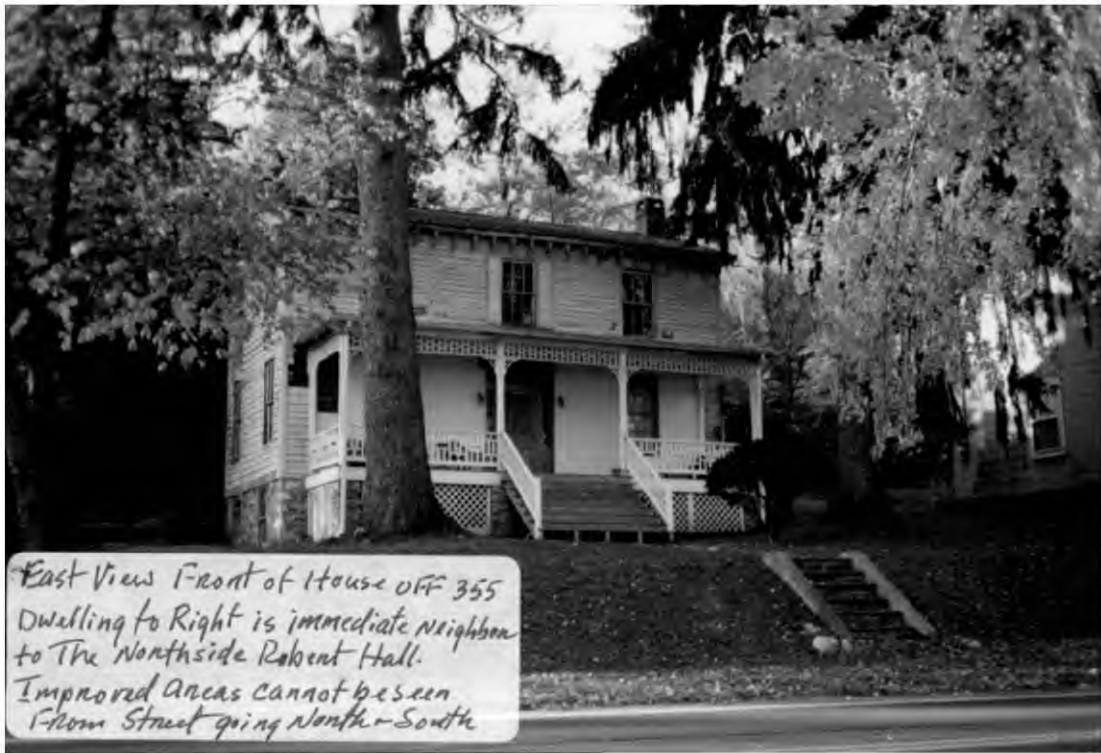
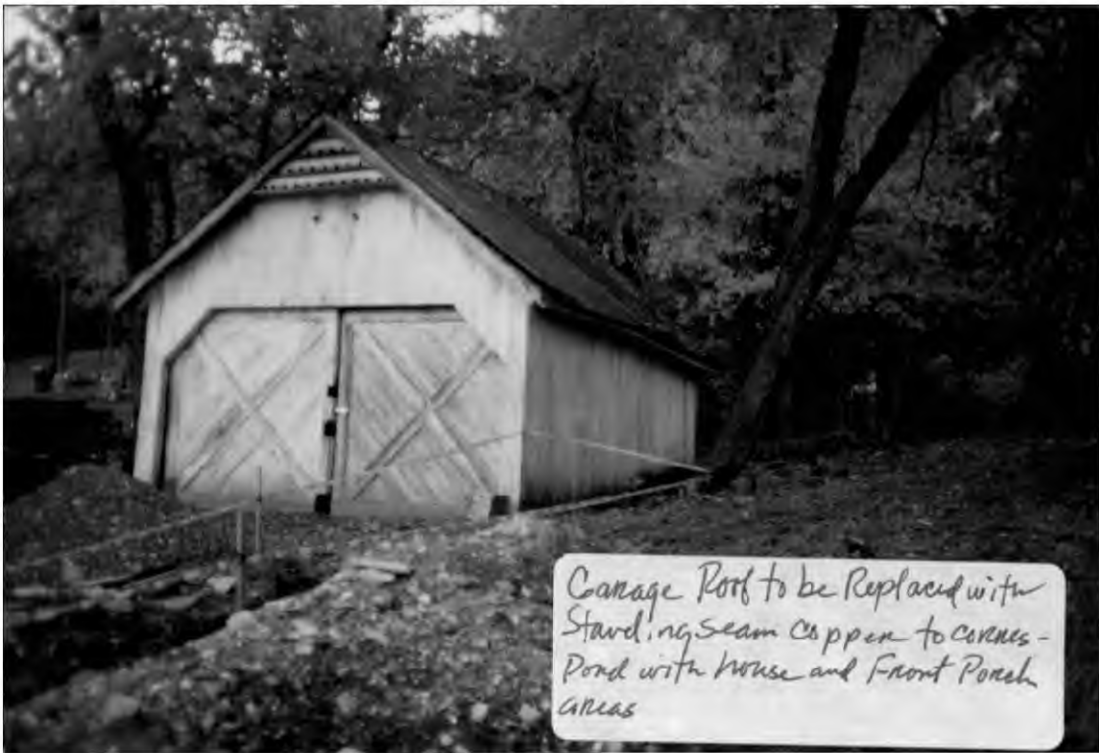


10-59-00B 26038 Frederick Road  
(Hyattstown Historic District)

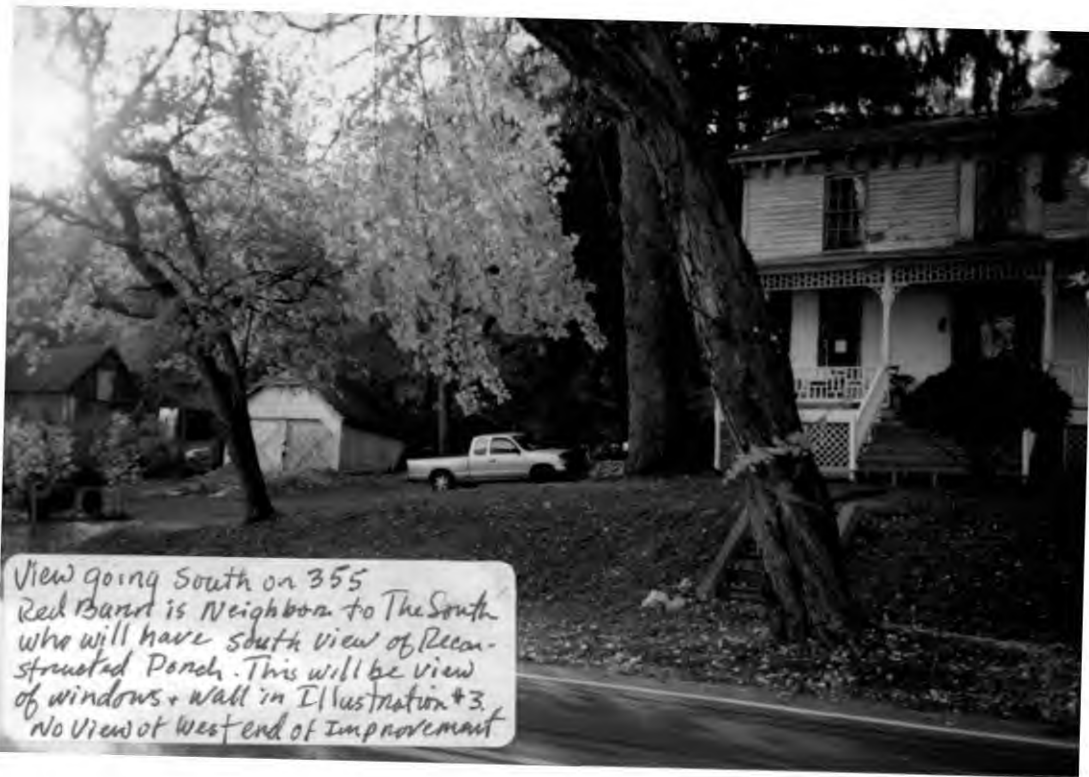
26038 FREDERICK RD ●  
HYATTSTOWN H.D.



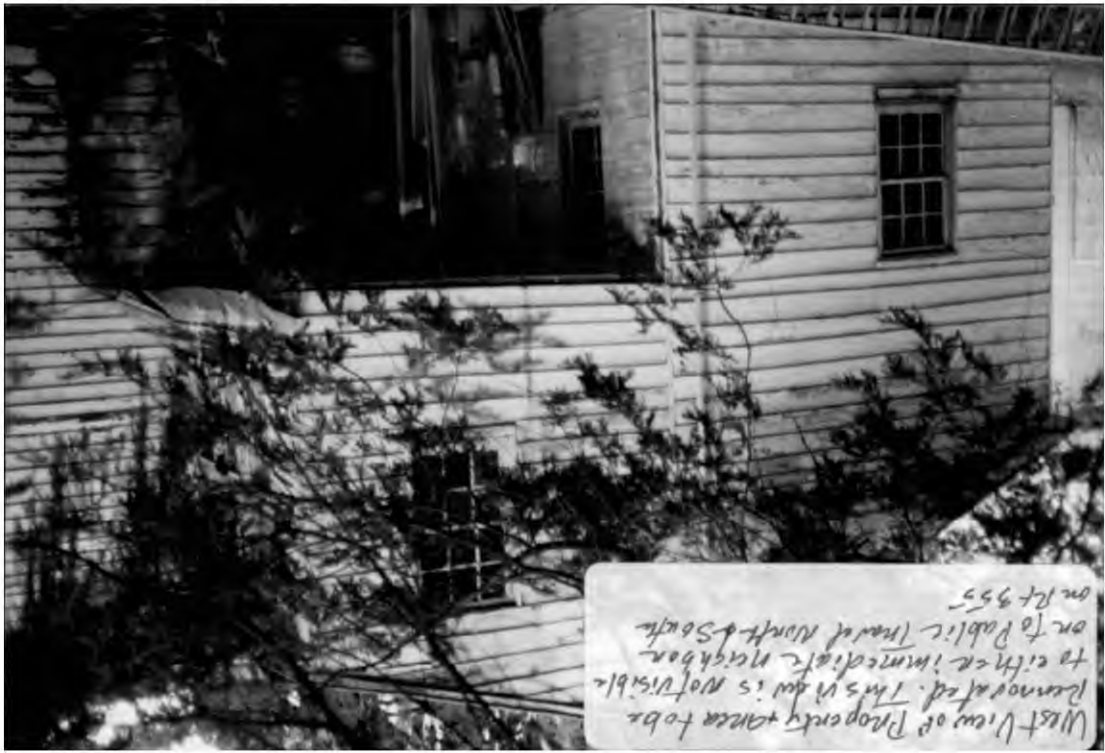
East View Front of House off 355  
Dwelling to Right is immediate neighbor  
to The Northside Rabent Hall.  
Improved areas cannot be seen  
From Street going North-South



Garage Roof to be Replaced with  
Standing Seam Copper to corres-  
pond with House and Front Porch  
Areas



View going South on 355  
Red Band is Neighbor to The South  
who will have south view of Recon-  
structed Pond. This will be view  
of windows + wall in Illustration #3.  
No View of West end of Improvement



West View of Property area to be  
removed. This view is not visible  
to either immediate neighbor  
or to Public from North-South  
on Rt 355



View of Property and Area to be  
Renovated Travelling North on  
Rt 355. Subject area will be  
slightly visible (between house & truck)  
in photo



View going South on 355  
Renovated area cannot be seen  
by public Travelling South on 355



✓ Gene Bobby  
Bell  
and of Gene 5/21/99

**Goldman  
& Kaplan, LTD.**

*Attorneys at Law*

2930 North Seventh Street  
Phoenix, Arizona 85014-5446

(602) 274-0609  
Fax: (602) 274-7006  
1-800-945-0670

**Benjamin D. Benedict**

May 20, 1999

Gwen Wright  
Historic Preservation Commission,  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 26038 Frederick Road – Improvement Project

Dear Ms. Wright:

Pat and Rosanne Casselman engaged this law firm to represent their interests in the acquisition and renovation of the historical property located at 26038 Frederick Road, Clarksburg, Maryland 20871.

This letter is an official request for an additional extension of time to comply with the Notice and Order issued by your department. The initial Order was sent to the previous owners, Roy and P.J. Bradley, who have since conveyed the property to our clients.

Enclosed for your consideration is a letter from Pat Casselman outlining the proposed plan for restoration of the property and the estimated time-line for completion of the project. The Casselmans are extremely anxious to begin the restoration project and look forward to working with your organization to preserve this property.

We hope you find the Casselmans' proposal acceptable and grant the additional extension of time. If additional information is needed or we can be of further assistance, please contact our office at any time.

Your anticipated cooperation in this matter is greatly appreciated.

Sincerely,



Benjamin D. Benedict

Enc: As indicated

cc: Pat and Rosanne Casselman  
Inspector Robert Bell

*Attorney of  
Counsel*

May-20-99 08:26A

P.05

May 19, 1999

Goldman & Kaplan Ltd.  
Attorneys at Law  
2930 N. 7<sup>th</sup> Street  
Phoenix, AZ 85014  
Fax: 274-7006

Attn: Benjamin D. Benedict  
Re: Maryland Property 3/2/99 Inspection

Dear Ben;

As new owners of the property located at 26038 Frederick Road, Clarksburg, MD, please document the following in chronological sequence as to the methods and time line for corrective action. Construction and or repair will commence on or before 7/1/99 and will continue weekly until the property is fully resorted to Montgomery County Code.

In reference, please refer to addendum "A" list of violations items 1-18.

Garage

1. Replace the garage roof.
2. Repaint the garage siding and trim to conform with house decor.

Shed

3. Repair or replace entire roof.

Dwelling

4. Scrape, prime, and repaint the trim, doors, windows, and wood siding.
5. Replace all guttering.
6. Replace all downspouting.
7. Replace all glass where applicable.

Porch

8. Replace deteriorated rails and reinforce to structural soundness.
9. Replace all steps with pressure/weather treated wood.
10. Replace all guttering and downspouting. Provide adequate drainage field below the ground level to facilitate storm water abatement.
11. Replace all soffit boards.

Dwelling

12. Replace all deteriorated siding to correspond with existing wood siding - All siding may possibly be removed to apply weather barrier and weathertight exterior surface.

Peak of Dwelling

13. Replace entire roof on house and restore structural integrity.
14. Replace all deteriorated soffit and gutterboards.

May-20-99 08:26A

P.06

Peak of Porch

15. Remove and replace floor boards and provide structural base integrity.
16. Replace all column supports
17. Replace all siding to correspond with existing siding of house.

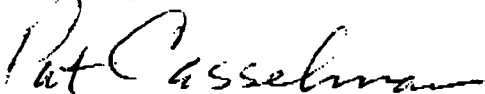
Grounds

18. Trees will be trimmed away from house to allow more sunlight and reduce moisture deterioration. Trees posing an immediate threat to the structural integrity of the house and foundation will be felled and cleared from property.

In closing, please consider our intentions are to complete all discrepancies prevalent on the property and rectify all violations within one year and fully occupy the dwelling within these parameters of time.

We will secure restoration loan funding to complete interior improvements, wiring, heating/air conditioning, and plumbing in order to return the property to a fully historical habitational environment.

Sincerely Yours,



Pat Casselman

PC/mao

**Goldman  
& Kaplan, LTD.**

*Attorneys at Law*

2930 North Seventh Street  
Phoenix, Arizona 85014-5446

(602) 274-0609  
Fax: (602) 274-7006  
1-800-945-0670

**Benjamin D. Benedict**

May 26, 1999

Gwen Wright  
Historic Preservation Commission,  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silber Spring, Maryland 20910

Re: 26038 Frederick Road – Recorded Deed of Gift

Dear Ms. Wright:

Please find enclosed a stamped copy of the Deed of Gift for the above referenced property. I have been informed by the attorney for the Bradleys that the deed was recorded on May 21, 1999.

The Deed should complete your file on the transfer of the property to the Casselmans and therefore permit them to assume the responsibilities for restoration project.

Unless notified otherwise, the Casselmans assume their request for an extension of time and an abatement of all penalties has been accepted by your organization. The Casselmans will be in Maryland in mid June and will begin work on the property as previously indicated.

Should you have any questions or need additional information, please contact our office at anytime.

As always, your assistance in this matter is greatly appreciated.

Sincerely,



Benjamin D. Benedict

Enc: As indicated

cc: Pat and Rosanne Casselman  
Inspector Robert Bell

*Attorney of  
Counsel*

DEED OF GIFT - NO CONSIDERATION

THIS DEED

Made this 19th day of May, 1999, by and between Roy M. Bradley and Patricia J. Bradley, husband and wife, as tenants by the entirety ("Grantors"), and Patrick Casselman and Rosanne Casselman, husband and wife, as tenants by the entirety ("Grantees"):

RECITALS

Roy M. Bradley and Patricia J. Bradley acquired the real property hereinafter described as tenants by the entirety by deed dated May 5, 1969 and recorded among the Land Records of Montgomery County, Maryland in Liber 3860 at folio 93.

WITNESSETH, that in consideration of the sum of ZERO DOLLARS (\$0.00), receipt of which is hereby acknowledged, and which Grantors certify under the penalties of perjury as the actual consideration paid or to be paid, including the outstanding principal amount of any mortgage or deed of trust assumed by the Grantees, the Grantors do grant, convey and assign unto the Grantees, their successors and assigns, as tenants by the entirety, in fee simple, the property located in Montgomery County, State of Maryland and described as follows:

All of Lots 29, 30, 83 and 84 situated in Hyattstown, Montgomery County, Maryland. Shown on a plat of Hyattstown in Liber K at Folio 197.

Being the same property described in a Deed dated May 5, 1969 and recorded May 16, 1969 among the Land Records of Montgomery County, Maryland in Liber 3860 at folio 93.

Subject to covenants, easements and restrictions of record.

To have and to hold said land and premises above-described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said Grantees, their successors and assigns, in fee simple.

And the said Grantors covenant to warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite or necessary.

FILED  
MOLLY O'RUHL  
CLERKS OFFICE  
MONTGOMERY CO. MD

99MAY 21 P 4:00

Witness our hands and seals the year and day first above written.

Roy M. Bradley  
Roy M. Bradley

Patricia J. Bradley  
Patricia J. Bradley

STATE OF MARYLAND  
COUNTY OF MONTGOMERY, to wit:

I hereby certify, that on this 17<sup>th</sup> day of May, 1999, before me, a Notary Public of the State of Maryland, personally appeared Roy M. Bradley, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same for the purposes therein contained.

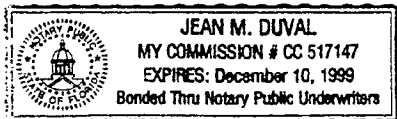
In witness whereof, I hereunto set my hand and official seal.

Susan E. Webb  
Notary Public SUSAN E. WEBB  
My Commission Expires: 9/1/01

STATE OF FLORIDA  
COUNTY OF Manatee, to wit:

I hereby certify, that on this 19<sup>th</sup> day of May, 1999, before me, a Notary Public of the State of Florida, personally appeared Patricia J. Bradley, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who acknowledged that she executed the same for the purposes therein contained.

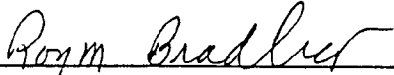
In witness whereof, I hereunto set my hand and official seal.

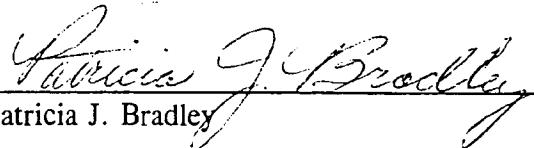


Jean M. Duval  
Notary Public Jean M. Duval  
My Commission Expires: Dec. 10, 1999

AFFIDAVIT OF NO CONSIDERATION

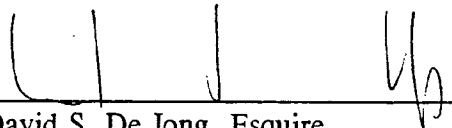
I hereby certify under the penalties of perjury that the actual consideration paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee is in the sum total of ZERO DOLLARS (\$0.00). The herein described property is not subject to a mortgage.

  
\_\_\_\_\_  
Roy M. Bradley

  
\_\_\_\_\_  
Patricia J. Bradley

ATTORNEY CERTIFICATION

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney, or by a party to this instrument.

  
\_\_\_\_\_  
David S. De Jong, Esquire

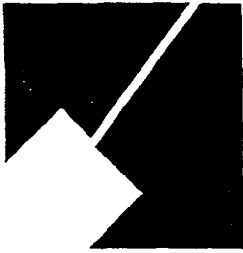
Parcel I.D. #2-1-17237  
NO TITLE SEARCH  
NO TITLE INSURANCE COMPANY

Grantors' Address: 228 W. Deer Park Road, Gaithersburg, MD 20877  
Grantees' Address: 642 South Revolta Circle, Mesa, Arizona 85208

**AFTER RECORDING, PLEASE RETURN TO: STEIN, SPERLING, BENNETT, DE JONG, DRISCOLL, GREENFEIG & METRO, P.C., 25 West Middle Lane, Rockville, Maryland 20850. ATTENTION: David S. De Jong, Esquire**



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

\_\_\_\_\_ 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: PATRICK AND ROSANNE CASSELMAN

Address: 26038 FREDERICK RD., HTATETOWN 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

# 210412 +  
PERMIT # 210413

HPC # 10-59-00B

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

FAX TRANSMITTAL SHEET

Historic Preservation Section  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: PATRICK + ROSEANNE  
CASSELLMAN FAX NUMBER: 301-428-7922

FROM: MICHELE NARO

DATE: 2/24/00

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 20

NOTE:  
MR + MRS. CASSELLMAN: HERE IS YOUR  
APPROVED HAUP - DIRECTIONS FOR  
BUILDING PERMIT IS ON PAGE ONE.  
GOOD LUCK & LET ME KNOW IF I  
CAN BE OF ASSISTANCE -  
MICHELE.

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 *PATRICK & ROSEANNE CASSELMAN*  
 FROM: Gwen Wright, Coordinator *BETZ FEMERBOK CT.*  
 Historic Preservation Section *FREDERICK, MD 21704*

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 # 210412+  
# 210413 HPC # 10-59-00B

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 

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.

# 210412 +  
PERMIT # 210413 HPC # 10-55-00B



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Patrick Casselman

Daytime Phone No.: 301-253-4687

Message # 301-662-7564 % Gloria Collingwood

Tax Account No.: 00017237

Name of Property Owner: Patrick E. + Rosanne Casselman Daytime Phone No.: 301-253-4687

Address: 26038 Frederick Road Hyattstown, Maryland 20871  
Street Number City Street Zip Code

Contractor: Owner Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 26038 Frederick Rd. Street: Route #355  
Town/City: Hyattstown Nearest Cross Street: Md #355 and Md #109 Routes  
Lot: 29, 30, 83, 84 Block: \_\_\_\_\_ Subdivision: None  
Liber: K Folio: 197 Parcel: Plat of Hyattstown

**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: \$ 5000.00

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDINS**

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.

Patrick E. Casselman Signature of owner or authorized agent 1/24/00 Date

Approved: X Signature: \_\_\_\_\_ Date: 2/24/00  
Application/Permit No.: 210412 Date Filed: 1/28/00 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:

Single Family Historical Home situated in North Montgomery County Hyattstown historical district. The house and setting represent one of the most unique properties in the community. The current rear porch area is very deteriorated and requires renovation and improvement to maintain the attractiveness of the property. This area is not in view of the public as it is positioned at the rear of the main dwelling structure but the deteriorated condition makes the area uninhabitable and a threat to the existing adjacent kitchen and upper level bedroom. The renovation of this area will greatly enhance the historical & useful values of the property.

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

Remove deteriorated floor boards and rotted beams. Replace support foundation loose fieldstones which are stacked up to support beams with no stable foundation support. Replace stones with current to code block foundation which will be faced with fieldstone to preserve appearance to house walls. Reset floor joist and subfloor and enclose west and south walls to provide family room area for more habitable use to owner. All work will be done to preserve historical integrity without any major changes to current exterior appearance.

**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, (301/279-1355).

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.



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: Patrick Casselman

Daytime Phone No.: 301-253-4687  
Message # 301-662-7564 c/o Gloria Collingwood

Tax Account No.: 00017237

Name of Property Owner: Patrick E. & Rosanne Casselman Daytime Phone No.: 301-253-4687

Address: 26038 Frederick Road Hyattstown, Maryland 20871  
Street Number City State Zip Code

Contractor: Owner and Agent Phone No.: 301-253-4687

Contractor Registration No.: 5561

Agent for Owner: Randy Collingwood Daytime Phone No.: 301-279-9404  
c/o H.T. Harrison & Sons, Inc.

LOCATION OF BUILDING/PREMISE

House Number: 26038 Street: Frederick Road  
Town/City: Hyattstown Nearest Cross Street: Md #355 and Md #109 Routes  
Lot: 2930, 83, 84 Block: \_\_\_\_\_ Subdivision: None  
Liber: K Folio: 197 Parcel: Plat of Hyattstown

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: Roof + Gutters

1B. Construction cost estimate: \$ 5800<sup>00</sup> Roofing + 1800 Guttering + Downspouts

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.

Patrick E. Casselman Signature of owner or authorized agent  
1/24/00 Date

Approved: X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 2/24/00  
Application/Permit No.: 210413 Date Filed: 1/28/00 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:

House with attached front porch and separate free standing garage situated on private residential property located in Hyattstown Historical district of North Montgomery County. The property represents one of the more unique and visible historical homes in the community. The current roofing is in dire need of replacement and consists of two types of corrugated metal and leaking slate which an exact replacement slate is no longer available nor is it cost feasible to the owner.

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

Remove deteriorated slate and metal roofing from house, porch and garage and replace with standing seam copper metal. The uniformity of one copper roof will enhance the overall property appearance and add attractiveness and integrity to the historic district while maintaining the historic character of the property buildings.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

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.



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

South

Allen + Donna Wilkinson  
26034 Frederick Road  
Hyattstown, Md 20871  
301-831-8312

North

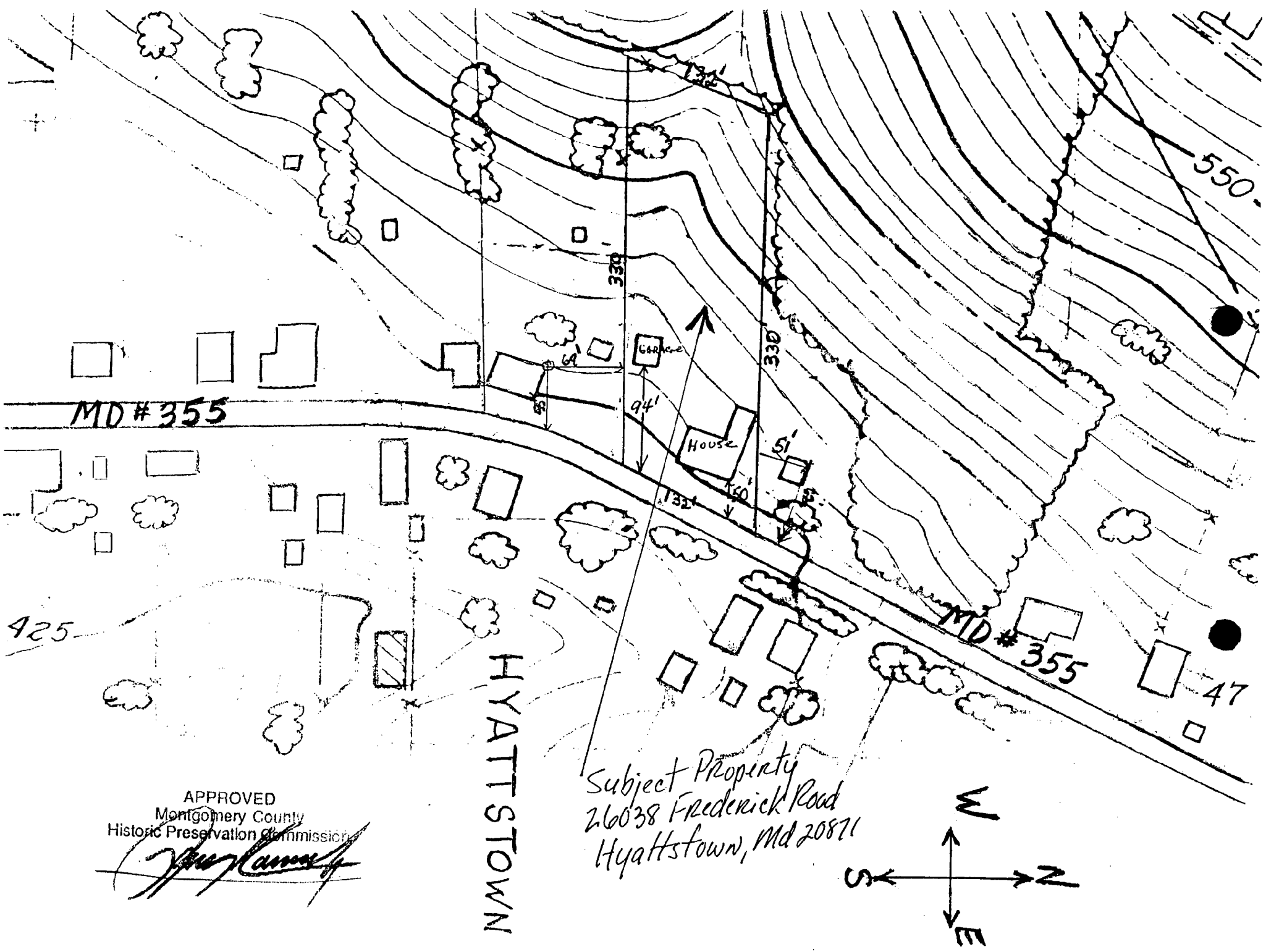
Robert Hall  
26112 Frederick Road.  
Hyattstown, Md. 20871  
410-775-0332

East

Wayne + Judy Hawse  
26111 Frederick Road  
Hyattstown, Md. 20871  
301-831-8004

West

Vacant lots-no view to property  
Owner Unknown



MD # 355

425

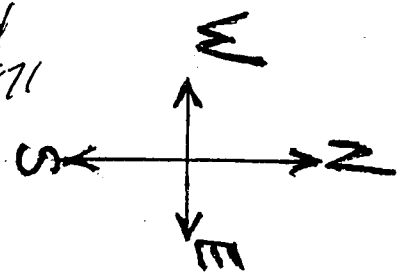
550

MD # 355

47

HYATTSTOWN

Subject Property  
 26038 Frederick Road  
 Hyattstown, Md 20871

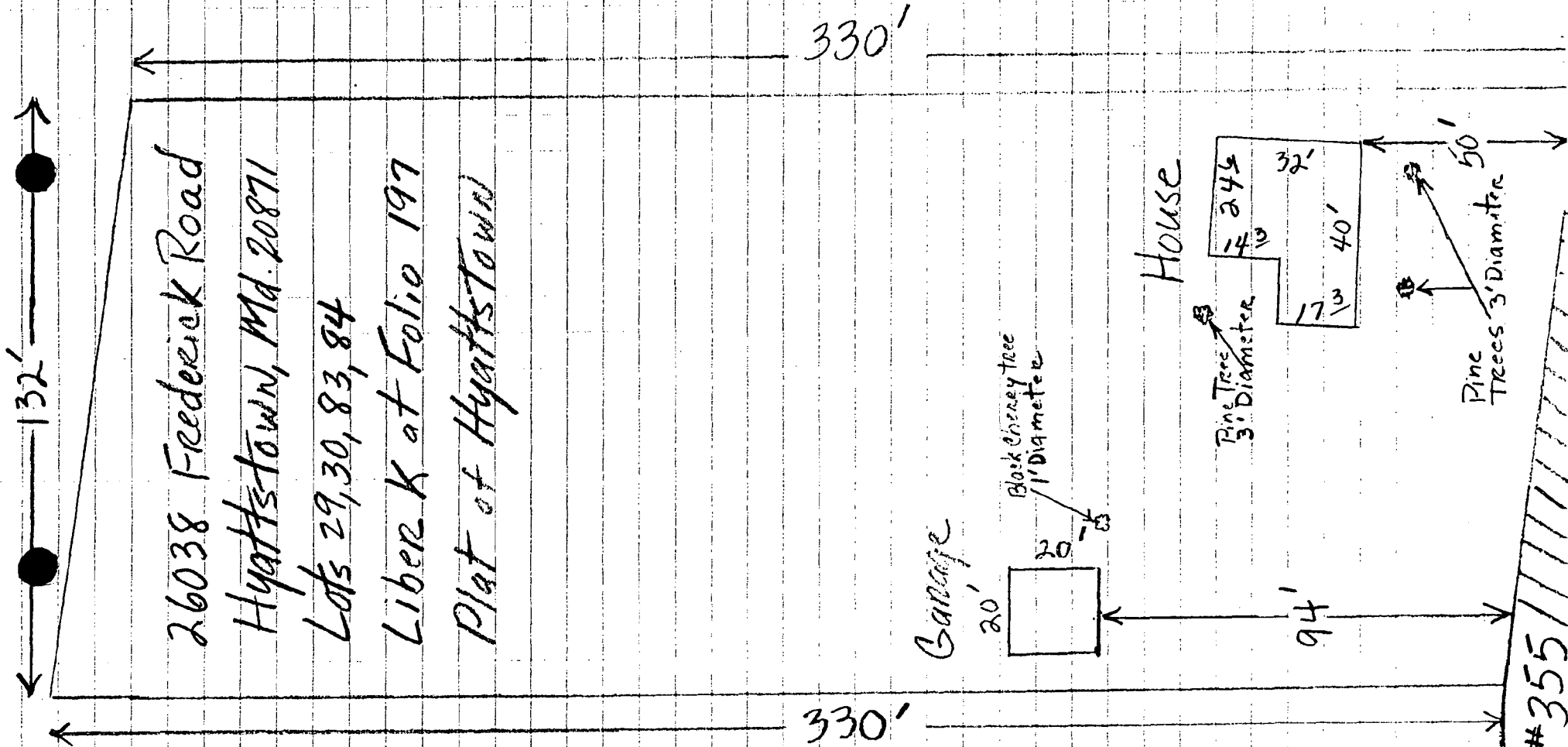
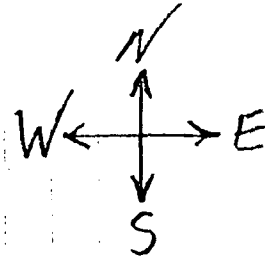


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 Historic Preservation Commission  
*[Signature]*

Adjacent Property: Robert Hall  
26112 Frederick Rd.  
Hyattstown, Md 20881

Scale 1/4" = 8'

Dated 1/24/00

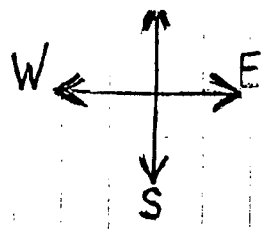


Adjacent Property: Allen & Donna Wilkins  
26034 Frederick Rd.

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MID # 355

Illustration #1  
26038 Frederick Rd  
Hyattstown, Md  
CURRENT View

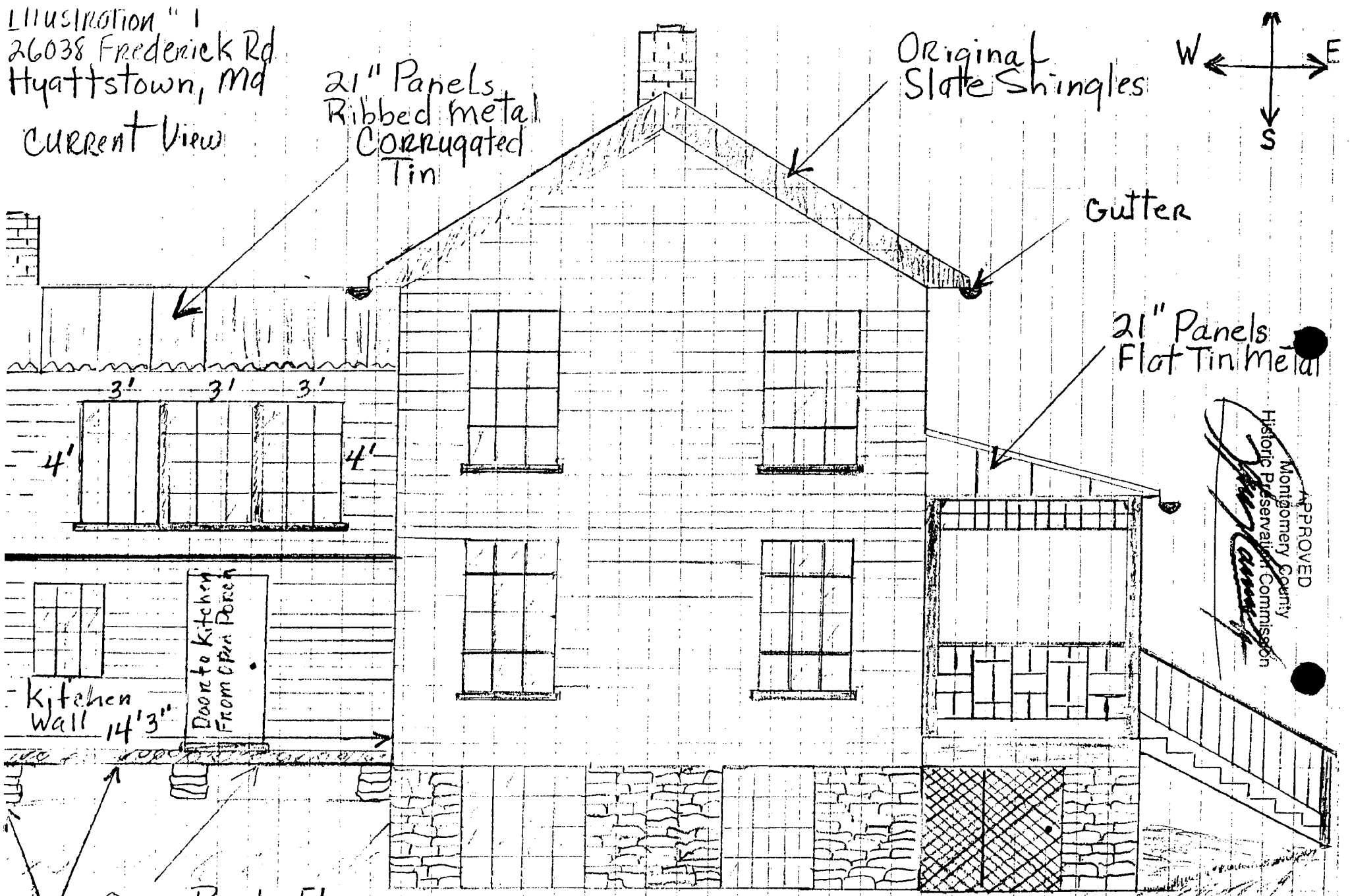


21" Panels  
Ribbed metal  
Corrugated  
Tin

Original  
Slate Shingles

Gutter

21" Panels  
Flat Tin Metal

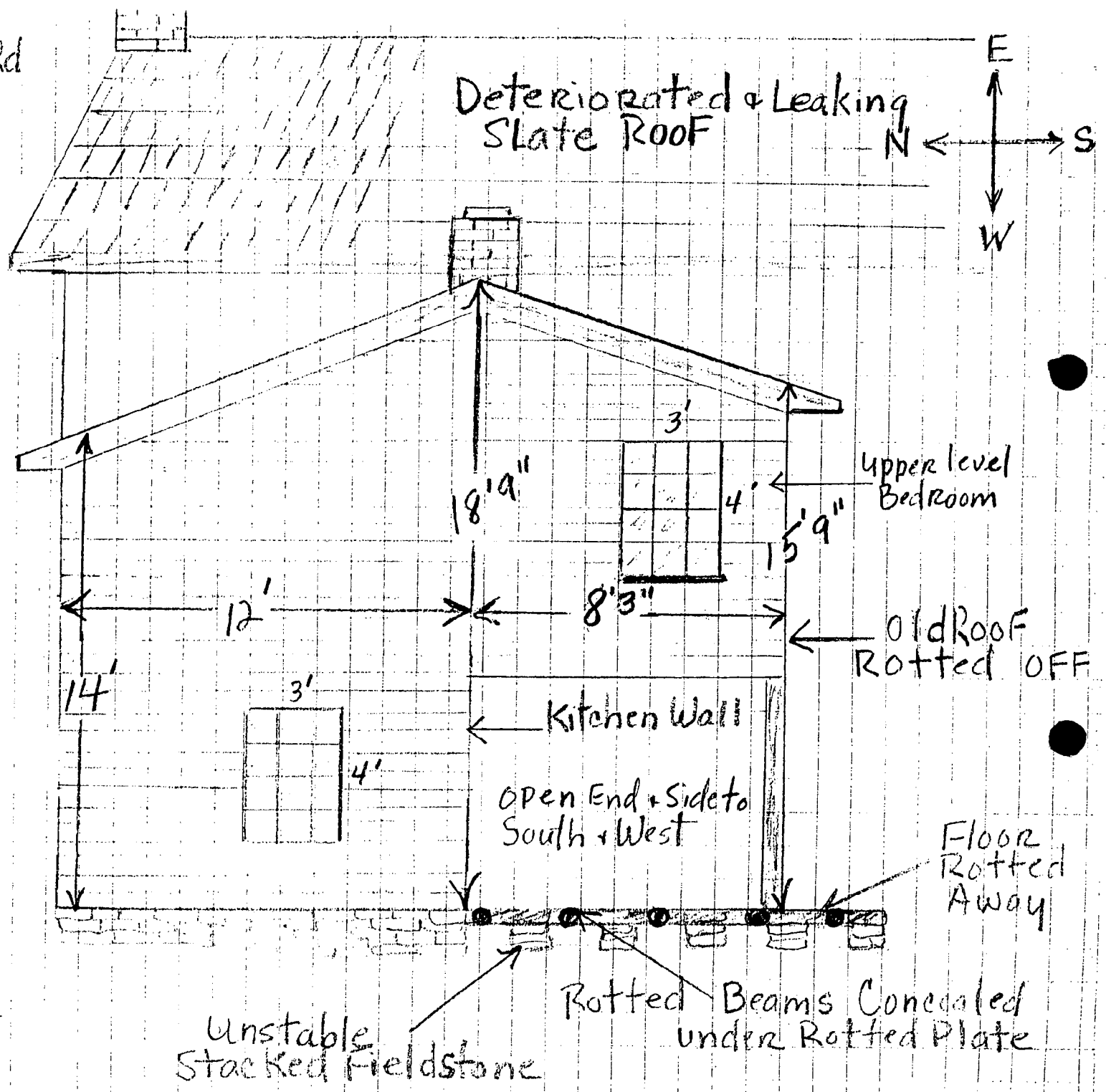


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Open Porch + Floor  
See Side View Illustration #2 + Photograph  
Foundation is Loose Stack Fieldstone  
Floor sits on Rotted Log Beams Concealed

Dated 1/24/00  
Scale 1/4" = 1 Foot

Illustration # 2  
 26038 Frederick Rd  
 Hyattstown, Md  
 Current View

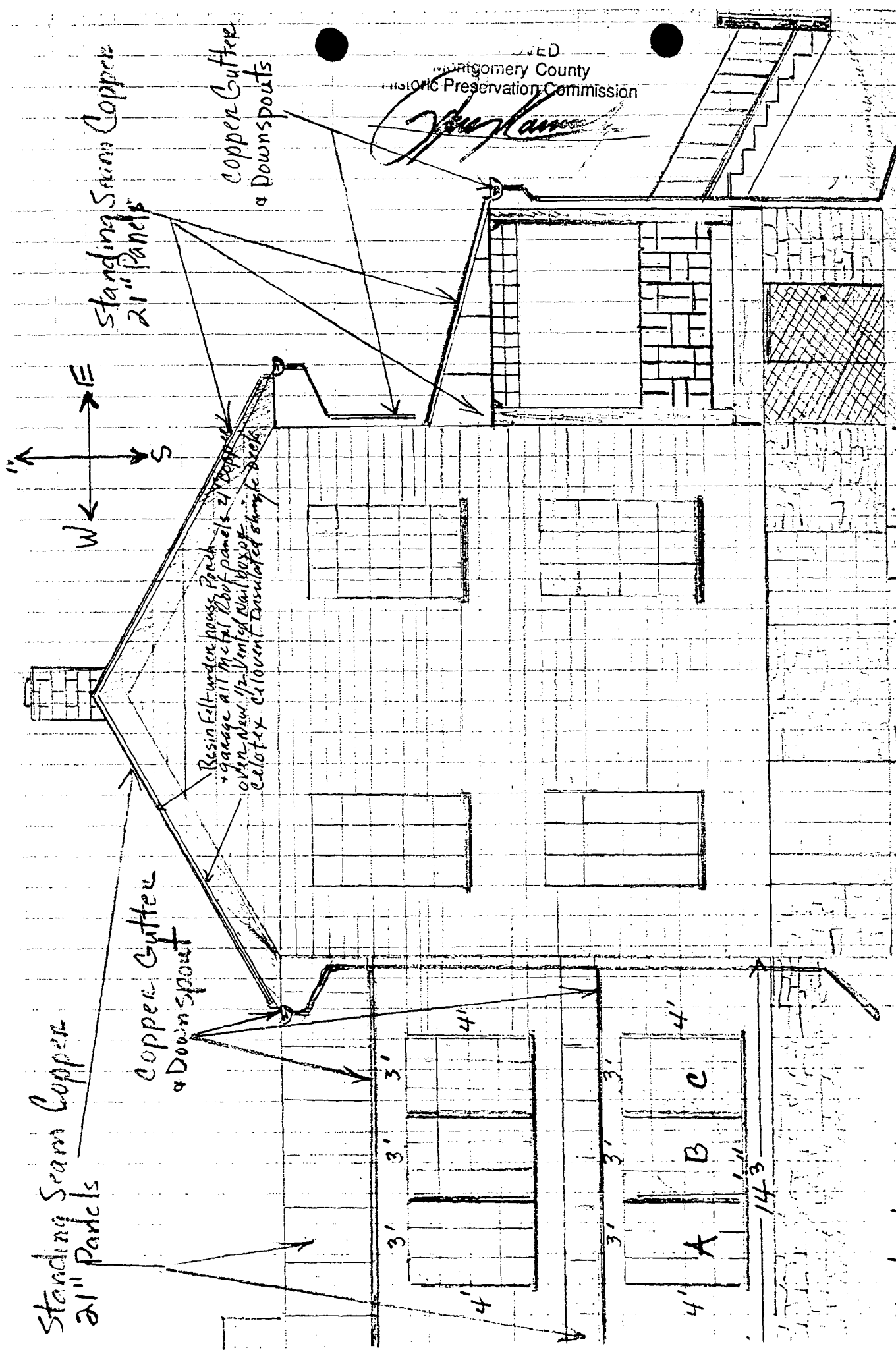


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 Historic Preservation Commission  
*[Signature]*

UNIVERSITY OF MONTGOMERY  
 MONTGOMERY COUNTY  
 HISTORIC PRESERVATION COMMISSION

*John Lane*

Dated 1/24/00  
 Scale 1/4" = 1 Foot

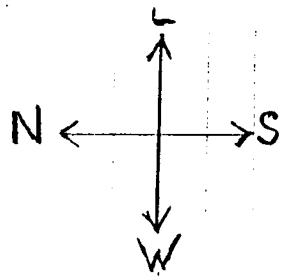


Changes From Illustration #1

- 1) Replace Roof Gutter
- 2) Restructure Porch wall base in fieldstone
- 3) Enclose Porch with Matched Siding
- 4) Add Windows A, B, C

Illustration #3  
 26038 Frederick Rd

Finished View



Standing Seam Copper  
21" Panels

Standing Seam  
Copper 21"  
Panel

Copper Gutter  
& Downspout

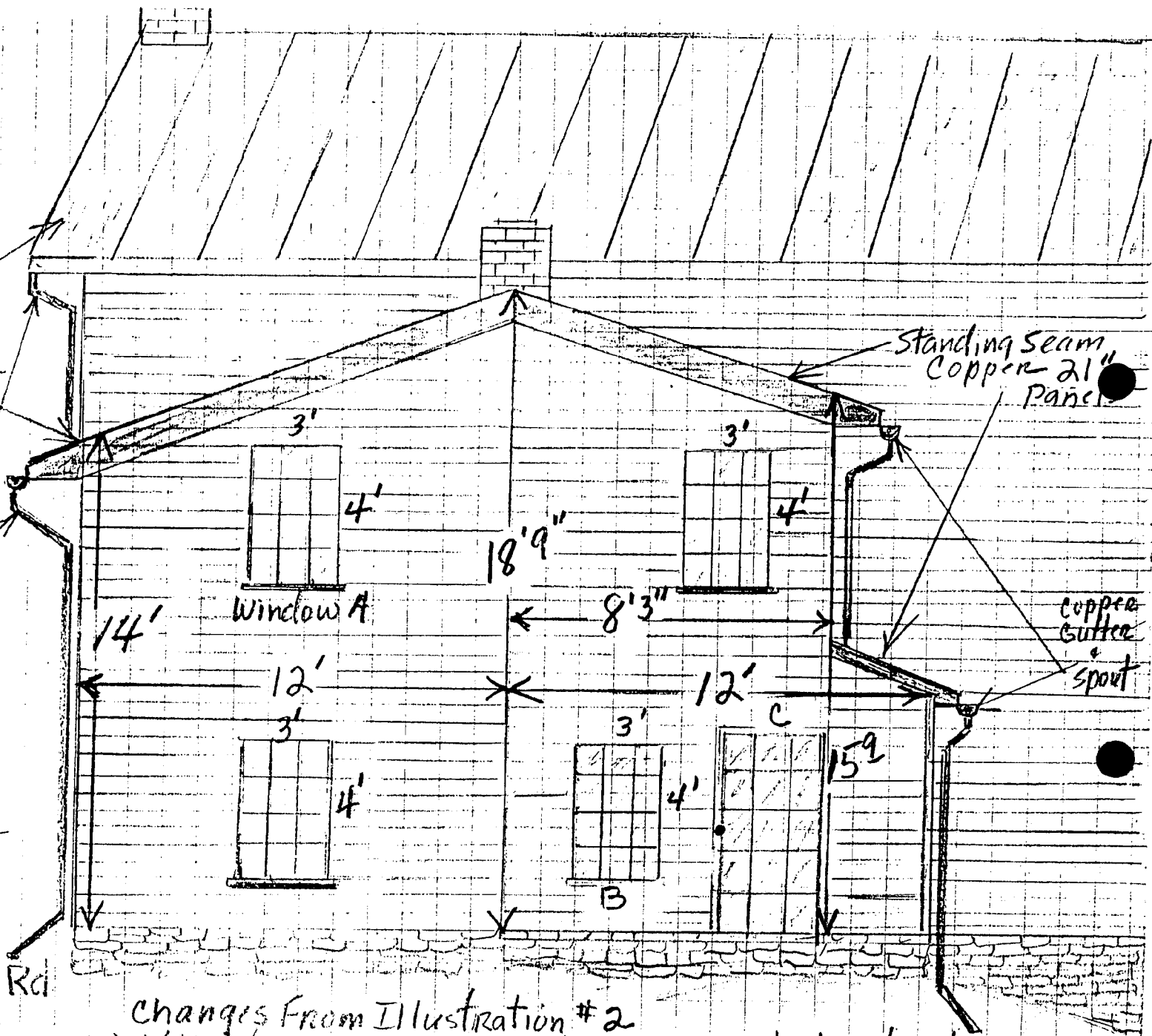
Copper  
Gutter  
& Spout

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Historic Preservation Commission

*[Signature]*

Illustration #4  
26038 Frederick Rd  
Hyattstown, Md.

Finished View

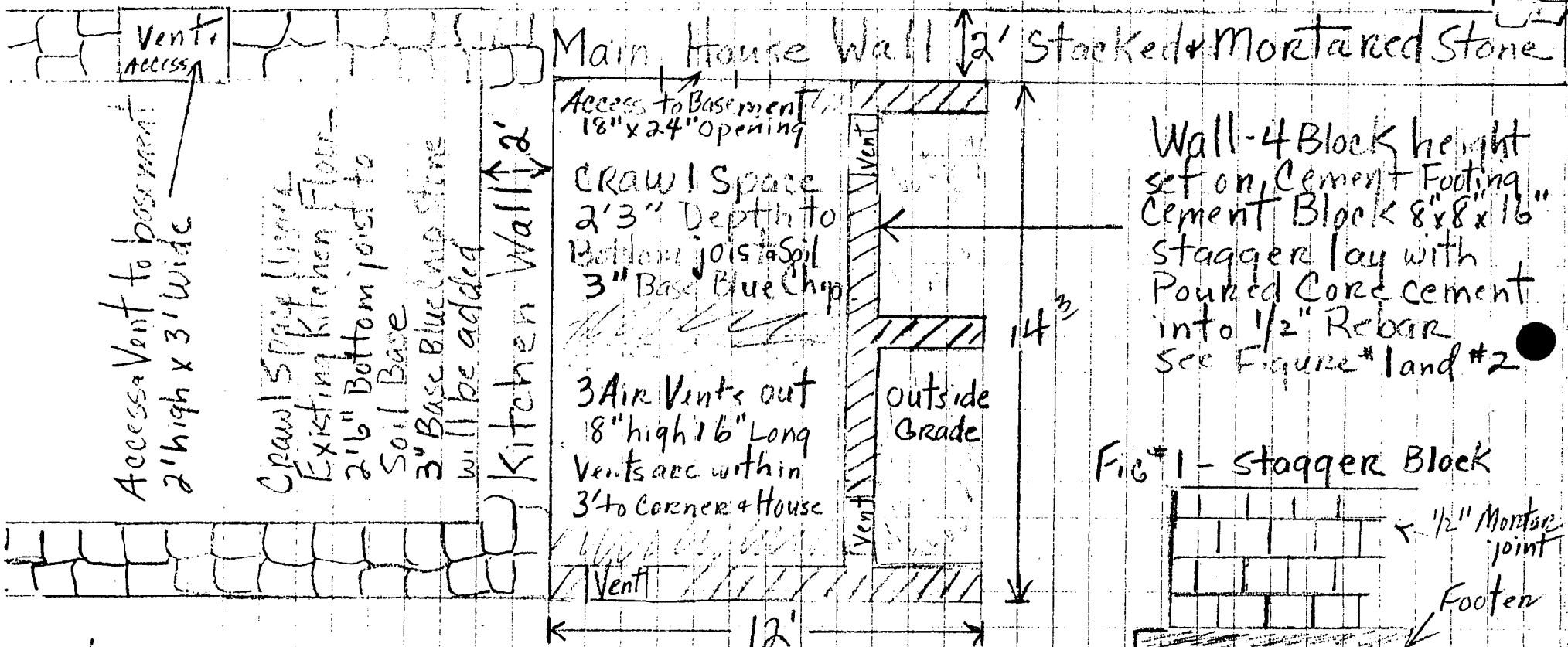


Changes From Illustration #2

- 1) Add Windows A & B Door C, Replace Roof
- 2) Enclose Porch with matched Siding
- 3) Restructure Porch wall base in Fieldstone

Dated 1/24/00  
Scale 1/4" = 1 Foot

Basement



Wall - 4 Block height set on Cement Footing  
 Cement Block 8"x8"x16"  
 stagger lay with Poured Core cement into 1/2" Rebar  
 See Figure #1 and #2

Fig #1 - Stagger Block

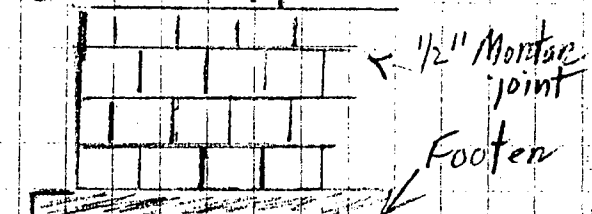


Fig #1 - Poured Core around 1/2" Rebar Rod  
 Top View magnified

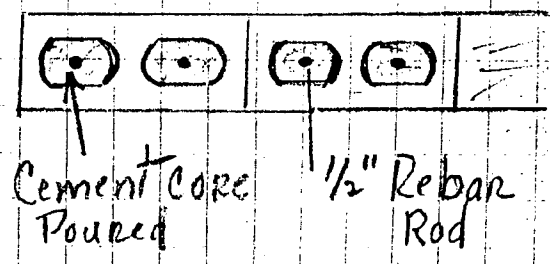


Fig #2 Footing 8"x16" End View Magnified

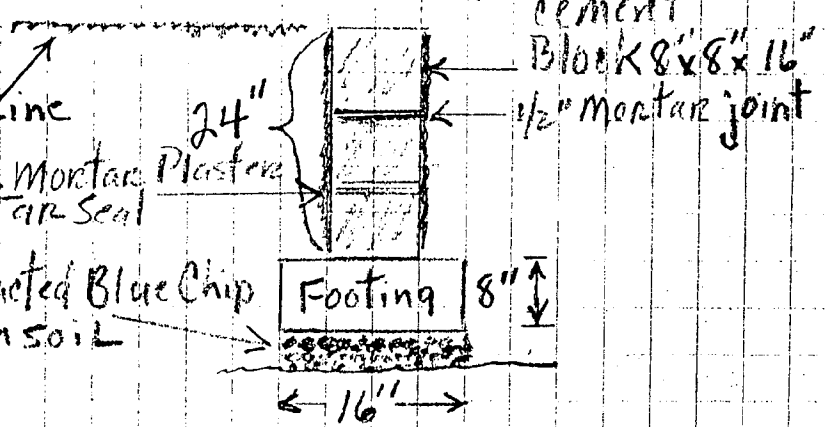


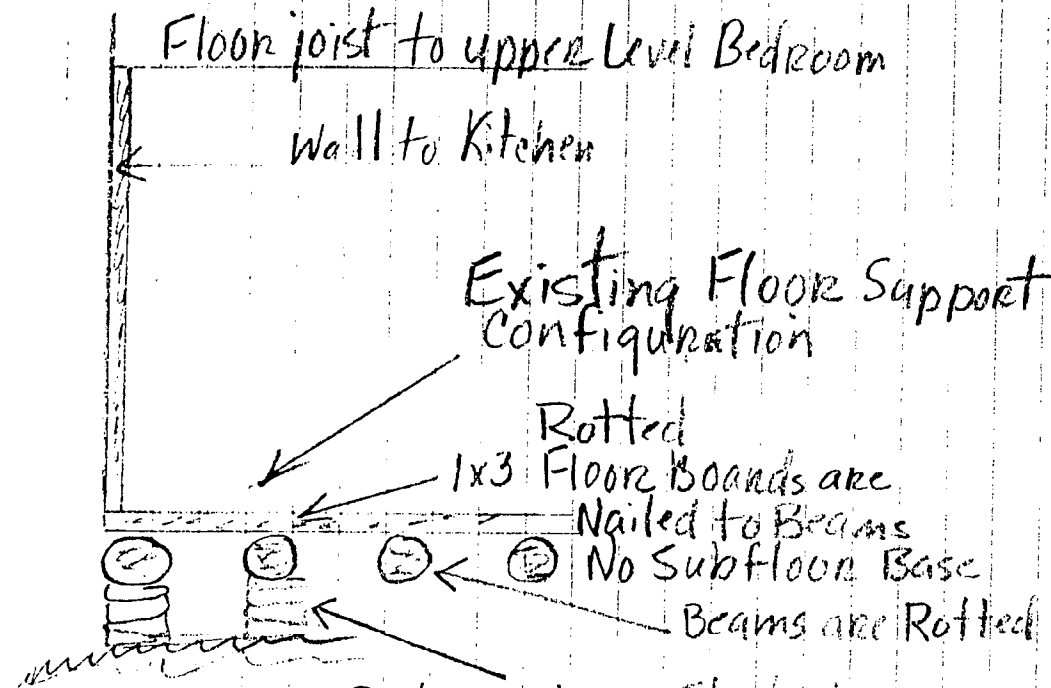
Illustration #1  
 Dated 1/24/00  
 Porch Foundation  
 Replacement of Rotted Beams & Loose Stacked Stone  
 see Illustration #2

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*[Signature]*



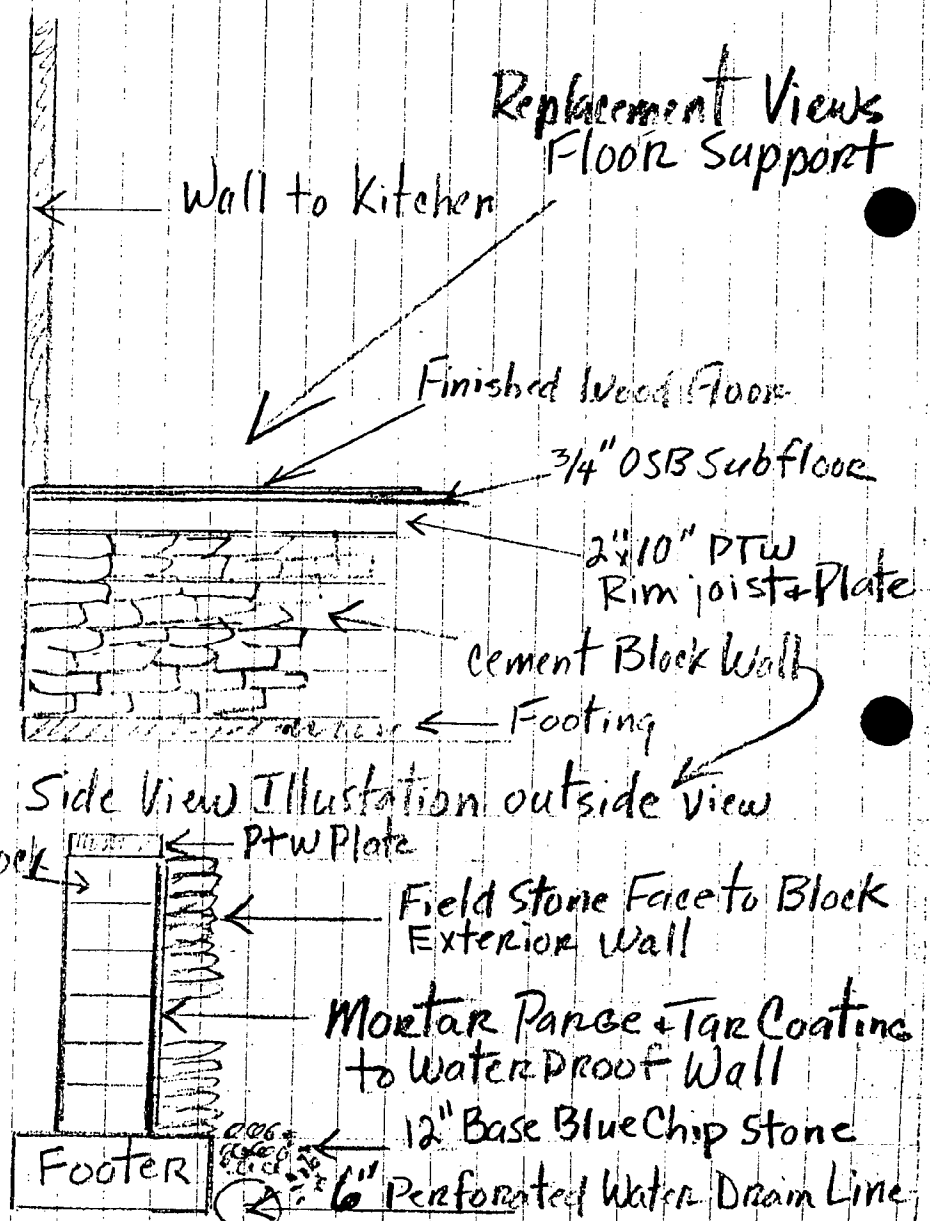
Illustration of  
 Dated 1/24/00  
 Porch Foundation Views  
 Existing & Replacement  
 Support Views. Not to scale



Rocks are Loose Stacked  
 Over Existing soil  
 Open to water Run off  
 and weather Elements

\* Support Base inadequate  
 to Bear upper Level Bedroom  
 Floor, joist, + Roof weight.

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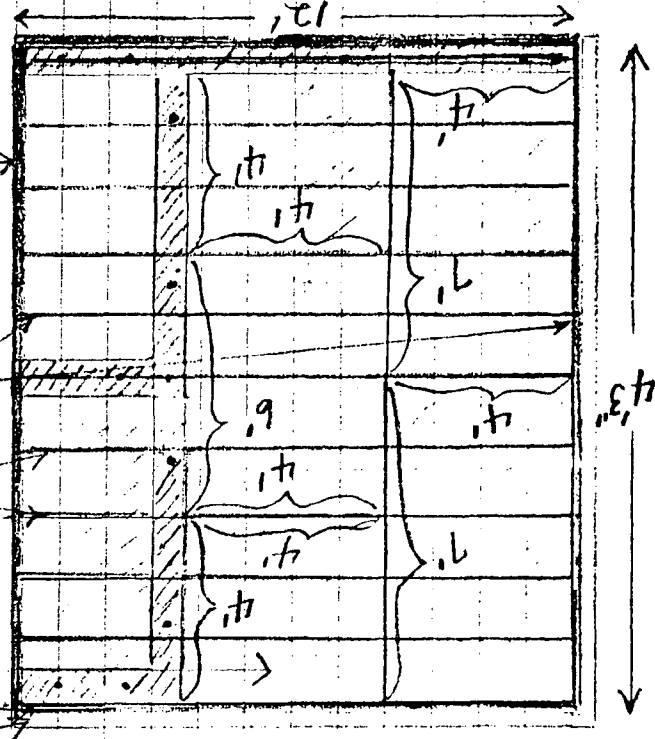
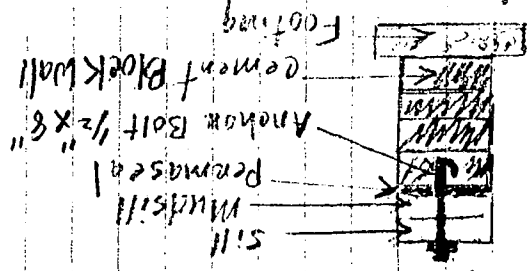


Fig #1 Magnified view not to scale



Legends:

1. Anchor bolts 1/2" countersunk to concrete 48" on center 12" from corners
2. Permasseal Moisture Barrier Between Mudsill + Cement Block

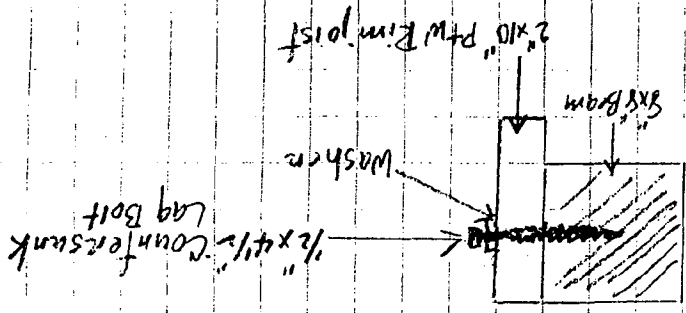


Fig #2 - Rim joist attachment to house beams Magnified view not to scale

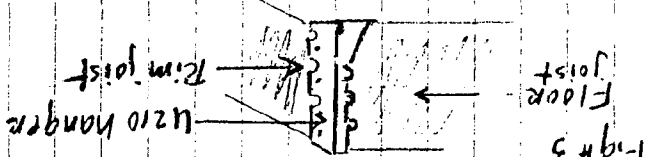
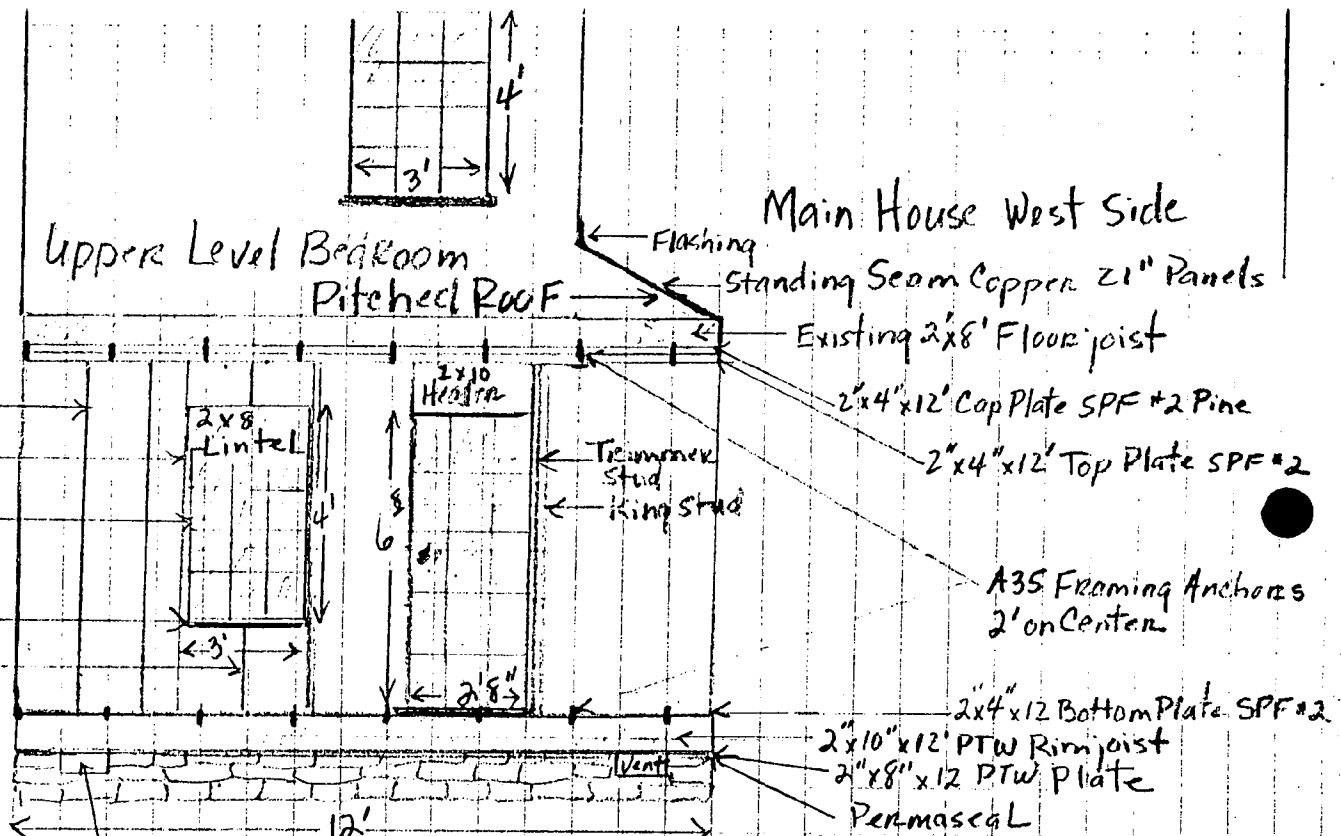


Fig #3

House Beam 8x8" Oak Plate  
 Rim joist  
 19/32" Tongue + Groove Strand-I-Floor Plywood Panels glued + nailed to 2x10 joist  
 Nailed vertically to floor joist - Stagger Seams at 4'-6" - 9" Intervals  
 4x7" - 4 sub floor Panels 4x4 2 Panels 4x4 1 Panel (Approximate Dimensions)

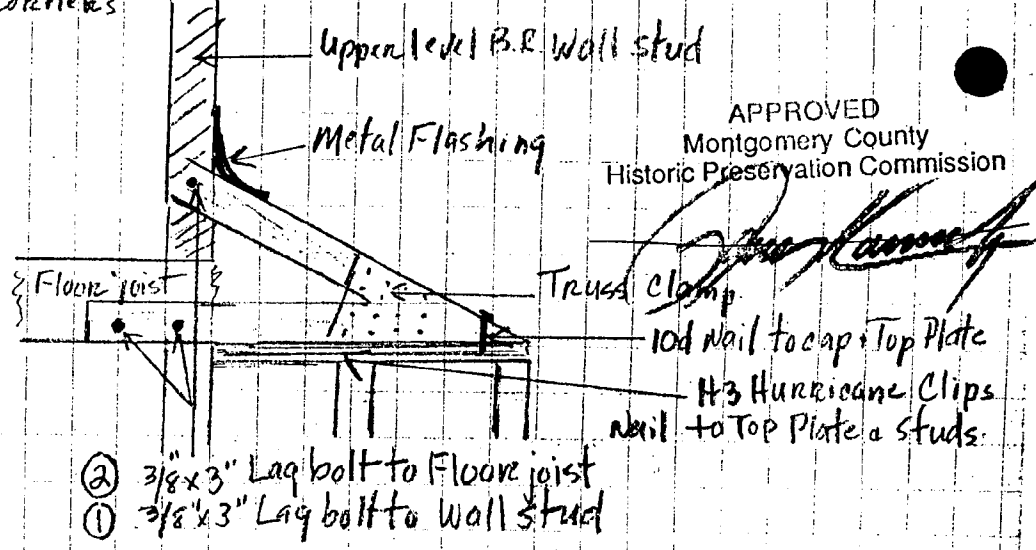
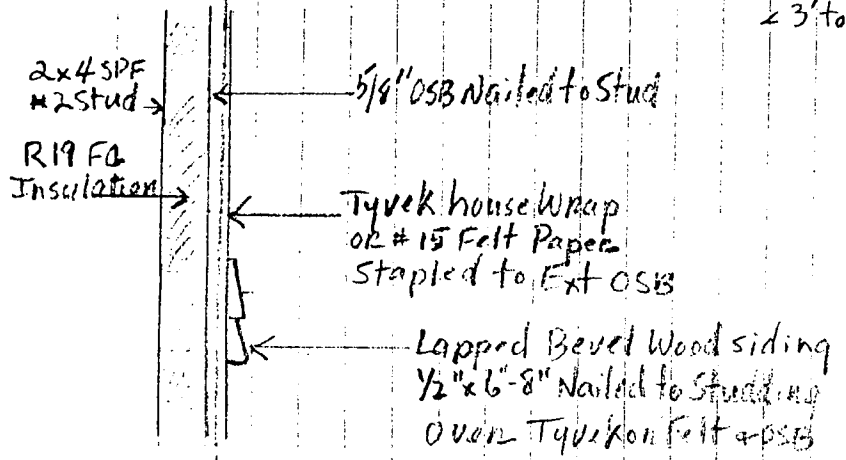
ILLUSTRATION of WEST SIDE VIEW  
 Dated 1/24/00. scale 1/4" = 1 Foot  
 Porch Wall Frame Attachment  
 Windows & Door Placement  
 Roof Reattachment Pitched



Stud on 16" Center 2"x4"x8' SPF #2  
 King stud 2"x4"x8' SPF #2  
 Window Trimmer Jack  
 outside window Sill  
 Window Cripples  
 Top Plate to Lintel  
 Sill to Bottom Plate

8" x 16" Vent to Crawl Space Fig # 2 Magnified  
 < 3' to house + corners  
 Pitched Roof Attachment  
 Fig # 2 Magnified

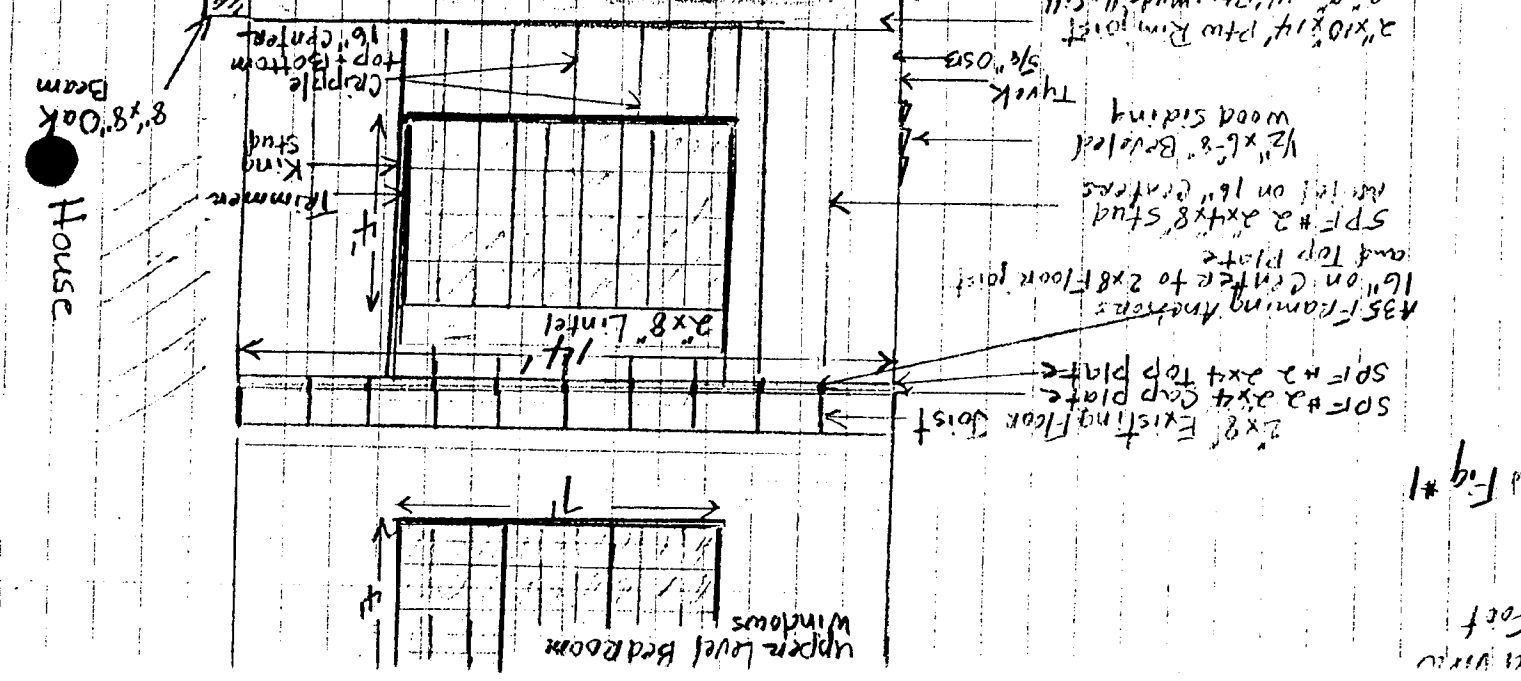
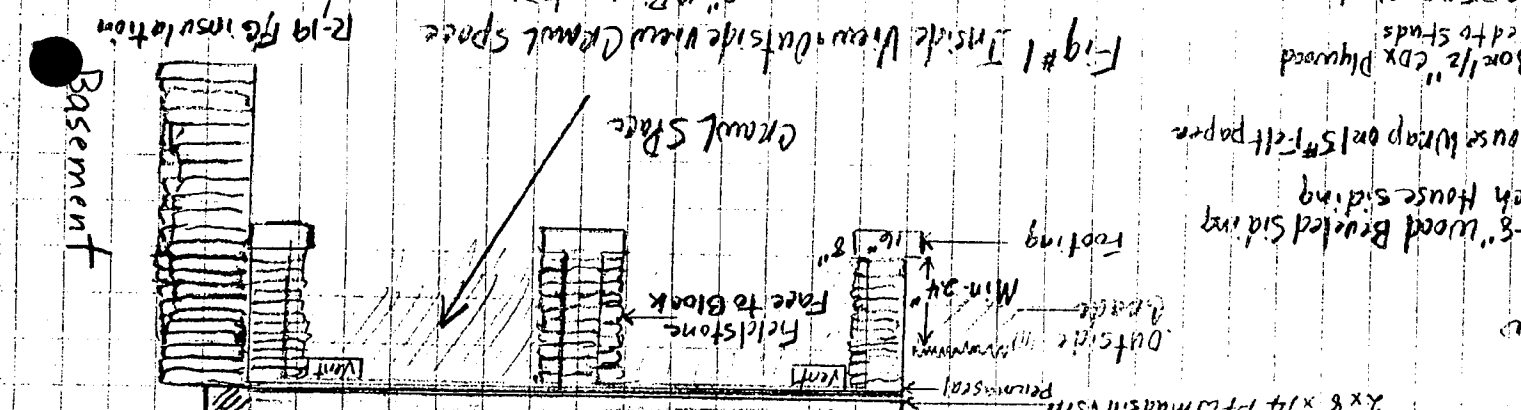
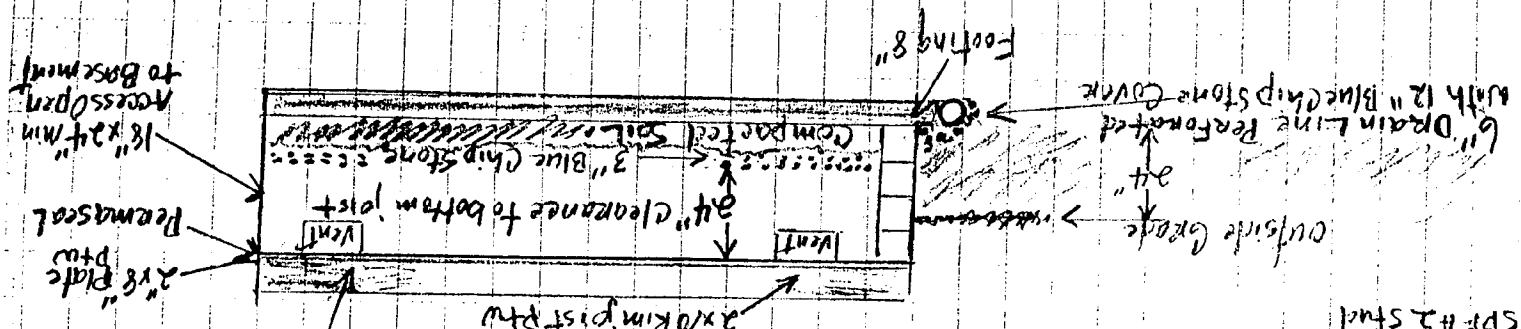
Porch Wall Cross View Exterior  
 Fig # 1 Magnified



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 Montgomery County  
 Historic Preservation Commission



Dated 1/14/00 Scale 1/4" = 1 foot  
 Window Placement  
 Crawlspace Interior View Fig #1  
 Siding View Fig #2

18" x 24" min  
 Access Open  
 to Basement  
 Permascal  
 2" x 8" plate

Basement

House  
 8" x 8" Oak  
 Beam

Illustration of Siding Line with

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	26038 Frederick Road, Hyattstown	<b>Meeting Date:</b>	02/23/00
<b>Resource:</b>	<b>Hyattstown Historic District</b>	<b>Report Date:</b>	02/15/00
<b>Review:</b>	HAWP	<b>Public Notice:</b>	02/09/00
<b>Case Number:</b>	10/59-2000B	<b>Tax Credit:</b>	Partial
<b>Applicant:</b>	Patrick and Roseanne Casselman	<b>Staff:</b>	Michele Naru
<b>PROPOSAL:</b>	Roof replacement, Porch enclosure-	<b>RECOMMEND:</b>	Approval

**PROJECT DESCRIPTION**

TAX ACCT # 00017237

**SIGNIFICANCE:** Primary Resource in Hyattstown Historic District  
**STYLE:** Folk Victorian  
**DATE:** c.1850

This two-story, three-bay, frame dwelling is located in the Hyattstown Historic District. This mid-19th century, Folk Victorian house is clad in wood clapboard siding ornamented with a bracketed cornice. The low-pitched, gable roof is sheathed in slate and fashions two, interior-end brick chimneys. A one-story porch ornamented with a Chippendale style balustrade extends the width of the principal façade.

An early 20<sup>th</sup> century single car garage sits at the rear of the lot. The building is entered through double, swinging-hinged wood plank doors. The building is clad with vertical wood siding. The gable roof is sheathed with corrugated metal sheets.

**PROPOSAL:**

The applicant proposes to:

1. Remove deteriorated slate and metal roofing from house, porch and garage and replace with 21" standing seam copper metal roof panels.
2. Remove deteriorated gutters and down spouts and replace with new copper gutters and down spouts to match new roofing material.
3. Enclose rear open porch. Use existing stone piers to veneer new concrete perimeter foundation. Install new, wood windows and doors to match existing in porch enclosure. Clad porch enclosure with wood beveled siding to match existing on main house.
4. Install a new, wood window to match existing in second story of the rear, west elevation.

①

5. Repair all existing windows including the replacement-in-kind of the wood sills and surrounds. All existing windows will be repaired--this includes the re-glazing of the broken glass panes. (No HAWP Required)
6. Repair and replace-in-kind the beveled siding on existing house. (No HAWP Required)

### STAFF DISCUSSION

The applicant should be commended on this proposed rehabilitation. This project will maintain the existing integrity of the building and its environment. The current owners have undertaken this project after the property has been vacant for over 15 years and after being cited as a demolition by neglect case by the county to a previous owner. The staff applauds the current owner's commitment to restore this severely neglected structure.

Item #1: (Circle 9, 10, 11, 12) The removal of an existing metal roof and replacing it with a metal roof is generally approved. The removal of the deteriorated slate roof material and replacing it with a standing seam copper roof is a concern. The applicant has researched the cost of replacing the roof with slate and has indicated to staff that slate is not a cost feasible option. Staff is of the opinion that the standing seam metal roofing material is a historic material that would have been used during the house's period of construction. Staff views the extent of the applicants project and concurs with the applicants opinion. Staff recommends approval.

Item #2: (Circle 9, 10, 11, 12) The removal of the existing gutter and down spout system and replacing it with a copper system is encouraged by staff. The owner has not indicated the size of the replacement system. Staff would encourage the applicant to use the same size gutter as the original, unless contractor suggests a larger system. Gutter size can be approved at staff level.

Item #3: The proposed rear porch enclosure is located on the rear addition of the house, not visible from the public right-of-way. The applicant has indicated that they have contacted the previous owners and were informed that this rear porch was originally enclosed. Staff will note that shadowing on the main house indicates that the porch was a one time enclosed.

The applicant will be removing the existing stone pier foundation and installing a perimeter foundation made up of CMU block, re-bars and poured concrete footers. The new foundation will be veneered with the salvaged stone from the original pier foundation. The rear addition's stone foundation will be visible from the interior after the finished floor system is implemented, thus providing a clear delineation between the original and contemporary additions (Circle 9 thru 16). Staff should also note that the applicant has also agreed with staff recommendations to retain the exterior wall and original window after the porch is enclosed. The new addition will contain three, 6/6 wood windows on its south elevation, replicating the window configuration on the second story (Circle 10). A new 6/6, wood window and a single, 15 light door will be installed on the new enclosed porch's west elevation (Circle 12). Rear additions to historic structures are generally approved. Staff recommends approval.

Item #4: The installation of a new, 6/6 wood window (Circle 12) on a rear addition that is not visible from the public right-of-way is generally approved. Staff recommends approval.

②

Item #5: The owner has also contracted a local carpenter to rehabilitate all of the existing windows in the house. The carpenter will repair and replace where needed the window surrounds, sashes, and sills. The carpenter will also be re-glazing all of the glass panes and replacing missing panes with new, historic glass (No HAWP Required).

Item #6: The owner has contracted with a local lumberyard to manufacturer replacement wood siding to match the existing for the repair and replacement of the original siding and for the installation of the new siding on the enclosed porch (No HAWP Required).

### STAFF RECOMMENDATION

Staff recommends that the Commission **approve** 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 Guidelines #5, #6, #9, #10:

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spacial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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 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.

West view of Area to be Reconstructed  
and Enclosed Illustrations 3+4  
This area is NOT in view of Public  
going North-South on 555  
It is visible to Neighbors to South

Window will be installed in  
over Kitchen window to allow  
for light in upper part  
Porch area will be Reconstructed  
see Illustration #314 West-South view



View of Remaining in on old Port  
line which extended out to meet  
Flood-line. The missing wall was  
originally framed with windows  
according to previous owner





Electric Meter + Service Panel  
on wall here to allow under.  
ground service connect to nearest  
Service Pole. Meter will be on  
outside Wall - Panel on Inside Wall

Original View of West end of Porch.  
Area of German Siding will be  
Removed to accommodate Electric  
Meter + Electric Service Panel  
Window will be installed for Light to Room

Door opening will be updated  
with door of 15 Window Panes  
to allow light to area and  
Balance to window panes in this  
end of house - See Illustrations 3+4



Floor Extension which once  
 held wall to support overhead  
 pithead part is totally rotted off.  
 and photo in alignment of this  
 area reveals conspicuous Roof Line

View of Floor Rot + unstable fallen  
 stacked fieldstone as shown in  
 illustration & a current view  
 small tree is less than 6" and is  
 now removed.