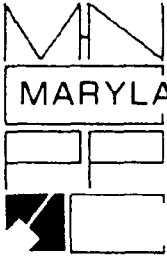


10/59-96C 26029 Frederick Rd.
(Hyattstown Historic District)

Waynes
26029 Frederick Rd.
#1459-96C



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: April 24, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

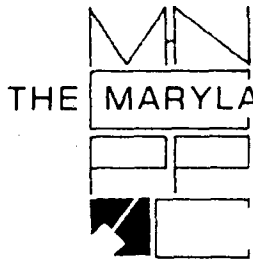
1. All windows and doors shall be made of wood with configuration to match the existing; if true divided lites are not used, the applicant shall use windows having a $\frac{1}{1}$. Applied muntine are not permitted.

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

Applicant: Richard Wagner

Address: 26029 Frederick Rd.; Clarksburg, Md. 20871

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: April 24, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26029 Frederick Road

Meeting Date: 4/24/96

Resource: Hyattstown Historic District

HAWP: Deck Addition/
Alterations

Case Number: 10/59-96C

Tax Credit: No

Public Notice: 4/10/96

Report Date: 4/17/96

Applicant: Richard Wagner

Staff: Patricia Parker

PROPOSAL: Construct rear deck; remove & install windows;
install new door; remove two trees

RECOMMEND: Approval w/
condition

BACKGROUND

The applicant proposes several changes to a frame structure located within the Hyattstown Historic District. The proposed changes include removal of two wild cherry trees, construction of a rear wood deck and window and door changes on the south and rear elevations.

DISCUSSION

Staff feels that certain portions of this HAWP proposal could proceed as part of the expedited HAWP approval process. These portions include the removal of two wild cherry trees which are presently causing structural damage to the foundation. Staff feels that the trees should be removed so as not to cause further stress on the house foundation. Also the construction of a deck in the rear of the property, indented from the side wall and not visible from the public right-of-way could also proceed on an expedited basis. Staff feels that these two portions of the application could be approved.

Further changes are proposed at the rear of the property which include enclosing an existing window opening with German siding to match the existing. Also on this elevation, the applicant proposes to construct two new openings. One opening would include a 36" door with single lite and enlarge a 4' opening to include two windows within a new opening 64" x 66" long

STAFF RECOMMENDATION

With the following condition, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)1:

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

and with the Secretary of the Interior's Standards for Rehabilitation #2:

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

and with the following condition:

Condition

1) All windows and doors shall be made of wood with configuration to match the existing; If the true divided lites are not used, the applicant shall use windows having a 1/1. Applied muntins are not permitted;

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

APR 02 1996

PERMITS
PDSR/DEP

CONTACT PERSON Richard Wagner
DAYTIME TELEPHONE NO. (301) 831-8676
972 1161

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER Richard Wagner DAYTIME TELEPHONE NO. () same
ADDRESS 26029 Frederick Rd Clarksburg Md 20871
CITY STATE ZIP CODE
CONTRACTOR Richard Wagner TELEPHONE NO. (301) 831 8676
CONTRACTOR REGISTRATION NUMBER 12021
AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 26029 STREET Frederick Rd
TOWN/CITY Clarksburg NEAREST CROSS STREET Old Hundred Rd
LOT _____ BLOCK _____ SUBDIVISION _____
LIBER 1950 FOLIO 308 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Stab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
1B. CONSTRUCTION COST ESTIMATE \$ 2300
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.

Richard Wagner Signature of owner or authorized agent 3/25/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Adj - Joseph J. Zetto Jr.
2605 Frederick Rd
Clarksburg, Md
20871

Adj - Wayne Hawse
26111 Frederick Rd
Clarksburg, Md
20871

Across Street: R. Allen & Donna Wilkinson
26030 Frederick Rd
Clarksburg, Md
20871.

RICHARD WAGNER
ADDENDUM

Question 1a:

The existing structures are a 1928 shingle and German siding bungalow and a small barn built sometime earlier. They are located along Frederick Rd. in the Hyattstown Historic District. The house use is residential.

Question 1b:

This application is for four projects:

1) Removal of 2 wild cherry trees located at the rear of the house and essentially not seen from the road. They are inches from the house and are causing structural damage to the foundation.

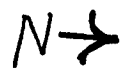
2) Changes to the anteroom on the South side of the house to correct an inappropriate earlier renovation which included an undersized interior door used as an exterior door and storm windows used as windows. I would replace the door with a one-light exterior door (in same style as one-light front doors), replace storm windows with house-style double-hung windows (purchased from Old House Parts if possible) and replace road-side storm windows with German siding.

3) On rear side of house and not visible to the public, I would replace small existing window (see photo) with a pair of double hung windows to match left side (see photo) and add an exterior door with one full sized glass area in style echoing other house doors.

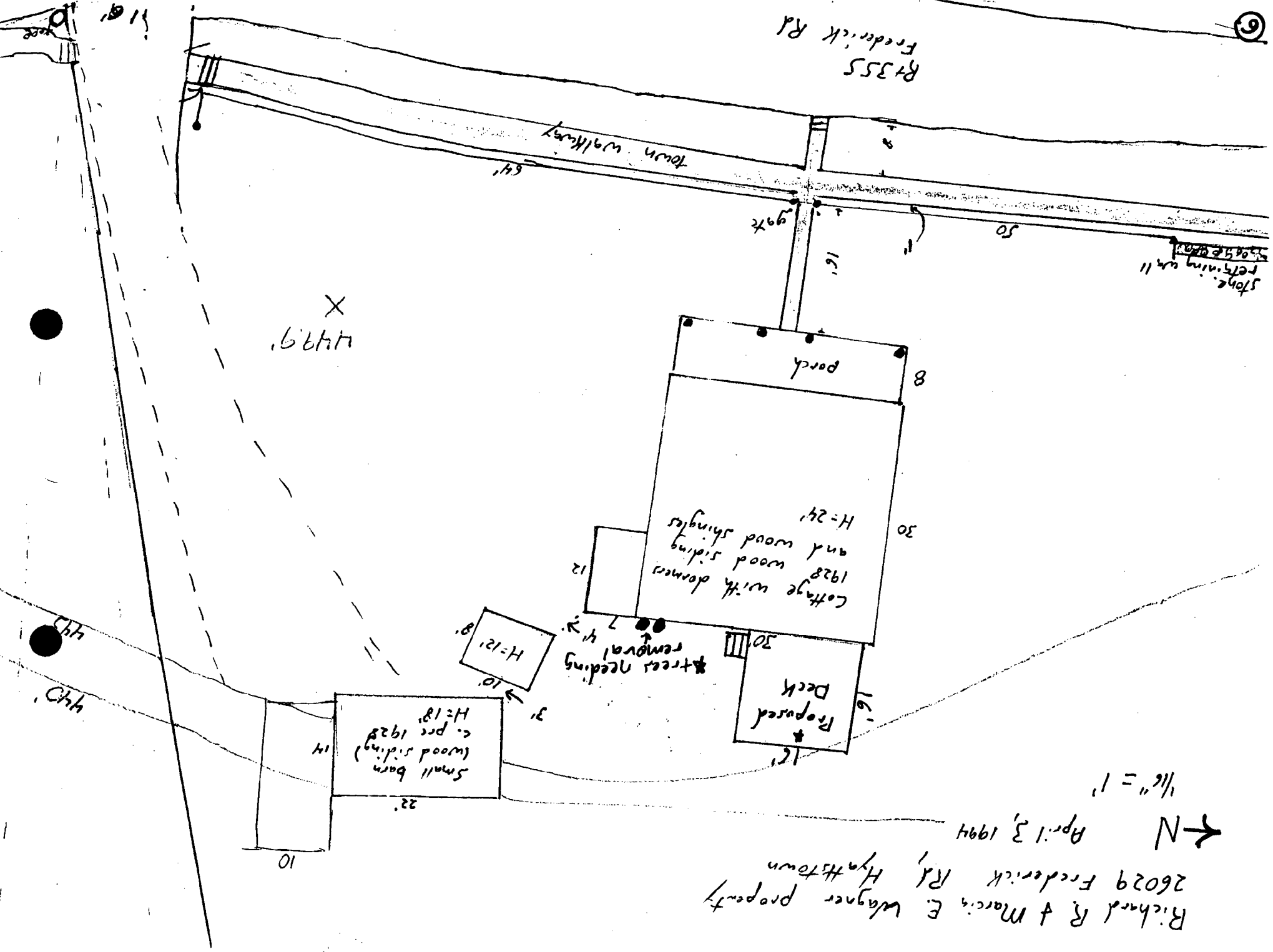
4) On rear side of house and not visible to the public, I would build a 16' x 16' deck with 42" high railing with 2x2 vertical pickets and one set of steps (four). I would set it one foot in from the edge of house for aesthetic reasons and to allow more space between it and an existing black walnut tree. No tree greater than 6" diameter would be removed.

Richard R + Marcia E. Wagner property
26029 Frederick Rd, Hyattstown

Apr. 13, 1994



1/16" = 1'



Rt 355
Frederick Rd

town walkway

stone retaining wall
11' high

X
44'g

Cottage with dormers
and wood siding
1928
H=24'

Proposed
Deck
H=12'

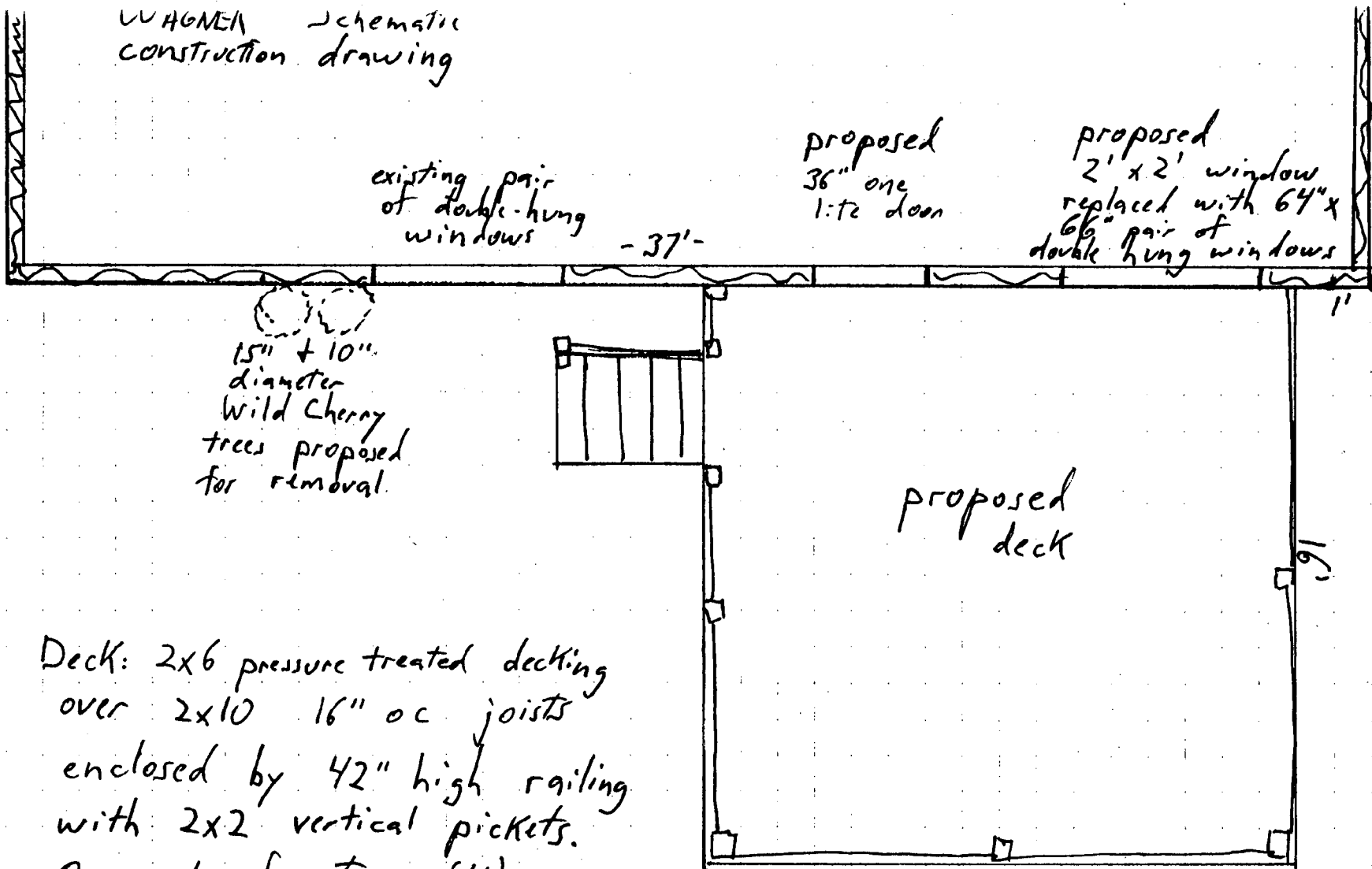
*tree removal
4' R.
7'

H=12'

Small barn
(wood siding)
c. pre 1928
H=18'

9

UNHOMEN schematic
construction drawing

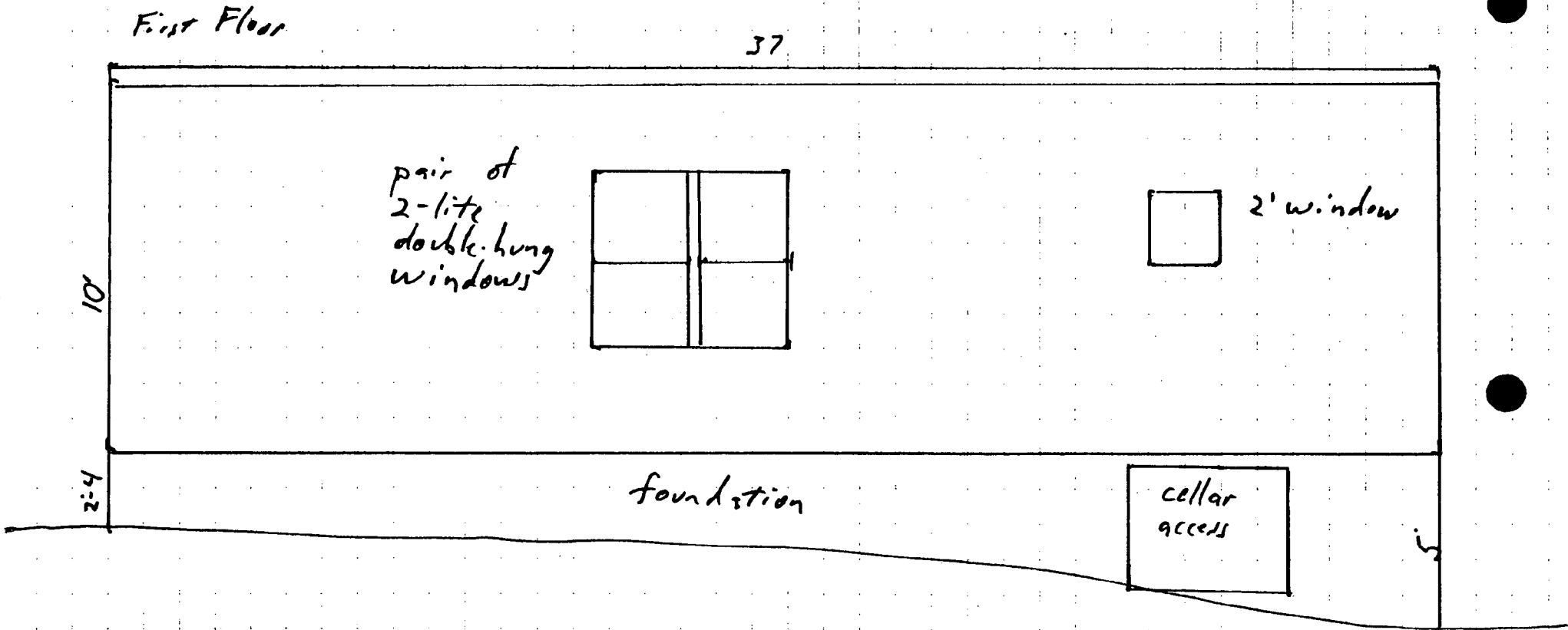


Deck: 2x6 pressure treated decking over 2x10 16" oc joists enclosed by 42" high railing with 2x2 vertical pickets. One set of steps (4).

○ 7" diameter black walnut

Tree Survey: This page describes all trees greater 5" in proposed construction area

WAGNER East Elevation
Existing configuration

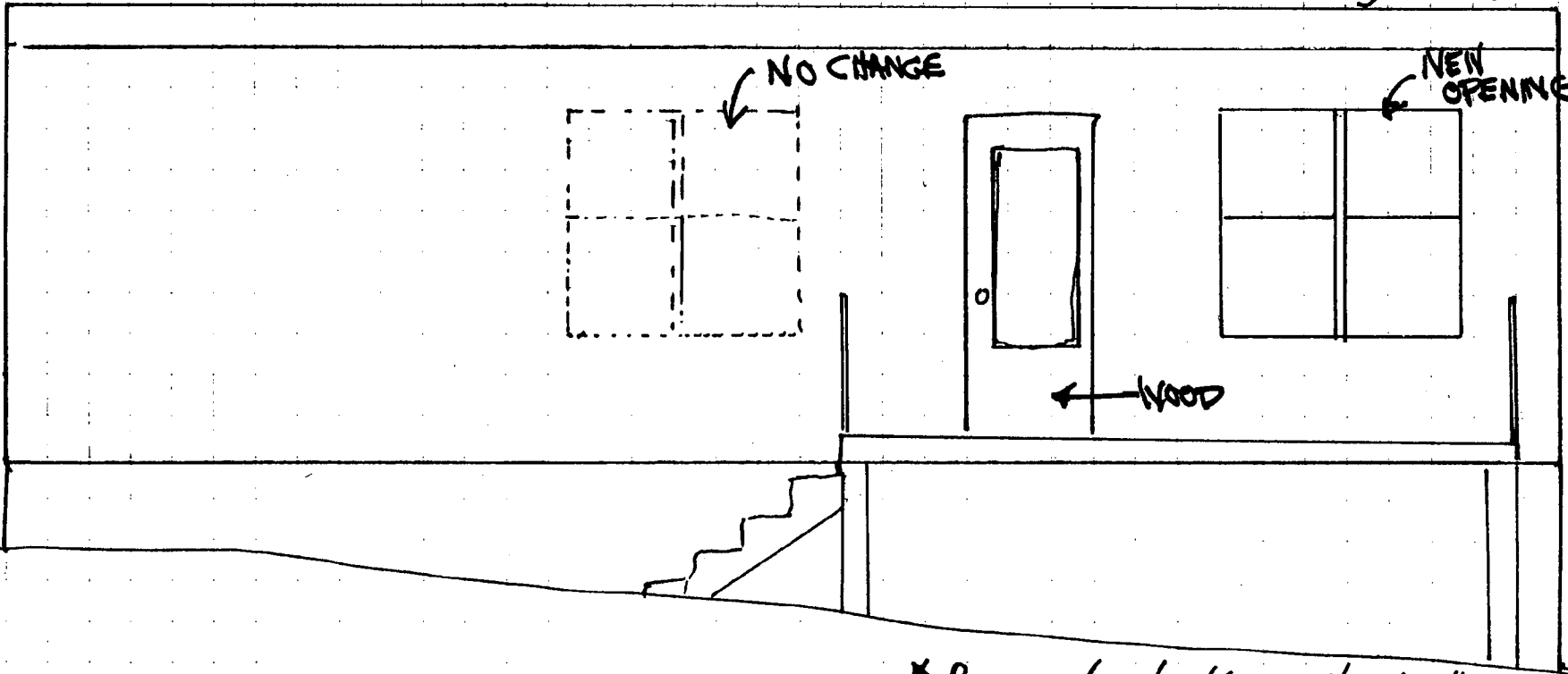


WAGNER

Elevation Drawing - East facade
Proposed changes (CLEAR ELEVATION)

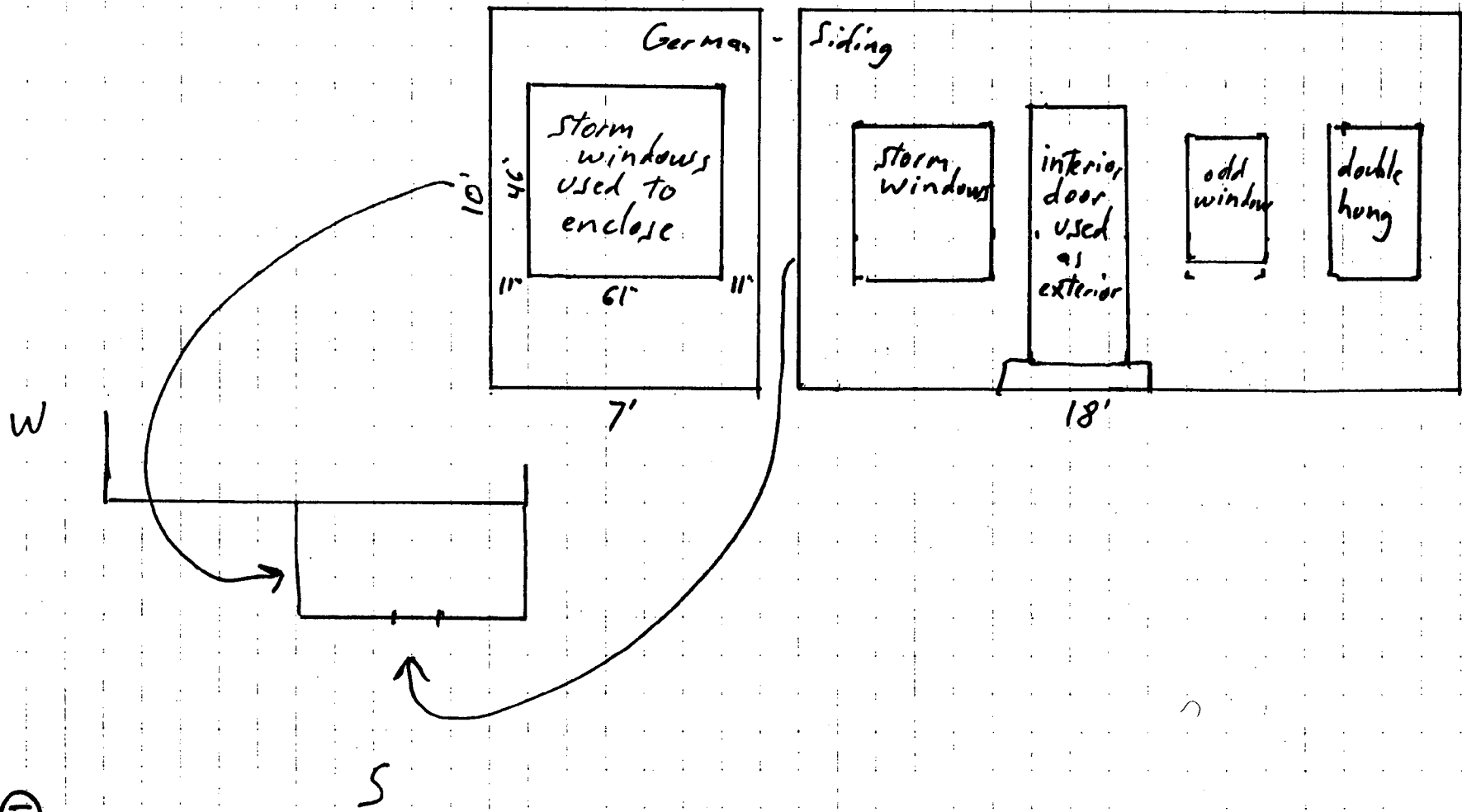
*
Proposed 36"
one-lite door
wood material

*
Proposed 64" x 66"
pair of double hung
windows - identical to
existing house windows



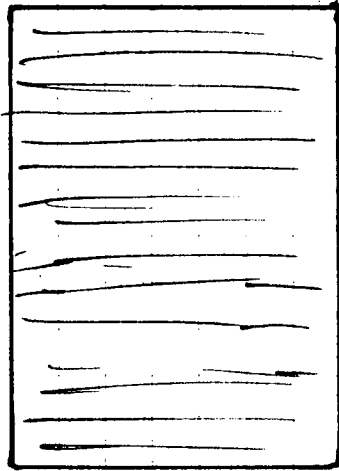
* Proposed deck with 42"
railing and steps

WAGNER South Elevation (Kitchen entrance room)
Existing configuration

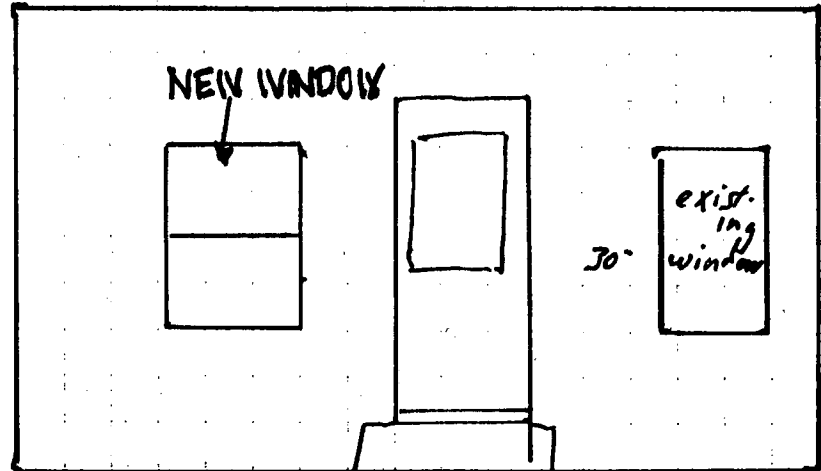


WAGNER South Elevation (Kitchen entrance room)
Proposed changes

*Proposed: remove window, German siding installed



7'



18

*Proposed
2 lite double hung window similar or identical to house windows

*Proposed: 32" one lite door similar or identical to front doors



House in its setting



House (and anteroom)
in its setting



Trees needing to be
removed that are
damaging foundation



Anteroom:
Left window, door, &
center window need to
be replaced. Right
window is OK



Anteroom:
Windows (storm windows)
are proposed for re-
moval



East side:
Proposed wall modifi-
cation. Left windows
OK. Center door & right
window to match others.



Anteroom:
Left window, door, &
center window need to
be replaced. Right
window is OK



Anteroom:
Windows (storm windows)
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East side:
Proposed wall modifi-
cation. Left windows
OK. Center door & right
window to match others.

Site of 16' x 16' deck

WAGNER



House in its setting,



House (and anteroom) in its setting,



Trees needing to be removed that are damaging foundation,

WAGNER



Anteroom.
Left window, door,
and center
window need to
be replaced.
Right window
is OK.



Anteroom.
Windows (storm-
windows) are
proposed for
removal.



East side.
Proposed wall
modification.
Left windows OK.
Center door and
right window to
match others.
Site of 16'
x 16' deck.