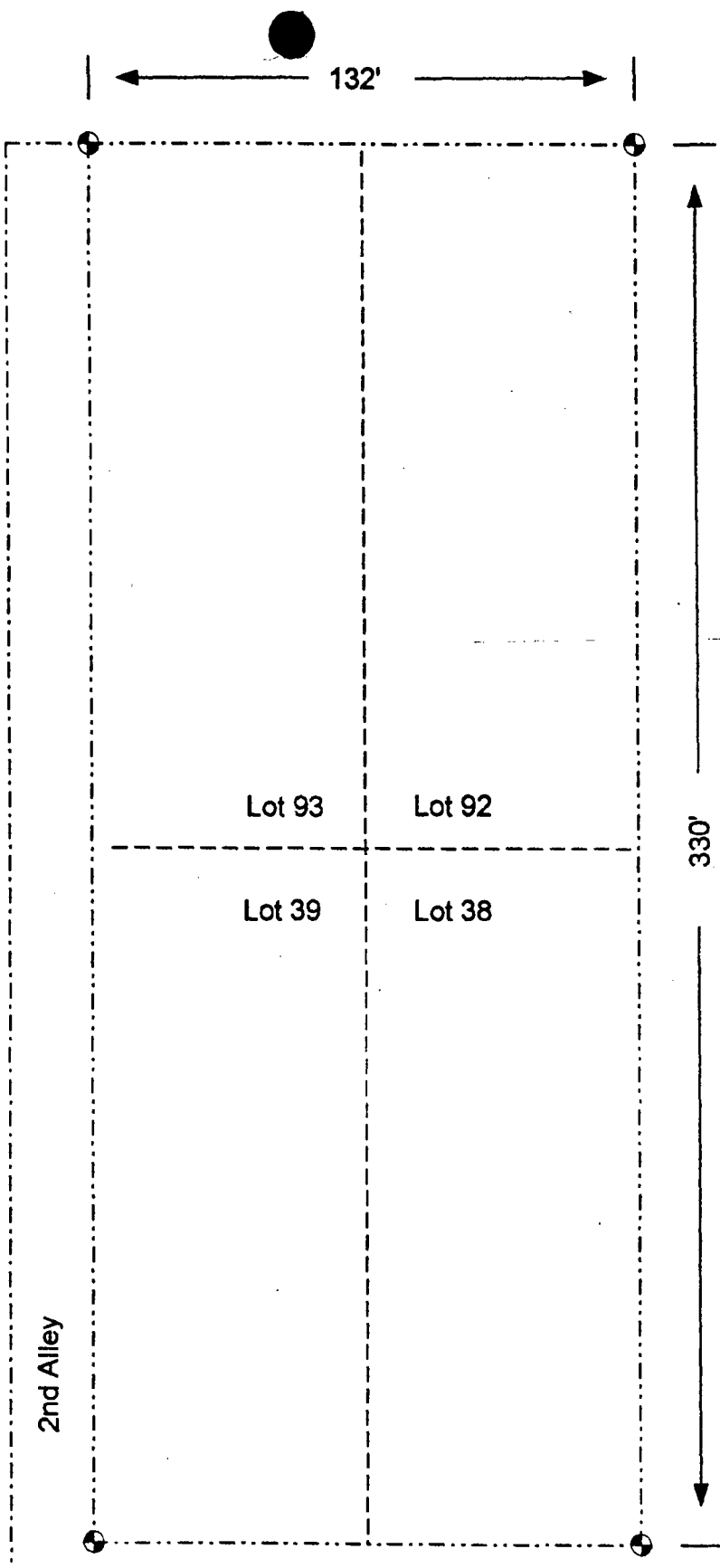
The adjacent property at the back of the church, on the West, (across an undeveloped public walkway/alley) is outside the Hyattstown Historic District and is undeveloped property belonging to Miller, Mattheeussen, Long Inc., 4800 Hampden Lane, Bethesda, MD 20814. (Last known information as of 1988.)

Joseph P. Longo
26000 Frederick Rd.
Clarksburg, MD 20871

Jeff and Kate Fones
26011 Frederick Rd.
Clarksburg, MD 20871

Richard C. Mantel
1555 Thurston Road
Dickerson, MD 20842

Thomas M. Barse
26004 Frederick Rd.
Clarksburg, MD 20871

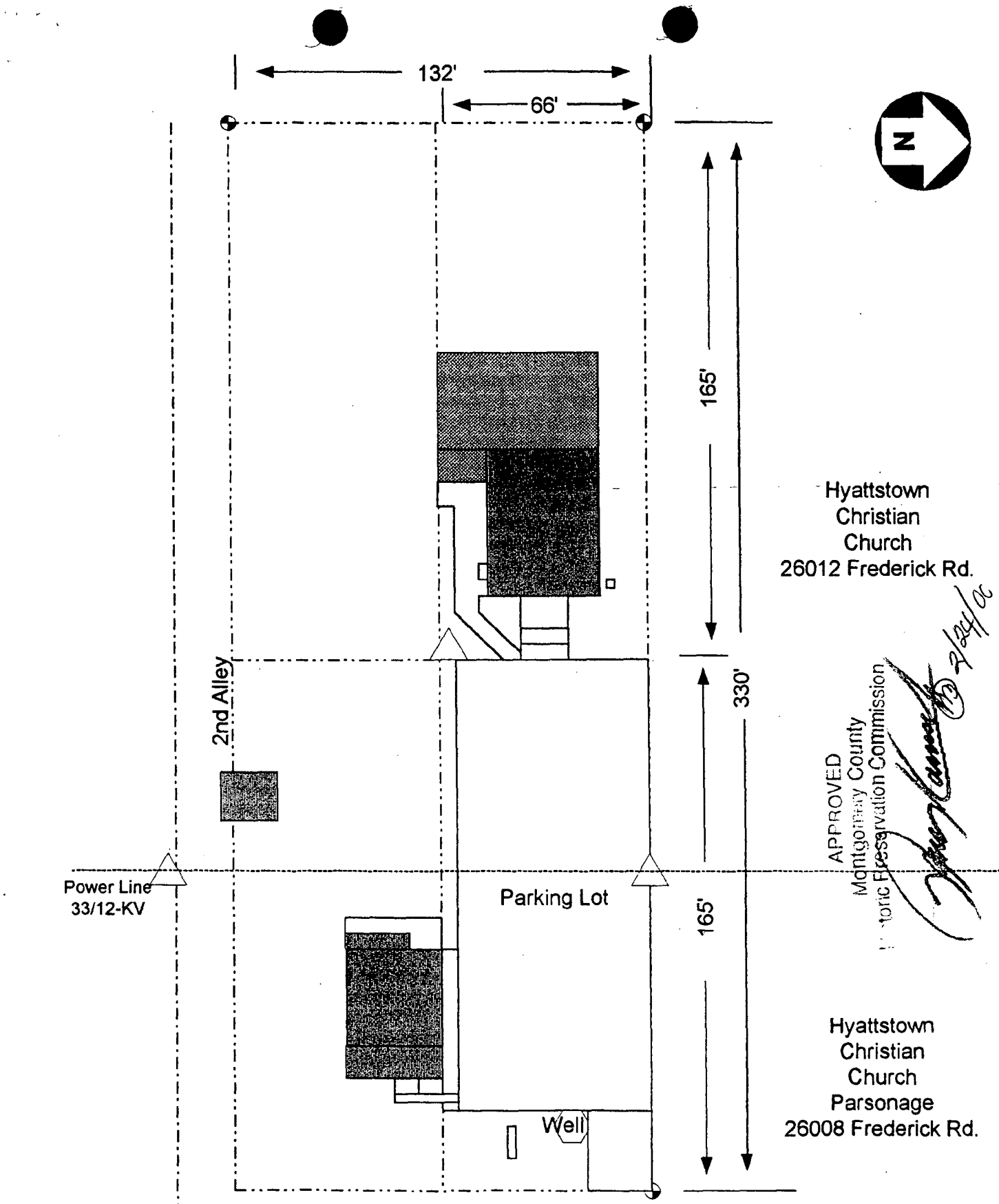


Hyattstown Christian Church
26008/26012 Frederick Road
Hyattstown, MD

Libre: 298
Folio: 249

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
M 2/24/06

MD 355 Frederick Road

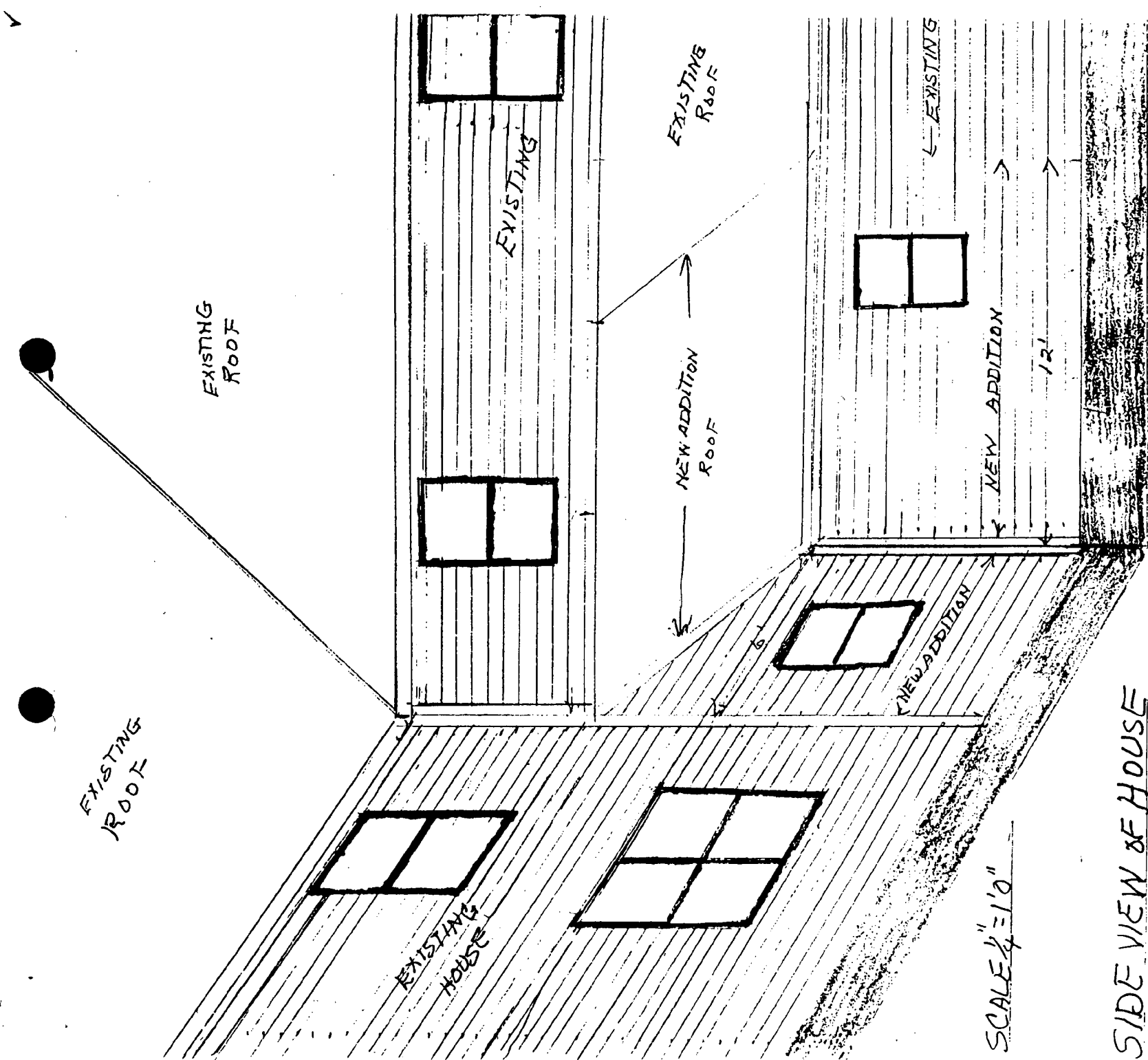


Hyattstown
Christian
Church
26012 Frederick Rd.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 2/24/06

Hyattstown
Christian
Church
Parsonage
26008 Frederick Rd.

MD 355 Frederick Road



SIDE VIEW OF HOUSE

OWNERS: Hyattstown Christian Church

ADDRESS: 26112 Frederick Rd.

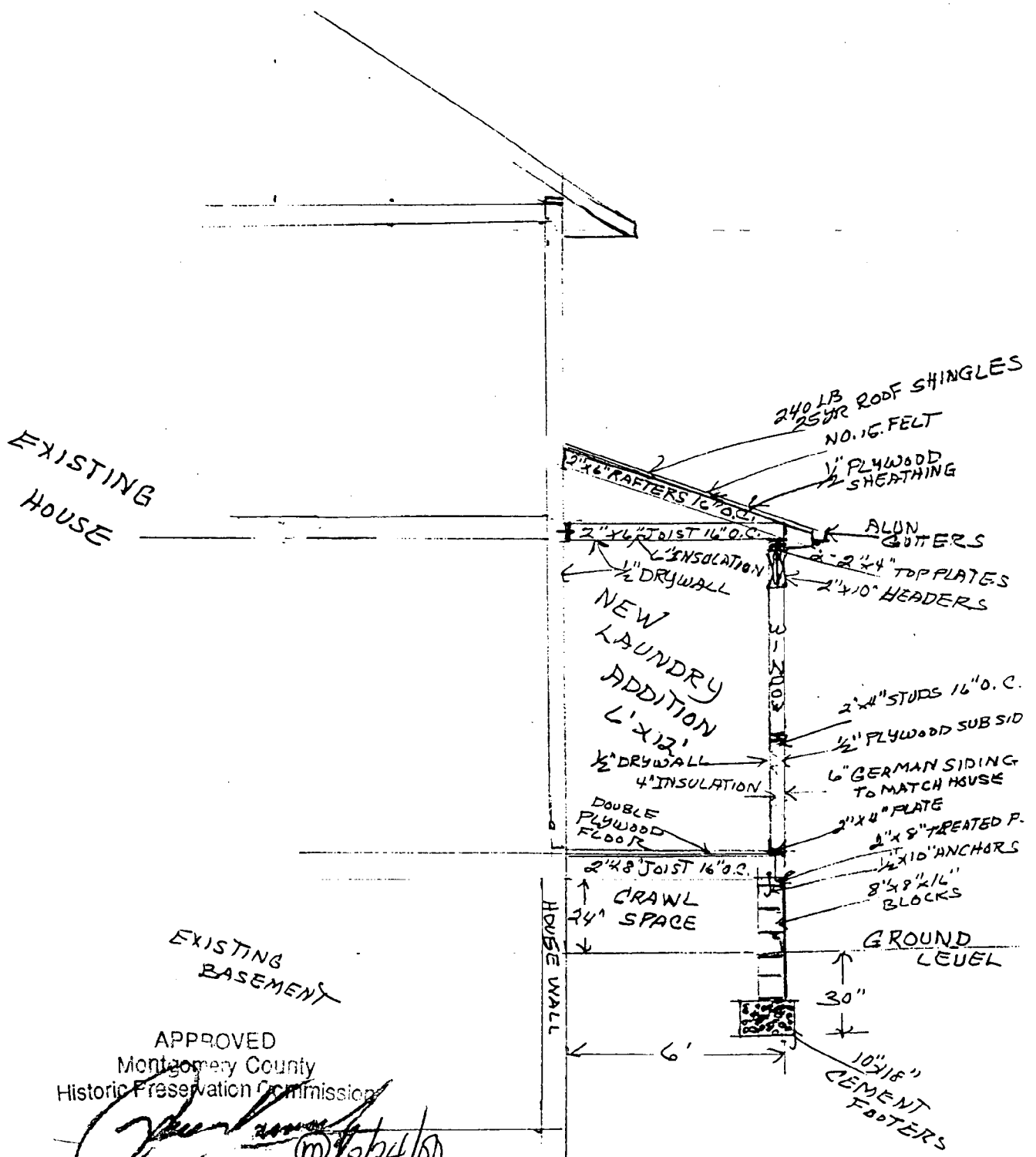
PHONE: 301-281-1177

APPROVED
 Planning & Zoning Commission
Paul Lamm
 10/17/08

OWNERS: Hyattstown Christian Church

ADDRESS: 26012 Frederick Road

PHONE: Clarksburg, Md. 20871



EXISTING HOUSE

EXISTING BASEMENT

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
10/2/24/00

SIDE ELEVATION PLAN

SCALE 1/4" = 1'0"

OWNERS: Hyattstown Christian Church

ADDRESS: 26012 Frederick Rd.

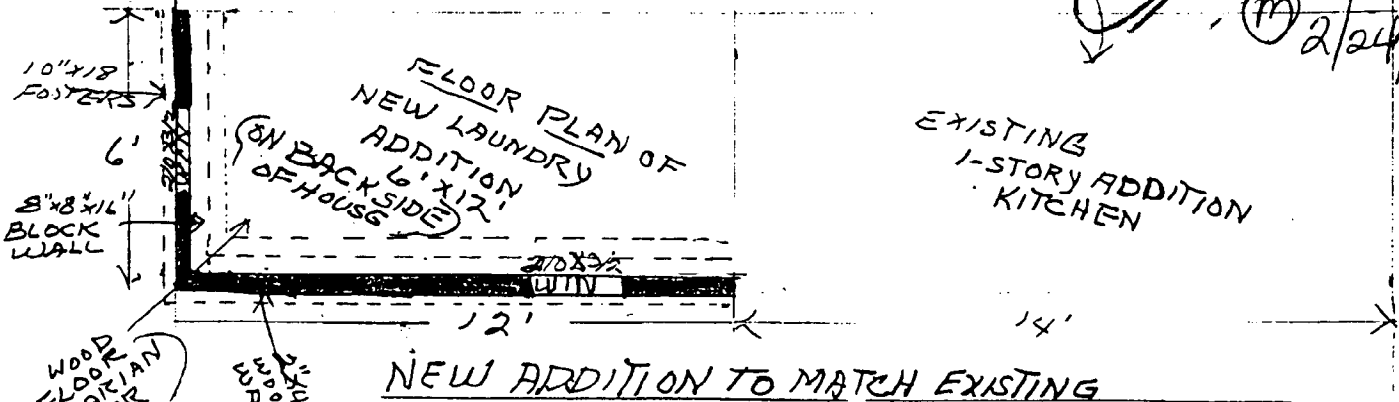
PHONE: Clarksburg, Md. 20871

EXISTING PARKING LOT.

EXISTING 2-STORY HOUSE

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
2/24/00



SCALE 1/4" = 1'0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 260⁰³~~12~~ Frederick Road, Hyattstown **Meeting Date:** 02/23/00
Resource: Hyattstown Historic District **Report Date:** 02/15/00
Review: HAWP **Public Notice:** 02/09/00
Case Number: 10/59-2000A **Tax Credit:** None
Applicant: C. Hugh Howard, Agent **Staff:** Michele Naru
PROPOSAL: Rear extension **RECOMMEND:** Approval w/cond.

PROJECT DESCRIPTION

SIGNIFICANCE: Secondary Resource in Hyattstown Historic District
STYLE: Colonial Revival
DATE: 1922

This 2-1/2 story, three-bay, four-square is located in the Hyattstown Historic District. This Colonial Revival house is clad in German siding ornamented with louvered shutters. The hipped roof is sheathed in asphalt shingles and fashions a central brick chimney. A one-story porch supported by Tuscan columns extends the width of the principal façade.

The rear elevation of the house contains a mid 20th century shed roof addition. The addition is clad with asbestos siding and sheathed with asphalt shingles.

PROPOSAL:

The applicant proposes to extend the rear shed addition the entire length of the rear facade. The existing asbestos shingles will be removed and replaced with German siding to match the existing. The applicant is also proposing to dismantle the existing rear deck and reconstructing it after the addition is completed.

STAFF DISCUSSION

The proposed extension will be constructed at the rear of the house and will be partially visible from the public right-of-way. Staff would encourage the applicant to retain the original window and louvered shutters that will be removed and to store them on site or these pieces could be donated to Old House Parts. Rear additions to historic structures are generally not considered to be a significant alteration to a historic resource. Staff recommends approval.

Staff recommends approval for the dismantling and reconstruction of the rear deck as long as the size and scale of the new deck is not increased from the existing.

Another issue which the applicant may need to be aware of is that the county has strict laws with regard to the disposal of asbestos materials and staff recommends that they contact the Department of the Environment if they have questions about these regulations.

STAFF RECOMMENDATION

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

and with the Secretary of the Interior Guideline #10:

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.

and with the condition:

1. The original window and shutters be removed in one piece and stored on site or be donated to Old House Parts.

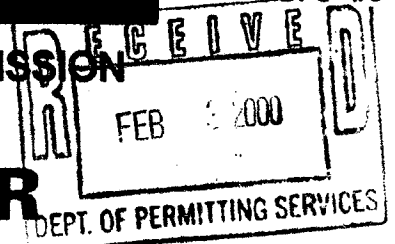
and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS #8

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: C. Hugh Howard
Daytime Phone No.: 301-240-8652

Tax Account No.: 52 604 3221
Name of Property Owner: Hyattstown Christian Church Daytime Phone No.: 301-831-8184
Address: 26012 Frederick Rd, Hyattstown md 20871
Street Number City State Zip Code
Contractor: Cooley Construction Inc Phone No.: 301-253-3697
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 26008 Street: Frederick Rd
Town/City: Hyattstown Nearest Cross Street: 2nd Alley
Lot: 39 Block: _____ Subdivision: _____
Liber: 298 Folio: 249 Parcel: _____

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: \$ 30,000

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 public right of way/easement

3

**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:

Renovation of the interior of the Church Parsonage (this application) is being scheduled this spring. Application is to extend the addition at the back of the house to be cover entire back of house - adding room for a 1st floor bathroom to the structure.

All other renovation work will be intended work on repair of exterior damaged portions of the house, being reconstructed in line with historical provisions of the house

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

New addition will be minimally viewable from street. Siding of new addition will include replacing asphalt siding of old addition with wood siding consistent with house. Construction will also require removing portions of existing deck and reconstructing it after addition is completed.

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

As of 7/1/1999:

Adjacent property holders to the Hyattstown Christian Church property in the Hyattstown Historic District, Hyattstown, Maryland:

The Barse property is adjacent (across 2nd alley) to the South of the church property, the Mantel property is adjacent to the North of the church property and the Fones property is directly across Frederick Road (MD355) from the church property to the East.

The Longo property (and home) is our neighbor to the South on 355, but is separated from our property by both 2nd alley and a slim section of the Barse property which extends to Frederick Road (MD355).

The adjacent property at the back of the church, on the West, (across an undeveloped public walkway/alley) is outside the Hyattstown Historic District and is undeveloped property belonging to Miller, Mattheussen, Long Inc., 4800 Hampden Lane, Bethesda, MD 20814. (Last known information as of 1988.)

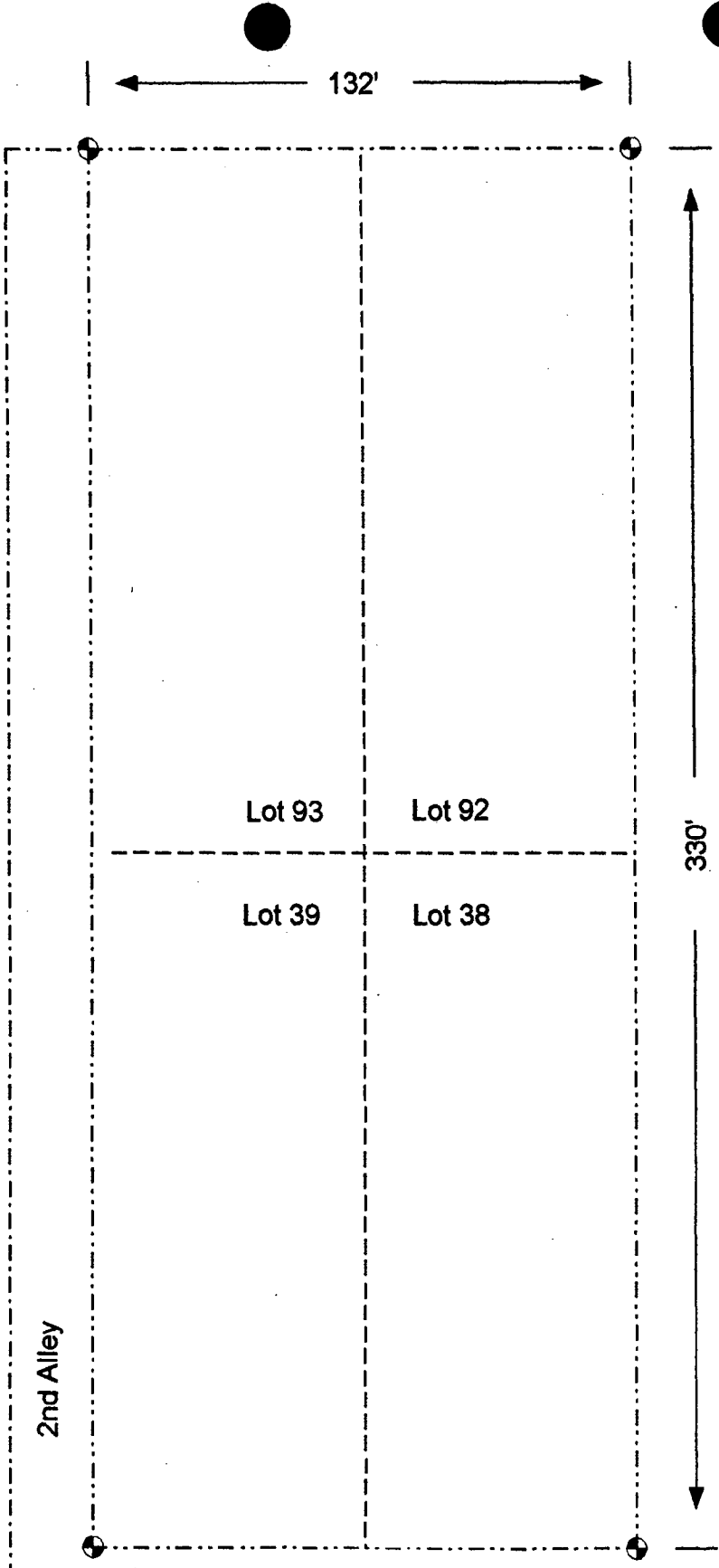
Joseph P. Longo
26000 Frederick Rd.
Clarksburg, MD 20871

Jeff and Kate Fones
26011 Frederick Rd.
Clarksburg, MD 20871

Richard C. Mantel
1555 Thurston Road
Dickerson, MD 20842

Thomas M. Barse
26004 Frederick Rd.
Clarksburg, MD 20871

5



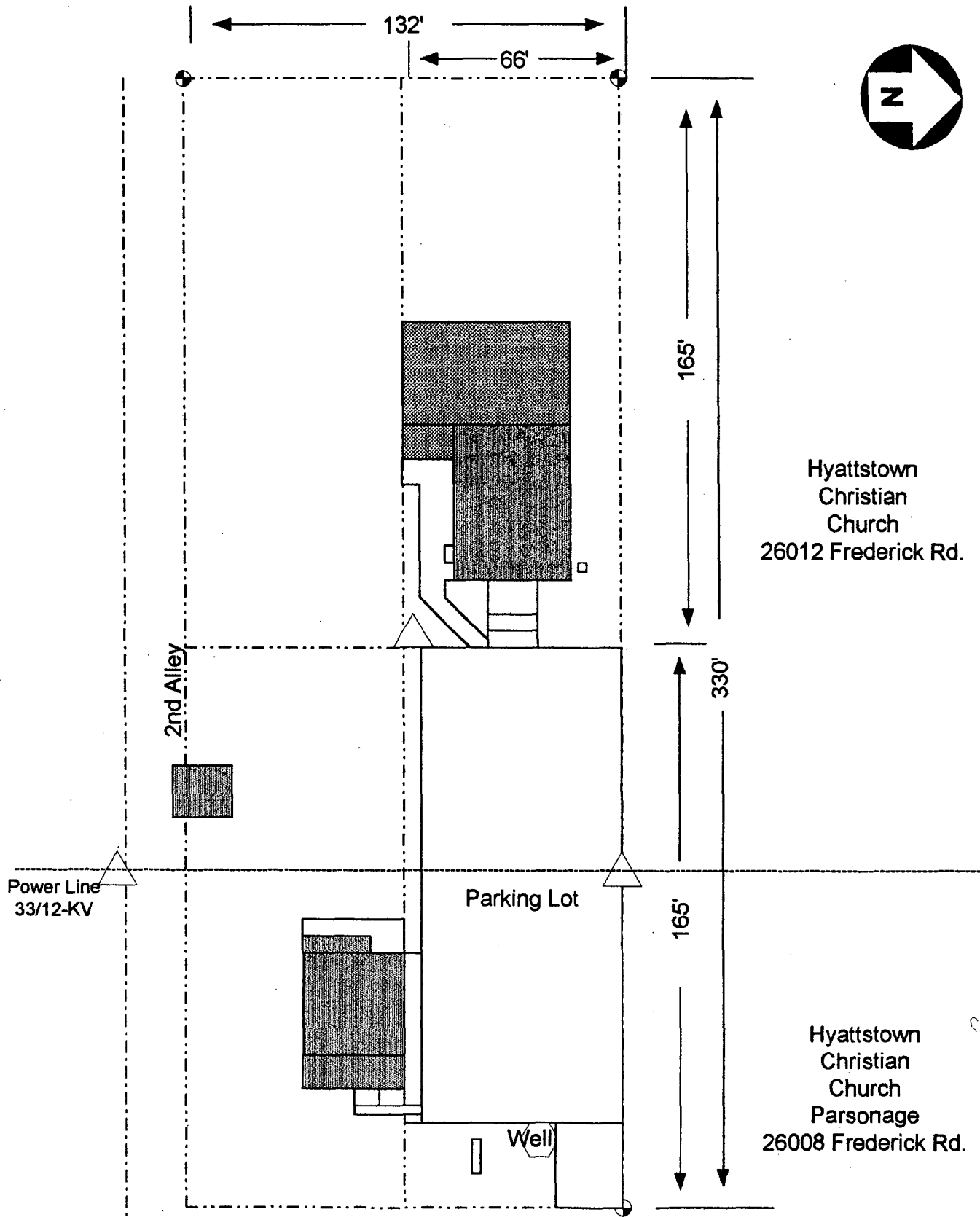
**Hyattstown Christian Church
26008/26012 Frederick Road
Hyattstown, MD**

**Libre: 298
Folio: 249**

MD 355 Frederick Road

Drawings by H. Howard - Dimentions approximately to scale: 07/05/99





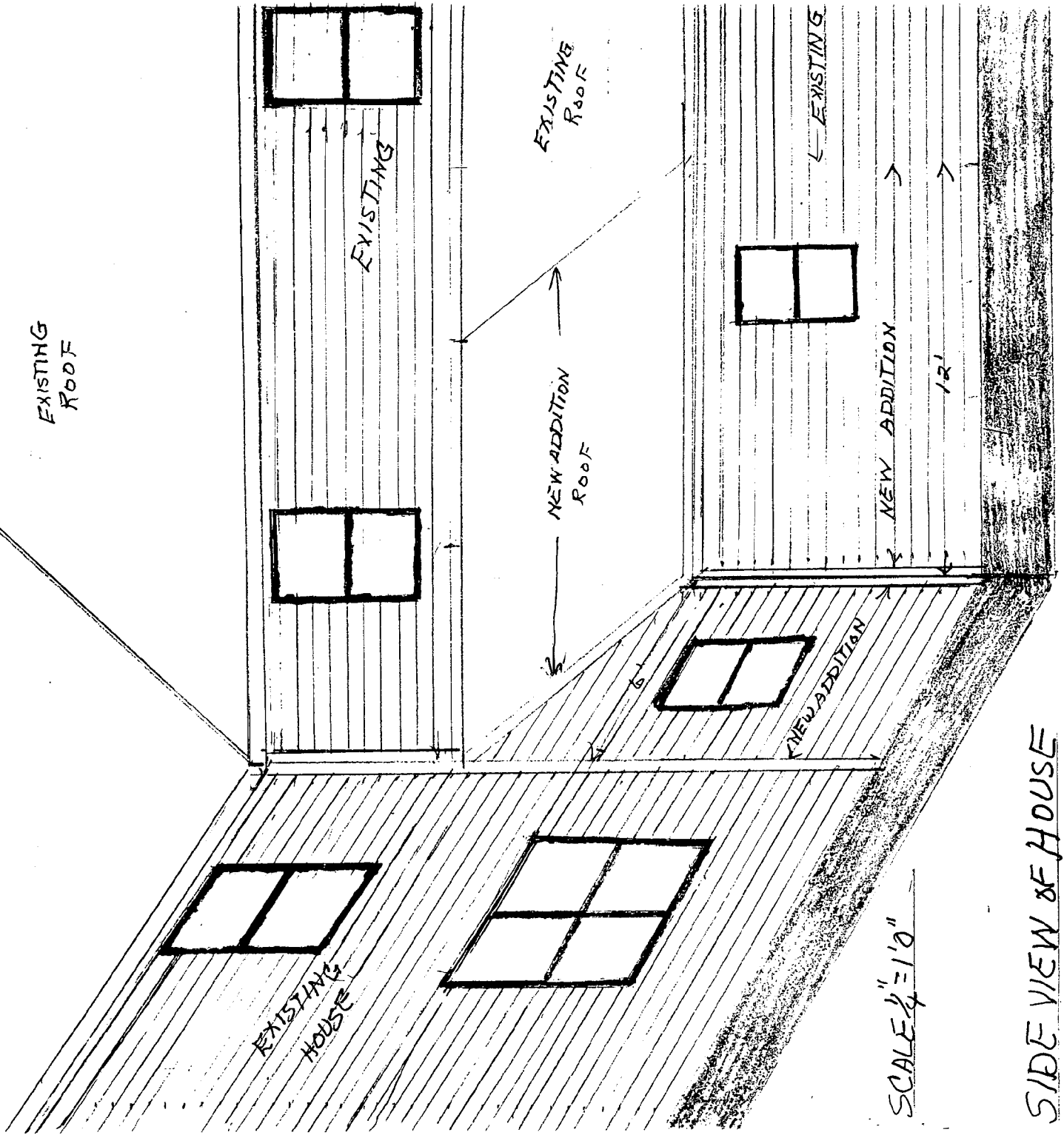
Hyattstown
Christian
Church
26012 Frederick Rd.

Hyattstown
Christian
Church
Parsonage
26008 Frederick Rd.

MD 355 Frederick Road

Drawings by H. Howard - Dimentions approximately to scale: 07/05/99
Features as of 12/31/1998





SIDE VIEW OF HOUSE

OWNERS: Hyattstown Christian Church

ADDRESS: 26012 Frederic Rd.

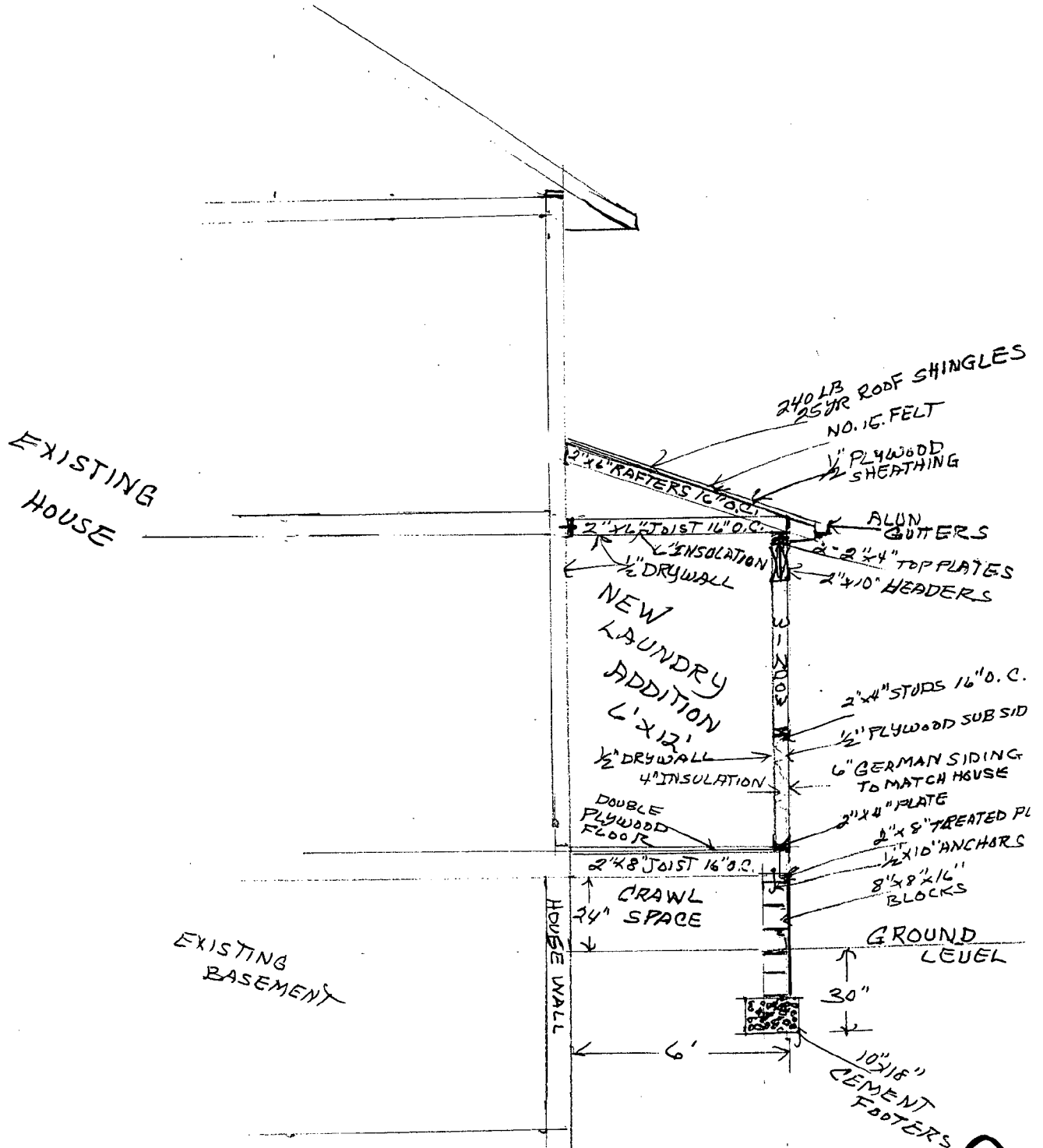
PHONE: Cla. Keberg, 03-50871



OWNERS: Hyattstown Christian Church

ADDRESS: 26012 Frederick Road

PHONE: Clarksburg, Md. 20871



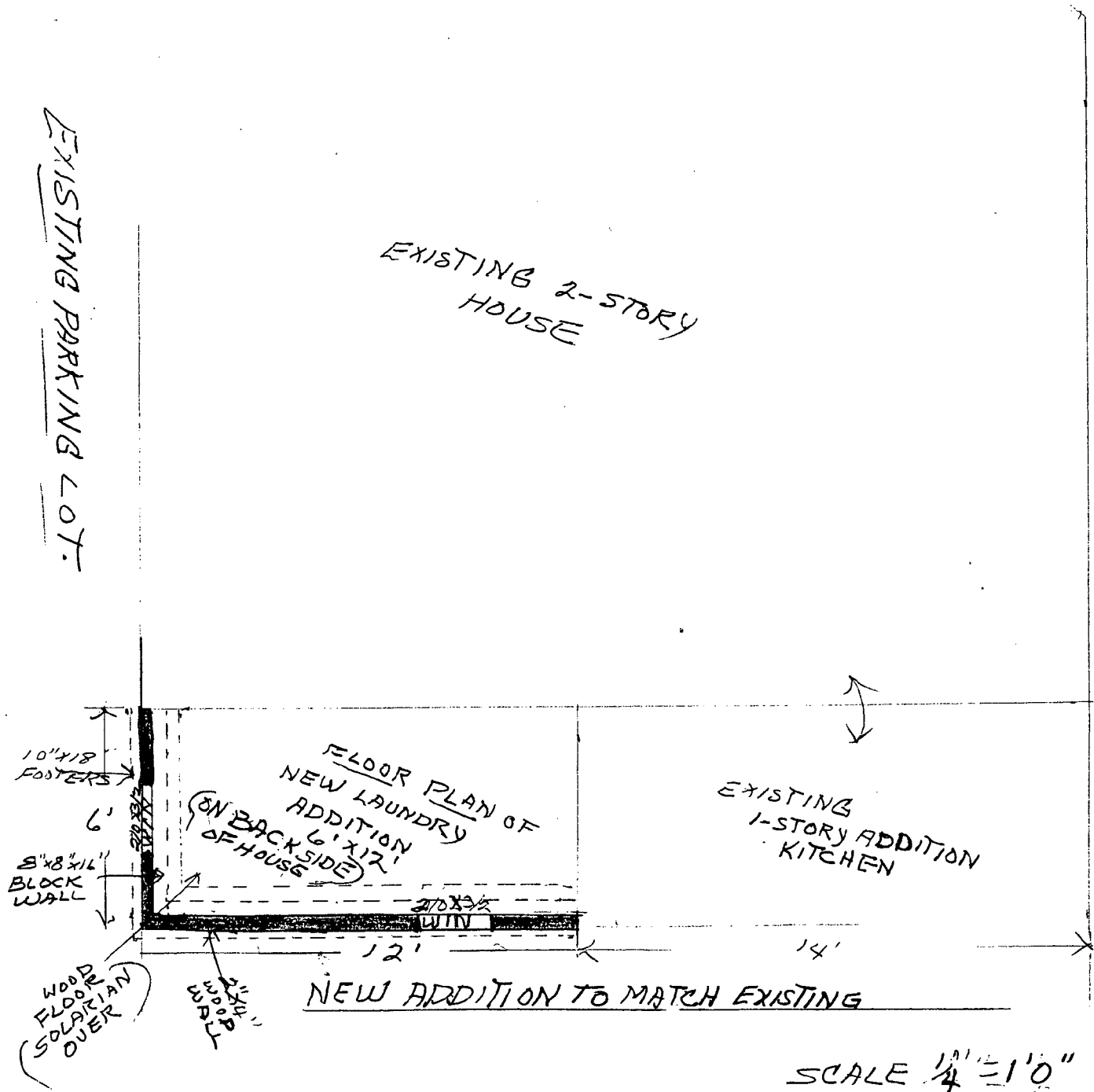
SIDE ELEVATION PLAN

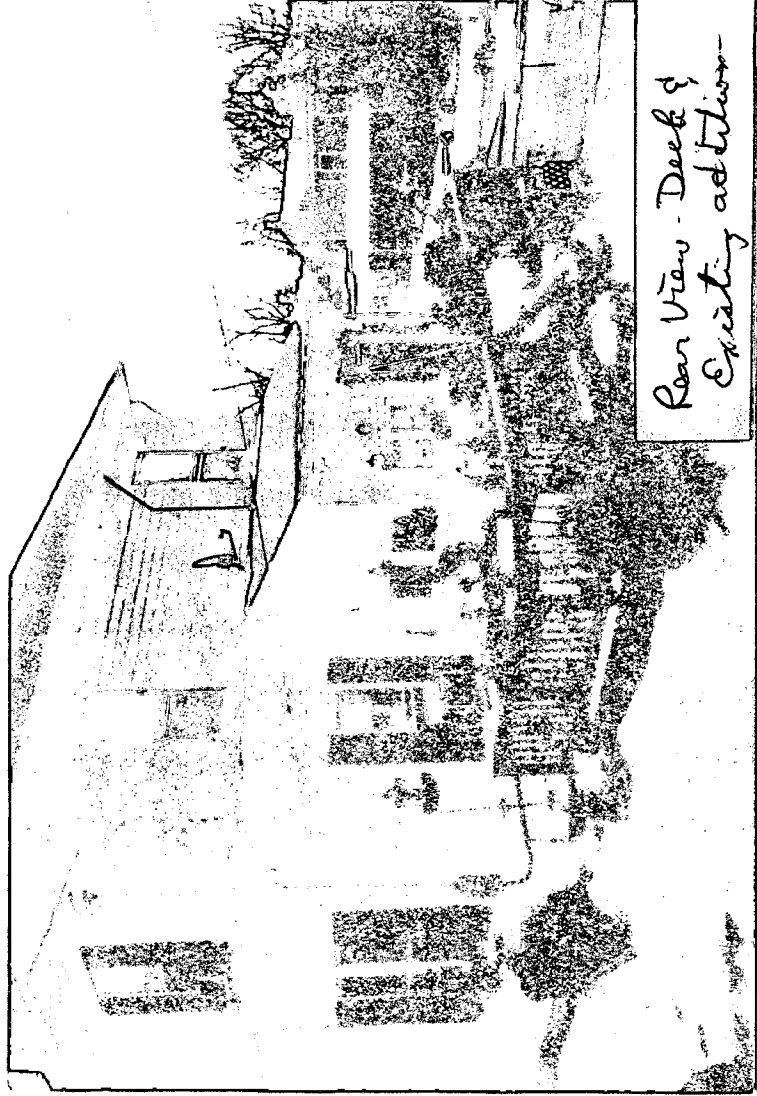
SCALE 1/4" = 1' 0" (9)

OWNERS: Hyattstown Christian Church

ADDRESS: 26012 Frederick Rd.

PHONE: Clarksburg, Md. 20871





Rear View - Deck &
Existing addition-

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
HISTORIC PRESERVATION COMMISSION

----- X
:
HISTORIC PRESERVATION :
COMMISSION MEETING :
:
----- X

A hearing in the above-entitled matter was held on Wednesday, July 28, 1999, commencing at 7:45 p.m., in the MRO Auditorium, 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

CHAIRPERSON
George Kousoulas

BOARD MEMBERS
Marilyn Boyd Dereggi
Steven Spurlock
Susan Velasquez
Emily Hotaling Eig

STAFF
Robin Ziek
Perry Kephart
Gwen Wright

ORIGINAL

1 staff reports for HPC Case number 35/36-99E for a side
2 addition, 4719 Cumberland Avenue, Chevy Chase; for HPC Case
3 number 37/3-99S in Takoma Park Historic District for a fence
4 installation at 7216 Spruce Avenue, Takoma Park; for HPC
5 Case number 37/3-99U in Takoma Park Historic District, for a
6 rear addition at 7218 Spruce Avenue, Takoma Park; and Case
7 number 35/13-99N in the Chevy Chase Village Historic
8 District, for a porch rehabilitation at 14 Grafton Street in
9 Chevy Chase.

10 MR. SPURLOCK: Second the motion.

11 MR. KOUSOULAS: All those in favor of the motion,
12 raise your right hand? All those opposed? Motion passes
13 unanimously. The next case is case B. Can we have a staff
14 report?

15 MS. ZIEK: The application for 26012 Frederick
16 Road -- for the record, my name is Robin Ziek. I'm a
17 Historic Preservation Planner. The application is from the
18 Hyattstown Christian Church for retroactive approval for
19 alterations at the church in the Hyattstown Historic
20 District.

21 The subject property is a rural gothic revival
22 church building, wood frame, with an open bell tower. It
23 dates back to 1870. The building is prominent along the
24 west side of Frederick Road and the, sort of in the middle
25 of town, and follows a typical pattern in Hyattstown, with

1 the public buildings being towards or in the rear lots, and
2 the residential structures having been built very close to
3 Frederick Road. The building pattern also helps to add to
4 the prominence of the buildings, such as this church.

5 The specific recommendation, I'm sorry, the
6 specific request from the applicant is for retroactive
7 approval for the replacement of the front doors which they
8 have undertaken. They had some non-original flush hollow
9 core doors on the building. I have a slide to show that
10 which I took probably about two years ago. And they have
11 installed glass and steel french doors, metal french doors
12 with insulated glass.

13 In addition, they have downsized the doorway
14 opening, and introducing a horizontal glass transom above
15 the new doors, but below the historic fan light. And that
16 is what they are coming in for tonight, for retroactive
17 approval.

18 I want to note, because it will be apparent in the
19 photographs, that there have been other alterations which
20 this applicant has undertaken without a historic area work
21 permit, and this is -- they haven't applied for any
22 approvals for this and they will need to. And they
23 understand that. The application tonight is limited
24 by the choice of the applicant, I think partly to help
25 familiarize themselves with the process, not that they

1 didn't know that this was a historic building in a historic
2 district, because there have been many inquiries from the
3 church in the past. They made a request whether they could
4 put on vinyl siding informally, discussing it with staff.
5 And so that there is certainly an awareness on the part of
6 the applicant that they are in a
7 historic district.

8 I would like to show the slides. This view is
9 taken from Frederick Road, looking up towards the church,
10 pretty much in the back yard, through the back yards of
11 residential properties that are along Frederick Road.
12 Hyattstown is a wonderful district. It has some open areas.
13 It has some very dense areas along Frederick Road. At the
14 southern part of town here is a lot of open areas, and the
15 views up to the church are quite possible. There is a lot
16 of opportunity to see this wonderful building.

17 There is a rear addition, an existing rear
18 addition, and as you can see. But this is an earlier
19 photograph showing the non-historic doors right here.
20 Solid. They are not appropriate. There is, as staff, I
21 would say that the applicant has taken a good step to
22 consider replacement of these doors. These were not
23 appropriate doors either. However, I feel that they have
24 actually made an inappropriate decision in terms of the
25 choice of the new doors that they -- but let me proceed.

1 These are the new doors. As you can see, it is
2 the thermal glazing has a different appearance. They have
3 introduced this horizontal transom. The doors have this
4 yellow grill, which provides the multi-pane appearance. And
5 you can see this a little bit clearer without the glare.

6 I just wanted to show you a detail. They have
7 done
8 a very careful installation in terms of bringing this piece
9 of trim around. This is an original piece of molding here,
10 and they have been very respectful of that.

11 Oh, but I think in this close up you can get a
12 sense of how this grid is applied on the open french doors.
13 these are a very standard stock item which they have applied
14 to the front door of the church.

15 This is, just sort of a brief view of the
16 building. They include, they have installed this driveway
17 on the south side of the building for a very large parking
18 lot area in the back. This is a view looking down towards
19 Frederick Road. You can get a sense of the topography here,
20 that the building is so high up above the road.

21 And this is the handicapped access for the rear
22 addition. This is a few path that they have provided along
23 the north side of the building. This is not their property,
24 but I understand from the applicant they are considering
25 purchasing this residential lot to expand their educational

1 facilities, or other facilities for their congregation.
2 They have done some clearing out of vegetation, and to open
3 that up, I am sure with the approval of the owner of the
4 property.

5 And this is a new handicapped ramp that they have
6 installed, and a new handicapped, a door, into the sanctuary
7 on the north side elevation of the building. They do not
8 have a historic area work permit for this. And this is just
9 a close up showing, this building, this door goes right into
10 the sanctuary.

11 And I'm standing right in front of the church
12 looking down to buildings along Frederick Road, and a
13 residence which is actually the church parsonage to the
14 south of their driveway entrance. And the back of this, it
15 is a 20th century house along on the north side of the
16 driveway entrance. This is the house on the parcel that
17 they are considering purchasing.

18 As with any retroactive HAWP, one of staff's chief
19 concerns is that the HPC hasn't been involved in the
20 decisionmaking. I feel as staff that we certainly provide a
21 service to the community and try to direct people away from
22 inappropriate alterations at their site. And unfortunately,
23 the HPC, neither staff nor the HPC had an opportunity with
24 this as a retroactive HAWP, to have this discussion with
25 applicant about what might be appropriate for a front door.

1 I don't know, I have done some brief research.
2 19th century church doors are typically solid wood doors
3 with panelled doors. They might be more or less decorative,
4 but generally they are solid wood doors.

5 I feel that there is an incremental loss of
6 integrity at this site, on the basis of this alteration and
7 other alterations. There is clearly a value, a sense of
8 value from the applicant for the site, for the church. They
9 are working hard to build their congregation. But they, I
10 think that they could really profit by involving HPC in some
11 of these decisions.

12 In addition, of course, to putting on the french
13 doors, which are an inappropriate front door, they downsized
14 the size of the door, again, just down to a residential
15 scale. This is a public building. The scale of it, the
16 citing, the topography all reinforces the prominence of a
17 church, and staff feels, again, that the decision that was
18 made were inappropriate for this particular building, for
19 this site, and does represent an incremental loss of
20 integrity.

21 Staff would recommend that the new french doors be
22 removed and that new wood panel doors of appropriate size
23 and design be installed, painted, and that the horizontal
24 glass transom should be removed so that the doors could be
25 appropriately sized to the opening, the historic opening of

1 the church.

2 As we typically do, I would ask the Commission to
3 consider a time frame, recognizing that this is a decision
4 that the applicant did make outside of the HPC process, and
5 the County Preservation, Historic Preservation Ordinance,
6 but that they may not be prepared to act tomorrow. And
7 typically, we might consider several months, give them a
8 time frame, if you should so agree with my staff
9 recommendations.

10 I will be happy to answer any questions you may
11 have. And the applicant's agent is here, the chairman of
12 their board.

13 MR. KOUSOULAS: Any questions of staff.
14 Mr. Howard, would you like to come up?

15 MR. HOWARD: Thank you. I do have another piece
16 of paper I would like to -- I have copies, for you to
17 consider. Again, my name is Hugh Howard. I am the chairman
18 of the board of the Hyattstown Christian Church. We are a
19 congregational form of governed body, and we act, when we
20 act, and very slowly and with a lot of conservative elements
21 in the church, not ones to do anything.

22 But typically, when we act, one person in the
23 congregation is given authority to go ahead and pursue a
24 particular project. What I am trying to do at this point,
25 since the congregation did not fold, as it was almost ready

1 to about 12 to 15 years ago, and we seem to have a
2 congregation that is continuing to maintain itself and to
3 grow, we are now addressing some projects that have always
4 been in front of the congregation.

5 And honestly, we have not considered the historic
6 district as being an enemy or anything. It is just that we
7 felt that we were working within that. We don't have a
8 single party contact, a single person who is responsible for
9 updating things. We try to work together.

10 So what I was trying to do was to get us into the
11 mode of working with the historic district. We have plans
12 to renovate the parsonage, which is a 1920's building that
13 the plumbing was added on, the wiring, we have circuits in
14 the wiring that have been shut off because the electrician
15 can't figure out how to fix them and it is becoming a
16 danger.

17 We had the same problem with the church, over the
18 past 15 years, that I have been the chairman. A lot of
19 changes have been made, basically, to make it usable by the
20 congregation, including interior renovation. We have
21 updated the wiring, and we've got now a handicap, we put in
22 handicap access. We put air conditioning in. We've tried
23 to basically do the basic things that our congregation needs
24 to survive.

25 Now, we have done it using contractors and

1 whatever, but we haven't, we agree, we have not come to the
2 Historic Commission to do this. The particular -- and Robin
3 is correct, we've talked about his, about how do we dovetail
4 this back into the process, having lived for years where we
5 didn't have the money to do anything. We couldn't get
6 anyone to act. Basically, we are a volunteer organization.

7 So as a volunteer came up to do something, we
8 said, yes, go do it. Just don't stand in your way. And
9 typically, as they did project by project, they did it their
10 way. We were happy to get it done, but we didn't have an
11 oversight
12 board that says, no, you can't do that project because we
13 have another process to go through.

14 That's how we got to where we are today. And it is
15 not -- I'm sure you probably hear this from a lot of people
16 who get in situations where they have done something that
17 has to be approved now, or removed, or modified.

18 In reference to the doors, you have seen pictures
19 of the front doors. What I handed out was sheets of the
20 doors of Hyattstown. And what I -- and there are a couple
21 of other doors that aren't in Hyattstown.

22 I went through and there are a couple of errors in
23 here in terms of the numbers of houses. But I tried to
24 list, you know, what Hyattstown looks like. Hyattstown has
25 about 35 residential structures in it today. And I'm

1 missing a couple of them that I couldn't get to, or the
2 front porches had dogs on them, as a matter of fact.

3 I've tried to go through and list, by address, the
4 types of front doors, and which doors were wood panelled,
5 which doors had panels that had glass in them. And the
6 structure here is not to put in wood panels, but it is just
7 to say, okay, where is the glass. What does this look like?
8 It does not include the transoms. There are a lot of
9 horizontal transoms that look identical to the transom that
10 we put in. But I did not include the transoms on this.

11 What I wanted to show is just, if you go through
12 Hyattstown and look at all the doors, there is one other
13 residence at 26200 that has doors identical to us, as well
14 as hours right now at 26012.

15 There are two other residences that have a single
16 15-panel glass door. The, what was it, Klevage House,
17 Burgess House, which is actually almost right across the
18 street from the church today. And the house on Hyattstown
19 Mill Road, which is just about behind the fire department.

20 So in supporting the kind of doors that we put up,
21 they are not inconsistent with other structures in
22 Hyattstown. One of the problems that we had at the church,
23 as Robin said, is that the doors were deteriorating. That's
24 probably the second set of hollow core doors that were up
25 there.

1 And while we did not downsize the opening, the
2 transom -- I've been at the church 20 years. I moved there
3 in 1979. I don't recall seeing any doors on the church
4 other than hollow core doors, and the transom that we have
5 now in glass, which is consistent with other transoms in
6 doorways in Hyattstown, there was just a solid piece of
7 filler wood. So by adding the transom, I think we have,
8 again, added back into what we find in other doors in
9 Hyattstown.

10 I call the doors in the application steel doors.
11 They are, in fact, steel clad. They do have a wood frame
12 with insulation and the hollow core insulated glass in them.
13 So that, other than that correction to, you know, calling
14 them steel doors, and I'm not an architect or I'm not --
15 there is wood around them, around the doors, as they are
16 mounted on.

17 Being an open area, that and the other church in
18 town are the only, I think the only buildings in town that
19 have no protection on those front doors, which is part of
20 the problem. They get splashed on from the entryway. They
21 get direct sunlight and direct weathering, which makes it
22 very hard to keep anything wood protected. And that's the
23 problem we had with the hollow core doors.

24 So when we went to do these doors, we were trying
25 to go to something aesthetically matching other buildings in

1 Hyattstown; something that would have some maintenance
2 capability. And so those are some of our decisions as to
3 how we got to putting in those doors. Do you have any
4 questions of me?

5 MR. KOUSOULAS: Any questions of the applicant?

6 MS. EIG: I have one question. How did you become
7 aware that you had failed to follow the HAWP procedure?

8 MR. HOWARD: Yes. We received a phone call from
9 Robin Ziek probably two months ago, two, two and a half
10 months ago that a complaint had been lodged, or however the
11 wording was, that in fact that we had put on doors that we
12 had not gotten through the Historic Commission. Those are
13 all the words we've heard of.

14 And then we've been in contact with her, again,
15 trying, as I said, trying to learn the process. Now that
16 we've done it, how do we go back and make the application.
17 Because I knew we had other things coming in the future that
18 we would need to come in and make changes to, as well as,
19 let's see what we can do to straighten out, you know, how we
20 have gotten to where we are. Okay.

21 MS. VELASQUEZ: I guess a major problem I have is
22 your hand out shows all the different styles of doors.

23 MR. HOWARD: Yes.

24 MS. VELASQUEZ: But these are all residential
25 doors. They are not church building doors.

1 MR. HOWARD: That's correct. The double glass
2 doors are on a -- it is either a residential or it may be a
3 business.

4 MS. VELASQUEZ: But I think part of my point is
5 that churches have distinctive entrances. They are
6 important. They are usually more important entrances than
7 just patio doors.

8 MR. HOWARD: Okay.

9 MR. SPURLOCK: What type of doors does the other
10 church, you mentioned there is one other church in
11 Hyattstown. What do the doors look like?

12 MR. HOWARD: The other church has a door like the
13 center, bottom center on the back page, which has, and the
14 archway is a glass panel. And they are --

15 MR. SPURLOCK: Are they taller?

16 MR. HOWARD: They are a little taller, yes.

17 MR. SPURLOCK: And you appreciate the scale. You
18 have a beautiful building there.

19 MR. HOWARD: Yes. Yes.

20 MR. SPURLOCK: And those beautifully elegant
21 windows --

22 MR. HOWARD: Yes.

23 MR. SPURLOCK: -- have a certain height to them,
24 and there is a real presence. And up on the hill, I mean,
25 it is a wonderful setting for the building. And the doors

1 you have put in diminish the quality of that structure
2 greatly, and they diminish the appearance and the
3 verticality that was expressed when the building was built.
4 I don't mean to lecture you, but I mean --

5 MR. HOWARD: Well, I see your point.

6 MR. SPURLOCK: -- I think you have the
7 Commission's point that these are all -- I think you did a
8 very nice study, and I think it is very good that you did
9 that, but these are residential buildings, and residential
10 buildings and church buildings don't really have the same
11 types of entrance, and it is not -- the importance of it is
12 not the same.

13 MR. HOWARD: Well, that's part of what I am here
14 for is to say how we came to the decision. We made the best
15 decision we could at the time. We'll go back to hollow core
16 doors as an option, unless we can find some way to get other
17 doors. The entrance to the church is very dark. It has
18 also been dangerous. People have been hit by the doors
19 opening, without any glass in them. I know that's one of
20 the current concerns of non-glass doors is they can be
21 opened onto somebody.

22 One concern, we talk about the church being very
23 prominent, it is, if you know where it is. We have had
24 people who have come to church and have never seen the
25 church from 355. It is difficult to see from the highway,

1 unless you know it is there. It is on a rise that is at
2 least 15 feet, between 15 and 20 feet above the elevation on
3 355.

4 So yes, it is very prominent, but again, we've had
5 people come in to visit us who have driven past there and
6 have never seen it, which is another part of us trying to go
7 to glass doors, so we could back light them, to get some
8 attention to say, look, we are there. We are a church, you
9 know.

10 MS. EIG: May I ask the staff a question? Do we
11 have any historic photographs of this church?

12 MS. ZIEK: I would have to dig further. The
13 photograph that we do have is in your report, and it is a
14 very -- it doesn't reproduce very well. We don't have a
15 very good photograph. I mean, that's what we have,
16 actually. I wouldn't be surprised if the friends of
17 Hyattstown might.

18 MS. EIG: I was going to say, perhaps the church
19 itself has some records and that would be very helpful to,
20 perhaps to redeem yourself here. I used the word very
21 carefully.

22 MR. HOWARD: Yes, well, I agree.

23 MS. EIG: To perhaps do some research in your
24 records, perhaps, or in the congregation's --

25 MR. HOWARD: We have looked for that. I have

1 asked the question of Bob Price who, in fact, was born
2 across the street at what is the Price Home. I asked him
3 about the doors. I said, did the doors ever have glass in
4 them. He said, no, they were panel doors. He said, the
5 doors, he said, the only glass change was in the church
6 itself, which used to be clear glass, but it is now -- I
7 don't know when it was changed back.

8 MS. KEPHART: Could I just interject that Old
9 House Parts has some extremely large doors that they've been
10 unable to sell for many years that may even need to be cut
11 down some, that might be able to be used as double doors in
12 those portals without a great deal of expenditure.

13 MS. DEREGGI: Do you know what Old House Parts is?
14 Are you familiar with it?

15 MR. HOWARD: I'm not familiar with that, no. No,
16 I am not.

17 MS. DEREGGI: It's a wonderful resource just
18 behind Gaithersburg High School.

19 MR. HOWARD: Okay.

20 MS. KEPHART: Staff can give you the phone --

21 MR. HOWARD: Yes, okay. Sure.

22 MS. KEPHART: -- number, so you can contact them
23 and see if they have a pair of doors that you could work
24 with.

25 MS. WRIGHT: And these are salvaged doors from

1 another old building, and they are sold at very, very
2 reasonable costs like, you know, \$20 a door or \$30 a door,
3 probably a lot less than you paid for the metal doors.

4 MS. KEPHART: They wouldn't solve the problem of
5 having the doors open inward into the vestibule, and I know
6 that is always a problem with churches with solid wood
7 doors, but at least they would be solid wood instead of the
8 hollow.

9 MR. HOWARD: These doors open outward now. And we
10 had a problem with the Fire Department also limiting us
11 because of, you know, access, accessibility.

12 MS. KEPHART: So you had to reverse the doors?

13 MR. HOWARD: No, these doors, as long as I have
14 been there, the doors have always opened outward. In fact
15 the Methodist Church, their doors also, probably more
16 original than ours, and they open outward.

17 MS. VELASQUEZ: I think it has been Montgomery
18 County Fire Code for a number of years, probably longer than
19 you have been in Hyattstown, that the doors open out --

20 MR. HOWARD: Yes.

21 MS. VELASQUEZ: -- so you don't get people
22 trampled in the event of a fire.

23 MR. HOWARD: Yes. Thank you.

24 MS. EIG: I would like to make a motion that we
25 accept the staff report on this case.

1 MS. VELASQUEZ: I'll second it.

2 MR. KOUSOULAS: All those in favor of the motion,
3 raise your right hand? All those opposed? The motion --
4 you voted for it? Okay. The motion passes, five to zero.

5 MR. HOWARD: Excuse me. Will I receive a copy of
6 the staff report sometime?

7 MR. KOUSOULAS: You should have received one.

8 MS. ZIEK: Would the Commission like to stipulate
9 a time, a time limit? Staff will be very happy to work with
10 the applicant. We'll try to contact Old House Parts, work
11 with them. We can do more research about sort of
12 appropriate doors, and just try to work with them in
13 general.

14 I have to say that they really will have to come
15 back to the Commission for some of the other items that were
16 done without approval, such as the rear parking lot and the
17 side entrance. And I guess it is just an attempt to bring
18 them into compliance with the law, more than anything else.
19 And then certainly this serves as an introduction to each
20 other, between the parties for further discussion.

21 But it might be helpful, both to staff and to the
22 Commission, to the applicant, if there were some kind of a
23 time schedule.

24 MS. WRIGHT: Similar to when you had a case in
25 Kensington where some changes were made without a historic

1 area work permit, and essentially you worked with that owner
2 and said, let's take six months and try to work with staff
3 and come up with some acceptable changes that will retain
4 the historic character of the building. You know, I hope we
5 can do something similar in this case.

6 MS. VELASQUEZ: I would request that Commissioner
7 Eig amend her motion to provide for a time for this to be
8 undone. I would say perhaps four months, before the advent
9 of cold weather. That puts us through November.

10 MS. EIG: I will amend my motion to include a
11 period of four months, to allow the congregation to have
12 enough time to research and work with the staff and select
13 and install a -- I guess, they don't have to install it by
14 then, or do they have to? They would have to install the
15 door. Do they have to come here to get the door approved?

16 MS. ZIEK: That would be your choice, whether you
17 want to do that, see it, or whether you would want a staff
18 approval. The other thing is, you could ask them to include
19 that, perhaps, I don't know about the timing, but if they
20 have to come back for retroactive for other material, maybe
21 you would like to see the door.

22 MS. WRIGHT: Well, from a technical standpoint,
23 what you approved in your motion was the staff
24 recommendation. And what the staff recommendation says is,
25 staff recommends that the new french doors be removed, and

1 that new wood panelled doors of the appropriate size, to be
2 painted or stained, be installed in the doorway opening. So
3 that gives a fairly good description of the doors.

4 MS. EIG: So I will amend my motion to add a four-
5 month period for this to take place within. And I would
6 appreciate if we can have the staff update us that there has
7 been communication during that time, prior to the four
8 months.

9 MR. KOUSOULAS: That's it. Do you -- all those in
10 favor of the amended motion, raise your right hand? All
11 those opposed? Motion passes five to zero. Okay.

12 The next item on the agenda is preliminary
13 consultation. Is the applicant ready, or should we move
14 onto the tax credit review?

15 MS. ^{Stet}~~ZIEK~~: I think we better do the tax credits.
16 I suggested people be here by 9:00. And since it had
17 originally been scheduled for 9:45, I don't think we can
18 begin before 9:00.

19 MS. WRIGHT: I do see a couple of them outside in
20 the hall, but why don't we do tax credits, and we will see
21 who we can round up.

22 MR. KOUSOULAS: Okay. We have a tax credit report
23 in front of us. Is there anything staff would like to add?

24 MS. KEPHART: Yes.

25 MS. EIG: I have a couple of questions. Start on