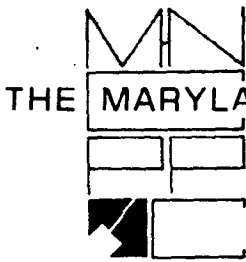


10/59-97B 26029 Frederick Road
(Hyattstown Historic District)

P



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

DATE: 5-28-97

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

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

Applicant: Richard Wagner

Address: 26029 Fredericke Road (Hyattstown)
Clarksburg

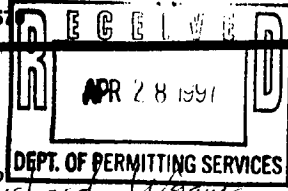
***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission

(301) 495-4571



APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Richard Wagner
 DAYTIME TELEPHONE NO. (301) 831 8676
 TAX ACCOUNT # 24040
 NAME OF PROPERTY OWNER Richard Wagner DAYTIME TELEPHONE NO. (301) 831 8676
 ADDRESS 26029 Frederick Rd Clarksburg Md 20871
CITY STATE ZIP CODE
 CONTRACTOR Richard Wagner TELEPHONE NO. (301) 831 8676
 CONTRACTOR REGISTRATION NUMBER 12021
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 26029 STREET Frederick Rd
 TOWN/CITY Clarksburg NEAREST CROSS STREET Old Hundred Rd
 LOT 24 BLOCK _____ SUBDIVISION _____
 LIBER 1950 FOLIO 308 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 0
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Bill Wagner Signature of owner or authorized agent 4/15/97 Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 5-28-97

APPLICATION/PERMIT NO: 970429006 DATE FILED: _____ DATE ISSUED: _____

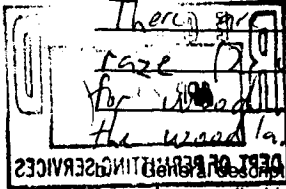
SEE REVERSE SIDE FOR INSTRUCTIONS

10/59-97A

THE FOLLOWING FORMS 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:



There are 3 sheds we are seeking permission to raze. They were once used for chicken raising, one for wood storage. They are simple structures in the wooded land North of the residential house.

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

The request for razing these deteriorated sheds is to allow for a residence to be built on Lot 24. A fourth nearby shed will remain.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

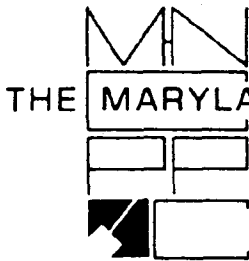
No tree will be adversely affected

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, (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: 5-28-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator,
Design, Zoning, and Preservation Division *gm*
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.

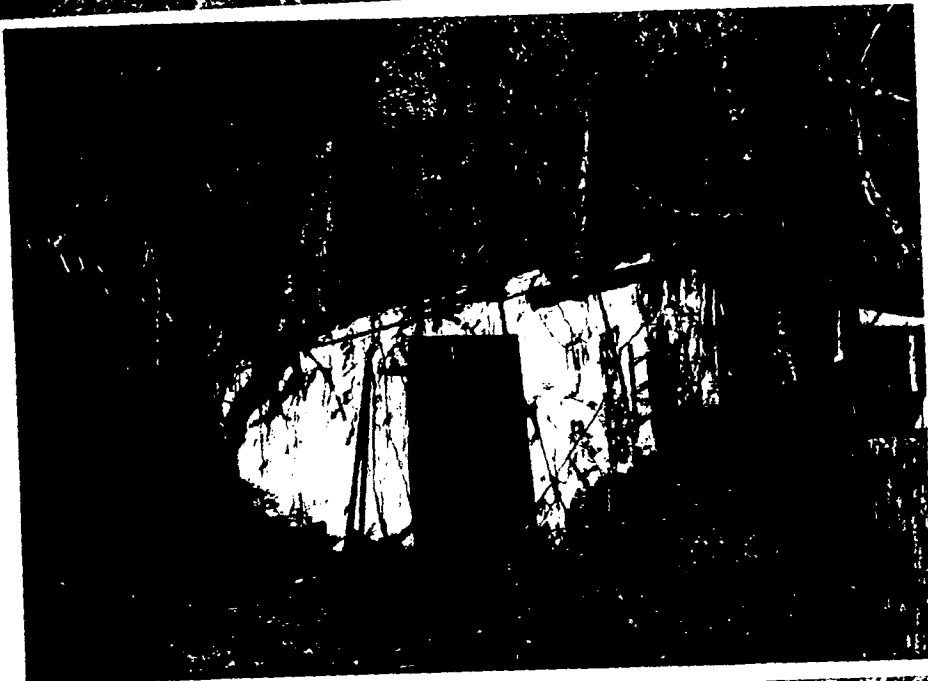
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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



Corn crib

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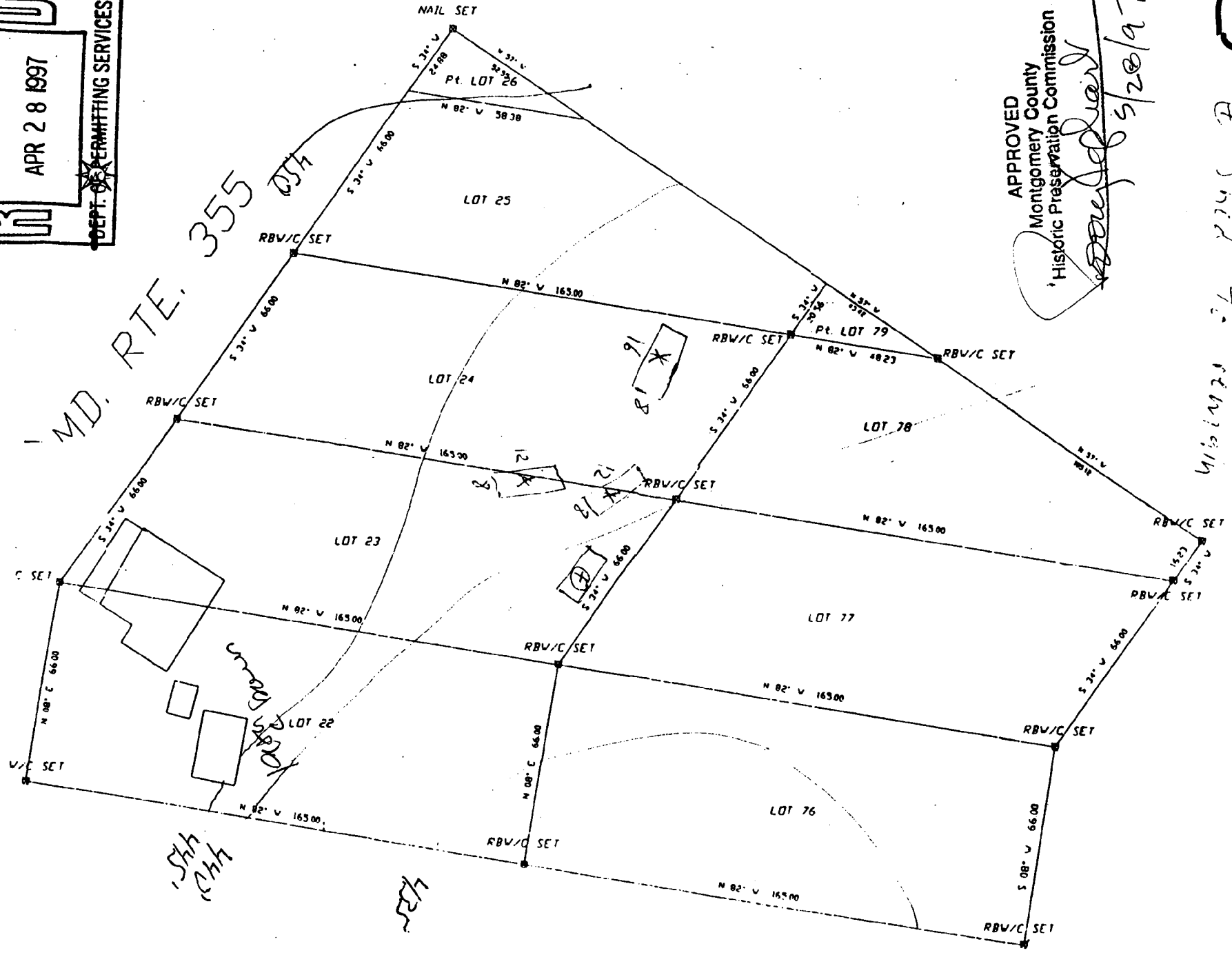
Sheds 1 + 2

APPROVED
 Montgomery County
 Historic Preservation Commission
Tommy Kephart
 5/28/97



Shed 2

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APPROVED
 Montgomery County
 Historic Preservation Commission

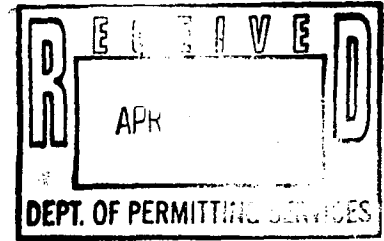
David J. ...
 5/20/97

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... to ...
... to ...

unroad
15th
CAH

42



R. Allen Wilkinson
26030 Frederick Rd
Clarksburg, Md
20871

Joseph Zetts Jr
26025 Frederick Rd
Clarksburg, Md
20871

Wayne Hawse
26111 Frederick Rd
Clarksburg, Md
20871

**Expedited
Historic Preservation Commission Staff Report**

Address: 26029 Frederick Road **Meeting Date:** 05/28/97
Resource: Hyattstown Historic District **Public Notice:** 05/14/97
Case Number: 10/59-97B **Report Date:** 05/21/97
Review: HAWP **Tax Credit:** No
Applicant: Richard Wagner **Staff:** Perry Kephart

DATE OF CONSTRUCTION: ca. 1915

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Early 20th c. Bungalow with outbuildings near the house and four wooden sheds nearby.

PROPOSAL: Remove three dilapidated sheds from property - 1) corncrib with only framing and collapsed roof remaining, 2) board and batten chicken house, 3) board and batten garden or chicken shed. Sheds are being removed in anticipation of new house construction on site. Plans for the new construction are not included in this application, but will be presented in a future HAWP application..

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

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
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with **exactly matching** materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely.
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

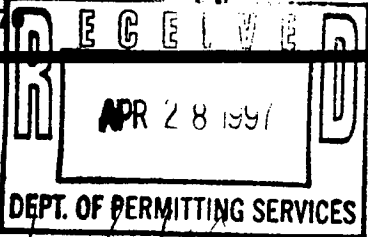
11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 24040
CONTACT PERSON Richard Wagner
DAYTIME TELEPHONE NO. (301) 831 8676
NAME OF PROPERTY OWNER Richard Wagner
DAYTIME TELEPHONE NO. (301) 831 8676
ADDRESS 26029 Frederick Rd Clarksburg Md 20871
CONTRACTOR Richard Wagner
TELEPHONE NO. (301) 831 8676
CONTRACTOR REGISTRATION NUMBER 12021
AGENT FOR OWNER
DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 26029 STREET Frederick Rd
TOWN/CITY Clarksburg NEAREST CROSS STREET Old Hundred Rd
LOT 24 BLOCK SUBDIVISION
LIBER 1950 FOLIO 308 PARCEL

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other
1B. CONSTRUCTION COST ESTIMATE \$ 0
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER
2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT feet inches
3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
On party line/property line Entirely on land of owner On public right of way/easement

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Signature of owner or authorized agent Date 4/15/97

APPROVED For Chairperson, Historic Preservation Commission



**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:

There are 3 sheds we are seeking permission to raze (2 were once used for chicken raising, one for wood storage). They are simple structures in the woodland North of the residential house.

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4. MATERIALS SPECIFICATIONS

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5. PHOTOGRAPHS

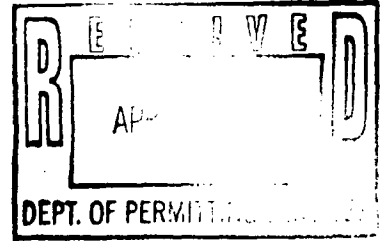
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- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

No tree will be adversely affected

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6



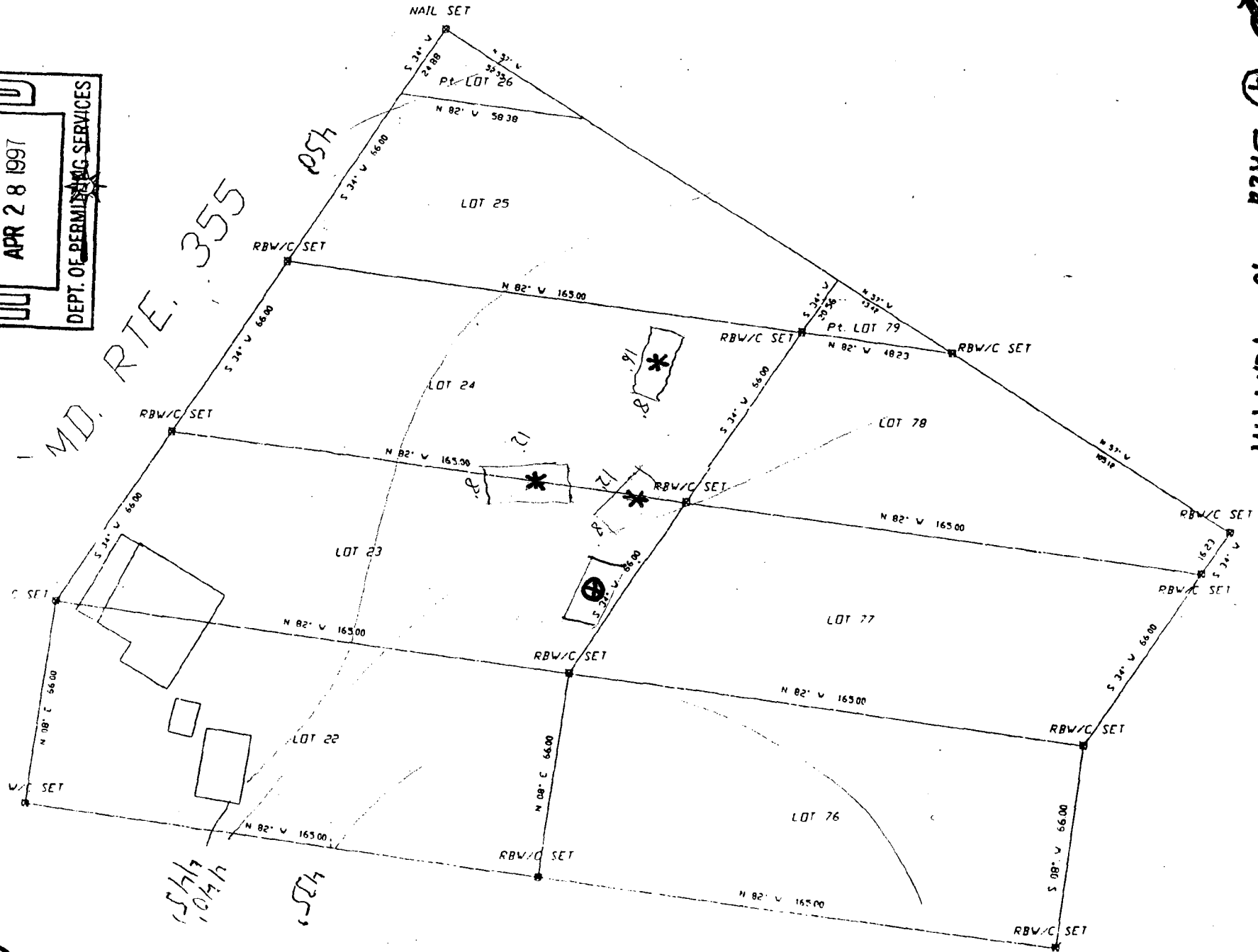
R. Allen Wilkinson
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26025 Frederick Rd
Clarksburg, Md
20871

Wayne House
26111 Frederick Rd
Clarksburg, Md
20871

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* Sheds to be razed
 ⊕ Shed to remain




8

450
 440
 435

HYATTSTOWN HISTORIC DISTRICT

#10/59

----- District Boundaries

 Setting for the Hyattstown Mill Complex, Designated as an Individual Historic Site

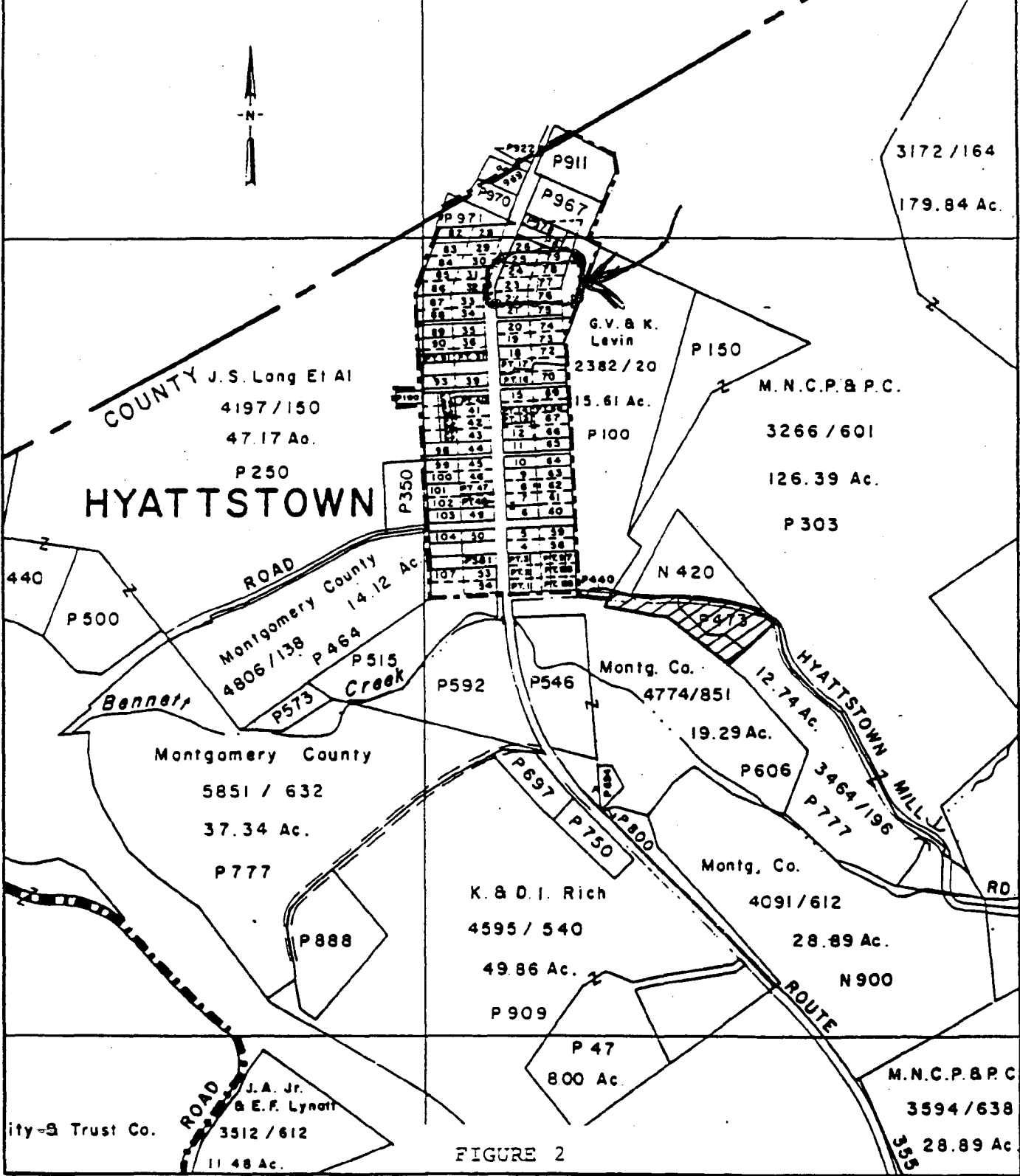
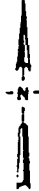
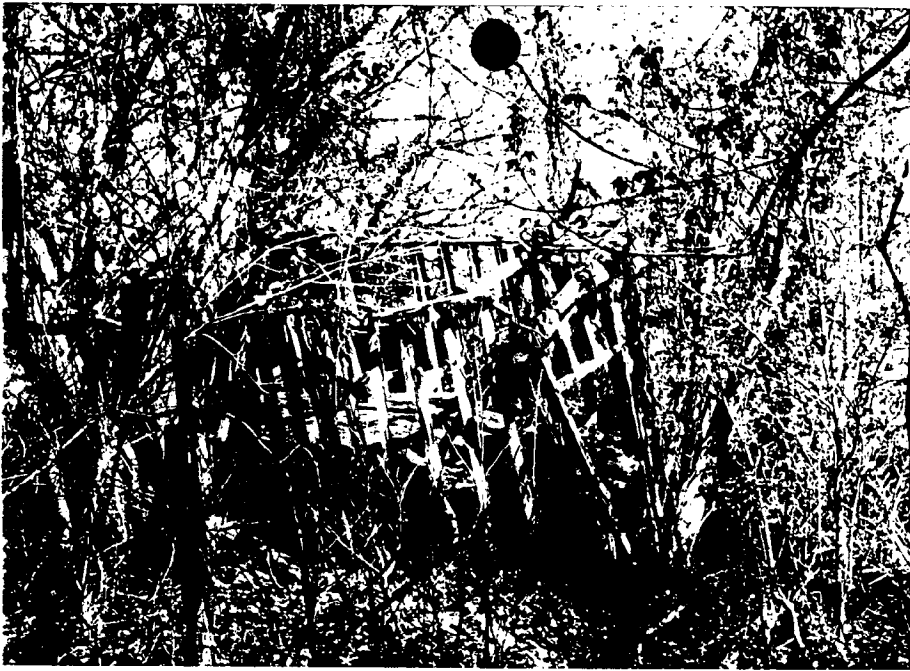
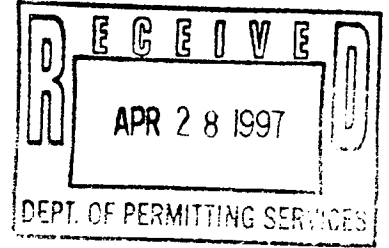


FIGURE 2



Com crib



Sheds 1 + 2

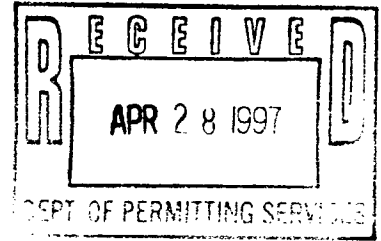


Shed 2

(9)



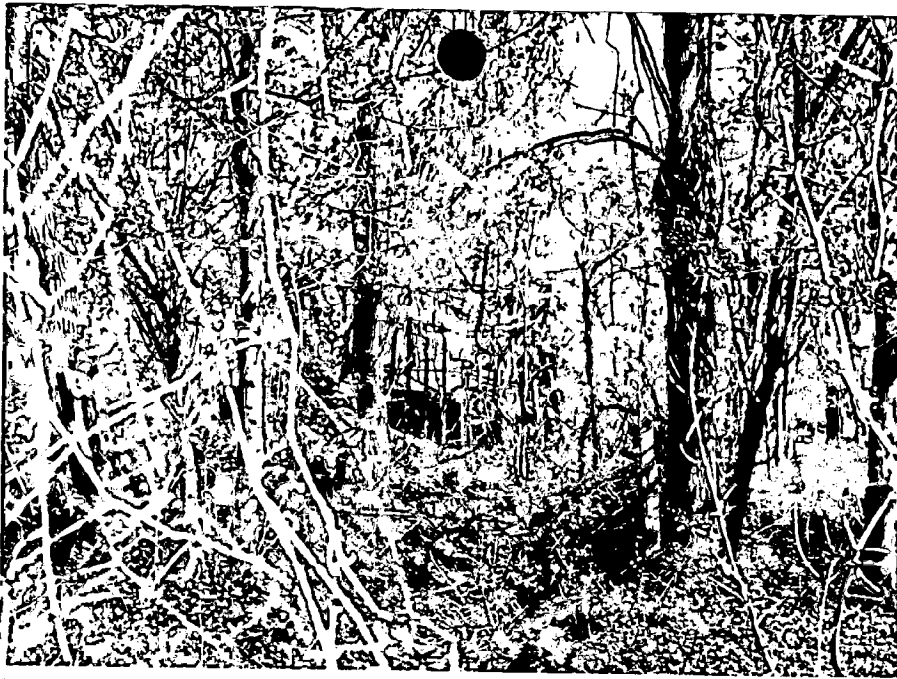
Corncrib view
from public
right-of way



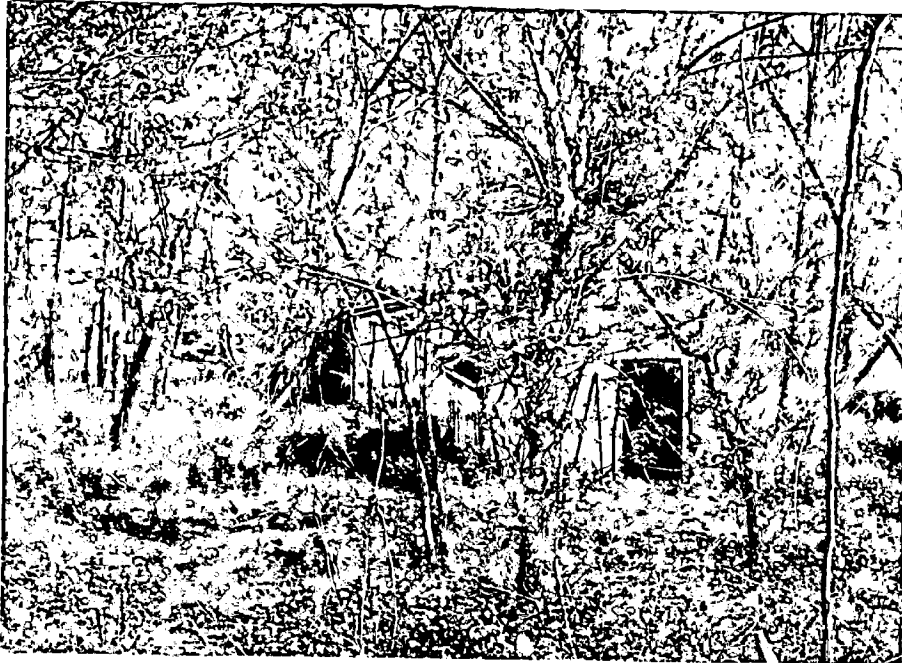
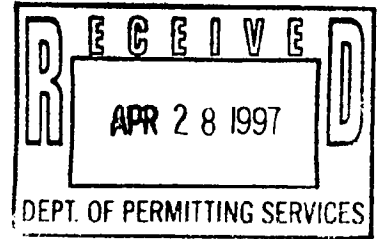
Sheds view
from public
right of way



Corn crib +
sheds viewed
from neighbors.



Corn crib view
from public
right of way

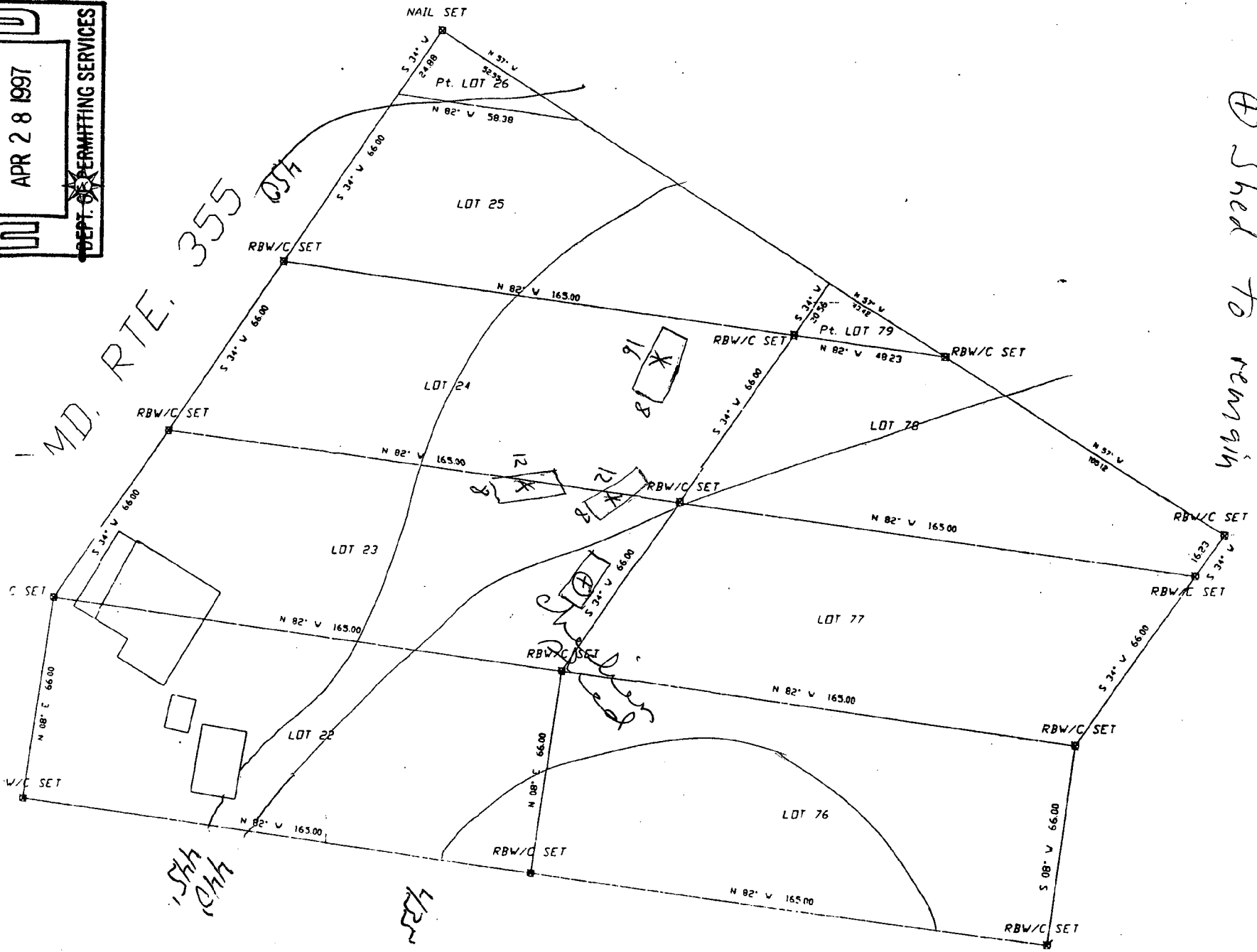


Sheds view
from public
right of way



Corn crib &
sheds viewed
from neighbors.

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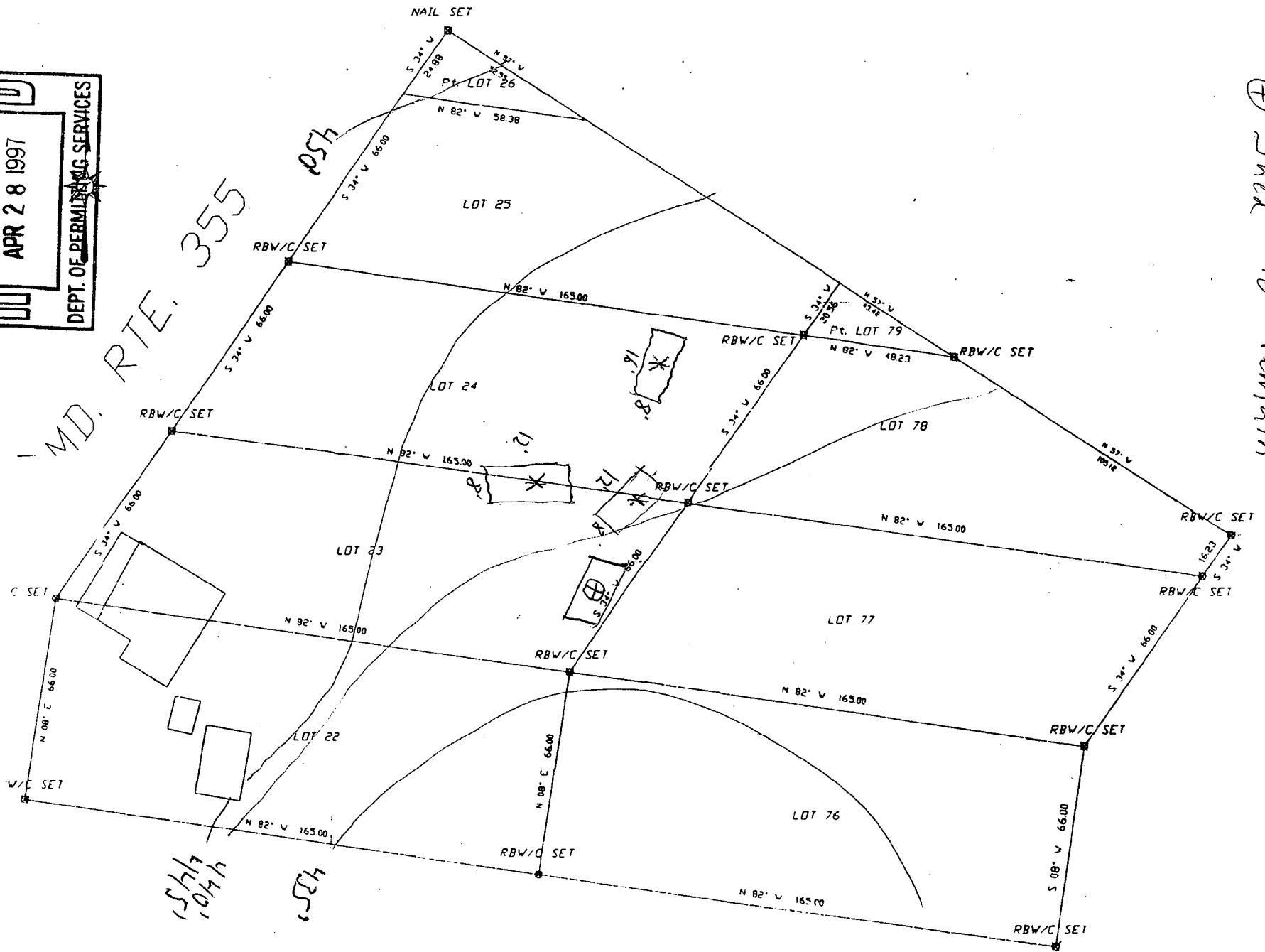


* Sheds to be resized
 ⊕ Shed to remain

SHED

12/27

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* Sheds to be razed
⊕ Shed to remain

MD. RTE. 355

157h
107h
125h