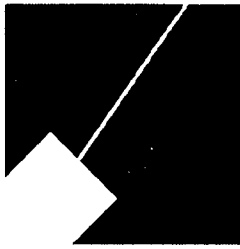


10/59-97A WSSC Sewer Installation
Frederick Road (Hyattstown Historic
District)

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

November 13, 1997

Mr. Ross Beschner, Project Manager
WSSC
14501 Sweitzer Lane
Laurel, MD 20807

RE: 25911 Frederick Road

Dear Mr. Beschner:

Thank you for contacting the Historic Preservation Commission (HPC) with your proposal to remove an evergreen tree which is between 6-8" in diameter, to facilitate the sewer hook-up for 25911 Frederick Road.

As this tree is a "volunteer", and is not part of the developed treescape of Hyattstown, and it is necessary to remove this tree to provide the sewer hook-up at the above address, you may remove the tree.

These proposed changes were reviewed by the Chairman of the HPC, and are considered to be within keeping of the approved HAWP. Because the proposed changes are not substantial, you may proceed with the project without filing for a Revision to the Historic Area Work Permit. This letter serves as your approval to proceed.

Please provide this office with a copy of the revised drawings for the HPC. If you have any further questions, please do not hesitate to call me at (301) 495-4570.

Sincerely,

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

Robin D. Ziek
Historic Preservation Planner

October 2, 1997

MEMO

TO: FILE
FROM: GWEN WRIGHT
RE: TELEPHONE CONVERSATION WITH ROSS BESCHNER, WSSC
(301) 206-8396

Discussed installation of sewer service in Hyattstown.

Confirmed that file and transcripts of 9/11/96 and 9/25/96 HPC meetings do not reveal a prohibition against the use of vinyl siding in the gables of the two small concrete buildings at package treatment plant. Discussed by HPC, but no condition placed on HAWP stating that the siding must be wood.

Excavation for treatment plant will begin in the next few days. Sewer line construction this winter?

Four property owners (in existing buildings) will not hook up to public sewer:

Alan Leary at 25904 Frederick Road
Marcia Haley at 26001 Frederick Road
Tom/Cathy Jewell at 25929 Frederick Road
Rocco Campanaro - commercial buildings

Several people have purchased connections for vacant lots:

Strube - purchased one connection for house and one connection for vacant lot
Bartell - purchased one connection for lot behind 25925 Frederick Road, but would need a grinder pump (expensive)
Wagner - purchased one connection for house and one connection for vacant lot
Commercial at top of hill (east side, next to church) - one connection
Old Campanaro Lot (approved HAWP) - one connection
Haiti England (near top of hill, west side, south of old Zanylo property) - 2 connections

TOTAL: potential for seven new structures

If people have not purchased connections for vacant lots, they may in the future; however, it is more expensive and complicated - 2 year prohibition because new road cannot be torn up again, plus expense of tying into system, tearing up road, etc.

Re: sewer line construction. WSSC is requiring contractor to use an expert blasting contractor to minimize impact on Hyattstown Historic District. Will survey/photograph houses on inside and outside to document condition prior to blasting. Taken every possible precaution to minimize damage to houses by vibration.

Robin -

Are we okay on
this issue w/ Ross

Beschner?

Ames

Called for info 9/18/97



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

September 12, 1997

MEMORANDUM

TO: Callum Murray, Team Leader
I-270 Corridor

Gwen Wright, Coordinator
Historical Preservation

FROM: Nazir Baig, Coordinator
Environmental Planning Division

SUBJECT: Awarding of Contract for Sewer Construction in Hyattstown

Mazir Baig

9/22/97
- Contractor still has to do some work about blasting -
- He'll do interior & ext. photographs of the structures.
- Preconstruction meeting -
- Monitor the vibration level set in specs.
- checking equipment
- liable to repair damage

The attached information from the WSSC indicates that a contract has been awarded to W.F. Wilson & Sons, Inc. for the construction of the sewer lines and package treatment plant to alleviate the health problems in Hyattstown. There is mention within the memo from Ross Beschner, Project Manager, that due to bedrock conditions blasting will probably be required. Environmental staff does not have the technical expertise to evaluate the effect that blasting may have on the historic structures within Hyattstown but do feel that it may be a concern.

Perhaps Historic Preservation staff have a better feeling for the amount of vibration that the structures of this period can withstand given their knowledge of building construction. I suggest that you contact Ross Beschner of WSSC at 301-206-8396 for further details on sewer alignments and blasting. If I can be of any assistance, please do not hesitate to contact me.

WASHINGTON SUBURBAN SANITARY COMMISSION

COMMISSION SUMMARY

AGENDA CATEGORY: OPERATIONS BRANCH: BUREAU OF CONSTRUCTION

ITEM NUMBER: 1


DATE: SEPTEMBER 10, 1997

| | |
|--|--|
| SUBJECT | AWARD OF CONTRACT NO. 91AS9090-A |
| SUMMARY | 91AS9090-A, SEWER CONSTRUCTION, FREDERICK ROAD AND VARIOUS STREETS, CLARKSBURG ELECTION DISTRICT NO. 2, MONTGOMERY COUNTY, MARYLAND, NORTHERN ZONE |
| SPECIAL COMMENTS | |
| CONTRACT NO./ REFERENCE NO. | 91AS9090-A/S-132.04 |
| COSTS | \$985,951.00 |
| AMENDMENT/ CHANGE ORDER NO. AMOUNT | |
| MBE PARTICIPATION | N/A - BUT WILL BE MONITORING |
| PRIOR STAFF/ COMMITTEE APPROVALS | GENERAL MANAGER |
| RECOMMENDATION TO COMMISSION | AWARD TO W.F. WILSON & SONS, INC. |
| COMMISSION ACTION | |

WASHINGTON SUBURBAN SANITARY COMMISSION

Interoffice Memorandum

TO: RICHARD R. SHAGOGUE, DIRECTOR
BUREAU OF CONSTRUCTION

FROM: MICHAEL P. BOSWELL, DIVISION MANAGER 
REGULATORY COMPLIANCE DIVISION

DATE: SEPTEMBER 3, 1997

SUBJECT: AWARD OF CONTRACT NO. 91AS9090-A, SEWER CONSTRUCTION, FREDERICK RD. &
VARIOUS STREETS, HYATTSTOWN, CLARKSBURG ELECTION DISTRICT NO. 2,
MONTGOMERY COUNTY, MARYLAND, NORTHERN ZONE

On September 3, 1997, six bids were received and opened on the above referenced contract with the results as shown on the attached tabulation. W.F. Wilson & Sons, Inc. submitted the lowest bid in the amount of \$985,951.00. The engineer's estimate was \$1,013,265.00. A project description is attached.

W.F. Wilson & Sons, Inc. submitted a mathematically unbalanced bid; however, the bid is not materially unbalanced. After review, it is felt that W.F. Wilson & Sons, Inc.'s bid is still the lowest responsive bid.

The low bidder, W.F. Wilson & Sons, Inc., has satisfactorily completed many contracts for the Commission and should be able to satisfactorily perform the work involved under this contract.

It is recommended that this contract be awarded to W.F. Wilson & Sons, Inc., the low bidder, at its bid price of \$985,951.00.

DEW/amm

Endorsed and transmitted to the Contracting Officer:

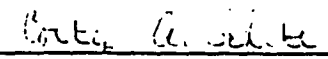
 9/3/97

Director, Bureau of Construction

Endorsed and Transmitted to the General Manager:

 9/3/97
Act. _____
Contracting Officer

Endorsed and Transmitted to the Commission:

 9/3/97

General Manager

Approved: by Commission

CONTRACT NO.: 91AS9090-A
 COMPLETION TIME: 215 DAYS
 PROJECT: SEWER CONSTRUCTION

CONTRACT / TECHNICAL SERVICES SECTION

BID TABULATIONS

LOCATION: FREDERICK ROAD & VARIOUS STREETS,
 HYATTSTOW, CLARKSBURG ELECTION DISTRICT NO. 2,
 MONTGOMERY COUNTY, MARYLAND, NORTHERN ZONE

NO. OF BIDDERS: 6 BID DATE: 9/03/97

| ITEM | UNIT | QUANTITY | ENGINEER'S ESTIMATE | W.F. WILSON & SONS | NEKOOSA CONTRACTING | VENTRESCA & SONS | OTHER BIDDERS |
|---|------|----------|------------------------|--------------------------|------------------------|------------------------|----------------------------|
| 1. Test pit excavation in paved areas | C.Y. | --- | 100.00 | 100.00 | 100.00 | 100.00 | CALCON \$1,122,900.00 |
| 2. Test pit excavation in non-paved areas | C.Y. | --- | 35.00 | 35.00 | 35.00 | 35.00 | DIAMOND \$1,223,300.00 |
| 3. Gravel backfill below subgrade | C.Y. | --- | 37.00 | 37.00 | 37.00 | 37.00 | MITCHELL \$1,395,355.00 |
| 4. Silt fence | L.F. | --- | 3.50 | 3.50 | 3.50 | 3.50 | |
| 5. Straw bale dike | L.F. | --- | 2.50 | 2.50 | 2.50 | 2.50 | |
| 6. Furnish and install 8 inch sewer pipe | L.F. | 3285 | 159.00 | 175.40 | 166.00 | 165.00 | |
| 7. Furnish and install 4 inch sewer house connections | L.F. | 1225 | 230.00 | 136.00 | 180.00 | 195.00 | |
| 8. Furnish and install manholes | V.F. | 165 | 130.00 | 170.00 | 380.00 | 130.00 | |
| 9. Pavement replacement non-state road | S.Y. | 190 | 45.00 | 40.50 | 47.00 | 35.00 | |
| 10. Base only pavement replacement State Road | S.Y. | 2300 | 40.00 | 49.40 | 55.00 | 75.00 | |
| 11. Provide mill and overaly | L.S. | --- | 69,000.00 | 48,297.00 | 35,000.00 | 75,000.00 | |
| 12. Provide borrow trench backfill | C.Y. | 2275 | 8.00 | 20.00 | 15.00 | 22.00 | |
| GRAND TOTAL | | | \$1,013,265.00 | \$985,951.00 | \$1,033,065.00 | \$1,106,550.00 | |

WASHINGTON SUBURBAN SANITARY COMMISSION

Interoffice Memorandum

TO: DEBORAH E. WHEELER, CONTRACT ADMIN UNIT SUPERVISOR
CONTRACT/TECHNICAL SERVICES SECTION

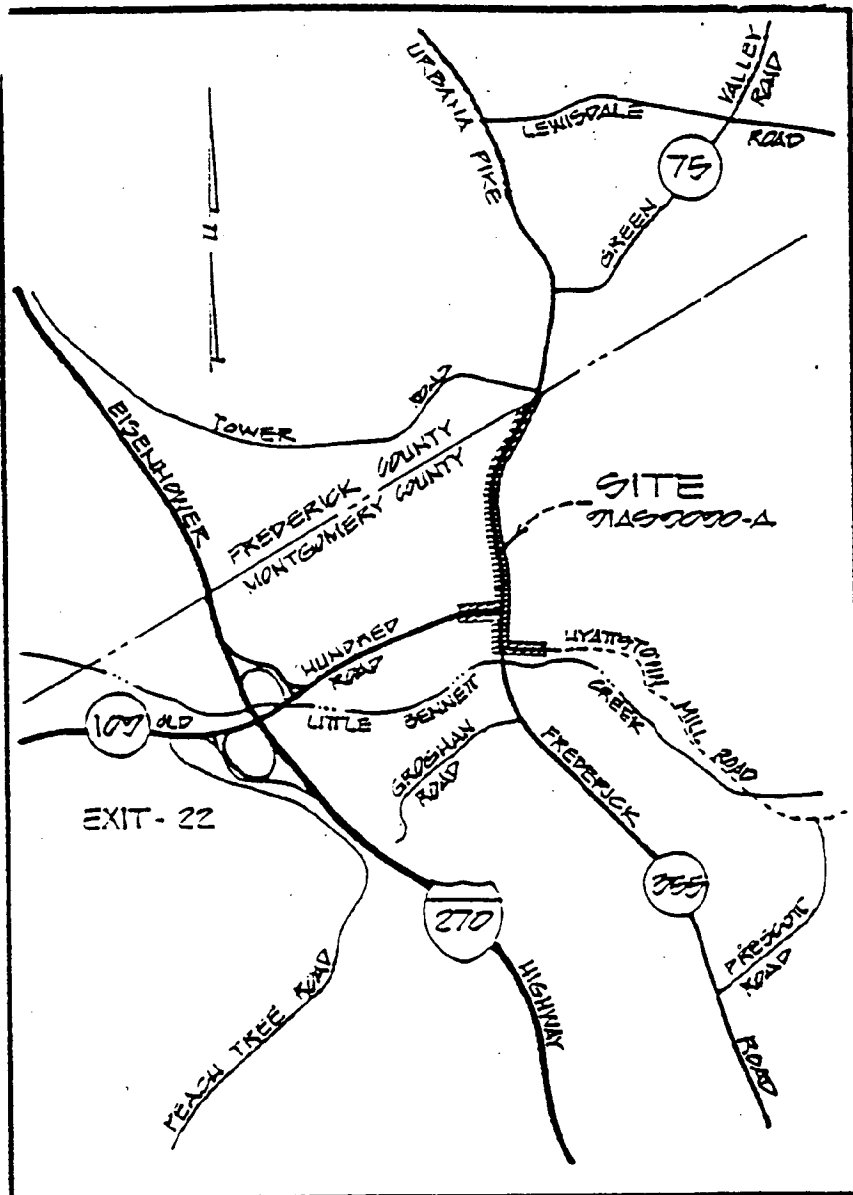
FROM: ROSS A. BESCHNER, PROJECT MANAGER, EXT. 8396 *RB*
PROJECT MANAGEMENT SECTION

DATE: SEPTEMBER 3, 1997

SUBJECT: HYATTSTOWN WWTP COLLECTION SYSTEM, CONTRACT NO. 91AS9090A

Brief description of project:

Installation of an 8-inch PVC sanitary sewer collection system that will discharge to a 0.015 MGD packaged wastewater treatment facility in Hyattstown. The Montgomery County Government has identified the Hyattstown Historic District as a potential public health problem area due to septic system problems that are contaminating potable water wells. The collection system along with the treatment facility will alleviate the problems identified with the existing individual septic systems and eliminate further well contamination. 2,170 feet of sewer main will be constructed in Rte 355, 380 feet within Hyattstown Mill Road, 205 feet within Rte 109 and 520 feet within public alley right-of-way. Hyattstown is classified as a historic district that is located in upper Montgomery County. Due to the extent of rock in the area, blasting will most likely be necessary to install the sanitary sewer.



VICINITY MAP

Scale: 1" = 2000'

① Ben Benedict
Bradley Property
Frederick Co # 13824
(602) 274-0609

Roseanne
Castleman

Hyattstown

**Friends of Historic Hyattstown
26011 Frederick Road
Hyattstown, Maryland 20871-9612**

October 21, 2000

Legacy Open Space Advisory Group
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

To: Mr. John Chirtea and Mr. Royce Hanson, Co-Chairs

Gentlemen,

I am writing on behalf of the Friends of Historic Hyattstown (FHH), a chartered organization of Hyattstown area residents. FHH was formed over 25 years ago in response to a need for local historic conservation. FHH has worked consistently with residents, regional groups and county agencies to enhance and preserve the natural, historic and cultural resources that are embodied within our small town.

We are pleased that the Maryland-National Park and Planning Commission (MCPPC) has identified two land parcels in Hyattstown as important natural and historic resources to Montgomery County's rural Agricultural Reserve. The inclusion of these properties as part of the Legacy Open Space conservation effort, will help to insure a green infrastructure for the county and will provide for much needed assistance to an area under intense pressure from an expanding regional population. Hyattstown residents are grateful to realize county planners recognize that this town's natural and historic assets are at risk. We are appreciative of the conservation measures outlined in the Public Hearing Draft.

We respectfully request of the MNCPPC that consideration be given to expanding the land currently proposed with two additional parcels to augment those already included in the Legacy Open Space Functional Master Plan.

The first proposed addition is an approximately ¼ acre, L shaped property (Hyattstown plated lots 85, 90, 36) which extends from the western Hyattstown forest area (part of the area approved by the Planning Board in the original November, 1999 Legacy Plan), eastward to the designated greenway, Route 355. These lots share a common side and back property line with the historic Davis House (circa 1810), a prominent landmark in Hyattstown which is currently under restoration as the future Historic Hyattstown Museum. This museum is expected to be open for public education of the historic legacy of Hyattstown by summer 2001. The inclusion of this small parcel of land adjacent to the

Davis House museum would provide an appropriate and functional setting for expansion of outdoor demonstrations of local plantings, trades and crafts, that reflect Hyattstown and Montgomery County's 19th Century heritage.

The second proposed addition involves a parcel of land, 165' X 462' (two acres), to be attached to the adjacent forest area east of Hyattstown. Plated Hyattstown lots 60 through 67 would be joined to the western edge of the parcel previously identified as an important forest buffer and aquatic resource in the legacy Open Space Functional master Plan. There is significant pressure of property owners in Hyattstown for backlot development. The loss of this open land would substantially degrade a natural woodland resource and would further compromise the historic aspects of Hyattstown. FHH is requesting MNCPPC add these backlots to the eastern property currently under consideration by Legacy Open Space and that the combined tract be annexed to the Little Bennett Regional Park. FHH is currently in discussion with property owners of the remaining lots, 68 through 77, to encourage non-development easements.

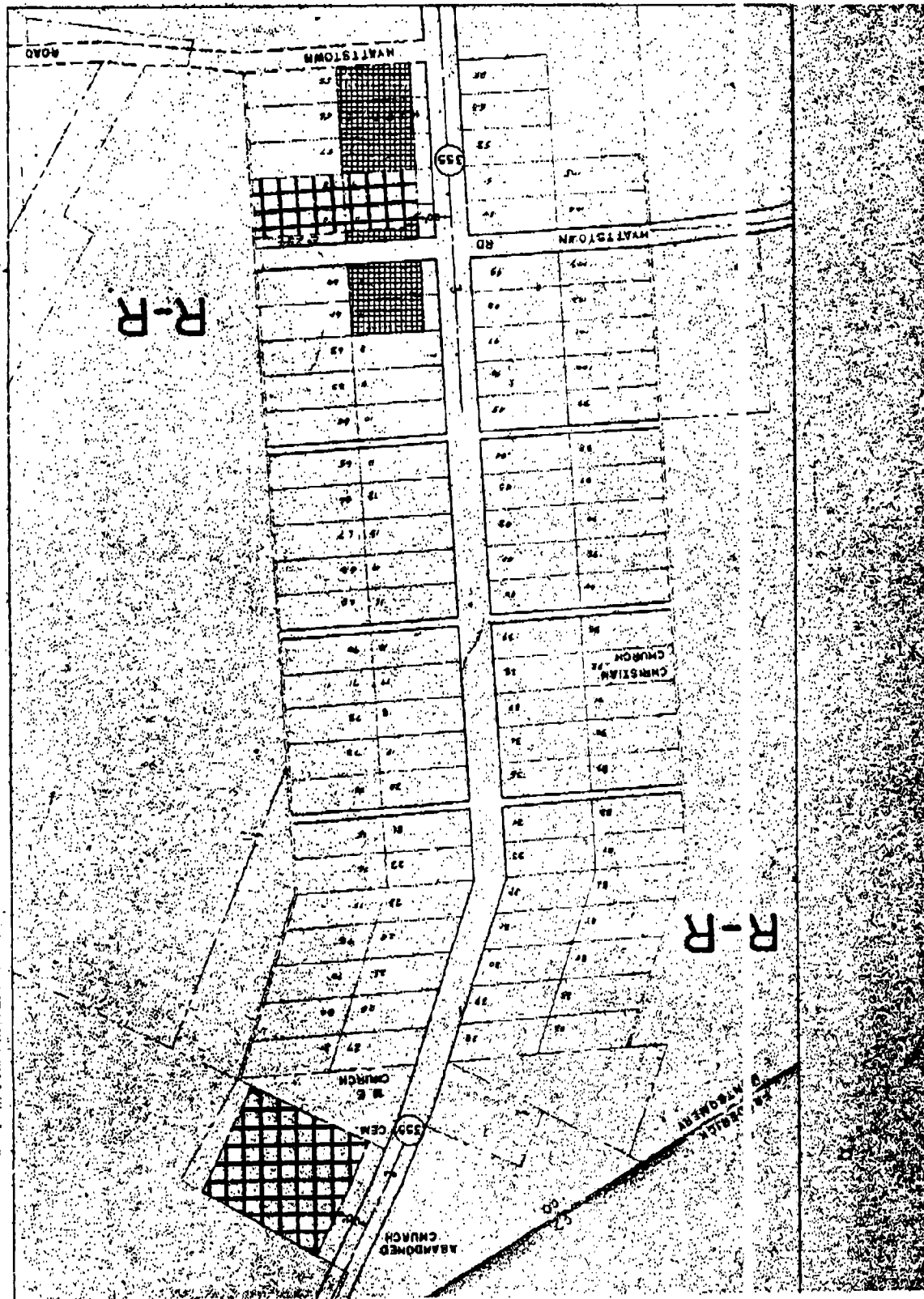
Thank you for your consideration of our proposed additions to the Legacy Open Space Program. We believe, when viewed in context with the long range conservation goals represented, the land use indicated will prove to be of significant benefit to the entire region.

Our county and our town face a challenging responsibility for stewardship of our lands and cultural heritage. We applaud the MNCPPC for its Legacy Open Space Program. The Friends of Historic Hyattstown are excited to be a part of this project, and we look forward to working with the Commission in shaping a positive legacy for future generations.

Sincerely,



Jeff Fones
President



OR. SINAL 1" = 200' REDUCED

C O V E R

S H E E T



The Maryland-National Capital
Park and Planning
Commission

FAX

MICHAEL F. DWYER
Historic Resources Manager
Dept. of Park and Planning

Needwood Mansion
6700 Needwood Road
Rockville, MD 20855

Office (301) 840-5848
Fax (301) 948-3471

FAX: 301-948-3471

To: ROBIN

Fax#: 563-341

From: MIKE

Subject: THE LOTS

Date: 8/6/02

Pages: 4 (including this cover sheet)

COMMENTS:

"FYI"

Mike

11/01

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law.

From Master Plan
(Per my response
to your e-mail)
Loren

HYATTSTOWN SPECIAL STUDY AREA

This area includes approximately 770 acres. How to preserve the historic district of Hyattstown as a viable community is a major planning concern. Another planning issue relates to the appropriate land use for the area south of Hyattstown which is bounded by I-270 to the west and MD 355 to the east. The future character of MD 355 is critical to the land use pattern in this area.

Plan Objectives:

- o Recognize and encourage the preservation of Hyattstown's significant collection of historic buildings and its intact rural village ambiance.
- o Recommend a rural residential and open space land use pattern between Hyattstown and Clarksburg.
- o Recommend non-residential land uses in areas projected to experience severe noise impacts.
- o Extend the greenway system to the Frederick County line to maximize the potential for a regional greenway network.
- o Explore the option of clustering residential development into rural hamlets in the transition area between Clarksburg and Hyattstown.

Land Use Plan Recommendations:

The Land Use Plan concept for this planning district is shown in Figure 33.

Hyattstown Historic District

The intent of the Plan for Hyattstown is to preserve the integrity of existing residential uses while allowing some non-residential uses (including commercial) to meet the needs of residents and to help attract visitors to this exceptional historic resource.

The following elements of the Land Use plan help achieve this vision and are illustrated in Figure 34:

- o Designation of MD 355 in Hyattstown as a local rather than a regional thoroughfare.

This Plan opposes the widening of MD 355 through Hyattstown because it would destroy the town. At the same time, it is clear that traffic volumes in this part of the County will increase as development occurs in Frederick County to the north. The major planning issue is how to divert regional through traffic from MD 355, the main street of Hyattstown. The strategy endorsed by

this Plan is to encourage traffic from Frederick County to access I-270 north of Hyattstown, thereby reducing through trips on MD 355 through Hyattstown to I-270. This proposal is discussed in the Transportation chapter.

Implementation of this concept would make it possible to close the Hyattstown/MD 109 interchange. This interchange has severe environmental constraints which will likely preclude its ever being upgraded. Environmental concerns, coupled with the Plan objective to reduce through traffic in Hyattstown, support the relocation of the interchange into Frederick County.

- o Designation of a green buffer to the east and west of Hyattstown.

Little Bennett Regional Park will continue the town's open space setting to the east. To the west, a low density, rural cluster land use pattern is proposed to help provide a green buffer.

- o Creation of a hierarchy of commercial uses in the town.

This Plan proposes two types of commercial uses in the historic district. Presently commercial uses are clustered at the southern portion of the district. This Plan recommends this area for convenience retail. Further north, in the predominantly residential portion of Hyattstown, this Plan supports special exception uses such as professional offices, antique stores, and bed-and-breakfast lodgings.

The issue of how best to implement a mixed-use recommendation in a historic town like Hyattstown is addressed in the Implementation chapter.

- o Support for the provision of public sewer and water service in Hyattstown.

The provision of public sewer service to Hyattstown is essential if the town is to survive. This Plan strongly endorses the provision of service in a timely manner.

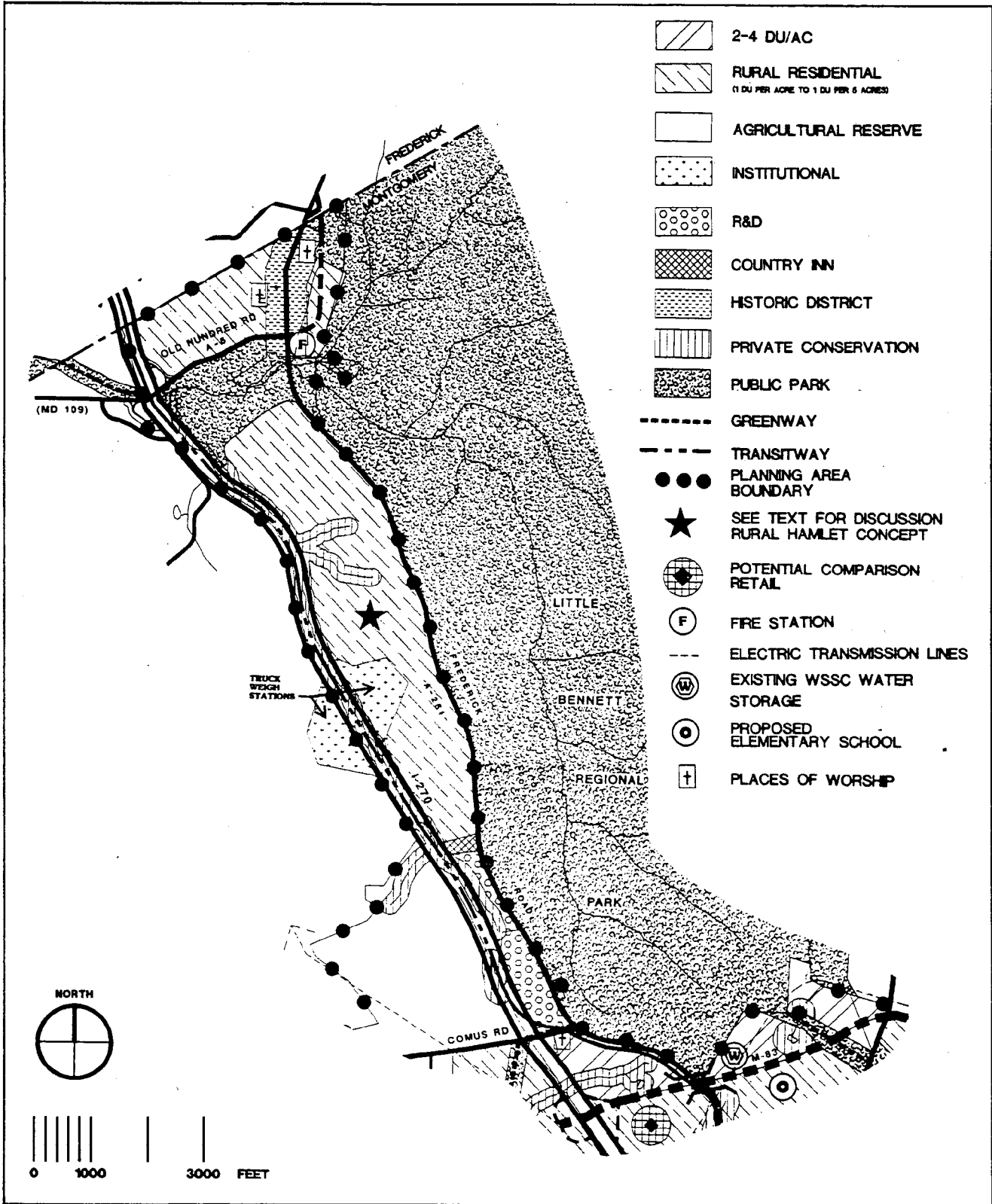
Design Guidelines

To help assure that future development activity is supportive of the Plan's vision for Hyattstown, the following design guidelines are proposed.

- o Reaffirm and strengthen current historic building patterns, e.g., the pattern of houses built close to the road with long backyards and expanses of green space behind them.
- o Provide linkages between the town and Little Bennett Park, particularly accentuating the historic Hyattstown Mill and Miller's House located in the park.

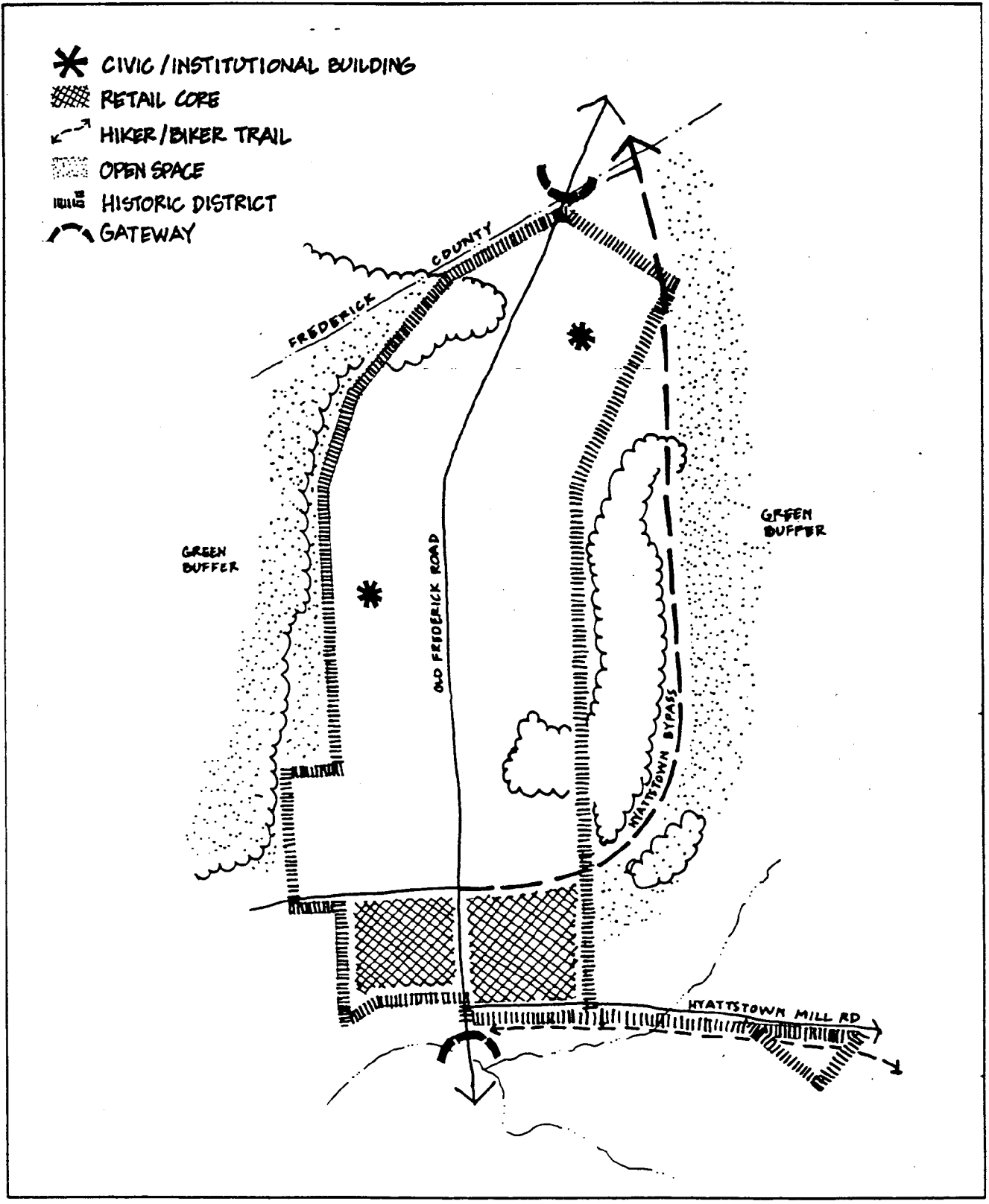
HYATTSTOWN SPECIAL STUDY AREA LAND USE PLAN

Figure 33



HYATTSTOWN CONCEPT DIAGRAM

Figure 34



- o Encourage a limited amount of new construction, as long as the new buildings are compatible to the historic ones in terms of size, scale, rhythm, percentage of lot coverage, relationship to the street, and relationship to open space.
- o Encourage the maintenance of existing street trees and the planting of new trees in an informal pattern (not rigidly spaced, leaving room for views of historically or architecturally significant houses, and maintaining the rural character of the town).
- o Encourage the installation of sidewalks along Frederick Road, where topography allows, as long as the sidewalks are informal and meandering to relate to the built and natural environment.
- o Encourage appropriate lighting and street furniture, which will enhance Hyattstown's rural character and not present an overly urban or "Georgetown" appearance.
- o Encourage the creation of gateways at both the north and south entrances to the town which will enhance the identity of the community and will help to interpret Hyattstown's history.

Figures 35 and 36 represent Hyattstown today and recommendations for Frederick Road.

Area Between Hyattstown and Clarksburg

The area between Hyattstown and Clarksburg is recommended to retain its rural character. The presence of Little Bennett Regional Park will assure that open space will predominate east of MD 355. Recommending a land use pattern which provides a significant amount of open space west of MD 355 will assure a strong rural transition from Clarksburg to Hyattstown. To reinforce this concept, MD 355 in this area is recommended as a primary or arterial roadway rather than a major highway.

The density recommended for the transition area is one unit per five acres, with a cluster option to encourage the preservation of large areas of open space.

One concept which staff has considered is whether a "hamlet" form of development should be encouraged in the transition area. This approach would concentrate residential and civic uses on a small portion of the transition area and include a variety of housing types and lot sizes. This concept merits consideration in the transition area because the hamlet form of development is consistent with historic rural development patterns: clusters of homes amid an agricultural countryside. This pattern would duplicate and be supportive of the Hyattstown Historic District.

The major disadvantage of this approach is that it requires public sewer service. The possibility of providing sewer service to the entire transition area (not just Hyattstown) is being explored by the Department of Environmental Protection. (See Implementation chapter.) The results of this study will be considered during Planning Board worksessions on the Plan.

One very important issue relating to the hamlet concept concerns zoning. As discussed in the Implementation chapter, a new zone may be needed to implement the concept.

Employment Uses

Non-residential uses in the Special Study Area are concentrated along MD 355 just north of Comus Road. The zoning (I-1) permits industrial uses; the sale/rental of equipment is the predominant land use.

In terms of the ultimate land use pattern in the area, non-residential uses are appropriate here. Properties are affected by noise from I-270--a situation which will worsen as traffic volumes along I-270 increase. The configuration of properties (parcels are "sandwiched" between I-270 and MD 355) will make it impossible for residential development to be clustered outside projected severe noise contours. (See Environmental Concerns chapter.)

The Plan recommends this area as suitable for Research and Development uses. Small scale R&D uses (no greater than .3 FAR) would provide a scale of development consistent with residential uses elsewhere on MD 355 and help provide some "incubator" space for smaller firms. Approval of a higher FAR (up to .5 FAR) would be dependent on access to the transitway and compatibility with nearby residential uses.

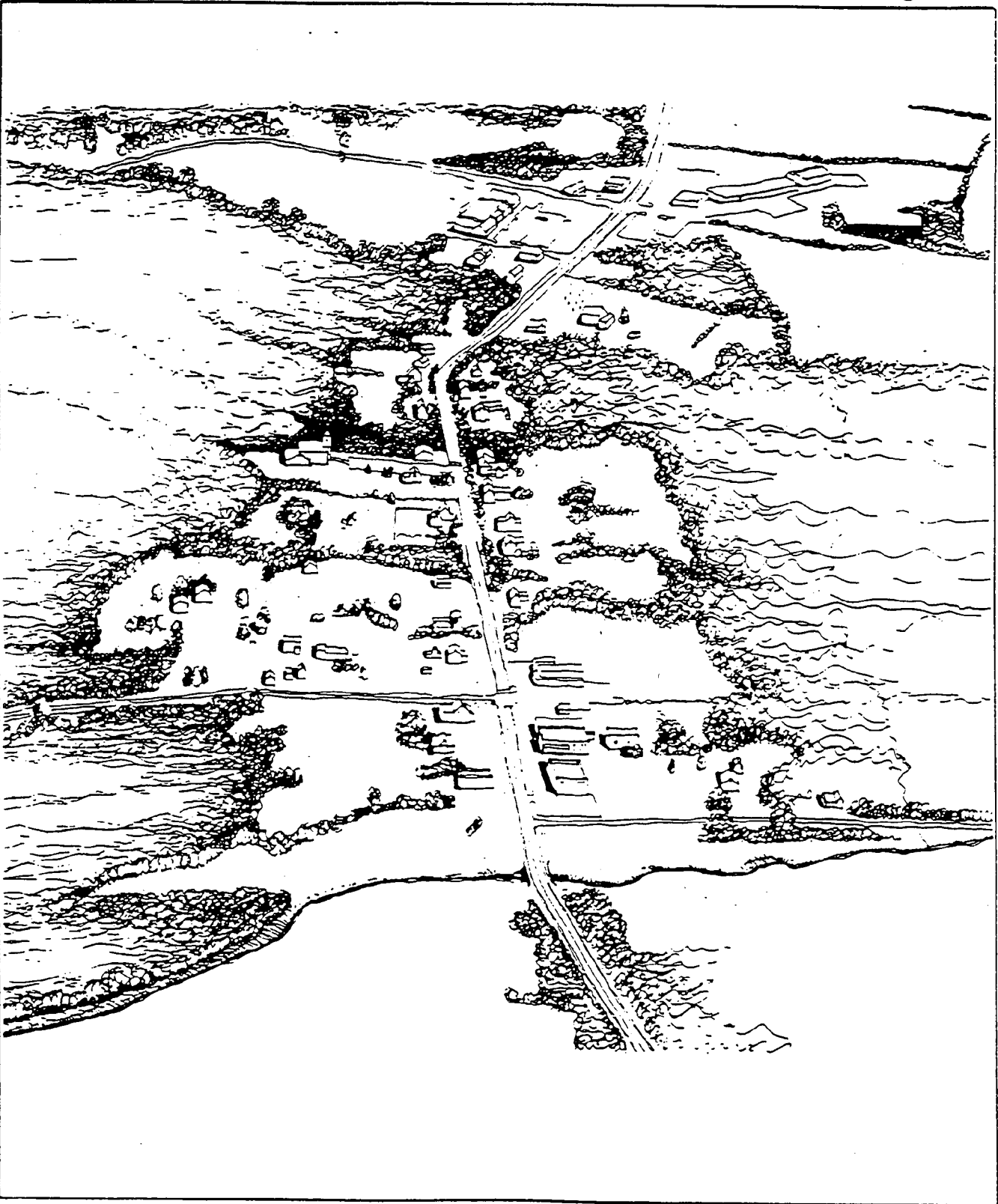
M-83/I-270 Interchange Area

This area is separated from the Town Center District by M-83 so it is not expected to function as an integral part of Town Center. Densities in the range of 2 - 5 units per acre are proposed here. Environmental constraints, including a stream valley and noise impacts from I-270, will necessitate significant clustering of development toward MD 355.

Although the transitway traverses this area, the Plan designates a transit stop further south in the Town Center, on the other side of M-83. If a transit stop can be included in this area without affecting the viability of the Town Center stop, then a higher density could be appropriate (5 - 9 units per acre) if noise impacts and environmental concerns can be satisfactorily addressed.

HYATTSTOWN TODAY

Figure 35



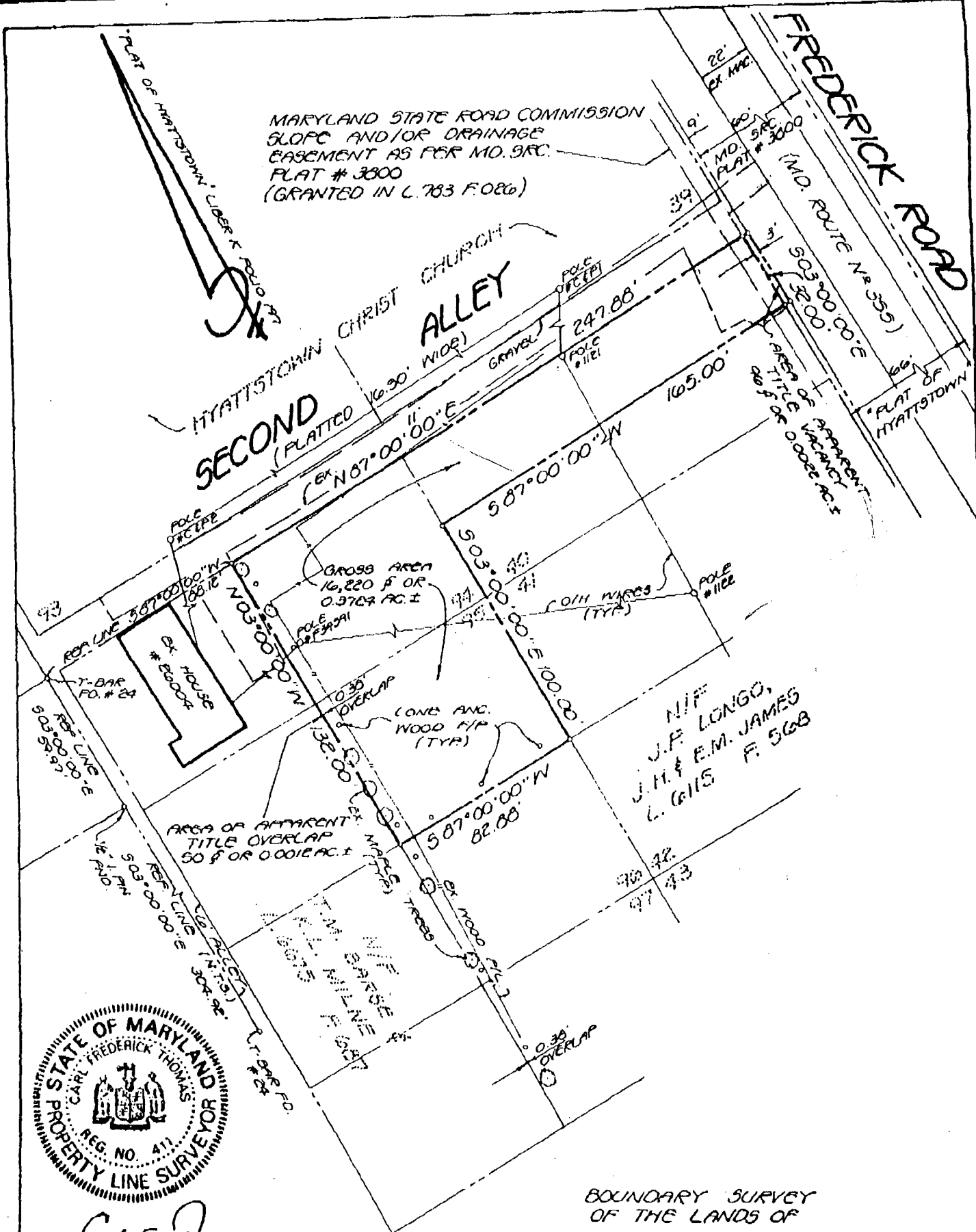
HYATTSTOWN SKETCH

Figure 36



Frederick Road Within the Hyattstown Historic District -

The sketch shows retention of the two-lane, open section road through Hyattstown for local access. Limited infill of buildings between the existing structure, sidewalks, and street trees are also shown. Through traffic would be directed to the future bypass outside the Historic District.



MARYLAND STATE ROAD COMMISSION
 SLOPE AND/OR DRAINAGE
 EASEMENT AS PER MD. SEC.
 PLAT # 3000
 (GRANTED IN L. 783 F. 086)

MYATTSTOWN LIBER 4 ADJO AC
 MYATTSTOWN CHRIST CHURCH
 SECOND ALLEY
 (PLATTED 16.30' WIDE)
 (EX. N 07° 00' 00" E
 105.00')

FREDERICK ROAD
 (MD. ROUTE N° 355)
 22' EX. WIDE
 9' EX. WIDE
 3' EX. WIDE
 166' EX. WIDE
 503' 00" 00" E
 520' 00" 00" E
 503' 00" 00" E
 166' EX. WIDE
 APPARENT VACANCY 0.0022 AC ±

GROSS AREA
 16,220 F OR
 0.3769 AC ±

NIF
 J.F. LONGO,
 J.H. & E.M. JAMES
 L. GILS F. 568



Carl F. Thomas
 CARL F. THOMAS
 PROPERTY LINE SURVEYOR
 MD. REG. NR 411

BOUNDARY SURVEY
 OF THE LANDS OF
D. SUMMERBELL AND R.G. ELLIS
LIBER 3699, FOLIO 681

SITUATED ON FREDERICK ROAD (MD. ROUTE N° 355)
 AND SECOND ALLEY
 CLARKSBURG ELECTION DISTRICT N° 2
 MONTGOMERY COUNTY, MARYLAND

o CAPPED REBAR SET # 411
 (UNLESS OTHERWISE NOTED)

SCALE: 1" = 50'
 REFERENCE: L. 3699 F. 681
 DRAWN BY: KAP
 CHECKED BY: C.F.T.

Thomas, Moore & Associates, Inc.
 LAND SURVEYORS - CONSULTANTS
 129-B WEST PATRICK STREET
 FREDERICK, MARYLAND 21701
 (301) 698-9788

JOB NO. 0692
 TAX MAP # DX, NO PARCEL #
 BOUNDARY MARCH 1991

I HEREBY DECLARE THAT THE BOUNDARY SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY JOSEPH ARTHUR MOTT AND MARIE FISHER MOTT, HIS WIFE, AS TENANTS BY THE ENTIRETY, UNTO DALE SUMMERBELL AND ROBERT G. ELLIS, AS EACH TO ONE-HALF INTEREST AS TENANTS IN COMMON, BY DEED DATED DECEMBER 4, 1967 AND RECORDED IN LIBER 3699 FOLIO 681 OF THE MONTGOMERY COUNTY LAND RECORDS.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

5/24/00

Master Plan discourages ~~some~~ dev. of lots @ rear

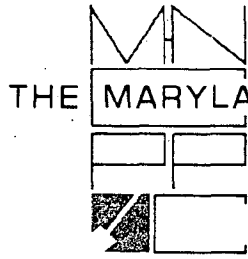
County supports access to recorded lots.

DWT @ County: Gail _____
deals with abandonments. Real Estate

Q: What are private drive / or
public road requirements?


If no e-poles, and utilities; P.B. might
be able to abandon them.

→ Double check with Jeff + Gregg (Leck) County
on widths of R.O.W. tramp.
for alleys... if R.O.W.'s 10'!



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

MEMORANDUM

TO: Judy Daniel
FROM:  Robin D. Ziek
SUBJECT: Hyattstown Master Plan update
DATE: October 17, 2000

Judy,

I hope this will be helpful despite the long interim between this response and your request. I've made some changes to the language of your table, noting that the wording in the *Master Plan* was discussed at length. Specifically, in terms of the trees, sidewalks, lighting and street furniture, the *Master Plan* reinforces the informality of the existing layout, which fits the general character of the historic district, and that a more ordered layout as is typically seen in our down-county areas was not envisioned.

Also, I've noted that the recommendations are not being currently worked on by the HPC and staff, except in response to specific projects as they arise. There are no studies currently funded to look into ways to accomplish the preservation of the historic building pattern, the development of interpretive gateways, or change of zoning to accomplish a mix of uses or to remove the commercial designation for the cemetery property.

I know the local community is looking for ways to fund the development of district-specific design guidelines. This might be a vehicle to promote some of the *Master Plan* recommendations.

What would you suggest?

cc: Gwen Wright

Policy Recommendations

Study zoning strategies to accomplish the following:

Permit a mix of uses in Hyattstown (p. 79, 214).

Set up team to study zoning alternatives

Reaffirm and strengthen current historic building patterns with building close to Rt. 355 with long backyards and expanses of green space behind them (p. 79).

Purchase easements on back lots within the historic district, through Legacy Open Space funds (insert p. 53 of the Legacy Open Space plan).

Provide overlay zone that uses TDR or similar strategy to delete building potential for back lots within the historic district.

Remove commercial designation for cemetery property (p. 79)

Assign staff to propose zoning change

Public Open Space and Public Right-of-Way

Maintain existing street trees with informal layout in Frederick Rd. ROW (p.80)

HP staff to work with SHA to retain existing trees, and plant new trees in appropriate locations.

Promote installation of informal sidewalks that follow existing topography, appropriate lighting (design, location, and lighting levels) and street furniture in locations appropriate for the district (p. 80).

HP staff to work with county when such work is proposed.

Encourage interpretive gateways at north and south entrances to town. (p.80)

HP staff to work with county when such work is proposed.

Robin -

looks good!

Did we want to
include power lines /
poles → as something to
work w/ Allegheny Power
on?

M.

Michelle -

Any comments?

I'm responding
to the table

July sent over
some stuff -

Robert

Table 1A

Status of Hyattstown Special Study Area
POLICY RECOMMENDATIONS

| Recommendation / Policy | Completed | Comments |
|---|-----------|--|
| Create a "Rural Service Zone" to permit but limit service uses to a scale and character compatible in rural settings. | | Rural Service Zone enacted 1994. |
| Reaffirm and strengthen historic building patterns - | - | Under study by HPC and staff. |
| Provide linkages between Hyattstown and Little Bennett Park. | - | Little Bennett Park Master Plan process has not begun. |
| Encourage limited new construction compatible with historic structures. | - | Under study by HPC and staff. |
| Encourage installation and maintenance of street trees and sidewalks along Frederick Road, with appropriate lighting and street furniture. | - | Under study by HPC and staff. |
| Encourage the creation of "gateways" at the north and south entrance to the town. | - | Under study by HPC and staff. |
| Allow a PD Zone in the area between Hyattstown and Clarksburg if it supports objective of providing sewer service to the historic district. | ✓ | PD Zone not needed, sewer funded through CIP. |

NOT
H.P.

SEWER
IN PLACE

Complete

- ✓ Study zoning strategies to permit a mix of uses in Hyattstown (p. 79 & 214) By whom?
- ✓ Remove commercial designation for cemetery property (p. 79) Zoning
- ✓ Provide community sewer and water (p. 79) Sewer completed
- ✓ Reaffirm and strengthen current historic building patterns: building close to Rt 355 with long backyards and expanses of green space behind them. (p. 79) Zoning
- ✓ Provide linkages between Hyattstown and Little Bennett Regional Park; promote Hyattstown Mill and Miller's House. (p. 79) By whom?
- ✓ Encourage a limited amount of new construction... (p. 79) Zoning
- ✓ Maintain existing street trees and informal planting layout. (p. 80) SHA
- ✓ Promote installation of informal and meandering sidewalks, as topography allows. (p. 80)
- ✓ Encourage lighting and street furniture of appropriate scale, design, and informal placement. (p. 80)
- Encourage interpretive gateways at north and south entrances to town. (p. 80)

rhythm, percentage of lot coverage, relationship to the street, and relationship to open space.

- Encourage the maintenance of existing street trees and the planting of new trees in an informal pattern (not rigidly spaced, leaving room for views of historically or architecturally significant houses, and maintaining the rural character of the town).
- Encourage the installation of sidewalks along Frederick Road, where topography allows, as long as the sidewalks are informal and meandering to relate to the built and natural environment.
- Encourage appropriate lighting and street furniture, which will enhance Hyattstown's rural character and not present an overly urban or "Georgetown" appearance.
- Encourage the creation of gateways at both the north and south entrances to the town which will enhance the identity of the community and will help to interpret Hyattstown's history.

Figure 32 represents recommendations for Frederick Road.

- Recommend a rural residential and open space land use pattern between Hyattstown and Clarksburg.

The area between Hyattstown and Clarksburg is recommended to retain its rural character. The presence of Little Bennett Regional Park will assure that open space will predominate east of MD 355. Recommending a land use pattern which provides a significant amount of open space west of MD 355 will assure a strong rural transition from Clarksburg to Hyattstown. To reinforce this concept, MD 355 in this area is recommended as a primary or arterial roadway rather than a major highway.

The density recommended for the transition area is one unit per two acres. The intent of this density is to maintain a rural character while allowing property owners some flexibility in locating smaller lots (two acres) on better soils. It is anticipated that poor soils for septic systems will preclude an overall density of one dwelling unit per two acres. This Plan does not support extension of community water and sewer unless the County fails to sewer Hyattstown.

- Provide land use options supportive of solving Hyattstown's sewer problems.

As previously noted, the provision of community sewer service is essential to the future of Hyattstown. The County Department of Environmental Protection has conducted a study to determine how to provide this service. Serving Hyattstown alone is dependent on cooperation between WSSC and the County. The FY 1995-2000 Capital Improvement Program (CIP) has

identified a project to resolve the Hyattstown sewerage needs. Should this project not be implemented due to fiscal or institutional constraints, this Plan includes a higher density option for the transition area to help provide a greater service area, thereby offering an incentive for greater developer participation in the provision of sewer.

This higher density option (PD-2, two units per acre) would only be suitable if County efforts to program a solution in the County's adopted CIP to sewer Hyattstown in a timely manner (within two years of adoption of the Master Plan) prove unsuccessful and it can be shown that it is feasible to develop the sewerage system necessary for the higher density option.

The criteria for granting an application for two units per acre should include the continuation of a traditional rural development pattern (clusters of homes amid an agricultural countryside) which duplicates and is supportive of the Hyattstown Historic District.

- Recommend non-residential land uses in areas projected to experience severe noise impacts.

Non-residential uses in the Special Study Area are concentrated along MD 355 just north of Comus Road. The existing zoning (I-1) permits industrial uses; the sale and rental of equipment is the predominant land use. This Plan recommends continuation of the I-1 Zone and encourages landscaping along MD 355 to enhance the character of existing industrial uses.

Just north of the area zoned I-1, the Plan supports the existing mix of rural scale services and residences. The businesses located here are non-conforming uses and have been for many years. Rezoning this area to industrial or commercial would change the character from rural residential to strip commercial and industrial. At the same time, properties are affected by noise from I-270 — a situation which will worsen as traffic volumes along I-270 increase. Landscaped screening would improve the vistas of those entering Montgomery County along I-270. The configuration of properties (parcels are "sandwiched" between I-270 and MD 355) will make it impossible for residential development to be clustered outside projected severe noise contours. The area recommended for this policy is shown in Figure 33. This Plan recommends creation of a new zone to permit services of a scale and character which would be compatible in rural settings and would encourage appropriate landscaping and access. Such a zone would be appropriate in this portion of the Plan. If the new zone for this area is not approved, this Plan recommends that this area be zoned Rural with special exceptions used to maintain as many of the currently existing uses as possible.

Hyattstown Special Study Area (687 Acres)

This area includes approximately 687 acres. How to preserve the historic district of Hyattstown as a viable community is a major planning concern. Another planning issue relates to the appropriate land use for the area south of Hyattstown, which is bounded by I-270 to the west and MD 355 to the east. The future character of MD 355 is critical to the land use pattern in this area.

The Land Use Plan concept for the Special Study Area is shown in Figure 30, page 80.

Plan Objectives:

- Recognize and encourage the preservation of Hyattstown's significant collection of historic buildings and its intact rural village ambiance.

The intent of the Plan for Hyattstown is to preserve the integrity of existing residential uses while allowing some non-residential uses (including commercial) to meet the needs of residents and to help attract visitors to this exceptional historic resource.

The following elements of the Land Use Plan help achieve this vision and are illustrated in Figure 31, page 81:

- *Designation of MD 355 in Hyattstown as a local rather than a regional thoroughfare.*

This Plan opposes the widening of MD 355 through Hyattstown because it would destroy the town. At the same time, it is clear that traffic volumes in this part of the County will increase as development occurs in Frederick County to the north. The major planning issue is how to divert regional through traffic from MD 355, the main street of Hyattstown. The strategy endorsed by this Plan is to encourage traffic from Frederick County to access I-270 north of Hyattstown, thereby reducing through trips on MD 355 through Hyattstown to I-270. This proposal is discussed in the Transportation and Mobility Plan chapter.

Implementation of this concept may make it possible to close the Hyattstown/MD 109 interchange. This interchange has severe environmental constraints which will likely preclude its ever being upgraded. Environmental concerns, coupled with the Plan objective to reduce through traffic in Hyattstown, support the relocation of the interchange into Frederick County.

This Plan proposes that MD 355 in Hyattstown be classified as a "rustic road" (see Transportation and Mobility Plan chapter, page 107).

- *Designation of green buffers to the east and west of Hyattstown.*
Little Bennett Regional Park will continue the town's open space setting

Zoning

to the east. To the west, a low density, rural land use pattern is proposed to help provide a green buffer.

- *Creation of a hierarchy of commercial uses in the town.*

This Plan proposes two types of commercial uses in the historic district. Presently, commercial uses are clustered at the southern portion of the district. This Plan recommends this area for convenience retail. Further north, in the predominantly residential portion of Hyattstown, this Plan supports special exception uses such as professional offices, antique stores, and bed-and-breakfast lodgings.

The issue of how best to implement a mixed-use recommendation in a historic town like Hyattstown is addressed in the Implementation Strategies chapter.

Two properties in this area are partially zoned for commercial use. One of these properties is a cemetery and the adjacent property to the north is undeveloped. This Plan recommends removal of commercial designation for the cemetery property. The Plan recommends the commercial designation for the entire 1.7-acre adjacent property located at the Frederick County line. This property is located in the Hyattstown Historic District and future development will be reviewed by the Historic Preservation Commission under the provisions of the County's Preservation Ordinance. Any new commercial development on this property must be of a character, size, and scale that is consistent with the historic area in Montgomery County.

- *Support for the provision of community sewer and water service in the Hyattstown Historic District.*

The provision of community sewer service to Hyattstown is essential if the town is to survive. This Plan strongly endorses the provision of service in a timely manner.

- Help assure that future development activity is supportive of the Plan's vision for Hyattstown.
 - Reaffirm and strengthen current historic building patterns, e.g., the pattern of houses built close to the road with long backyards and expanses of green space behind them.
 - Provide linkages between the town and Little Bennett Regional Park, particularly accentuating the historic Hyattstown Mill and Miller's House, located in the park.
 - Encourage a limited amount of new construction, as long as the new buildings are compatible with the historic ones in terms of size, scale,

p. 214

Who does this?

Sewer Completed
[No water provided]

upon existing industrial zone standards, where it now adjoins master planned industrial zone land that will be changed to a residential recommendation per this Master Plan and where additional road right-of-way is required for Interstate 270.

Changes Needed to Implement Plan Recommendations for the Historic Districts

This Plan recognizes the need to provide incentives that will encourage the preservation and enhancement of structures within designated historic districts. One incentive that this Plan endorses is providing a mix of uses in the historic districts. The purpose of this mix of uses would be to encourage the appropriate adaptive reuse of existing historic buildings within the designated districts.

The zoning recommendations for the historic districts in the Clarksburg Study Area are based on the current Zoning Ordinance, which does not include zoning strategies which allow a mix of uses in historic districts. There may be a number of ways to address this issue. This Plan endorses studying a variety of implementation strategies which could make it possible to create a mix of uses in historic districts. Strategies that may be studied include, but are not limited to:

- Amendment of Section 59-A-6.2 of the Zoning Ordinance to allow commercial and service uses in existing historic resources when the property is designated as part of a historic district on the *Master Plan for Historic Preservation*, recommended in the applicable area master plan, reviewed by the Historic Preservation Commission, and approved on a site plan by the Montgomery County Planning Board.
- Creation of an overlay zone for historic districts which would address the need for a mix of uses, as well as physical design issues such as lot coverage, setbacks, etc.

Table 1A

Status of Hyattstown Special Study Area
POLICY RECOMMENDATIONS

No + related to H.D.

Not H.D.

| Recommendation / Policy | Completed | Comments |
|--|--------------|--|
| Create a "Rural Service Zone" to permit but limit service uses to a scale and character compatible in rural settings. | ✓ | Rural Service Zone enacted 1994. |
| Reaffirm and strengthen historic building patterns - | - | Under study by HPC and staff. |
| Provide linkages between Hyattstown and Little Bennett Park. | - | Little Bennett Park Master Plan process has not begun. |
| Encourage limited new construction compatible with historic structures. | - | Under study by HPC and staff. |
| Encourage installation and maintenance of street trees and sidewalks along Frederick Road, with appropriate lighting and street furniture. | - | Under study by HPC and staff. |
| Encourage the creation of "gateways" at the north and south entrance to the town. | - | Under study by HPC and staff. |
| Allow a PD Zone in the area between Hyattstown and Clarksburg if it supports objective of providing sewer service to the historic district. <i>Not needed.</i> | ✓ | PD Zone not needed, sewer funded through CIP. |

OK

→ The "neck"

Hyattstown Sewer problems

CIP + WSSC funded the sewer for town.

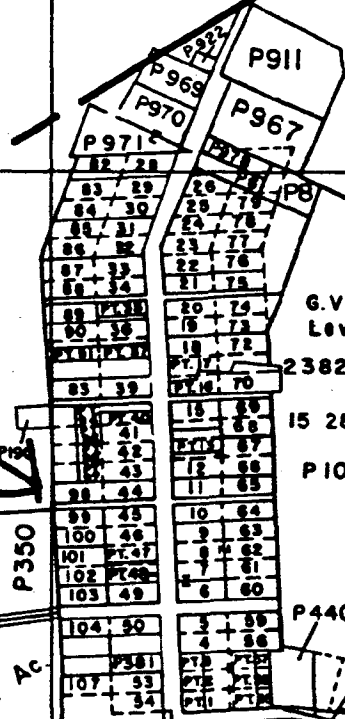
Exc. LTR
0/92

COUNTY

(See Map Grid
EX 13P800)

Montmott Assoc.
Ltd. Pnshp.
8204/847
67.51 Ac.
P 250

HYATTSTOWN



G.V. & K.
Levin
2382/20
15.28 Ac.
P 100

P 150

M.N.C.P. & P.C.
3266/601
126.39 Ac.
P 303

ROAD
Montgomery County
4806/138
14.12 Ac.
P 464
P 573
P 515
Creek

Bennett

Montgomery County
5851/632
37.34 Ac.
P 777

P 592

P 546

Montg. Co.
4774/851
19.29 Ac.

P 473

HYATTSTOWN MILL
RD.
12.74 Ac.
3464/196
P 777
P 606

P 888

Hyattstown Village Ltd. Pn.
9703/439
47.42 Ac.

Montg. Co.
4091/612
28.89 Ac.

N 900

EX

HYATTSTOWN HISTORIC DISTRICT DISTRICT RESOURCES

- Primary 1810-1890
- ◻ Secondary 1890-1940
- Contemporary 1940-1970
- Large Trees Over 12" in Diameter

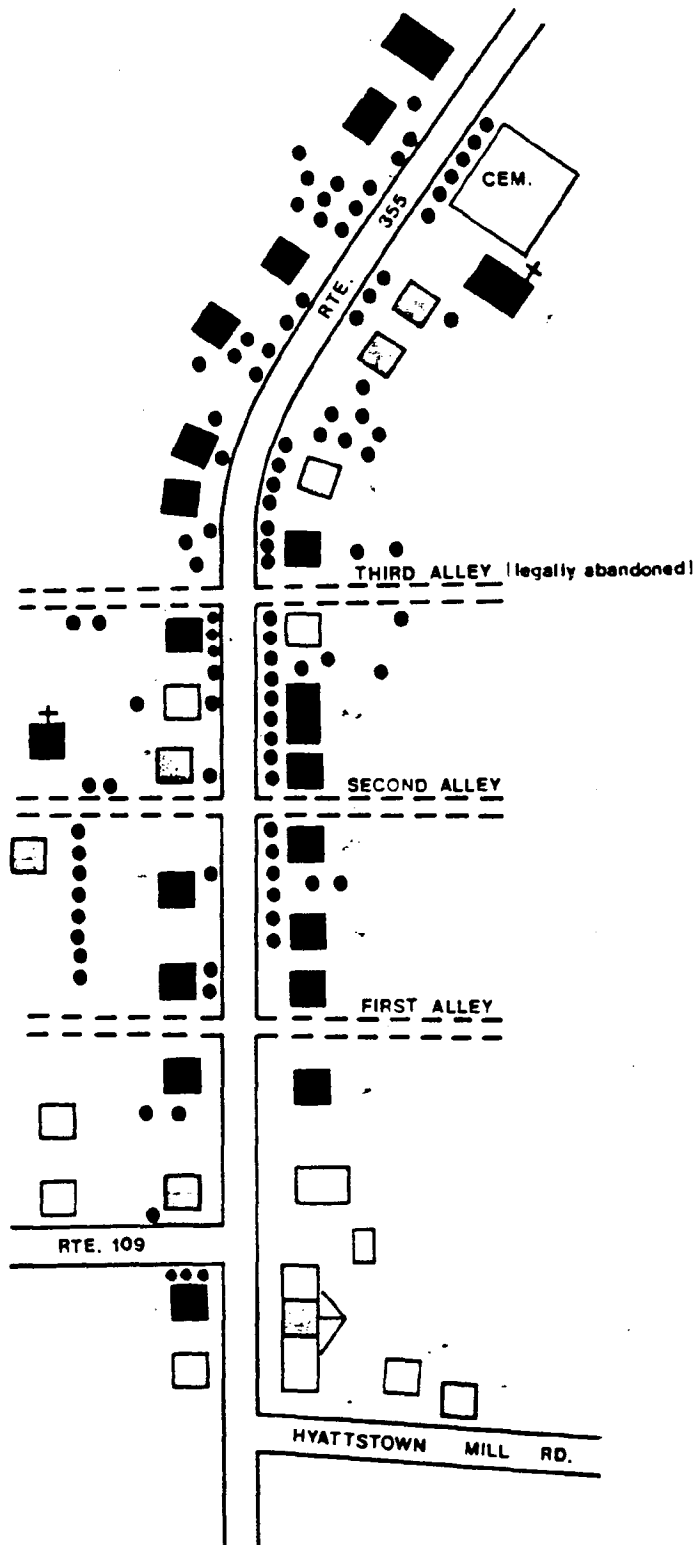
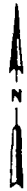
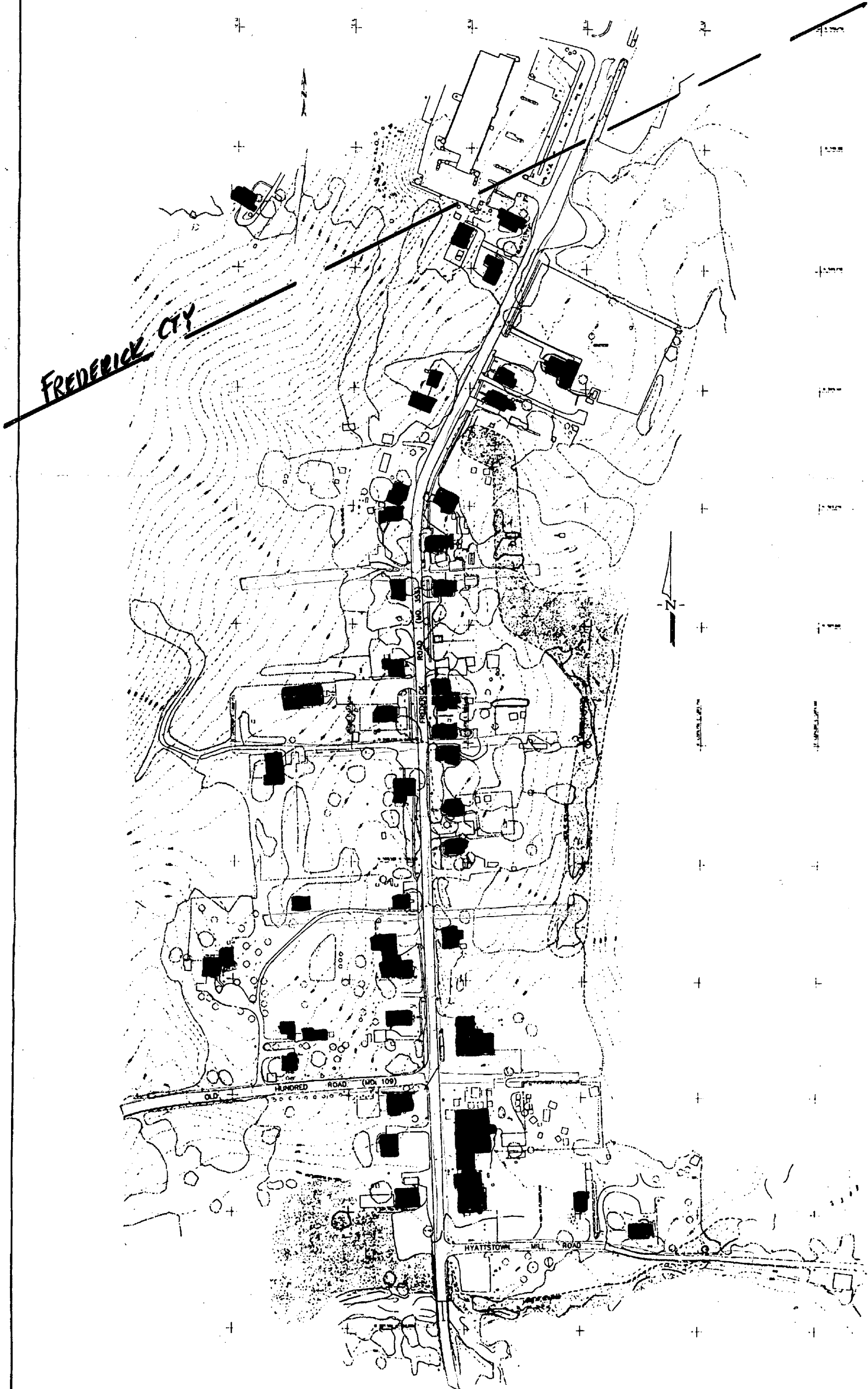


FIGURE 3



FREDERICK CTY

HYATTSTOWN H. D.

Review -

write letter
to Betty on

Dev. Rev. about Diet

do PWS on Diet
signing off

Speak to Carmen -

Victor Peeke
16013 Comus Road
Clarksburg, MD 20871

August 3, 1995

Ms. Gwen Marcus
Historic Preservation Coordinator
Montgomery County Historical Society
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. Marcus:

On November 2, 1994 I purchased 25925 Frederick Road, Clarksburg, MD 20871, located in historic Hyattstown. The property consisted of two parcels. "Parcel 1" is a 1/2 acre+ unimproved lot, and "Parcel 2" has improvements.

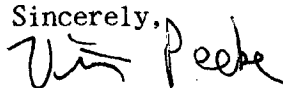
On May 5, 1995, I sold "Parcel 2" and retained "Parcel 1".

On November 17, 1994, I obtained a subdivision exemption letter from the MNCPPC for "Parcel 1", and on May 5, 1995 I executed a "Perpetual Ingress/Egress Easement" allowing access to "Parcel 1" from Parcel 2". This easement was recorded May 9, 1995 in LF13389.364.

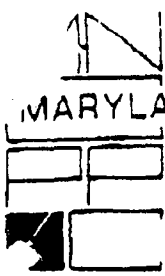
I'm now in the process of selling "Parcel 1" as a developable residential building lot, subject to obtaining public sewer hook-up. It's my understanding from talking with WSSC, and David Lake who is the Section Manager of Water & Wastewater Management for Montgomery County, that public sewer may be available as soon as 18 to 24 months for properties situated within Historic Hyattstown.

I am writing you this letter at the suggestion of Claire Cavicchi. Ms. Cavicchi indicated that inasmuch as "Parcel 1" is located within Hyattstown's Historic District, that the Montgomery County Historical Society may have comments or suggestions regarding the style of home to be built on this lot.

As the enclosed site plan shows, "Parcel 1" is directly behind "Parcel 2" and is lower in elevation than "Parcel 2". As a result, the house to be constructed on "Parcel 1" will not be directly visible from Frederick Road. It is my understanding that the Historical Society's primary interests for Hyattstown concerns existing homes having direct road frontage and public visibility, neither of which applies to "Parcel 1". Please advise.

Sincerely,

Victor Peeke

cc: MNCPPC Subdivision Exemption letter dated 11/17/94
Ingress/Egress Easement recorded in liber/folio 13389.364
House Location Survey dtd. 11/01/94 by Fox & Asso. showing Parcels 1 & 2
Site Plan for Lot 1 done by CAS Engineering, dated Dec. '94.



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

November 17, 1994

MEMORANDUM

TO: Boyd Church, Plans Examiner
Montgomery County Health Department

FROM: Subdivision Office
Development Review Division

DATE:

SUBJECT: OWNER: PEEKE PROPERTY

Acreage: 28,785 SQFT (105.73 EQ PCHS)

Liber: N/F 434 Folio: 071 (RECORDED 7-26-1927)

Tax Plate: DX Parcel Number: 66.67

TO: V. PEEKE.
FROM: CAS
11-18-94
8:30 AM

APPROVED FOR ONE SINGLE FAMILY RESIDENCE ON
ENTIRETY OF 28,785 sq ft AS ORIGINALLY SUBDIVIDED
IN 1927 AS 105.73 SQ. PERCHES (SEE ATT. DEED)

I am writing to advise you that the single family residence which is proposed on the property referenced above, has been reviewed by this office.

Since this request as an exception to the subdivision regulations, no record plat or preliminary subdivision plan will be required for the release of a building permit by this office. However, I would point out that any further subdivision of this property will require subdivision approval including full consideration of environmental restrictions and requirements.

This exception does not waive any other legal requirements such as those of the Department of the Environmental Protection, Health Department, or any other governmental agency responsible for review or approval of building permits applications. If you have any questions, please feel free to contact this office at (301) 495-4595.

| | | | | | |
|------------------|----------|---------|------------|------------|---|
| Post-it Fax Note | 7671 | Date | 11/17 | # of pages | 3 |
| To | C PALUCH | From | G Campbell | | |
| Co./Dept. | HD | Co. | PPC | | |
| Phone # | | Phone # | 495 4586 | | |
| Fax # | 217 6188 | Fax # | | | |

Gordon Campbell
GORDON CAMPBELL



ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.

106 E. RIDGEVILLE BLVD. MT. AIRY, MD 21771 D.C. METRO (301) 607-8031 FAX (301) 829-9783

November 11, 1994

The M-NCP&PC
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

Attn: Gordon Campbell

Re: Peeke Property
Lots 66 & 67, Hyattstown

Dear Mr. Campbell,

The above referenced property is shown on Tax Map DX. A copy is attached for your reference. This property has been configured as a single parcel since at least 1927. Based on the age of the property and the attached deed history, we respectfully request a "Subdivision Exemption" for this parcel. It is the current owner's intent to construct one single-family home on this property.

If you have any questions or need any additional information please call.

Sincerely,

Curt A. Schreffler, PE
President



**PEEKE PROPERTY
LOTS 66 & 67 AS SHOWN ON AN UNRECORDED PLAT OF HYATTSTOWN
MONTGOMERY COUNTY, MARYLAND
PARTIAL DEED HISTORY**

LIBER 434, FOLIO 071.....JULY 26, 1927.....LOTS 66 & 67 SOLD TOGETHER AS ONE PARCEL FROM MURPHY TO NORWOOD.....28,785 SQ. FT.

LIBER 4046, FOLIO 877.....MARCH 1, 1971.....PARCEL 1 (LOTS 66 & 67) SOLD TOGETHER AS ONE PARCEL FROM NORWOOD TO R. EDWIN BROWN, TRUSTEE28,785 SQ. FT.

LIBER 4046, FOLIO 881.....MARCH 1, 1971.....PARCEL 1 (LOTS 66 & 67) SOLD TOGETHER AS ONE PARCEL FROM R. EDWIN BROWN, TRUSTEE TO NORWOOD AND ANDERSON AS JOINT TENANTS.....28,785 SQ. FT.

LIBER 4496, FOLIO 541....JANUARY 9, 1974....PARCEL 1 (LOTS 66 & 67) SOLD TOGETHER AS ONE PARCEL FROM ANDERSON AS SURVIVING JOINT TENANT TO ANDERSON & ANDERSON.....28,785 SQ. FT.

LIBER * , FOLIO *NOVEMBER * , 1994....PARCEL 1 (LOTS 66 & 67) SOLD TOGETHER AS ONE PARCEL FROM ANDERSON AS SURVIVING JOINT TENANT TO PEEKE.....27,652 SQ. FT. AS NOW SURVEYED

*** PENDING RECORDATION, EXPECTED 11-14-94**

August 9, 1995

Mr. Victor Peeke
16013 Comus Road
Clarksburg, MD 20871

Dear Mr. Peeke:

Thank you for contacting the Montgomery County Historic Preservation Commission (HPC). Enclosed please find information about the review process to obtain a Historic Area Work Permit.

As you know, your property at 25925 Frederick Road with its two parcels (Parcel 1 an unimproved lot, and Parcel 2 with improvements) is within the Hyattstown Historic District. The HPC must review and approve all proposed changes and alterations on the exteriors of properties within the district. Therefore, the HPC will have to review and approve new construction on Parcel 1, as well as construction on Parcel 2 (including a new driveway). Through an administrative inconsistency, your application has moved forward without the necessary HPC review.

The upcoming installation offering public sewer hook-up to Hyattstown is very much welcomed by the HPC because many of the homes in Hyattstown have suffered neglect because they could not be used on a fulltime basis due to inadequate sewage treatment. The HPC has been working with WSSC to find a suitable location for their facility, and provide a much-needed resource in the community. Our goal is to provide a remedy for the existing historic homes and help improve the historic district.

The HPC is charged with the duties to protect, preserve and encourage the continued use of historic structures throughout the County. One of the important features of Hyattstown is the historic development along Frederick Road with the resultant linear town pattern. The HPC does not encourage the increased densities in historic districts through the development of rear yards as sites for new homes. This concern has most recently been addressed in a Preliminary Consultation in the Kensington Historic District, where the HPC indicated that in-fill development should be discouraged even though the lot has been already platted.

Typically, staff will first work informally with an applicant with a proposal for new construction in a historic district, and advise the applicant on the HPC review process. I suggest you call (301 495-4570) and we can discuss the particulars of your potential application in more detail.

Sincerely,



Robin D. Ziek
Historic Preservation Planner

DECLARATION OF COVENANTS AND EASEMENT

THIS DECLARATION OF COVENANTS AND EASEMENT in made this 5th day of May, 1995, by VICTOR J. PEEKE ("Declarant")

RECITALS:

(A) Declarant is the owner in fee simple of two certain parcels of land known as Parcel 1 and Parcel 2 which are the same Parcels of real property as described in a certain Deed from Roxye N. Anderson to the Declarant dated November 2, 1994 and recorded November 17, 1994 among the Land Records of Montgomery County, Maryland in Liber 13079 at folio 444.

(B) Parcel 1 is intended hereby to be granted a certain access easement for ingress and egress (the "Private Drive") and a utility easement over and across Parcel 2 as indicated in the attached description;

(C) Declarant agrees to impose upon Parcel 1 and Parcel 2 mutual and beneficial restrictions, covenants, conditions, equitable servitude, easements and charges for the purpose of the sharing of costs for the maintenance, repair and operation of the Private Drive, and for the sharing of the benefit, use and enjoyment of access along the Private Drive.

NOW THEREFORE, in consideration of the premises contained herein, Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, Declarant hereby declares that Parcel 1 and 2 are held, and shall be held, conveyed, encumbered, leased, used, occupied and improved subject to the provisions hereinafter set forth.

| | |
|--------------------|-------|
| IMP FD SURE \$ | 2.00 |
| RECORDING FEE | 20.00 |
| TOTAL | 22.00 |
| DEPT OF REGISTRY | 14042 |
| MOR DCB BIK # 2871 | |
| MAY 09 1995 | |

95 MAY -9 A 11:02 E

FILED
MOLLY O. RUIHL
CLERKS OFFICE
MONTGOMERY COUNTY, MD

Law Offices of
Debelius, Clifford,
Debelius, Crawford
& Bonifant, L.L.C.

320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877

PHONE: (301) 840-2232

20
2
2

1. Definitions. When used in this Declaration of Covenants and Easements, the following terms have the following meanings:

"Easement Area" means the areas from time to time at grade level within the Private Drive which are owned by Declarant, but which in the aggregate comprise the Easement Area.

"Declarant" is defined in the introductory paragraph.

"Utility Companies" means the Washington Suburban Sanitary Commission, the Potomac Edison Power Company and the Bell Atlantic Corporation and any agency, department, commission, board, bureau or instrumentality of any of the above, having jurisdiction over any portion of the Parcels.

"Governmental Authorities" means the United States, the State of Maryland, Montgomery County, and any agency, department, commission, board, bureau or instrumentality of any of the above, having jurisdiction over any portion of the Lots.

"Mortgage" means and includes mortgages, deed of trust, or similar instruments, and any modifications, consolidations, extensions, renewals, replacements and substitutes thereof, and all advancements thereunder.

"Owner" shall mean the owner or owners from time to time of a fee simple interest in either parcel benefitted hereby, excluding any person or entity who holds an interest in any Parcel as security of the payment of an obligation, but including any such security holder in actual possession of any such Parcel by foreclosure or otherwise.

"Benefited Owners" shall mean the owners of all Parcels actually utilizing the Private Drive. (Presently the owner of

Law Offices of
Debelius, Clifford,
Debelius, Crawford
& Bonifant, L.L.C.

320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877

PHONE: (301) 840-2232

Parcel 1 are not using the Private Drive in that it is unimproved land).

"Private Drive" is defined in Recital (B).

2. Grant. Declarant hereby establishes and creates for the benefit of Parcel 1, and hereby gives, grants and conveys to each present and future Owner of said parcel, for the benefit of such Owner, and its successors and assigns, and as an easement appurtenant to said parcel, a perpetual nonexclusive easement to come across and upon that portion of Parcel 2 described as the Easement Area, to the extent reasonably necessary to provide ingress and egress to Parcel 1 one together with the right to use and enjoy the Private Drive. The easements granted hereby shall be for the use and enjoyment of the one parcel only, subject to Paragraph 4 below. Furthermore, Declarant hereby establishes and creates for the benefit of Parcel 1, and as an easement appurtenant to Parcel 2, a perpetual nonexclusive easement to come across and upon that portion of Parcel 2 upon which the existing driveway is located, to the extent reasonably necessary to provide underground service from the Utility Companies for Parcel 1.

3. No Interference. No Owner may place, keep, permit or maintain in, on or about the Easement Areas, any fence, barricade or other obstruction which will interfere with the intended uses thereof, or prevent the free flow of the vehicular traffic or placement and maintenance of an extended roadway or utility lines and equipment to service Parcel 1, pursuant to the terms hereof.

4. Use. Each Owner covenants and agrees that he will not grant, by way of easement or otherwise, to any persons any right to

Law Offices of
Debelius, Clifford,
Debelius, Crawford
& Bonifant, L.L.C.

320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877

PHONE: (301) 840-2232

use and enjoy the Easement Area or Private Drive without obtaining the prior written consent of the other Owner. Nothing in the Paragraph 4 shall prevent any Owner's invitees, employees, agents, contractors, subcontractors, licensees, or tenants from using the Private Drive upon approval of such Owner.

5. Costs. Each Benefited Owner shall share equally the costs of operating, maintaining and repairing (including replacing when necessary, removal of litter and removal of snow and ice) the portion of the Private Drive used in common by that Owner with the other Benefited Owners. The Private Drive shall be operated, maintained and repaired jointly by the Benefited Owners, in such a manner so that it shall keep the appearance of a well maintained drive allowing for smooth and unimpeded passage over and across the roadway surface. As the need for maintenance arises the Benefited Owners shall sign in good faith, and in compliance hereto, a written agreement as to the repairs to be completed to maintain the Private Drive as required herein and when and who shall conduct the repair and the price the Owners agree to pay. Each Benefited Owner shall contribute or reimburse the other for the aforesaid applicable share of the costs incurred pursuant to this paragraph following presentation of the agreed upon bills. Notwithstanding the foregoing, nothing herein shall be deemed to require any of the parties to contribute to any taxes or assessments, of whatever nature, levied against a Parcel of another owner by any Governmental Authority.

6. Installation of Extension to Private Drive and Repairs of Damage Caused to the Private Drive by One Owner. It shall be the

Law Offices of
Debelius, Clifford,
Debelius, Crawford
& Bonifant, L.L.C.

320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877

PHONE: (301) 840-2232

right and the responsibility of the Owner of Parcel 1 to construct, when needed by Parcel 1, an extension to the existing Private Drive so that it provides access to the property line of Parcel 1. This installation shall be at the sole cost and expense of said Owner and with as little disturbance to Parcel 2 as possible. If the Common Private Drive or any Benefited Owner's driveway or the utility lines located within the Easement Area are damaged or destroyed through the act of one Owner or any of their agents, contractors, licensees, guests, tenants, or members of their family (whether or not such act is negligent or otherwise culpable), then the Owner causing such damage shall forthwith proceed to rebuild and repair the same to as good a condition as existed formerly, without cost to the other Benefit Owners.

7. Additional Owners. The easements granted herein are for the use and benefit of the owners of Parcels 1. In accordance with this Agreement, no additional lot owners may be granted an easement for the use and benefit of the Private Drive without prior written consent of the Declarant, his successors or assigns.

8. Lien. In the event any Benefited Owner hereto fails to pay its agreed upon and undisputed applicable share of any of the costs arising pursuant to the terms of this Declaration of Covenants and Easement hereof, then any of the other Benefited Owners (the "Creditor Owner") shall have the right to pay such agreed upon and undisputed costs on the account for the one who has failed to pay (the "Debtor Owner"), and the Creditor Owner shall have a lien against the parcel owned by the Debtor Owner, as security for the repayment of all such funds paid by the Creditor

Law Offices of
Debelius, Clifford,
Debelius, Crawford
& Bonifant, L.L.C.

320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877

PHONE: (301) 840-2232

Owner on behalf of the Debtor Owner pursuant to the Maryland Contract Lien Act. Any such lien shall have priority as of the date it is recorded. In addition to reimbursing the Creditor Owner for all funds advanced on behalf of the Debtor Owner, the Debtor Owner shall also reimburse the Creditor Owner for all costs, including reasonable attorneys' fees incurred by the Creditor Owner in obtaining repayment of the advanced funds, and the lien provided herein shall extend to, and be security for, the repayment of such costs.

9. Dispute Resolution. Each party waives any right to request, demand, or have a jury trial in connection with any dispute or controversy between the parties which in any way relates to or concerns this covenant/easement. In the event such disputes or controversies between the parties concern a total amount claimed by either or both parties in excess of Ten Thousand Dollars (\$10,000.00), the parties agree that all such disputes or controversies shall be submitted to arbitration for binding arbitration under the American Arbitration Association Rules with an arbitrator recognized and active in Montgomery County, Maryland. Notice of the demand for arbitration shall be provided to the other party by certified mail. The award rendered by the arbitrator shall be final and judgment may be rendered upon it in accordance with applicable laws of any court having jurisdiction thereof. The prevailing party shall be entitled to reimbursement for all court cost and expenses of the litigation or arbitration, including but not limited to reasonable attorney's fees.

10. Benefit. The easements granted herein shall be easements

Law Offices of
Debelius, Clifford,
Debelius, Crawford
& Bonifant, L.L.C.

320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877

PHONE: (301) 840-2232

benefitting Parcel 1 and shall run with said parcel and the covenants set forth herein shall be binding upon and shall inure to the benefit of the Benefited Owners and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the day and year set forth above.

DECLARANT:

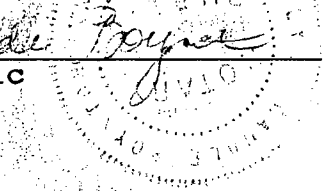
Henry Wade Boyne
Witness

W J. Peeke

SS: STATE OF MARYLAND, COUNTY OF MONTGOMERY,

I HEREBY CERTIFY that on this 5th day of May, 1995, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared VICTOR J. PEEKE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and did acknowledge the foregoing Declaration of Covenants and Easement to be his act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto affixed my official seal the date above written.

Henry Wade Boyne
Notary Public


My Commission Expires: 12/1/95

Parcel ID #
Address of Grantor
Title Insurer

Law Offices of
Debelius, Clifford,
Debelius, Crawford
& Bonifant, L.L.C.
320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877
PHONE: (301) 840-2232

PERPETUAL INGRESS/EGRESS AND UTILITY EASEMENT
PART OF THE LANDS OF VICTOR J. PEEKE
LIBER 13079 AT FOLIO 444
PARCEL 2
Hyattstown, Montgomery County, Maryland

BEING a parcel of land situate, lying and being in Hyattstown, Maryland, said parcel being a part of that Land conveyed by deed to Victor J. Peeke dated November 2, 1994, and recorded among the Land Records of Montgomery County, Maryland, in Liber 13079, at Folio 444, and running through Parcel 2 therein as follows:

BEGINNING at the southwesterly corner of the aforesaid Parcel 2 and running thence partially with the "North, 75.00' feet" line

1. North 05° 44' 14" West, 10.01 feet; thence crossing and including a part of said Parcel 2
2. North 87° 15' 05" East, 139.25 feet; thence
3. North 04° 18' 52" West, 10.00 feet; thence
4. North 87° 15' 05" East, 20.00 feet to intersect the westerly line of Parcel 1 in said Liber 13079 at Folio 444; thence partially with said line
5. South 04° 18' 52" East, 20.01 feet; thence
6. South 87° 15' 05" West, 159.00 feet to the POINT-OF-BEGINNING and containing 1,791 square feet of land, more-or-less.

This description is based solely on the information contained in the aforesaid Liber 13079 at Folio 444, and is not based on a formal boundary survey.

PARCEL I.D. 27282

SURVEYOR'S CERTIFICATION TO: VICTOR PEEKE

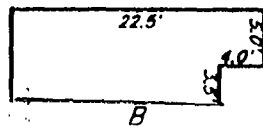
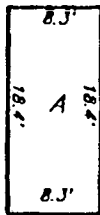
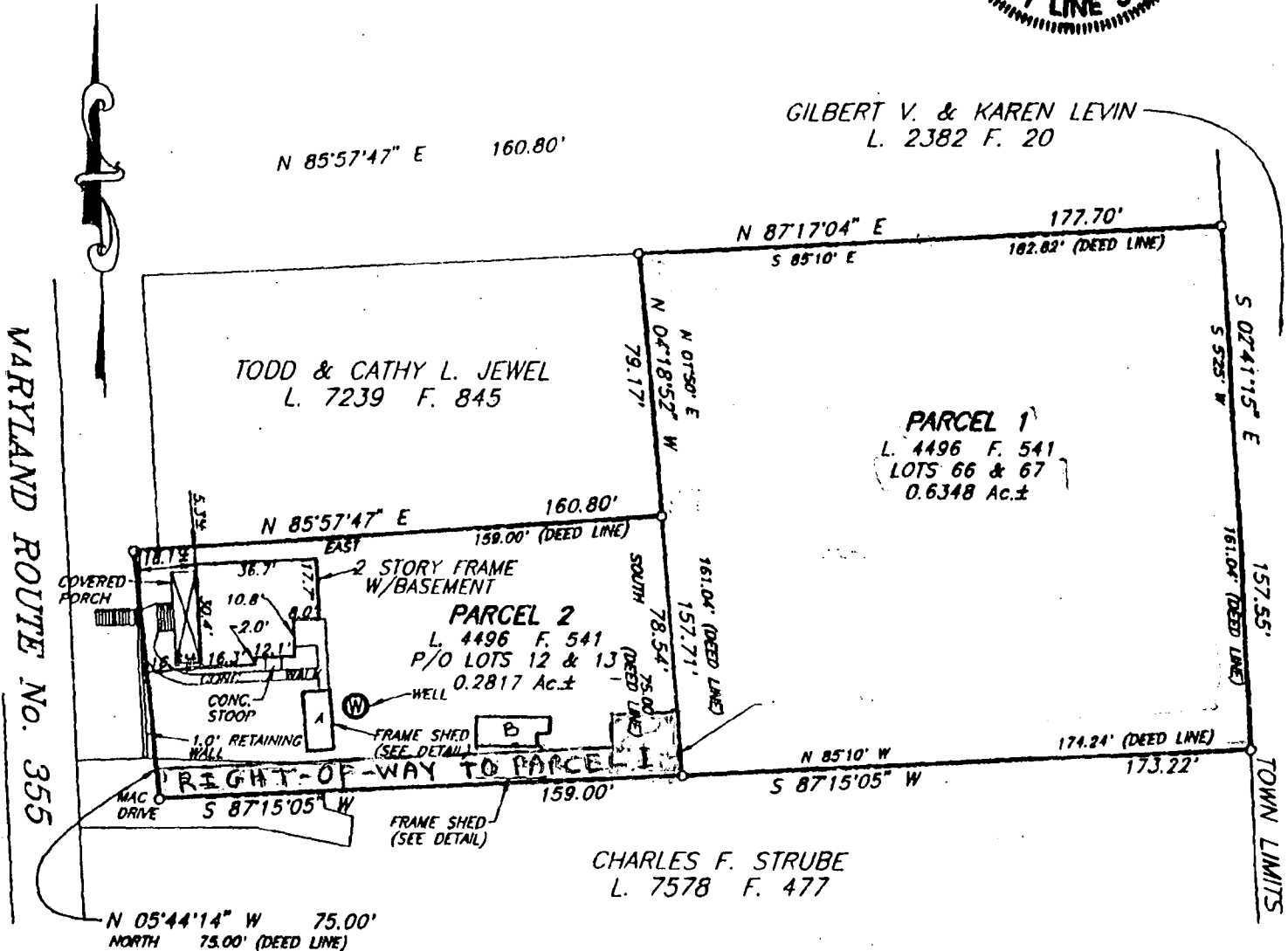
I, HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED BY A TRANSIT AND/OR RIGHT ANGLE PRISM AND TAPE SURVEY; THAT NO CERTIFICATION IS MADE TO THE EASEMENTS EXCEPT AS SHOWN AND THAT THERE IS NO PHYSICAL EVIDENCE OF ANY ENCRoACHMENT OF BUILDINGS ACROSS THE LOT LINES UNLESS SHOWN.

NOTE: LOT LINES ARE NOT GUARANTEED BY THIS PLAT.

DATE: 11/01/94 Karl Gordon Pryor
 MARYLAND REG. No. 603 P.P.L.S.



NOTE: IMPROVEMENTS SHOWN ON THIS SURVEY ARE AS OF 10-25-94



MISC. BUILDING DETAILS
 N.T.S.

NOTE: BOUNDARY LINES BASED UPON RECENT SURVEY BY FOX & ASSOCIATES, INC.

AS OF THIS DATE I HAVE EXAMINED FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 240049-0050B AND FOUND THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN.

PARCEL SHOWN HEREON BEING ALL OF PARCELS 1 & 2 BEING RECORDED AT LIBER 4496 FOLIO 541 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

HOUSE LOCATION FOR MORTGAGE INSPECTION FOR VICTOR PEEKE

25925 MARYLAND ROUTE No. 355
 IN THE CITY OF HYATTSTOWN
 MONTGOMERY COUNTY, MARYLAND

| | |
|-----------------------|-------------------|
| DRAWN BY: C.A.S. | DATE: 10-31-94 |
| CHECKED BY: K.G.P. | DATE: 10-31-94 |
| SCALE: 1" = 50' | |

FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 82 WORMANS MILL COURT SUITE G FREDERICK, MARYLAND 21701
 PHONE: (301)695-0880. FAX: (301)293-6009

| | |
|-------------|-------|
| DISTRICT | _____ |
| TAX MAP No. | _____ |
| DWG. No. | A-694 |

**THOMAS J. PANICHAS
TRACEY L. REYNODLS
26130 Frederick Road
Hyattstown, Md 20871**

May 26, 1999

Dear Ms. Zeek,

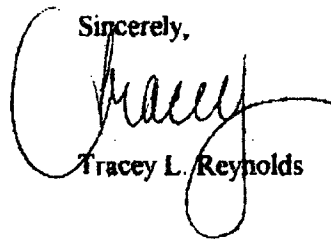
Please find attached a copy of a WSSC survey. I would very much like to make an appointment to speak with you either in person or via the telephone regarding advice about possibly purchasing a vacant lot in Hyattstown and building a new bungalow style home for my father. (We intend to care for him). We currently own the property numbered 874631(or 51) – hard to read the number. We are looking to possibly purchase the adjoining lot numbered 874645 on the attached drawing.

The kind of advice we are looking to The Historical Society for is information regarding “placement” of a house, “style” of house, etc. that would be recommended by the Society.

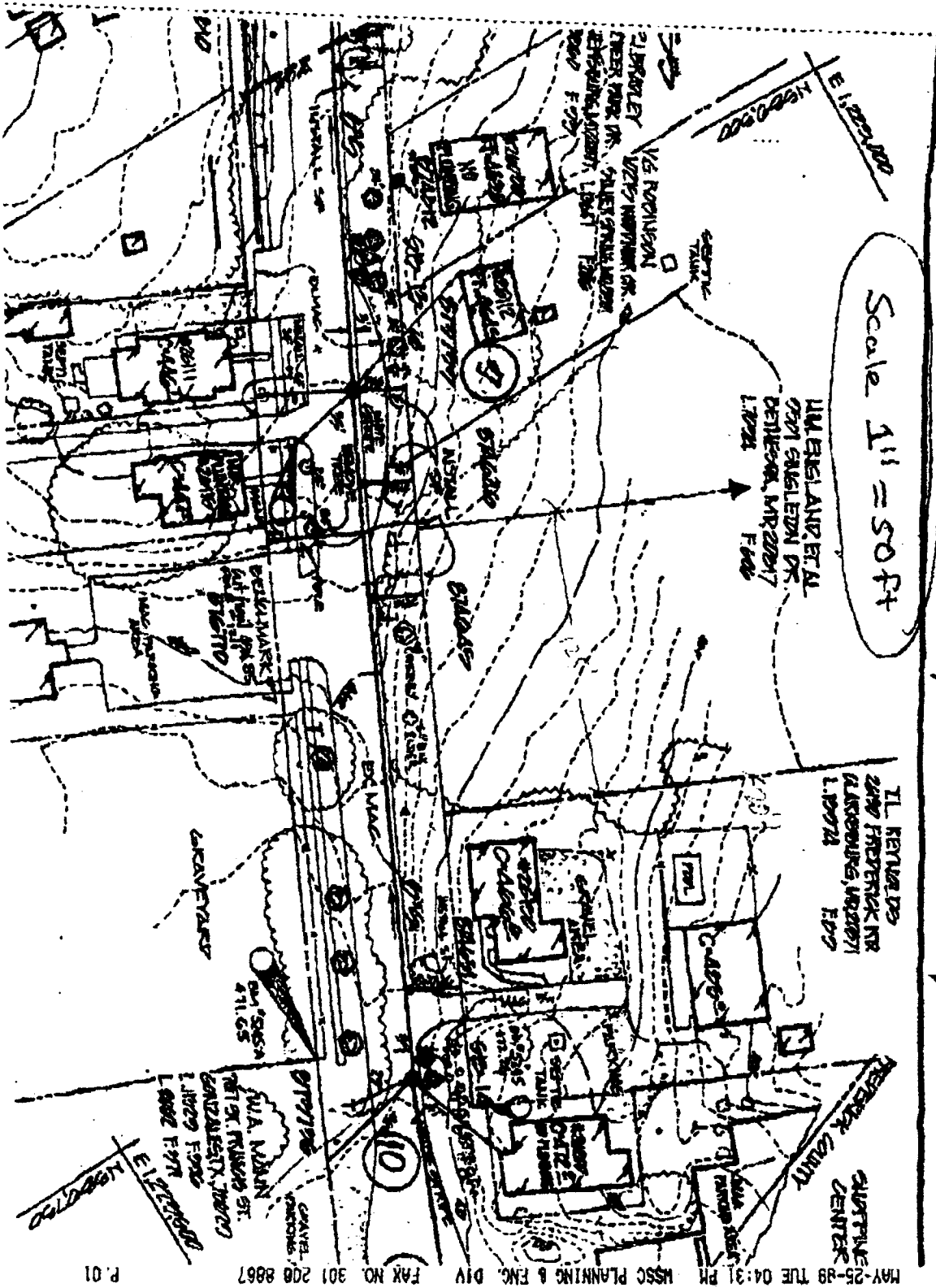
Again, we do not currently own the property but are looking to approach the current owner regarding selling it and need to know what kind of options we will have in the event the current owner is interested in selling.

Thanking you in advance. I can be reached by phone at 301-986-1260 or by email at admissions@bethesdamontessori.com. I look forward to meeting you and speaking with you directly.

Sincerely,



Tracey L. Reynolds



Interested in purchasing:

Currently own:

phone: 301-986-1260

fax: 301-986-1026

FAX COVER SHEET

DATE: 5/26/99

TO: Robin Zeek

FROM: Tracy Reynolds

COVER SHEET PLUS 2 PAGE(S)

PLEASE CONFIRM YES NO

NOTES:

**IF YOU HAVE ANY PROBLEMS RECEIVING THIS FAX,
PLEASE CALL 301-986-1260**

Sender: "Caldwell Patty" <PCaldwell@s-3.com>

Robin--

The house plan I'm leaning toward is 1700 sq. ft. total--actually, 864 sq. ft. per level. The footprint would be 32 ft. by 27 ft. The pitch I disussed with the builder is 9/12, but it could be modified if need be. I also told the builder to price wood windows and shutters.

I talked with Frank Strube again, and he said he had to have the property surveyed. I'm assuming this needs to be done in conjunction with his donating the derelict house to the Historic Preservation Commission. I don't want to bother him too much, but I also don't want him to sell the property to someone else! Ideally, I'd like to buy the lot on the street and the one directly behind it. It would depend on how much he's asking for the property.

Thanks again for your help, and I'll make an appointment to come in and see you when I have something "concrete" I can show you.

Patty Caldwell

-----Original Message-----

From: ziek@mncppc.state.md.us [mailto:ziek@mncppc.state.md.us]

Sent: Monday, May 03, 1999 10:17 AM

To: PCaldwell@s-3.com

Subject: new construction in Hyattstown

Patty, thanks for the email. Glad you are pursuing this.

We don't review color. We prefer roofs with a healthy pitch...depends on the architecture. Also, we prefer wood windows..I'm sure they would be thermally glazed?

Is the 1700 sf the total living space, or the footprint? We'd prefer something with a smaller footprint...and have great success with new construction ca. 1200 sf...

Let me know if you have more questions. also, if you have a house proposal (or find a model) that is close to what you want, come in and let's look at it together...also with a site plan proposal...the separate garage and fencing sounds fine.

Robin Ziek

Sender: "Caldwell Patty" <PCaldwell@s-3.com>

Robin--

Thanks for taking time to talk to me about Hyattstown last Monday. Last weekend, I walked through the town, and I'm more convinced than ever that I'd like to build a home there. As you suggested, I called Frank Strubre about the lot next to the abandoned house at the south end of town. He indicated that he hadn't had time to do anything about the property, but said I should "give me a call next week if you still want to buy it."

If possible, I'd like to buy the property with only one major contingency--the availability of water. I realize that before I build anything in Hyattstown, the plans must be approved by the Historic Preservation Commission. I was wondering if you could give me an idea of whether my plans fit into your vision for Hyattstown.

I'd like to build a two-story house with approximately 1,700 square feet. I would set the house at the front of the property, on a line with the white house to the north. There are two trees at the front of the lot that I would prefer not to cut down. So I would place my house as close to the trees as possible, without killing them. The house I would like to build has a front porch running the length of the house. I'd build a detached two-car garage in the back, and put a white picket fence around part of the back yard (I have a small dog). I understand that you require wood siding on the house, which would be fine. Do you have any restrictions about the color of the house, the pitch of the roof, or the types of windows?

I'm copying my brother (Bob Elam) on this note, because he's also interested in building in Hyattstown. He did speak to the owner of the carpenter's house, and he was told that the owner has a contract on the house already.

I would appreciate any help or advice you can give me. I know that any suggestions you have are subject to formal approval. Thanks for your help.

Patty Caldwell

pcaldwell@s-3.com
(301) 570-1125 (home)
(301) 986-4879 (work)

4/27/99 Meeting w/ Ric Wagner
Corrected map supplied.
802



106 E. RIDGEVILLE BLVD. MT. AIRY, MD 21771 D.C. METRO (301) 607-8031 FAX (301) 829-9783

ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.

RECEIVED
AUG 30 1995
RECEIVED
Development Review Division

August 28, 1995

The M-NCP&PC
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

Attn: Malcolm Shaneman

Re: Wagner Property
L. 12265, F. 448
Lots 24, 25, 76, 77, 78, and 79
Hyattstown

Dear Mr. Shaneman,

Our client, Richard Wagner, owns the above referenced lots and intends to develop two (2) of them, preserving the remaining lots as "rear yards" or "side yards". However, in order to allow some design flexibility, especially with respect to well placements, we can not specify which (2) lots will be developed at this time. Therefore, we respectfully request a "subdivision exemption" for the six above referenced lots. These lots were originally recorded on 3-22-1802 in Liber K at Folio 197 among the Land Records of Montgomery County, Maryland. A Deed History is attached that verifies that subject lots have not been altered by deed since June 1, 1958, and are therefore exempt from the subdivision process. We respectfully request a standard exemption letter in order to facilitate well permit and sewer connection applications. If you have any questions, or need any additional information, please don't hesitate to call.

Thank you,
Curt A. Schreffler
Sincerely,
Curt A. Schreffler, PE
President

cc: Wagner

DEED HISTORY
LIBER 12265, FOLIO 648
WAGNER PROPERTY

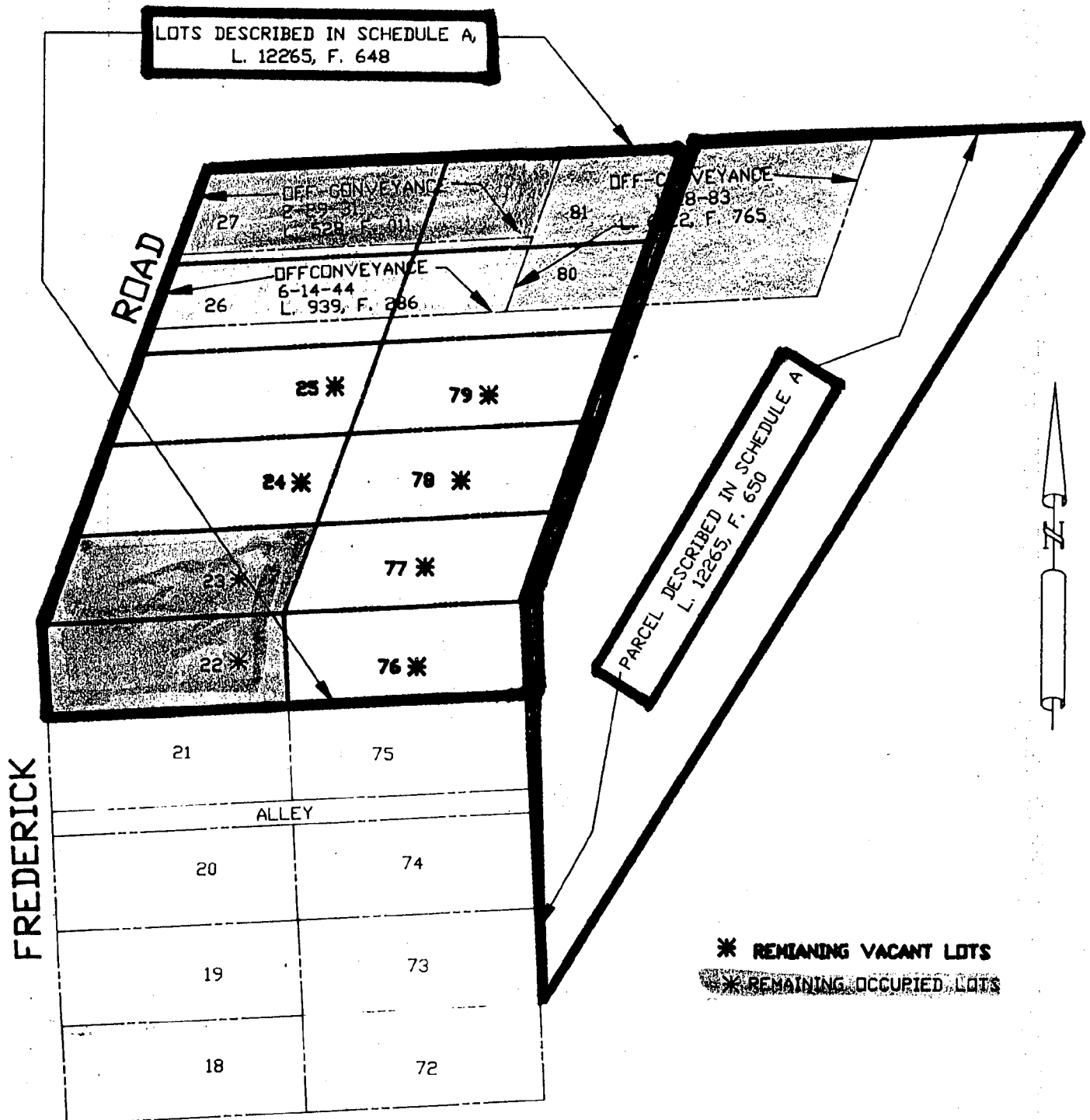
L. 12265, F. 648
1-6-1994
LINTHICUM ESTATE TO WAGNER
DEED DESCRIBES HYATTSTOWN LOTS, BACK PARCEL,
AND (3) OFF-CONVEYANCES

~~L. 6022, F. 265~~
1-28-83
LAST (3RD) OFF-CONVEYANCE
INCLUDED PARTS OF LOTS 80 AND 81
INCLUDED PART OF BACK PARCEL

~~L. 939, F. 286~~
6-14-44
SECOND OFF-CONVEYANCE
INCLUDED PARTS OF LOTS 26, 27, 80 AND 81

~~L. 528, F. 014~~
2-29-31
FIRST OFF-CONVEYANCE
INCLUDED PARTS OF LOTS 27 AND 81

NOTE: THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. PROPERTY LINES SHOWN ARE APPROXIMATE, BASED ON AVAILABLE INFORMATION.



DEED HISTORY SKETCH
HYATTSTOWN LOTS DESCRIBED IN
L. 12265, F. 648
WAGNER PROPERTY
MONTGOMERY COUNTY, MARYLAND
AUGUST, 1995

CAS ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
106 East Ridgeville Blvd. Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

Meeting of Rsc Wagner

4/27/99

Perry -

Cashell floor - Mr. Casey -

Rick has made some inquiries.

Check of Campanero reports -

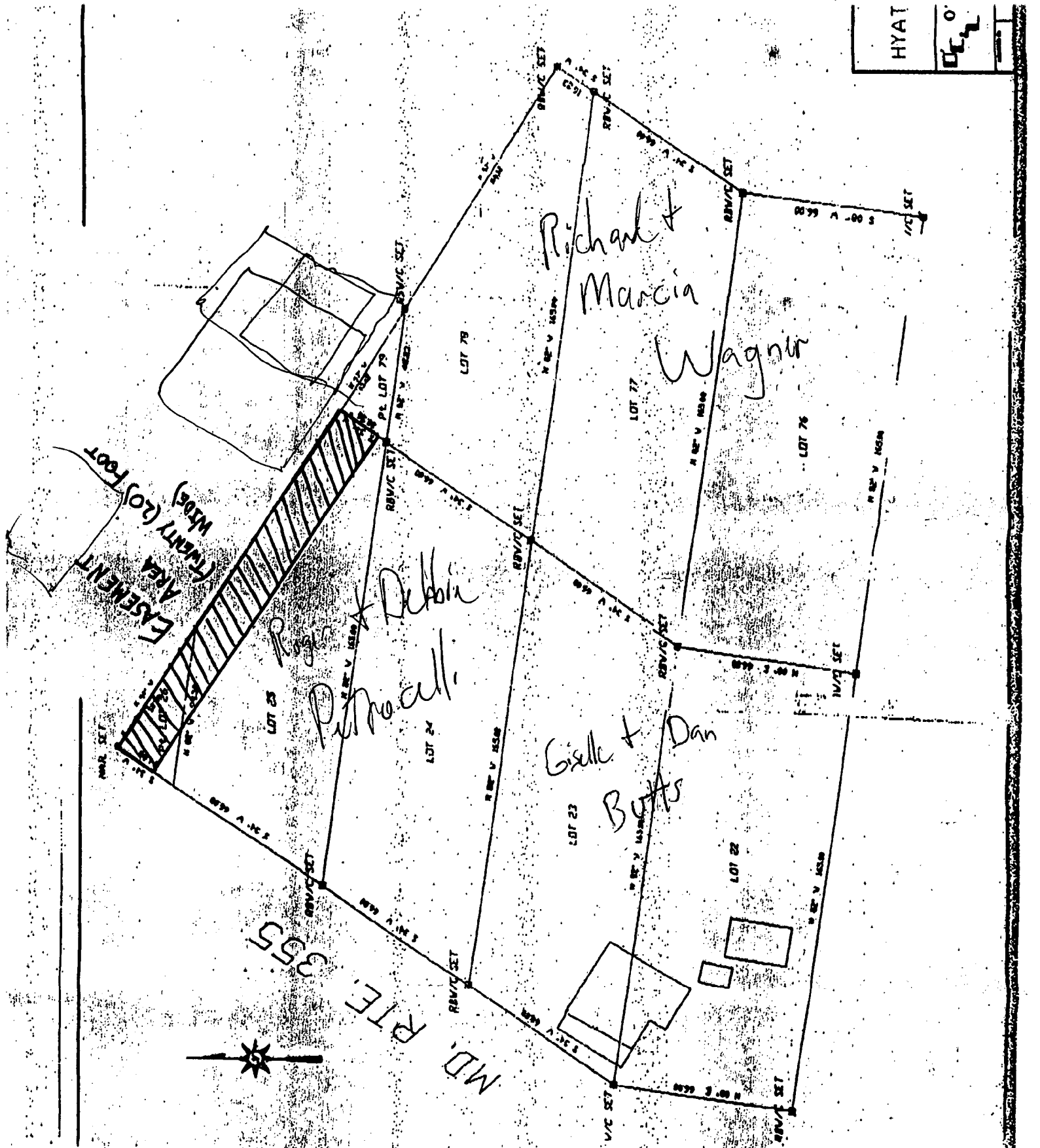
Minor Subdivision -

Marshiness on north lot

Other property issues

drawings is paid (used by aerobics)

Pager 301. 517-9700

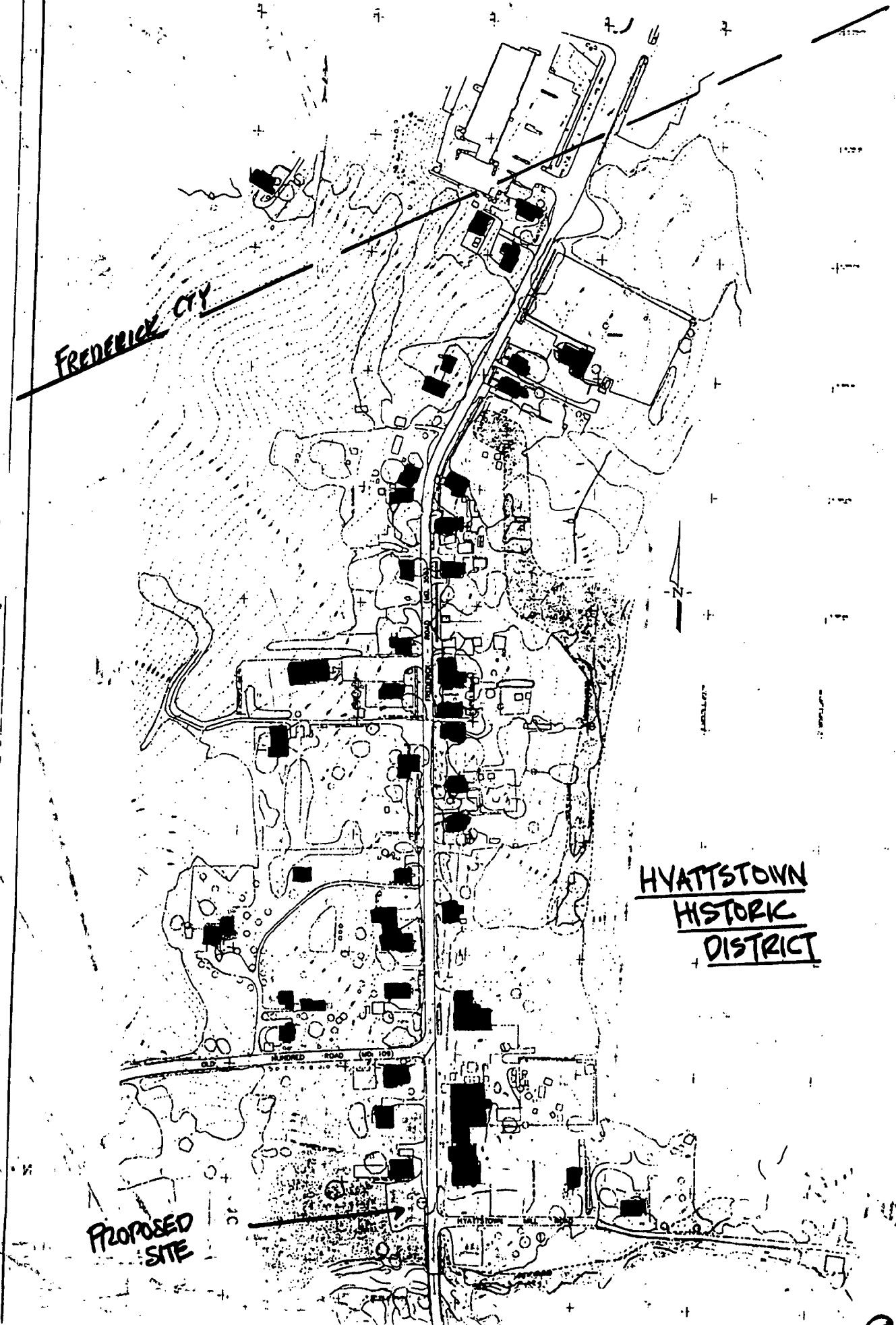


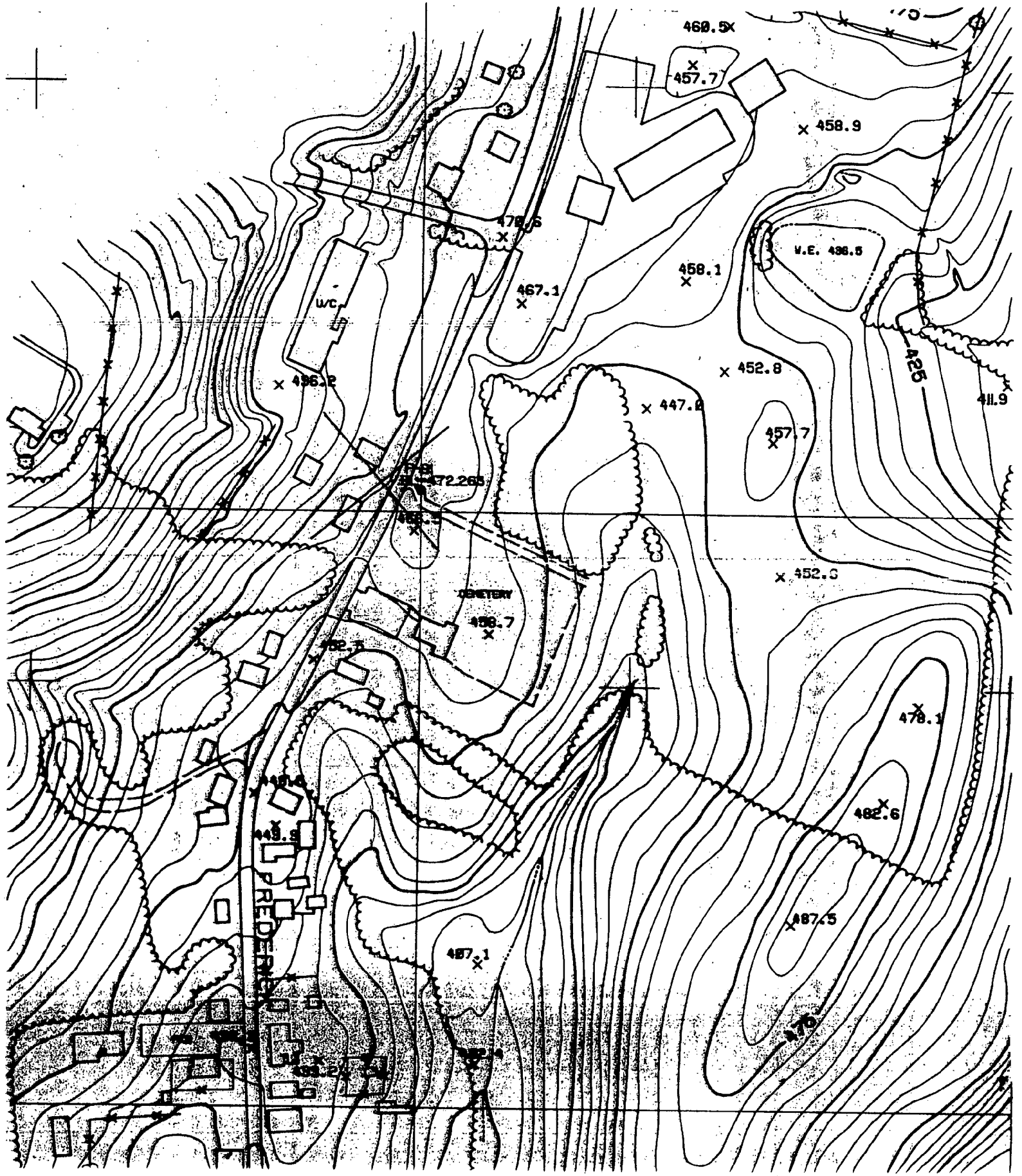
APPENDIX "G"

FREDERICK CITY

HYATTSTOWN
HISTORIC
DISTRICT

PROPOSED
SITE





NOTES

No Bartel is selling
the lot behind

They are selling their house -
r are asking because

301. 540. 9227

I called 4/22/99

IMPORTANT MESSAGE

For Robin
Day 4/21 Time 3:50 A.M.
P.M.
M Jessica Jones
Of 25925 Frederick Rd.
Phone: 301-831-8287
FAX: Area Code Number Extension
MOBILE: Area Code Number Extension

| | | | |
|------------------|--------------------|-------------------|--|
| Telephoned | Returned your call | RUSH | |
| Came to see you | Please call | Special attention | |
| Wants to see you | Will call again | Caller on hold | |

Message lots behind her is
for ~~rental~~ sale & advertised
as buildable.

Her understanding is that
they are not buildable.

Signed [Signature]

1. Meeting opening in HPC for up-county Rep. (Susan Solberg (conty)).

2. Tax Credits

3. Price #s for assistance groups.

4. LAP ?

5. Street lighting ?

Existing ?

Proposed ?

pp 15, 30 bltgs!
2x lots!

= Properties threatened by demo by neglect ?

p 46. Open Space vs. Vacant Land.

Don Burgess 301 975 2614

1/29/99

Problem Properties

- #28 1. Strube 25911 Frederick Rd
- #13 2. Bradley (Dutrow House) 26038 Fred.
- #14 3. Carpenter's Shop (Robinson family) 26042/4 ? Fred.

Empty Bldgs

#10 Davis House

#~~10~~⁵ Ziegler House

Wells - still an issue. (Larry Stevens)

Raked
Outgoing

KMS RONHOTT -
Law. of Balt. gov't c.

Actions

1. Bobby will go through entire town + notice on code violations...
2. Cite for demolition by neglect #13 + #14.

Concerns : Wells
Road By-pass

Q: Ask Silver Sp. Nancy Urban about
funding sources for transportation

10/14/98

Robin

New market (appears)

to have a good plan

to use (not abuse !!!)

its alleys & back yds

— just a thought !!!

Mike D

A SHORT HISTORY OF NEW MARKET

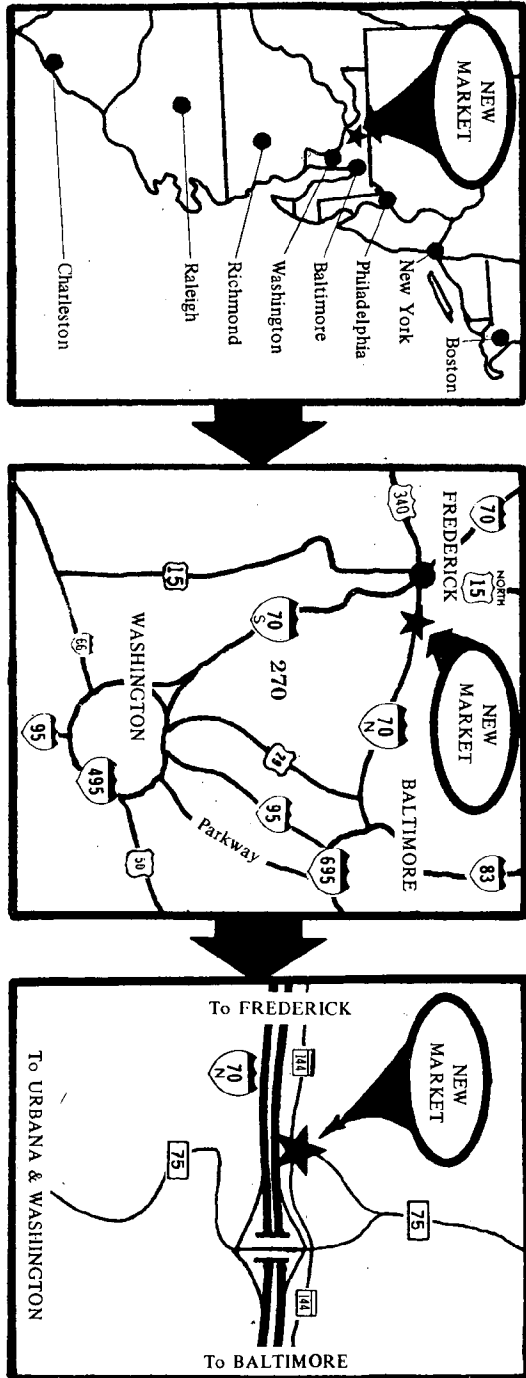
The Town of New Market, Maryland traces its history back almost two full centuries. The town was founded and laid out in 1793 by William Plummer and Nicholas Hall. From the beginning, New Market made its living primarily off the travelers and these travel services lasted until the end of the horse and buggy age.

The town was conveniently located between Baltimore and Frederick. Main Street was a lively half mile of the historic National Pike. In the early years of the last century, the high-wheeled, six-horse Conestoga wagons were frequent visitors on their way to the Ohio country and beyond.

In those days at least eight hotels and taverns lined Main Street. Travelers could get a night's lodging for 25 cents and a glass of whisky for 5 cents. Behind the hotels were barns and pens for resting the droves of livestock being driven on the hoof to the Baltimore markets.

In addition to the hotels there was a great need for wheelwrights and blacksmith shops. Industry was restricted to the needs of a farming community as well as the traveler. At one time there was a tannery, a button factory, a wrought iron nail shop and a shoe factory. All are gone today, but the old-time, small town flavor remains.

Today the historic circle has made a full turn as New Market welcomes another type of traveler and adventurer; the antique and craft collector. Automobiles have replaced the Conestoga wagons. Antique and craft shops have replaced the once functional wheelwrights, blacksmiths, mills and factories. Now there is a small inn for overnight guests and more than 35 shops offering antiques and crafts to please the most discriminating tastes.



NOTES

New Market, Maryland

ANTIQUES & CRAFTS



NEW MARKET

Frederick County, Maryland

21774

Area Code 301

THE STOMBAUGHS (865-5437) 116W
 Charles E. & Pearl E. Stombaugh
 Chairs — Refinished — Repaired — Sold
 Caning — Splinting

THE WEATHERVANE (865-3330) 108W
 Hal & Romaine Steiner
 Brass & Copper
 Yesteryear's Furniture & Potpourri

ANTIQUARIUS (865-3386) 84W
 Obera & Marilyn Fader
 Memorabilia Circa 1830-1930

NEW MARKET VOLUNTEER FIRE COMPANY 72W
 Public Parking In Rear — Rest Rooms

340 ANTIQUE SHOP (865-5158) 60W
 18th & 19th Century Furniture
 Glass — China — Old Prints
 Reproduction Pine Furniture

FOURTH ALLEY

GOLDEN FLEECE (865-5440) 50W
 Antiques
 Custom Made Braided Rugs
 Woolens

BOOK SHOP (865-5734) 42W
 Old Books, Prints, etc.
 Open Saturday and Sunday, 1-6
 Call 865-5734 for Appointment

SIXTH ALLEY

METZ'S COUNTRY STORE (865-5717) 26W
 Country Store & Antiques
 General Line
 Hours: Mon.-Sat. 9-8:30; Sun. 1-8:30

SHAW'S CRAFT SHOP (865-5428) 22W
 Period Reproduction Furniture
 Pine, Mahogany & Cherry
 Lamps & Accessories

SEVENTH ALLEY

THE WILLIAMSONS (865-5355) 20W
 Sue Williamson, Prop.
 18-19th Century Glass, China & Furniture
 Sat.-Sun. 12-5 Weekdays By Chance

THE MARKET PLACE (865-5850) 12W
 Unique Antiques — Decorator Items
 Glass — China — Dolls — Furniture
 Open Tuesday thru Sunday, 12-5

MEALEY'S FOR FINE FOOD (865-5488) 8W
 Hours: Tue.-Fri., 11:30-3; Weekends, 12-8:30
 Closed Mondays

COUNTRY SQUIRE (865-3217) 4W
 Lorraine Schimpff
 Country Antiques
 Open 10:30-5. Closed Mondays

EIGHTH ALLEY

MARIA'S CHALET (865-5225) 2E
 Maria T. Brown
 Antique Treasures
 Old Rugs, German Steins, Clocks

FEDERAL SHOP (865-3154) 18E
 Peggy MacNair
 Unusual & Interesting Antiques
 Hours: Sat.-Sun. 1-5 P.M.

S. FEDERAL ST.

AFRO-AMERICAN SPECIALTY SHOP (865-5629) 84E
 Handicrafts — African & Haitian
 Hand-made Jewelry
 African Dress

105W SULLIVAN'S ANTIQUES (865-5431)
 Antiques — Lamps — Lamp Parts
 Handmade Ladderback Chairs, Tables

69W THE PINE SHOP (865-5477)
 Louise Bennett
 Antique Furniture — Gifts

SECOND ALLEY

61W THE QUIET WOMAN (865-5581)
 Early Americana, Furn., Trunks, Access.
 Hours: Tues.-Sun., 12-5

59W HOMESPUN (865-5811)
 Jamie Chertoff
 Quilts, Linens, Old Clothing

55W CRABBE'S ANTIQUES (865-5580)
 Furniture & Collectibles

53W THE BROWSERY (384-1862)
 Antiques, Collectibles
 Oak Furniture
 Hours: Tues., thru Sunday, 11-5

51W CYNTHIA FEHR (865-5909)
 Fine 18th & Early 19th Century Furniture
 Complementing Accessories & Paintings
 Appointment Advisable

FIRST ALLEY

47W UNITED STATES POST OFFICE

43W THISTLE STOP (865-3140)
 Scottish Imports, Antiques, Art
 Crafts — Jewelry, Knitwear
 Hours: Sat.-Sun. 1-5 P.M.

FIFTH ALLEY

25W INA'S ART & ANTIQUES (865-5248)
 Ina Prosser
 Frames — Prints — Photos — Paintings
 Jewelry and Radios

21W PARKSIDE ANTIQUES (865-5562)
 Crafts and Accessories

STRAWBERRY ALLEY

17W STRAWBERRY INN (865-3318)
 (865-3318) Frame Shop
 Overnight Guests Custom Framing
 Open All Year Exhibits

13W GRANDPA'S TREASURES (663-9248)
 Mignon & Ed. W. Sanger
 Refinished Furniture — Lamps — Unusual Items
 Hours: Saturday & Sunday, 1-6

9W THE SHOTWELL HOUSE (865-3314)
 18th and Early 19th Century Country
 Furniture, Pewter, Folk Art and
 Accessories of the Period

5W FRANKLIN RAPPOLD (865-5111)
 Specializing in 18th Cent. American Furniture
 Hours: Saturdays 9:00-4:00
 Other times by appointment or by chance

1W HAND MADE SOAP & CANDLE SHOP (865-5578)
 Holders — Rings — Ceramics — Pottery — Gifts

PROSPECT ST.

1E LOW'S ANTIQUES (865-5053)
 Collectibles — Old Tools — Kitchenware
 Depression Glass — Prints
 Hours: Tue.-Sat. 11:30-5; Sun, 1-6

3E THE FLOWER & BASKET SHOP (865-3175)
 Largest Selection of Baskets/Dried Flowers
 In this Entire Area
 Specializing in Custom Arrangements

N. FEDERAL ST.

1N COMUS ANTIQUES (865-5456)
 Tish & Bill Armstrong
 Country Furn. Primitives — Brass & Copper
 Closed Monday

**HOURS VARY AMONG SHOPS
 ADVISABLE TO CALL
 FOR INFORMATION**

New Market Days

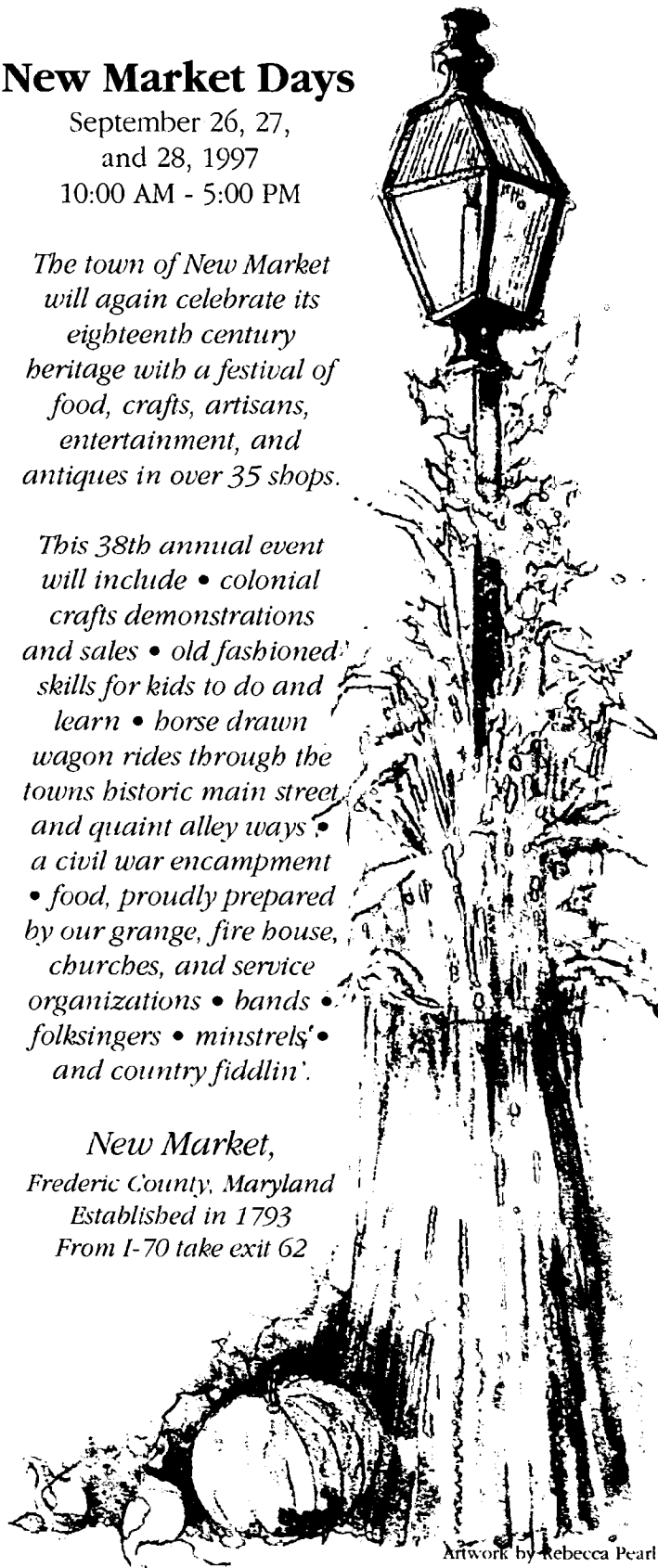
September 26, 27,
and 28, 1997

10:00 AM - 5:00 PM

*The town of New Market
will again celebrate its
eighteenth century
heritage with a festival of
food, crafts, artisans,
entertainment, and
antiques in over 35 shops.*

*This 38th annual event
will include • colonial
crafts demonstrations
and sales • old fashioned
skills for kids to do and
learn • horse drawn
wagon rides through the
towns historic main street
and quaint alley ways •
a civil war encampment
• food, proudly prepared
by our grange, fire house,
churches, and service
organizations • bands •
folksingers • minstrels •
and country fiddlin'.*

*New Market,
Frederic County, Maryland
Established in 1793
From I-70 take exit 62*



Artwork by Rebecca Pearl

To all the many artisans,
entertainers, and volunteer
event workers, we wish you
sunshine and success.

MCMS Library (301-) 340-2974

| | |
|--|-------------------|
| COMUS ANTIQUES, 1 N. FEDERAL STREET | 831-6464 |
| SMITH TAVERN ANTIQUES, 17 E. MAIN STREET | 865-3597 |
| AMERICAN QUILTS & COVERLETS, 18 E. MAIN STREET | 865-3733 |
| THIRSTY KNIGHT ANTIQUES, 9 E. MAIN STREET | 831-9889 |
| R.P. BRADY, 3 E. MAIN STREET | 865-3666 |
| GRANGE HALL ANTIQUES, 1 S. EIGHTH ALLEY | 865-5651 |
| BEFORE OUR TIME, 1 W. MAIN STREET | 831-9203 |
| FLESHMAN'S ANTIQUES, 2 W. MAIN STREET | 831-6755 |
| THE ACORN, 4 W. MAIN STREET | 865-3217 |
| MEALEY'S RESTAURANT, 8 W. MAIN STREET | 865-5488 |
| NATIONAL PIKE INN BED & BREAKFAST, 9 W. MAIN STREET | 865-5055 |
| THE STRAWBERRY INN BED & BREAKFAST, 17 W. MAIN STREET | 865-3318 |
| ROSSIG'S FRAME SHOP, 1 N. STRAWBERRY ALLEY | 865-3319 |
| JO'S ANTIQUES, 21 W. MAIN STREET | 831-3875 |
| SHAWS OF NEW MARKET, 22 W. MAIN STREET | 831-6010 |
| MY MANOR, 25 W. MAIN STREET | 865-3702 |
| VICTORIAN MANOR JEWELRY, 33 W. MAIN STREET | 865-3083 |
| REBECCA PEARL ARTIST, 40 W. MAIN STREET | 865-0406 |
| ARLENE'S ANTIQUES, 41 W. MAIN STREET <i>(w) 639-8837</i> | 865-5554 |
| (C.W. WOOD BOOK SHOP, 42 W. MAIN STREET <i>Therese Wilkerson</i>) | 831-6118 |
| MAIN STREET ANTIQUES, 47 W. MAIN STREET | 865-3710 |
| 1812 HOUSE, 48 W. MAIN STREET | 865-3040 |
| TOMORROW'S ANTIQUES, 50 W. MAIN STREET | 831-3590 |
| MR. BOB & ANDREAS ANTIQUES, 52 W. MAIN STREET | 865-4222 |
| THE BROWSERY, 55 W. MAIN STREET | 831-9644 |
| VICTORIA'S ANTIQUES & COLLECTIBLES, 65 W. MAIN STREET | 865-1522 |
| BIG "D" ANTIQUES, 69 W. MAIN STREET | KNOCK ON THE DOOR |
| GRACE'S ANTIQUES, 75 W. MAIN STREET | 540-5411 |
| VILLAGE TEA ROOM, 79 W. MAIN STREET | 865-3450 |
| THE CHAIR LOFT ANTIQUES, 84 W. MAIN STREET | 865-1576 |
| ANTIQUES FOLLY, 105 W. MAIN STREET | 607-6513 |
| FINCH'S ANTIQUES, 122 W. MAIN STREET | 865-3926 |

AREA CODE 301 ZIP CODE 21774

Fitzgerald AUTO MALLS

SINCE 1966

FULL DELIVERED PRICES!

VOLKSWAGEN

114 BAUGHMANS LANE • 800-4-AUTO-MALL
FREDERICK • 301-831-4646

'98-'99 Golfs 6 to choose from
'98-'99 Jettas 8 to choose from
'98-'99 Cabrios 10 to choose from
1999 Beetles 9 to choose from
1999 Passats 6 to choose from

TOYOTA

907 NORTH FREDERICK AVE • 800-670-4801
GAITHERSBURG • 301-921-0300

NOTICE:
TO ALL TOYOTA BUYERS
WE WILL NOT BE UNDERSOLD
MEMORABLE DEALS EVERYDAY
DISTINCTIVE IN EVERY WAY

MAZDA

114 BAUGHMANS LANE • 800-4-AUTO-MALL
FREDERICK • 301-831-4646

'98 MAZDA PROTEGE LX SEDAN
5 sp. LX Luxury Pkg., (1 at this price) #249 MSRP \$15,140.....now **\$12,601**

'99 MAZDA MIATA CONV.
5 sp. AC, PS, (1 at this price) #048 MSRP \$21,550.....now **\$17,988**

'98 MAZDA 626 LX SEDAN
5 spd, A/C, CD, Cass., (1 at this price) #795 MSRP \$18,730.....now **\$15,988**

'98 MAZDA MPV LX 4x4
Auto, Cass., (1 at this price) #282, MSRP \$28,420.....now **\$22,988**

OLDSMOBILE

905 NORTH FREDERICK AVE • 800-670-4801
GAITHERSBURG • 301-670-4800

ALL OLDSMOBILES IN STOCK - FITZGERALD'S NO FRILLS PRICE
\$98 OVER INVOICE.

All Prices include freight. All rebates passed onto the customer.

| | | |
|---|--|---|
| '98 OLDSMOBILE BRAVADA Pwr Sunroof & Loaded (1 at this price) SK#709538 Fitzgerald's Full Delivered Price \$26,695 | '98 OLDSMOBILE CUTLASS Full Power Equip. (1 at this price) SK#301624 Fitzgerald's Full Delivered Price \$17,795 | '99 OLDSMOBILE DELTA 88 LSS (1 at this price) SK#800798 MSRP \$29,720 Fitzgerald's Full Delivered Price \$25,549 |
|---|--|---|

Dodge

114 BAUGHMANS LANE • 800-4-AUTO-MALL
FREDERICK • 301-831-4646

'99 DAKOTA REG CAB 4X4
V6, 5 Spd., AC, Side WWP, Tilt, STK# S112712
MSRP \$17,875.....Now **\$15,476**

'98 RAM CONVERSION VAN
V8, Softbed, Capt. Chars, TV, Bay Windows, STK# K110474
MSRP \$27,680.....Now **\$22,133**

'99 RAM 3500 15 PASS. MAXIVAN
V8, Trailer Tow, All Pwr. Equip, CD/Cassette, STK# 508494
MSRP \$29,895.....Now **\$27,062**

'98 GRAND CARAVAN ES
Leather, 3 BL., Quad Seats, CD w/Equalizer STK# 698672
MSRP \$31,260.....Now **\$26,420**

CHRYSLER/PLYMOUTH

903 NORTH FREDERICK AVE. • 800-670-4801
GAITHERSBURG • 301-670-4850

'99 CHRYSLER TOWN & COUNTRY LTD
(3 at this price) was \$34,390..... **\$30,614**

'99 CHRYSLER CONCORDE LX
All Power, (2 at this price)..... **\$20,518**

'98 CHRYSLER SEBRING CONV. JXI LIMITED
Leather, Power equip, Loaded, (4 at this price)..... **\$24,992**

'99 PLYMOUTH VOYAGER (4 at this price)
Auto, A/C, 7 pass. seat, more - (1 at this price)..... **\$16,989**

'99 PLYMOUTH GRAND VOYAGER
Auto, 6 Cyl., AC, more - (2 at this price)..... **\$19,499**

CHEVROLET

114 BAUGHMANS LANE • 800-4-AUTO-MALL
FREDERICK • 301-831-4646

'99 MALIBU SEDAN
(1 at this price) #Y109658, MSRP \$16,665.....NOW **\$14,896**

'99 ASTRO CARGO
(1 at this price) #B101611, MSRP \$19,510.....NOW **\$17,437**

'99 1/2 TON CARGO
(1 at this price) #1020644, MSRP \$21,565.....NOW **\$17,996**

'98 ASTRO CONVERSION VAN
(1 at this price) #B208855, MSRP \$27,312.....NOW **\$19,888**

LAKEFOREST HYUNDAI

905 NORTH FREDERICK AVE. • 800-670-4801
GAITHERSBURG • 301-670-7070

'98 HYUNDAI ACCENT
(1 at this price) #H8115 \$8,558-\$1,600 REBATE.....NOW **\$6,958**

'98 HYUNDAI ELANTRA
(2 at this price) \$11,989-\$2,000 REBATE.....NOW **\$9,989**

'98 HYUNDAI SONATA
(1 at this price) #8056 \$13,487-\$1,500 REBATE.....NOW **\$11,987**

'98 HYUNDAI ELANTRA WAGON
(1 at this price) #H8091 \$12,943-\$2,000 REBATE.....NOW **\$10,943**

'98 HYUNDAI TIBURON
(1 at this price) #H8094 \$13,248-\$1,250 REBATE.....NOW **\$11,988**

**VOLKSWAGEN • MAZDA
DODGE • CHEVROLET**

114 Baughman Lane, Frederick
Take I-270 North. Just off Rt 40 West!

Includes all incentives and rebates. Invoice may not reflect final cost to dealer. Sale ends 10/14/98.

**TOYOTA • OLDSMOBILE
CHRYSLER • PLYMOUTH • HYUNDAI**

903-907 North Frederick Avenue, at Lakeforest Mall!

FITZGERALD

Take I-270 North, Exit 11. At second light, turn left on Rte 355 (North Frederick Av)

COMMUNITY

Local police officer wins medal of valor for rescue/arrest — PAGE 4

REGION

Hyattstown celebrates its 200th anniversary — PAGE 14

FULL INDEX — PAGE 2

NEW MARKET/URBANA

Gazette

Book Review

Bill Cosby is at it again with his words of wisdom.

See page A-34

Thursday, October 8, 1998 • 25c

Planners recommend structure ordinance

Proposition lost last month

by Christina Obitts
Staff Writer

The New Market Planning and Zoning Commission recommended approval of an accessory structure ordinance Tuesday night, one month after rejecting the initial ordinance.

The wording of the ordinance has changed slightly, but commission members unanimously approved recommendation to the town council at their Oct. 14 meeting.

Mayor Rick Fleshman introduced the ordinance at an August meeting to fix its placement in the town's regulations.

He had a hard time getting commission members and the town council to accept it.

The ordinance states that only one accessory structure is permitted per property and outlines that the structure's floor area may not be larger than the principal building or exceed 750 square feet.

Commission members and the town council recommended denial of the ordinance last month because they argued it restricted use of property in the town's residential-antique zone.

Fleshman told the commission last month that the ordinance is intended to prevent numerous businesses from running off one property. The ordinance was previously passed when residents began submitting written requests for garages that were larger than their homes.

Commission members at first questioned passing an ordinance that restricts the number of accessory structures on a property to one. "It's to prevent buildings from popping up all over the property," said commission member Jim Higgs.

Fleshman said property owners who want more than one accessory structure can seek a special exception with the town's board of appeals. It will only affect residents who come into the town after the ordinance is passed, said county planner Lisa Williams.

The ordinance does not restrict the use of the accessory structure building.

In other business, the commission is re-

See **Ordinance**, page A-17



Second grade teacher Bibi Dabney assists students Laura Angerman and Charles Hollander in adding items to a time capsule for Deer Crossing Elementary School Tuesday afternoon during a dedication ceremony. Second graders selected a Tamagotchi [a virtual pet] and a Candle in the Wind compact disc in memory of the late Princess Diana.

Dean Geiser/GAZETTE

Dedication for Deer Crossing Elementary

by Christina Obitts
Staff Writer

Deer Crossing Elementary School was dedicated only weeks after its first birthday on Tuesday afternoon.

After a student choral performance and the introduction of guests, including county commissioners and board of education members, students from first through fifth grades put items into a time capsule that will be opened in 2023.

First grade student Spencer Van Deusen said, "We're proud to be the first class to go

through Deer Crossing Elementary School." Spencer and Kerry O'Connell put a book in the time capsule compiled by first grade students that summarizes what makes the school special to each of them. The students also gathered individual photos of themselves because as Kerry put it, "it will be fun to see what we looked like in 25 years."

Second grade students Laura Angerman and Charles Hollander each dropped in a Tamagotchi [virtual pet toy] and a compact disc of the song "Candle in the Wind," rewritten by Elton John for the late Princess Diana, who died in a car crash last year.

Charles said Tamagotchi toys were very popular with his fellow classmates last year, and Laura said the Princess Diana tragedy will always be remembered as a significant event in 1997.

Third grade students Paul Abel and Mary Giuffrè felt "Wally Website," a computer face Beanie Baby, was appropriate for the time capsule because it represented two aspects — the Beanie Baby craze and the importance of technology. "We learn facts about animals and people such as Thomas Jefferson [from

See **Dedication**, page A-17

Poll: Gubernatorial race may be photo finish

by Josh Kurtz
Staff Writer

The race for governor continues to be achingly close — even as voters' opinions begin to solidify, a new poll shows.

A poll of 1,204 likely Maryland voters conducted for Gazette Newspapers and other news organizations shows that 47 percent would vote for Democratic Gov. Parris N. Glendening on Nov. 3 and 45 percent

Polling Maryland

The Gazette Poll

Co-sponsored by News4, The Baltimore Sun, WTOP radio

would vote for Republican Ellen R. Sauerbrey. The remaining 8 percent were undecided.

But beneath those numbers are some danger signs for Glendening.

The poll, conducted Sept. 29-Oct. 3 by Potomac Inc. of Bethesda, had a margin of error of plus or minus 2.8 percent — meaning the two candidates are essentially where they were four years ago, when Glendening defeated Sauerbrey by just 5,993 votes.

"It is still a dead heat by anyone's assessment," said Keith Haller, president of the polling firm.

See **Poll**, page A-16

Contents @
1998 Gazette
Newspapers.

6 14422 01003 17

For full index, see page A-2

District 4 candidates say issues come first

Ferguson looks to build on first four years

by Sandra E. Pickett
Staff Writer

Incumbent Republican senator Timothy Ferguson is counting on voters in District 4 to send him back to Annapolis for another four years.

"The system is in bad shape," Ferguson noted. "I'd like to make a difference. I think I have in four years I've been there. Give me a few more conservatives and Governor Sauerbrey, and we will make a difference."

During his first term, Ferguson's legislative successes have included giving judges the option of imposing life without parole in cases where a child is kidnapped and molested. He also arranged for tax credits for people who adopt, and he worked for passage of an ambulance chasing law.

"I'm also for the farmers," Ferguson noted. "I'm the one who took the milk bill and fought for it in the Senate."

Ferguson also compromised in order to get Maryland into the Northeast Dairy Compact. As he explained



Timothy Ferguson

it, the farmers needed a little more money for their milk. So he supported school funding for Baltimore and Prince George's Counties, and they responded by supporting the Dairy

Election '98

Compact legislation.

"It was a compromise for the right reason," Ferguson noted.

Ferguson said he helped to ensure that family farmers would not have to pay Maryland estate taxes, and he was the swing vote for lowering the state DWI rate to .10 percent.

He also has some plans for the future. One law he would like to see is term limits. That's something he has tried for before.

"I keep putting a term limit bill in every year, and every year it dies an ignominious death," he explained. "I would like to see a limit of no more than three terms in each chamber. You need to step back and live with the laws you make. You need to live in the real world or you lose touch."

Ferguson believes that one of his strengths is that he is in touch with the real world, and with his constituents.

"I know what they want, what they need, and what they respect," he explained.

Ferguson would like to see a minimum 10 percent cut in the income tax, both to lessen the burden on existing residents and to help attract new business.

"All things being equal; if businesses look at Maryland, Virginia and Pennsylvania, they look at the income tax," he noted. "Maryland's going to cost them more money, so they go to Virginia."

Ferguson is also troubled by the state's transportation trust fund. "My people still need bridges and roads, and haven't gotten them," he noted. "Too much of the money is going to mass transit. Frederick and Carroll County are getting the short end of the stick."

Many residents see growth as the number one problem in the region. But as Ferguson sees it, that is just one

See Ferguson, page A-3

Littrell focusing on voters' concerns

by Sandra E. Pickett
Staff Writer

If Democrat George Littrell becomes the next state senator for District 4, he plans to find solutions to the community's problems.

"I'm trying to stay issue-oriented," Littrell explained. "I think we lose an awful lot of opportunities to accomplish things because we let our party hats get in the way."

As a former delegate for District 4, Littrell says he has the credentials for the job, and the drive to make things happen. He points to successful efforts made during his eight years in the General Assembly.

"You have to listen to voters to understand what their real concerns are," he noted. "One of their concerns is runaway growth. Local land use is a local issue. But there needs to be more guidance and advice."

He sees education as the key to helping local leaders make long term planning decisions.

"Infrastructure is another aspect of that," he noted. "The state needs to know what local government is doing so that they can put together the right package of infrastructure. Infrastructure ought to move with growth and not be a reaction to it."

For Littrell, overcrowded schools are an example of what happens when growth and infrastructure don't go hand in hand.

"That's not good for the youngsters," he noted. "You need to anticipate growth so that you don't overload schools and lessen the quality of education. As a state representative, I would be aggressive in working with the state to bring money back for schools."

Economic development is another priority and Littrell sees a big part of the problem, and the solution, lying with the state.

"State regulations that exceed Federal regulations are a cost," he noted. "We need to take a look and see if there's any reason for having



George Littrell

them."

Littrell also believes that the time it takes businesses to wade through those regulations is a cost not only to the business, but to the state, and the region.

"Time is money," Littrell pointed out. "If it takes 18 months to establish a business here, that is 18 months of non-profit time. The ability to do a one stop permitting process would definitely be an advantage in coming here."

Littrell believes that school overcrowding may also be effecting the local economy.

"How we evaluate education is not necessarily what businesses look for," he explained. "Portables may be a far greater factor than test scores. There are situations where you have overcrowded schools and overcrowded classrooms. That's a measurable factor. It casts an image."

Another major issue for Littrell is HMO reforms.

"HMOs are businesses," he noted. "It appears that many are more focused on the bottom line than on the health of their patients. Citizens and doctors are no longer in control of the patients' health."

Littrell feel that health care

See Littrell, page A-3

D.R. SNELL NURSERY

Leyland Cypress \$7.99 each
18" to 24" inch

Pumpkins \$12.99
carry as many pumpkins to your car without breaking stems or dropping them

Also Available Gourds, Indian Corn, Straw, Spookies, Jack-B-Littles

HOME & GARDEN CENTER
1025 Ridge Rd., Mt. Airy, MD 21771
301-831-7777 410-795-8822

Hours:
M-F 9-6
Sat. 9-5
Sun. 10-5

FAMILY DENTISTRY
Serving in Damascas Since 1968!
Richard J. Schoeb, D.D.S., Chartered
Dr. John C. Schoeb, D.D.S.
Dr. Michael O' Donnell, D.D.S.
Boyer Medical Building, Damascas (across from the library)
301-253-2174

Dental Emergency
If you have a dental problem you need to be seen immediately! We will see you on the same day of your emergency. Our office has a dentist on call at all times. We offer early morning late, evening and weekend hours. If you have a dental problem we can help! Please call.

- Comprehensive Family Care
- New Patients Are Always Welcome
- Emergencies Treated Same Day

Gazette NEWSPAPERS

Names and numbers
Gazette Newspapers, publishing the Mount Airy and New Market/Urbana Gazettes, is located at 218 S. Main St., Mount Airy, Md. 21771. Telephone: 301-829-5102, 301-831-0047 or 410-549-0079. Fax: 301-829-9101. E-mail: cblackburn@gazette.net

EDITORIAL
Editor
▶Carol Blackburn
Staff Writers
▶Sandra Pickett
▶Christina Obbits
Sports
▶Dave Wharen — 301-624-2978
Photo Reprints
▶301-670-2011
Real Estate
▶Anna Joyce — 301-670-2648

ADVERTISING
Account Executives
▶Diane Stover — 301-829-5102
▶Debbie Ridgely — 301-624-2968
▶Pauline Saloukas — 301-624-2966
▶Carol Smith, real estate/financial — 301-670-2641
▶Doug Baum, automotive — 301-670-2546
Classifieds
▶1-888-670-7100
Directories
▶301-670-7106

To start or stop your free copy of the Gazette, call Circulation toll-free at 1-888-670-7300.

Fitzgerald CERTIFIED USED CARS & TRUCKS

• 12 MONTH / 12,000 MILE LIMITED WARRANTY • BUYER PROTECTION PLAN • LOANER CAR PROGRAM • ROADSIDE ASSISTANCE • 5-DAY MONEY BACK GUARANTEE • ALL INCLUDED AT NO CHARGE

USED CARS

- '95 CADILLAC SEVILLE SLS-#474
Auto, Loaded
Blue Book \$26,600 Now: **\$23,988**
- '96 CORVETTE #737B
Alloys, Spoiler, Cass., CD, 25K Miles, Silver
Blue Book \$29,788 Now: **\$28,488**
- '97 PONTIAC GRAND PRIX GTP #424C
Supercharged 6, Loaded
Blue Book \$22,000 Now: **\$17,995**
- '98 DODGE STRATUS #503
AC, Til, Cruise, Pwr Locks, Balance Factory Warranty
Blue Book \$14,288 Now: **\$13,988**
- '96 CADILLAC DEVILLE #R2430
Cassette, ABS, Alloys, Loaded, Bal of Factory Warranty
Blue Book \$26,650 Now: **\$24,988**
- '96 NISSAN MAXIMA 4 DR GLE #160A
CD, Sunroof, Leather, White
Blue Book \$19,488 Now: **\$18,988**
- '96 PONTIAC GRAND AM 4 DR SE-#436
Auto, Pwr. Locks, AM/FM Cassette, Gold Cert.
Blue Book \$13,000 Now: **\$10,988**
- '95 CHEVY MONTE CARLO LS-#426A
ABS, AM/FM, Cassette, Loaded
Blue Book \$14,550 Now: **\$10,988**
- '98 CHEVY METRO 2 DR HATCHBACK-#455A
Stick, PS, PB, Cassette
Blue Book \$10,110 Now: **\$8,998**
- '94 MAZDA 626 LX #478A
Stick, Sunroof, Cassette, Silver Cert.
Blue Book \$10,788 Now: **\$10,488**
- '96 DODGE NEON 4 DR-#296A
Auto, AM/FM, Gold Cert.
Blue Book \$9,150 Now: **\$7,988**
- '93 MERCURY COUGAR XR7-#540A
Auto, Pwr, Pwr Locks, Cassette
Blue Book \$10,150 Now: **\$9,388**
- '95 CADILLAC SEDAN DEVILLE-#148A
Full Formal Top, Green, Silver Cert.
Blue Book \$21,300 Now: **\$18,988**
- '98 CHEVY METRO 3DR HB-#481
Stick, Cassette, Green
Blue Book \$10,100 Now: **\$8,488**
- '96 CHEVY CAVALIER 4DR-#439
Blue, 29K, Auto
Blue Book \$11,500 Now: **\$10,988**
- '96 CHEVY CAVALIER 4DR-#442
Auto, Red
Blue Book \$11,300 Now: **\$10,988**
- '97 HONDA CIVIC LX 4DR-#1084B
AT, PS, PB, PWR, Locks, Gold Cert.
Blue Book \$14,150 Now: **\$13,988**
- '96 CHEVY CAVALIER Z24-#649A
Stick, Sunroof, CD
Blue Book \$12,725 Now: **\$10,988**

USED TRUCKS

- '94 CHEVY S10 EXT CAB 2WD-#211A
ABS, AM/FM Cassette, Bronze Cert.
Blue Book \$11,800 Now: **\$8,988**
- '94 CHEVY 2500 4X4 EXT CAB-#065A
Auto, Hitch, Bedliner
Blue Book \$20,200 Now: **\$16,495**
- '95 WRANGLER 4X4 CONV. RIO GRANDE-#952A
Stick, Cassette, Alloys, Silver Cert.
Blue Book \$12,225 Now: **\$11,488**
- '94 DODGE CARAVAN SE 7 PASS-#104A
Cassette, Alloys, PWR Locks
Blue Book \$9,889 Now: **\$8,995**
- '95 DODGE 2500 4X2 REG CAB 5.9L-#982A
AT, AC, Rear ABS, Silver Cert.
Blue Book \$16,050 Now: **\$14,988**
- '97 CHEVY 1500 EXT CAB 4X4-#354A
Silverado, Running Boards
Blue Book \$27,550 Now: **\$23,995**
- '96 DODGE RAM 1500 SLT REG CAB 4X4-#331A
CD, Stick, TV, PWR Locks, Gold Cert.
Blue Book \$18,550 Now: **\$17,988**
- '94 DODGE DAKOTA CLUB CAB SLT 4X4-#126A
Auto, Cassette, Bedliner
Blue Book \$14,300 Now: **\$13,988**
- '98 CHEVY S10 LS 4X2 EXT CAB-#539A
Stick, ABS, Alloys, Black, 4100 Miles
Blue Book \$15,988 Now: **\$15,688**
- '95 GMC YUKON SLE 4X4 4 DR-#545A
Alloys, Loaded
Blue Book \$24,475 Now: **\$23,988**
- '94 DODGE DAKOTA SPORT REG CAB 4X4-#360A
AT, AC, PS, Cassette, Silver Cert.
Blue Book \$11,788 Now: **\$11,288**
- '97 CHEVY VENTURE LS EXTENDED-#667A
CD, Rear AC, 7 Pass., PWR Sliding Door, Gold Cert.
Blue Book \$19,888 Now: **\$19,488**
- '95 DODGE CARAVAN SE-#249A
Auto, Cassette, Silver Cert.
Blue Book \$11,100 Now: **\$10,988**
- '95 CHEVY GLADIATOR CONVERSION VAN-#175A
AT, Cass., CD, PWR Locks, Factory Warranty Remaining
Blue Book \$17,880 Now: **\$16,488**
- '97 CHEVY 1500 CAB 4X4-#5807A
Z71 Silverado, CD, Alloys, Loaded, 5400K Miles, Black
Blue Book \$26,960 Now: **\$24,950**

Monday - Friday 9-9; Saturday 9-6

Take I-270 North, Just Off Rt. 40 West!

Fitzgerald AUTO MALLS
SINCE 1966
ALWAYS BELOW
BOOK VALUE

114 BAUGHMANS LANE, FREDERICK
1-800-4-AUTO-MALL • (301) 831-4646
\$25 Document Fee additional. Vehicles subject to prior sale.

MEMORANDUM

TO: Judy Daniel
FROM: Robin D. Ziek, HPC Staff
SUBJECT: Hyattstown Master Plan
DATE: October 9, 1998

Judy,

I hope this isn't too late....

1a. Reaffirm and strengthen historic building patterns.

This is an HP issue and we do have a big problem here because of town platting in the 18th century vs. the way the town actually developed which is what has been designated. We have a strategy to discourage this by abandoning the paper streets in town. Is this something the planning board can do?

b. The 2nd item is covered under HP law - HPC reviews and approves all building requests in town.

c. This is a good issue which will come up in the near future when the lot just north of the cemetery on the east side of Frederick Road is developed. I have had numerous conversations with the new owner about possible construction here. He proposes a small shopping center!

d. Street trees, sidewalks, appropriate lighting and street furniture...HPC is involved here too, but would certainly be open to suggestions about "appropriate". We worked with WSSC on the replacement of existing street trees during their sewer project...maples seem to be the current street tree.

2. Tools for rehabilitating or replacing dilapidated structures: Definately an HP issue, as HPC must review and approve all demolition and new construction in Hyattstown. DHCD could develop a revolving loan fund; could undersign loans to banks for rehab loans;

General Statement: Hyattstown is an important historic village in the northwestern part of the county which has been designated a Historic District in its entirety. With the recent installation of a new sewage treatment plant sized to serve the existing community, renewed interest in the rehabilitation of many of the historic structures in town is anticipated. The HPC is committed to the rejuvenation of the historic town along Frederick Road, encouraging compatible rehabilitation work through the HPC review/approval process and the promotion of local and state tax credit programs to assist with these endeavors.

Sender: Kephart

Forward Header

Subject: Tomfoolery of Master Plan status report
Author: DanielJ
Date: 9/3/98 5:20 PM

*One line - has it been done?
We're working on it...*

Perry

I have to do this very time consuming update, and am stumped over certain questions related to historic preservation. Thought you or a cohort might have an answer or two:

1. The Hyattstown Plan has a series of recommendations for the historic district that relate to ways to preserve and enhance it.
 - a. Reaffirm and strengthen historic building patterns.
 - b. Encourage limited new construction compatible with historic structures.
 - c. Encourage gateways at north and south entrance to the town.
 - d. Encourage installation and maintenance of street trees and sidewalks along Frederick Road, with appropriate lighting and street furniture.

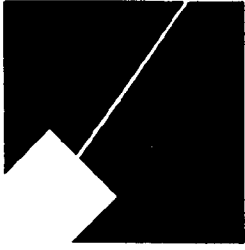
Ok, sounds good; but HOW does one implement these recommendations?
Is this an HP issue?

2. Two plans contain a recommendation to "develop tools for rehabilitating or replacing dilapidated structures". How would that be accomplished? Is this an HP issue?

Thanks for any knowledge or suggestions.

Judy

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: Judy Daniel FAX NUMBER: 301-495-1304

FROM: Robin Zick

DATE: Oct 9, 1998

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE: Sorry this took so long. Let's talk about any real action we
might undertake here!

Robin

9310 Brookville Cd

~~HP Sub~~ ~~Map sheet~~

~~Mary Wolfe~~

PT. 1
V902

JP121

JP 121

PT. 1 3 lots

(MUCH B
labeled PT. 1)

Location: Woodside

Mary Wolfe +
Margaret Aldridge

tax # 01400804

PM

Ph of Original 1 Linden

Fred Flayerty -
@ Info counter
zone fl

McKowan
Betty McCallan - chief
Joe Davis is coordinator
for subdivision

for implementation

Address layer in GIS

Only
HP info is from
Preliminary plan

Daren Robinson
He signs
permits

Zoning maps @ Counter

Garrett show HP as an

overlay zone -

Do amendment to

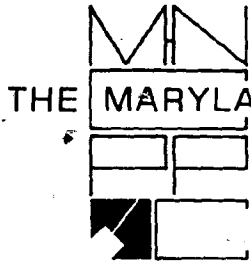
Teach
Deane.
zoning text
amendments.

(Fells +
Rice)

P212 NW10

no hearings
for this?

"Providence in Potomac"
could be example of what
we want. not like on maps.



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

DATE: July 9, 1997

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, ^{POZ} Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit Revision to 10/59-97A

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

Approved Denied

Approved with Conditions: _____

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

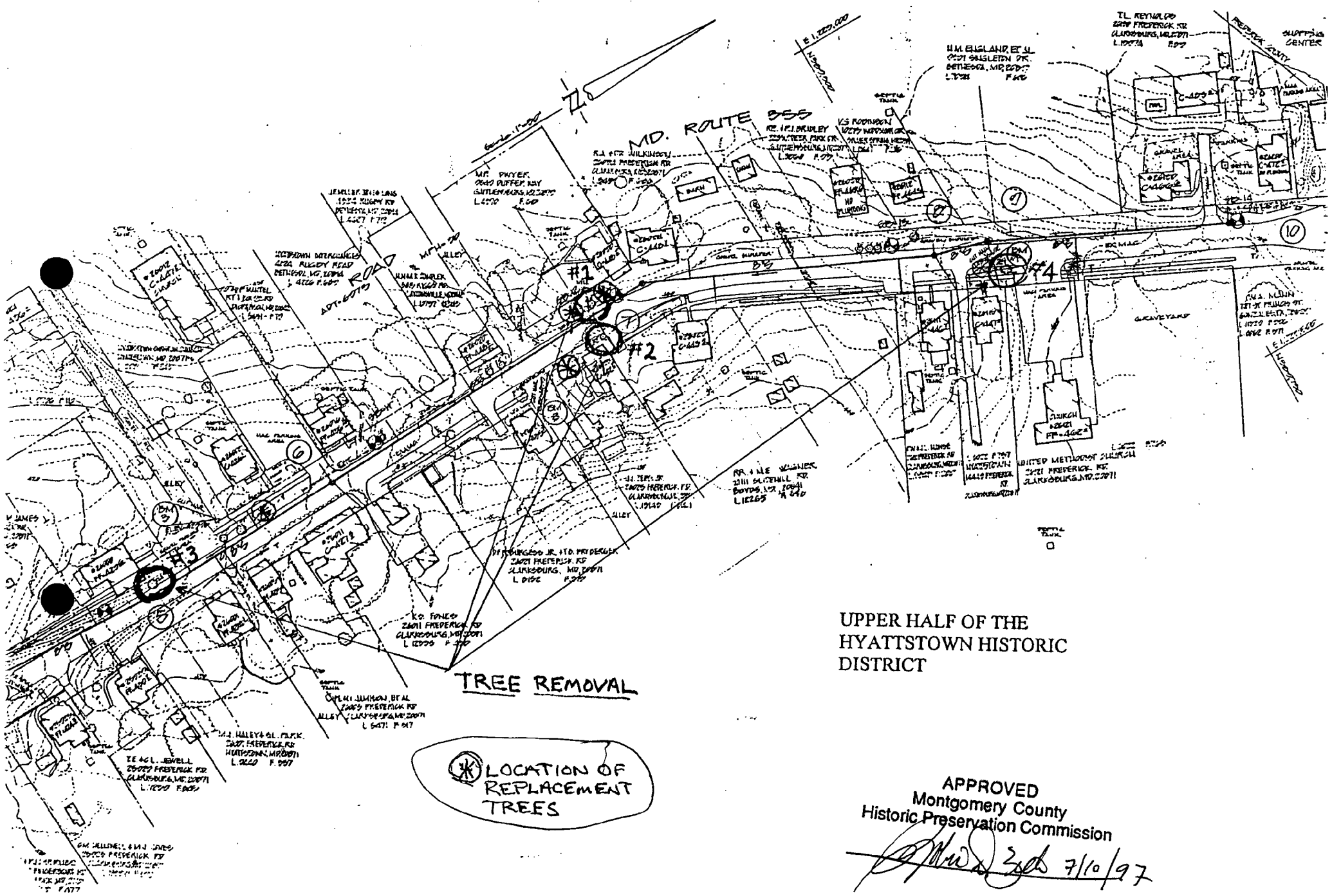
Applicant: WSSC (Ross Bestner, Proj. Manager)

Address: 14501 Sweitzer Lane, Laurel, MD 20707

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

RE: Hyattstown Historic District

Permit # 9703190067



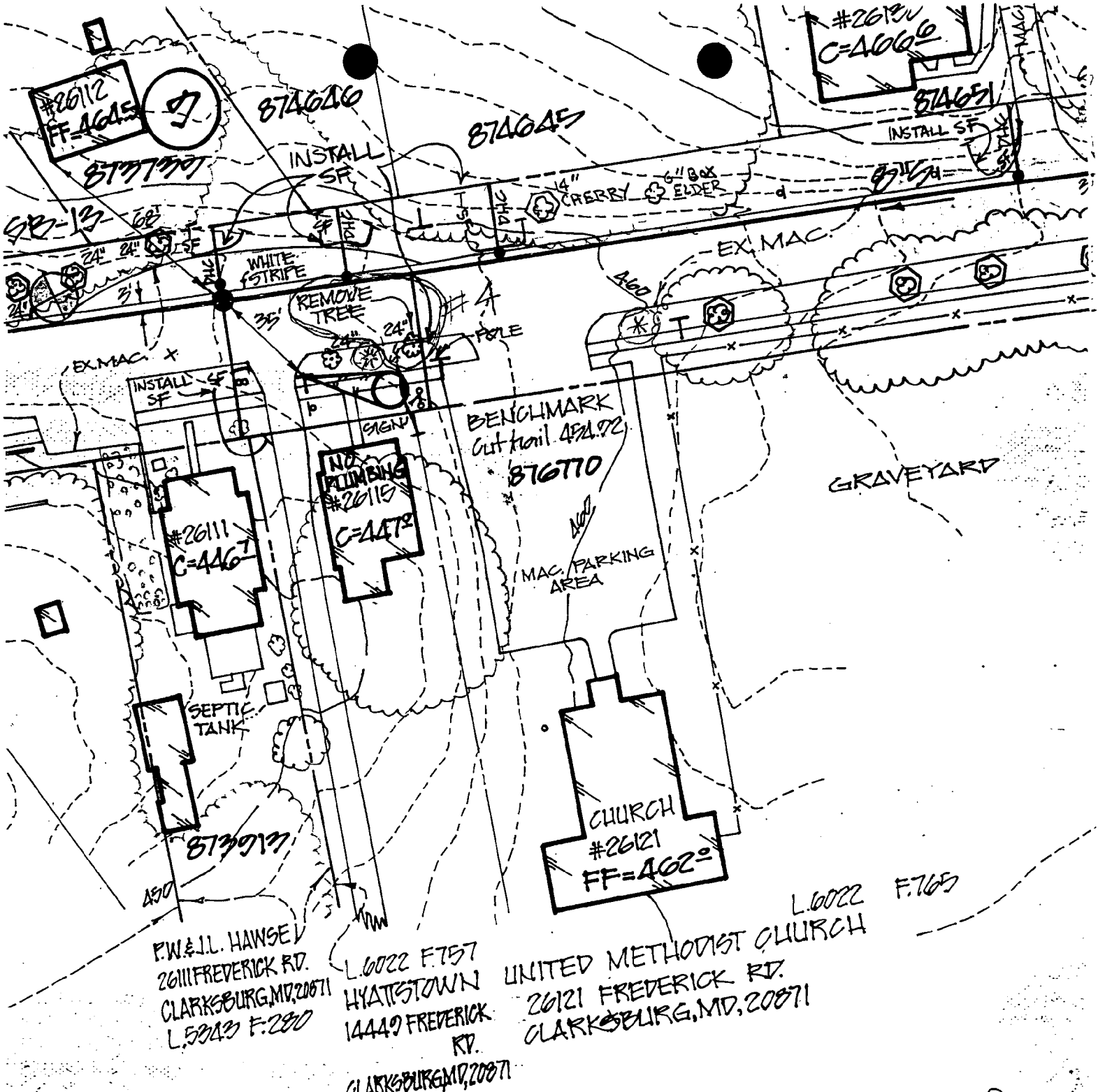
UPPER HALF OF THE
HYATTSTOWN HISTORIC
DISTRICT

TREE REMOVAL

LOCATION OF REPLACEMENT TREES

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 3/10/97



P.W. & L. HANSEL
 2611 FREDERICK RD.
 CLARKSBURG, MD, 20871
 L. 5943 F. 280

L. 6022 F. 757
 HYATTS TOWN
 14449 FREDERICK
 RD.
 CLARKSBURG, MD, 20871

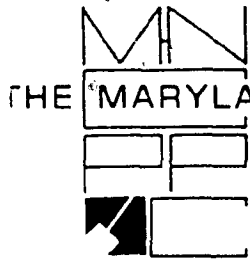
UNITED METHODIST CHURCH
 26121 FREDERICK RD.
 CLARKSBURG, MD, 20871

(*) Location of replacement trees

SEPTIC TANK
 □

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] 3rd 7/10/97



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

DATE: July 9, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus^{DMZ}, 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.

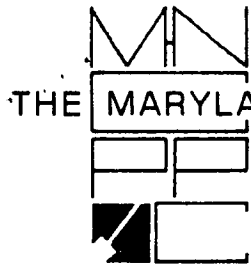
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



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

MEMORANDUM

DATE: July 10, 1997

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, ^{HPC}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 9, 1997.
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) 495-4570.

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26121 Frederick Road

Meeting Date: 7/9/97

Resource: Hyattstown Historic District

Review: HAWP

Case Number: 10/59-97A REVISION

Tax Credit: No

Public Notice: 6/25/97

Report Date: 7/2/97

Applicant: WSSC (Ross Beschner, Agent)

Staff: Robin D. Ziek

PROPOSAL: Remove tree; plant 2 new trees

RECOMMEND: APPROVAL

DATE OF CONSTRUCTION: N/A

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: N/A

PROPOSAL: Remove existing maple tree to facilitate sewer line installation. The line will supply service to the United Methodist Church. The connection is at the south side of the church, and this proposal would allow the installation to proceed along the grass at the edge of the existing parking lot. Any other location would require repairs to the parking lot. The maples are not a long-lived tree, and the WSSC proposes to plant two maples - one on either side of the church entrance - to replace the existing tree.

RECOMMENDATION: Approval
 Approval with conditions:

1. _____
2. _____
3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

and subject to the general condition that the applicant 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.



WASHINGTON SUBURBAN SANITARY COMMISSION

COMMISSIONERS
Elizabeth Buck Behney, Chairman
Kevin P. Maloney, Vice Chairman
Robert G. Berger
Juanita D. Miller
Duane W. Oates
W. Gregory Wims

GENERAL MANAGER
Cortez A. White

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

(301)206-8000 • 1(800)828-6439 • TTY:(301)206-8345

June 4, 1997

Ms. Robin ^{Zeke} Zeke, Historic Preservation Planner
Maryland National Capital Park & Planning Commission
Design, Zoning, and Preservation Division
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Historic Area Work Permit 9703190067
Hyattstown Collection System
WSSC Contract No. 91AS9090-A

Dear Ms. Zeke:

As we discussed in our telephone conversation last week, a late service connection application was received from the Hyattstown United Methodist Church on May 29th. In the application, the church, which is located at 26121 Frederick Road, has requested that the Washington Suburban Sanitary Commission (WSSC) install the 4-inch service connection five feet South of C&P telephone pole #1211½. In order for the WSSC to install a service connection from the 8-inch sewer main in Frederick Road to the church's property line at the requested location, a 24-inch Red Maple will have to be removed.

In an effort to avoid removing this tree, I asked the church if the house connection could be terminated in the parking lot or between the parking lot and the cemetery. I was informed that the church would not be able to afford paying a plumber to install pipe in the parking lot to connect the church to the service connection due to the cost of repaving the parking lot. The Pastor explained that the church was barely able to pay the \$1,450 fee for the service connection because the church needs to purchase a new furnace. In addition, since the existing sewer piping for the church exits on the south side of the church, it would be cost prohibitive and difficult to install a service connection on the north side of the parking lot.

I also checked with our Construction Division to find out if tunneling could be used to install the 4-inch service connection under the tree. Due to the amount of rock that exists in this area, tunneling would not be a viable option. Therefore, I see no solution that would protect this tree, and request that the above referenced Historic Work Area Permit be revised to include its removal and replacement.

③

10/59 - 97A Revision

Ms. Robin Zeke
June 4, 1997
Page 2 of 2

Attached, please find a copy of revised construction plans that include the removal of this tree and planting of a 2-inch replacement Red Maple in the vicinity of this site. If you should have any questions regarding this matter, please call me at (301) 206-8396.

Sincerely,

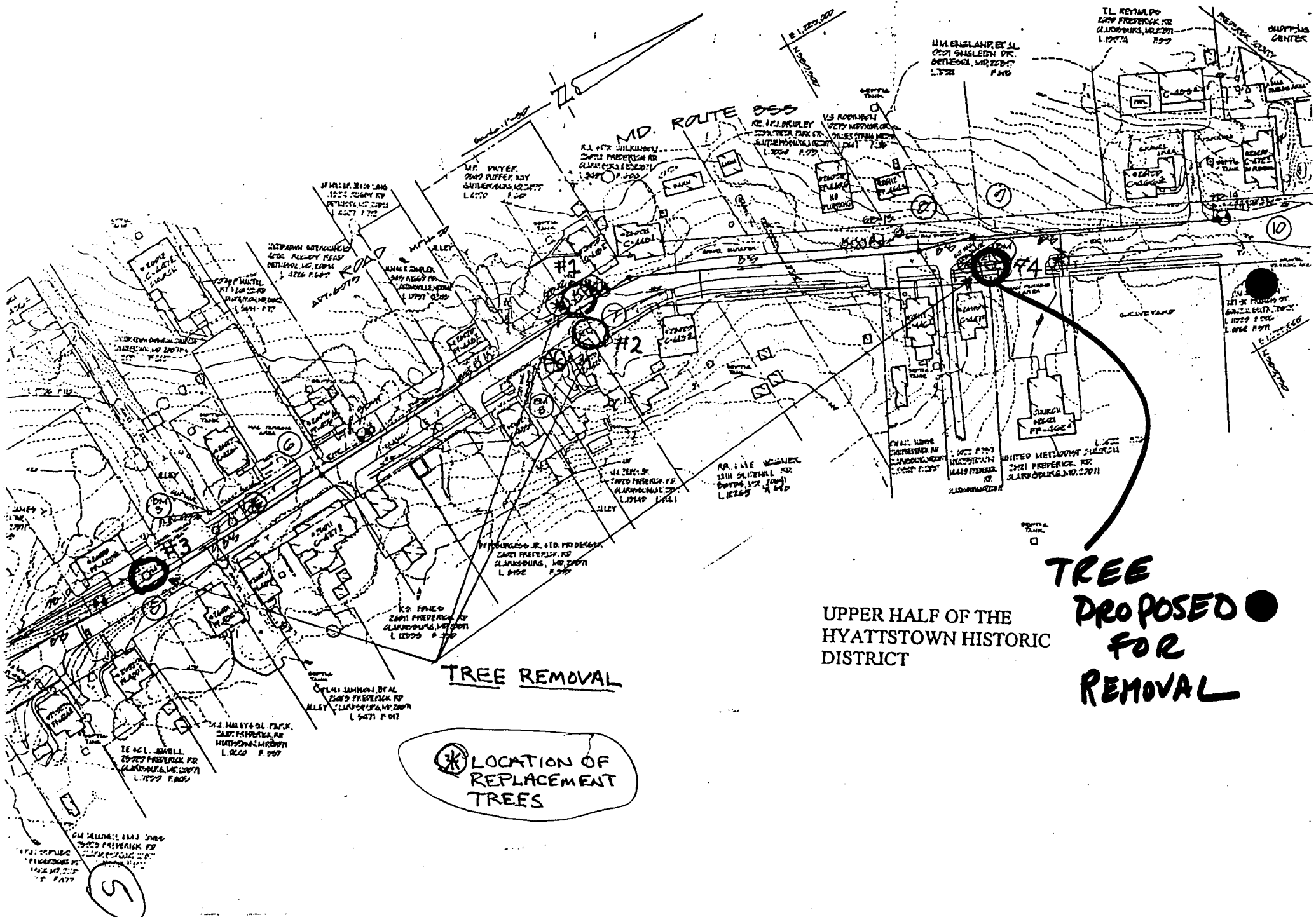


Ross A. Beschner, Project Manager
Project Management Section

RAB/

Enclosure

4

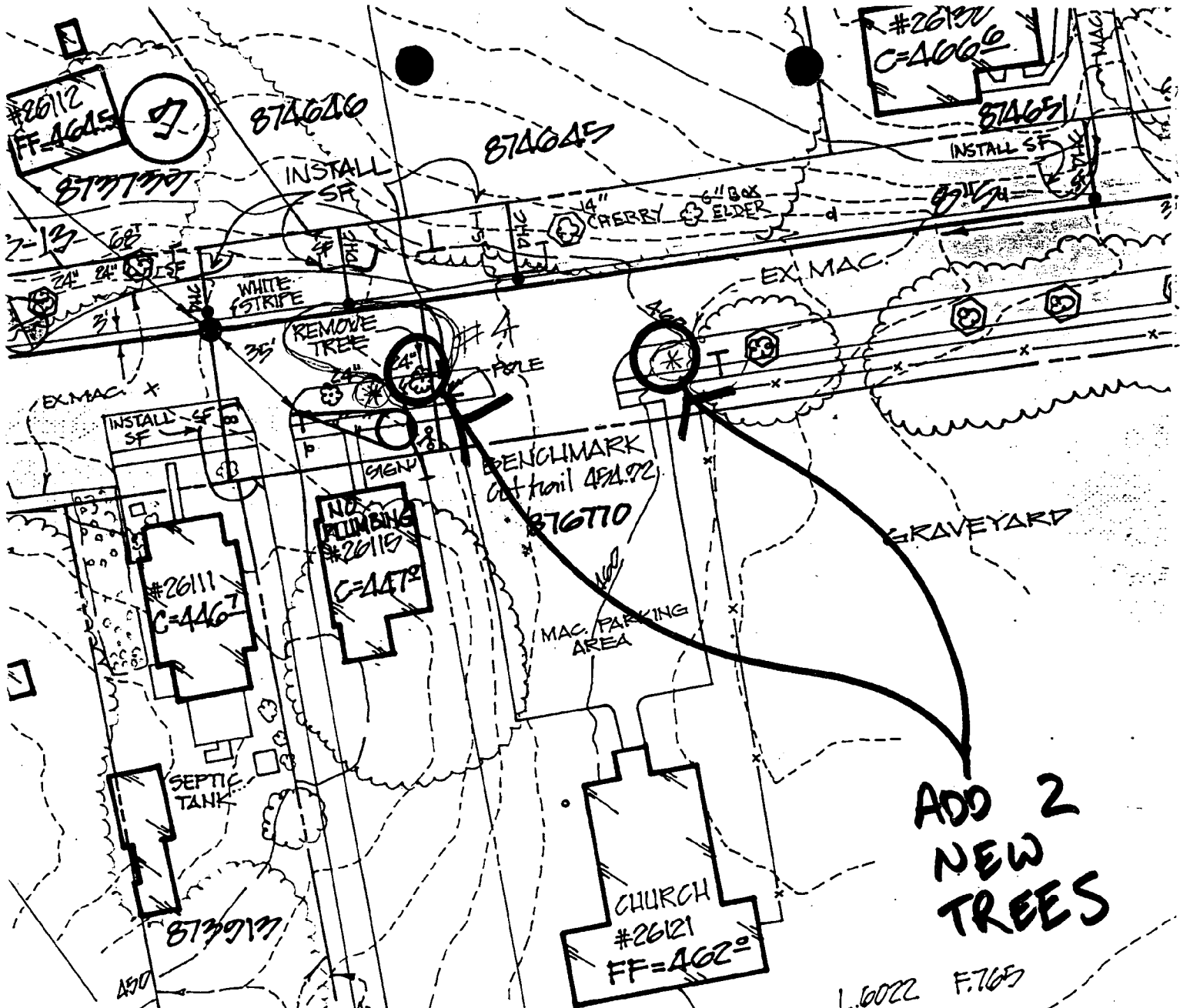


TREE REMOVAL

(X) LOCATION OF REPLACEMENT TREES

UPPER HALF OF THE
HYATTSTOWN HISTORIC
DISTRICT

**TREE
PROPOSED
FOR
REMOVAL**



**ADD 2
NEW
TREES**

P.W. & J.L. HANSEL
26111 FREDERICK RD.
CLARKSBURG, MD, 20871
L. 5343 F. 280

L. 6022 F. 757
HYATTSTOWN
14449 FREDERICK
RD.
CLARKSBURG, MD, 20871

UNITED METHODIST CHURCH
26121 FREDERICK RD.
CLARKSBURG, MD, 20871

(*) Location of
replacement
trees

SEPTIC
TANK
□

Paul W. and J.L. Hawse
26111 Frederick Road
Clarksburg, Md. 20871

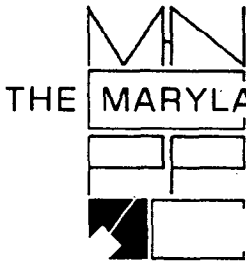
Virginia G. Robinson
10215 Woodmoor Circle
Silver Spring, Md. 20901

Reverend Phil Ayers
United Methodist Church
26121 Frederick Road
Clarksburg, Md. 20871

Haydee M. England
9501 Singleton Drive
Bethesda, Maryland 20817

Tracey Reynolds
26130 Frederick Road
Clarksburg, Maryland 20871

7



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

DATE: 4/10/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: ^{RWZ} Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

_____ Approved _____ Denied

X _____ Approved with Conditions: _____

- (1) Adequate + effective tree protection for remaining trees within 15' of the excavation. Follow directions of arborist regarding feeding of trees, + use barrier fencing @ tree driplines as well as boards around tree trunks;
- (2) ^{HPC} Staff to work w/ applicant on exact location of replanting new trees.

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

Applicant: WSSC (Ross Beschner, Proj. Man.)

Address: 14501 Sweitzer Lane, Laurel, MD 20707

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

RE: Hyattstown Historic District



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

DPS - #B

HISTORIC PRESERVATION COMMISSION 301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ross Beschner

Daytime Phone No.: (301) 206-8396

Tax Account No.: N/A 513-7350

Name of Property Owner: State Highway Administration Daytime Phone No.: (301) 206-8396

Address: 9300 Kenilworth Ave, Greenbelt Md 20770

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: Washington Suburban Sanitary Commission Daytime Phone No.: (301) 206-8396

LOCATION OF BUILDING/PREMISE

House Number: N/A Street: Md. Rte 355 (Frederick Road)

Town/City: Hyattstown Nearest Cross Street: MD Route 109

Lot: N/A Block: N/A Subdivision: Various locations in the Hyattstown

Liber: N/A Folio: N/A Parcel: Historic District

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: 8-inch Sanitary sewer

1B. Construction cost estimate: \$ 350,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] 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 N/A 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: Ross Beschner

Date: 3/17/97

Approved: [X] Conditions

For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 4/10/97

Application/Permit No.: 9170319000 Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The Hyattstown Historic District consists of thirty primary resources dating from 1798 to 1925. Of these, two churches are set far back from the street in juxtaposition to the regularity of the narrow lots and shallow setbacks of the residential properties. Other primary resources in the district include a cemetery, gristmill and school. Most of the buildings are wood with gable metal roofs. Mature maple trees line both sides of Frederick Road.

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

The construction of an 8-inch sanitary sewer within the Maryland State Highway Administration's right-of-way for Md. Rte. 355, which will result in the removal of three maple trees of 22, 24 & 36" in diameter. The sanitary sewer will replace failed septic systems, permitting occupancy/restoration of historic buildings presently unoccupied.

2. SITE PLAN

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

- a. 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.

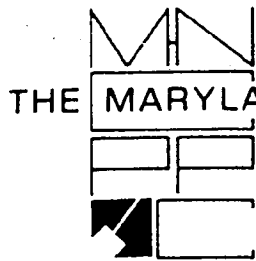
6. TREE SURVEY

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.



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

DATE: 4/10/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcous, ^{GM}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.

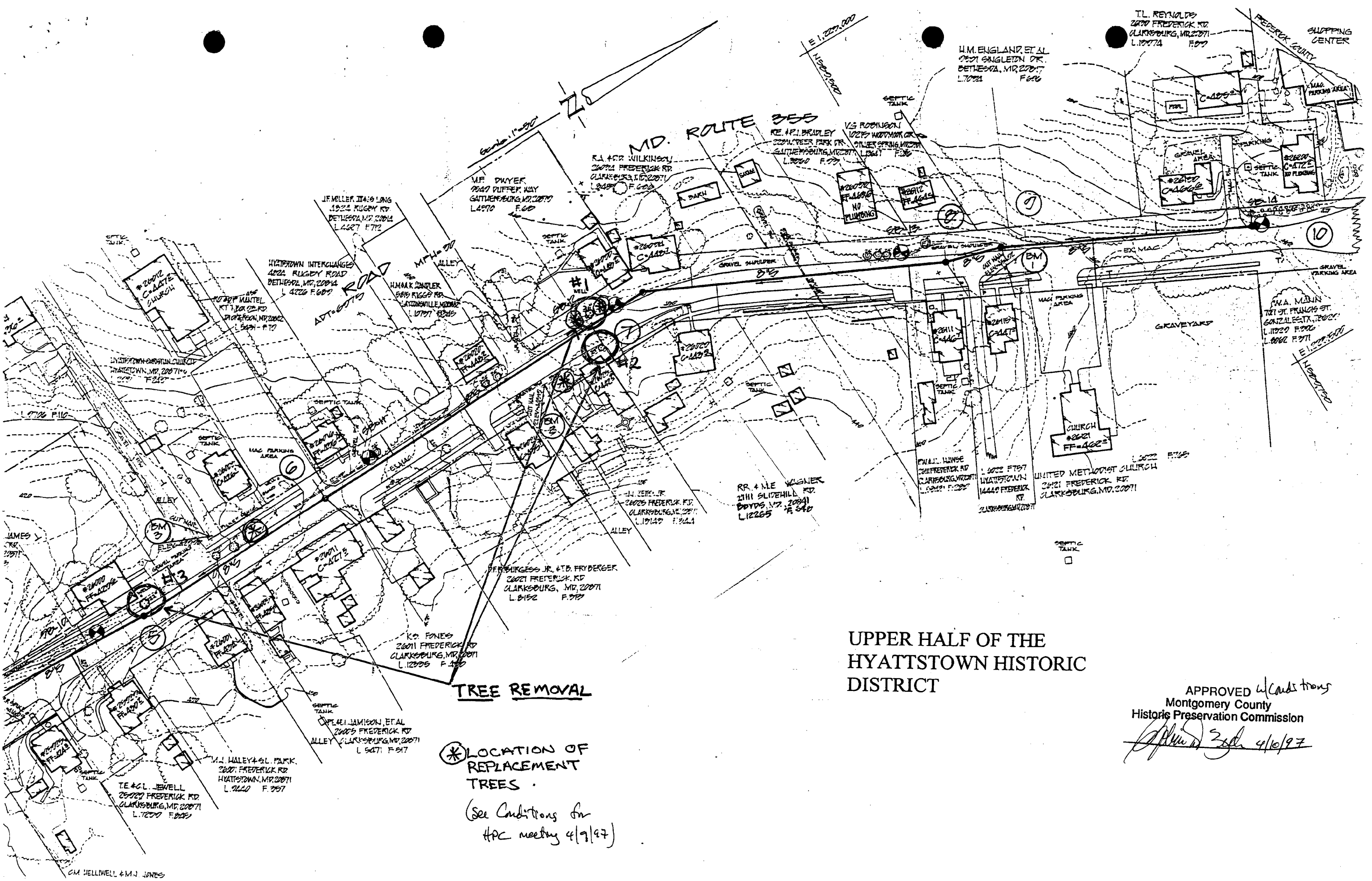
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

X 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!



UPPER HALF OF THE
HYATTSTOWN HISTORIC
DISTRICT

APPROVED *w/conditions*
Montgomery County
Historic Preservation Commission
[Signature] 4/10/97

TREE REMOVAL

**(*) LOCATION OF
REPLACEMENT
TREES**

(See Conditions for
HPC meeting 4/9/97)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26030, 26025, 26000 Frederick Road Meeting Date: 4/9/97

Resource: Hyattstown Historic District Review: **HAWP**

Case Number: 10/59-97A Tax Credit: No

Public Notice: 3/26/97 Report Date: 4/2/97

Applicant: State Highway Administration Staff: Robin D. Ziek
(Ross Beschner, Agent)

PROPOSAL: Remove 3 trees, propose replanting scheme RECOMMENDATIONS: **APPROVAL
W/CONDITIONS**

RESOURCE SUMMARY

RESOURCE: Hyattstown Historic District

PROJECT DESCRIPTION: Remove 3 mature trees during installation of sewer line, and install 4 new trees of same species.

PROJECT DESCRIPTION

WSSC has been working closely for several years with the HPC and Historic Preservation Planning Staff to develop sewer facilities for the historic district of Hyattstown. The project was developed to address the failing septic systems at individual house sites. Due to septic system failures, several historic structures in Hyattstown have been empty for many years. To correct this situation, a small package sewage treatment plant was designed for the existing structures in the historic district. The actual treatment plant has been reviewed and approved for a location at the south edge of town, on the west side of Frederick Road.

The current application addresses the actual pipeline installation, with trunk lines to individual houses. The installation begins at the north part of town and runs down the west side of Frederick Road. During the entire construction process, at least one lane of traffic is required to be open.

In a survey along the proposed route, three trees were identified that would not survive the required excavation work for the pipeline due to the proximity of the trees to the construction work. (See Circle **7**) These are:

- 1) a 36" Red Maple is located adjacent to 26030 Frederick Road;
- 2) a 24" Red Maple which is along the property edge of 26025 Frederick Road; and
- 3) a 22" Norway Maple at the NE corner of 26000 Frederick Road.

The applicant proposes to replace the existing trees with trees of similar species. The 36" Red Maple would be replaced with two 3" caliper Red Maple trees. The other two trees would be replaced with new 2" caliper trees of similar species. The Norway Maple is being removed from a

①

site with very little road frontage, and the proposal is to replant a Norway Maple in front of the adjacent property to the north at 26012 Frederick Road.

GENERAL STAFF COMMENTS

Hyattstown is a linear historic district with the majority of primary structures located directly adjacent to Frederick Road. There is a mature canopy of trees, but it is not a planned urban treescape. Rather, the environment has developed over time as individual property owners have planted trees along the front edges of their property. Frederick Road has been widened and several trees are very close to the roadway. WSSC has taken this into consideration in planning the location of the pipeline. They have made every effort to minimize damage to the existing trees, and have been working closely with a Department of Natural Resources arborist during this project to assure tree protection.

The proposal to remove three existing trees along the west side of Frederick Road is modest and will leave the mature tree canopy for the historic district essentially intact. It is unfortunate that two of the trees are in the same approximate location at the bend of Frederick Road (one on the east side and one on the west side). However, the two trees will be replaced with three trees so that the tree cover will eventually grow back at this point in the road.

The maple at 26000 Frederick Road is growing adjacent to the house and the well. WSSC proposes to replace this tree with a new tree planted in front of 26008 Frederick Road. This is because there is essentially only 6' between the roadway and the house at 26000 Frederick Road. The applicant proposes to plant the replacement tree at the closest suitable site, which is just north of the existing tree site, in front of the parsonage at 26008 Frederick Road (the church is located at 26012 Frederick Road).

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, 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 #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.

CONDITIONS:

1) Adequate and effective tree protection should be undertaken for the remaining trees along Frederick Road, including trunk protection for all trees within 15' of the excavation. Applicant should proceed according to the direction of a certified arborist, with written confirmation to staff, regarding other tree protection measures such as feeding the trees before and after construction and the use of barrier fencing at tree driplines developed and enforced throughout the construction period.

(2) Staff to work w/ applicant on exact location of the new trees.

and subject to the general condition that the applicant 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

Contact Person: Ross Beschner

Daytime Phone No.: (301) 206-8396

Tax Account No.: N/A

Name of Property Owner: State Highway Administration Daytime Phone No.: (301) 513-7350

Address: 9300 Kenilworth Ave, Greenbelt Md 20770
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: Washington Suburban Sanitary Commission Daytime Phone No.: (301) 206-8396

LOCATION OF BUILDING/PREMISE

House Number: N/A Street: Md Rte 355 (Frederick Road)

Town/City: Hyattstown Nearest Cross Street: MD Route 109

Lot: N/A Block: N/A Subdivision: Various locations in the Hyattstown

Liber: N/A Folio: N/A Parcel: Historic District

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|--|--|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" 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 checked="" 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 type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>8-inch Sanitary sewer</u> | | | |

1B. Construction cost estimate: \$ 350,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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 N/A 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.

Ross Beschner
Signature of owner or authorized agent

3/17/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

3

REQUIREMENTS FOR THE HISTORIC PRESERVATION COMMISSION



HISTORIC PRESERVATION COMMISSION

301492-4270

1. WRITTEN DESCRIPTION OF PROJECT

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

The Hyattstown Historic District consists of thirty primary resources dating from 1788 to 1925. Of these, two churches are located on the north side of Frederick Road. The regularity of the narrow lots and shallow setbacks of the residential properties. Other primary resources in the district include a cemetery, gristmill and school. Most of the buildings are wood with gable metal roofs. Mature maple trees line both sides of Frederick Road.

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

The construction of an 8-inch sanitary sewer within the Maryland State Highway Administration's right-of-way for Md. Rte. 355, which will result in the removal of three maple trees of 22, 24 & 36 in diameter. The sanitary sewer will replace failed septic systems, permitting occupancy/restoration of historic buildings presently unoccupied.

2. SITE PLAN

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

a. 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.





WASHINGTON SUBURBAN SANITARY COMMISSION

COMMISSIONERS
Elizabeth Buck Behney, Chairman
Kevin P. Maloney, Vice Chairman
Robert G. Berger
Juanita D. Miller
Duane W. Oates
W. Gregory Wims

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

(301)206-8000 • 1(800)828-6439 • TTY:(301)206-8345

GENERAL MANAGER
Cortez A. White

March 18, 1997

Ms. Mary Quattro
Department of Permitting Services
250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850

Re: Historic Area Work Permit
Hyattstown Collection System
WSSC Contract No. 91AS9090A

Dear Ms. Quattro:

Enclosed, please find a permit application for the Hyattstown Collection System project. I have included two complete sets of supporting information. For your convenience I have provided the overall site plan on both 11" x 17" paper and 8" x 11" paper. The original contract drawings from which these copies were taken are too large in size for submittal, 24" x 36". It is my understanding that by submitting an application by March 19, 1997, the earliest Historic Preservation Commission meeting that this project could be scheduled for is on April 9, 1997. With this application, I am requesting that this project and permit request be included in the agenda for that meeting. Please contact me at (301) 206-8396 if there is any additional information you need.

Sincerely,

Ross A. Beschner, Project Manager
Project Management Section

RAB

Attachments

cc: Gwen Marcus-Wright, MNCP&PC (w/o Attachments)

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING
PROPERTY OWNERS

Joseph P. Longo ✖
26000 Frederick Road
Clarksburg, Maryland 20871

Todd and Cathy L. Jewell
25929 Frederick Road
Clarksburg, Maryland 20871

Marcia J. Haley
1698 Warlow Lane
Concord, California 94521

Thomas M. Barse and Kristin L. Milne
26004 Frederick Road
Clarksburg, Maryland 20871

Michael Dwyer ✖
9549 Duffer Way
Gaithersburg, Maryland 20879

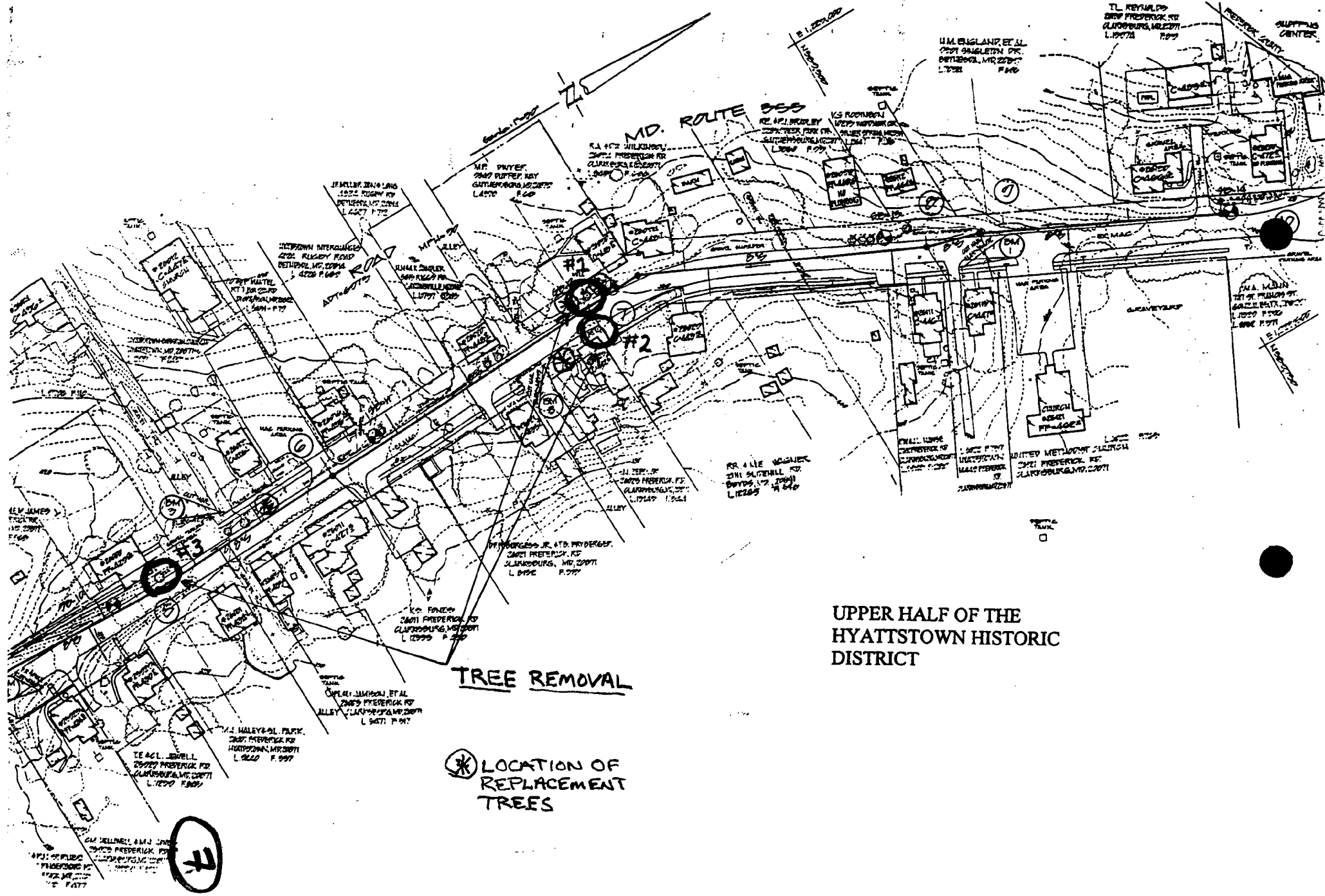
✖ Joseph J. Zetts Jr.
26025 Frederick Road
Clarksburg, Maryland 20871

Allen and Donna Wilkinson
26034 Frederick Road
Clarksburg, Maryland 20871

Ric Wagner
26029 Frederick Road
Clarksburg, Maryland 20871

Hyattstown Christian Church ✖
26012 Frederick Road
Hyattstown, Maryland 20871

Purdum E. Jamison
26005 Frederick Road
Clarksburg, Maryland 20871



TREE REMOVAL

*** LOCATION OF REPLACEMENT TREES**

UPPER HALF OF THE HYATTSTOWN HISTORIC DISTRICT

JUSTIFICATION FOR TREE REMOVAL

Trees 1 and 2:

As a requirement of State Highway Administration's permit for installing an 8-inch sanitary sewer within MD Rte. 355, the Washington Suburban Sanitary Commission must maintain at least one lane of traffic at all times during construction. Closing of this roadway will not be allowed. To provide a 11 foot wide lane, the alignment of the sanitary sewer can extend no more than 3 feet into the other lane. This is because the equipment used to install the sanitary sewer is 13 feet wide and must straddle the trench. Consideration must also be given to the counterweight of the equipment that extends about 2 feet past the outside track of the equipment when it is being turned. Therefore, 3 ft (maximum encroachment into roadway) + 6.5 ft (half of equipment width) + 2ft (extension of counterweight) = 11.5 feet which will leave 11.5 feet of the 23 foot roadway for traffic. Since trees 1 and 2 are located within 7 feet of MD Rte. 355, it is impossible to save the trees and still maintain one lane of traffic due to the amount of root damage that is anticipated.

Tree 3:

In order to provide sanitary sewer service to residence #26025, a lateral must be installed from the 8-inch sewer main to the property line. The existing piping that transports waste from the house to the septic system exits on the north side of the house. Also, the house has a block foundation on the north side and a rock foundation on the south side. In order to avoid costly pipe realignment by the property owner and significant disturbance to the house foundation, the lateral must be installed to the north side of the property. A 24-inch red maple tree is located in the proposed path of the lateral. There is no way that this tree can be avoided due to a width of only 10 feet between the house and the north property line.

Note: All other trees within 15 feet of the trench excavation shall be protected with oak board tree protection.



| TREE | SIZE (Inches) | SPECIES | LOCATION | REPLACE WITH | REPLACEMENT LOCATION |
|------|------------------|--------------|---|-----------------------|---|
| 1 | 36 | Red Maple | Located at bend in MD Rte. 355 adjacent to residence #26030 | 2 3-inch Red Maples | In the same location |
| 2 | 24 | Red Maple | Located at bend in MD Rte. 355 adjacent to residence #26025 | 1 2-inch Red Maple | Between MD Rte. 355 and asphalt sidewalk adjacent to southwest corner of residence #26025 |
| 3 | 22 | Norway Maple | At northeast corner of residence #26000 | 1 2-inch Norway Maple | Directly in front of church parsonage at 260 ⁰⁸ 12 Frederick Road |

6

NE DWYER
9549 DUFFER WAY
GATHERSBURG, MD, 20879
L4570
E. 60

R.A. & D.D. WILKINSON
2600A FREDERICK RD.
CLARKSBURG, MD, 20871
L2499
E. 60

MPH=70
ALLEY

ANDLER
GS RD
VILLE, MD
7 E315

SEPTIC TANK

BAG

#26020
FF-4482

#26020
C-4482

#2600A
C-4487

#1 WELL

25'

7

25'

#2

#26020
C-4482

#26020
C-4482

LEVEL
OUT NAIL
ELEV-44512

#26020
C-4482

SEPTIC TANK

⊗ LOCATION OF REPLACEMENT TREES

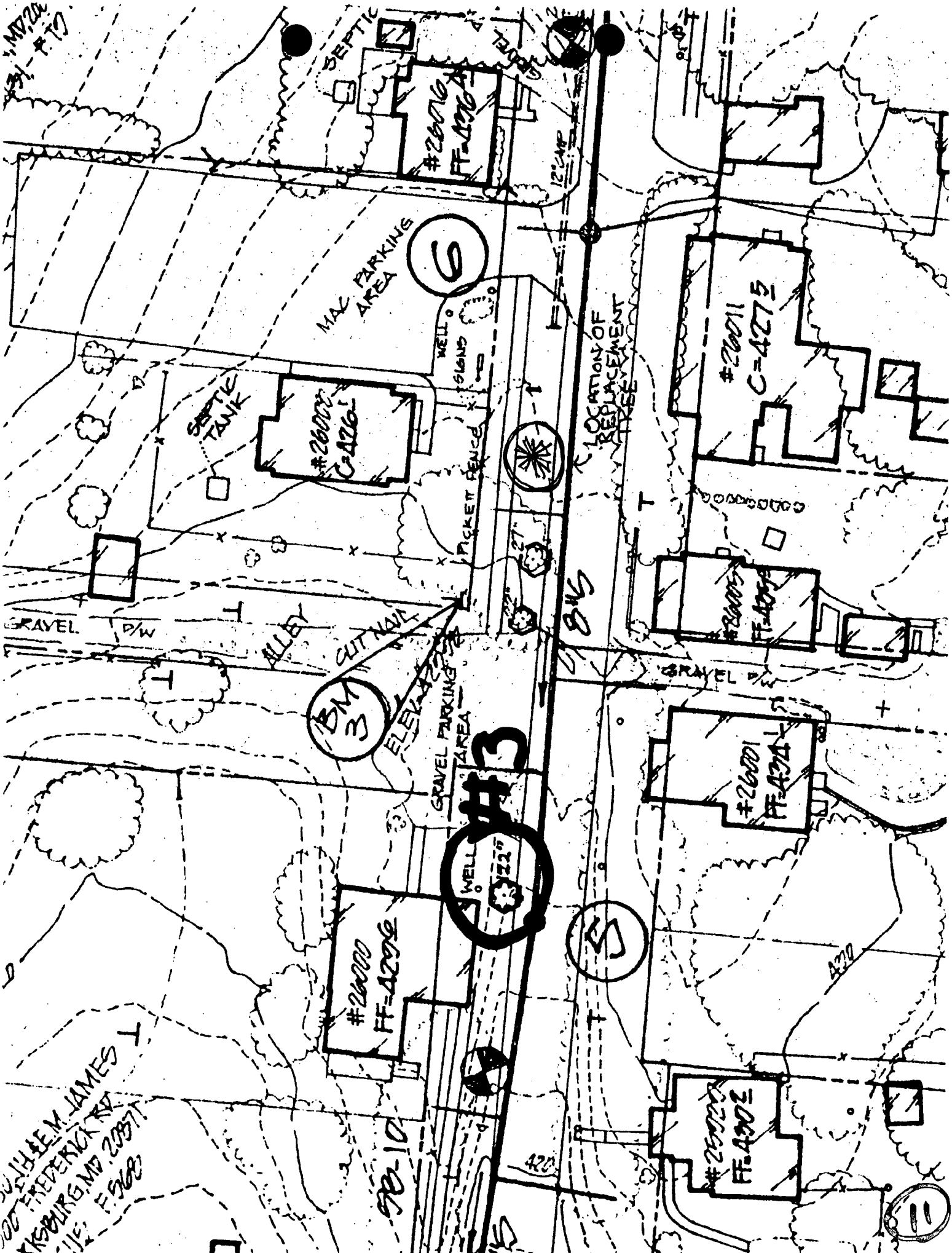
10

J. ZETS JR.
26025 FREDERICK RD.
CLARKSBURG, MD, 20871
L13143

ALLEY

RR. & M.E. 11

M700
#17



WILLIAM JAMES T
 100 FREDERICK RD
 KESBORG, MD 20851
 1/2" = 1'-0"

CH

90-10

S

S

BM 3

1

LOCATION OF REPLACEMENT STAIRS

MAC PARKING AREA

SEPTIC TANK

WELL

PICKET FENCE

GRAVEL PARKING AREA

#26000
FF-4298

#26007
C-4261

#26016
FF-4276

#26001
FF-4274

#26005
FF-4275

#26011
C-4275

#26002
FF-4292

GRAVEL

P/W

ALLEY

CUTWAY

ELEVATOR

GRAVEL

A270

A20

815

12-2408

8108



WASHINGTON SUBURBAN SANITARY COMMISSION

COMMISSIONERS
Elizabeth Buck Behney, Chairman
Kevin P. Maloney, Vice Chairman
Robert G. Berger
Juanita D. Miller
Duane W. Oates
W. Gregory Wims

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

(301)206-8000 • 1(800)828-6439 • TTY:(301)206-8345

GENERAL MANAGER
Cortez A. White

March 18, 1997

Ms. Mary Quattro
Department of Permitting Services
250 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850

Re: Historic Area Work Permit
Hyattstown Collection System
WSSC Contract No. 91AS9090A

Dear Ms. Quattro:

Enclosed, please find a permit application for the Hyattstown Collection System project. I have included two complete sets of supporting information. For your convenience I have provided the overall site plan on both 11" x 17" paper and 8" x 11" paper. The original contract drawings from which these copies were taken are too large in size for submittal, 24" x 36". It is my understanding that by submitting an application by March 19, 1997, the earliest Historic Preservation Commission meeting that this project could be scheduled for is on April 9, 1997. With this application, I am requesting that this project and permit request be included in the agenda for that meeting. Please contact me at (301) 206-8396 if there is any additional information you need.

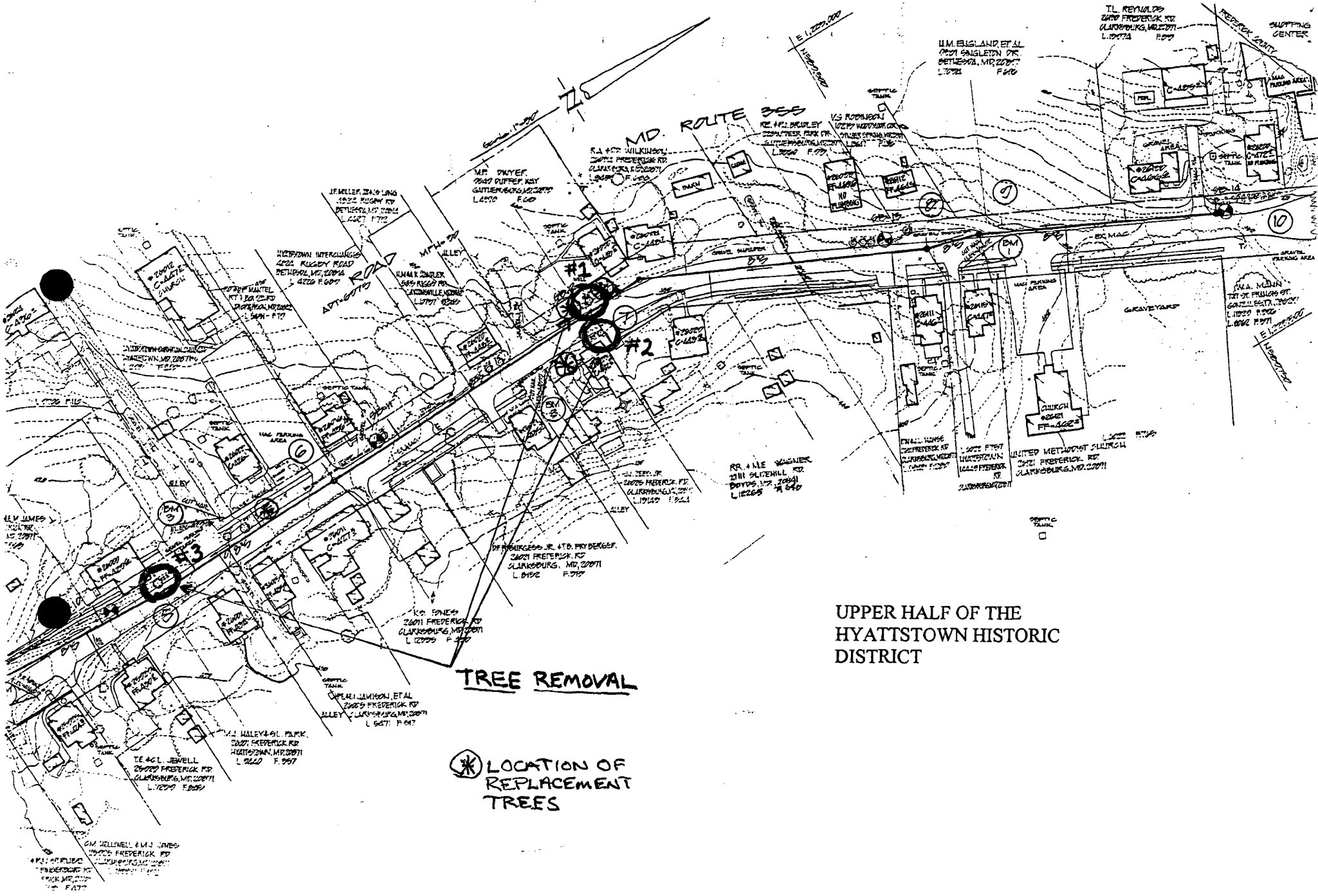
Sincerely,

Ross A. Beschner, Project Manager
Project Management Section

RAB

Attachments

cc: Gwen Marcus-Wright, MNCP&PC (w/o Attachments)



UPPER HALF OF THE
HYATTSTOWN HISTORIC
DISTRICT

TREE REMOVAL

⊛ LOCATION OF
REPLACEMENT
TREES

TL REYNOLDS
2400 FREDERICK RD
CLARKSBURG, MD 20771
L 10274 F 00

U.M. ENGLAND ET AL
2001 SABLETON DR
BETHESDA, MD 20877
L 10781 F 00

MD. ROUTE 355

V.S. RODRIGUEZ
10277 HAYTOWN CIR
CLARKSBURG, MD 20771
L 10000 F 00

R.A. & D. WILKINSON
2000 FREDERICK RD
CLARKSBURG, MD 20771
L 10000 F 00

M.P. DRYER
2640 DUFFER WAY
GAITHERSBURG, MD 20878
L 0000 F 00

J.F. MILLER, JR. & S. LANG
10200 RUGBY RD
BETHESDA, MD 20814
L 0000 F 00

HYATTSTOWN INTERCHANGES
4222 RUGBY ROAD
BETHESDA, MD 20814
L 0000 F 00

H.M.A. MILLER
101 ST. FRANKLIN ST.
GAITHERSBURG, MD 20878
L 10000 F 00
L 10000 F 00

RR. J. M.E. WAGNER
1011 SLEIGH RD
BOVING, MD 20841
L 10265 R 04

DR. WILHELM J. & D. W. BERGER
3000 FREDERICK RD
CLARKSBURG, MD 20771
L 0102 F 00

K.D. FONDS
2001 FREDERICK RD
CLARKSBURG, MD 20771
L 10000 F 00

W.P. JAMISON, ET AL
2000 FREDERICK RD
CLARKSBURG, MD 20771
L 0001 F 00

W.A. WILEY & S. PARK
2001 FREDERICK RD
HYATTSTOWN, MD 20771
L 0240 F 00

T.E. & G.L. JEWELL
2000 FREDERICK RD
CLARKSBURG, MD 20771
L 10000 F 00

G.M. JEWELL & M.J. JAMES
2000 FREDERICK RD
CLARKSBURG, MD 20771
L 10000 F 00

Hyattstown
W35C

3/4/97

Ross Beschner
Joel Paish DNR

Trees + sewer line

→ Ask Mr. Stubble if he plans to hook up
↓ let Ross know.

H.M. England - ? lots of trees ← Scrubby open lot -
forested - but very scrubby -

What will go back as they take trees down?

→ State tree list (get copy)

4, trees, 1, 1, 1 in front of Davis house?

Meeting w/ Mrs. Burdette, (Son) Vandette, Dean Ventola (ACA)

- old car dealership - brick

- old Firestation - old concrete block (1928)

(Cameras in the area).

Helen C. Burdette
22701 Mt Ephraim Rd
Dickerson, MD 20842

← ✓ TAX credit up.

IMPORTANT MESSAGE

For _____
 Day 3/31 Time 12:45 A.M.
P.M.
 M Joe Longo
 Of _____

Phone 279-0123
 FAX Area Code _____ Number _____ Extension _____
 MOBILE Area Code _____ Number _____ Extension _____

| | | | |
|------------------|--------------------|-------------------|--|
| Telephoned | Returned your call | RUSH | |
| Came to see you | Please call | Special attention | |
| Wants to see you | Will call again | Caller on hold | |

Message Re: tree at 26000
Frederick Road
WSSC has talked with him about the
tree removal. He says there
is no room to re-plant a
tree. There's only 6' between the house
the road.

Signed _____



WASHINGTON SUBURBAN
SANITARY COMMISSION

ROSS A. BESCHNER
Project Manager
Project Management Section

14501 Sweitzer Lane
Laurel, Maryland 20707

(301) 206-8396
FAX: (301) 206-8867



State of Maryland

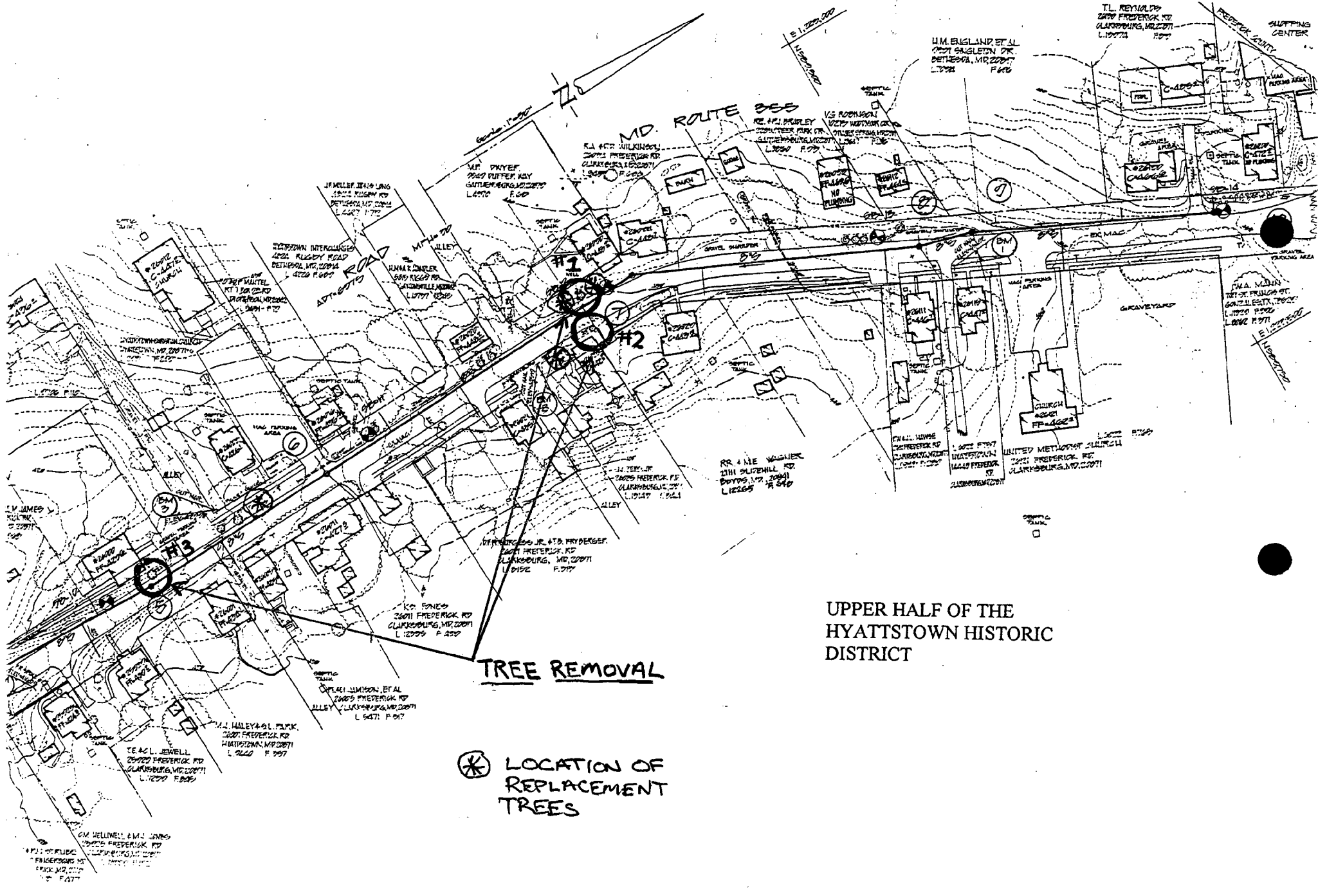
DEPARTMENT OF NATURAL RESOURCES
RESOURCE CONSERVATION SERVICE
FORESTRY DIVISION

Southern Region / WSSC-Environmental Unit
14501 Sweitzer Lane, 8th Floor
Laurel, MD 20707

Joel A. Bush

Associate Urban Forester

(301) 206-8078



TREE REMOVAL

⊛ LOCATION OF REPLACEMENT TREES

UPPER HALF OF THE HYATTSTOWN HISTORIC DISTRICT

ME DWYER
DUFFER WAY
GATHERSBURG, MD, 20879
L4570 F.60

MD.
R.A. & D.D. WILKINSON
2600A FREDERICK RD.
CLARKSBURG, MD, 20871
L2499 F.60

MPH=70
ALLEY

HANDLER
EGGS RD
NEVILLE, MD 20882
737 F3215

SEPTIC TANK

BAR

#26000
O=AA87E

#26004
C=AA87

#1
WELL

#26020
FF=AA82

25

7

#26009
C=AA25

#26029
C=AA39

#26021
C=AA51

31

SEPTIC TANK

(*)

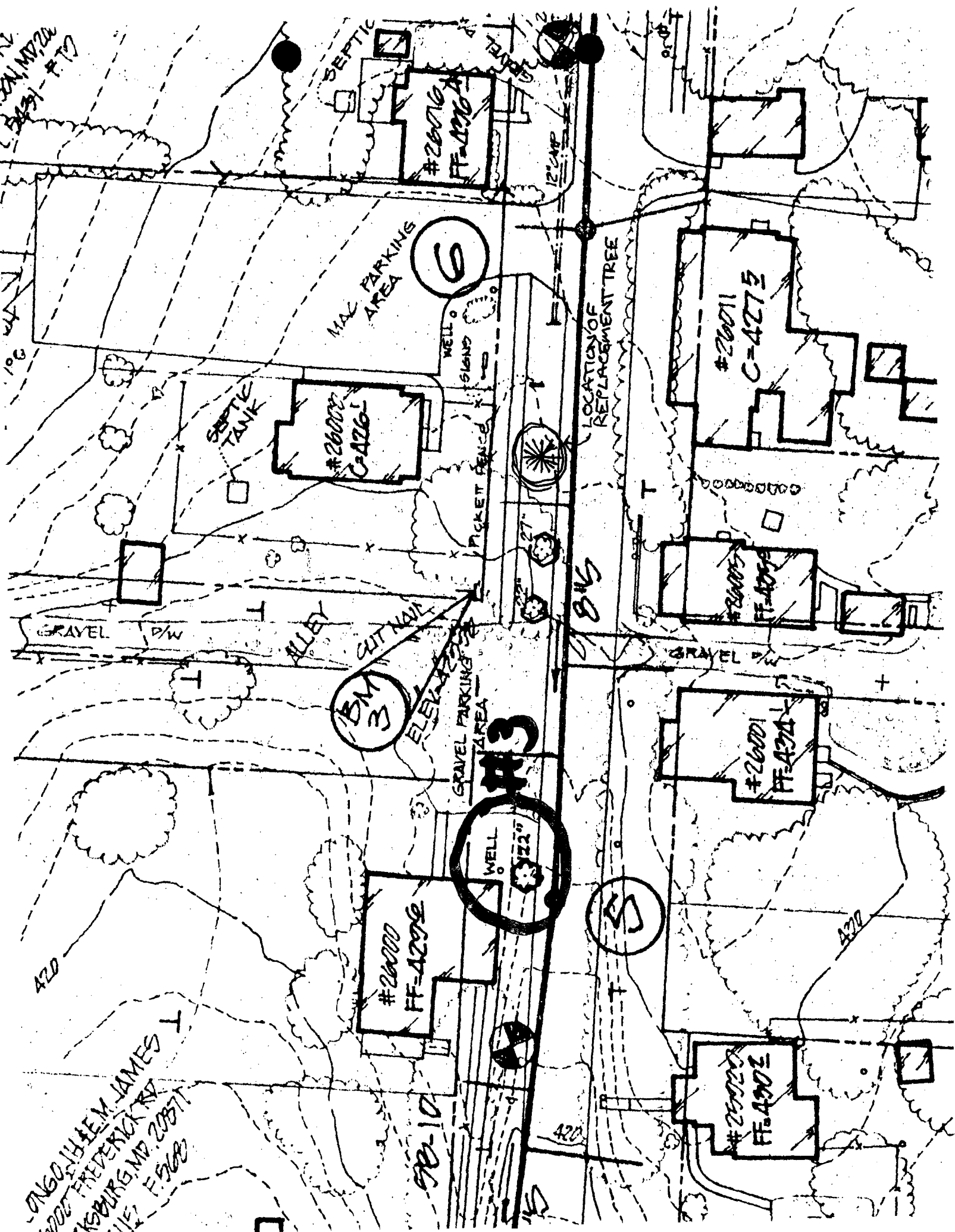
LOCATION OF REPLACEMENT TREES

W. ZEISS JR.
26025 FREDERICK RD.
CLARKSBURG, MD, 20871
L13143 F31

ALLEY

RR. & M.E. W.
2111

12N, MD20A
5831 - #17



DRG. W/ H. M. JAMES
400 FREDERICK RD
KESBURG, MD. 20871
1/12/58 F. 508

90-10

420

420

JUSTIFICATION FOR TREE REMOVAL

Trees 1 and 2:

As a requirement of State Highway Administration's permit for installing an 8-inch sanitary sewer within MD Rte. 355, the Washington Suburban Sanitary Commission must maintain at least one lane of traffic at all times during construction. Closing of this roadway will not be allowed. To provide a 11 foot wide lane, the alignment of the sanitary sewer can extend no more than 3 feet into the other lane. This is because the equipment used to install the sanitary sewer is 13 feet wide and must straddle the trench. Consideration must also be given to the counterweight of the equipment that extends about 2 feet past the outside track of the equipment when it is being turned. Therefore, 3 ft (maximum encroachment into roadway) + 6.5 ft (half of equipment width) + 2ft (extension of counterweight) = 11.5 feet which will leave 11.5 feet of the 23 foot roadway for traffic. Since trees 1 and 2 are located within 7 feet of MD Rte. 355, it is impossible to save the trees and still maintain one lane of traffic due to the amount of root damage that is anticipated.

Tree 3:

In order to provide sanitary sewer service to residence #26025, a lateral must be installed from the 8-inch sewer main to the property line. The existing piping that transports waste from the house to the septic system exits on the north side of the house. Also, the house has a block foundation on the north side and a rock foundation on the south side. In order to avoid costly pipe realignment by the property owner and significant disturbance to the house foundation, the lateral must be installed to the north side of the property. A 24-inch red maple tree is located in the proposed path of the lateral. There is no way that this tree can be avoided due to a width of only 10 feet between the house and the north property line.

Note: All other trees within 15 feet of the trench excavation shall be protected with oak board tree protection.

| TREE | SIZE (Inches) | SPECIES | LOCATION | REPLACE WITH | REPLACEMENT LOCATION |
|------|------------------|--------------|---|-----------------------|---|
| 1 | 36 | Red Maple | Located at bend in MD Rte. 355 adjacent to residence #26030 | 2 3-inch Red Maples | In the same location |
| 2 | 24 | Red Maple | Located at bend in MD Rte. 355 adjacent to residence #26025 | 1 2-inch Red Maple | Between MD Rte. 355 and asphalt sidewalk adjacent to southwest corner of residence #26025 |
| 3 | 22 | Norway Maple | At northeast corner of residence #26000 | 1 2-inch Norway Maple | Directly in front of church parsonage at 26012 Frederick Road |

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Joseph P. Longo
26000 Frederick Road
Clarksburg, Maryland 20871

Todd and Cathy L. Jewell
25929 Frederick Road
Clarksburg, Maryland 20871

Marcia J. Haley
1698 Warlow Lane
Concord, California 94521

Thomas M. Barse and Kristin L. Milne
26004 Frederick Road
Clarksburg, Maryland 20871

Michael Dwyer
9549 Duffer Way
Gaithersburg, Maryland 20879

Joseph J. Zetts Jr.
26025 Frederick Road
Clarksburg, Maryland 20871

Allen and Donna Wilkinson
26034 Frederick Road
Clarksburg, Maryland 20871

Ric Wagner
26029 Frederick Road
Clarksburg, Maryland 20871

Hyattstown Christian Church
26012 Frederick Road
Hyattstown, Maryland 20871

Purdum E. Jamison
26005 Frederick Road
Clarksburg, Maryland 20871

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING
PROPERTY OWNERS

Joseph P. Longo
26000 Frederick Road
Clarksburg, Maryland 20871

Todd and Cathy L. Jewell
25929 Frederick Road
Clarksburg, Maryland 20871

Marcia J. Haley
1698 Warlow Lane
Concord, California 94521

Thomas M. Barse and Kristin L. Milne
26004 Frederick Road
Clarksburg, Maryland 20871

Michael Dwyer
9549 Duffer Way
Gaithersburg, Maryland 20879

Joseph J. Zetts Jr.
26025 Frederick Road
Clarksburg, Maryland 20871

Allen and Donna Wilkinson
26034 Frederick Road
Clarksburg, Maryland 20871

Ric Wagner
26029 Frederick Road
Clarksburg, Maryland 20871

Hyattstown Christian Church
26012 Frederick Road
Hyattstown, Maryland 20871

Purdum E. Jamison
26005 Frederick Road
Clarksburg, Maryland 20871

Paul W. and J.L. Hawse
26111 Frederick Road
Clarksburg, Md. 20871

Virginia G. Robinson
10215 Woodmoor Circle
Silver Spring, Md. 20901

Reverend Phil Ayers
United Methodist Church
26121 Frederick Road
Clarksburg, Md. 20871

Haydee M. England
9501 Singleton Drive
Bethesda, Maryland 20817

Tracey Reynolds
26130 Frederick Road
Clarksburg, Maryland 20871