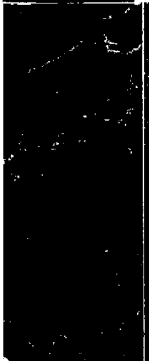


5/12/9 (Prelim. Consult./new construction)  
Lots 24 & 25 North of [26029] Frederick  
Road, Hyattstown

6/19/99 10/59- [redacted] Lots 24 & 25 (North of  
26029 Frederick Road)  
(Hyattstown Historic District)

10/59-99C 26105 Frederick Road  
(Hyattstown Historic District)




**De Reggi Construction Company**  
*General Contractors*

P.O. Box 106, Boyds, MD 20841

**John De Reggi**  
*President*

Phone: (301) 540-5961  
Fax: (301) 540-2160



Christine

# 301.540.4491



Entered in  
Paradox -  
needs to  
provide evidence  
of complying  
with conditions  
of approval



**Ziek, Robin**

---

**From:** DPS EMAIL [PERMIT.DPS@CO.MO.MD.US]  
**Sent:** Wednesday, February 27, 2002 6:32 AM  
**To:** Ziek, Robin  
**Subject:** ATtN: Reggie Jetter

--- Received from PERMIT.DPS 240 777-

02-02-27 07.32

-> Robin.Ziek@mncppc-mc.org

Robin

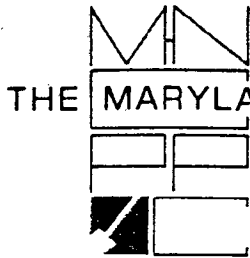
It looks like on building permit #215700 they have had all but final inspection. I have put a Stop Work Order on permit in our system (not on site) which will stop anyone from scheduling any inspections until this is cleared up. There is also another building permit # 232819 for a finished basement. I assume this one is not a problem for you. Let me know if you need additional info.

Reggie

---

**From:** Robin.Ziek@mncppc-mc.org  
**To:** dps@co.mo.md.us  
**Date:** Tue, 26 Feb 2002 12:09:08 -0500  
**Subject:** ATtN: Reggie Jetter

I think I may have discussed this problem project with you in the past. But, please, if you haven't already done one, please don't give a final inspection on 26105 Frederick Road. Owner is John and Christine DeReggi. They have to come back to the HPC for a revision to their approved HAWP because of numerous construction changes they made without approval. Please let me know where this project is in your permitting process. Thanks for your help. - Robin



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

FAX TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: John De Reggi FAX NUMBER: 201.540.5961

FROM: Robin D. Ziek

DATE: 2-12-02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 6

NOTE:

List for Retrospective AWP application - all  
me with any questions -  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HP LASERJET 3150  
PRINTER/FAX/COPIER/SCANNER

SEND ERROR REPORT FOR  
M-NPPC HISTORIC PRESERVATION OFF  
301 563 3412  
FEB-12-02 12:57PM

JOB	START TIME	USAGE	PHONE NUMBER/ADDRESS	TYPE	PAGES	MODE	STATUS
75	2/12 12:56PM	0'00"	93015405961.....	SEND.....	0 / 6	.....	NO ANSWER..... 931

TOTAL 0'00" PAGES SENT: 0 PAGES PRINTED: 0



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FROM: Robert D. Zick

DATE: 2-12-02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 6

NOTE:

Lot for Restorative Arup application - call  
me with any questions -

Jan. 9, 2002

DeReggi Property - Hyattstown

1. Height of overall building
  - a. Additional height (+9' +) in <sup>1st</sup> second floor
  - b. Additional height at foundation (+3' +)
2. No landscape plan received prior to construction
  - a. Removal of all trees along driveway on both sides
  - b. Exposure of building to community, from road and from church
3. Porch roof not adjusted to additional height; 2<sup>nd</sup> story windows look out of proportion
4. Lot lines erased? Easement provided? - responding to HPC concerns about building lot with garage being turned into another house.

11' 1st Floor to 2nd Floor

+ 1' higher



5. Rear doors - Full light instead multi-light.

6. Rear elevation - 2<sup>nd</sup> Floor: Rear sliding door not put in. Double windows to left put in as single and single put where door was proposed. Interior framing for original configuration for future changes - due to lot line needing to be erased still.

7. Chimneys not stone. Boxed in and sided with Board & batten.

8. Porch - side steps off of right elevation not put in.

9. Front door put in as ~~double~~ multi-light French door, instead of 1/2 light solid door.

10. Front door trim not installed. ; went to narrow verge board. 

11. Basement walk-around. under porch. - 4' above grade ...

12. Windows above grade -> to walk around

13. Fence on church side

14. Landscape plan pending.

FAX: 301 540-5968 1

15. Garage pending

RDZ does sketch  
JR fill out & give CPC a  
real proposal.

16. Lot line pending.

↓  
put understory on the church  
boundary ...

17. Driveway pending

18.

recommend:

Trees in stream buffer?

---

Back House

Following to John Jan 3<sup>rd</sup> 2002

1<sup>st</sup> floor 10' studs raised + 1' (9")

2<sup>nd</sup> floor - look is 7" higher than originally proposed

Roof pitch stayed in porch.

added window boxes

1<sup>st</sup> floor set @ 8 steps, but approved at 3 steps.

So house is X' feet higher than the drawings. - white picket fence

Basement 5' deep in the ground -

4' above the ground to F.F.F.

= 2 porch openings deleted.

Asbeck Proj - Landscape

Front House

Dropped grade to provide quick drainage,

so this now has a walk-out basement.

# The Classifieds

The Gazette • Friday, March 16, 2001

Section **C**

## Hyattstown open house

# New Victorian captures Hyattstown's historic feel

by **Sherry Moeller**  
Staff Writer

Hyattstown's Historical Society asked John De Reggi, the builder of the custom home along the town's main street, to stay within the Gothic styling of Hyattstown when designing and building the new Victorian. De Reggi not only kept to the Gothic theme on the outside with steep rooflines and porticos, but also carried the arched styling inside. There, the column-clad foyer, built-in cupboards in the dining room, and custom cabinets in the kitchen point up the pointed designs of the architecture developed centuries ago in western Europe.

"We do everything" from design through finished product when building a custom home," said De Reggi. "Nobody I know takes the trees out of the woods and turns them into hardwood floors and cabinets," added De Reggi, referring to one of the last custom homes he built in Boyds.

A full service general contractor for residential homes, De Reggi Construction Company, which includes Christine De Reggi and cabinet maker consultant Bill Graf, has built homes throughout Montgomery County, with concentration in De Reggi's hometown of Boyds. His work includes restoration of historic homes and the building of new homes, such as the one in Hyattstown.

Superior finishes, such as the hardwood flooring laid on the diagonal, crown molding and 10-foot ceilings, begin inside the entry door. Here, the recurring Gothic arches flank the formal living and dining rooms. The lighted built-ins in the dining room carry on the historic theme, which continues along the facades of the custom cabinets in the kitchen.

De Reggi used hardwood matching the flooring as the countertop finish in the kitchen. With six coats of polyurethane, the counters are built with durability in mind.

The comfortable and functional floor plan designed by De Reggi includes a walk-in pantry, a spacious family room with fireplace surrounded by imported Italian tiles and side door to the porch, a mud room with access to the powder room, and a T-shaped side staircase to the four bedrooms and two full bathrooms on the upper level.

Thinking ahead, De Reggi framed space for a sliding glass door and a double window in the owner's suite in case the buyers wanted to add a second-story deck. This suite includes a fireplace, his' and hers' closets, and a super whirlpool bath.

De Reggi used the Frank Lloyd Wright designed system of pre-cast foundation walls on the lower level, which meant little to no framing was needed. This finished space includes the fifth bedroom, the third full bathroom, a recreation room, and a billiards room, bringing the home's interior to about 3,600 square feet.

### If you go:

**Address:** 26105 Frederick Road, historic Hyattstown

**Style:** New custom-built Victorian

**Open:** Sunday, March 18, from 1 to 5 p.m.

**Directions:** From I-270, take the Route 109 exit (Hyattstown) and make a left at the end of the ramp (east toward Route 355). At the light, make a left onto Route 355 (Frederick Road) to the new home on the right at 26105.

**Price:** \$428,000

**Lot size:** Three quarters of an acre

**Bedrooms:** 5

**Bathrooms:** 3.5

**Web site:** [www.homesdatabase.com/jackkort](http://www.homesdatabase.com/jackkort)

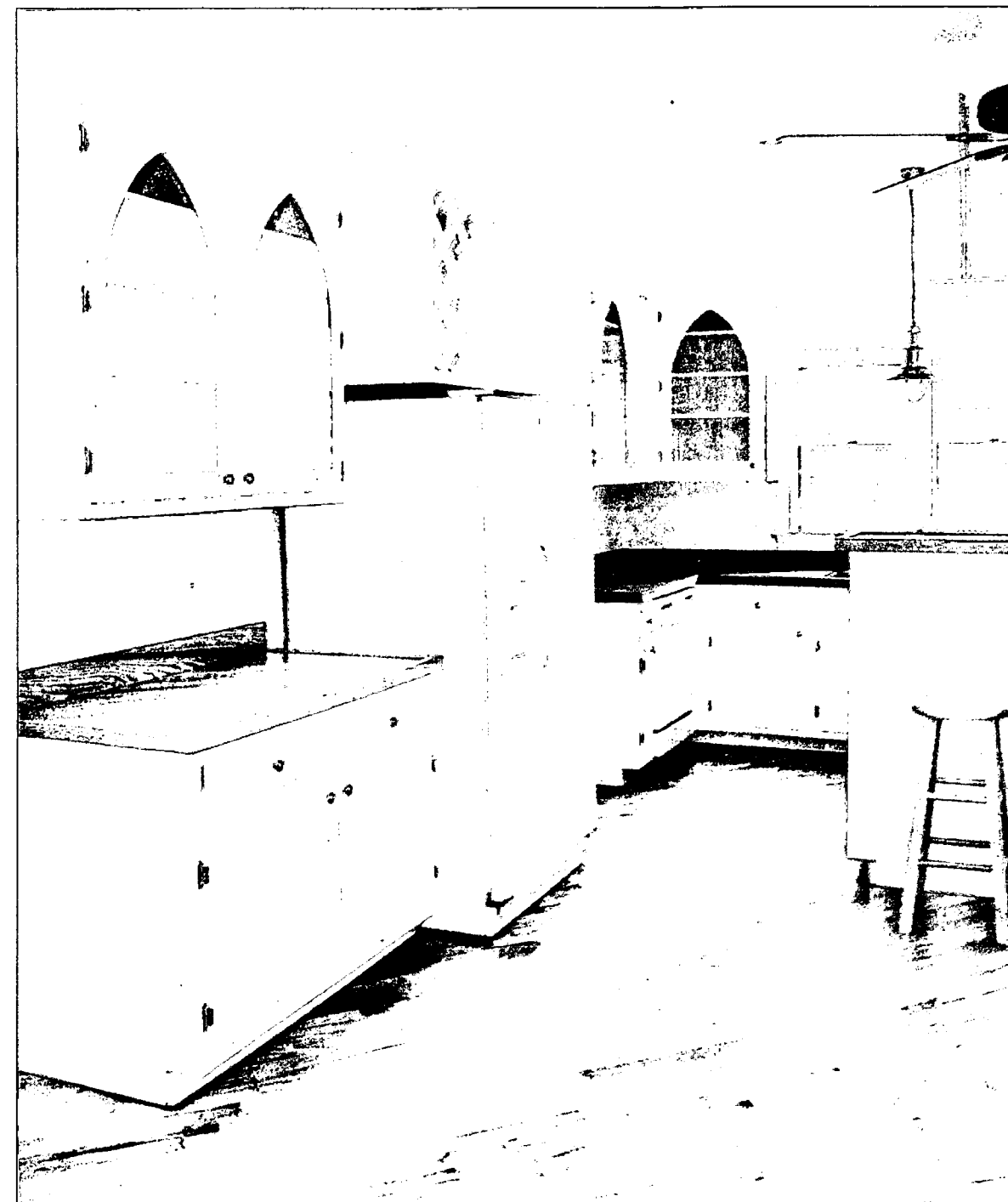
**Contact:** Jack Kort of Weichert, Realtors at 301-718-1160 or 301-928-7653



Brian Lewis/Gazette

**ABOVE:** Lattice work under the three-sided wraparound porch and Gothic-style peaked dormers influence the old-fashioned look of this new custom Victorian.

**RIGHT:** The builder finished the country-style kitchen with diagonally-placed hardwood flooring, wood counters, and custom-built cabinets with pointed glass and moldings to carry the recurring architectural theme from the outside to the inside of the home.







**MEMORANDUM**

8.20.99

TO: Robert Hubbard, Director  
Department of Permitting Ser

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

Post-it™ Fax Note	7671	Date	5.21.01	# of pages	1
To	Pete Hryzak	From	Robin Zick		
Co./Dept.		Co.			
Phone #	-6241	Phone #	301.563.3408		
Fax #	240 777 6251	Fax #			

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

\_\_\_\_\_ Approved

\_\_\_\_\_ Denied

X Approved with Conditions: ① The applicant will provide a conservation easement over Lots 76, 77 & Pt. of Lot 78 such that only one primary residence can exist here @ any. ② This conservation easement should be recorded in the records before a certificate of occupancy is issued - the applicant.

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

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

Applicant: Richard + Marcia Wagner

Address: 21111 Seidell Rd. Boyds, MD 20841

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

C:\preserve\hawp\dps.txt

approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Christine DeRosa  
Signature of owner or authorized agent

7/26/1999  
Date

Approved: X w/ conditions \_\_\_\_\_ For Chairperson, Historic Preservation Commission

2<sup>nd</sup> Preliminary  
June 9, 1997

Post-It <sup>®</sup> Fax Note	7671	Date	5/14/97	# of pages	5
To:	ROBIN ZIFK	From:	Nix		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

A  
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MINOR S

MAY 20, 1997

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  - a. the total area of the adjustment cannot exceed five percent of the combined area of the lots involved;
  - b. no additional lots may be created;
  - c. the adjusted line is approximately parallel with the original lot line, or if it does intersect with the line, it does not significantly change the shape of the lots;
  - d. a sketch plan, drawn to scale, must be submitted for staff approval prior to submitting the record plat application. The sketch plan may be a copy of the existing plat and must show the following information:
    - i. proposed lot line adjustment as a dashed line;
    - ii. buildings, driveways or other improvements located within 15 feet of the proposed adjusted lot line;
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The sketch plan must be approved, approved with revisions or denied by staff, in writing, within ten business days after the plan is submitted or it will be deemed approved, provided that requirements i. thru iii., above, are met. The plat application must then be filed within ninety days or the sketch plan will no longer be valid.

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As part of the legislation, any minor lot line adjustment that occurred (or occurs) prior to May 19, 1997 (the effective date of the legislation) remains as a valid exception to platting as provided in Sec. 50-9(d) of the Subdivision Regulations.

2. **Conversion of an outlot into a lot.** An outlot may be replatted as a lot provided that the following conditions are met:
  - a. the outlot is not open space or otherwise constrained (including but not limited to floodplains, wetlands, stream buffers or steep slopes) so as to prevent it being converted into a buildable lot;
  - b. there is adequate sewerage and water service to the property (public or private service);
  - c. applicable APFO requirements and/or agreements are satisfied prior to recording of plat;
  - d. all conditions and/or agreements applicable to the original subdivision creating the outlot will also apply to the new lot. These would include any APFO agreement, conservation easement or building restriction line; and
  - e. if the outlot is located in a special protection area, all applicable SPA requirements and guidelines, including a water quality plan, must be satisfied prior to plat recordation.
  
3. **Consolidation of two or more lots or part of a lot into one lot.** Two or more lots or part of a lot may be replatted as one lot provided:
  - a. any conditions that apply to the original subdivision remain in full force and effect and the number of trips generated on the new lot must not exceed those permitted for the original lot or as limited by an APFO agreement;
  - b. any consolidation involving part of a lot may occur only if the part of a lot was created by deed recorded prior to June 1, 1958.

4. **Further subdivision of a commercial, industrial or multi-family residential lot to reflect a change in ownership, deed, mortgage or lease line.** At the owner's discretion, internal lot lines may be added or deleted to reflect new deed, mortgage or lease lines, subject to the following:
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The minor subdivision process provides that the approval of a minor subdivision is not subject to the resubdivision criteria of Sec. 50-29(b)(2) of the Subdivision

Regulations. In addition, the approval of a minor lot line adjustment cannot be used to establish a precedent for a resubdivision that may be filed in the future for other properties located nearby. Finally, any lot created through the minor subdivision process must satisfy all applicable zoning requirements as contained in Chapter 59 of the County Code (the Zoning Ordinance).

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2nd Preliminary  
June 9, 1999

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THE  
MINORS

Post-It® Fax Note	7671	Date	5/14/97	# of Pages	5
To:	ROBIN ZIFK	From:	Nix		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

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2<sup>nd</sup> Preliminary

June 9, 1998

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MINOR S

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To	ROBIN ZIFK	From	Nix		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

MAY 20, 1997

On April 29, 1997, the Montgomery County Council approved legislation to enact a minor subdivision process to help streamline the development process for certain properties that must be platted or replatted. The process bypasses the normal preliminary plan procedures in situations where the full process is not needed, and allows for the submission of a normal record plat application. The following is a summary of the major provisions of the minor subdivision process:

Sec. 50-35A specifies that a preliminary plan is not required prior to submitting a record plat for:

1. **Minor lot line adjustment.** This involves the sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries. The following conditions must be met:
  - a. the total area of the adjustment cannot exceed **five percent of the combined area of the lots involved;**
  - b. no additional lots may be created;
  - c. the adjusted line is approximately parallel with the original lot line, or if it does intersect with the line, it does not significantly change the shape of the lots;
  - d. **a sketch plan, drawn to scale, must be submitted for staff approval prior to submitting the record plat application.** The sketch plan may be a copy of the existing plat and must show the following information:
    - i. proposed lot line adjustment as a dashed line;
    - ii. buildings, driveways or other improvements located within 15 feet of the proposed adjusted lot line;
    - iii. any minimum building setback that would be altered by the lot line adjustment; and
    - iv. the amount of lot area affected by the adjustment.

The sketch plan must be approved, approved with revisions or denied by staff, in writing, within ten business days after the plan is submitted or it will be deemed approved, provided that requirements i. thru iii., above, are met. The plat application must then be filed within ninety days or the sketch plan will no longer be valid.

**NOTE: While a property owner may prepare and submit a sketch plan for review and approval, it is recommended that a licensed land surveyor prepare the sketch plan to assure accuracy of the information shown on the plan. The licensed land surveyor engaged to prepare the minor lot line adjustment plat must verify the accuracy of the information shown on the approved sketch plan with a note on the plat.**

As part of the legislation, any minor lot line adjustment that occurred (or occurs) prior to May 19, 1997 ( the effective date of the legislation) remains as a valid exception to platting as provided in Sec. 50-9(d) of the Subdivision Regulations.

2. **Conversion of an outlot into a lot.** An outlot may be replatted as a lot provided that the following conditions are met:
  - a. the outlot is not open space or otherwise constrained (including but not limited to floodplains, wetlands, stream buffers or steep slopes) so as to prevent it being converted into a buildable lot;
  - b. there is adequate sewerage and water service to the property (public or private service);
  - c. applicable APFO requirements and/or agreements are satisfied prior to recording of plat;
  - d. all conditions and/or agreements applicable to the original subdivision creating the outlot will also apply to the new lot. These would include any APFO agreement, conservation easement or building restriction line; and
  - e. if the outlot is located in a special protection area, all applicable SPA requirements and guidelines, including a water quality plan, must be satisfied prior to plat recordation.
  
3. **Consolidation of two or more lots or part of a lot into one lot.** Two or more lots or part of a lot may be replatted as one lot provided:
  - a. any conditions that apply to the original subdivision remain in full force and effect and the number of trips generated on the new lot must not exceed those permitted for the original lot or as limited by an APFO agreement;
  - b. any consolidation involving part of a lot may occur only if the part of a lot was created by deed recorded prior to June 1, 1958.

4. **Further subdivision of a commercial, industrial or multi-family residential lot to reflect a change in ownership, deed, mortgage or lease line.** At the owner's discretion, internal lot lines may be added or deleted to reflect new deed, mortgage or lease lines, subject to the following:
  - a. all prior conditions of approval for the original subdivision remain in full force and effect;
  - b. the number of trips generated by the new lot(s) will not exceed the number permitted for the original lot or as limited by an APFO agreement; and
  - c. any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.
  
5. **Plat of correction.** This involves a plat to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. This plat may correct drafting or dimensional errors on the drawing; failure to include a required note; incorrect or omitted signatures; and/or other information normally required to be shown on the plat. All current owners and trustees must sign the plat. The correction plat must clearly identify the original plat and contain a note identifying the nature of the correction.
  
6. **Plat for residentially zoned parcels created by deed prior to June 1, 1958.** At an owners discretion, a plat may be recorded for such a parcel provided that it is developable for only one single-family, detached dwelling.
  
7. **Plats for existing places of worship, private schools, country clubs, private institutions and similar uses located on unplatted parcels.** A plat may be recorded for such properties provided:
  - a. the requirements for APFO approval are met as required by Sec. 50-35(k) prior to plat recordation;
  - b. any required street dedications are shown on the plat;
  - c. forest conservation and stormwater management requirements, if applicable, must be satisfied prior to recording the plat;
  - d. if located in a special protection area, all applicable SPA requirements and guidelines, including approval of a water quality plan, must be satisfied prior to the plat;

- e. a landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat;
  - f. if the property is subject to an approved special exception, all conditions of the special exception approval remain in full force and effect.
8. **Plats for residential lots located in the RDT Zone.** A minor subdivision plat may be recorded for up to five lots in the RDT Zone provided that a pre-preliminary plan is submitted and approved, by either the Planning Board or the Planning board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan and the following requirements are met:
- a. written approval for a proposed septic area is received from MCDPS;
  - b. required street dedications along the frontage of proposed lots are shown on the record plat;
  - c. an easement is recorded for the balance of the property noting that density and TDR's have been utilized for the new lots. Reference to this easement must be noted on the record plat;
  - d. the lots created through this procedure must not exceed an average lot size of five acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision;
  - e. forest conservation requirements must be satisfied prior to recording the plat.

Sec. 50-35(A)(b) specifies that a minor subdivision plat must satisfy the requirements for record plat submission and approval as specified in Secs. 50-36 and 50-37 of the Subdivision Regulations. Section 50-35(A)(b) also specifies that no additional public improvements may be required by the reviewing departments and agencies beyond those required for the original subdivision, provided that no additional development is proposed, for the following minor subdivisions:

- 1. minor lot line adjustment;
- 2. consolidation of two or more lots or part of a lot into one lot;
- 3. further subdivision of a commercial, industrial or multi-family residential lot to reflect a change in ownership, deed, mortgage or lease line.

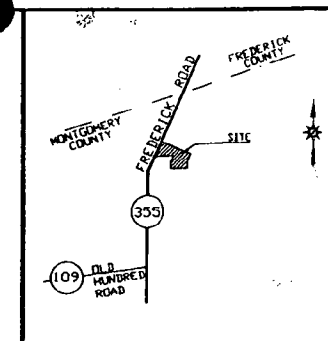
The minor subdivision process provides that the approval of a minor subdivision is not subject to the resubdivision criteria of Sec. 50-29(b)(2) of the Subdivision



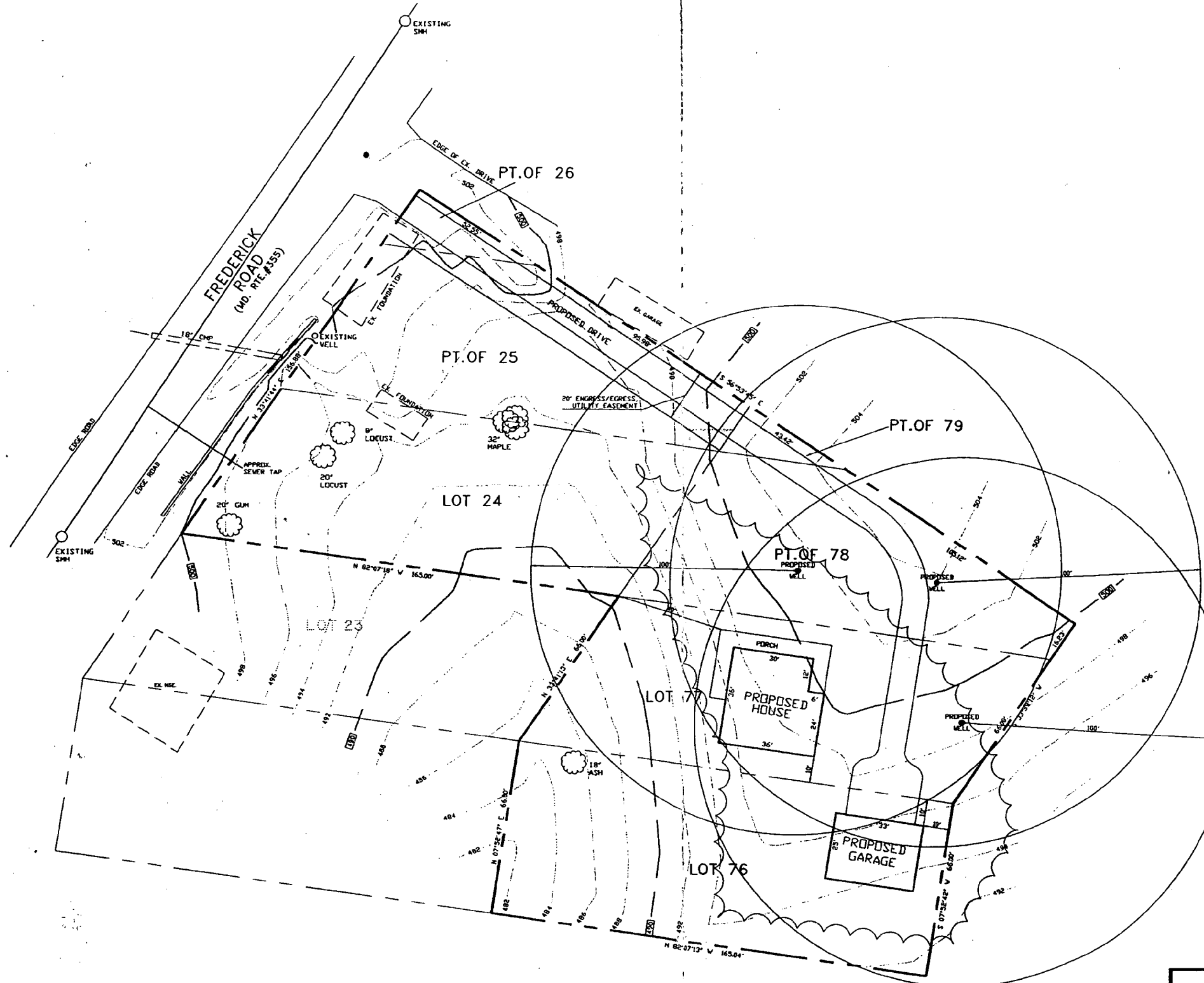
Regulations. In addition, the approval of a minor lot line adjustment cannot be used to establish a precedent for a resubdivision that may be filed in the future for other properties located nearby. Finally, any lot created through the minor subdivision process must satisfy all applicable zoning requirements as contained in Chapter 59 of the County Code (the Zoning Ordinance).

### **SUBMISSION REQUIREMENTS FOR MINOR SUBDIVISION PLATS**

1. The record plat must be prepared by a licensed land surveyor and licensed engineer, as appropriate, and submitted to M-NCPPC with the record plat application form. The record plat application fee must be submitted with the application.
2. Two copies of the original plat for the property must be submitted with the application in situations where the property was previously platted.
3. Copies of agreements (including those for public improvements, adequate public facilities, etc.), covenants, easement documents, or other restrictions that are applicable to the property should be submitted with the record plat application in order to allow expedited review of the record plat. No minor subdivision plat will be recorded without staff review of such documents and without including appropriate reference notations on the plat drawing.
4. Include a copy of the MCDEP record plat information form with the plat application.
5. For outlots proposed to be replatted as lots, the applicant must demonstrate appropriate floodplain or stream buffer limits required for the lot through the submission of a natural resources inventory (NRI) or other supporting information, as appropriate.

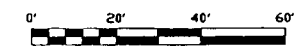


VICINITY MAP



SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THERE ARE NO EXISTING WELLS/SEPTIC FIELDS WITHIN 100' OF THE PROPOSED WELL SITES.



**WELL/SITE PLAN**  
 HYATTSTOWN  
 LOTS 24, PT. OF 25, PT. OF 26  
 LOT 77, PT. OF 78, PT. OF 79  
 PLAT BOOK 'P' AT LIBER #3  
 MONTGOMERY COUNTY, MARYLAND  
 TAX MAP 'DX'

**O'CONNELL & LAWRENCE, INC.**  
 SURVEYORS, ENGINEERS & LAND PLANNERS  
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
 Tel: (301) 924-4570 • Fax: (301) 924-5872

DESIGNED BY	DRAWN BY	DATE	SCALE	PROJECT/JOB #	SHEET NO.
	DPH	7/27/99	1"=20'	22-320	OF

*Another fine home to be built by*

**De Reggi Constrution Co. L.L.C.**

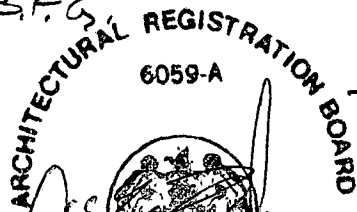
*In the business for generations*

De Reggi's Residence  
26105 Fredrick Rd.  
Clarksburg, MD. 20871

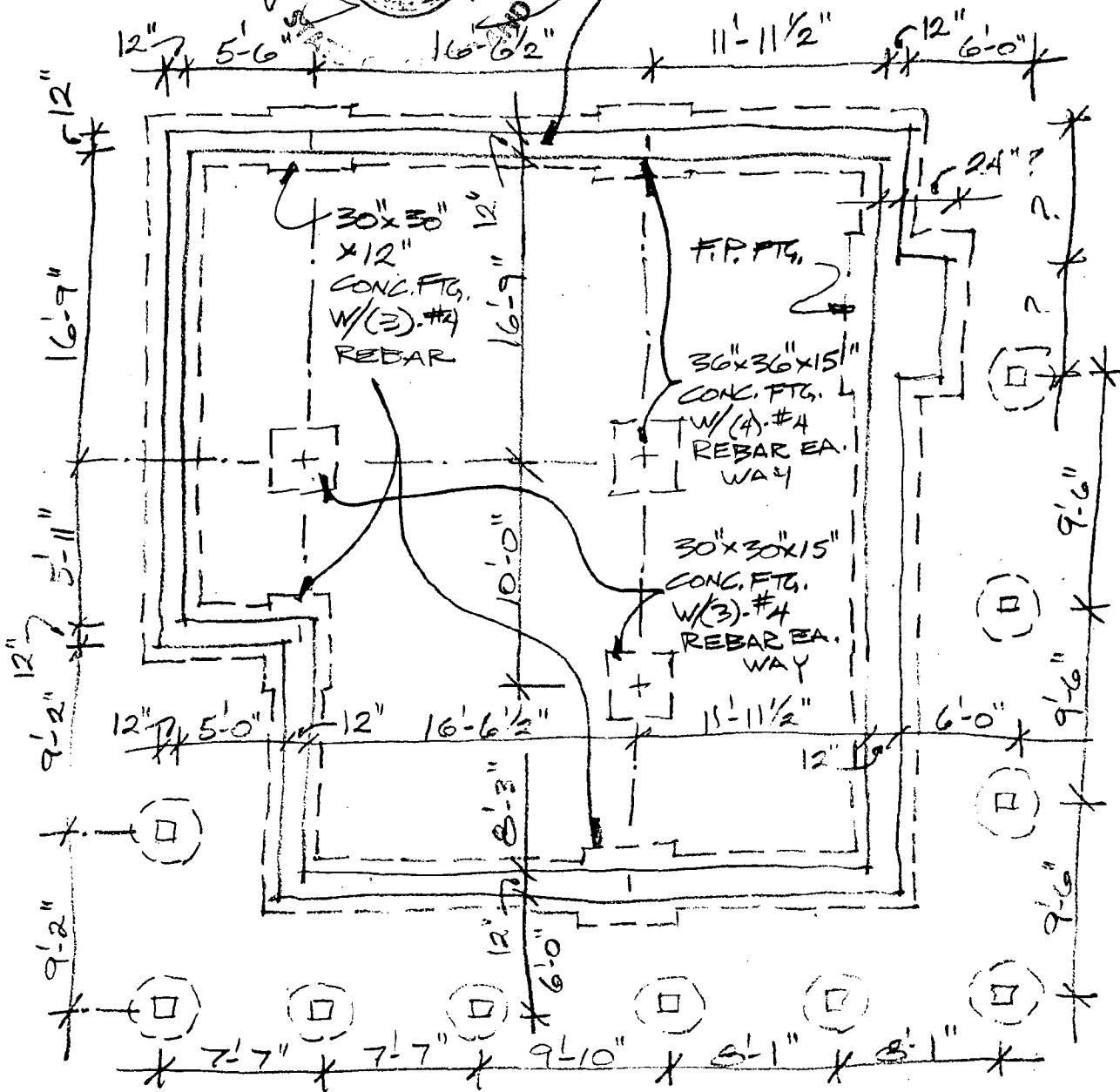
MHIC #32987  
Mont. Co. General Contractor's # 3380

- TYP. FORCH COL. -  
 4x4 T.W. ON TECO FTR.  
 ON 24"φ x 12" CONC. FTG.  
 MIN. 24" B.F.G.

- TYP. BSMT. SLAB - 4" CONC.  
 W/ 6x6 10/10 WWM. ON 6-MIL  
 FOLY V.B. ON 4" GRAVEL.  
 (SUB-SLAB VENT SYSTEM?)



- TYP. FOUND - 12" CMU, ON  
 24" x 8" CONC. FTG, W/ (2) - #4  
 REBAR CONT. (MIN. 24" LAPS)



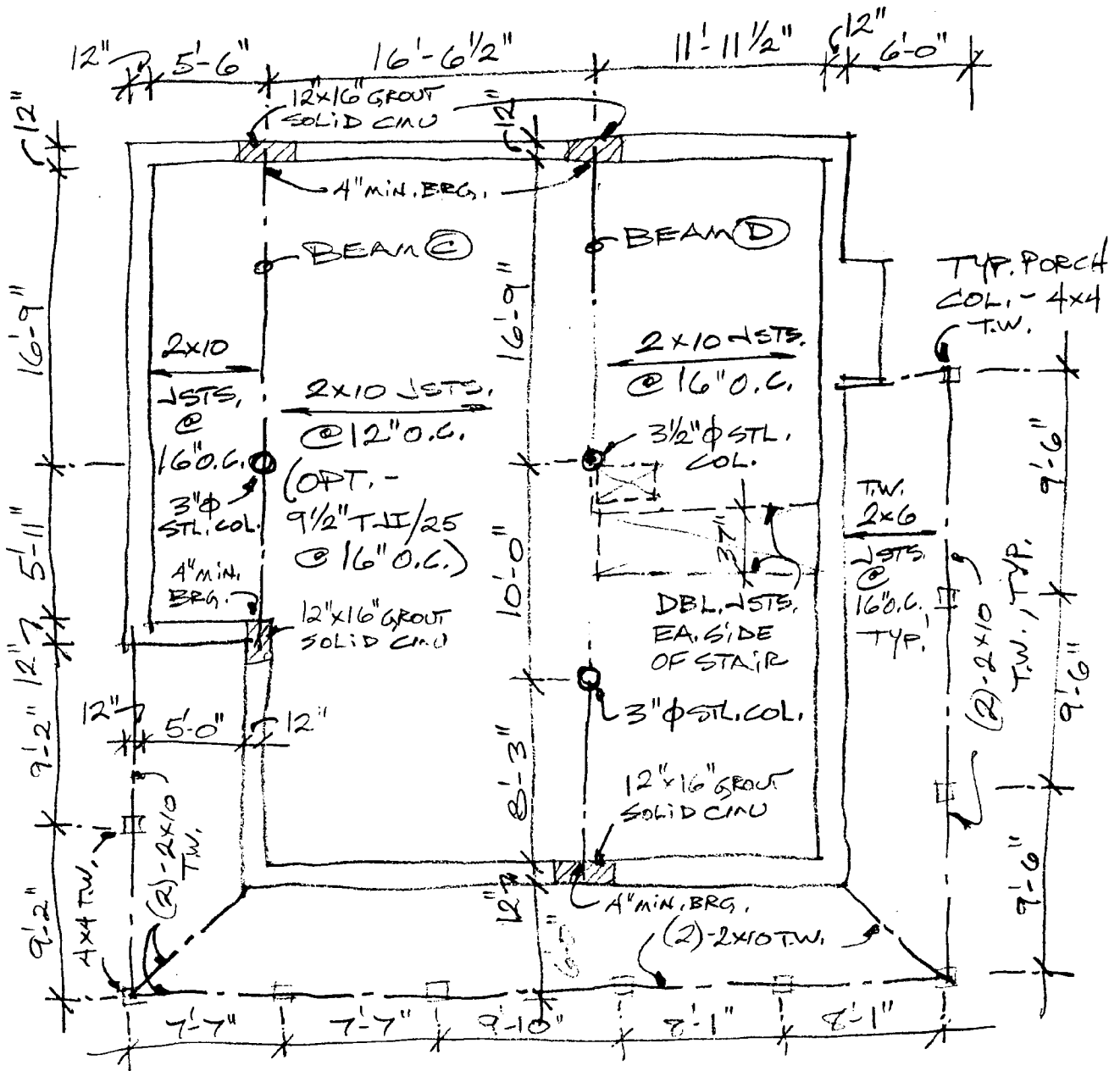
**CEM DESIGN**  
 520 ANDERSON AVENUE  
 ROCKVILLE, MARYLAND  
 301-294-0682 20850

FOUNDATION PLAN - "A"

JOHN DEREGGI RESIDENCE  
 SCALE: 1/8" = 1'-0" 7/14/99

BEAM C - W10x22

BEAM D - W10x15



**CEM DESIGN**  
 520 ANDERSON AVENUE  
 ROCKVILLE, MARYLAND  
 301-294-0682 20850

1<sup>ST</sup> FL. FRAMING PLAN - "A"  
 JOHN DEREGGI RESIDENCE  
 SCALE: 1/8" = 1'-0" 7/14/99

SHEET A OF 3

BEAM A - (3) - 1 3/4" x 11 7/8" M.L. (LVL)

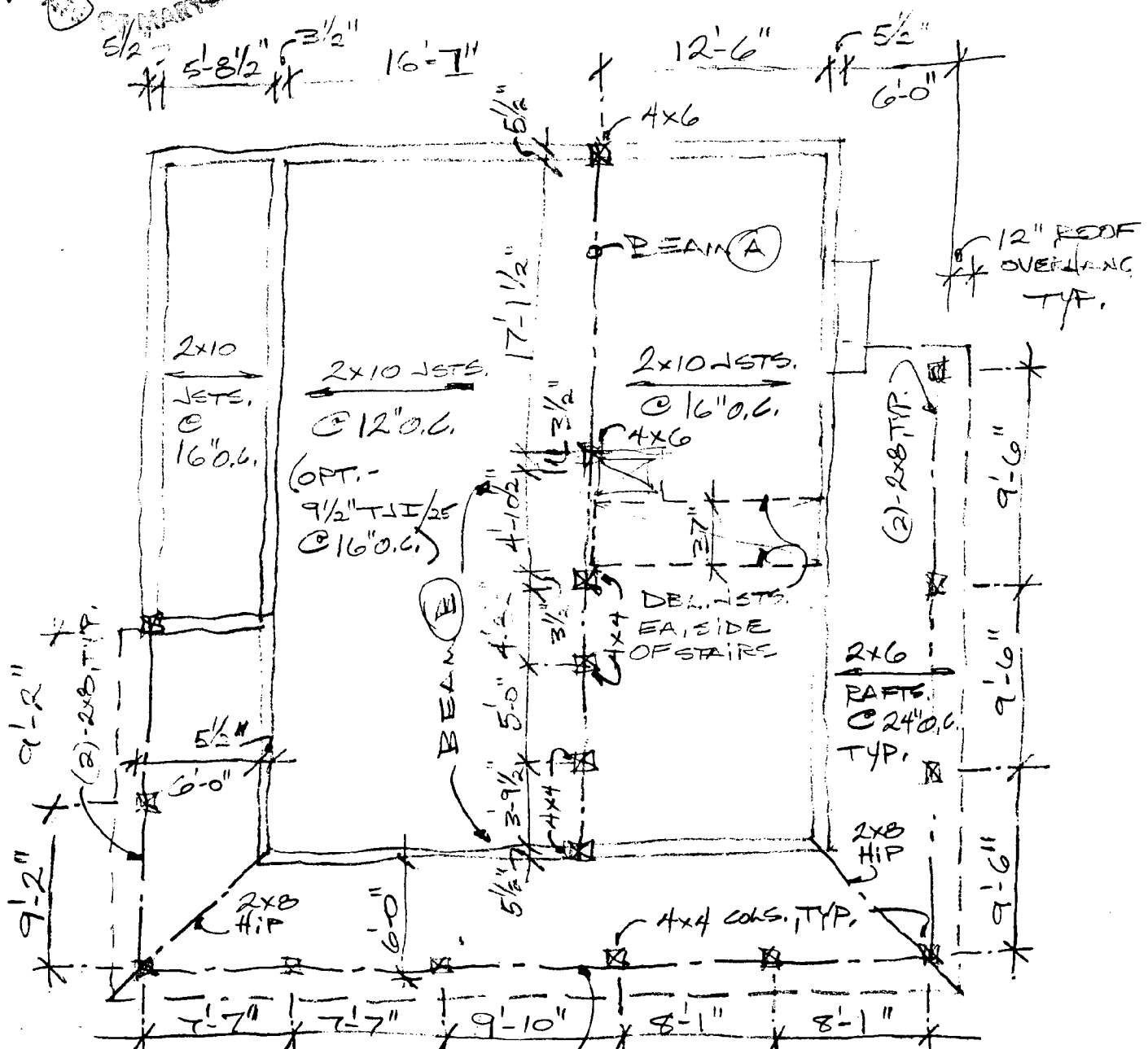
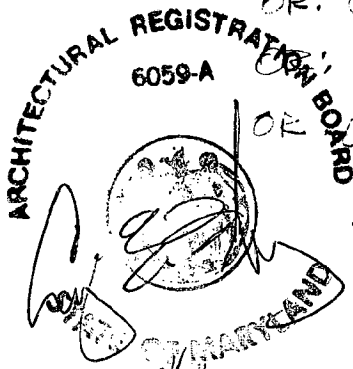
OR: (2) - 1 3/4" x 14" M.L. (LVL)

BEAM B - (2) - 2x12

OR: W10x15 STL. BM.

OR: (3) - 2x12 W/ (2) - 1/2" x 11 1/4" STL. PLS.

W/ 1/2" φ THRU-BOLTS @ 30" O.C. TOP & BOTTOM STAGGERED @ 2" GA. LINE.

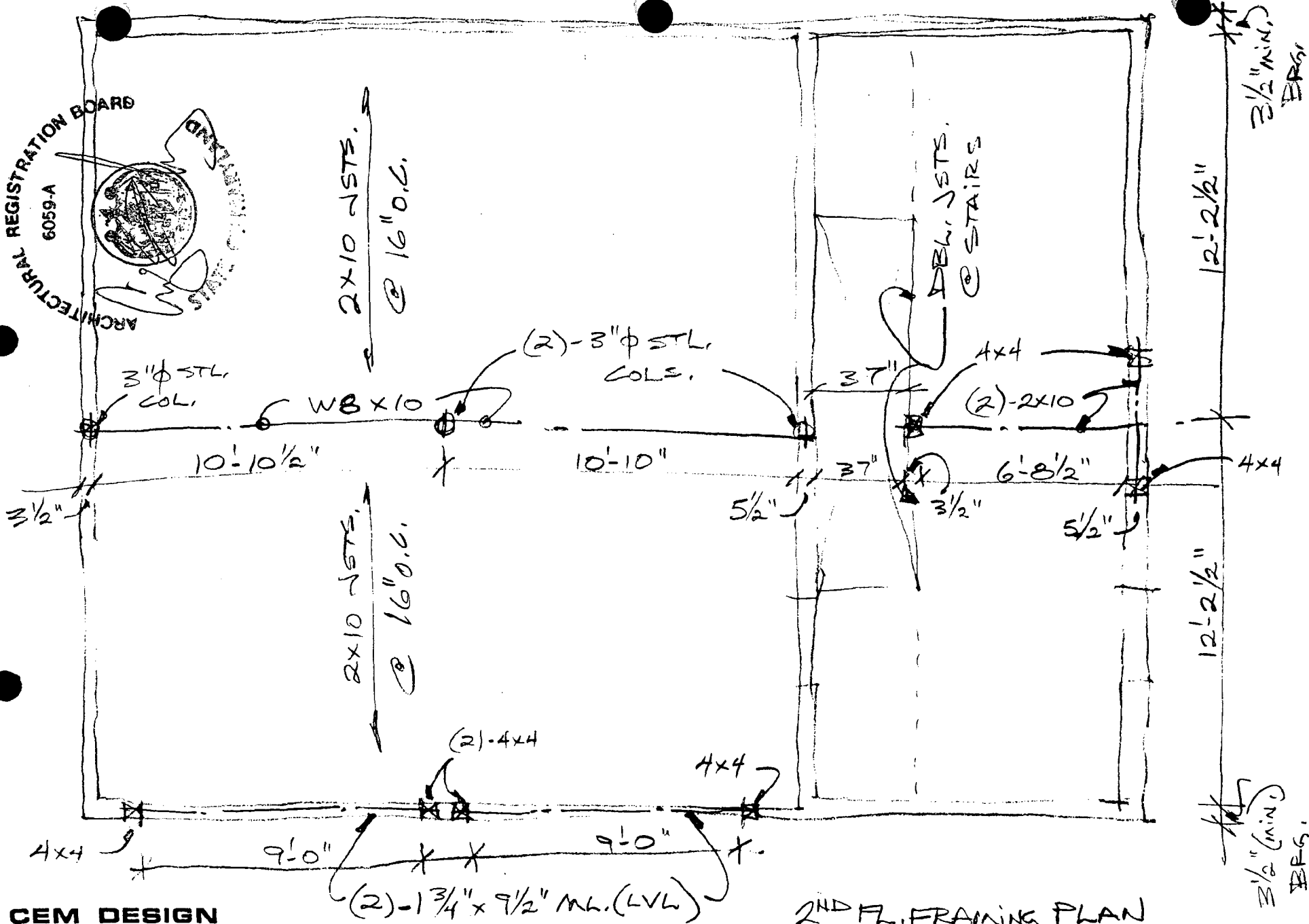
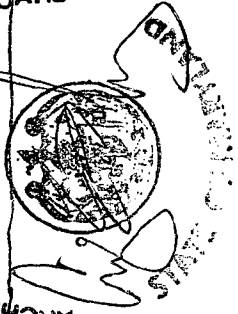


**EM DESIGN**  
 520 ANDERSON AVENUE  
 ROCKVILLE, MARYLAND  
 301.294.0682 20850

2ND FL. FRAMING PLAN - "A"  
 JOHN DEREGGI RESIDENCE  
 SCALE: 1/8" = 1'-0" 7/12/99

SHEET 3A OF 3

ARCHITECTURAL REGISTRATION BOARD  
6059-A



**CEM DESIGN**  
520 ANDERSON AVENUE  
ROCKVILLE, MARYLAND  
301-294-0682 20850

SHT. OF 2

2ND FL. FRAMING PLAN  
JOHN DEREGGI GARAGE  
SCALE: 1/4" = 1'-0" 7/15/91

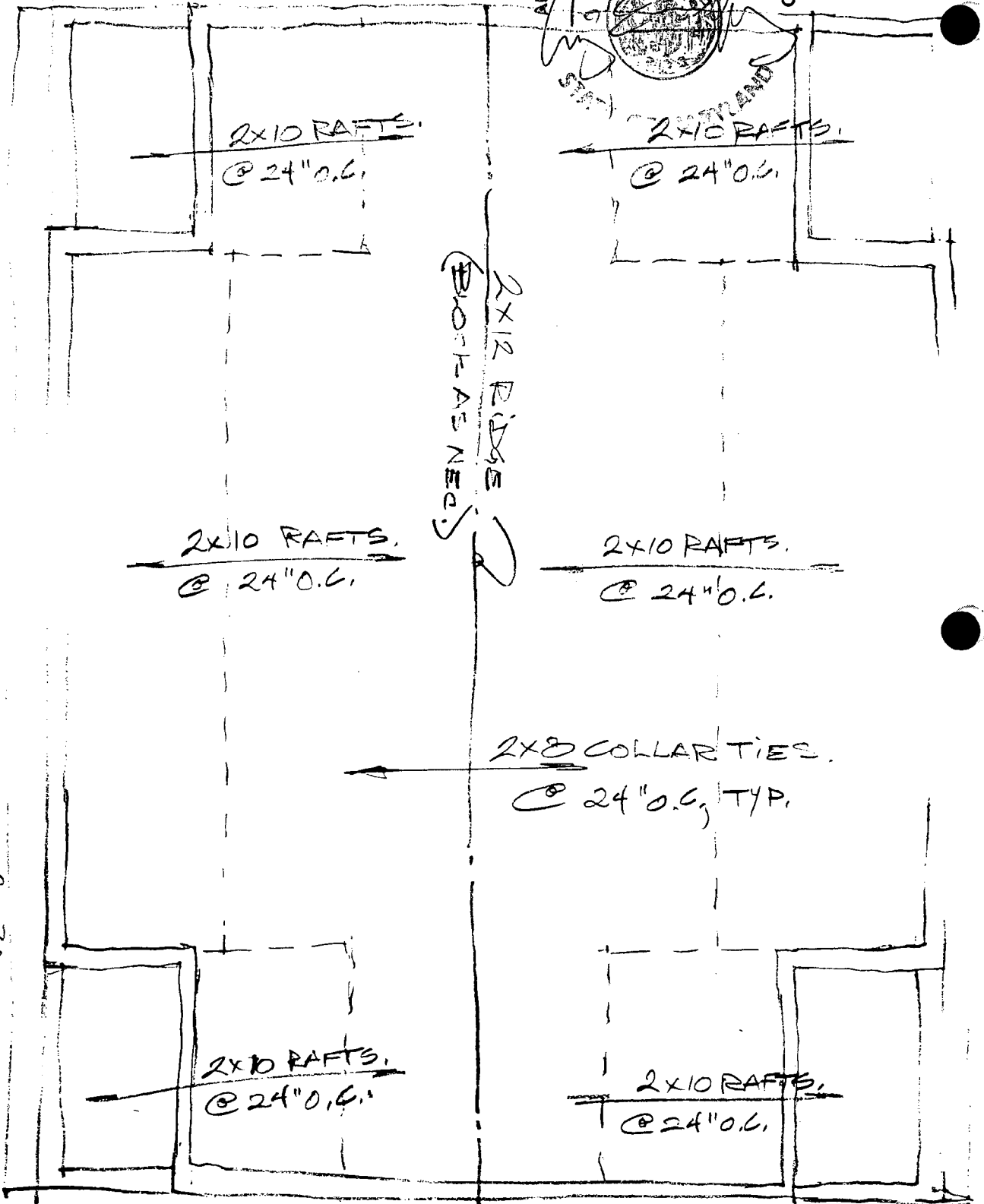
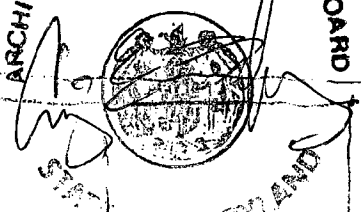
3 1/2" (MIN.)  
BRG.

3 1/2" (MIN.)  
BRG.

**CEM DESIGN**  
 520 ANDERSON AVENUE  
 ROCKVILLE, MARYLAND  
 301.294.0682 20850

SHEET #2

ARCHITECTURAL REGISTRATION BOARD  
 6059-A



GARAGE  
 ROOF FRAMING PLAN  
 JOHN DEREGSI GARAGE  
 SCALE: 1/4" = 1'-0" 7/15/99

12'-2 1/2"      12'-2 1/2"

10" OVERLAP      3/2"      12"

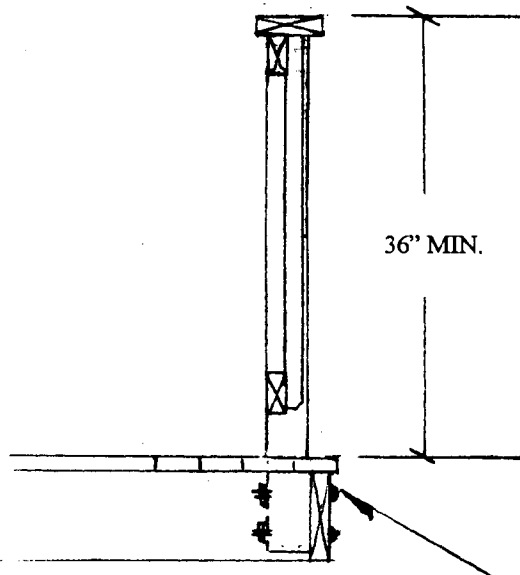
1/2" BRG. (MIN)

2x12 RIDGE  
 (BROTH AS NEEDED)

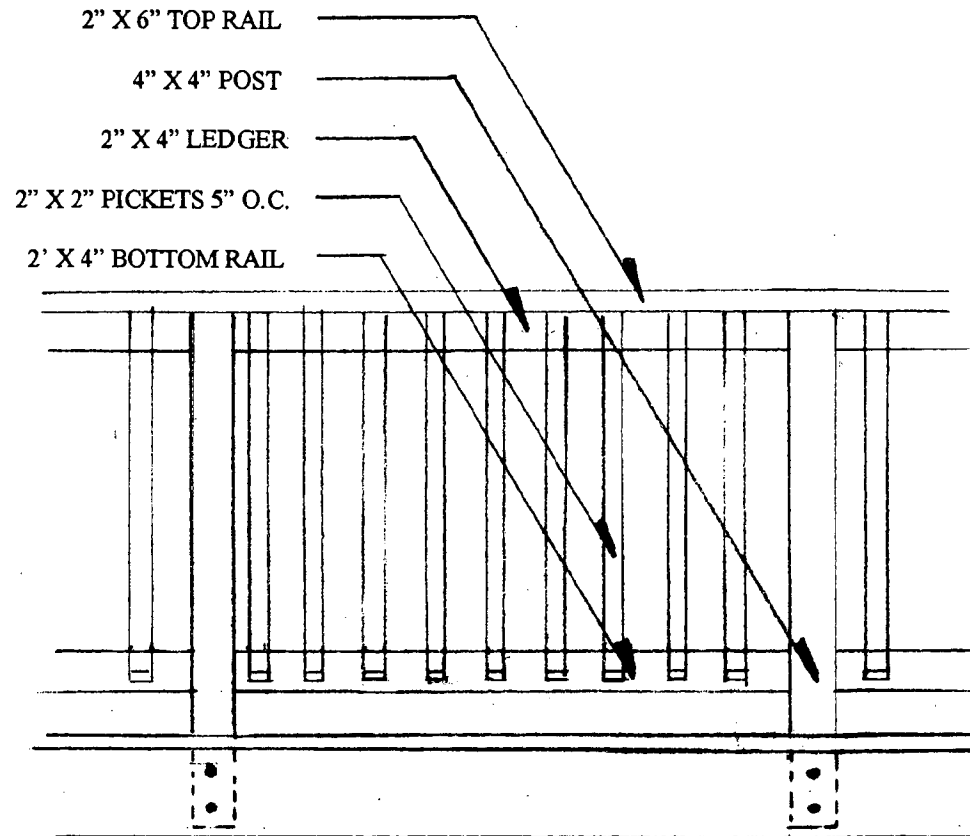


GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT ON PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDRAILS ARE REQUIRED ON OPEN SIDES OF STAIRWAYS. RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES IN DIAMETER.

NOTE: OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED FROM THE NOSING OR THE TREADS



(2) 1/2" BOLTS AT EACH POST



EITHER PIER FOOTINGS WITH POST AND BEAM SUPPORT OR CONTINUOUS FOOTER WITH CMU WALL AND SILL TO CODE

# TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

RIDGE VENT - "SHINGLE-OVER" TYPE

BLOCKING/BRACING AS NECESSARY

ASPHALT SHINGLES ON 15# FELT ON 1/2" ROOF SHEATHING ON ROOF TRUSSES @ 24" O.C.

INSULATION BAFFLE

R-30 UNFACED BATT INSULATION

DRIP EDGE

ALUMINUM GUTTERS AND DOWNSPOUTS

VENTILATED SOFFIT ON BLOCKING

DOUBLE 2X4 PLATES

1/2" GYPSUM BOARD

SIDING ON "TYVEK" ON 1/2" WALL SHEATHING ON 2X6 STUDS @ 16" O.C.

R-19 KRAFT-FACED BATT INSULATION

5/8" T&G PLYWOOD SUBFLOOR GLUED AND NAILED TO 2X10 FLOOR JOISTS @ 16" O.C.

2X10 BAND BOARD

R-13 BAND BOARD INSULATION

2X8 TREATED WOOD PLATE WITH 1/2" X 15" ANCHORS @ 5' O.C. ON SILL SEALER

8" MINIMUM

MASONRY ON 8" CMU.

FINISHED GRADE

WATERPROOF COATING BELOW GRADE

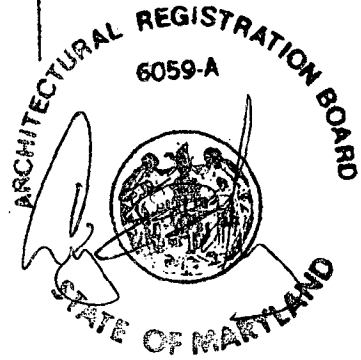
OPTIONAL R-11 FOIL-FACED BATT INSULATION

PERIMETER DRAIN WITH 4" GRAVEL EACH SIDE, COVER WITH FILTER FABRIC. SLOPE TO BUMP OR DAYLIGHT

PERIMETER EXPANSION JOINT

16" X 8" CONTINUOUS CONCRETE FOOTING WITH (2) #4 REBAR

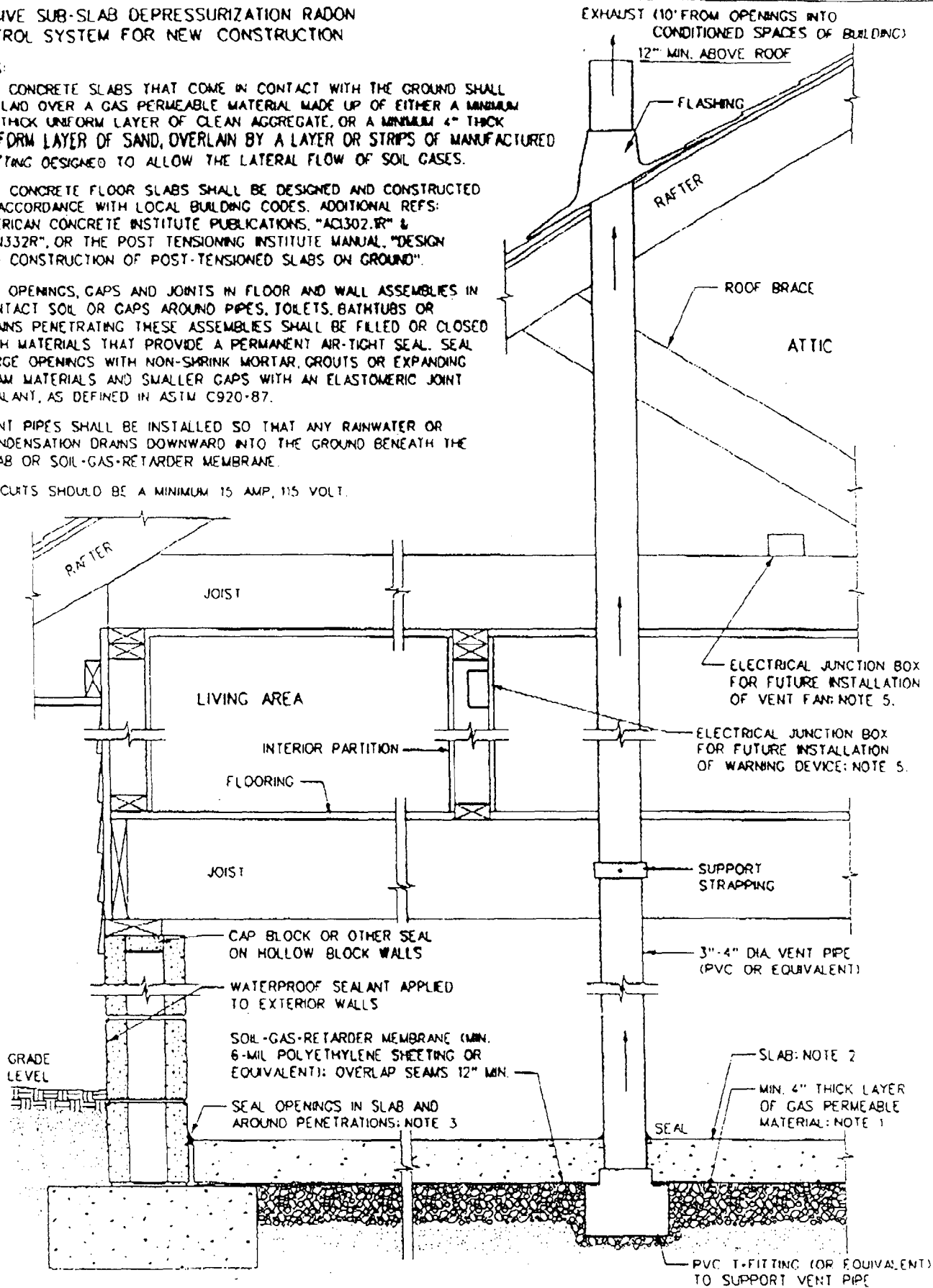
4" CONCRETE SLAB WITH 6X6 10/10 WELDED WIRE MESH ON 8-MIL POLY VAPOR BARRIER ON 4" GRAVEL (RADON VENTILATION SYSTEM WHERE REQUIRED)



**PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION**

**NOTES:**

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



**GENERAL NOTES:**

1. All work shall comply with the following BOCA and CABO building codes, latest edition, and work will be performed in accordance with all applicable local, state and national codes and ordinances and and regulations, and F.H.A. minimum standards.
2. All work shall be performed in a workmanlike manner. Each subcontractor shall include permits and permit fees, labor, materials, tools equipment, etc., for the complete construction of work indicated and specified by the drawings and specifications in there Contract Price.
3. Materials as specified on drawings shall be used. Substitutions of materials will not be allowed without written consent from the General Contractor.
4. Each subcontractor shall amend and make good, at his own cost, any defect or other faults in his workmanship and /or materials, within three (3) working days from any written notice.
5. All partition dimensions on plan sheets are to face of stud unless noted otherwise. All exterior partitions are to be of 2x6 studs @16 o.c. with plywood exterior and drywall interior unless otherwise noted. Interior partitions are 2x4 studs @ 16" o.c. with one layer of 1/2" drywall on each side unless noted otherwise. Walls containing plumbing shall be 2x6 studs @16 o.c.
6. In all sleeping areas, provide an operable window or door with an area of 5.7 sq. ft. (min) opening directly to the outside with a minimum net opening of 20" wide and 24" high meeting egress requirements.
7. Each subcontractor shall verify all dimensions and conditions before proceeding with work and notify the superintendent at once of any discrepancies prior to commencing work.
8. Each subcontractor is to clean up debris inside and outside the building site, which has been caused by his work before compensation is given for that work performed.
9. Any damage to exterior plant material will be the responsibility of the subcontractor causing this damage. Replacement shall be of equal size, quality and value.
10. All work shall be completed by the General Contractor unless noted. All references to the contractor include both the General Contractor and the Sub-contractors. The Contractor shall be responsible for and have control over all construction means, techniques, sequences and procedures, and for coordinating all portions of the work required by the Contract Documents. The Contractor shall be responsible for acts and omissions of the Contractor's employees, Sub-contractors and their agents and employees, and any other persons performing any of the work under a contract with the Contractor.
11. All Subcontractors are required to attend weekly progress meetings and must "walk the site" daily upon request, but prior to payment after work is completed minimally and notify the superintendent of their arrival and departure form the site.

**PROJECT DESCRIPTION** Revised drawings based on Country Livings "House of the Year" Single Family Residence / 3 bedroom and Garage/Studio/Apartment By De Reggi Construction Co. L.L.C.

**FLOOR AREA:**

House		Garage/Studio/Apartment	
1st Floor	1,271 sq. ft.	1 <sup>st</sup> floor	275 sq. ft.
<u>2<sup>nd</sup> Floor</u>	<u>+ 1,271 sq. ft.</u>	<u>2<sup>nd</sup> floor</u>	<u>+ 685 sq. ft.</u>
Total Livable	2,542 sq. ft	Total	960 sq. ft.
Porch	435 sq. ft.		
<u>Basement</u>	<u>+ 1,271 sq. ft.</u>	<u>Garage</u>	<u>+ 550 sq. ft</u>
Total			
Floor space	4248 sq. ft.		1510 sq. ft.

**DRAWING INDEX:**

A-1	Foundation Plan
A-2	First Floor Plan
A-3	Second Floor Plan
A-4	Front and Right Side Elevations
A-5	Rear and Left Side Elevations
A-6	Garage First Floor

- A-7 Garage Front and Right Side Elevations
- A-8 Garage Rear and Left Side
- A-9 Garage 2<sup>nd</sup> Floor

GENERAL NOTES:

12. All areas where the drawings do not address methodology, the Contractor or trade shall perform in strict compliance with the manufacturer's specifications.
13. The Contractor shall warrant to the Owner that all materials and equipment furnished and installed under this contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from faults and defects, and conforms with the Contract Documents. For a period of one year beginning at the date of Substantial Completion, the Contractor shall promptly correct work found not to be in accordance with the Contract Documents. The Contractor shall bear all costs of the corrections. The Contractor shall provide to the Owner all manufacturer warranties, product literature, maintenance requirements and maintenance schedules.
14. All concealed flashing to be the brown on white aluminum rolled stock as provided by the builder white side out unless otherwise agreed to in writing. Roof flashings may differ in color. Check with builder when in doubt.
15. Base sill & flashing to be equal to 6mil visqueen polyethylene film or equal.
16. All exterior perimeter caulking shall be water & weather tight one part polyurethane unless otherwise specified and agreed to in writing.
17. Provide expanding foam at perimeter of house and at all applicable exterior openings.
18. Insulation: Provide R19 fiberglass batt insulation at all exterior wall and a min. R30 blown in insulation above ceilings (insulation not to affect the venting of the soffit or ridge vents) When applicable (cathedral ceilings) continuous vapor barrier and unfaced fiberglass insulation shall be used. Ask Builder superintendent for Lindal "Installation Manual."
19. Insulation at ceiling areas inaccessible for blown-in to be done with equivalent batts as necessary.
20. Exterior entrance doors as shown on drawings. Builder to provide all hardware including: wood sill, metal threshold, and weather stripping. Match door design to elevation shown on drawings.
21. All doors common to garage and residence shall be 1-3/8" solid core with 45 min. fire rating.
22. Provide tempered glass in all sliding glass patio doors and french doors. Also provide temp. glass at entry sidelights or windows closer than 24" to a door and any window within 18" above floor surface, shower doors, tub enclosures and where required by code.
23. All doors and windows per Builder's specifications.

GENERAL NOTES: (Electrical)

1. The Electrical Contractor shall include all necessary permits and permit fees, labor, materials and equipment for the installation of a complete and operable electrical system, for the Contract Price.
2. The Electrical Contractor shall install all work in accordance with all applicable local, state and national codes and ordinances.
3. Provide copper wire throughout as required by code.
4. Provide electrical service as required by code.
5. Smoke detectors shall be provided as per code requirements.
6. Provide disconnect as required by code for fixed appliances.
7. Provide switched light fixtures over each attic access panel and every 12 feet trough out the attic.
8. Provide GFI protected electrical outlets as required by code.

GENERAL NOTES: (Plumbing)

1. The Plumbing Contractor shall include all necessary permits and permit fees, labor, materials and equipment for the installation of a complete and operable plumbing system for the Contract Price.
2. The Plumbing Contractor shall install all work in accordance with all applicable local, state and national codes and ordinances.
3. Exterior sewer lines shall be in accordance with applicable codes, and shall cooperate with W.S.S.C. as per necessary for hookup to public sewer.
4. Interior buried vent piping to be run two feet outside of the building and be in accordance with all applicable codes.
5. Interior vent piping shall be ABS plastic pipe and fittings unless otherwise specified.

6. Water piping shall be CPVC unless otherwise specified.

GENERAL NOTES: (Mechanical)

1. The HVAC Subcontractor shall include all necessary permits and permit fees, labor, materials and equipment for their installation of a complete system, for the Contract Price.
2. The HVAC subcontractor shall install all work in accordance with all applicable local, stated and national codes and ordinances.
3. Class "B" vents when required shall have a minimum 2 inch clearance to all combustibles and be firestopped at the floors.
4. Combustible air intakes shall be installed for gas furnace and water heaters in accordance with applicable codes.
5. Sheet metal ducts shall be sized, designed and constructed in accordance with ASHRAE guide.
6. All supply and return air ducts in attics and unconditioned spaces shall be insulated per code.
7. Doors in rooms where no return air is provided shall be undercut 1 inch to allow for air circulation.
8. Dryer exhaust shall be ducted to exterior using 4" continuous sheet metal terminating with a flush cap and integral backdraft damper.
9. Bathroom and laundry room exhaust fans shall be per code and ducted to exterior with a suitable flush cap and integral backdraft damper.

GENERAL NOTES: (Finishes)

1. Install U.S. Gypsum or approved equal system with ½" tapered wallboard and metal corner bead. Machine tape all joints. Wallboard shall be attached according to manufactures instruction. Patch all nail heads and screw heads and leave wall surface free from waves, pits and buckles. Use 5/8" drywall at underside of roof trusses or other framing at 24" o.c. and provide 5/8" fire code wallboard where required for fire rating. Provide ½" water resistant wallboard or equal in all bathrooms and any water areas including kitchen backsplash, dishwasher, and laundry room bottom sheet.
2. Provide edge bead for wallboards against dissimilar materials, and "fast-mask" at all applicable areas.
3. Shower walls shall be Durock and bathroom walls to be green board and spackled with smooth, hard non-absorbent mud, and painted with oil based paint or paint specifically for bathrooms.
4. Caulk around countertops, tubs and showers (neatly!) with a silicone caulking.
5. Painting: Interior walls to have a minimum of one prime coat and one coat 100% acrylic flat latex paint, color as specified. Interior doors, windows and trim to be semi-gloss two coats oil based paint or stained, sealed and lacquered.
6. Remove all scrap materials from job site except 1 quart of primer, 1 gallon of paint and /or stain each color. Scrape and clean floors of excess materials.

## LINTEL SCHEDULES:

### WOOD LINTEL SCHEDULE

1. Lintels are to have a 1/2" plywood spacer between 2x members.
2. Minimum wood lintels over frame openings as follows:

<u>Spans up to:</u>	<u>Lintel</u>
3'-0"	Double 2x4
4'-0"	Double 2x6
5'-6"	Double 2x8
7'-0"	Double 2x10
8'-6"	Double 2x12

### STEEL LINTEL SCHEDULE

1. Unless otherwise noted, provide one steel angle, long leg in a vertical position, for each 4" of masonry.
2. Solid masonry bearing shall be a minimum of 8" on each end.

<u>Steel angle</u>	<u>Allowable span with:</u>			<u>Number of 1/2" or equivalent reinforcing bars</u>
	<u>no story above</u>	<u>1 story above</u>	<u>2 stories above</u>	
3-1/2"x3-1/2"x1/4"	6'-0"	3'-6"	3'-0"	1
4"x3-1/2"x1/4"	8'-0"	5'-0"	3'-0"	1
6"x3-1/2"x5/16"	14'-0"	8'-0"	3'-6"	2
(2) 6"x3-1/2"x5/16"	20'-0"	11'-0"	5'-0"	4

3. Depth of reinforced lintels shall be not less than 8" and all cells of hollow masonry lintels shall be grouted solid. Reinforcing shall extend not less than 8" into the support.

### CONCRETE LINTEL SCHEDULE

1. Unless otherwise noted or detailed on the drawings, provide steel bar reinforced concrete block lintels over all openings in masonry partitions.
2. Masonry bearing shall be a minimum of 8" on each end.

<u>Span</u>	<u>Lintels</u>
8" to 6'-0"	8" high lintel blocks w/ two #4 bars.
6'-0" to 10'-0"	16" high lintel blocks w/ two #5 bars.

### GRADING AND LANDSCAPING

1. Erosion and sediment control shall comply with all requirements of State and local authorities.
2. Grade as shown on the site plan shall be contoured to meet existing grade at the property lines.

### CONCRETE AND MASONRY

1. The concrete properties shall be as follows:

	<u>Min comp strength at 28 days (PSI)</u>	<u>Max. size aggregate</u>	<u>Slump</u>
Footings -	3000	3/4"	4" + 1"
Slab on grade -	3000	3/4"	4" + 1/2"
Walls -	3000	3/4"	4" + 1/2"

2. Concrete work shall conform to ACI-308-83 and ACI-301-72, Specifications for Structural Concrete for Buildings.
3. All reinforcement, anchor bolts, pipe sleeves and other inserts shall be secured in place before concrete is placed.
4. Provide 95% backfill compaction at all slabs and footings per ASTM D-698.

## REINFORCING STEEL

1. Reinforcing steel shall be intermediate grade new billet deformed bars conforming to ASTM A-615, Grade 60. Welded wire mesh shall conform to ASTM A-185.
2. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315, Manual of Standard Practice for Detailing Reinforced Concrete Structures. Furnish support bars & accessories in accordance with CRSI standards.
3. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed 2" (two-inches) clear from the outer face of the element.
4. The Contractor shall notify the building official at least 48 (forty-eight) hours prior to each concrete pour. No concrete shall be placed until all reinforcing has been installed by the Contractor and inspected by the building official.
5. Protective cover for reinforcing steel shall be as follows:

Footings -	3"
Beams and Columns -	2"
Slab -	3/4"
Walls -	1" @ interior face, 3" @ exterior face

## FOUNDATION

1. Footing depths are shown on the drawings unless otherwise noted. Footings shall bear a minimum of 2'-6" below finished grade. Step footings to a maximum ratio of 2 horizontal to 1 vertical. Footings on compacted fill shall be reinforced with two #4 bars bent and lapped 2'-0" @ corners and intersections, and extending 8'-0" into regions of natural soil where a transition between compacted fill and natural soil occurs.
2. All footings excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for this inspection.
3. Concrete slab and footing calculations are based on a soil bearing capacity of 2000 PSF. Depths and sizes of footings shall be subject to change if soil conditions are other than assumed.
4. Except where otherwise noted, slabs on grade shall be 4" thick reinforced with 6x6, 10/10 welded wire mesh. Lap mesh 6" in each direction. Slabs shall be laid on a layer of 6 mil. polyethylene over a 4" layer of washed gravel. Refer to drawings for location of thermal insulation.
6. For all exterior slabs on grade, cement with entrained air of 4% or equivalent air-entraining agent shall be used. Provide control joints at 20'-0" o.c. each way.
7. Floor joists running parallel to walls shall be anchored with 3/16" x 2" steel straps at 12" from the corners and intervals not more than 4'-0" o.c. and extended to engage three joists. Tie joists running perpendicular to walls with 3/16" x 2" x 24" steel straps at every third joist.
8. Provide 4" drain tile at bottom of concrete footings at basement perimeter walls. Tile to be set on 4" gravel bed with 4" gravel cover on top and sides and should drain to daylight or sump pump. Cover gravel with red rosin paper.
9. Construct basement wall retaining soil on one side as follows:

Height of soil above basement slab	Wall construction
up to 4'-0"	8" hollow C.M.U.
up to 6'-0"	12" hollow C.M.U.
up to 8'-0"	12" hollow C.M.U. reinf. w/#5 bars @ 48" placed 3" cl. from int. face of wall. Fill voids containing reinf. w/ 2500 PSI conc. with pea gravel.
10. Backfill shall not be placed against walls until slabs on grade and framed floors are in place and required inspections are made. Where backfill is required on both sides of walls, backfill both sides simultaneously, with grade difference not to exceed 2'-0" at any time.



## MASONRY

- Design and construction of all brick and C.M.U. walls shall conform to the requirements and specifications of B.I.A. and N.C.M.A. codes, latest edition. A.S.T.M. masonry standards:

Face brick :	C-216
Hollow load-bearing C.M.U.:	C-90
Solid load-bearing C.M.U.:	C-145
Hollow non-load-bearing C.M.U.:	C-129
Mortar (type N or S):	C-270
- Provide continuous horizontal masonry joint reinforcement (Dur-o-wall) at 16" o.c. in all masonry walls.
- Brick veneer walls to have metal ties at 16" o.c. vertically and horizontally, and weep holes at 24" o.c. at base flashing.

## STRUCTURAL STEEL

- Structural steel shall conform to ASTM-36. Steel for pipe columns shall conform to ASTM specification A-500. All structural steel shall be detailed according to AISC specifications and detailing standards. All structural steel shall have at least one coat of shop primer.
- Provide a base plate for all structural steel beams bearing on concrete. Provide standard angle anchors and inserts, ties, clips, anchor straps, hangers, bolts and other hardware and fastening devices as may be required.

## CARPENTRY

	<u>Live loads</u>	<u>Dead loads</u>	<u>Total loads</u>
First floor load -	40# PSF	+ 10# PSF	= 50# PSF
Second floor load -	30# PSF	+ 10# PSF	= 40# PSF
Roof load -	30# PSF	+ 10# PSF	= 40# PSF
Stair load -	100# PSF	+ 10# PSF	= 110# PSF

## LUMBER GRADE

- All lumber shall No. 2 HEM-FIR with the following minimum allowable stresses and modulus of elasticity:

Extreme fiber stress in bending -	850 PSI
Compression parallel to grain -	1300 PSI
Compression perpendicular to grain -	405 PSI
Modulus of elasticity -	1,300,000 PSI
- Stress grade of lumber shall be clearly stamped with the Lumber Inspection Association seal showing the stress grade. All fabrication, erection, and other procedures shall conform to the current "National Design Specifications for stress-grade lumber and its fastenings".
- Lumber of equal quality may be substituted, provided the substituted species meets the requirements noted above.
- All lumber 5" and deeper shall have a moisture content not greater than 19%. Air or kiln dried lumber may be used.

## JOIST HANGERS

- All purlins, joists and beams not framed over supporting members shall be supported by means of joist hangers.
- Joist hangers shall be "TECO" or an approved equal unless otherwise noted.

## LAG BOLTS

- Bolts shall be square headed and of structural grade steel.
- Place washers under the head of lag bolts bearing on wood.

## BOLTS IN WOOD FRAMING

- All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
- Steel plate washer sizes shall be as follows:

For 1/2" and 5/8" diameter bolts -	2-1/4" sq. x 5/16"
For 3/4" diameter bolts -	2-5/8" sq. x 5/16"
- Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
- For sill bolts, see typical details.

### ALTERING STRUCTURAL MEMBERS

1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Architect.
2. Do not alter sizes of members without approval of the Architect.

### BUILT-UP BEAMS

1. Built up beams or joists formed by a multiple of 2x members shall be interconnected as follows:  
Members 9-1/4" and less in depth - internail w/(2) rows of 20d nails at 32" o.c. staggered.  
Members greater than 9-1/4" in depth or multiple 3x6's - thru-bolt w/ 1/2" diam. MB at 24" o.c. staggered.

### CUTTING OF BEAMS, JOISTS AND RAFTERS

1. Cutting of beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6th the depth of the member and shall not be located in the middle 1/3rd of the span. Notches located closer to supports than three times the depth of the member shall not exceed 1/5th the depth. Holes bored or cut into joist shall not be closer than 2" to the top or bottom of the joists and the diameter of the hole shall not exceed 1/3rd the depth of the joist.

### PIPES IN STUD BEARING WALLS OR SHEAR WALLS

1. Notches or holes in studs of bearing walls or partitions shall not be more than 1/3rd the depth of the stud. Studs cut or bored in excess of the above shall be reinforced to a loading capacity of a stud notched not more than 1/3<sup>rd</sup> its depth.

### BRIDGING AND BLOCKING

1. There shall be not less than one line of bridging in every 8' of span in floor, attic and roof framing. The bridging shall consist of not less than 1x3 lumber double nailed at each end or of metal bracing of equal rigidity. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of 8' with a minimum of 2x solid material with tight joints. Provide 2x firestops at mid-point of stud walls.
2. Provide double trimmers under all headers 4x6 or larger. All such trimmers shall be spiked together.

### PLYWOOD

1. All plywood shall be Douglas fir and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood, construction and industrial.
2. Each plywood sheet shall be staggered and shall butt along the center lines of framing members.
3. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
4. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-5/8" for 10d nails.
5. All floors shall be glued and nailed with ring shanked nails.
6. Roof sheathing shall be standard INT-DFPA, Group 2 or 3.

### CORNER BRACING

1. Unless otherwise noted, brace exterior corners of building with 1x4 diagonals let into the studs, or with a 4x8 plywood sheet equal to sheathing thickness, or with a metal strap.
2. Lap plates at all corners.

### NAILING

1. All nailing shall comply with BOCA code, latest edition and all State and local building codes.

### FIRE STOPPING

1. Provide fire stopping at all concealed draft openings (both vertical and horizontal) in the following locations:  
In all stud walls and partitions including furred spaces at floor and ceiling levels, and not more than 10'-0" apart.  
Between stair stringers at top and bottom, and between studs in line with stair run.
2. Fire stops shall be 2" nominal thickness wood, gypsum board, mineral wool, or other noncombustible material.
3. Fill spaces between chimneys and wood framing with loose, noncombustible material to 2" minimum thickness.

## HEADERS

1. See Lintel schedule for minimum lintel sizes. See drawings for lintel sizes. Where drawings do not indicate lintel size provide 2 - 2x10's in all partition openings.

## ALIGNMENT

1. All rafters and joists framing from opposite sides shall lap at least six (6) inches and be spiked together.
2. When framing end to end, joists shall be secured together with metal straps.

## PARTITIONS

1. Double joists under all parallel partitions.
2. Lap top plates at corners and intersections.

## FURRED CEILINGS

1. For location, extent and height of furred areas, see drawings.
2. Furred ceilings shall be constructed with 2x4's at 16" o.c. hung from structure above with 2x4 hangers at 4'-0" o.c.

## TREATED LUMBER

1. All wood, other than foundation grade redwood, in contact with masonry or concrete shall be pressure-treated wood. See drawings for additional locations of treated wood.

## SHEATHING

1. Exterior walls are to receive sheathing of type and thickness as called for in drawings and shall be installed in accordance with the manufacturers recommendations.

## TRUSSED RAFTERS

1. Trussed rafters shall be designed and fabricated in accordance with the provisions of the "National Design Specification for stress-grade lumber and its fastenings", National Forest Products Association, and the "Design Specification for Light Metal Connected Wood Trusses", Truss Plate Institute.
2. Truss configuration shall be as indicated on the drawings.
3. Wood members shall be fastened on each side of each joint with toothed 18 ga. galvanized steel plates. Trussed rafters shall be secured to supporting members with TRIP-L-GRIP anchors.

## INSULATION

1. Ceilings under roof and floors over crawl spaces shall be insulated per requirements of State and local building codes.
2. All exterior stud walls shall receive insulation for full height of wall per requirements of State and local codes.
3. Insulate all basement foundation walls to 30" below finished grade or to basement slab per applicable codes.
4. Provide sound insulation around all toilet and bathrooms, and around plumbing risers adjacent to inhabited spaces.
5. Caulk and seal all floor and top plates, joints in sheathing, tc. prior to installation of batt insulation. Fill all shim spaces around doors and windows with loose batt insulation.

## ROOFING

1. Roofing shall be 320# self-sealing fiber-glass reinforced asphalt shingles over one layer of 15# asphalt saturated felt underlay. Color to be selected by Architect.

## FLASHING

1. All metal flashing, counter-flashing and coping shall be of not less than 26 ga. corrosion resistant metal.
2. Flash all exterior openings and all building corners with approved waterproof building paper to extend at least 4" behind wall covering.
3. Flash and counter-flash at all roof to wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.

### GUTTERS AND DOWNSPOUTS

1. All gutters are to be 5" half-round galvanized steel, mounted 30" o.c.
2. All downspouts are to be 3" diameter galvanized steel.

### SIDING AND TRIM

#### DOORS AND WINDOWS

1. Door and window sizes and locations are shown on the drawings.
2. Windows are by , with insulated low-E double glazing. Provide aluminum framed fiberglass screens to match.
3. French doors, sidelites and patio doors are by , with insulated tempered glazing. Provide aluminum framed anodized aluminum screen door to match where shown on drawings.
4. Front door to be 1-3/4" solid core raised panel stain grade pine by Morgan or equal.
5. Interior doors are to be .
6. All new door hardware is to be bright finished brass by Schlage or equal. Provide swinging exterior doors with keyed dead bolts.
7. Skylights are to be fixed aluminum clad by Velux. Provide tempered, insulated low-E argon filled glazing.

#### GYPSUM WALLBOARD

1. All gypsum wallboard shall be screw attached and installed in accordance with the BOCA code, latest edition, and State and local codes.
2. Gypsum wallboard shall not be installed until weather protection for the installation is provided.
3. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is required.
4. The sizes and spacing of fasteners shall comply with BOCA code, latest edition, and State and local codes.
5. Provide 1/2" cement board (Durock) around tubs and showers.
6. Provide moisture resistant gyp. bd. in baths and powder rooms.

#### PAINTING AND FINISHING

1. All paint, stain, varnish, etc. is to be by Benjamin Moore. Colors are to be selected by the Owner.
2. All gypsum board is to receive one coat latex primer, and two coats satin latex.
3. All interior wood trim is to receive one coat universal primer, and two coats semi-gloss latex.
4. Hardwood floors are to be sanded smooth, stained, and are to receive three coats polyurethane varnish. Fine sand between each coat.
5. Exterior wood siding, trim, rails, etc. to receive one coat oil-based primer, and two coats oil-based semi-gloss paint.

#### CASEWORK

1. Casework and counter top sizes, configuration and locations are shown on the drawings.
2. Casework shall be by , or equal. Plastic laminate counter tops shall be by Formica, or equal. Corian counter tops by Dupont, or equal, are as shown on the drawings.
3. Field verify all dimensions prior to ordering or fabrication.

#### HEATING, VENTILATION AND AIR-CONDITIONING

1. Provide gas-fired forced-air heating and air-conditioning system by Carrier or equal, as shown on the drawings. Provide automatic humidifier and electronic air cleaner by April-aire, or equal.
2. Ducts in unconditioned areas are to be insulated with R-11 foil-faced batt insulation.

#### PLUMBING

1. All work shall be in accordance with all applicable codes, rules and regulations of governing agencies and shall comply with the requirements of the WSSC.
2. All new bathroom fixtures are to be American Standard, or equal. Color and style as selected by Architect.
3. Provide PVC sub-slab ventilation exhaust from basement slab through the roof.
4. Provide 1/2" foam insulation around all hot water supply plumbing accessible during construction.

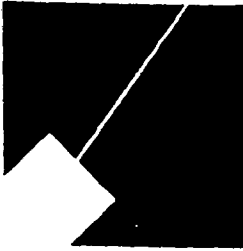
## ELECTRICAL

1. All work shall be in accordance with all codes, rules and regulations of governing agencies and shall comply with the requirements of the serving power and telephone companies.
2. All equipment installed outdoors or exposed to weather shall be weather-proof.
3. Receptacles in kitchen and bathrooms shall be installed above work-top where noted. All other receptacles shall be installed vertically at 16" above the sub-floor.
4. Wall switches are to be 48" above the sub-floor.
5. Ceiling mounted exhaust fans are by Nutone or equal.
6. Recessed down lights are by Lightolier, or equal.
7. Ceiling fans will be selected and provided by Owner.
8. Provide phone service and outlets where shown on the drawings. Phone equipment will be selected by the Owner.
9. Provide intercom system by Nutone or equal. Base and remote stations are shown on the drawings.
10. Provide wiring and outlets for cable TV system where shown on the drawings. Provide attic mounted color TV antenna connected to TV system.
11. Provide hard-wired smoke detectors per code. Location as shown on the drawings.

## MISCELLANEOUS

1. Tempered glass locations:
  - Sliding glass doors
  - Bath/shower glass doors and enclosures
  - Glazed swinging doors
  - Glazed panels located within 12" of a door and which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1-1/2" minimum width located between 24" and 36" above the walking surface.
2. Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture, rain and vermin in accordance with BOCA code, latest edition, and State and local codes.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 8-20-99

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit



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

         Approved          Denied

X Approved with Conditions: ① The applicant will provide a conservation easement over lots 76, 77 + pt. of lot 78 such that only one primary residence can exist here @ any one time. ② This conservation easement should be recorded in County records before a certificate of occupancy is issued to the applicant.

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

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

Applicant: Richard + Marcia Wagner  
Address: 21111 Seidell Rd. Boyds, MD 20841

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



plans & elevations. she said to just submit the HAWP today. DPS - #8

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

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

06 S15

Contact Person: Christine DeReggi Daytime Phone No.: 301-540-4491

Tax Account No.: # 16 02 00024040 Name of Property Owner: Richard & Marcia Wagner Daytime Phone No.: 301-972-1141 Address: 21111 Slidell Rd, Byds MD 20841 Contractor: DeReggi Construction Co, LLC Phone No.: 301-540-5961 Contractor Registration No.: 3380 Agent for Owner: John & Christine DeReggi Daytime Phone No.: 301-540-4491

LOCATION OF BUILDING/PREMISE

House Number: 26105 Street: Frederick Rd Town/City: Clarksburg Nearest Cross Street: Rt 109 & 355 Lot: 76 & 77 Block: Subdivision: Liber: 12265 Folio: 648 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct [X] Extend [ ] Alter/Renovate [ ] Move [ ] Install [ ] Wreck/Raze [ ] Revision [ ] Repair [ ] Revocable [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [X] Fence/Wall (complete Section 4) [ ] Other: detached garage 1B. Construction cost estimate: \$ 300,000.00 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 [X] WSSC 02 [ ] Septic 03 [ ] Other: 2B. Type of water supply: 01 [ ] WSSC 02 [X] 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.

Christine DeReggi Signature of owner or authorized agent 7/26/1999 Date

Approved: X w/ conditions For Chairman, Historic Preservation Commission Disapproved: Signature: Date: 8/18/99 Application/Permit No.: 99072 70011 Date Filed: 7/27/99 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

10/99-99C

**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:

open lots about 20' off Frederick Road. We are not removing any trees except in driveway. There are no structures on the properties.

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

Single family home and detached garage. Two story, with board & batten siding, wood doors & windows. Set back off street.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





Robin Zerk was pictures, tree survey, site plan, plans elevations. She said to just submit the HAWP today. DPS - #8

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

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

06 S15

Contact Person: Christine DeReggi  
Daytime Phone No.: 301-540-4491

Tax Account No.: # 16 02 00024040  
Name of Property Owner: Richard & Marcia Wagner Daytime Phone No.: 301-972-1141  
Address: 2111 Slidell Rd, Bayds MD 20841  
Contractor: DeReggi Construction Co, LLC Phone No.: 301-540-5961  
Contractor Registration No.: 3380  
Agent for Owner: John & Christine DeReggi Daytime Phone No.: 301-540-4491

LOCATION OF BUILDING/PREMISE

House Number: 26105 Street: Frederick Rd  
Town/City: Clarksburg Nearest Cross Street: Rt 109 & 355  
Lot: 76 & 77 Block: Subdivision:  
Liber: 12265 Folio: 648 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: detached garage  
1B. Construction cost estimate: \$ 300,000.00  
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.

Christine DeReggi Signature of owner or authorized agent  
7/26/1999 Date

Approved: X of conditions For Chairperson, Historic Preservation Commission  
Disapproved: Signature: Date: 8/18/99  
Application/Permit No.: 99072 70041 Date Filed: 7/27/99 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

open lots about 200' off Frederick Road. We are not removing any trees except in driveway. There are no structures on the properties.

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

Single family home and detached garage. Two story, with board & batten siding, wood doors & windows. Set back off street.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date:

8-20-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

---

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**MEMORANDUM**

DATE: Aug 20, 1997

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Robin D. Ziek, Historic Preservation Planner  
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

---

The Historic Preservation Commission reviewed this project on 8/18/97.  
A copy of the HPC decision is enclosed for your information.

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

G:\wp\laphawp.ltr

Doc H. suggests we encourage Friends of Hyattstown to consider becoming easement-holders; through the grant program & to set this up.

II-K

### HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26105 Frederick Road Meeting Date: 8/18/99  
Applicant: Christine DeReggi Report Date: 8/11/99  
Resource: Hyattstown Historic District Public Notice: 8/4/99  
Review: HAWP Tax Credit: No  
Case Number: 10/59-99C Staff: Robin D. Ziek

**PROPOSAL:** New Construction

**RECOMMENDATIONS:** Approval  
w/Conditions

*See amended conditions*

The applicant met with the HPC on 5/12/99 for a Preliminary Consultation for new construction on Lots 24, 25, part of 26 which front Frederick Road. After investigating the building potential further, the applicant came before the HPC on 6/9/99 for a second Preliminary Consultation with a proposal to build essentially the same house on the back lots 76, 77, and 78. The HPC considered the proposed siting, and grading and relationship to the other buildings in the historic district. The HPC suggested that the proposed new construction would appear less connected to the district if the front door did not face Frederick Road. Other concerns involve the potential for further new construction at the back lots, new construction on the front lots, and the effects of grading on the front lots.

The applicants have responded to the HPC, and apply now for a HAWP for new construction on the back lots #76, 77, 78.

#### PROJECT DESCRIPTION

The Hyattstown Historic District is a linear town which was designated on the County's *Master Plan for Historic Preservation* in 1986. As noted in the preservation plan, *Vision of Hyattstown* (p. 9), "the town was originally platted in 1798, and is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the county. Located along a single, tree-shaded street, the district is a good example of the small roadside towns that sprang up along early highways to service the needs of travelers and nearby farm families."

The subject property is located at the north end of town, on the east side of Frederick Road. The grade slopes down from the road to a drainage swail (439'), with a retaining wall along Frederick Road for part of the way, and then rises to the back properties to an elevation somewhat higher than the road (442.5). The back lots are open fields, whereas the front lots have been growing into forest with many box elders and some black walnuts. These trees provide a vegetative screen between the back lots and Frederick Road, although the box elder are not considered valuable trees.

(1)

## PROPOSAL

The applicant proposes to build their new house on Lot 27, with a garage building on Lot 76 (see Circle 9). The house will actually face north, so that anyone approaching the house by the driveway will see the front door. From Frederick Road, however, the house will present a side elevation. The driveway will run along an easement on the north edge of Pt. Of Lot 25, and Pt. Of Lot 78, and run behind the house (east) to the garage.

The proposed house includes a large wrap-around porch. The footprint of living space is approximately 1,118 sf with 740 sf of additional porch footprint (1,858 sf), on a single lot with 10,890 sf, resulting in 17% lot coverage for the individual Lot 27. In addition, the applicant proposes to build a garage measuring 33' x 25' (825 sf), with the narrow side facing Frederick Road. As the total property includes lots 26, 27, 28, and part of 29 (28,700 sf), the proposed property coverage for the house and the porch would be 2,683 sf or 9% property coverage.

## STAFF DISCUSSION

The proposed project responds to the concerns of the HPC. The house has been relocated to present a secondary facade to the main road in order to further disassociate the new construction from the historic structures and the district, in general. The goal has been to build an out-of-town house, since new construction on a back lot can not match the historic building pattern in terms of the proximity to Frederick Road. In addition, siting the garage structure with the narrow end to Frederick Road, and on its own lot, will help present a smaller scale structure to the public view.

Staff commends the applicant for their flexibility and responsiveness to the HPC, and to the concerns of the historic district. The last remaining question concerns future construction on the back lots at this location by this or future owners. In the past, the HPC has required the application of a conservation easement to prevent further back lot development here. Staff strongly recommends that this be required as part of this application as well.

## 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 #9:

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

## CONDITIONS:

1. The applicant will provide a conservation easement over Lots 76, 77 and Pt. Of 78 such that only one primary residence can exist here at any one time.
2. This conservation easement should be recorded in the county records before a Certificate of Occupancy is issued to the applicant.

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



plans elevations. She said to just submit the HAMP today. DPS - #8

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

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

06 S15

Contact Person: Christine DeReggi  
Daytime Phone No.: 301-540-4491

Tax Account No.: # 16 02 00024040

Name of Property Owner: Richard & Marcia Wagner Daytime Phone No.: 301-972-1141

Address: 21111 Slidell Rd, Byds MD 20841  
Street Number City State Zip Code

Contractor: DeReggi Construction Co, LLC Phone No.: 301-540-5961

Contractor Registration No.: 3380

Agent for Owner: John & Christine DeReggi Daytime Phone No.: 301-540-4491

### LOCATION OF BUILDING/PREMISE

House Number: 26105 Street: Frederick Rd  
Town/City: Clarksburg Nearest Cross Street: RT 109 & 355  
Lot: 76 & 77 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 12265 Folio: 648 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
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1B. Construction cost estimate: \$ 300,000.00

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

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2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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### 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.

Christine DeReggi  
Signature of owner or authorized Agent

7/26/1999  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 99072 70091 Date Filed: 7/27/99 Date Issued: \_\_\_\_\_

4



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

ADJACENT & CONFRONTING PROPERTY OWNERS

Rick Wagner  
2111 Slidell Road  
Boyd's, MD 20841

Jeff Fones  
Friends of Hyattstown  
P.O. Box 191  
Clarksburg, MD 20871

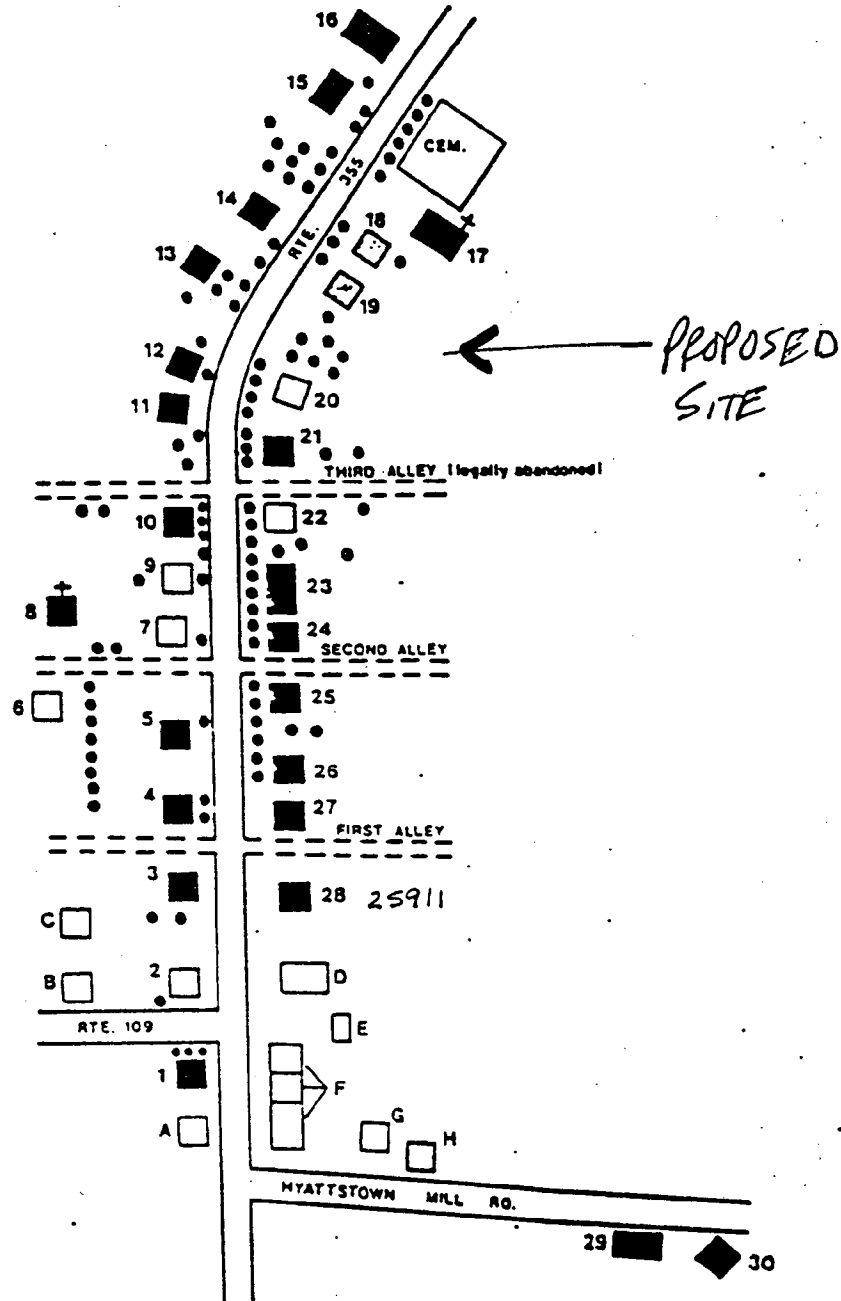
Paul Hawse  
26111 Frederick Road  
Clarksburg, MD 20871

Francis Asbeck  
(Lots 24 & 25)

301-240-2622

Giselle & Dan Butts  
26029 Frederick Road  
Clarksburg, MD 20871

R.A. & D.D. Wilkinson  
26034 Frederick Road  
Clarksburg, MD 20871



# HYATTSTOWN HISTORIC DISTRICT


March 1987

Fig. 2

# HYATTSTOWN HISTORIC DISTRICT

#10/59

--- District Boundaries

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

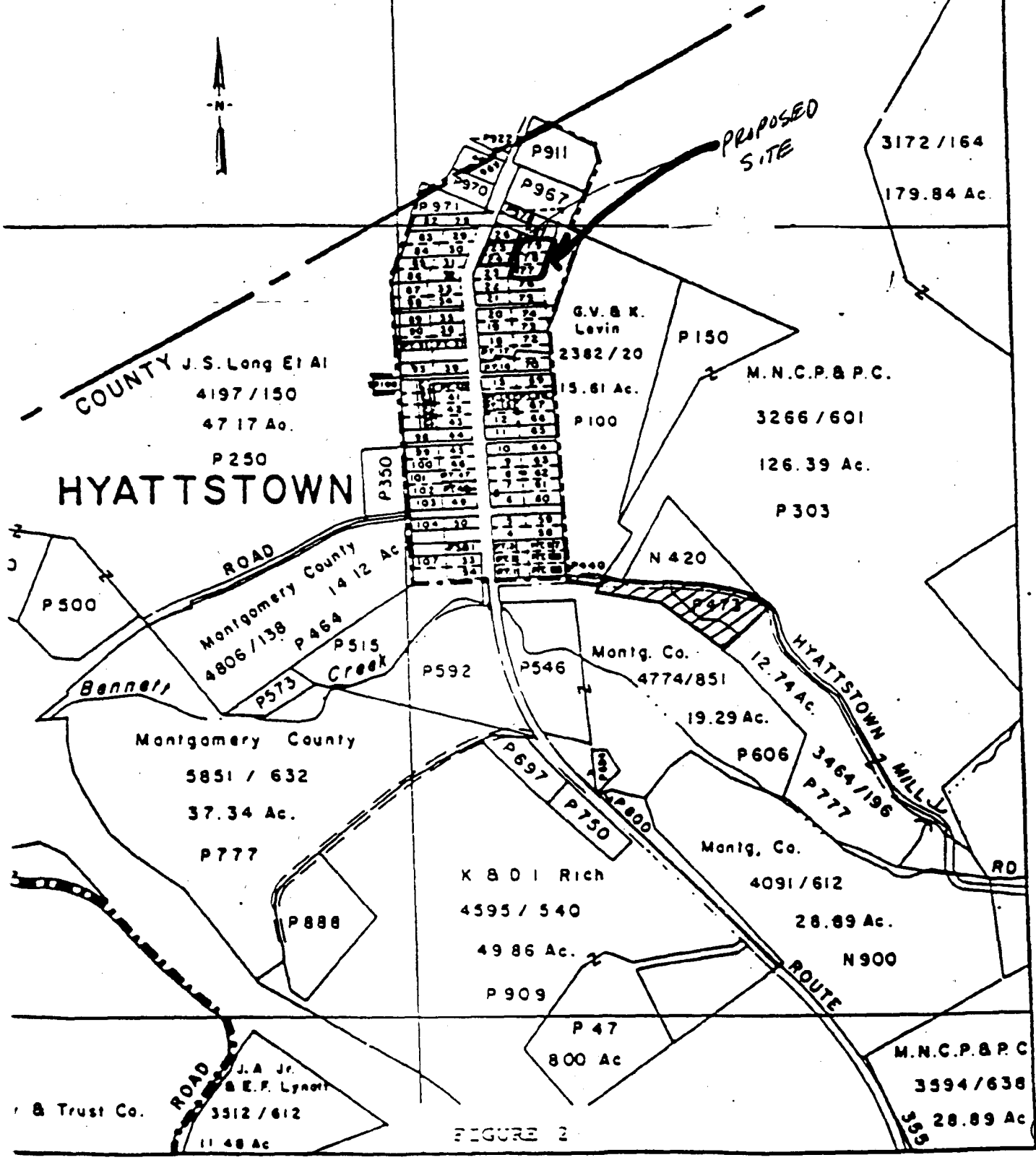
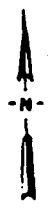
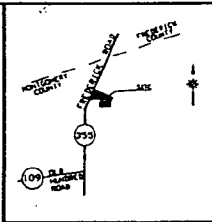


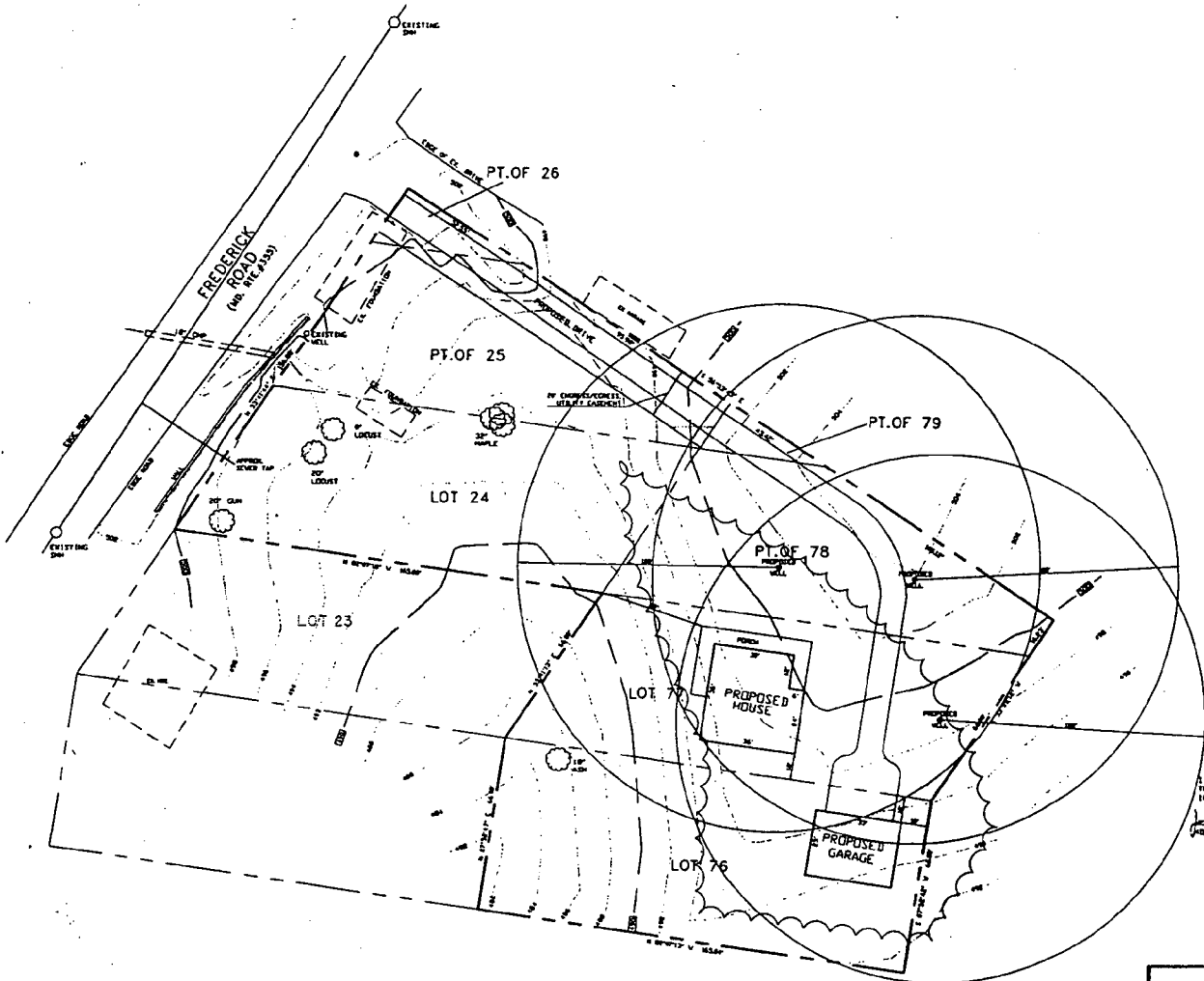
FIGURE 2

8

9



VICINITY MAP



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THERE ARE NO EXISTING WELLS/SEPTIC FIELDS WITHIN 100' OF THE PROPOSED WELL SITES.

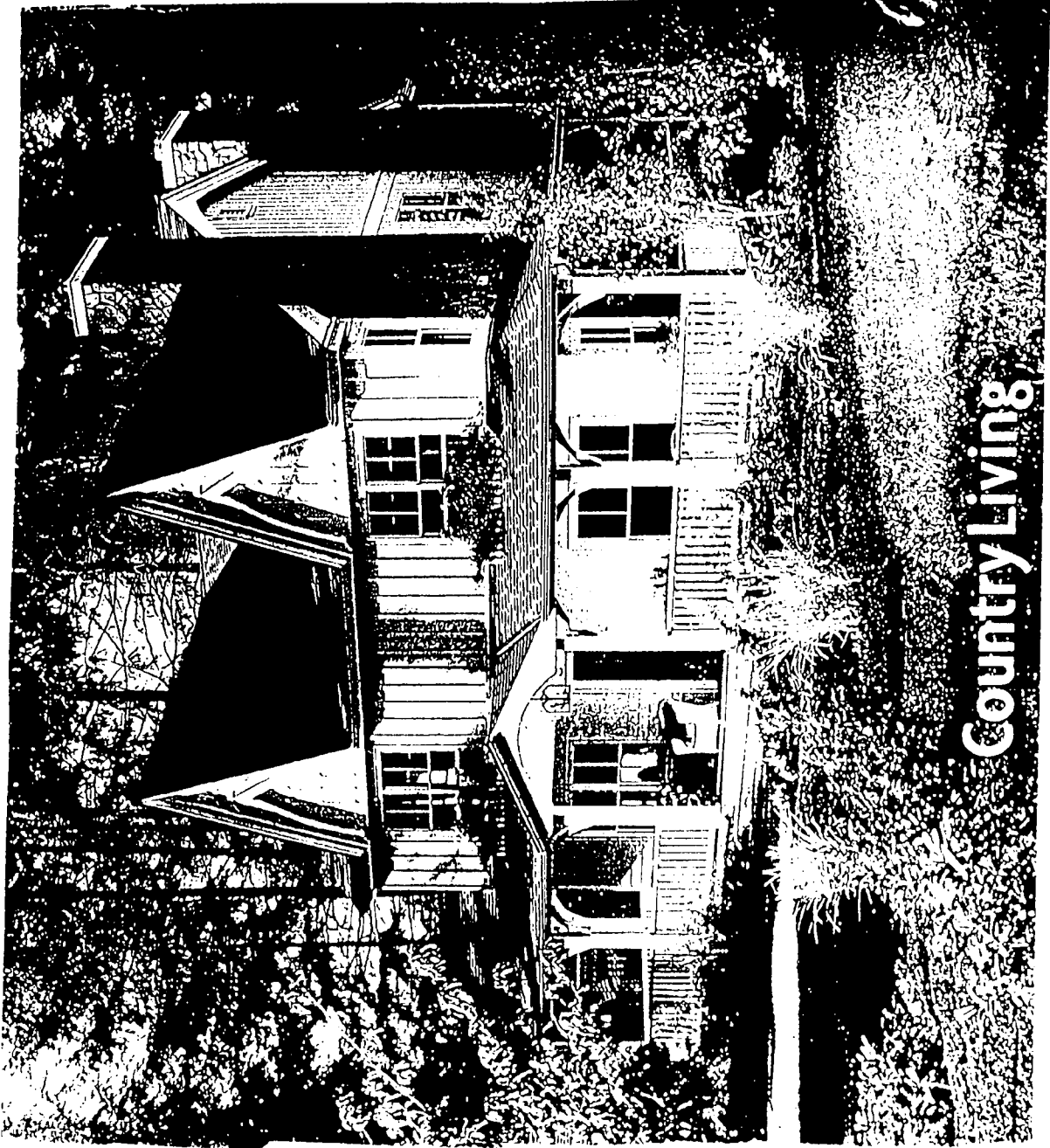
*Jefferson D. Lawrence* 2/27/99  
REG. PROFESSIONAL SURVEYOR #5216 JEFFERSON D. LAWRENCE



**WELL/SITE PLAN**  
HYATTSTOWN  
LOTS 24, PT. OF 25, PT. OF 26  
LOT 77, PT. OF 78, PT. OF 79  
PLAT BOOK "F" AT LIBER 83  
MONTGOMERY COUNTY, MARYLAND  
TAX MAP "D"

**O'CONNELL & LAWRENCE, INC.**  
SURVEYORS, ENGINEERS & LAND PLANNERS  
17984 Georgia Avenue, Suite 302, Olney, Maryland 20852  
Tel: (301) 884-8979 • Fax: (301) 884-8978

DESIGNED BY	DPA	DATE:	2/27/99	SCALE:	1"=20'	PROJECT/JOB #:	22-300	SHEET NO. OF	1
-------------	-----	-------	---------	--------	--------	----------------	--------	--------------	---

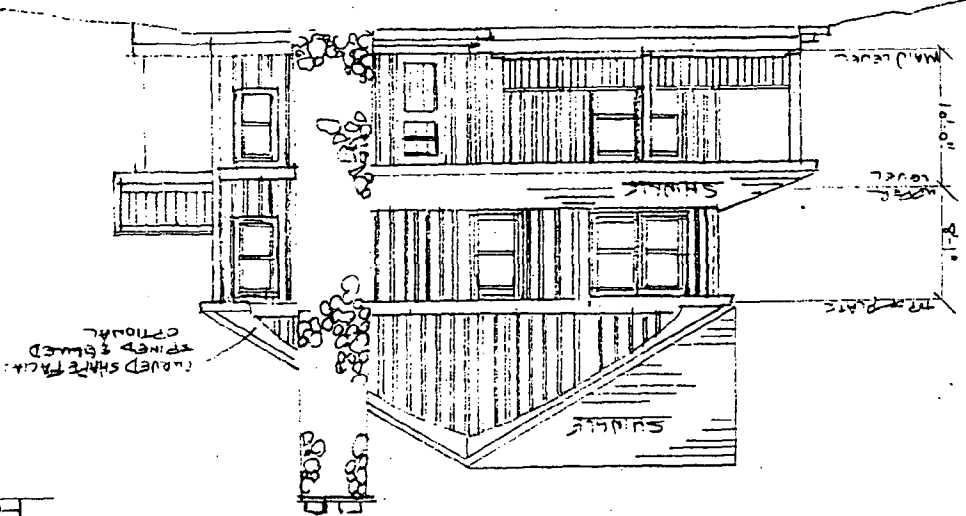


Country Living

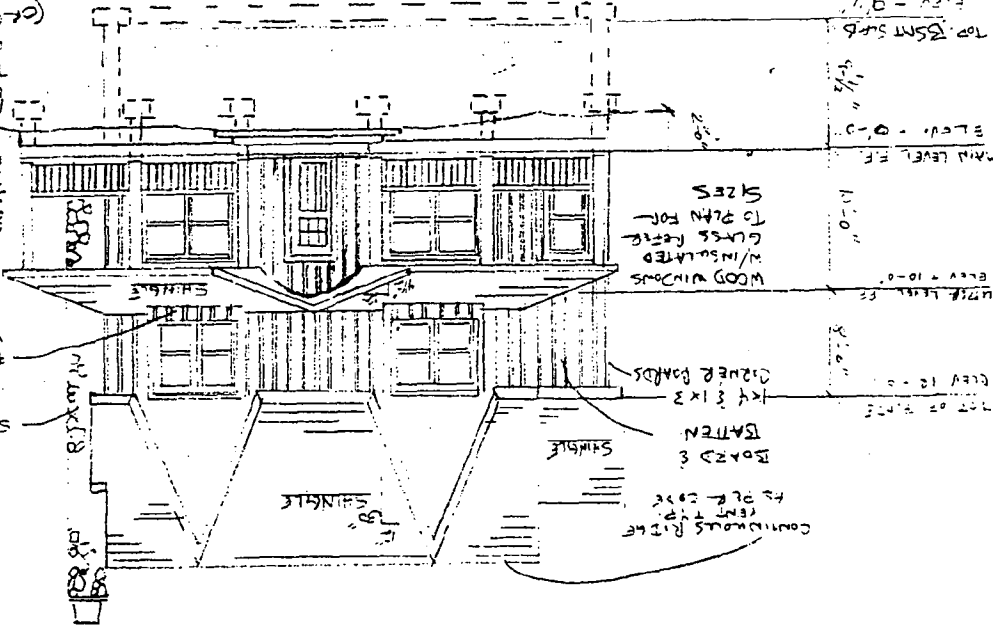
# Our House of the Year

SCALE 1/4" = 1'-0"  
DATE 6/1/99

RIGHT ELEVATION

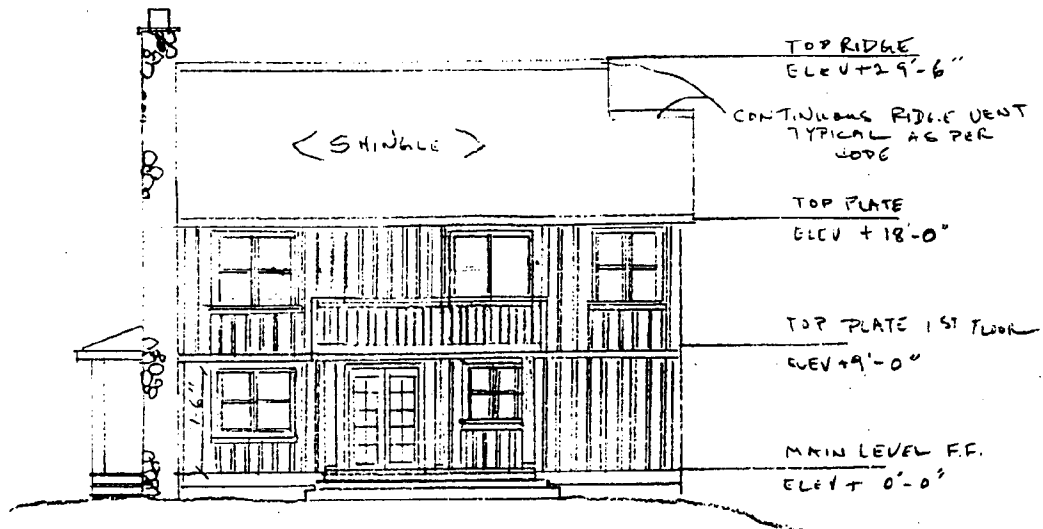


FRONT ELEVATION  
SCALE 1/4" = 1'-0"



GENERAL NOTES:  
 1. ALL FINISHES TO BE 6 MIL VISQUEL POLYETHYLENE FILM AT EQUAL PROVIDES EXPANSION JOINT AND GLUE TO ALL EXTERIOR OPENINGS. TURNED A BOUL OF WATER. 2. IN SILLION: PROVIDE R19 FIBERGLASS BATT INSULATION @ ALL EXTERIOR WALLS & ALL ESD IN CEILING(S). ALL DOORS COMMON TO GARAGE & RESIDENCE SHALL BE 1-3/4" SOLID CORE W/ 1/2" MIN FIBRE KATTING. 5. PROVIDE TEMP. EXPANSION JOINTS IN ALL GLIDERS & FRENCH DOORS. SHT A4

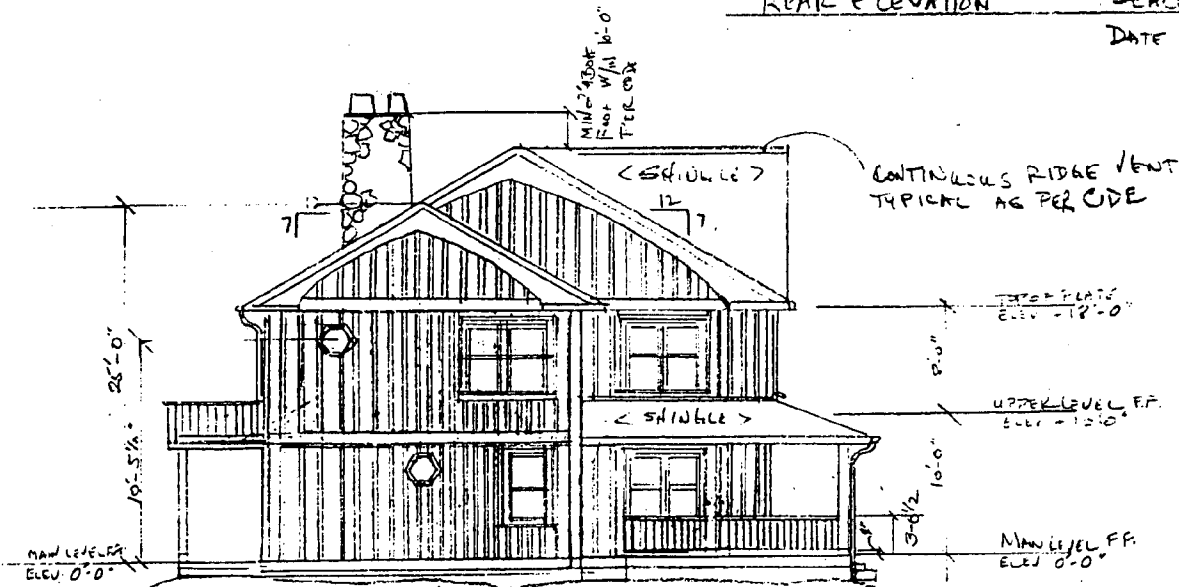
- ALL POKER POST PIER FOOTINGS 2'-0" DIA TOP
- 3SMT FINISH GRIDS HEIGHT TO BE 8'-0"
- ALL STEPS TO GRADE TO HAVE AT GRADE FOOTING



REAR ELEVATION

SCALE  $\frac{1}{4}'' = 1'-0''$

DATE 6/1/99



LEFT ELEVATION

SCALE  $\frac{1}{4}'' = 1'-0''$

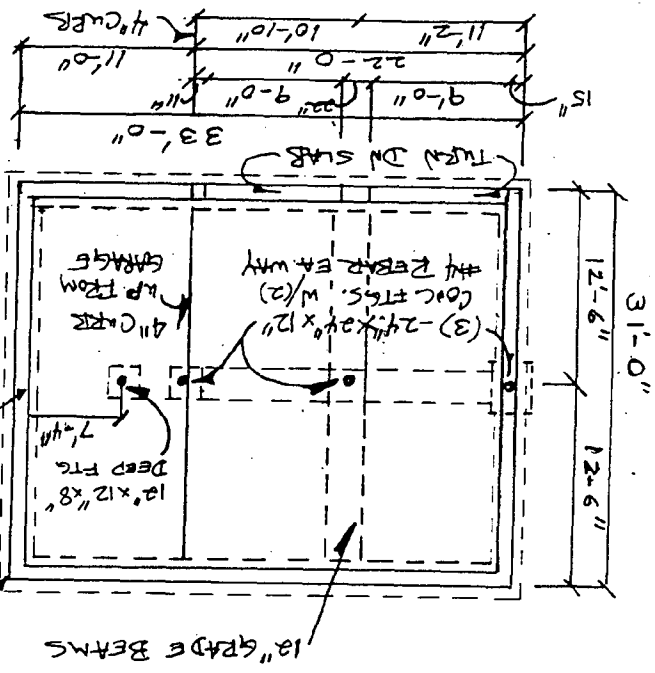
DATE 6/1/99

SHT A5

12

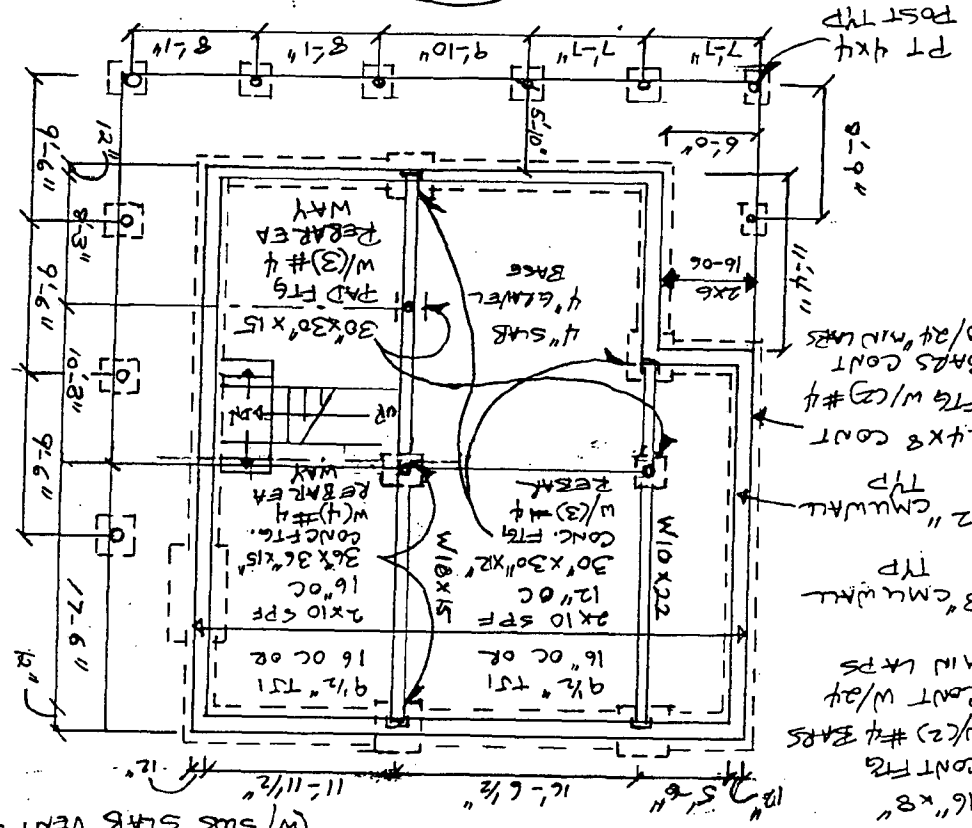


GARAGE FOUNDATION PLAN  
 BY DEREGGI CONSTRUCTION CO LLC  
 6/1/99 SCALE 1/8" = 1'-0"



4" CONCRETE SLAB W/6x6  
 10/10 W/M. ON 6 MIL. FOLY  
 0" 4" GRAVEL BASE

HOUSE FOUNDATION PLAN &  
 FIRST FLOOR FRAMING  
 SHEET #1

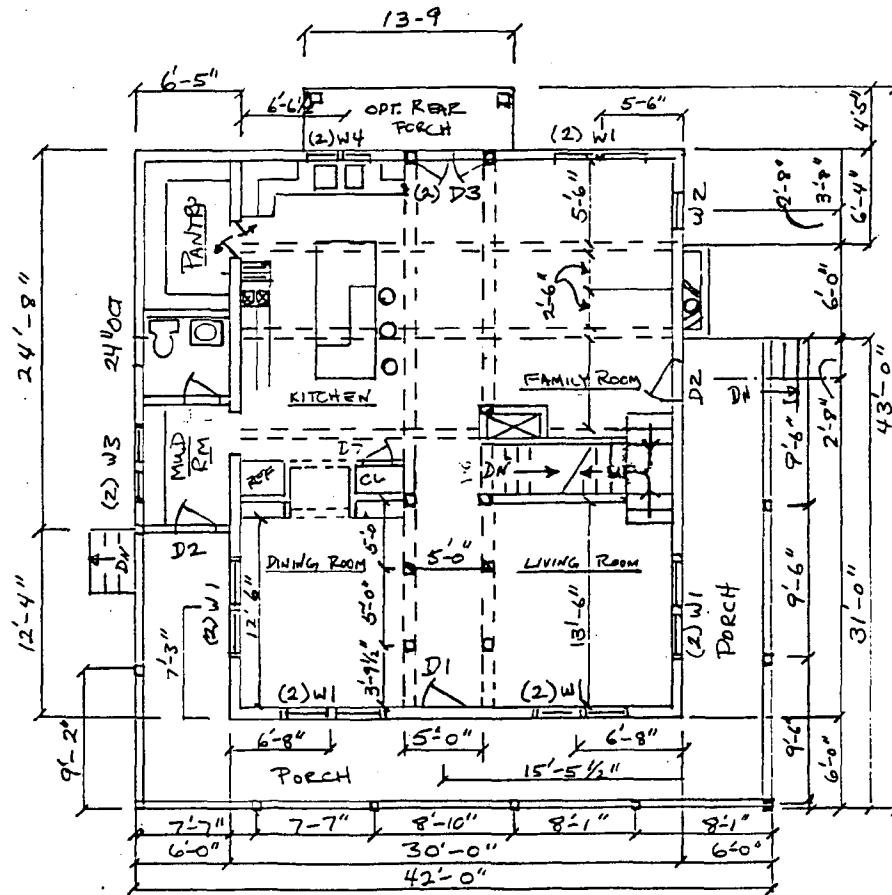


TYPE PORTLAND CEMENT CONCRETE  
 4x4 T.M. ON TECO FTG.  
 ON 24" Ø X 12" CONC FTG.  
 10/10 W/M. ON  
 6 MIL FOLY W.P. ON  
 4" GRAVEL BASE  
 (W/ SUB SLAB VENT SYS)

WINDOW & DOOR SCHEDULE

W1	3'-0" x 5'-2"	D1	3'-0" x 6'-8" EXT.
W2	2'-8" x 5'-2"	D2	2'-8" x 6'-8" EXT.
W3	2'-8" x 3'-10"	D3	2'-4" x 6'-8" EXT.
W4	2'-4" x 3'-2"	D4	5'-0" x 6'-8" SLIDER
W5	2'-0" x 3'-10"	D5	2'-6" x 6'-8" INT.
W6	2'-0" OCT	D6	2'-4" x 6'-8" INT.
		D7	2'-0" x 6'-8" INT.
		D8	BIFOLD

- ALL WINDOW & DOOR HDRS. TO BE (2) 2x12 TYP
- STEPS TO GRADE AS PER CODE ALL 4 SIDES
- ALL WALL SHEATHING 1/2" PLY W/ TRICK
- PORCH POSTS TO BE 4x4 PT. WRAPPED W/ 1x MAT
- PORCH HDRS TO BE (2) 2x10



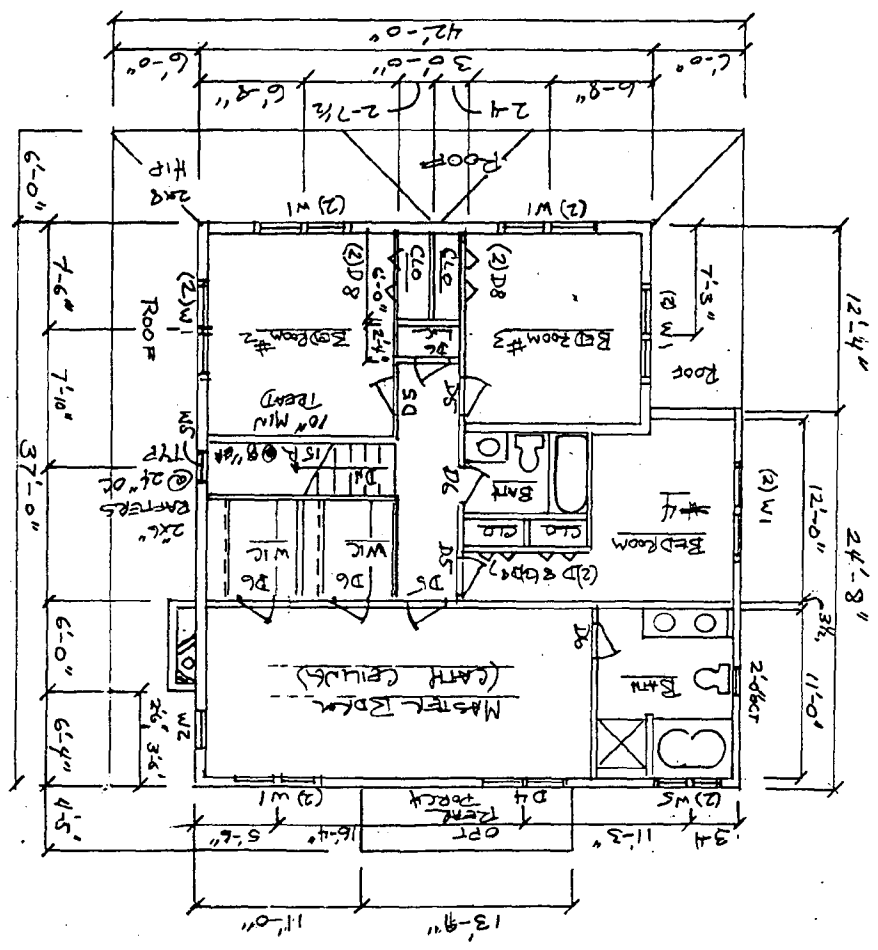
DRAWINGS BY  
 DE REGGI CONSTRUCTION CO LLC  
 PO BOX 106, BOYDS, MD 20841  
 DATE 6/1/99

HOUSE FIRST FLOOR PLAN  
 SCALE 1/8" = 1'-0"

14

SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"  
 DATE 6/1/99  
 SHT # 3

HOUSE



- TRUSSES BY OTHERS.  
 24" OC W/ 12" OVERHANG TYP.  
 - WINDOW & DOOR HDLS -  
 (2) 2X12, 1 TY

31

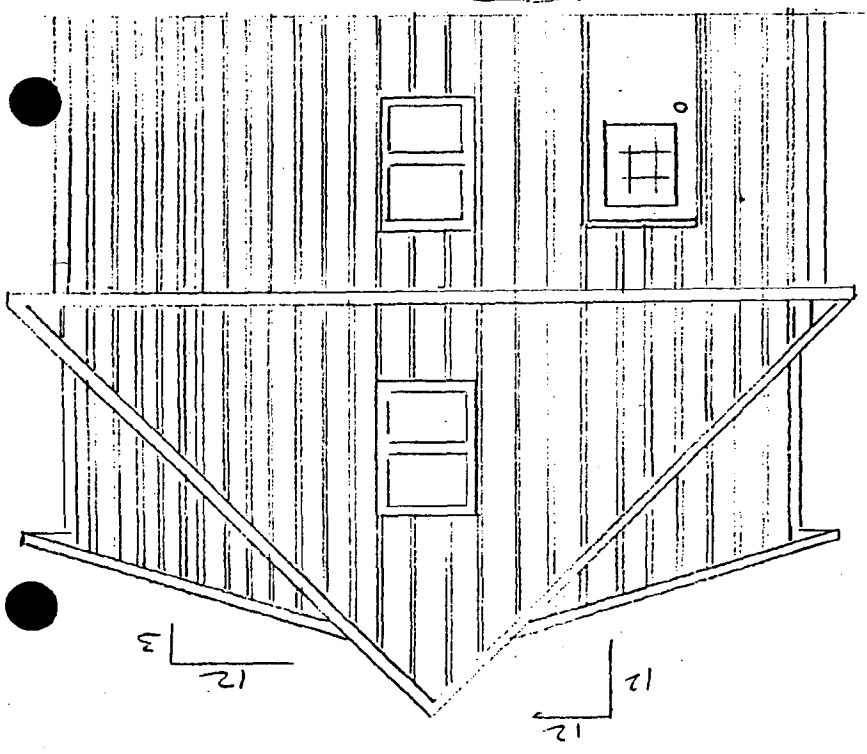
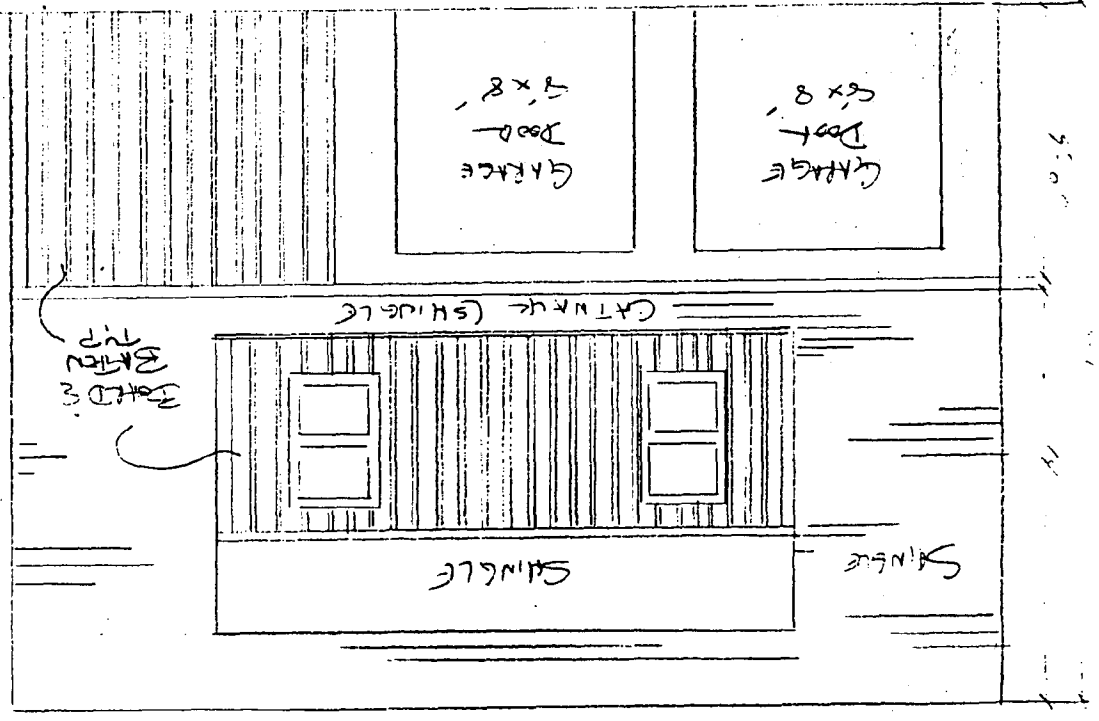
# GARAGE

DEANUS B1  
 DEFLECTI CONSTRUCTION CO LLC  
 PO Box 106, Essex, MD 20881  
 DATE 6/1/98

NORTH (FRONT FACE)  
 ELEVATION  
 GARAGE API  
 SCALE 1/4" = 1'-0"

WEST FACE  
 (RIGHT SIDE)  
 SHEET A7

CRU  
 W/TORNGALUK



12  
3

12  
12

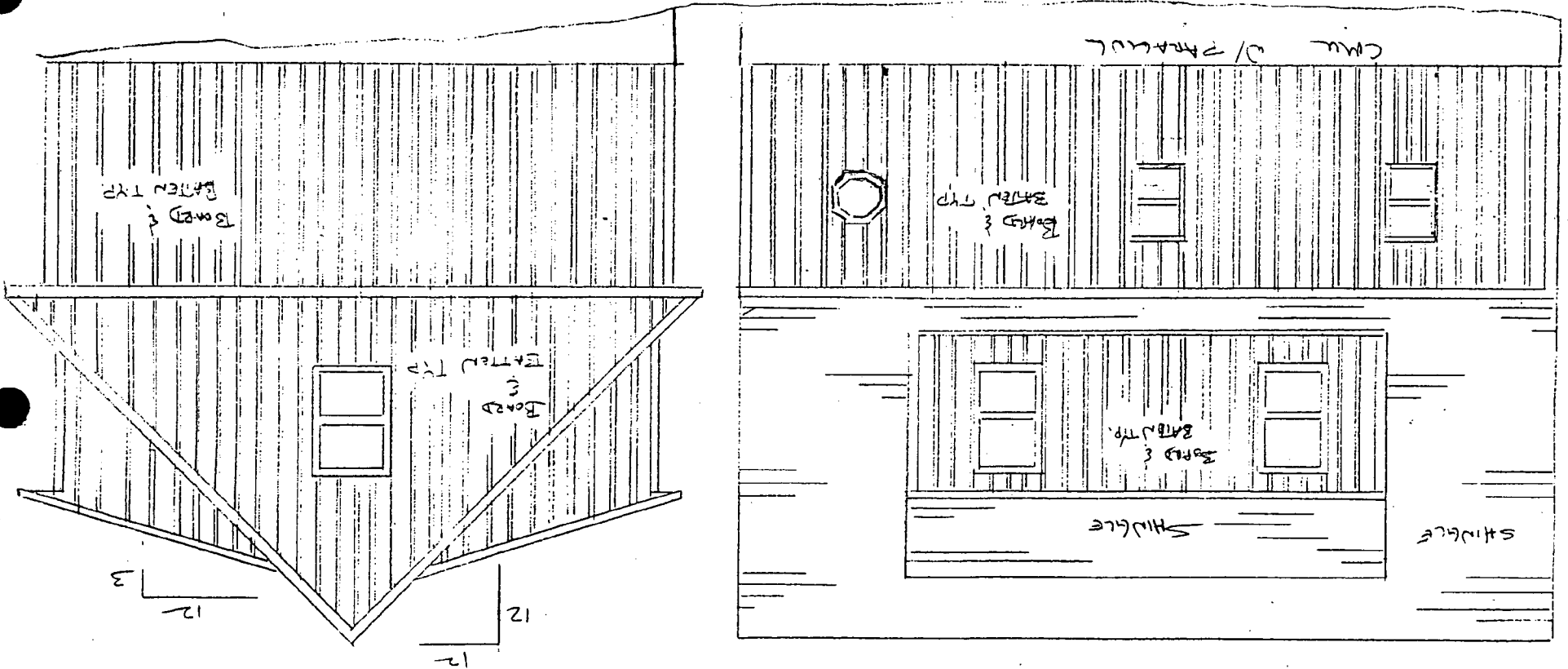
(41)

DESIGNED BY  
DETECTA CONSTRUCTION CO. LLC  
PO Box 106, Boyds MD 20841

ORIGINAL PLANS OUT OF  
COUNTY LIVING HOUSES  
Box 622, PRINCETON, NEW JERSEY 08540

SOUTH FACE  
ELEVATION  
SCALE 1/4" = 1'-00"

EAST FACE  
ELEVATION  
DATE 6/1/99  
SRT 48



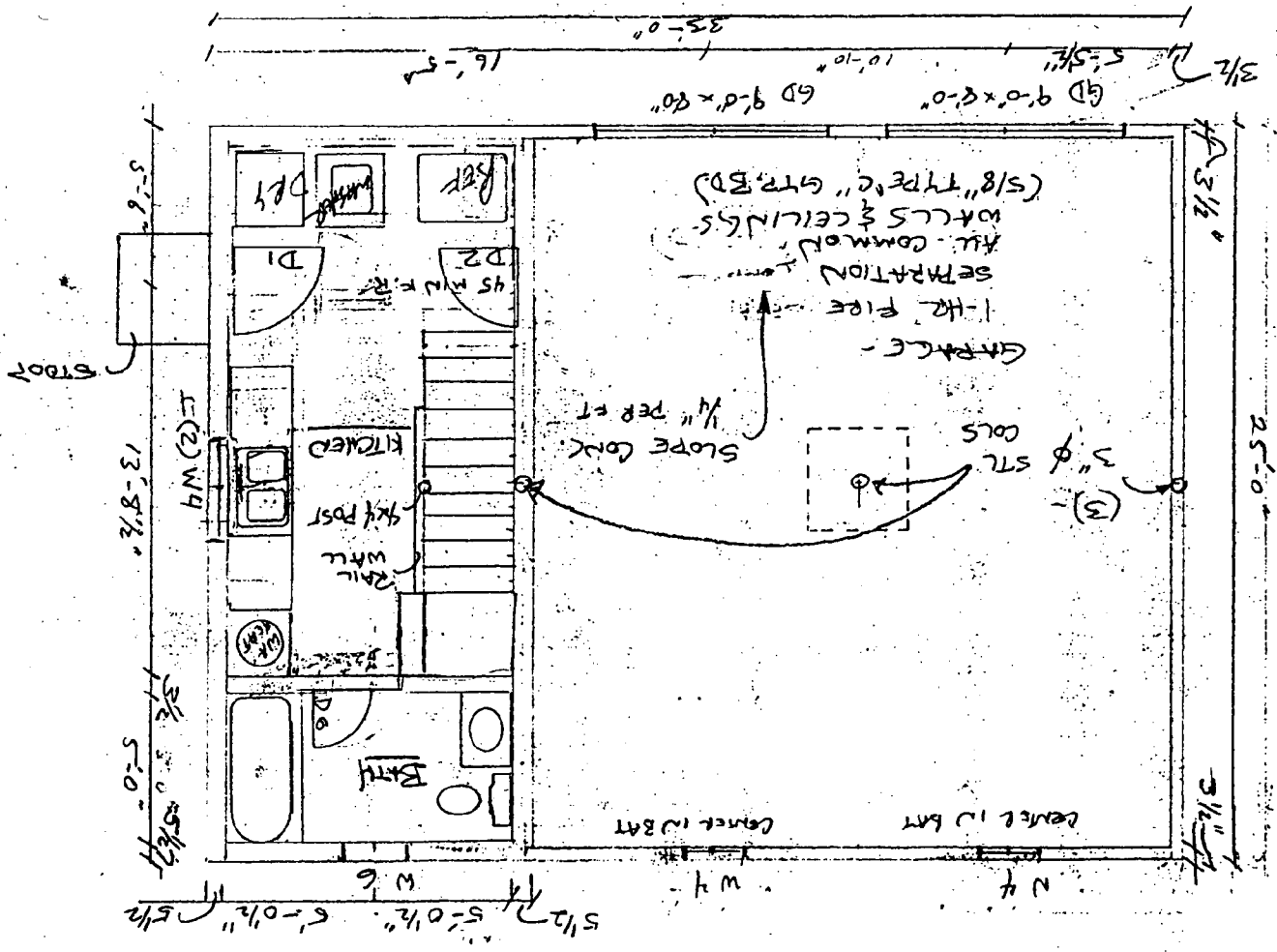
211

DEVELOPMENT CONSTRUCTION CO LLC  
PO BOX 106, RFD 5, MD 20841  
DATE 6/1/99

Garage

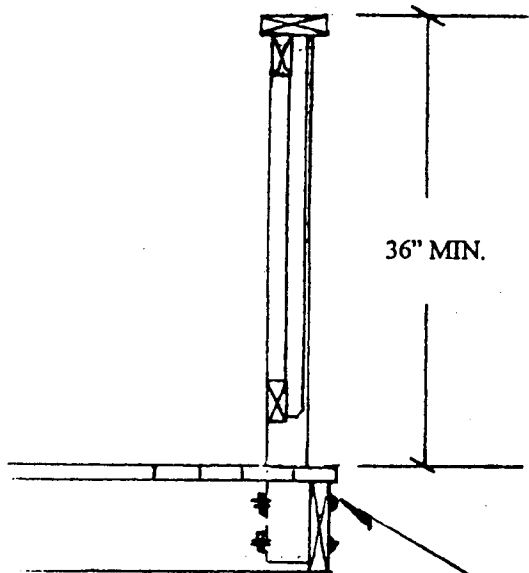
Ground Floor  
Garage Apt  
Scale 1/4" = 1 FOOT

ST 46

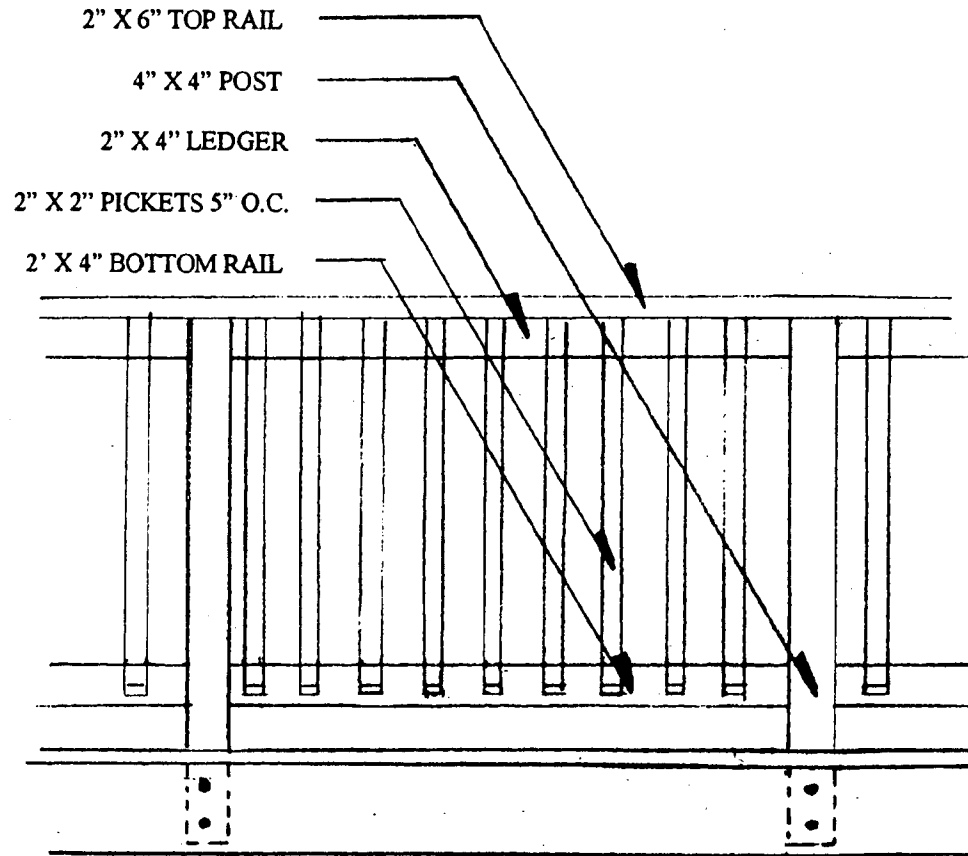


GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT ON PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDRAILS ARE REQUIRED ON OPEN SIDES OF STAIRWAYS. RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES IN DIAMETER.

**NOTE:** OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED FROM THE NOSING OR THE TREADS



(2) 1/2" BOLTS AT EACH POST



EITHER PIER FOOTINGS WITH POST AND BEAM SUPPORT OR CONTINUOUS FOOTER WITH CMU WALL AND SILL TO CODE

# TYPICAL WALL SECTION

SCALE 1" = 1'-0"

RIDGE VENT - "SHINGLE-OVER" TYPE

BLOCKING/BRACING AS NECESSARY

ASPHALT SHINGLES ON 15# FELT ON 1/2" ROOF SHEATHING ON ROOF TRUSSES @ 24" O.C.

INSULATION BAFFLE

R-30 UNFACED BATT INSULATION

DRIP EDGE

ALUMINUM GUTTERS AND DOWNSPOUTS

VENTILATED SOFFIT ON BLOCKING

DOUBLE 2X4 PLATES

1/2" GYPSUM BOARD

SIDING ON "TYVEK" ON 1/2" WALL SHEATHING ON 2X6 STUDS @ 16" O.C.

R-19 KRAFT-FACED BATT INSULATION

5/8" T&G PLYWOOD SUBFLOOR GLUED AND NAILED TO 2X10 FLOOR JOISTS @ 16" O.C.

2X10 BAND BOARD

R-13 BAND BOARD INSULATION

2X8 TREATED WOOD PLATE WITH 1/2" X 15" ANCHORS @ 6" O.C. ON SILL SEALER

8" MINIMUM

PARGING ON 8" CMU.

FINISHED GRADE

WATERPROOF COATING BELOW GRADE

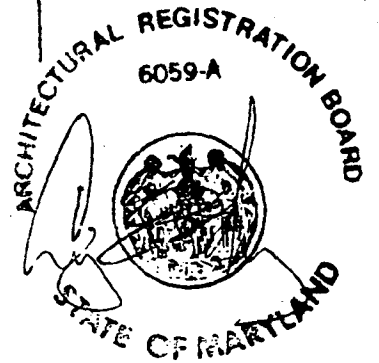
OPTIONAL R-11 FOIL-FACED BATT INSULATION

PERIMETER DRAIN WITH 4" GRAVEL EACH SIDE, COVER WITH FILTER FABRIC. SLOPE TO SUMP OR DAYLIGHT

PERIMETER EXPANSION JOINT

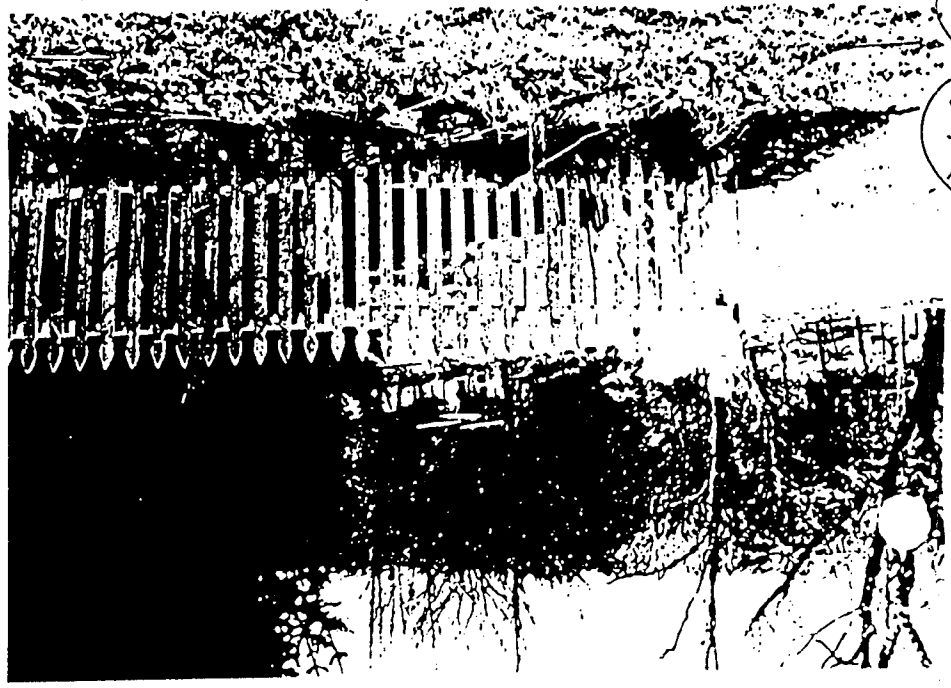
16" X 8" CONTINUOUS CONCRETE FOOTING WITH (2) #4 REBAR

4" CONCRETE SLAB WITH 6X6 10/10 WELDED WIRE MESH ON 6-MIL POLY VAPOR BARRIER ON 4" GRAVEL (RADON VENTILATION SYSTEM WHERE REQUIRED)





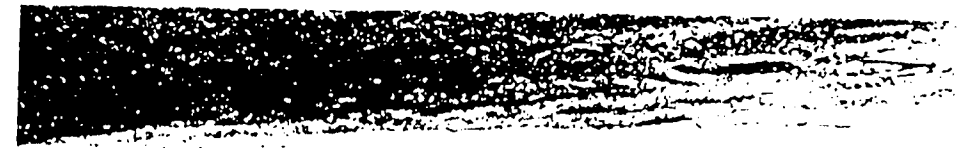
10-148



Style of picket fence, from home  
2 hours down from my residence

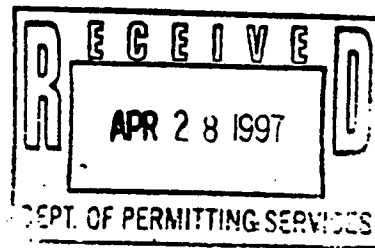
29029 Friesland Rd

Here in its setting: location of picket fence.





Concise view  
from public  
right of way



Sheds view  
from public  
right of way



Concise &  
sheds viewed  
from neighbors.

FRONT LOTS  
OF PROPERTY  
UNDER CONSIDERATION (22)



House in its setting

26029 Frederick Rd



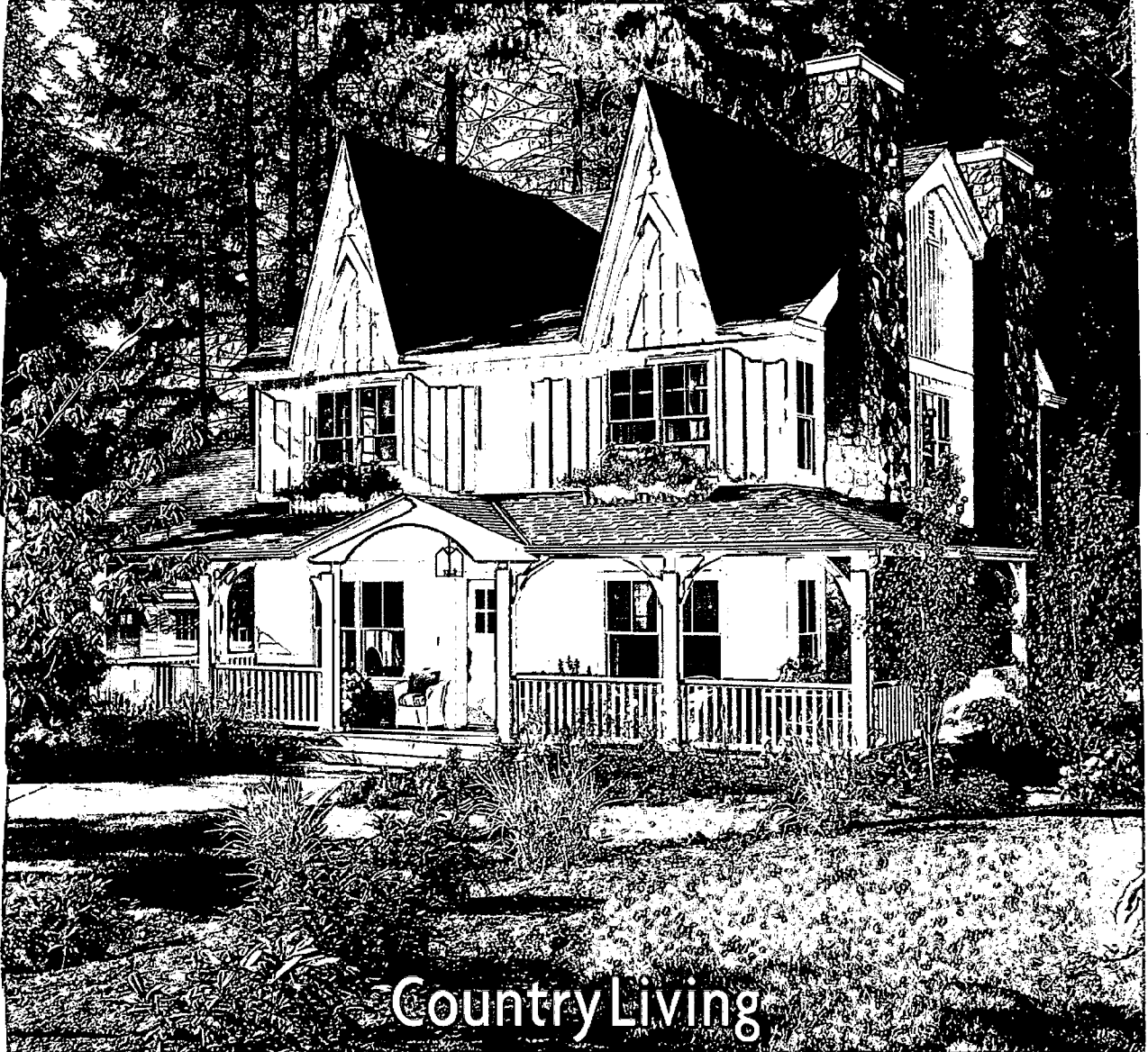
House (and anteroom)  
in its setting



Trees needing to be  
removed that are  
damaging foundation

23

22



Country Living

F E B R U A R Y 1 9 9 8

# Our House of the Year

*Route House! Go to HAWP.*

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

*76, 77, 78*  
 Address: Lots 26, 27, 28 (Formerly associated with 26029 Frederick Road) Meeting Date: 6/9/99  
 Resource: Hyattstown Historic District Review: PRELIMINARY CONSULTATION  
 Case Number: 10/59 Tax Credit: No  
 Public Notice: 5/26/99 Report Date: 6/2/99  
 Applicant: Christine DeReggi Staff: Robin D. Ziek  
 PROPOSAL: New Construction RECOMMEND: Continue to develop proposal

Background

The applicant met with the HPC on 5/12/99 for a Preliminary Consultation for new construction on property fronting Frederick Road (Lots 24, 25, part of 26) (see Circle 11). The HPC provided some comments about the proposed new house, noting that it appeared to be headed in the right direction but suggesting that it be simplified. Noting that the lot lines are at an oblique angle to Frederick Road, the HPC expressed strong support for siting the house square to Frederick Road to match the historic building pattern in Hyattstown. For example, the adjacent residence at 26029 Frederick Road was sited parallel to the road even though the house was built across lot lines to accomplish this (see Circle 10).

The applicant has investigated this building proposal further. The county will not permit construction across lot lines because this raises issues with required setbacks. There is a county process to combine the property (the Minor Subdivision process), which is relatively quick and inexpensive. However, if the applicant chooses to re-subdivide, they would be held to today's zoning standards in terms of lot size. In this case, the available property along Frederick Road will provide only 18,000 square feet (sf), and the zoning requirement is 20,000 sf.

*(see circle 16-20)*

The applicant then talked to Ric Wagner, the owner of the back lots (#26, 27, 28) to see if he would sell Lot 28 to combine with Lots 24 and 25 for sufficient square footage, but learned that he is reluctant to sell the single lot when the three back lots are being offered together.

Therefore, the applicant is now returning to the HPC for consideration of a revised proposal to construct the new home (similar to that reviewed on 5/12/99, but with some modifications) on the back lots.

HPC Staff and Environmental Staff met with the applicants on site to assess the environmental implications of the revised proposal. Environmental Staff determined that the lot size for the front lots is below the threshold for enforcement of the County's forest protection rules (40,000 sf). There are no streams on the property although the front lots and the boundary area between the front and back lots serve as drainage paths for storm water. Staff noted that the Department of Permitting Services (DPS) would consider storm water and drainage as part of their review, but there are no environmental constraints from the point of view of M-NCPPC.

①

Finally, another factor to consider for building at the back lots are the WSSC requirements to link up with the new sewer line below Frederick Road. It appears that new construction at the back lots would require a new sewer tap. WSSC typically has a 2-year moratorium on new hook-ups when they have recently completed a large installation such as they have done in Hyattstown with the new sewage treatment plant. However WSSC has indicated that they will provide the hook-up for a fee and the applicants would not have to wait two years. The other requirement involves grading which may be necessary to provide the correct slope from the house site at the back lots, across the low area of the drainage swale to the line at the road. The applicant is considering adding at least three additional feet along the driveway easement area on the north side of the property to provide sufficient grade for the sewer tap to the back of the lot. This could involve substantial grading, and involve topographic alterations to the lots along Frederick Road, adjacent to existing residences.

### The Hyattstown Historic District

The Hyattstown Historic District is a linear town which was designated on the County's *Master Plan for Historic Preservation* in 1986. As noted in the preservation plan, *Vision of Hyattstown* (p. 9), "the town was originally platted in 1798 (see Circle  $\phi$ ), and is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the county. Located along a single, tree-shaded street (see Circle  $\lambda$ ), the district is a good example of the small roadside towns that sprang up along early highways to service the needs of travelers and nearby farm families."

### Site Description

The subject property is located at the north end of town, on the east side of Frederick Road. The land drops down from the road to a drainage area and then rises at the back to an elevation somewhat higher than the road. The lots along Frederick Road are low, and the land rises with the back lots to a point towards the rear of the back lots where the lot drops off again to a low drainage area (this may be a stream).

The back lots are open fields, whereas the front lots have been growing into forest with many box elders and some black walnuts. These trees provide a vegetative screen between the back lots and Frederick Road, although the box elder are not considered valuable trees.

### PROJECT DESCRIPTION

The applicant proposes to build their new house on Lot 27 entirely (see Circle  $5$ ). They would have to set the house at an oblique angle to Frederick Road in order to accommodate zoning setbacks and avoid a re-subdivision (as was envisioned for Lots 24 and 25). The hope is that the house would be set back far enough so that this siting would not matter in terms of the historic district.

The revised house proposal is shown on Circle  $12-15$ . The house has been somewhat simplified in terms of decorative trim in the front dormers, and windows are proposed for each dormer. The house would be built with board-and-batten siding which one assumes would be painted. There are many outstanding grading issues, involving both the sewer hook-up and the plans for a walk-out basement at the rear. The applicant envisions approximately 6 front steps to the front porch, with lattice screening. As this still has to be worked out, the drawings show the house, but not the relationship of the house to final grade.

The proposed house measures 42' across the front elevation (12' of which is porch). The footprint is approximately 1,290 sf of interior space with 584' of additional porch footprint

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lots 26, 27, 28 (Formerly  
associated with 26029 Frederick Road)

Meeting Date: 6/9/99

Resource: Hyattstown Historic District

Review: PRELIMINARY  
CONSULTATION

Case Number: 10/59

Tax Credit: No

Public Notice: 5/26/99

Report Date: 6/2/99

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Staff: Robin D. Ziek

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RECOMMEND: Continue to develop  
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circle  
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(1,874 sf), on a lot has 10,890 sf, resulting in 17% lot coverage for the individual Lot 27. The property would be lot 26, 27, 28, and part of 29, with a total size of approximately 28,700 sf ± .

The applicant proposes to extend a driveway along the north end of the property to a circular drive behind the new house. In addition, they propose to build a large ancillary structure on Lot 76, which would essentially be the size of a three-car garage (30' x 40') with an apartment in the second floor (1200 sf). This would be designed as an ancillary structure to the main house, drawing on a barn vocabulary.

### **STAFF DISCUSSION**

The proposed house has been somewhat simplified to reflect the comments made by the HPC at the 5/12th meeting. Staff notes that it will still be one of the larger homes in Hyattstown, and the drawings do not indicate the final grading as noted above. The ancillary structure is essentially the size of most of the dwellings in Hyattstown at 1200 sf, and so this application may be considered as a proposal for two new houses in the district.

The proposed new construction would be considerable on these back lots. The HPC has typically limited the size of new homes in the historic districts to sizes comparable to those in the district. The proposed new construction would meet this test, but fall in at the high end. The applicant hopes that the siting well off of Frederick Road would provide sufficient separation from the town that guidance provided in the *Vision of Hyattstown* would not apply. This includes the oblique siting of the house to Frederick Road, the relatively large size of the house, and the proposed use of a wrap-around porch.

This proposal has been interesting to follow. The applicant has run into unforeseen constraints as they research construction in this location. The original owner of the property (with parts of 8 lots) envisioned construction of 2 houses and has marketed the property in this way. It now appears that construction along Frederick Road, which would be desirable, will not be quickly accomplished. An applicant may need to go through a re-subdivision process, which may or may not involve both the Planning Board and the Board of Appeals, unless they propose a structure which can be built within the existing lot lots and square to Frederick Road. The applicant's proposal, which is not designed for this specific situation, will not fit. This has moved them to explore the possibilities of building on the back lots.

Staff has indicated to several people that construction at the back lots is not necessarily desirable in Hyattstown, as this might compromise the historic building pattern. Applicants have been directed to consider building structure which more closely resemble ancillary structures and which are relatively small.

Construction on these particular back lots is also complicated by the topography here. A house such as is being proposed may appear quite large in comparison to the adjacent properties because (1) it is substantially larger; and (2) the new house will be built at a substantially higher grade than the existing houses. In Hyattstown, only public buildings (such as the churches) were constructed at the back of their lots, while most of the residential buildings line Frederick Road. The few exceptions on the west side of the road were built off of another access road.

New construction has been considered and approved in Hyattstown. For example, the HPC considered and approved (after lengthy reviews) new construction by Mr. Campanero on the west side of Frederick Road a little further south in town. Here, too, the topography gently rises from the road so that everything is readily visible. One facet of the HPC approval for Mr. Campanero's project involved the HPC stipulation that either the new house would be built across lot lines, or that a conservation easement would be placed on the remaining lot to prevent further house development at this location.

In other parts of Hyattstown, back lots are screened by existing homes so that new construction potentially will not be readily visible from Frederick Road (the HPC has not reviewed any such proposals to date). The applicant, on the other hand, has discussed purchasing Lots 24 and 25 along Frederick Road to clear them off for a front lawn. In this case, the new house at the higher grade at the back lots would be even more visible than under the existing conditions. Finally, under another scenario, the applicant would consider building a house along Frederick Road in this location at a later date.

Staff is concerned about the proposed re-grading of this site to accommodate the new construction. The goal for new construction is to harmonize with the existing historic district, usually by being a "background building" that meets the general historic building patterns. Staff notes that features such as circular driveways, extensive front lawns, and substantial re-grading are all associated with new suburban construction and would be incompatible in this historic district. While the proposed circular driveway would not be visible from Frederick Road, staff is concerned that the scale of what is envisioned at this location is beyond the typical scale of Hyattstown.

The strength of the existing proposal is that the back lots may be far enough away from Frederick Road that the new house will not seem to be an intrusion in the historic district. Staff feels that there are many unknowns at this point which should be cleared up. For example, what would the final grading involve for the front lots, back lots and around the house? How would the house sit with finished grade? How would the topography be altered in terms of the neighboring properties to accommodate the WSSC hook-up? What are the drainage issues and storm-water management issues? What would be the treatment for the front lots? Would the trees be cleared? What would be planted here? The HPC has typically considered the effects of proposals apart from any proposed vegetative buffers, although the HPC has also stipulated the use of vegetative buffers. And, finally, would there be a role for conservation easements to avoid total build-out of this property in the future?

#### **STAFF RECOMMENDATION**

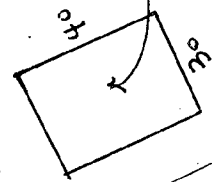
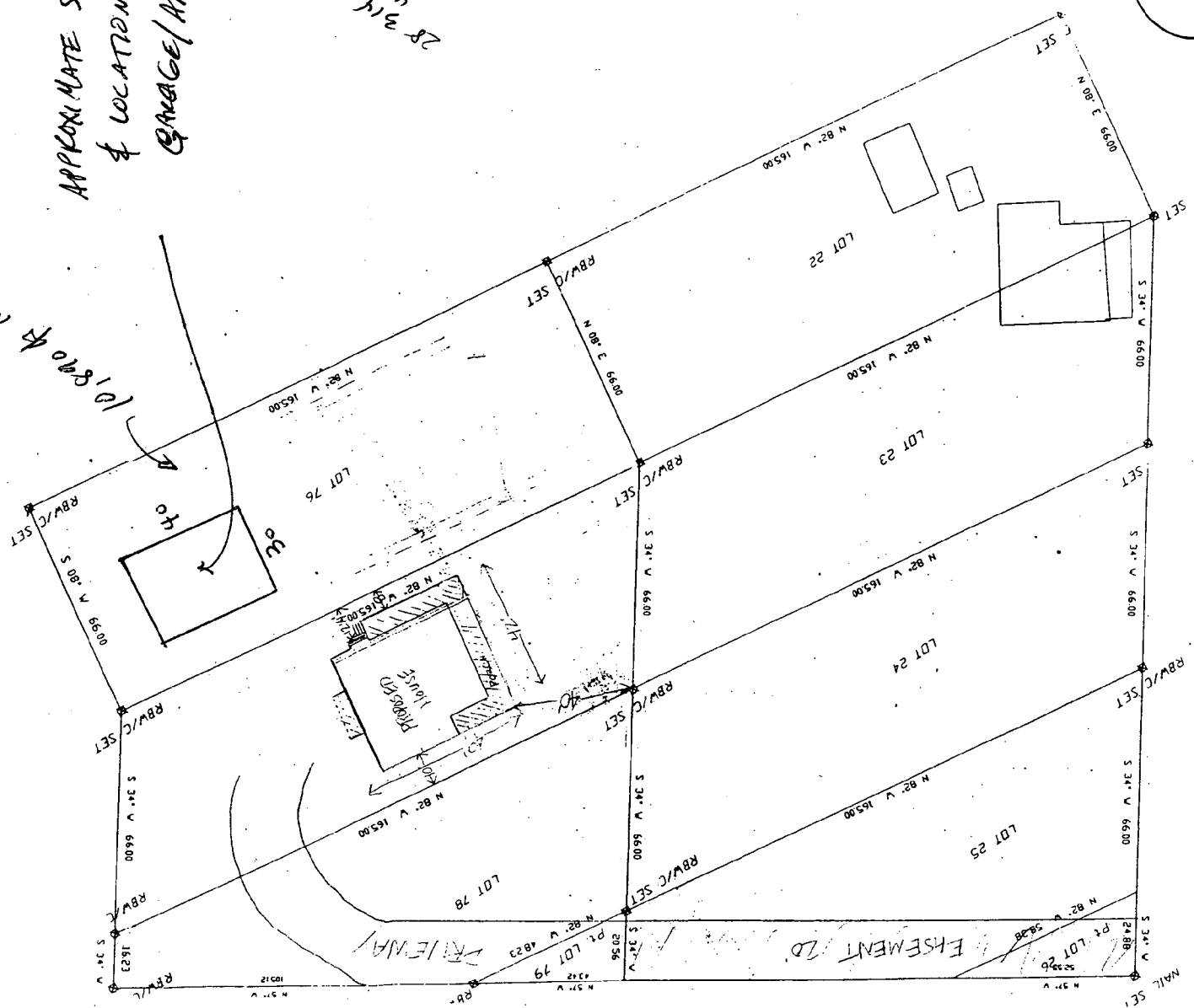
Staff recommends that the applicant continue to develop the proposal, addressing concerns of the HPC regarding grading, siting, and relationship of the proposal to the historic building patterns of Hyattstown before proceeding to the HAWP application.

5

101800A lot 57C

APPROXIMATE SIZE  
& LOCATION OF  
GARAGE/APARTMENT

28 314 +  
416  
28 734 #



# HYATTSTOWN HISTORIC DISTRICT

#10/59

----- District Boundaries



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

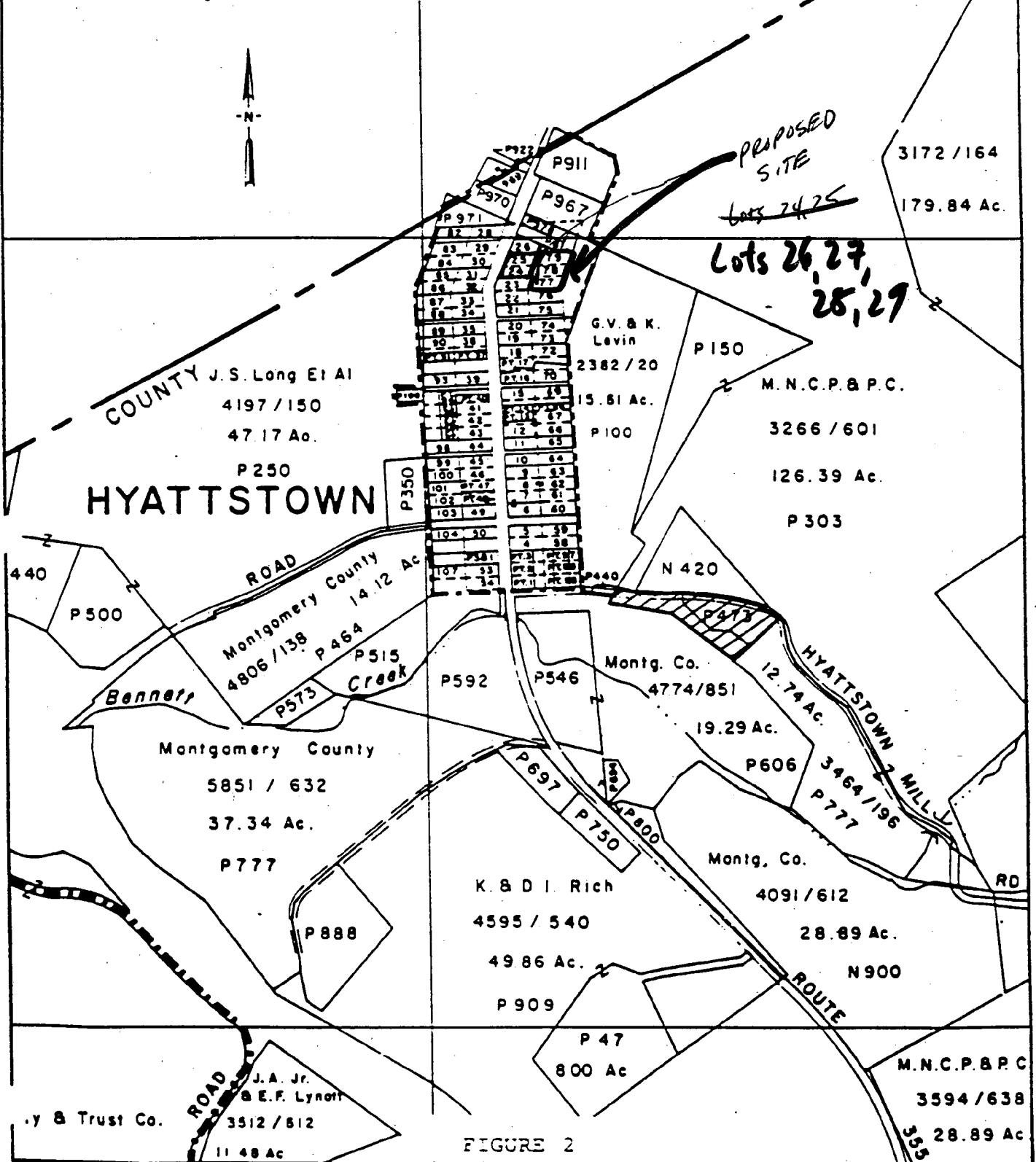
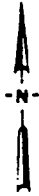
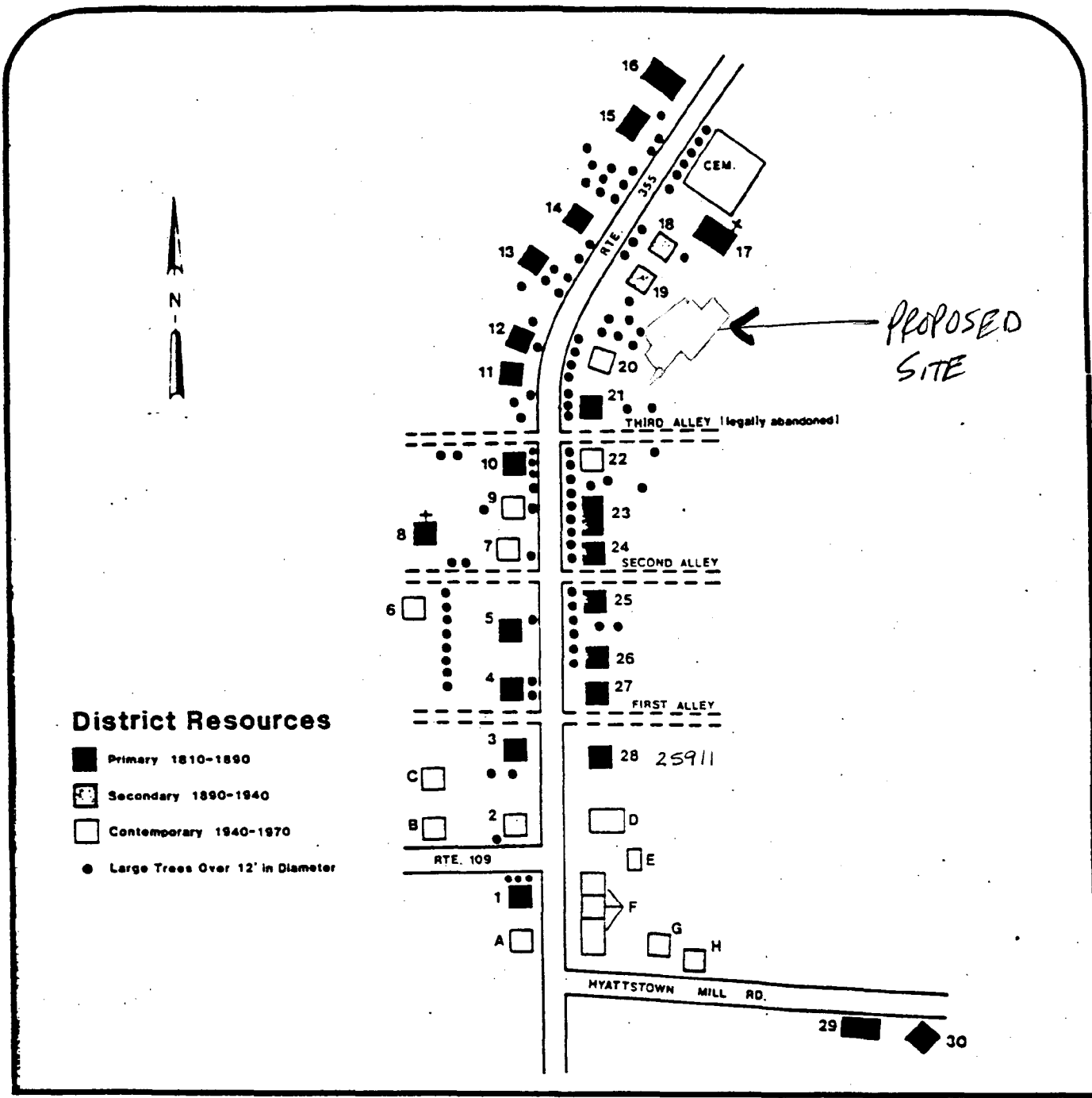


FIGURE 2

(6) (A)



**HYATTSTOWN HISTORIC DISTRICT**

March 1987

**Fig. 2**

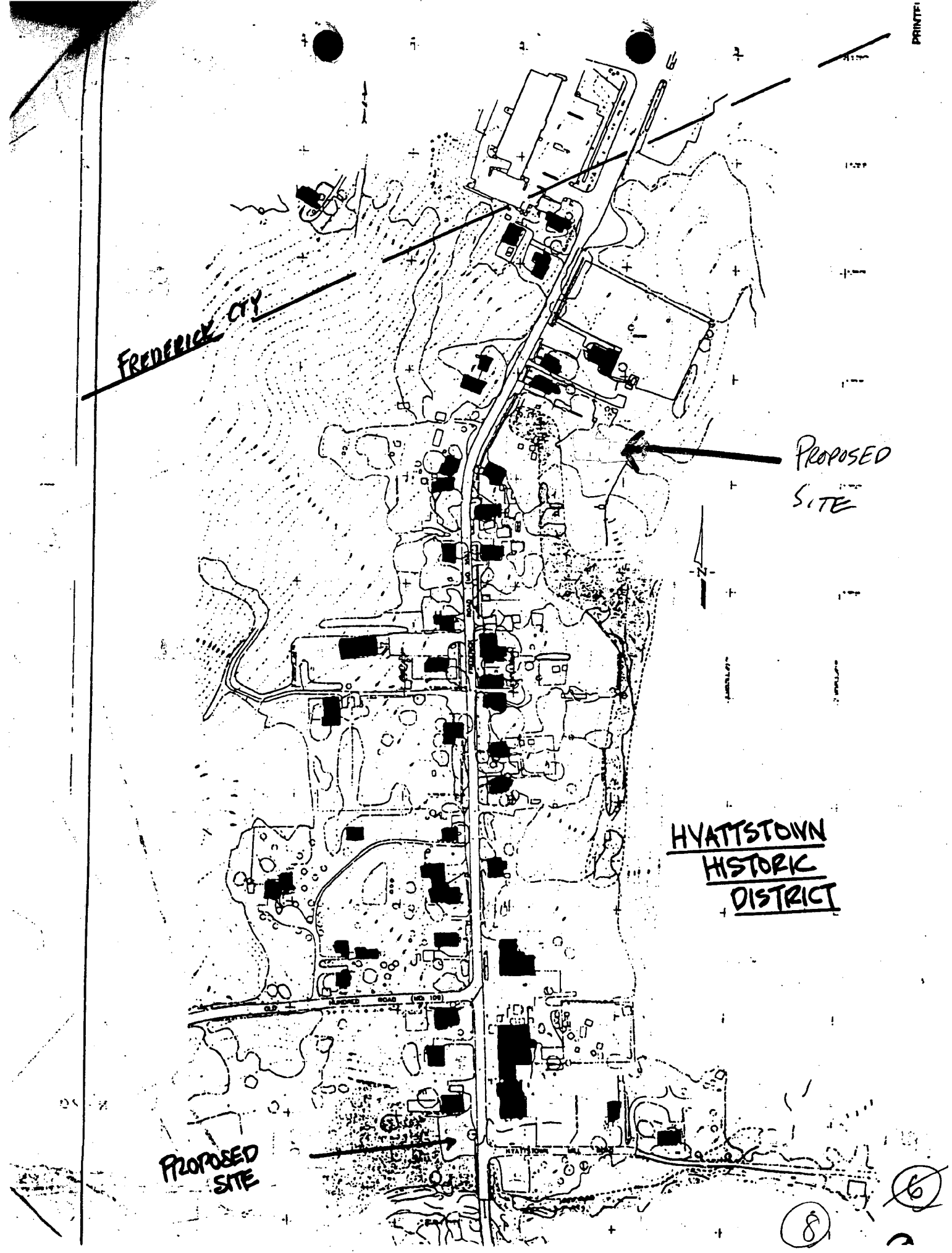
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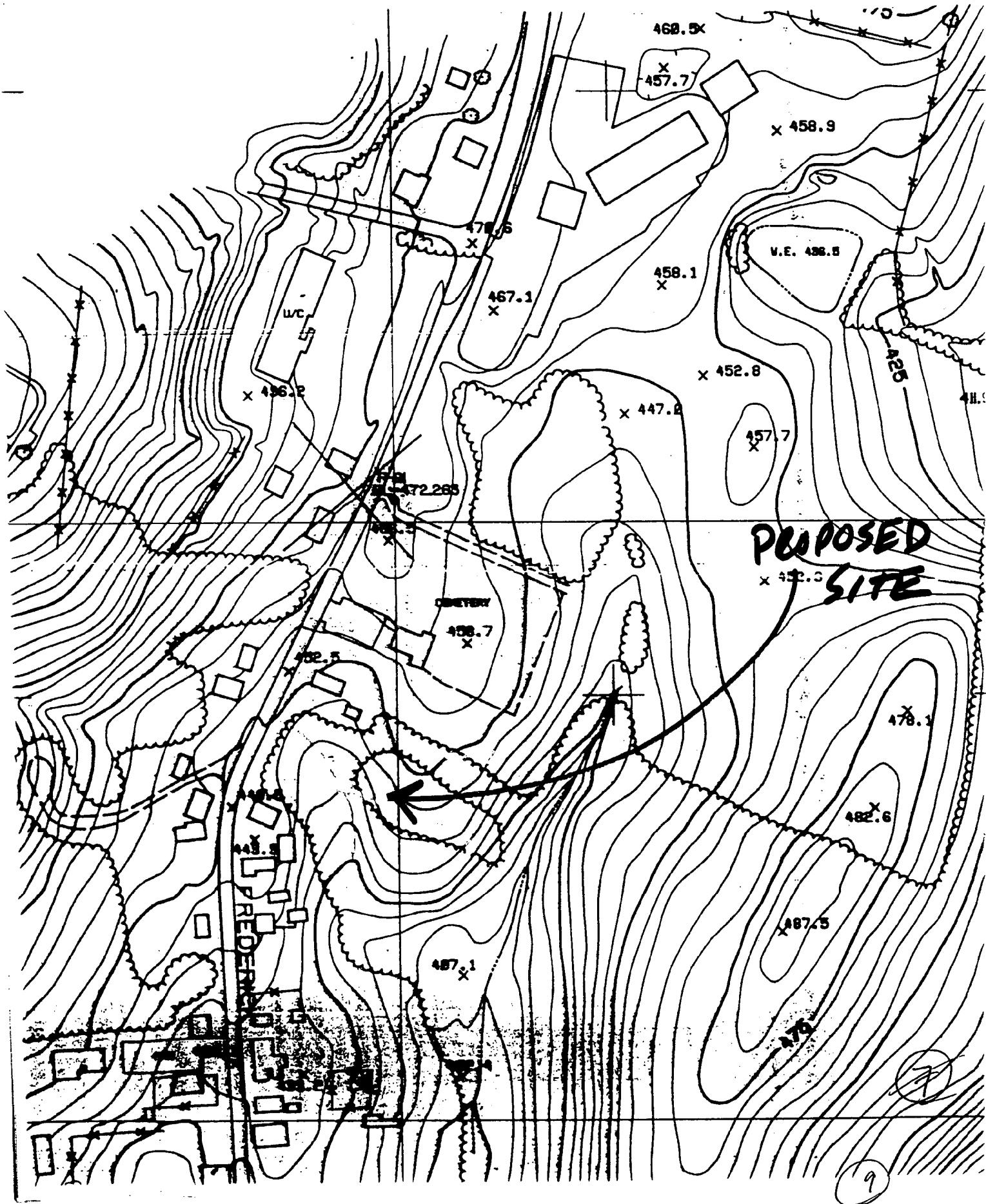
FREDERICK CTY

PROPOSED SITE

HYATTSTOWN  
HISTORIC  
DISTRICT

PROPOSED SITE

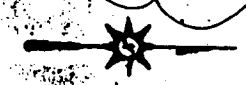




APPENDIX "C"

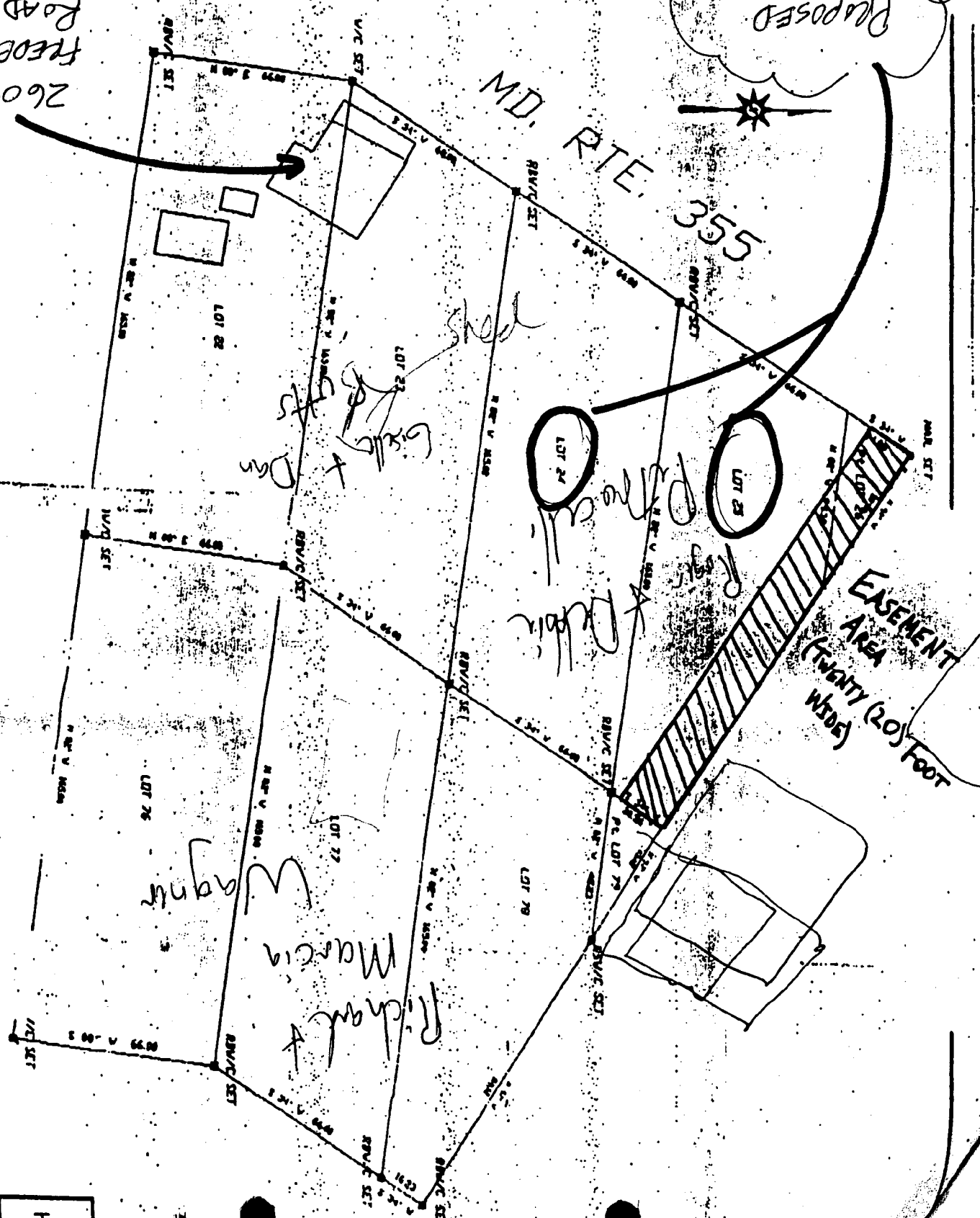
OWNERSHIP PLAT

PROPOSED SITE  
LOTS 24 & 25



MD. RTE. 355

26029  
FREDERICK ROAD



10

9

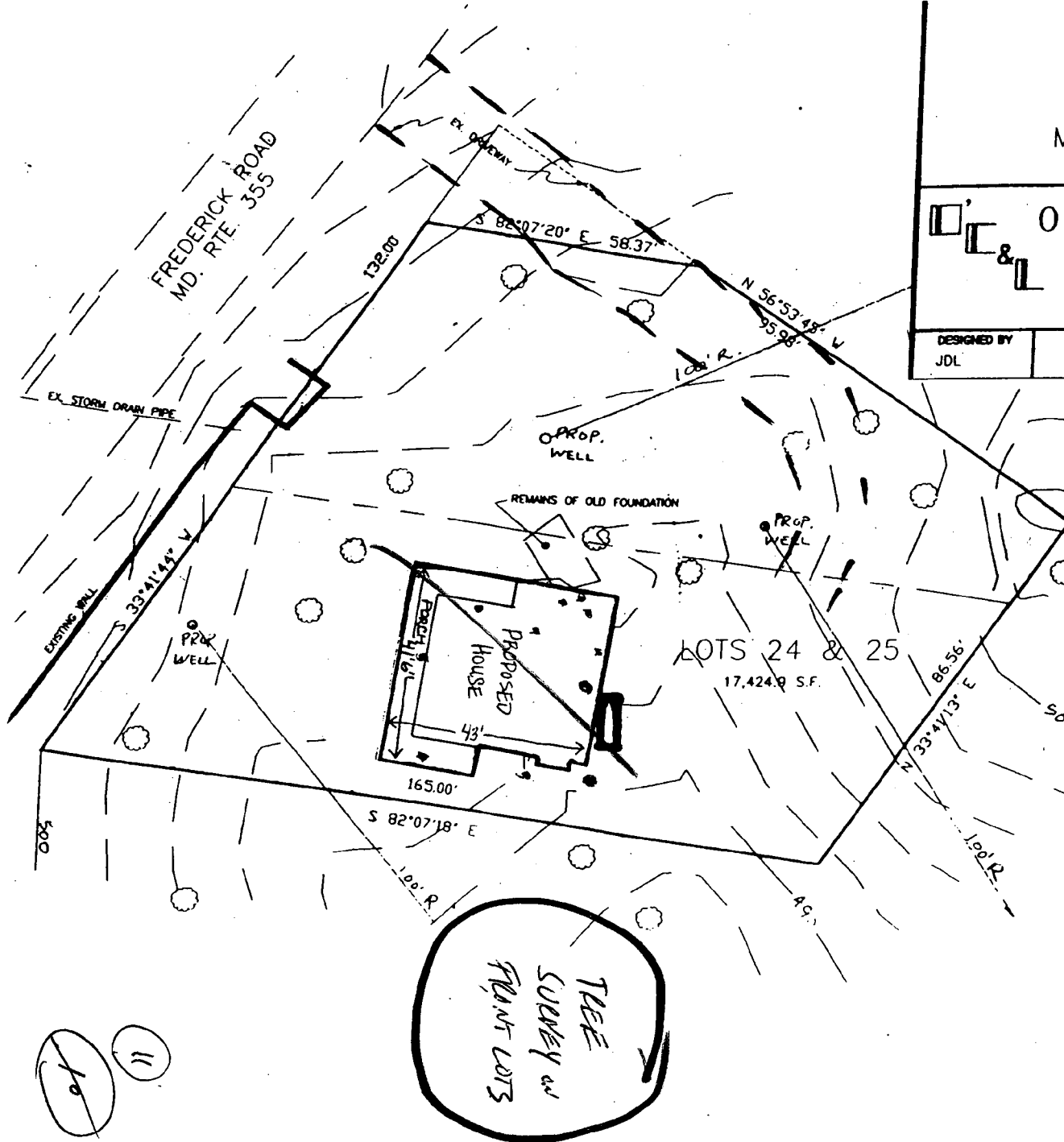
HYAT	0
1	2
3	4



SITE PLAN  
 LOTS 24 & 25  
 HYATTSTOWN  
 MONTGOMERY COUNTY, MARYLAND

**O'CONNELL & LAWRENCE, INC**  
 SURVEYORS, ENGINEERS & LAND PLANNERS  
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
 Tel: (301) 924-4570 • Fax: (301) 924-6872

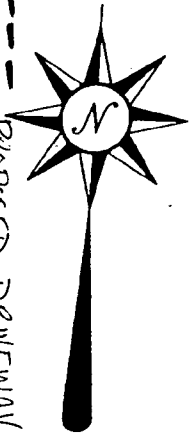
DESIGNED BY JDL	DRAWN BY JDL	DATE MAY 1997	SCALE 1" = 20'	PROJECT/JOB NO. 22-199	SHEET 1 OF 1
--------------------	-----------------	------------------	-------------------	---------------------------	-----------------



SHED TO BE REMOVED. RICK WAGNER  
 ALREADY GOT HAMP TO REMOVE IT BUT DID NOT

- PROPOSED DRIVEWAY
- THESE TREES NEED TO BE REMOVED
  - #1 - 18" OAK
  - #2 - 16" OAK
  - #3 - 10" OAK
  - #4 - 7"
  - #5 - 7"
  - #6 - 7"
  - #7 - 7"
  - #8 - 10" OAK
  - #9 - 10" OAK
  - #10 - 10" OAK
  - #11 - 7"

Box EPPEN



OLD FOUNDATION TO BE REMOVED



TREE  
 SURVEY ON  
 FRANK LOTS

11  
 10

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1  
SHEET  
PLANS  
209-5

1. The architect is not responsible for the construction of the building or for the accuracy of the information shown on this drawing. The architect's office is located at 1221 Avenue of the Americas, New York, N.Y. 10020.

2. The architect is not responsible for the construction of the building or for the accuracy of the information shown on this drawing. The architect's office is located at 1221 Avenue of the Americas, New York, N.Y. 10020.

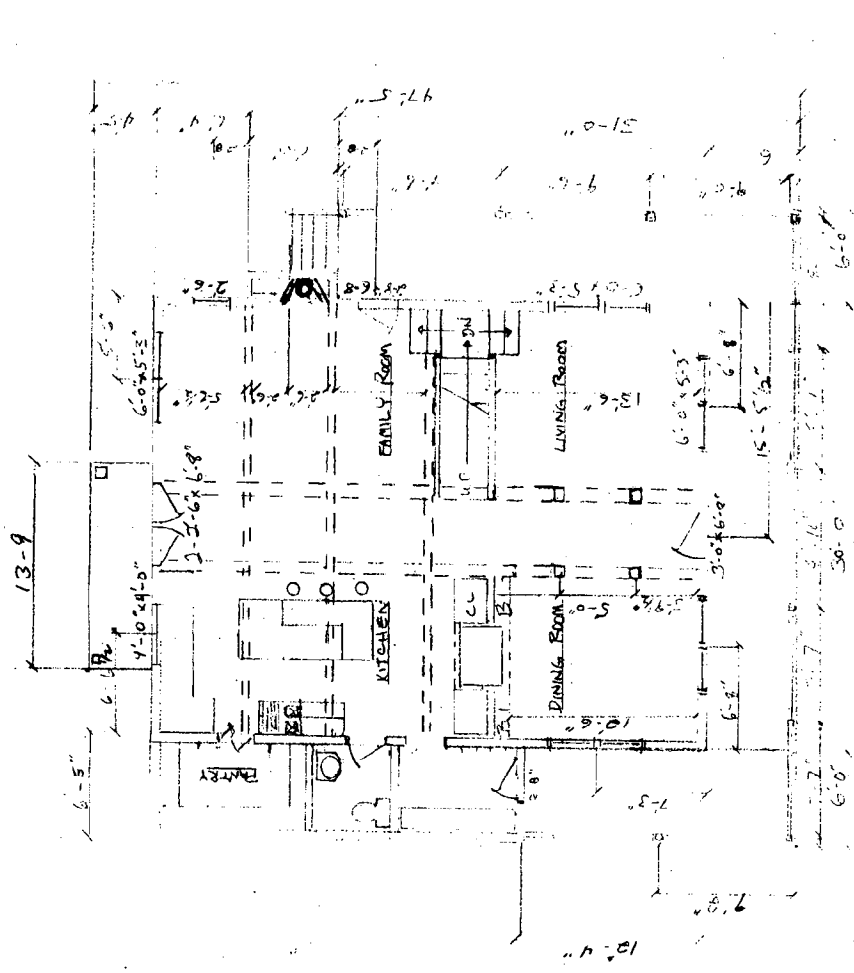
3. The architect is not responsible for the construction of the building or for the accuracy of the information shown on this drawing. The architect's office is located at 1221 Avenue of the Americas, New York, N.Y. 10020.

4. The architect is not responsible for the construction of the building or for the accuracy of the information shown on this drawing. The architect's office is located at 1221 Avenue of the Americas, New York, N.Y. 10020.

5. The architect is not responsible for the construction of the building or for the accuracy of the information shown on this drawing. The architect's office is located at 1221 Avenue of the Americas, New York, N.Y. 10020.

6. The architect is not responsible for the construction of the building or for the accuracy of the information shown on this drawing. The architect's office is located at 1221 Avenue of the Americas, New York, N.Y. 10020.

7. The architect is not responsible for the construction of the building or for the accuracy of the information shown on this drawing. The architect's office is located at 1221 Avenue of the Americas, New York, N.Y. 10020.

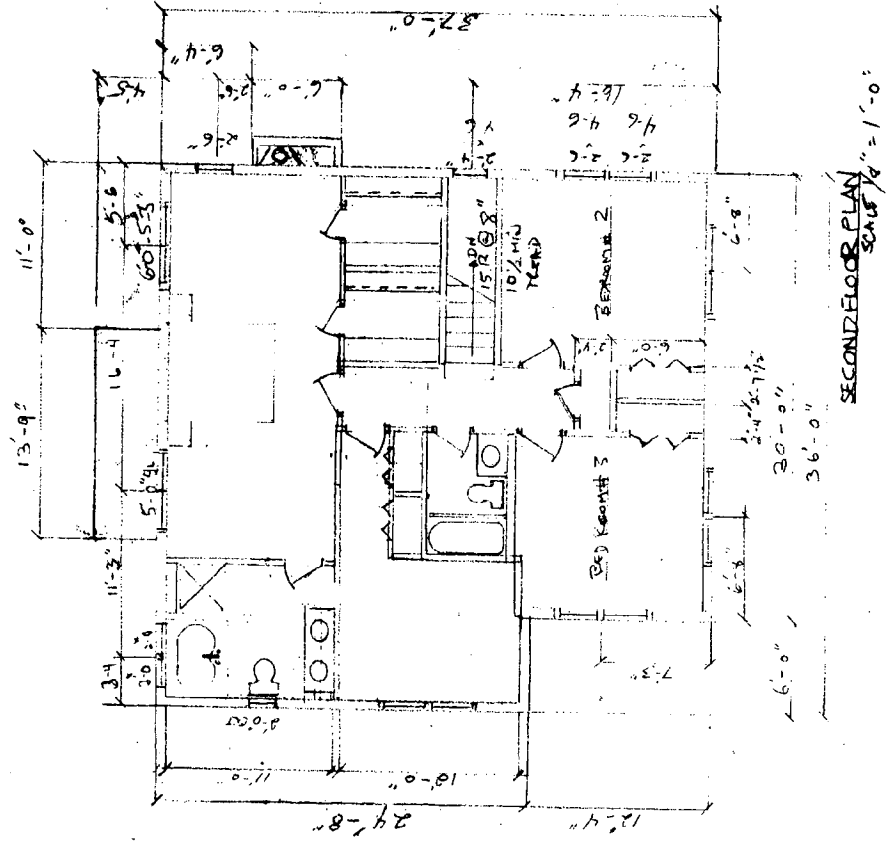


SHT A 2  
FIRST FLOOR PLAN

1290 ft + porches (SS4 ft)

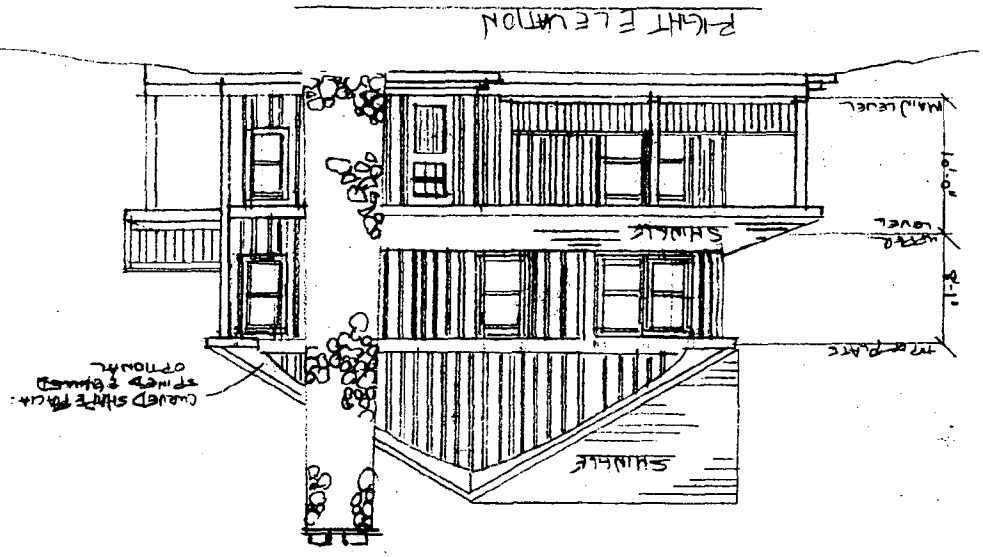
COUNTRY LIVING HOUSES  
NEW YORK, N.Y.

12



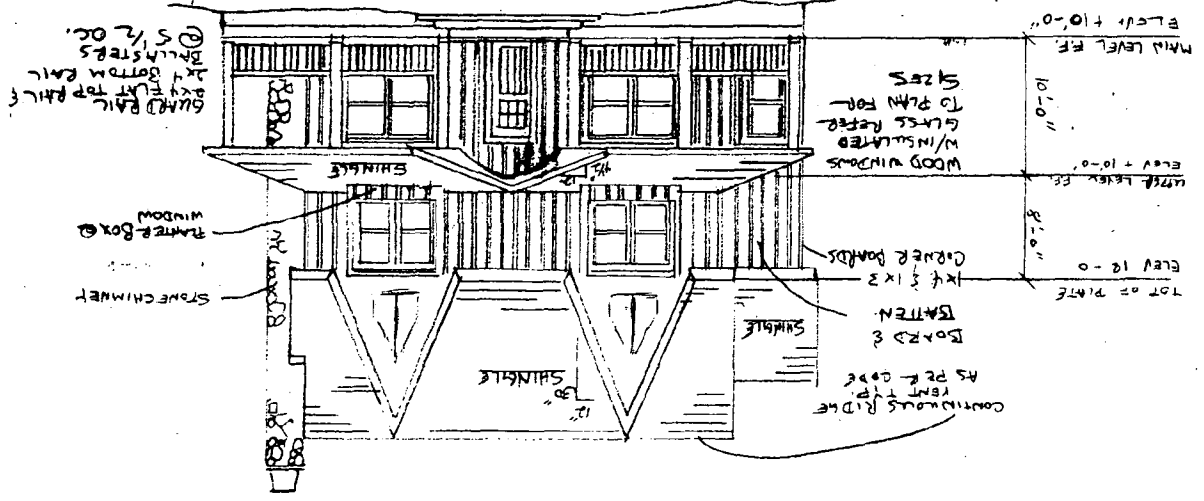
SHT A4

GENERAL NOTES  
 1. Still existing to a 6 mil vinyl-sheathed polyethylene film on exterior.  
 2. Provide existing form and all clauk to full exterior opening.  
 3. Turned a both of water & weather-tight.  
 4. Installation: provide R19 fiberglass batt insulation @ all exterior walls & a min. L30 in ceilings.  
 5. All doors connect to greatest & residence shall be 1-3/4" sound core w/80 min fire ratings.  
 6. Provide tempered glass in all sliders & french doors.

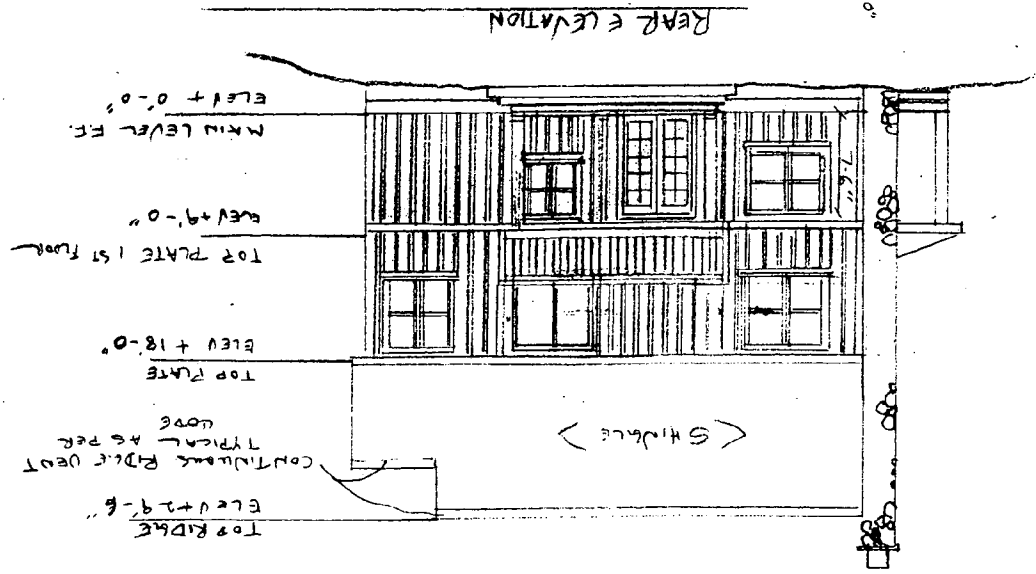
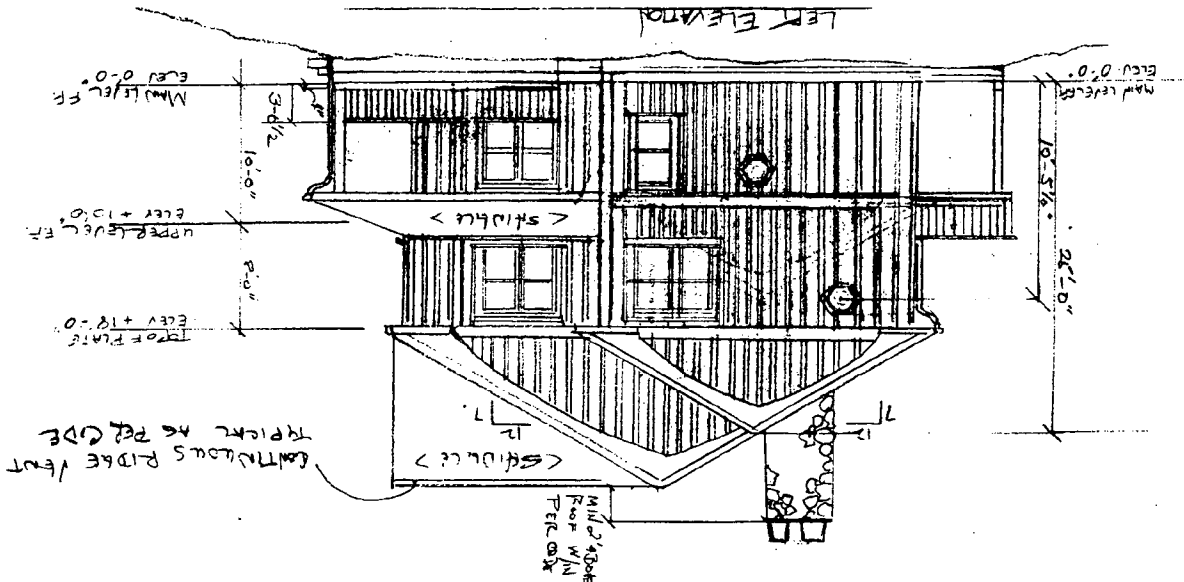


NOTE: EXTERIOR COLUMNS TO BE 8" SQ WOOD STOCK (OR CURVED EQUIV)

FRONT ELEVATION



51



2<sup>nd</sup> Preliminary  
June 9, 1997

A  
THE  
MINOR S

Post-It <sup>®</sup> Fax Note	7671	Date	5/14/97	# of pages	5
To	ROBIN ZIFK	From	Nix		
Co./Dept		Co.			
Phone #		Phone #			
Fax #		Fax #			

MAY 20, 1997

On April 29, 1997, the Montgomery County Council approved legislation to enact a minor subdivision process to help streamline the development process for certain properties that must be platted or replatted. The process bypasses the normal preliminary plan procedures in situations where the full process is not needed, and allows for the submission of a normal record plat application. The following is a summary of the major provisions of the minor subdivision process:

Sec. 50-35A specifies that a preliminary plan is not required prior to submitting a record plat for:

1. **Minor lot line adjustment.** This involves the sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries. The following conditions must be met:
  - a. the total area of the adjustment cannot exceed five percent of the combined area of the lots involved;
  - b. no additional lots may be created;
  - c. the adjusted line is approximately parallel with the original lot line, or if it does intersect with the line, it does not significantly change the shape of the lots;
  - d. a sketch plan, drawn to scale, must be submitted for staff approval prior to submitting the record plat application. The sketch plan may be a copy of the existing plat and must show the following information:
    - i. proposed lot line adjustment as a dashed line;
    - ii. buildings, driveways or other improvements located within 15 feet of the proposed adjusted lot line;
    - iii. any minimum building setback that would be altered by the lot line adjustment; and
    - iv. the amount of lot area affected by the adjustment.

The sketch plan must be approved, approved with revisions or denied by staff, in writing, within ten business days after the plan is submitted or it will be deemed approved, provided that requirements i. thru iii., above, are met. The plat application must then be filed within ninety days or the sketch plan will no longer be valid.

16

**NOTE: While a property owner may prepare and submit a sketch plan for review and approval, it is recommended that a licensed land surveyor prepare the sketch plan to assure accuracy of the information shown on the plan. The licensed land surveyor engaged to prepare the minor lot line adjustment plat must verify the accuracy of the information shown on the approved sketch plan with a note on the plat.**

As part of the legislation, any minor lot line adjustment that occurred (or occurs) prior to May 19, 1997 (the effective date of the legislation) remains as a valid exception to platting as provided in Sec. 50-9(d) of the Subdivision Regulations.

2. **Conversion of an outlot into a lot.** An outlot may be replatted as a lot provided that the following conditions are met:
  - a. the outlot is not open space or otherwise constrained (including but not limited to floodplains, wetlands, stream buffers or steep slopes) so as to prevent it being converted into a buildable lot;
  - b. there is adequate sewerage and water service to the property (public or private service);
  - c. applicable APFO requirements and/or agreements are satisfied prior to recording of plat;
  - d. all conditions and/or agreements applicable to the original subdivision creating the outlot will also apply to the new lot. These would include any APFO agreement, conservation easement or building restriction line; and
  - e. if the outlot is located in a special protection area, all applicable SPA requirements and guidelines, including a water quality plan, must be satisfied prior to plat recordation.
  
3. **Consolidation of two or more lots or part of a lot into one lot.** Two or more lots or part of a lot may be replatted as one lot provided:
  - a. any conditions that apply to the original subdivision remain in full force and effect and the number of trips generated on the new lot must not exceed those permitted for the original lot or as limited by an APFO agreement;
  - b. any consolidation involving part of a lot may occur only if the part of a lot was created by deed recorded prior to June 1, 1958.

4. **Further subdivision of a commercial, industrial or multi-family residential lot to reflect a change in ownership, deed, mortgage or lease line.** At the owner's discretion, internal lot lines may be added or deleted to reflect new deed, mortgage or lease lines, subject to the following:
  - a. all prior conditions of approval for the original subdivision remain in full force and effect;
  - b. the number of trips generated by the new lot(s) will not exceed the number permitted for the original lot or as limited by an APFO agreement; and
  - c. any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.
  
5. **Plat of correction.** This involves a plat to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. This plat may correct drafting or dimensional errors on the drawing; failure to include a required note; incorrect or omitted signatures; and/or other information normally required to be shown on the plat. All current owners and trustees must sign the plat. The correction plat must clearly identify the original plat and contain a note identifying the nature of the correction.
  
6. **Plat for residentially zoned parcels created by deed prior to June 1, 1958.** At an owners discretion, a plat may be recorded for such a parcel provided that it is developable for only one single-family, detached dwelling.
  
7. **Plats for existing places of worship, private schools, country clubs, private institutions and similar uses located on unplatted parcels.** A plat may be recorded for such properties provided:
  - a. the requirements for APFO approval are met as required by Sec. 50-35(k) prior to plat recordation;
  - b. any required street dedications are shown on the plat;
  - c. forest conservation and stormwater management requirements, if applicable, must be satisfied prior to recording the plat;
  - d. if located in a special protection area, all applicable SPA requirements and guidelines, including approval of a water quality plan, must be satisfied prior to the plat;



- e. a landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat;
- f. if the property is subject to an approved special exception, all conditions of the special exception approval remain in full force and effect.

8. **Plats for residential lots located in the RDT Zone.** A minor subdivision plat may be recorded for up to five lots in the RDT Zone provided that a pre-preliminary plan is submitted and approved, by either the Planning Board or the Planning board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan and the following requirements are met:

- a. written approval for a proposed septic area is received from MCDPS;
- b. required street dedications along the frontage of proposed lots are shown on the record plat;
- c. an easement is recorded for the balance of the property noting that density and TDR's have been utilized for the new lots. Reference to this easement must be noted on the record plat;
- d. the lots created through this procedure must not exceed an average lot size of five acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision;
- e. forest conservation requirements must be satisfied prior to recording the plat.

Sec. 50-35(A)(b) specifies that a minor subdivision plat must satisfy the requirements for record plat submission and approval as specified in Secs. 50-36 and 50-37 of the Subdivision Regulations. Section 50-35(A)(b) also specifies that no additional public improvements may be required by the reviewing departments and agencies beyond those required for the original subdivision, provided that no additional development is proposed, for the following minor subdivisions:

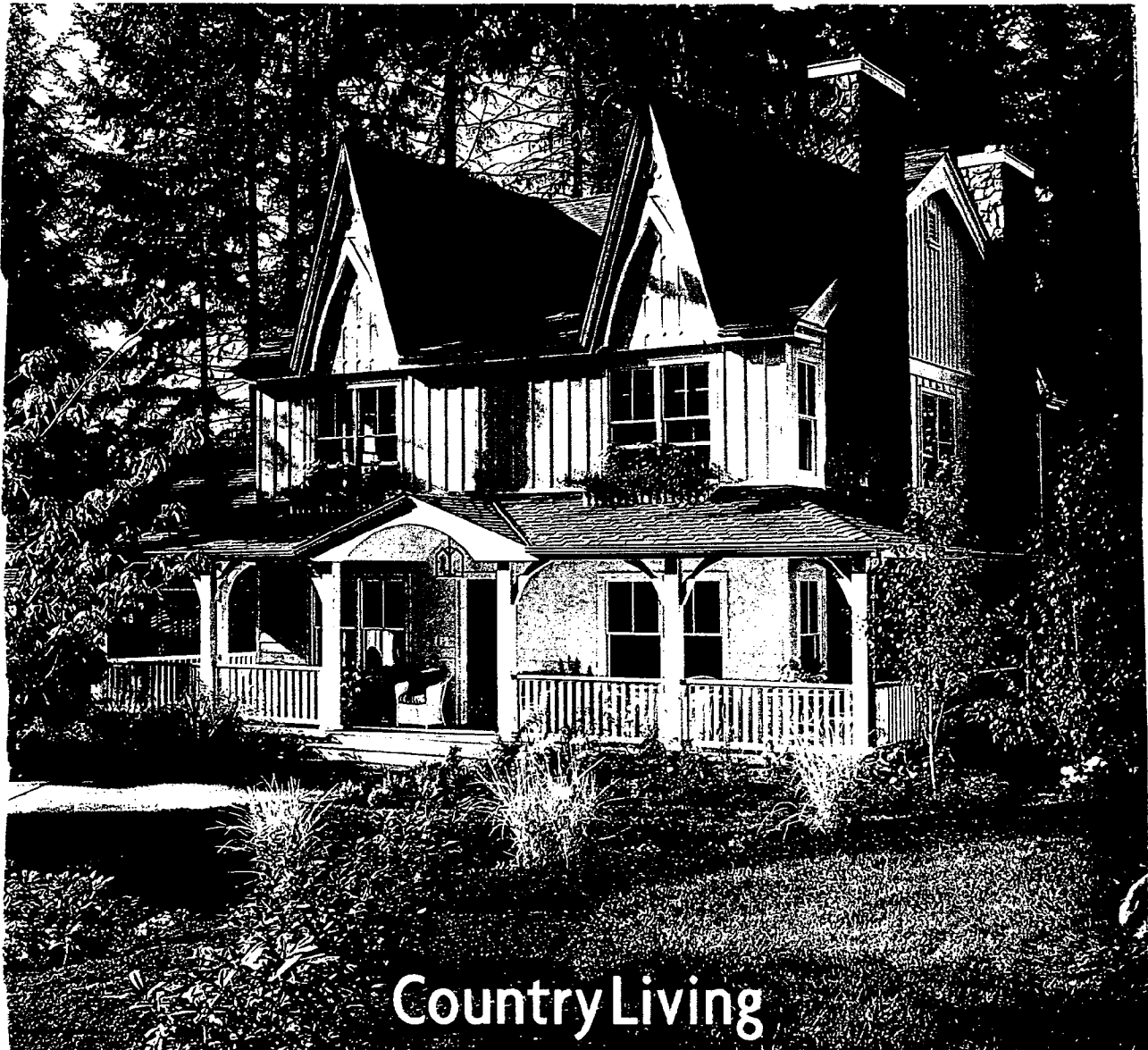
- 1. minor lot line adjustment;
- 2. consolidation of two or more lots or part of a lot into one lot;
- 3. further subdivision of a commercial, industrial or multi-family residential lot to reflect a change in ownership, deed, mortgage or lease line.

The minor subdivision process provides that the approval of a minor subdivision is not subject to the resubdivision criteria of Sec. 50-29(b)(2) of the Subdivision

Regulations. In addition, the approval of a minor lot line adjustment cannot be used to establish a precedent for a resubdivision that may be filed in the future for other properties located nearby. Finally, any lot created through the minor subdivision process must satisfy all applicable zoning requirements as contained in Chapter 59 of the County Code (the Zoning Ordinance).

### **SUBMISSION REQUIREMENTS FOR MINOR SUBDIVISION PLATS**

1. The record plat must be prepared by a licensed land surveyor and licensed engineer, as appropriate, and submitted to M-NCPPC with the record plat application form. The record plat application fee must be submitted with the application.
2. Two copies of the original plat for the property must be submitted with the application in situations where the property was previously platted.
3. Copies of agreements (including those for public improvements, adequate public facilities, etc.), covenants, easement documents, or other restrictions that are applicable to the property should be submitted with the record plat application in order to allow expedited review of the record plat. No minor subdivision plat will be recorded without staff review of such documents and without including appropriate reference notations on the plat drawing.
4. Include a copy of the MCDEP record plat information form with the plat application.
5. For outlots proposed to be replatted as lots, the applicant must demonstrate appropriate floodplain or stream buffer limits required for the lot through the submission of a natural resources inventory (NRI) or other supporting information, as appropriate.



Country Living

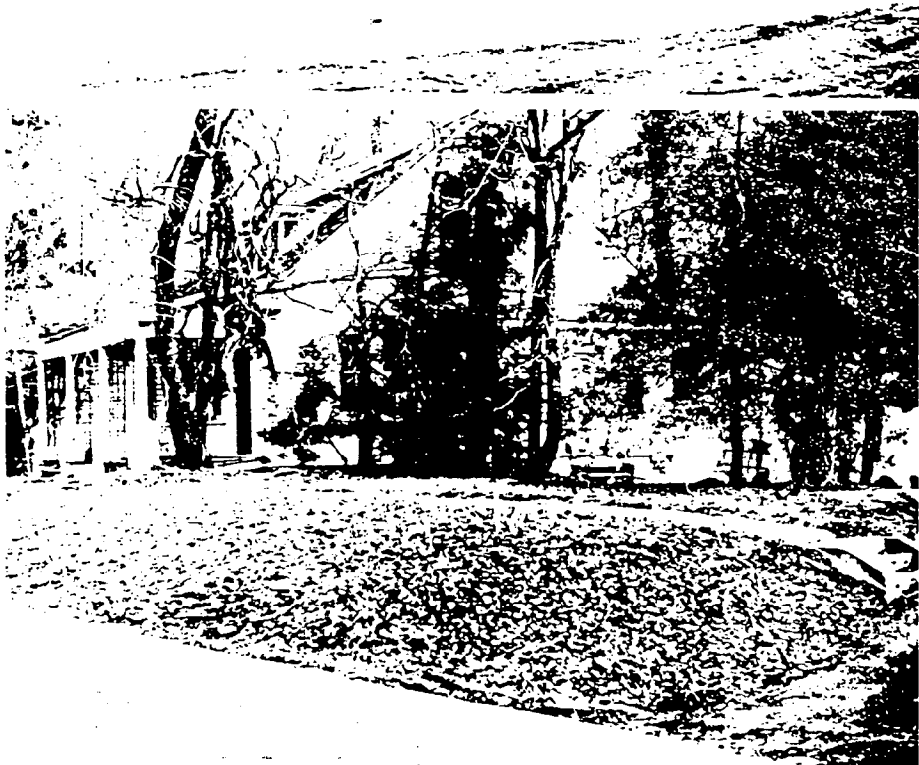
F E B R U A R Y 1 9 9 8

# Our House of the Year



House in its setting

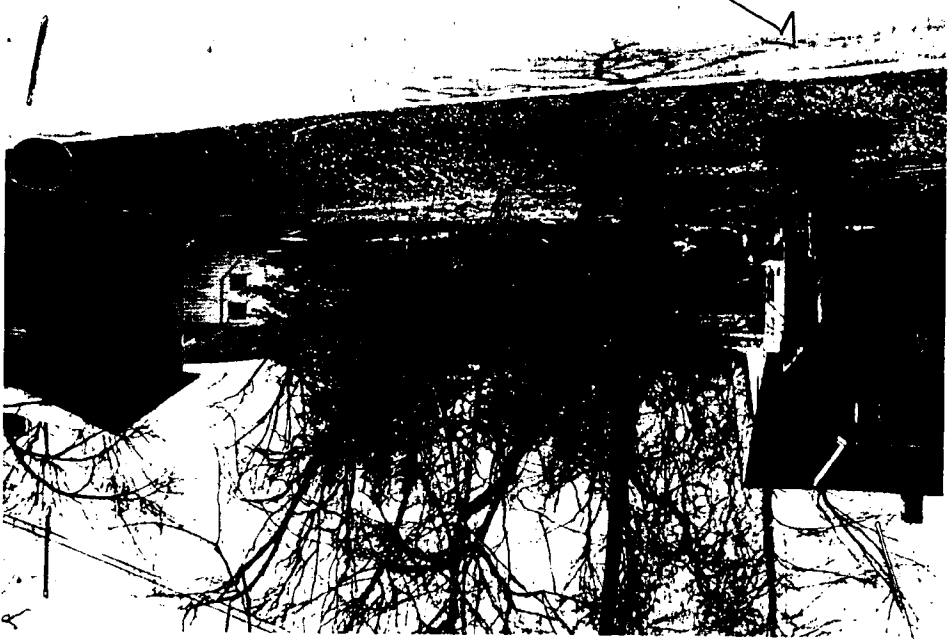
26029 Frederick Rd



House (and anteroom)  
in its setting



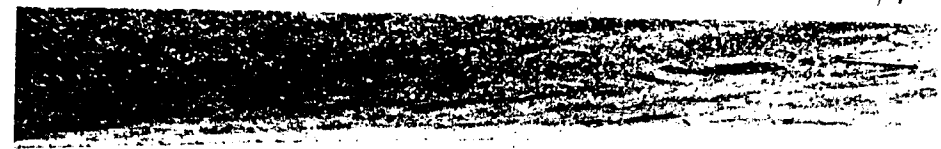
Trees needing to be  
removed that are  
damaging foundation



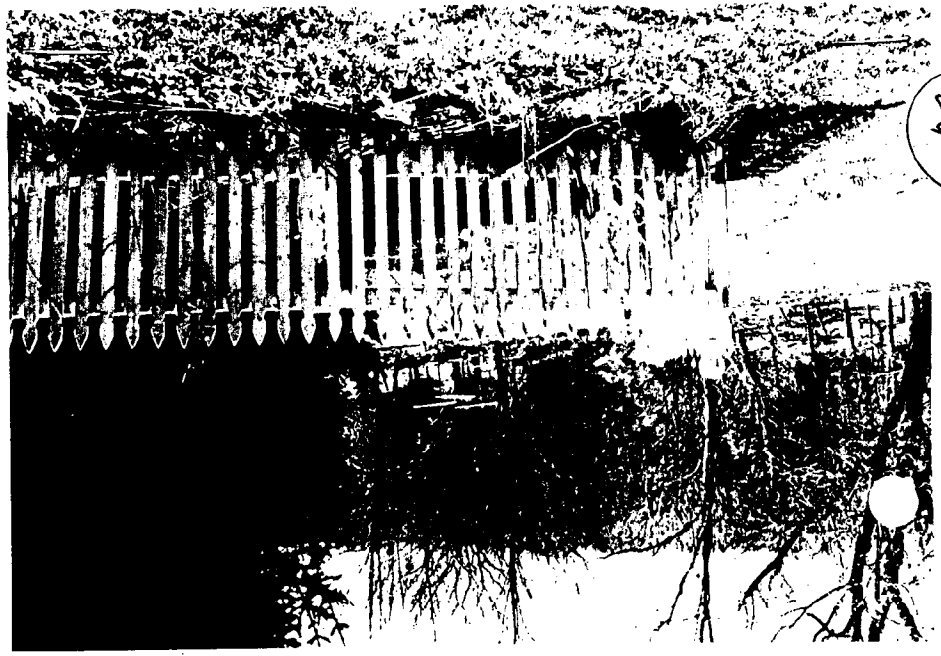
29029 Fribourg Rd



W. H. GLEK



House in its setting; location of picket fence



48

Style of picket fence, fence located  
2 houses down from my residence



Corner view  
from public  
right of way

RECEIVED  
APR 28 1997  
DEPT. OF PERMITTING SERVICES



Sheds view  
from public  
right of way



Corner crib &  
sheds viewed  
from neighbors

FRONT LOTS  
OF PROPERTY  
UNDER CONSIDERATION

Silver: SeaComes +  
100 pattery.

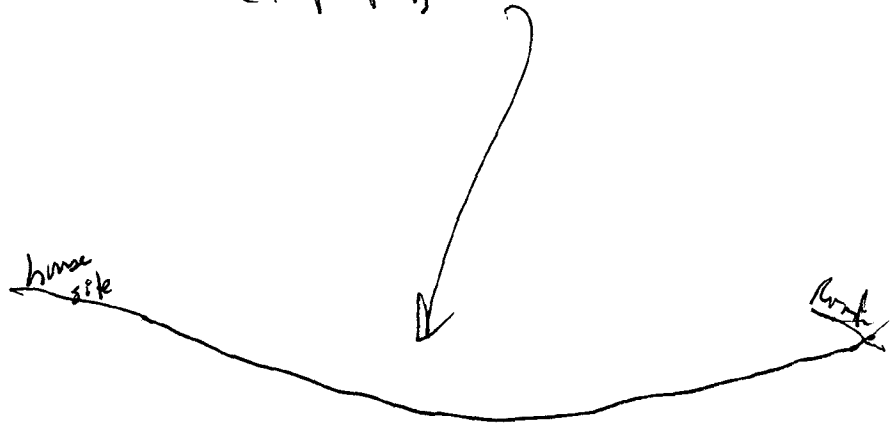


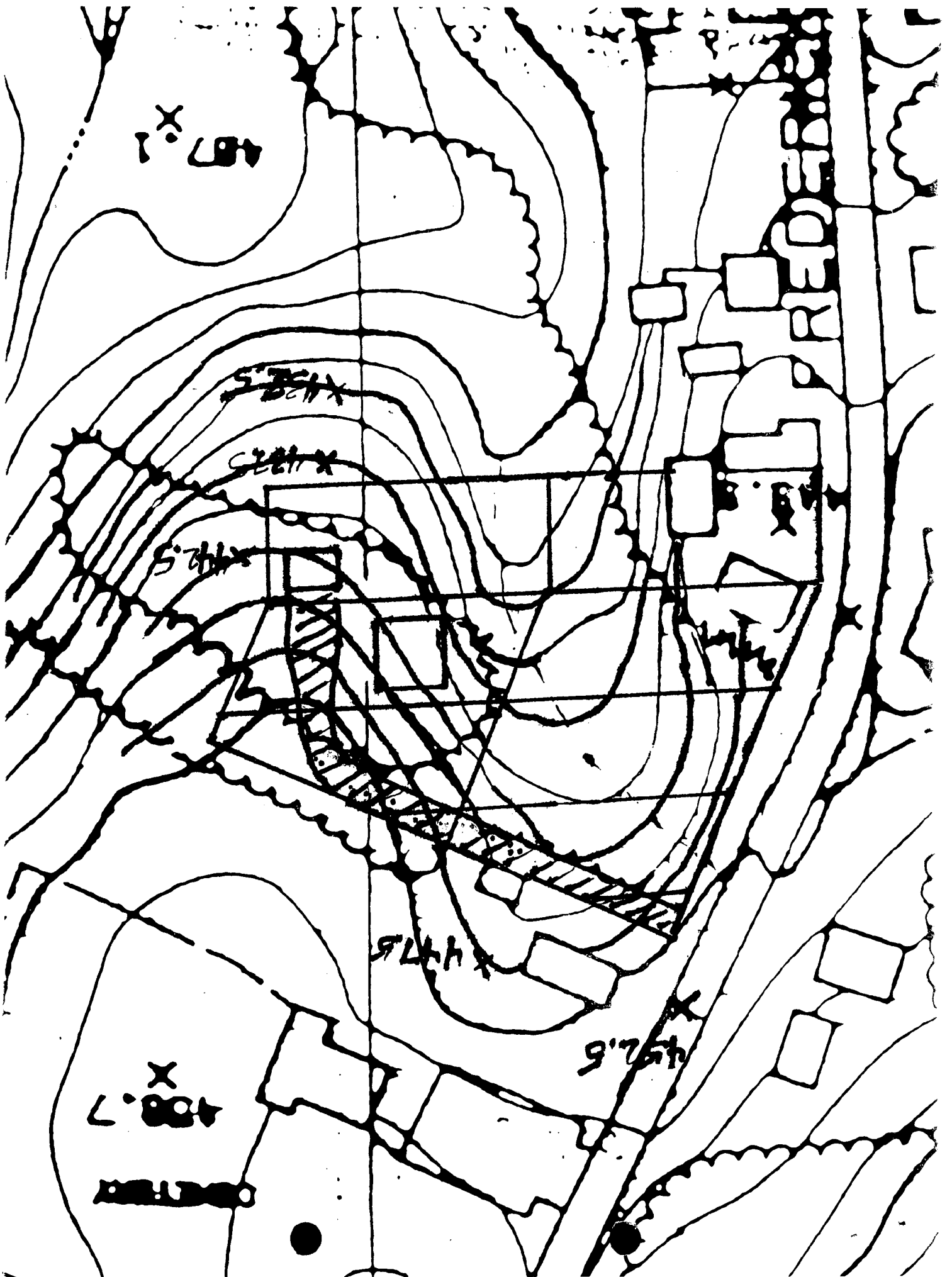
June 1, 1999

- (1) Under 40,000  $\phi$  - no forest conservation requirements, if clearing  $<$  40,000  $\phi$ ,  $\uparrow$  even w/ forest on site.
- (2) No champion or specimen trees on the site.
- (3) No stream on site.
- (4) Drainage, but no defined channel - No stream buffer requirements.
- (5) DPS looks at drainage w/ w/ road, + impervious surface. (water resources)  $\downarrow$  neighbors' property... (Richard Goe). (SWM too.)
- (6) Driveway elements...
- (7) Large ancillary structure - 30x40' w/ 2<sup>nd</sup> story rental property 3-car garage size.
- (8) Fill for USBC connection... (need engineering drawings)
  - a. - damage
  - b. - ground disturbance
  - (1) 3' below grade a requirement
  - (2) Pumping?
- (9) New USBC Connection
- (10) Easement Donations

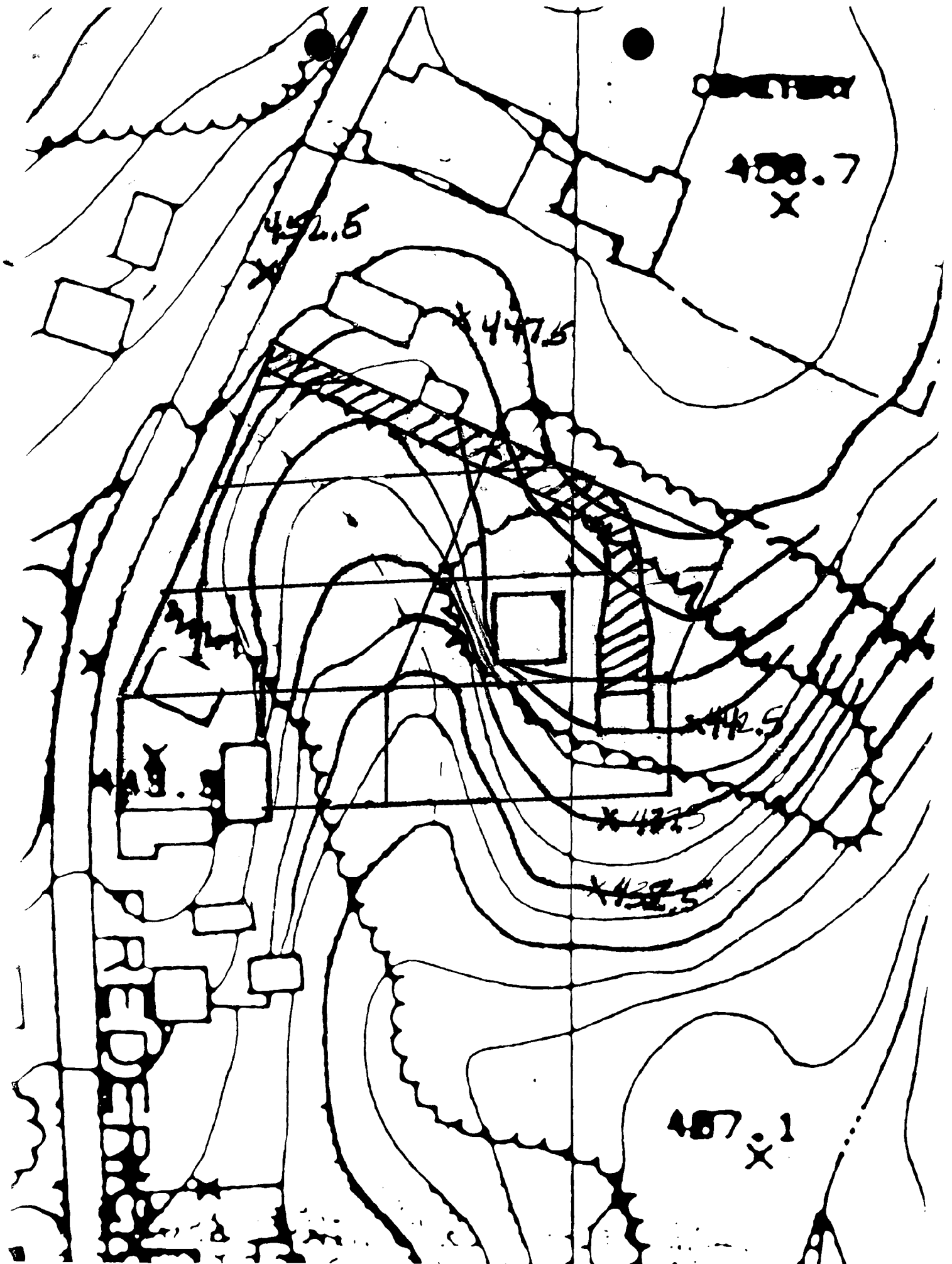
house site

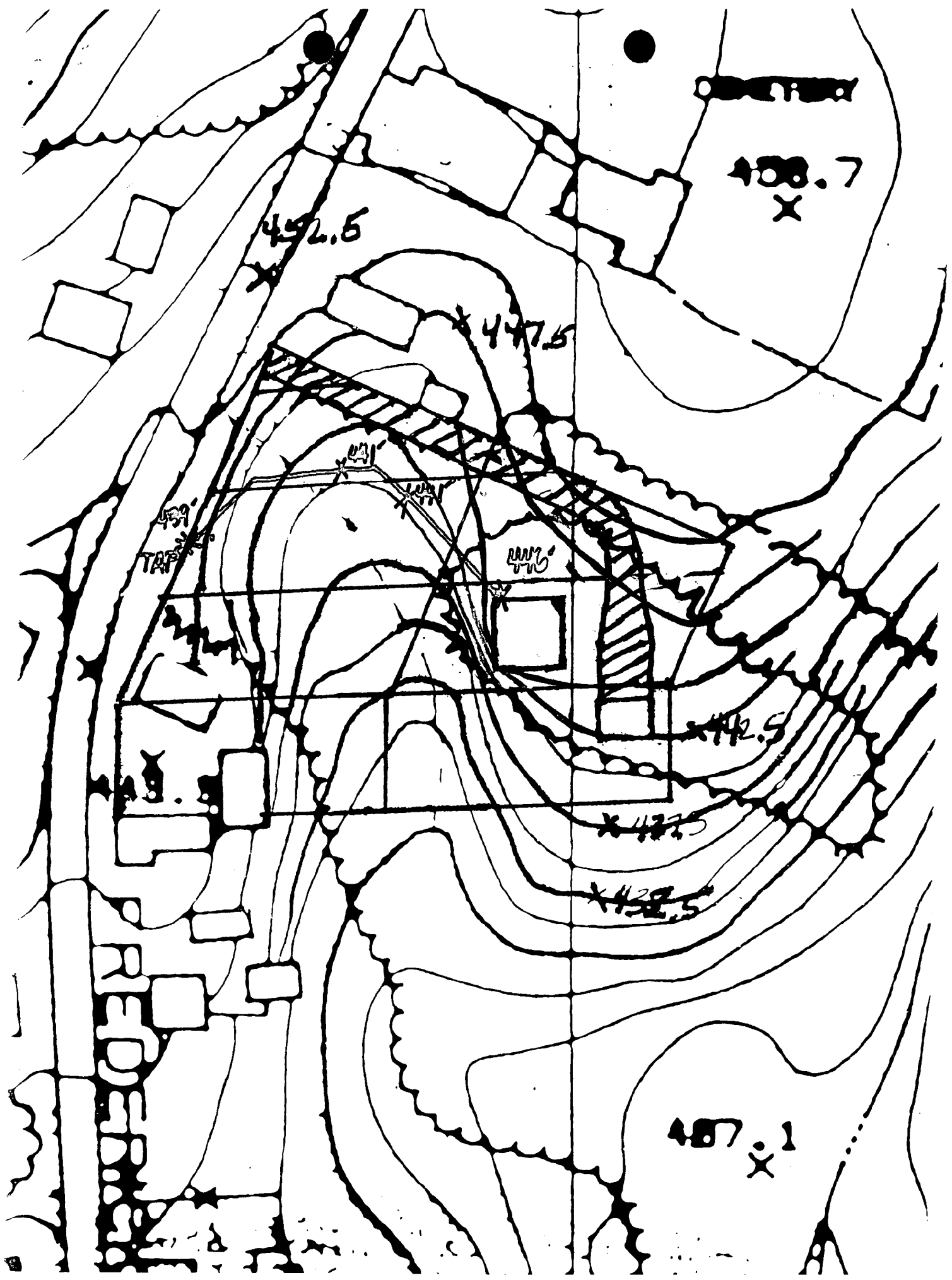
road

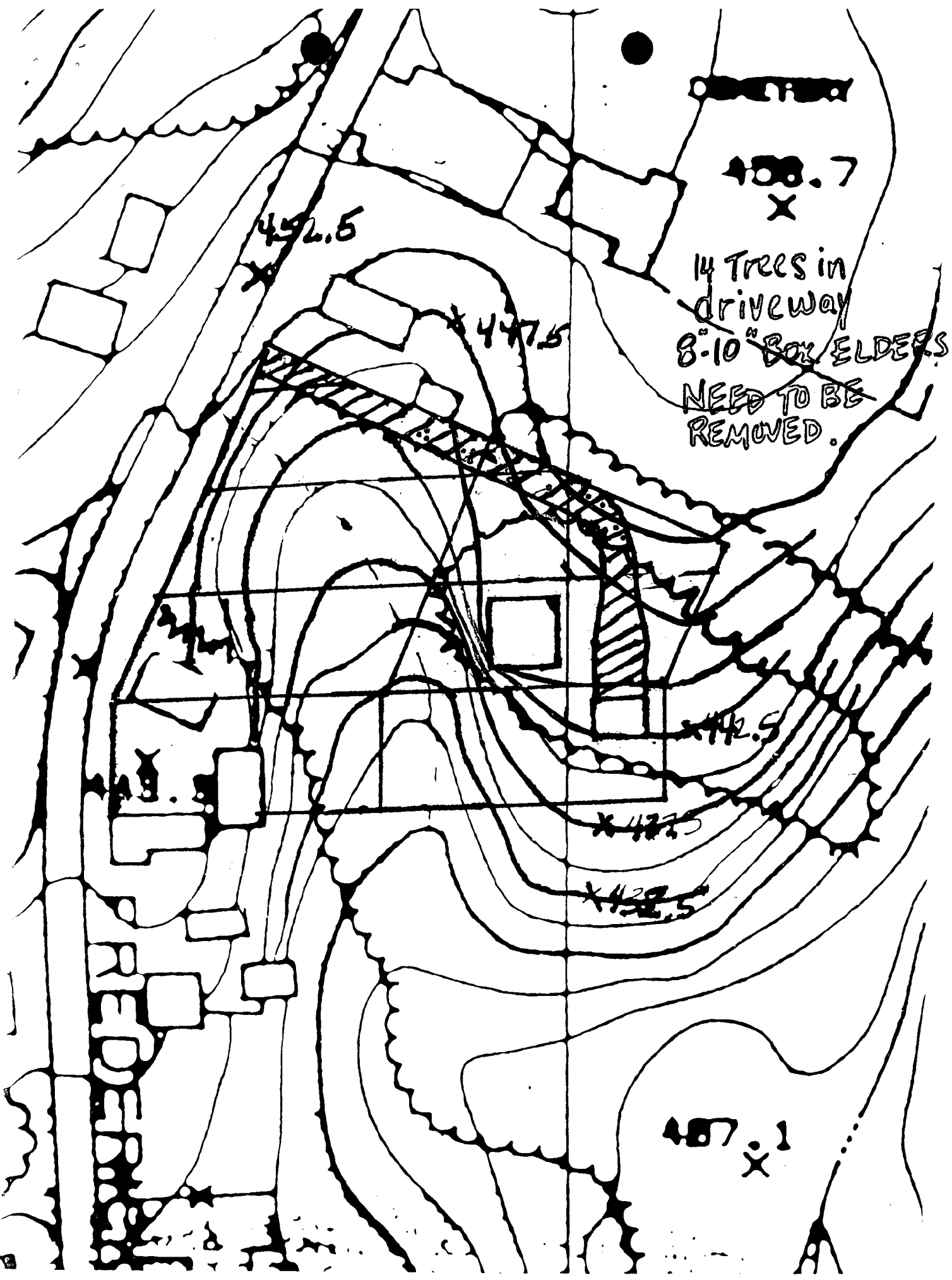












~~PROPERTY~~

458.7  
X

14 TREES in  
driveway  
8-10" Box ELDERs  
NEED TO BE  
REMOVED.

452.5  
X

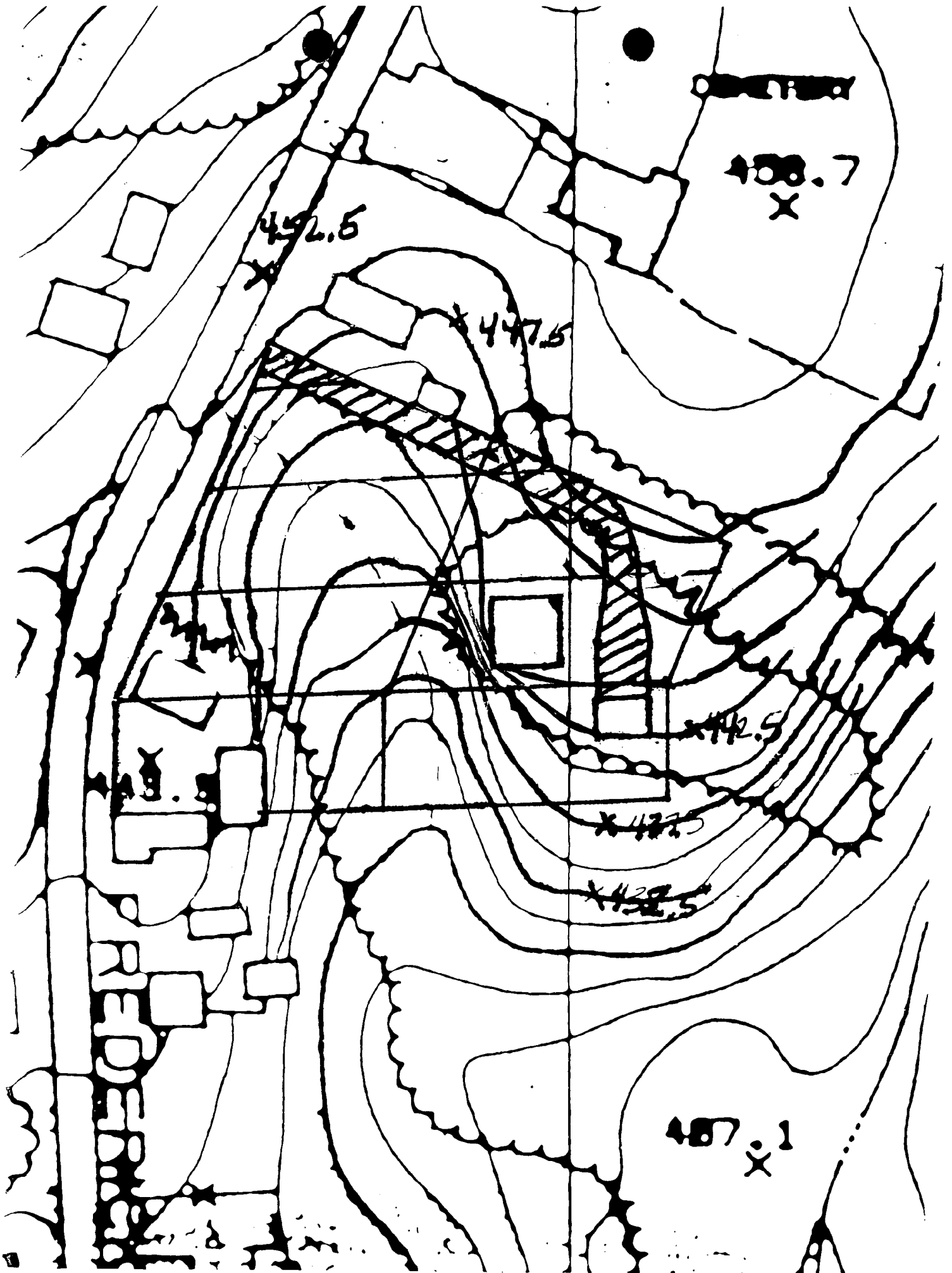
447.5  
X

442.5  
X

438.5  
X

437.5  
X

437.1  
X



- = Need to contact Malcolm on minor subdivision process.
- = Also check w/ environmental ...
- = Also meet w/ DPS - (Robin Ferris boss) about setbacks in Hyattstown

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lots 24 & Lots 25 (Formerly associated with 26029 Frederick Road) Meeting Date: 5/12/99

Resource: Hyattstown Historic District Review: PRELIMINARY CONSULTATION

Case Number: 10/59 Tax Credit: No

Public Notice: 4/28/99 Report Date: 5/5/99

Applicant: Christine DeReggi Staff: Robin D. Ziek

PROPOSAL: New Construction RECOMMEND: Revise and Proceed to HAWP

### RESOURCE: Lot in Hyattstown Historic District

The Hyattstown Historic District is a linear town which was designated on the County's *Master Plan for Historic Preservation* in 1986. As noted in the preservation plan, *Vision of Hyattstown* (p. 9), "the town was originally platted in 1798 (see Circle 4), and is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the county. Located along a single, tree-shaded street (see Circle 5), the district is a good example of the small roadside towns that sprang up along early highways to service the needs of travelers and nearby farm families."

The subject property was original part of the property associated with 26029 Frederick Road (see Circle 9). There are extant foundations on Lot 24 and 25 which staff understands were probably for outbuildings - barn, and shed. The house at 26029 Frederick Road has been sold with Lot 22 and Lot 23. The applicants are considering buying Lots 24 and 25 to construct one new residence. The other lots associated with 26029 Frederick Road (Lots 26, 27, 28, part of 29) are located to the rear of the lots fronting on Frederick Road, with an easement for access across Lot 25. There have been some calls about new construction on Lots 26, 27, 28, and part of 29, and staff has indicated that this may be problematic in terms of compatibility with the historic building pattern (see strategies for preservation in preservation plan, Circle 20-22).

Lots 24 and 25 lie at an oblique angle to Frederick Road (see Circle 9). There is a low area through the site which is wet and protected with trees (see Circle 6).

### PROJECT DESCRIPTION

The applicant proposes to construct a new house on Lot 24, parallel to the lot lines, so that the new house would sit at an oblique angle to Frederick Road. The house is a pre-designed model which draws on A. J. Downing's picturesque cottages and villas for stylistic inspiration (see Circle 18, 19). The proposed house would be 2-1/2 stories, side-gable with two large decorative dormers over paired windows (2/1). The house has a center-hall plan, with a manufactured stone foundation and board-and-batten siding on both floors (as per a note on Circle 15).

Applicant:

- = zoning says 40' back from property line.
- = they would like to put windows in the dormers.
- = would put doors at ends of porches.
- = plan high (?) foundation... how high?

(1)

... of ... ..

... ..

Easily: Site House L to road ; would prefer close up to road  
Tone down house

Hyun: "

Susan ~ " "Stick with it!"

Steven B :

... ..

The house measures 41'-6" across the front elevation, including a wrap-around porch, wrapping to both sides of the main block of the house. The footprint is given at 1270 sf, but this probably does not include the porch area.

The applicant proposes to do some grading at the rear to accommodate a walkout basement. Some of the changes to the model house which the owners propose include eliminating the attached garage, eliminating the front chimney, and siding the house completely with board-and-batten. There are no other outbuildings proposed at this time.

### **STAFF DISCUSSION**

The proposed house appears to have some promise, although staff feels that some alterations should be made before the project goes forward.

It is important that the house be sited to squarely face Frederick Road. The lot layout is the anomaly, and historically, it was more important for houses to relate to the road than to follow lot lines. This is graphically illustrated with the siting of 26029 Frederick Road across lot lines to include Lot 22 and Lot 23. At the very least, the proposed new house should be re-positioned to lay square to Frederick Road, even if it means crossing lot lines for Lot 24 and Lot 25.

In general, staff would suggest that the house be simplified. The proposal is somewhat more elaborate than is typical in the historic district. For example, the prominent front dormers are wholly decorative, in the pointed Gothic style. Another solution would be to have one central dormer which includes a window. This would simplify the front elevation and offer light and ventilation to the attic space. Staff notes that the proposed dormers are significantly steeper than the main roof, and it might be better to bring them closer in pitch.

Another issue which affects the district is the proposed scale of the house. This can be simplified and reduced if the front porch were redesigned as a full-width porch instead of a wrap-around. Neither side of the porch leads to a door in the house, and the apparent width of the house could be reduced by approximately 11' without affecting the interior living space.

Finally, the proposed house presents a strong stylistic affiliation with the mid-19th century picturesque movement. This could be seen as appropriate because, stylistically, Hyattstown includes many mid-19th century structures with similar features and proportions, such as steep dormers in a side-gable structure, decorative brackets on porches, and wood siding. The only examples, as far as staff knows, of buildings with board-and-batten siding in Hyattstown are outbuildings. However, the proposed use of board-and-batten for the house siding is consistent with 19th-century architectural pattern books, and staff feels that this should be given due consideration.

An issue for discussion is that the house is so derivative of the historical styles. New construction in a historic district has to meet a middle ground to meet the test of compatibility. Something too modern and bold, while meeting the test of "being of its own time", might not harmonize with the streetscape. Something too derivative of historical styles may not be seen as "of its own time". Staff feels that, by simplifying the proposal and adapting the design for both function and beauty, the structure would harmonize better with the historic district and meet the middle ground.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant revise the proposal, and proceed to the HAWP application.

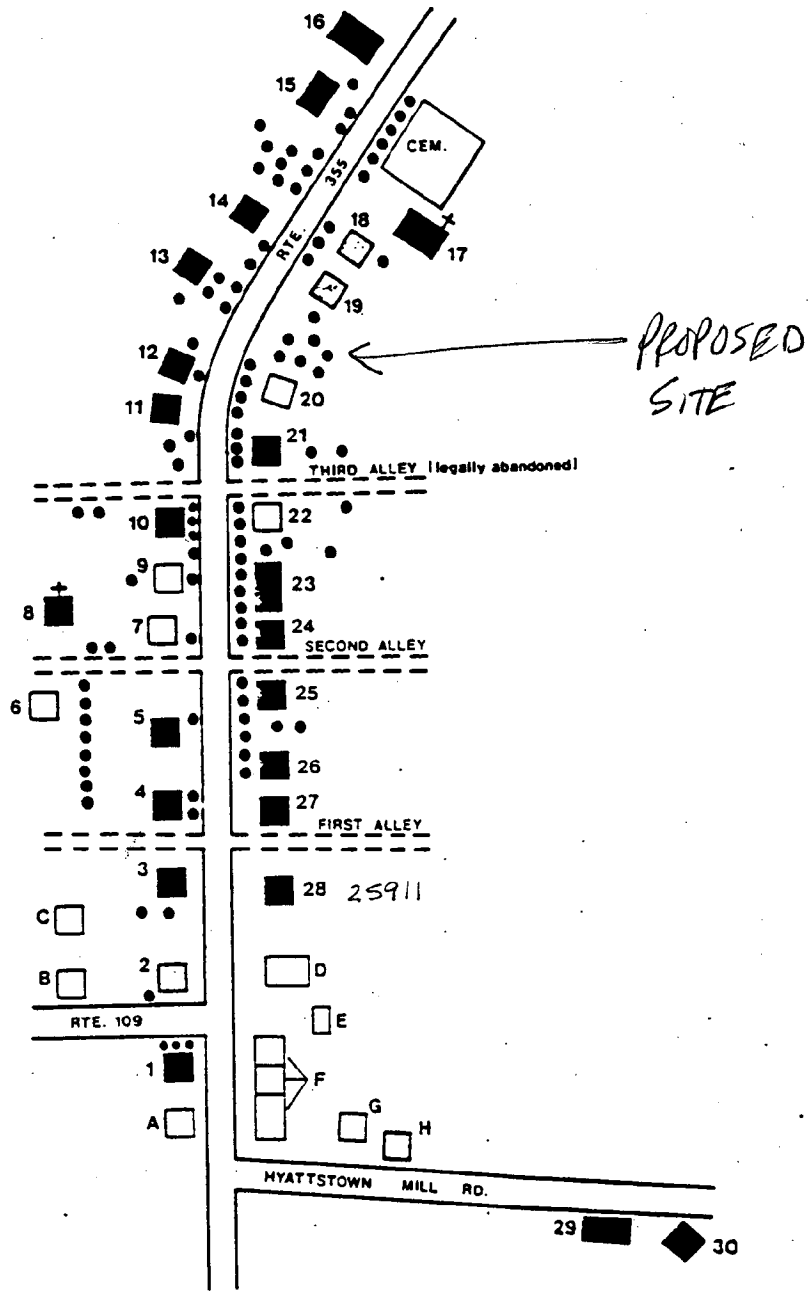
TO: HISTORIC PRESERVATION  
COMMISSION

FROM: CHRISTINE DEREGGI  
PO BOX 106  
BOYDS, MD 20841  
301.540.4491

INFORMATION REGARDING  
PROPOSED HOUSE IN HISTORIC  
HYATTSTOWN







**District Resources**

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

**HYATTSTOWN HISTORIC DISTRICT**

March 1987

**Fig. 2**

(5)

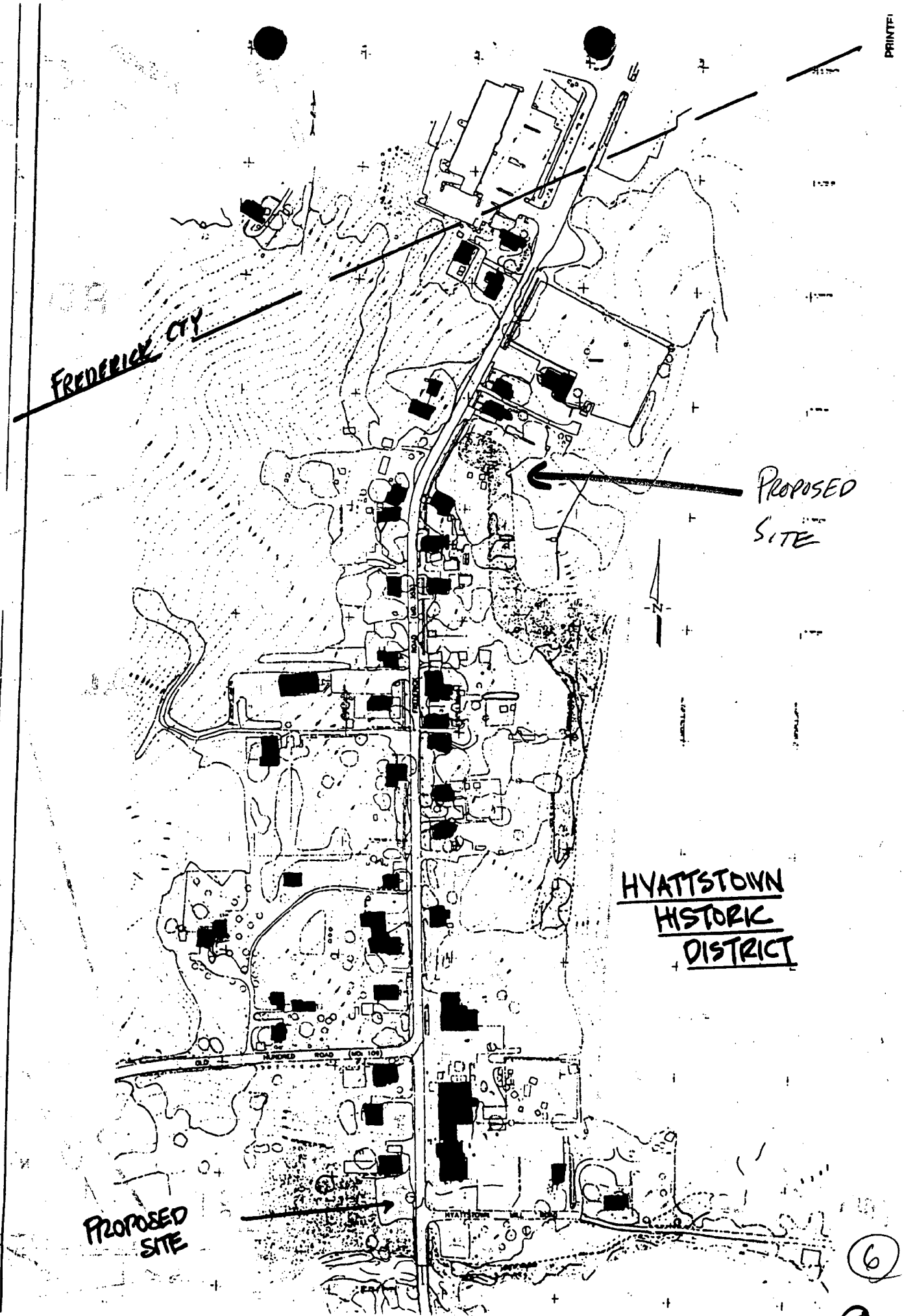
FREDERICK CITY

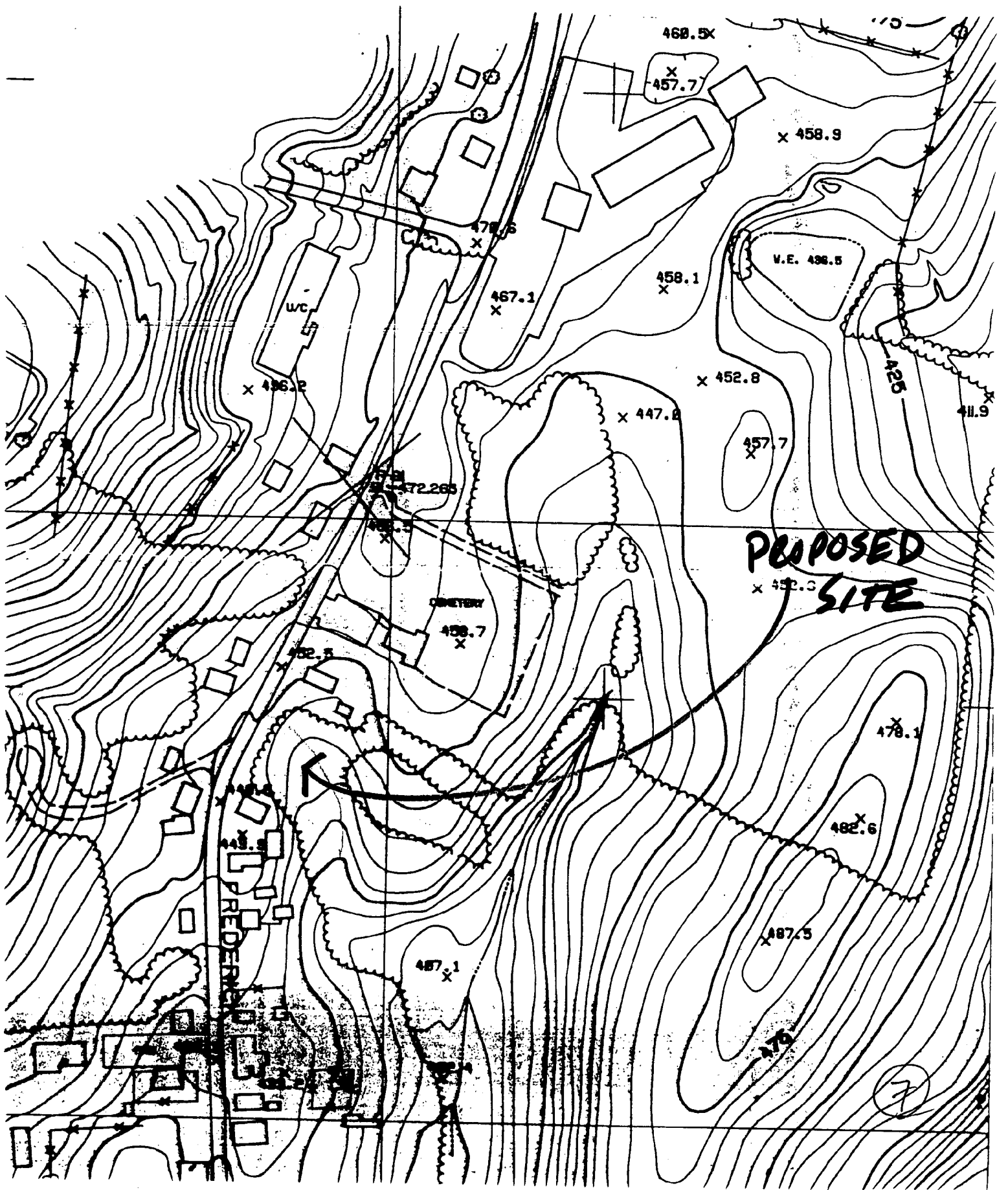
PROPOSED SITE

HYATTSTOWN  
HISTORIC  
DISTRICT

PROPOSED SITE

6





468.5X

X 457.7

X 458.9

V.E. 436.5

458.1 X

467.1 X

X 436.2

X 452.8

X 447.8

457.7 X

472.265

**PROPOSED SITE**  
X 452.3

CEMETERY

438.7 X

X 432.5

478.1

482.6 X

X 487.5

487.1 X

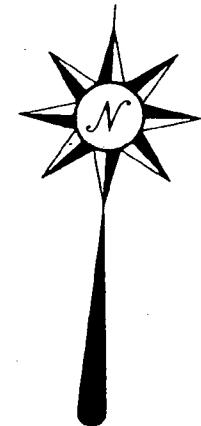
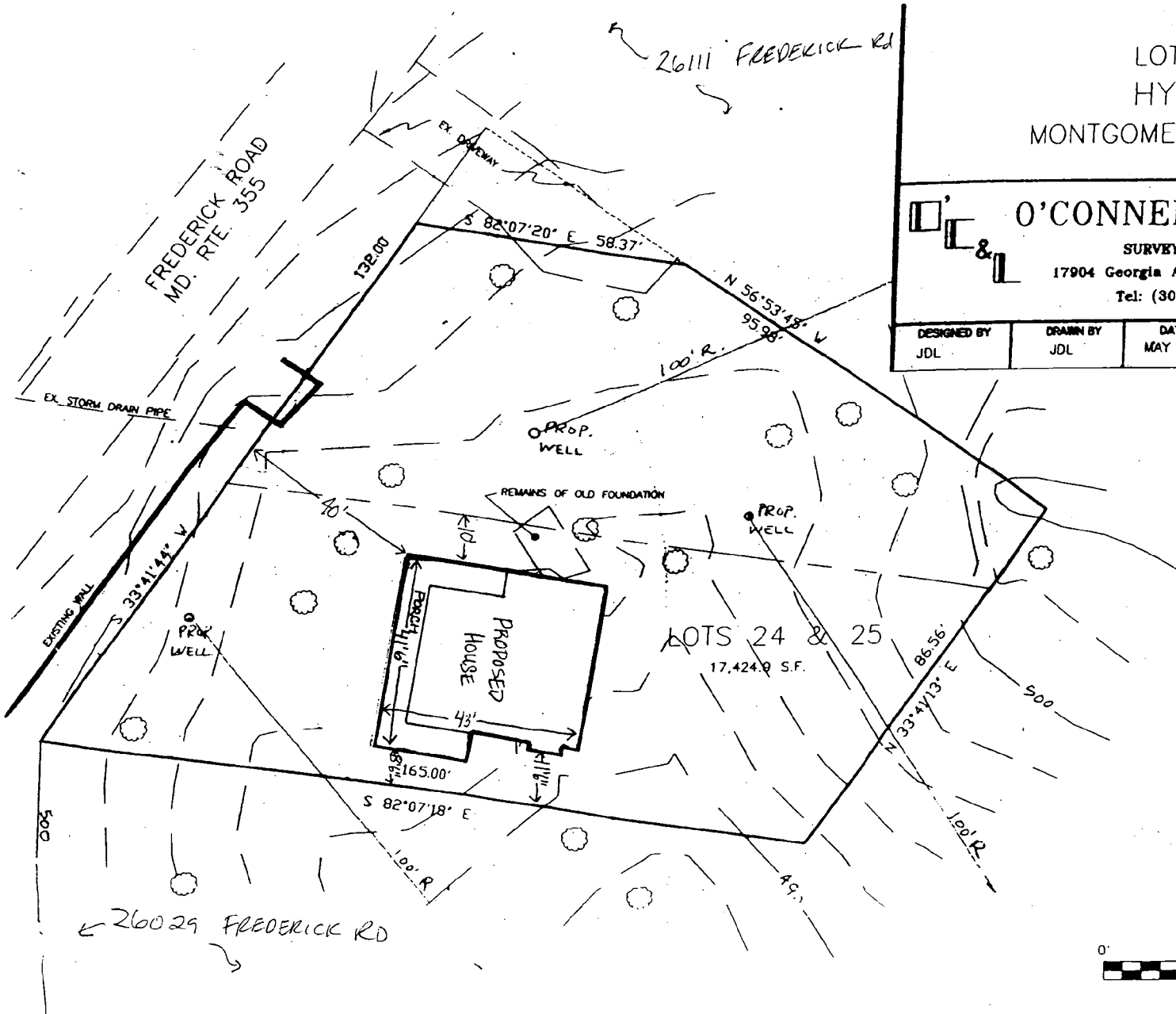
FREDERICK

(7)

SITE PLAN  
 LOTS 24 & 25  
 HYATTSTOWN  
 MONTGOMERY COUNTY, MARYLAND

**O'CONNELL & LAWRENCE, INC**  
 SURVEYORS, ENGINEERS & LAND PLANNERS  
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
 Tel: (301) 924-4570 • Fax: (301) 924-5872

DESIGNED BY JDL	DRAWN BY JDL	DATE MAY 1997	SCALE 1" = 20'	PROJECT/JOB NO. 22-199	SHEET 1 OF 1
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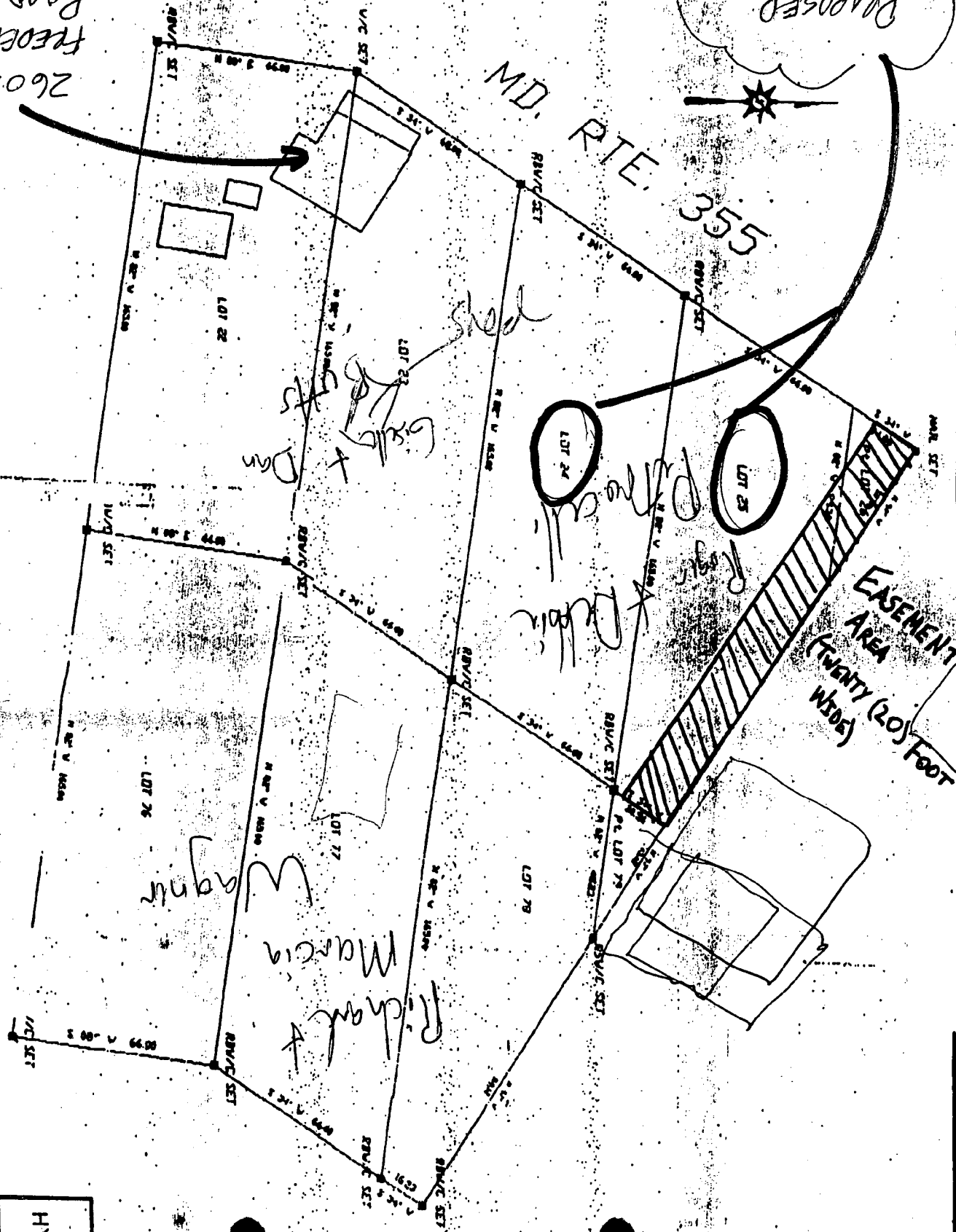
⑧

APPENDIX "C"

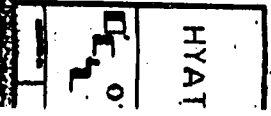
PROPOSED SITE  
LOTS 24+25

26029  
FREDERICK ROAD

MD. RTE. 355



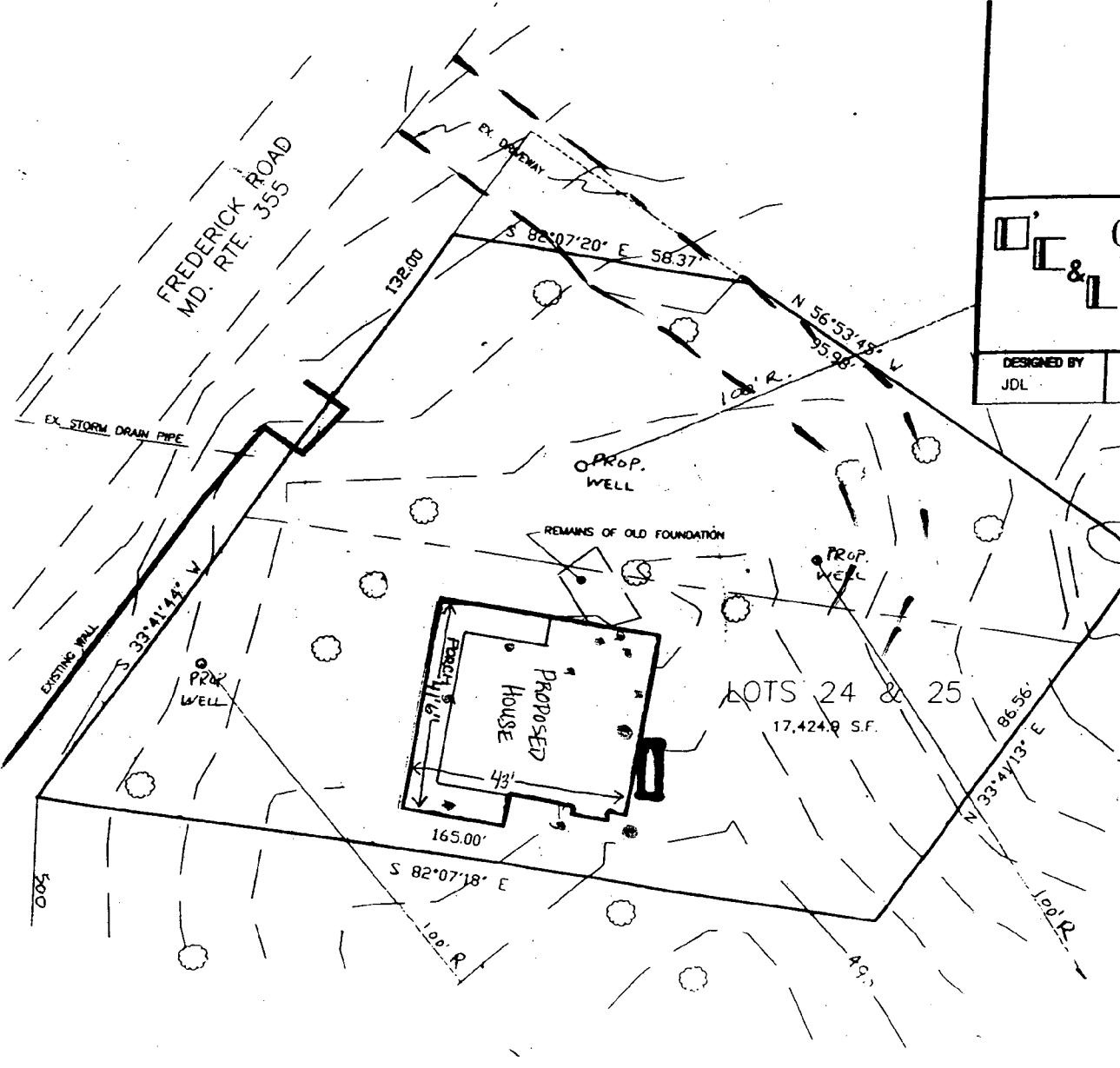
9



SITE PLAN  
 LOTS 24 & 25  
 HYATTSTOWN  
 MONTGOMERY COUNTY, MARYLAND

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 SURVEYORS, ENGINEERS & LAND PLANNERS  
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
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DESIGNED BY JDL	DRAWN BY JDL	DATE MAY 1997	SCALE 1" = 20'	PROJECT/JOB NO. 22-199	SHEET 1 OF 1
--------------------	-----------------	------------------	-------------------	---------------------------	-----------------



OLD FOUNDATION TO BE REMOVED

PROPOSED DRIVEWAY

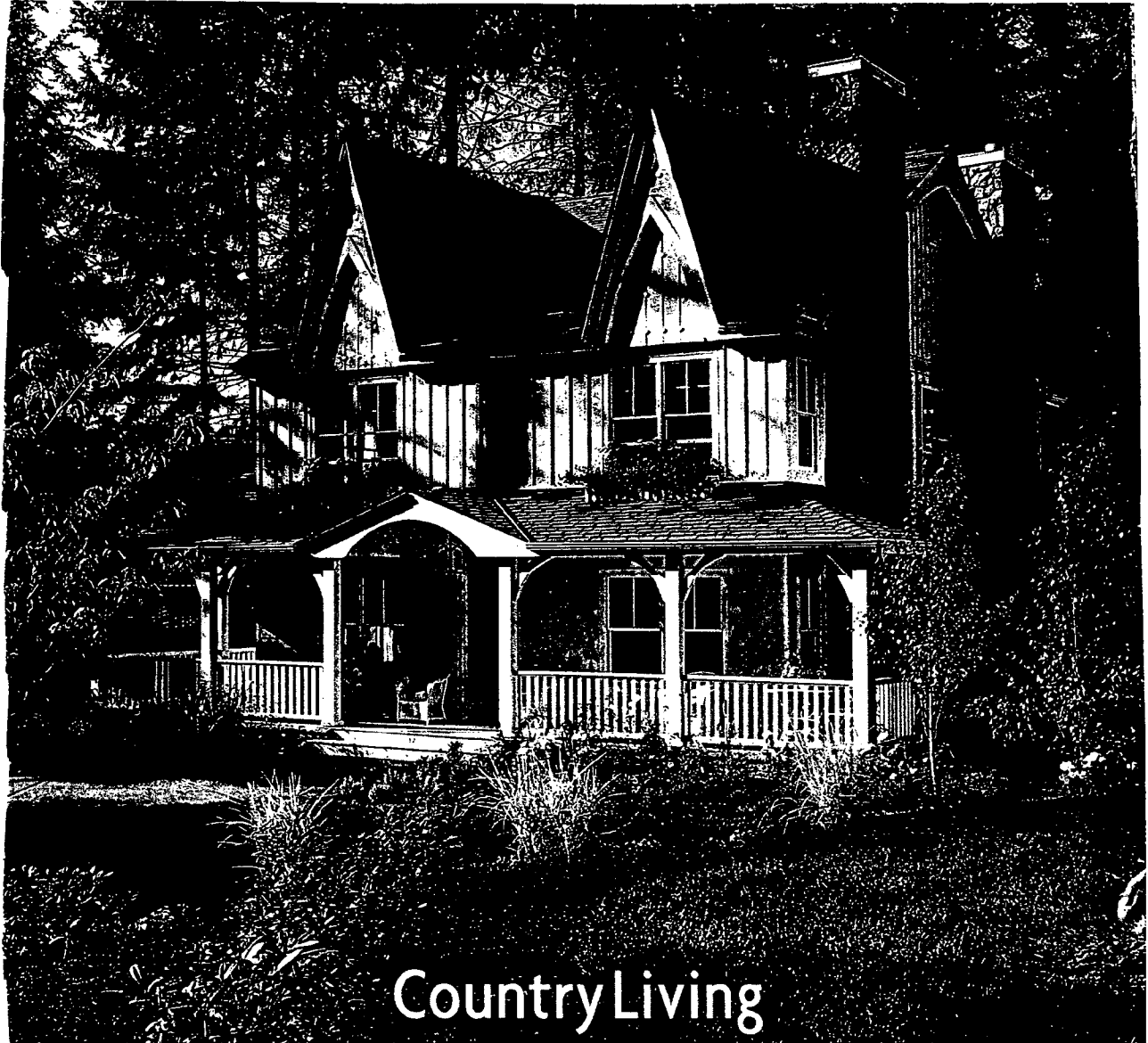
THESE TREES NEED TO BE REMOVED

- #1 - 18" OAK
- #2 - 16"
- #3 - 10" OAK
- #4 - 7"
- #5 - 7"
- #6 - 7"
- #7 - 7"
- #8 - 10" OAK
- #9 - 10" OAK
- #10 - 10" OAK
- #11 - 7"

SHED TO BE REMOVED / RICK WAGNER  
 ALREADY GOT HAMP TO REMOVE IT BUT DIDNOT

0' 20' 40' 60'

10



Country Living

F E B R U A R Y 1 9 9 8

# Our House of the Year

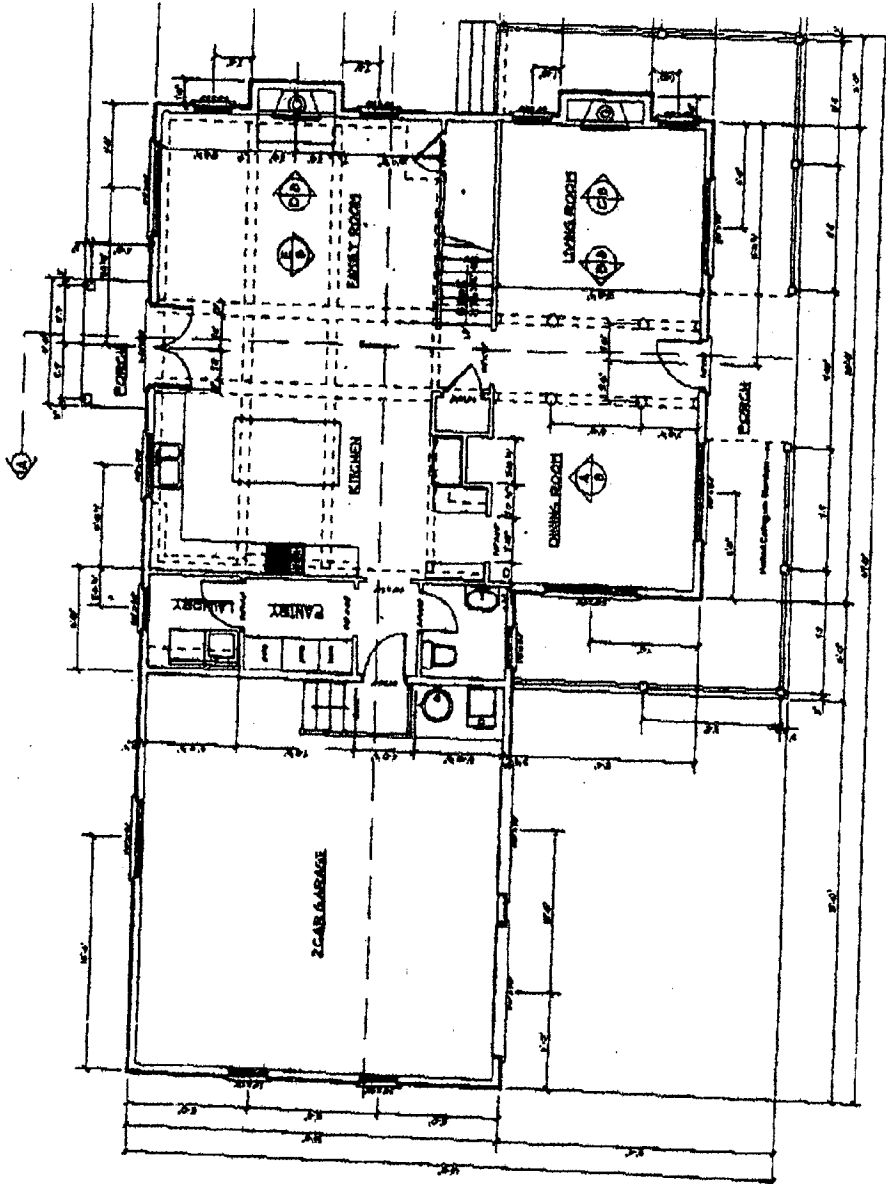


1. The floor plan is shown in the attached drawing. The dimensions are as follows: Overall width 48'-0" and overall depth 36'-0". The layout includes a 2-CAR GARAGE (24'-0" x 24'-0"), PANTRY (8'-0" x 10'-0"), LAUNDRY (8'-0" x 10'-0"), KITCHEN (10'-0" x 12'-0"), DINING ROOM (12'-0" x 14'-0"), and LIVING ROOM (14'-0" x 18'-0"). There are also two bedrooms (each 12'-0" x 14'-0") and a bathroom (6'-0" x 8'-0").

2. The floor plan is shown in the attached drawing. The dimensions are as follows: Overall width 48'-0" and overall depth 36'-0". The layout includes a 2-CAR GARAGE (24'-0" x 24'-0"), PANTRY (8'-0" x 10'-0"), LAUNDRY (8'-0" x 10'-0"), KITCHEN (10'-0" x 12'-0"), DINING ROOM (12'-0" x 14'-0"), and LIVING ROOM (14'-0" x 18'-0"). There are also two bedrooms (each 12'-0" x 14'-0") and a bathroom (6'-0" x 8'-0").

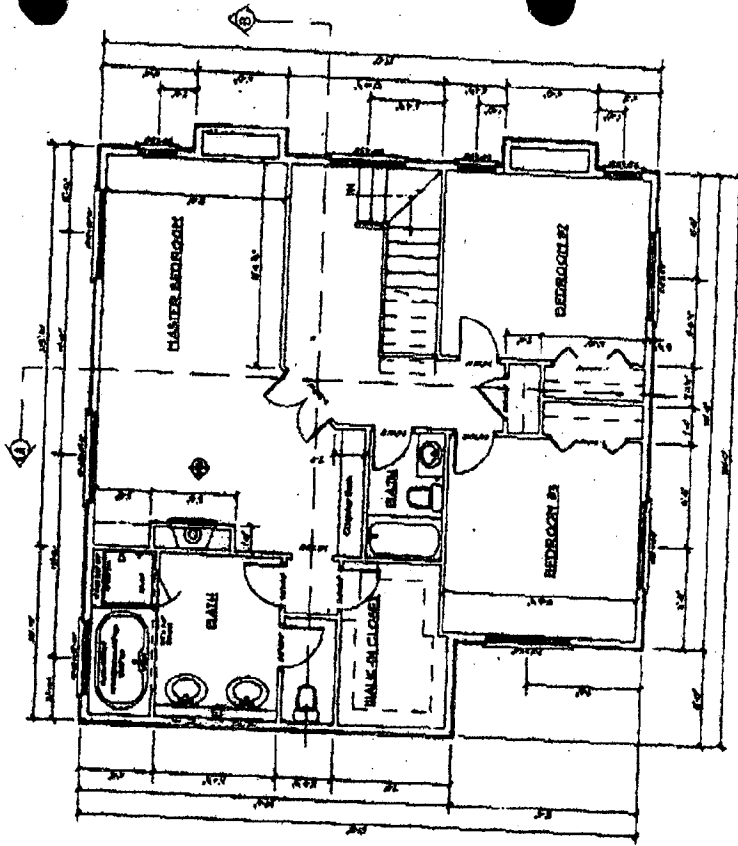
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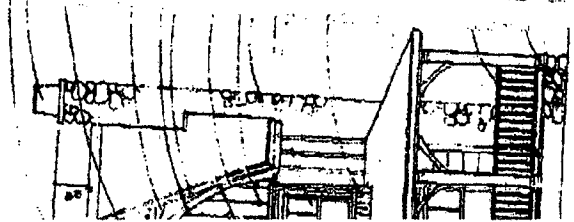


**FIRST FLOOR PLAN**  
 12/14/12

12



SECOND FLOOR PLAN  
Scale 1/8" = 1'-0"



**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 3. ALL INTERIORS TO BE FINISHED WITH SHEETROCK ON STUDS AND JOISTS.  
 4. EXTERIOR WALLS TO BE FINISHED WITH BRICK OR CONCRETE BLOCK AS NOTED.  
 5. ALL EXTERIOR WALLS TO BE FINISHED WITH STUCCO OR CONCRETE.  
 6. ALL EXTERIOR FLOORS TO BE FINISHED WITH CONCRETE OR PAVEMENT.  
 7. ALL EXTERIOR ROOFS TO BE FINISHED WITH ASBESTOS/FLY ASH SHINGLES.  
 8. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM INSULATION.  
 9. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM GUTTERING.  
 10. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM DRAINAGE.  
 11. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM VENTILATION.  
 12. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM LIGHTING.  
 13. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM SECURITY.  
 14. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM SAFETY.  
 15. ALL EXTERIOR ROOFS TO BE FINISHED WITH 1/2" MINIMUM COMPLIANCE.

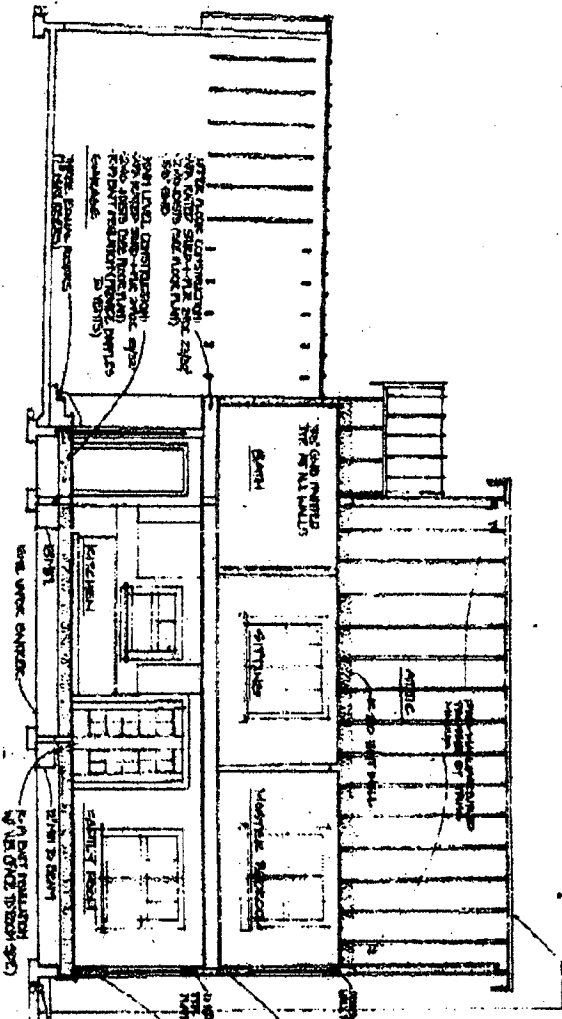
**LIVING HOUSES**

13

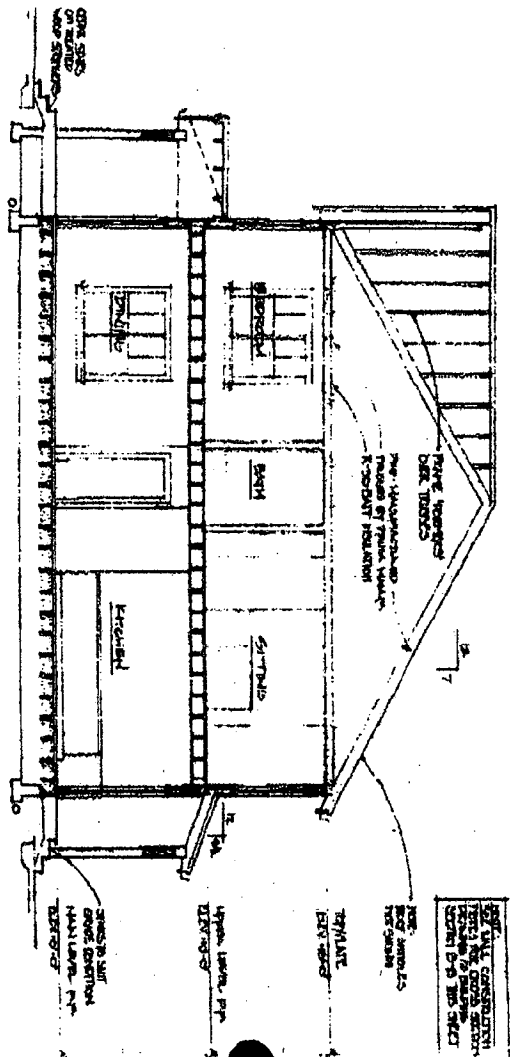
NEW LIVING HOUSES

(b1)

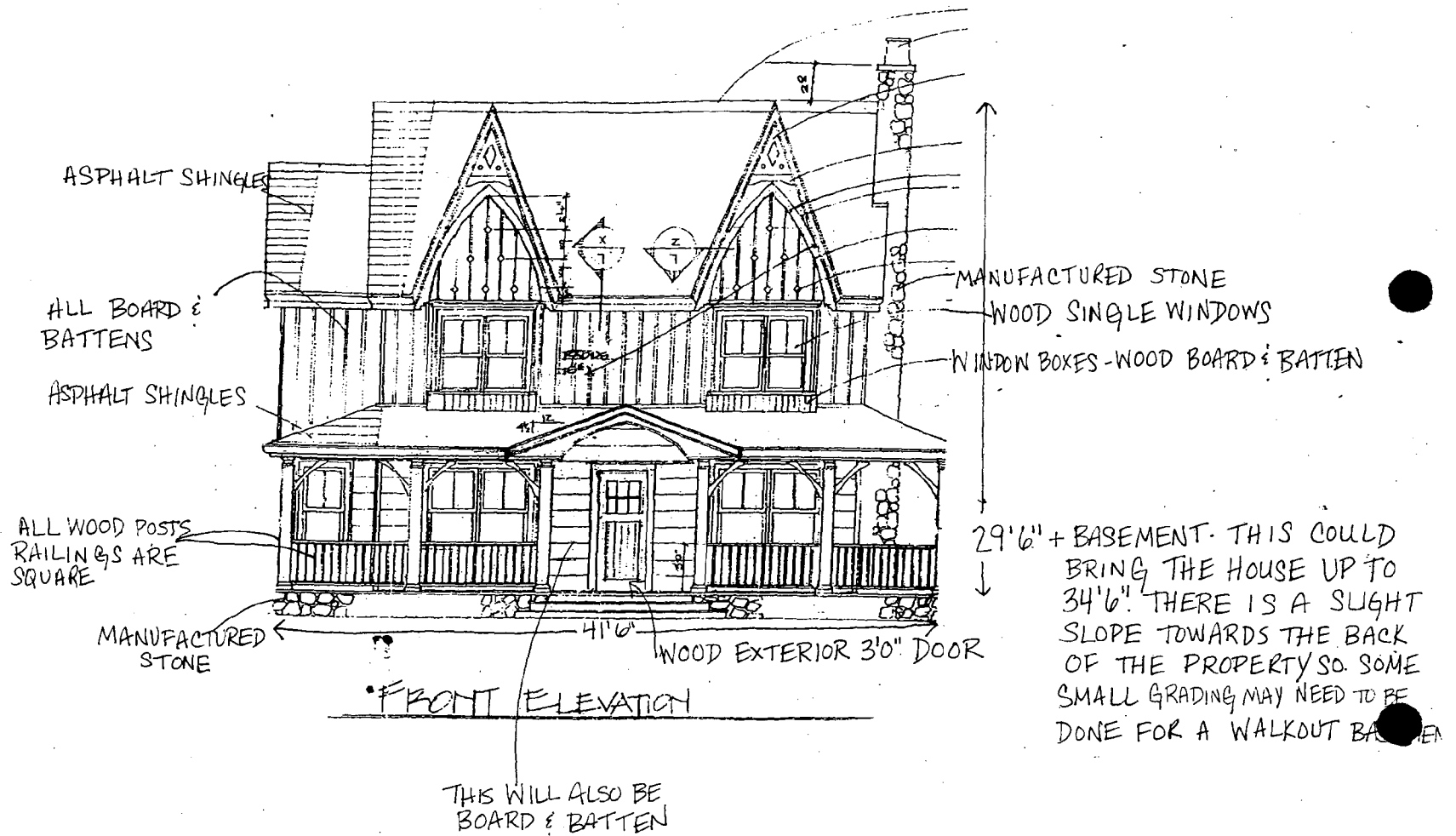
BUILDING SECTION B-B



BUILDING SECTION A-A

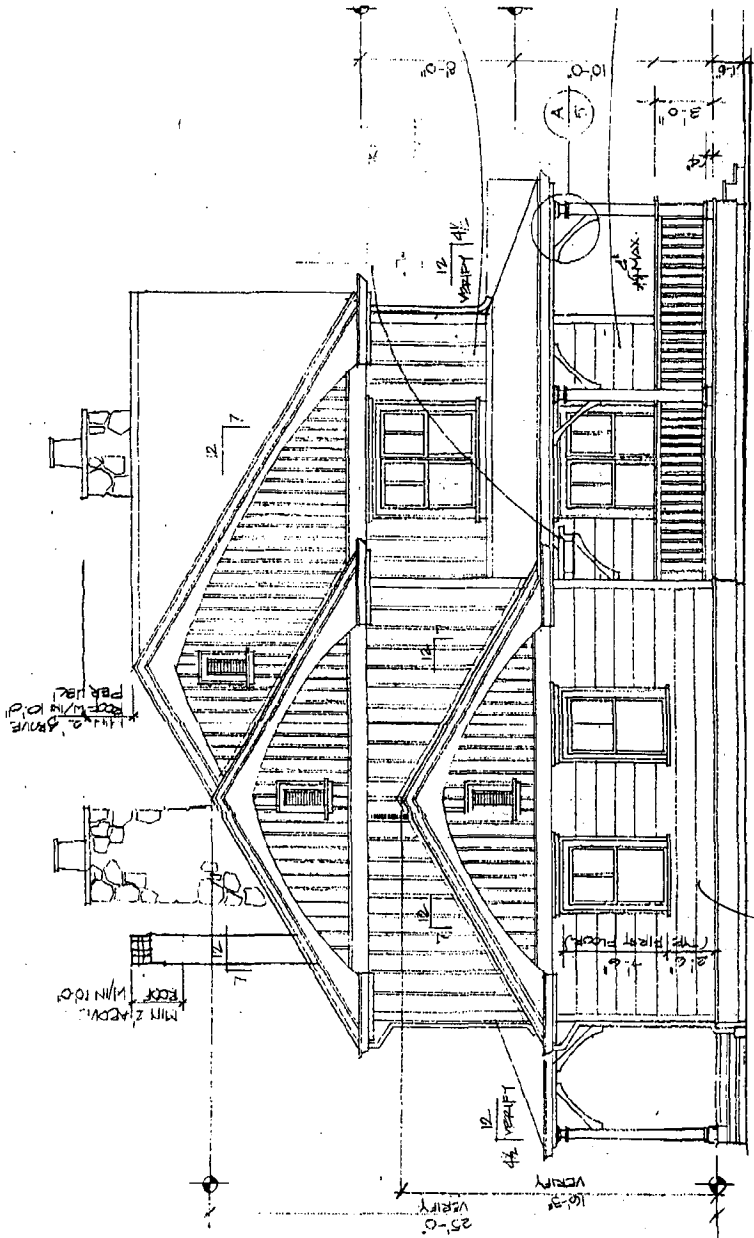


NOT TO SCALE  
GENERAL NOTES  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL BUILDING CODE (IBC)  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC)  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL ELECTRICAL CODE (IEC)  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)  
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL SMOKE AND ALARM CODE (ISAC)  
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)  
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL ELECTRICAL CODE (IEC)  
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)  
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
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15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)  
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL SMOKE AND ALARM CODE (ISAC)  
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)  
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL ELECTRICAL CODE (IEC)  
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 1997 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)



FOOTPRINT 1270 LF  
 SQUARE FOOTAGE IS 2540

15



LEFT ELEVATION

THIS IS A TWO CAR GARAGE WHICH WE HAVE ELIMINATED

USES

Apr. 19 1999 04:12PM P2

FRX NO. :

FROM : Princeton Plans Press

13

FROM : Princeton Plans Press

FAX NO. :

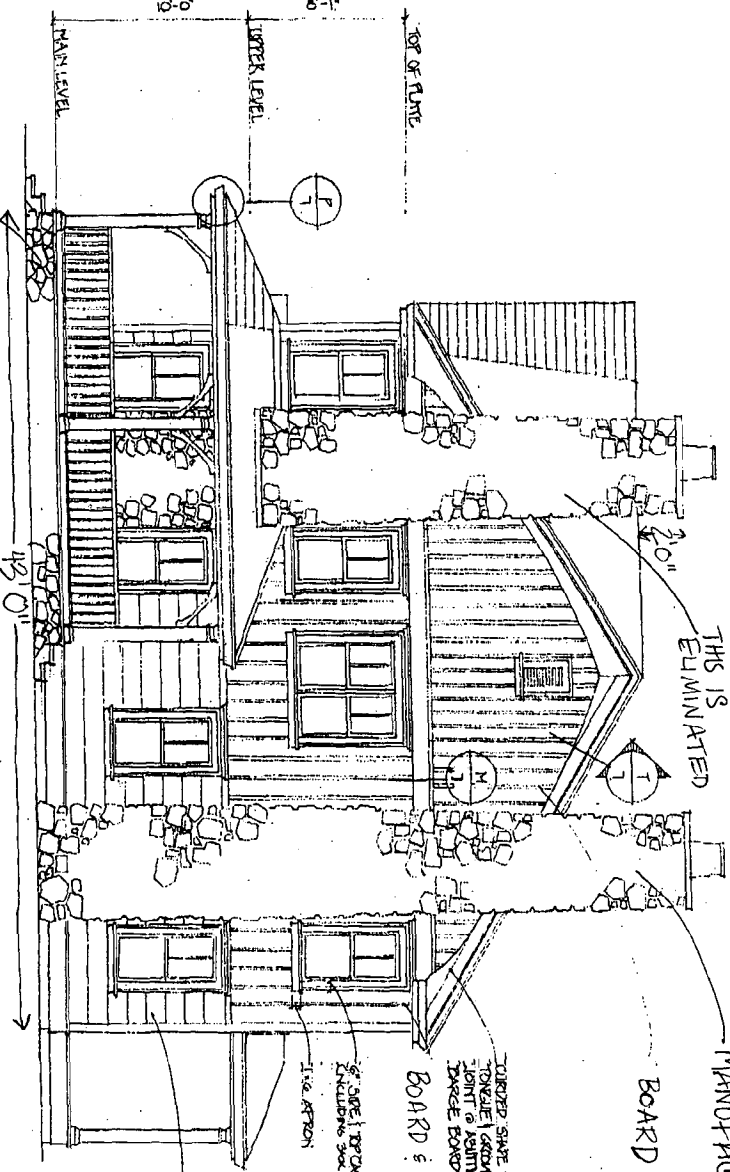
Apr. 19 1999 04:13PM P3

29'6"

SS

MANUFACTURED STONE

RIGHT ELEVATION



THIS IS ELIMINATED

BOARD & BATTEN

MANUFACTURED STONE

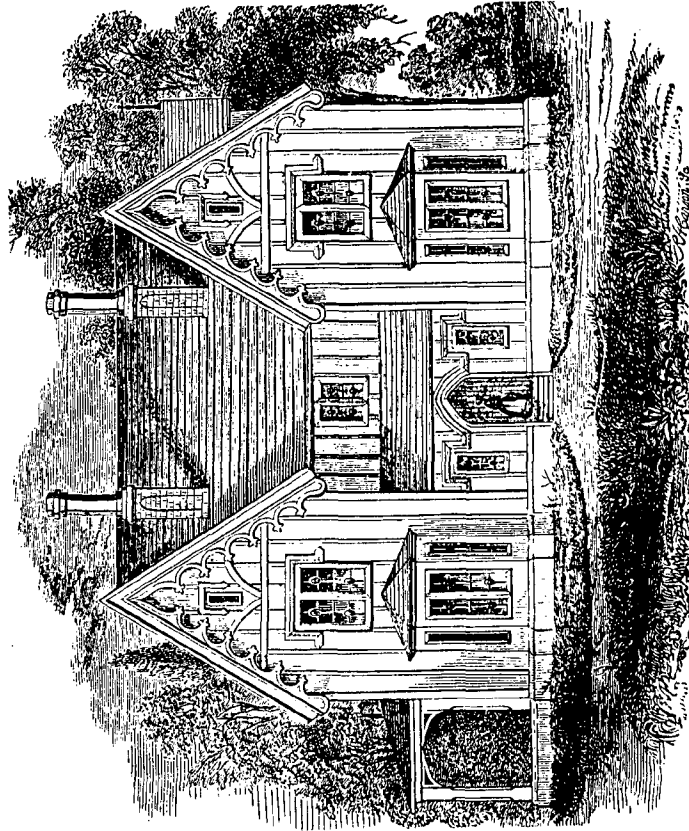
BOARD & BATTEN

THIS WILL ALSO BE BOARD & BATTEN

TYPICAL SHALE PAKE & TONGUE & GROOVE CLUED JOINT & ASSEMBLY 2x6 BRACE BOARDS

the character of the building must so much depend upon the scenery, the requirements of the builder, and upon other local causes.

Where a high pitched roof is admissible, the style that the accompanying design exhibits will, I think, be found suitable.



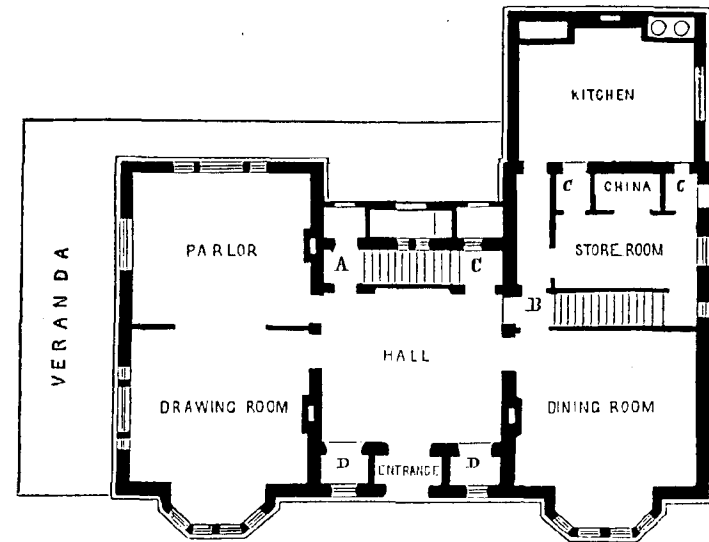
[Fig. 130. Plain Timber Cottage-Villa.]

This is essentially *real*. Its character is given by simplicity and fitness of construction, and no attempt is made with inch

(18)

board finery, to dress up and *make* Gothic what would otherwise appear a very plain house.

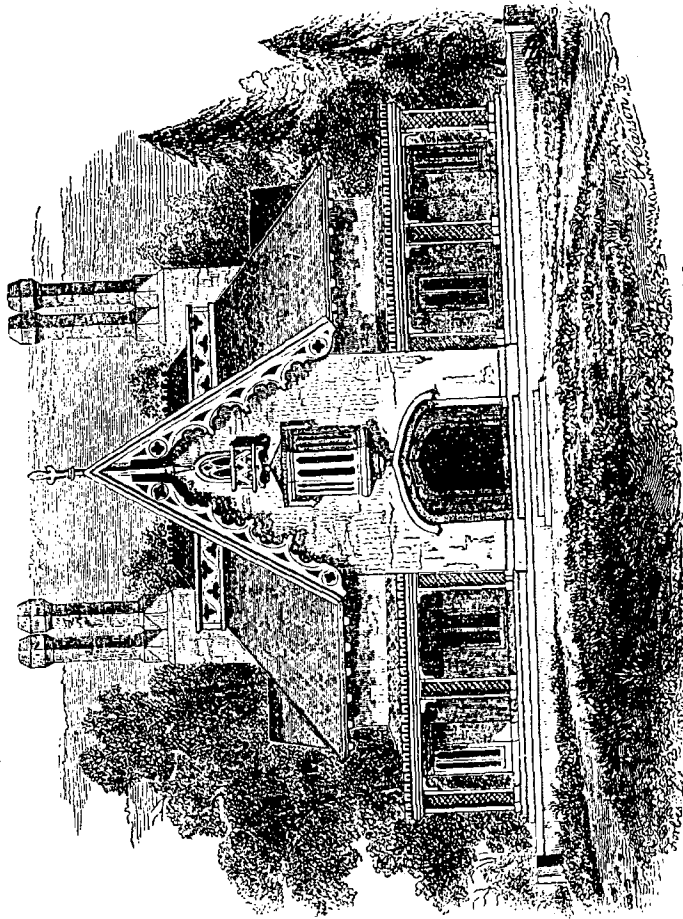
The building is slightly modified from one erected by the writer at Brunswick, in Maine, at a cost not exceeding \$2800. The size and arrangement of the rooms, the spacious hall, and the picturesque exterior, point it out as the residence of a gentleman; and simple and inexpensive as it is, it really better meets the requirements of those who wish to build *well*, than many buildings that have cost more than twice the money.



[Fig. 131. Principal Floor.]

The construction itself, though simple, is somewhat peculiar. It is *framed*, but in such a manner as that on the exterior the construction shows, and gives additional richness and character to the composition.

At the corners are heavy posts, roughly dressed and champ-

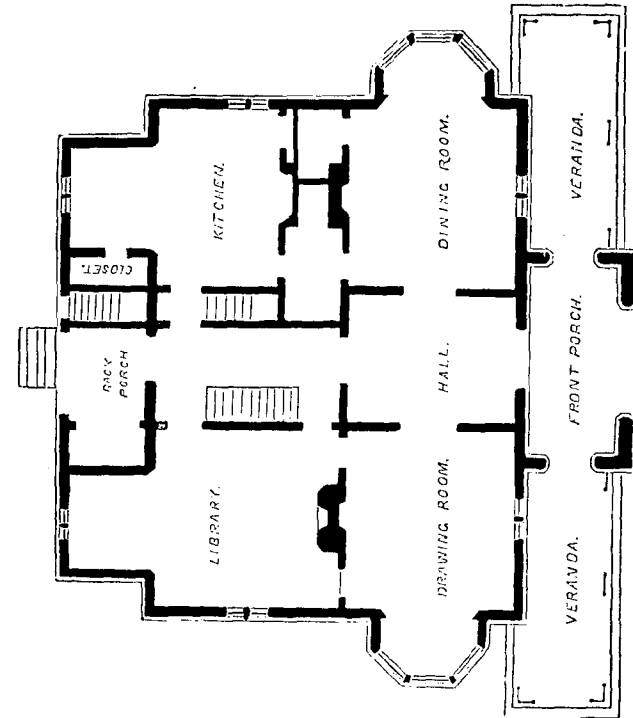


[Fig. 128. Cottage-Villa in the Rural Gothic style.]

19

In the rear hall is the principal staircase, and in a smaller entry, between this hall and the kitchen, is the back stair.

The library is a pleasant and retired apartment, 20 by 21 feet, exclusive of the deep alcove, about 10 feet square. The kitchen is 14 by 20 feet, with a corresponding recess, 10 feet square (which might be partitioned off for a scullery). In the



[Fig. 129. Principal Floor.]

dining-room is a china-closet. Between the kitchen and dining-room is a pantry. In the kitchen itself are two closets. In a space partitioned off from the back porch is the cellar stair.

**CONSTRUCTION.** This cottage should be built with hollow



# STRATEGIES FOR MAINTAINING HISTORIC CHARACTER

The Historic Residential Core comprising properties north of Old Hundred Road is the character defining of the section of the Hyattstown Historic District, and areas to the south as the Commercial Core of the district. Preservation strategies are put forward for each area in the following section.

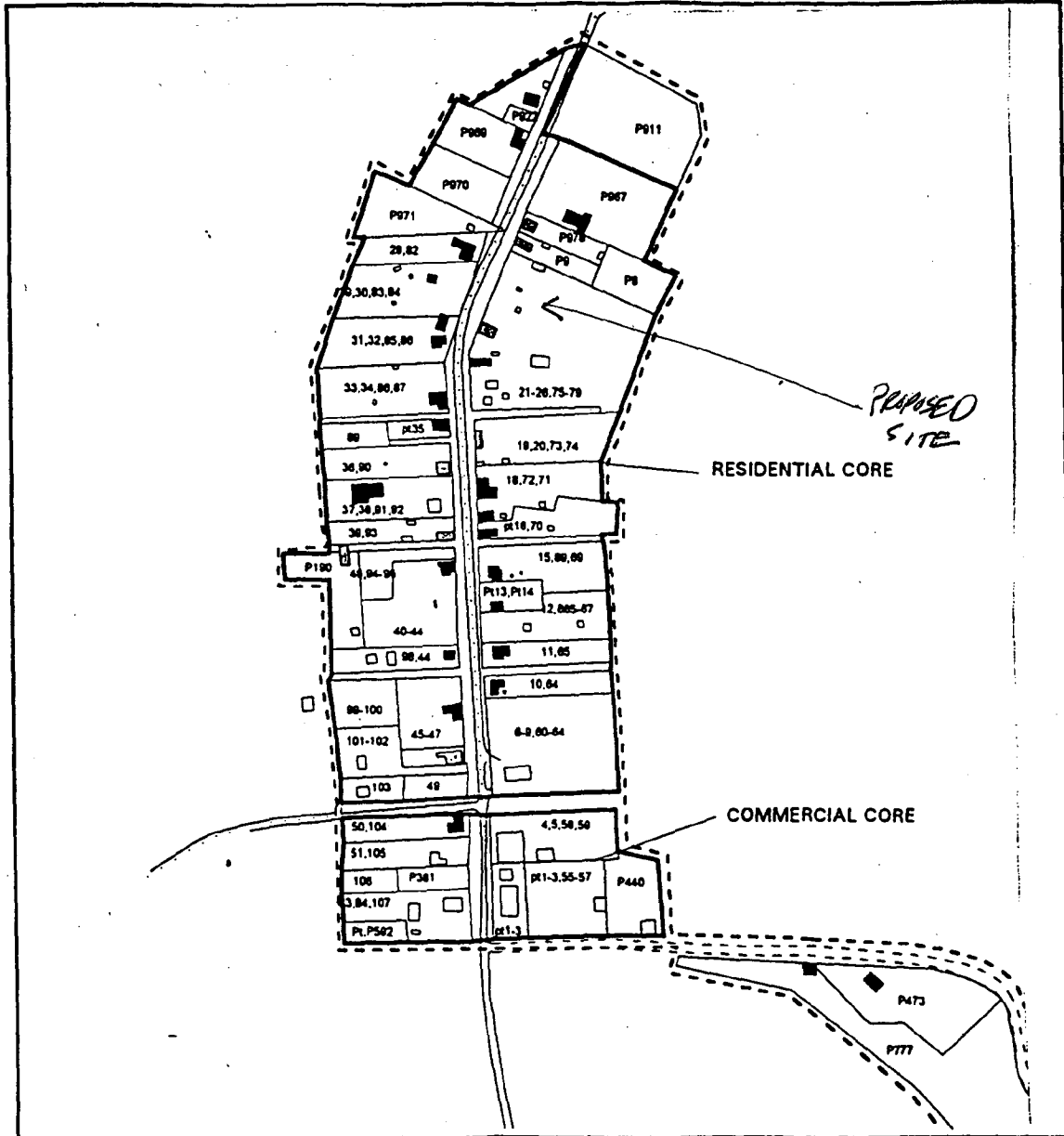


Figure 33: Preservation Planning Areas in Hyattstown

## The Historic Residential Core

The Historic Residential Core encompasses the pattern of development which defines the character of this intimate rural village. Within this area there are two different patterns of building siting. One pattern applies to the residential structures along Frederick Road where shallow front yard setbacks on each side of the road are a typical feature which helps to define the intimate village quality of the community. In addition, there is a fairly consistent rhythm of spacing between buildings on both sides of Frederick Road which provides a sense of order and completeness to the community. The other predominant pattern occurs in the siting relationships of churches in the district. Typically, churches in the district are deeply setback from the road providing a break in the streetscape, as well as communal open spaces. Also important to the feeling and character of this area are the existence of large mature trees which help to define the streetscape of the district. Within this area the following strategies are suggested to preserve the characteristics of the district:

Strategy 1.1: Satisfy the minimum conditions for water and sewer to ensure the future viability of the community. The long-range goal should be to supply the district with the level of utility service needed to meet necessary health and safety standards. However, a short-term solution should be found to enable vacant historic resources to be reused to prevent their deterioration. It is suggested that citizens and the County Preservation Staff work with Health officials identify short-term alternatives which will allow historic buildings to be reused without endangering public health and safety.

Strategy 1.2: Preservation of significant patterns of development encourage that any additional development within the Historic Residential Core be compatible with the characteristic pattern of development. Based on the analysis of lot characteristics of primary resources in this area the following criteria are suggested for limiting new residential construction to the extent feasible:

+ Residential uses fronting Frederick Road - front yard setbacks of 25 to 40 feet are typical of the pattern for the existing historic houses fronting the road. New buildings should be sited to fit within this rhythm of building spacing.

+ Institutional uses fronting Frederick Road - as appropriate, new institutional uses should follow the setback relationships exhibited in the siting of the historic churches, characterized by deeper setbacks making these buildings less prominent in the streetscape of the community.

Strategy 1.3: Develop a rehabilitation program to stabilize and improve deteriorating and substandard buildings in the area. The object of such a program should be to prevent the loss of important historic elements within the district. As envisioned, such a program could involve property owners and the County government to overcome the cost impediments to rehabilitation work.

+ Explore the creation of a County assistance program to provide building materials to qualifying owners of historic properties at or near wholesale costs.

+ Develop additional incentives to encourage rehabilitation of deteriorating structures considered important to the District.

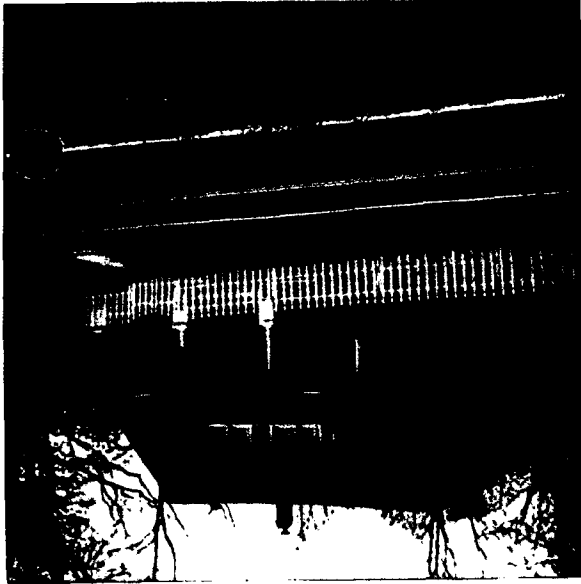
Strategy 1.4: Develop architectural guidelines for the rural context which address the rural vernacular architecture of the area, issues of the rural village quality present in Hyattstown, elements of the rural streetscape, and rural signage.

Strategy 1.5: A long-range tree preservation and maintenance plan should be developed to ensure that trees which contribute to the character of the historic district are: (1) considered in reviewing applications for work in the district, (2) maintained in good health, and (3) replaced with appropriate varieties when needed.

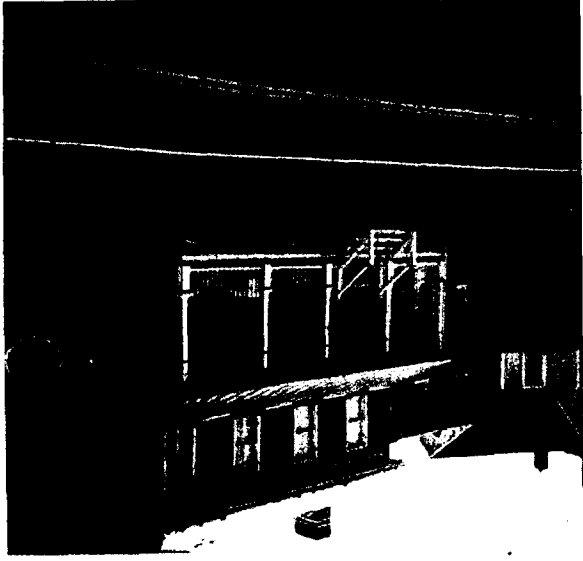
Strategy 1.6: Enhance the pedestrian environment of Hyattstown through improvements to existing sidewalks, and use of appropriate street lighting

Strategy 1.7: Maintain a perimeter buffer area around the historic district to isolate the community from traffic and future perimeter development.

NEIGHBORING OWNERS' ADDRESSES

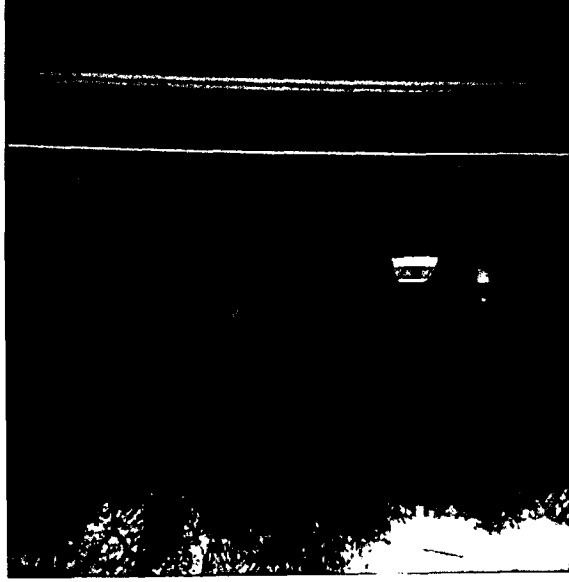


26029 FREDERICK RD  
CLARKSBURG MD 20871  
MR & MRS BUTT

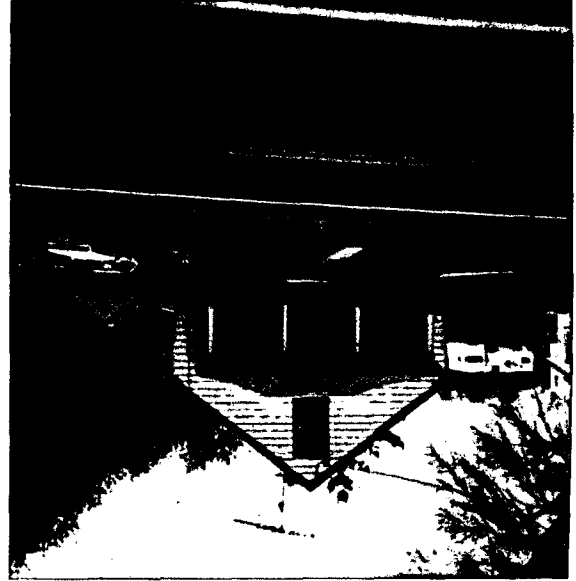


26034 FREDERICK RD  
CLARKSBURG MD 20871  
& ALLIANCE WITH VISIONAL

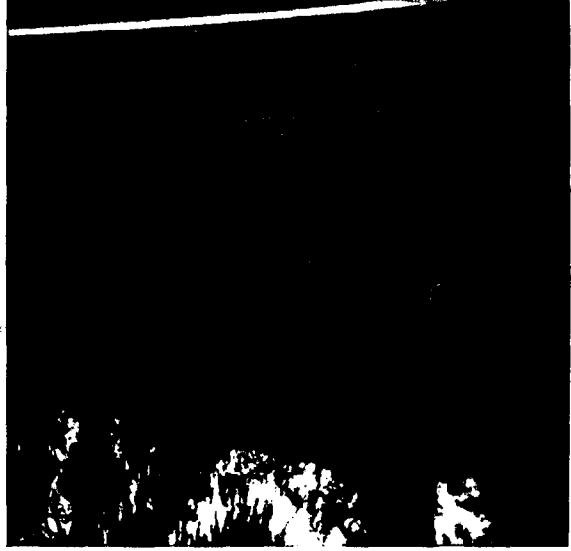
PROPOSED  
HOUSE



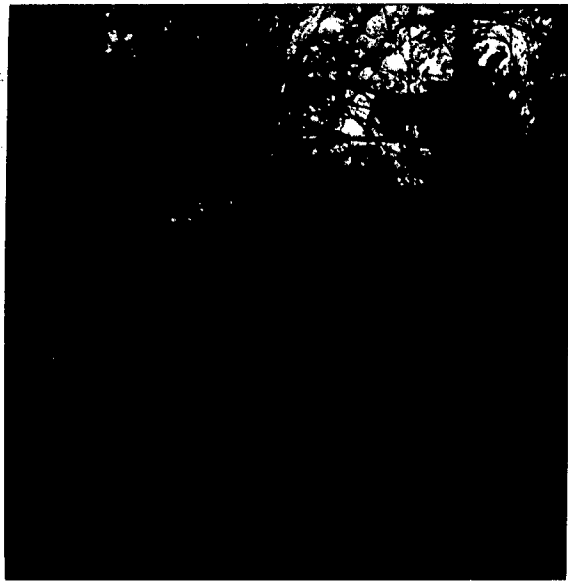
26034 FREDERICK RD  
CLARKSBURG MD 20871  
O ALLIANCE WITH VISIONAL



26111 FREDERICK RD  
CLARKSBURG MD 20871  
P WAYNE HAWSE



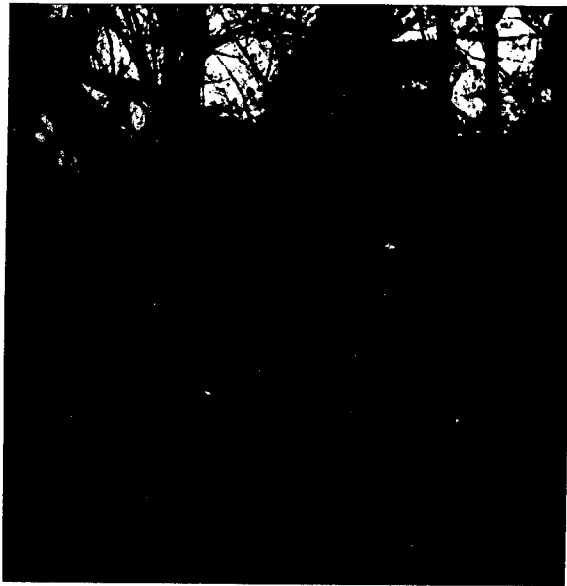
FREDERICK RD  
228 WEST DEER PARK RD MARYLAND  
CLARKSBURG MD 20871  
DAVE & RYAN



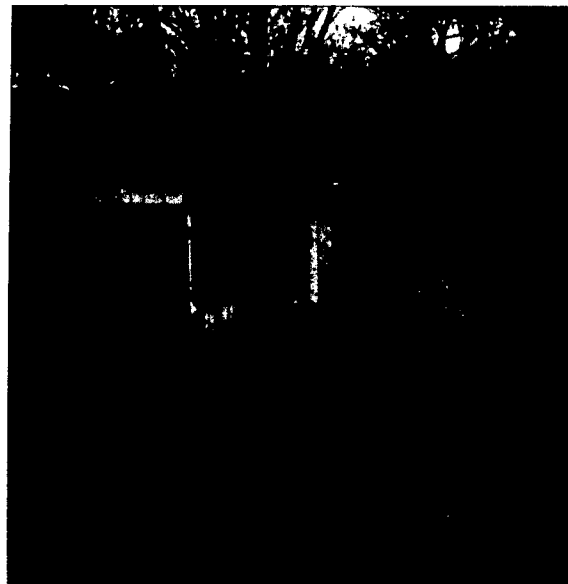
VIEW FROM BUTT PROPERTY



VIEW FROM HAWSE  
PROPERTY



he  
OLD FOUNDATION TO BE  
REMOVED



SHED TO BE REMOVED. RICK  
WAGNER ALREADY GOT HAND TO  
TEAR DOWN

**RECEIVED**  
APR 28 1997  
DEPT. OF PERMITTING SERVICES

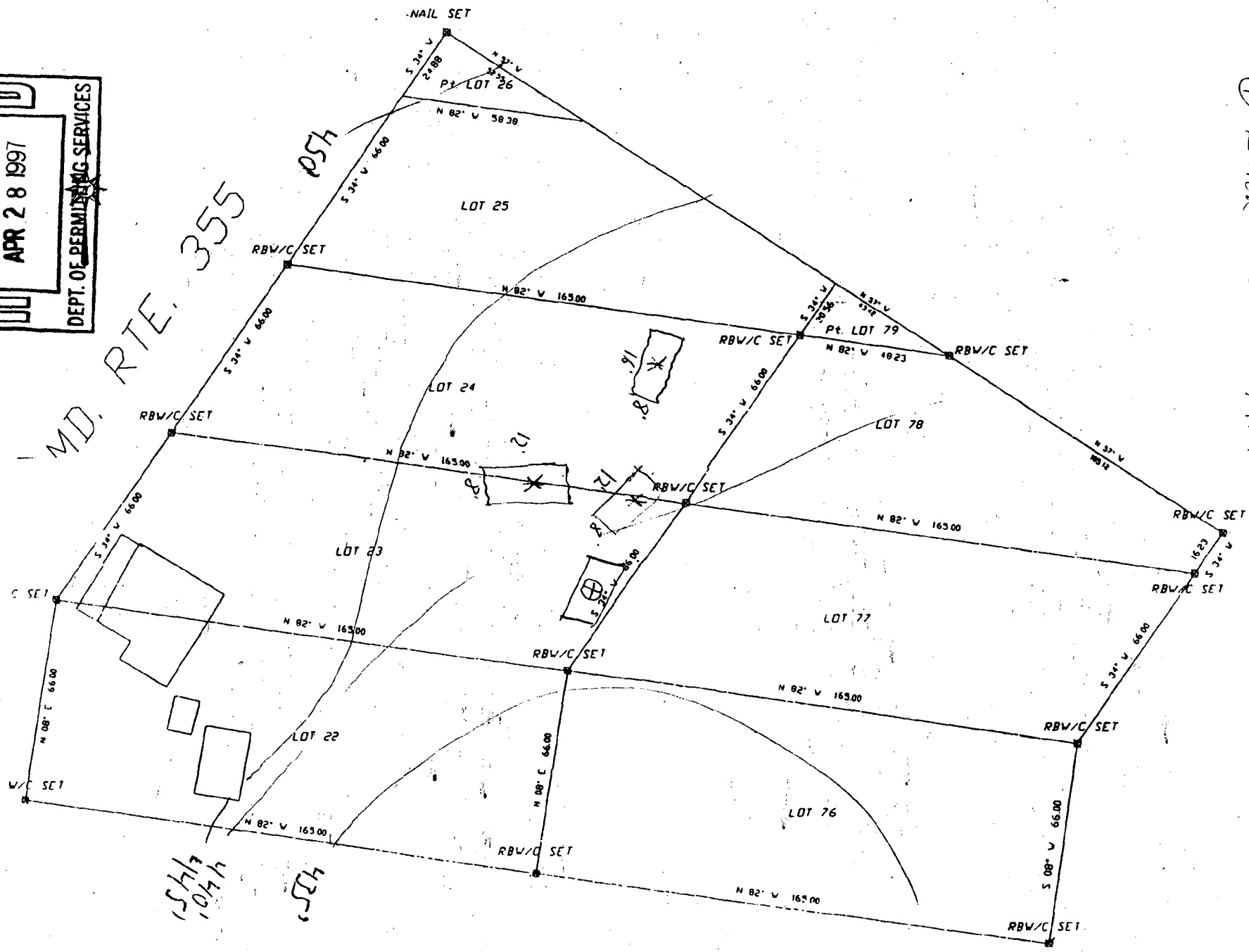
*PLAT*

*MD. RTE. 355*

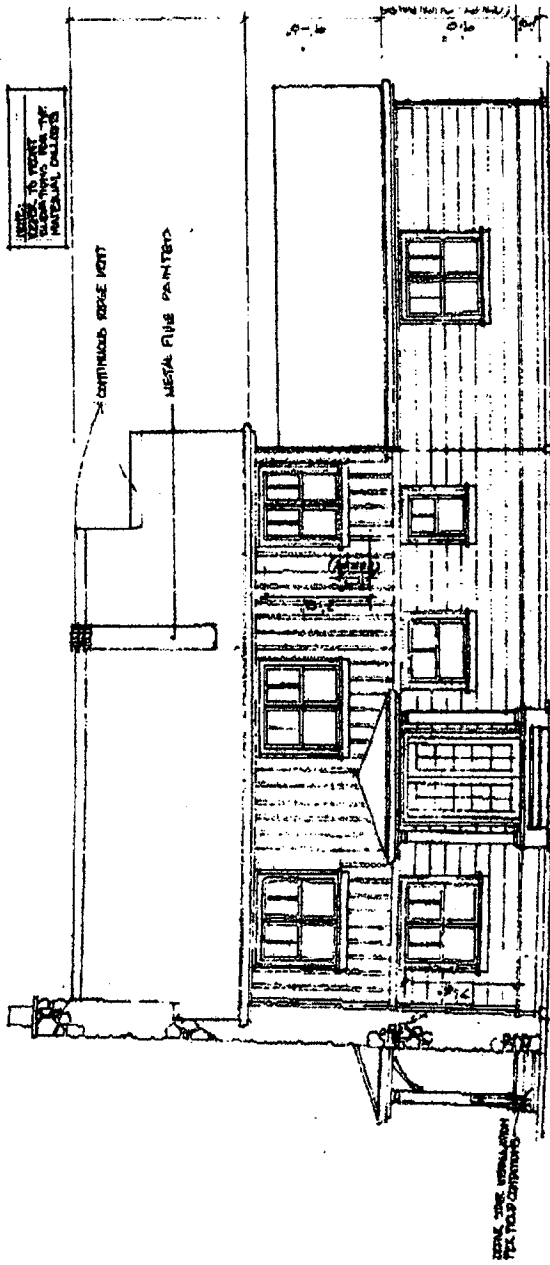
*457*

*440,  
445,*

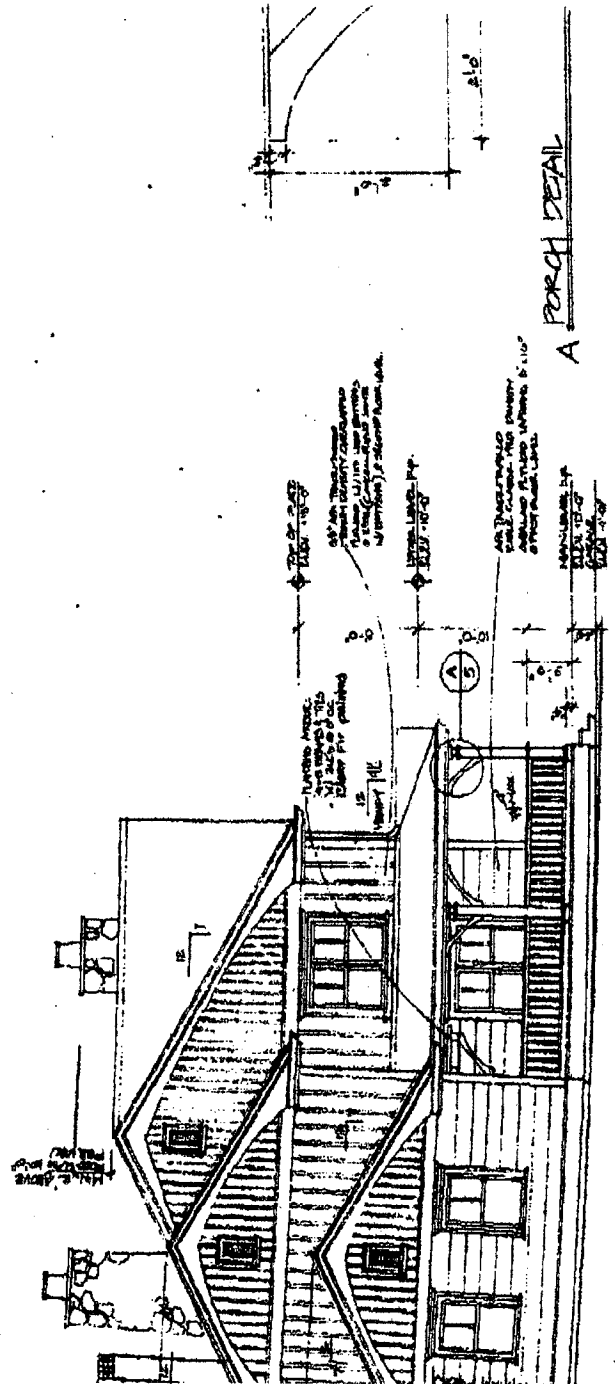
*435,*



\* Sheds to be razed  
⊕ Shed to remain



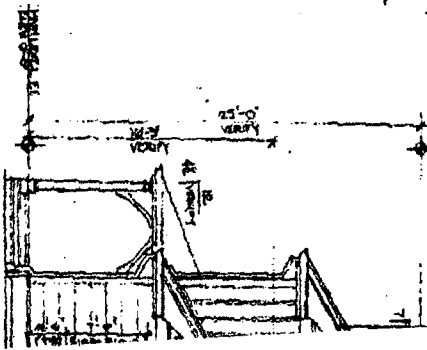
REAR ELEVATION



LEFT ELEVATION

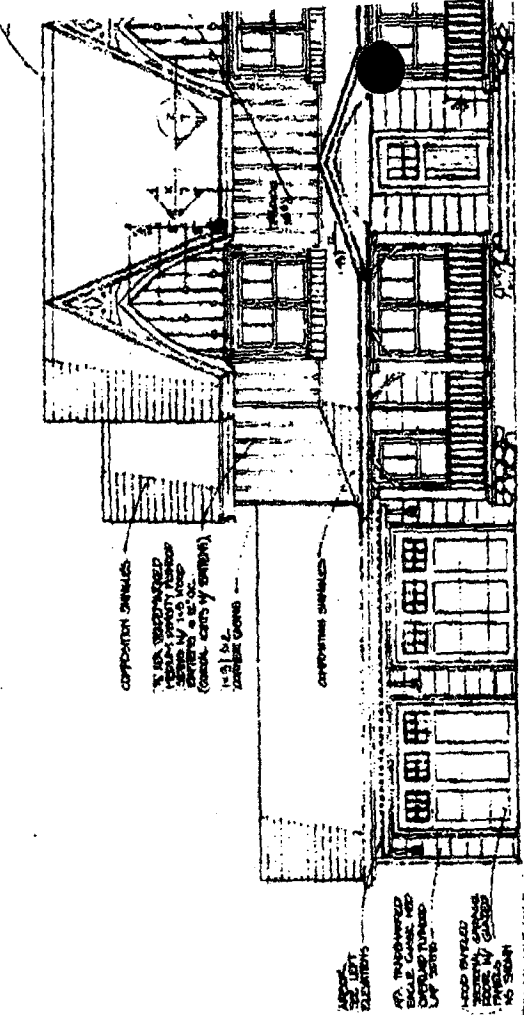
A PORCH DETAIL

**COUNTRY LIVING HOUSES**

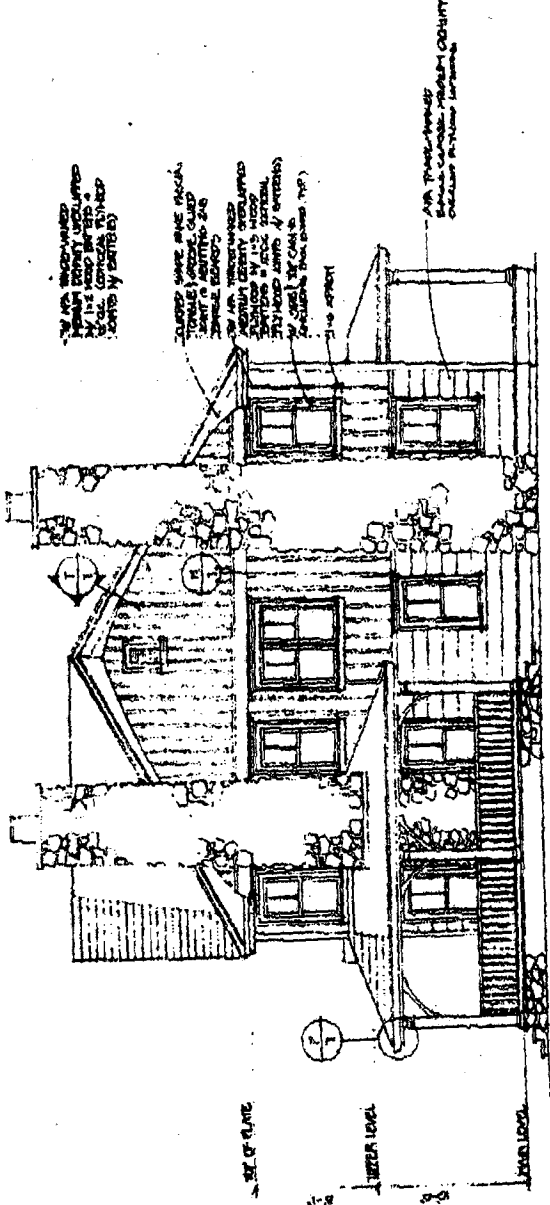


MIL ZADOKS  
ARCHITECTS

**HOUSE**



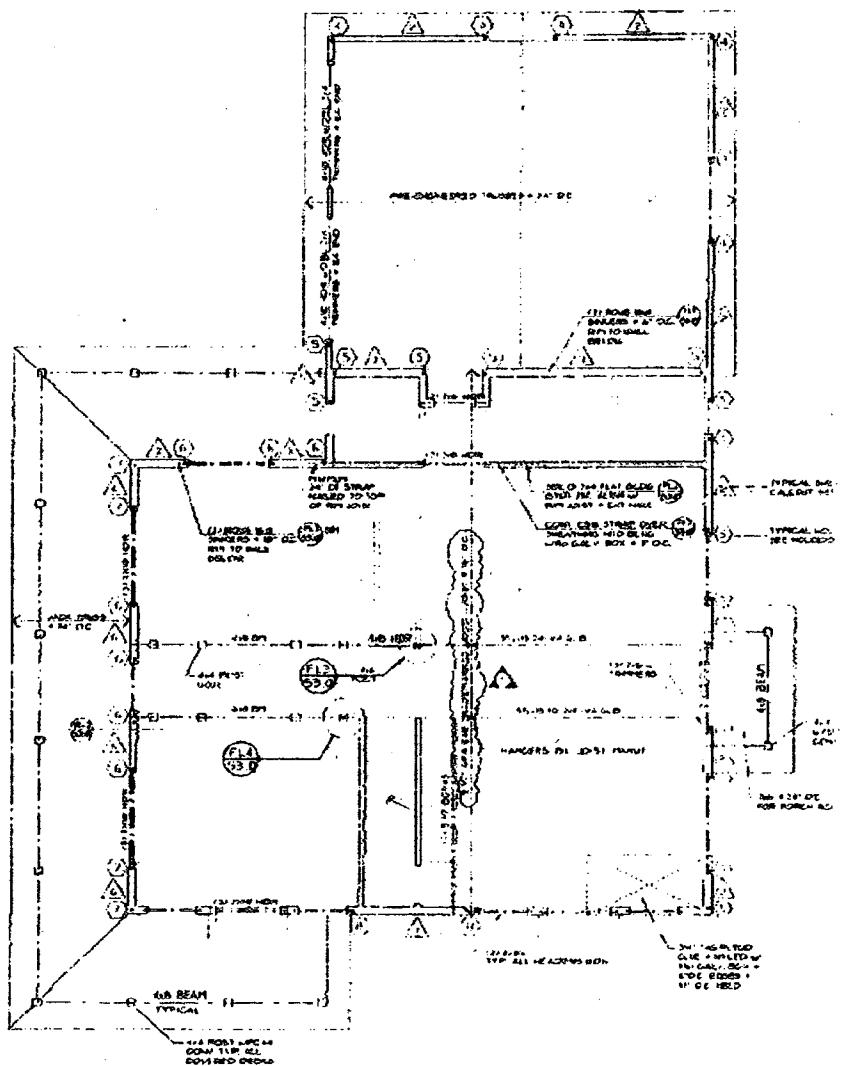
**FRONT ELEVATION**



**RIGHT ELEVATION**

1/15





LOWER ROOF & 2nd FLOOR FRAMING PLAN

Scale: 1/4" = 1'-0"

N

**TYPICAL NEAR WALL NOTES**

The 1/2" dia by 12" long anchor bolts (AB) with single plates and 1/2" dia by 12" long (L) with double plates (SD) are placed as shown on the drawings. They shall have 2" of minimum lap. Washers are to be provided on the steel side and they project through the bottom plate of the wall.

All wall sheathing shall be 1/2" CDX prepared or 1/2" OSB with weather resistant glue and glue release (WR 210) or better. All trim sheathing shall be 1/2" CDX or 1/2" OSB. The sheathing shall be installed with the sheathing nails and the sheathing shall be installed with the sheathing nails.

All gable ends for all gable ends shall be 1/2" CDX or 1/2" OSB with weather resistant glue and glue release (WR 210) or better. All trim sheathing shall be 1/2" CDX or 1/2" OSB. The sheathing shall be installed with the sheathing nails and the sheathing shall be installed with the sheathing nails.

Wall studs shall be 2x4s. "Strong Joist" or "Wood Stud Products" Company "Kwik-Joist" and shall be installed per the manufacturer's instructions.

All double and triple studs shall be glued and nailed together with 2x4s as for each type.

ALL GALL AND ROOF FINISH LUMBER SHALL BE COM-FIR 1 OR BETTER

**NEAR WALL SCHEDULE**

- ▲ Sheathing nailed with 8d nails at 12" on center all edges.
- ▲ Sheathing nailed with 8d nails at 12" on center all edges.
- ▲ Sheathing nailed with 8d nails at 12" on center all edges.
- ▲ Sheathing nailed with 8d nails at 12" on center all edges and double studs at panel edges.
- ▲ Sheathing nailed with 8d nails at 12" on center all edges and double studs at panel edges.
- ▲ Sheathing nailed with 12d nails (SD) at 12" on center all edges and double studs at panel edges.
- ▲ Sheathing nailed with 12d nails (SD) at 12" on center all edges and double studs at panel edges.

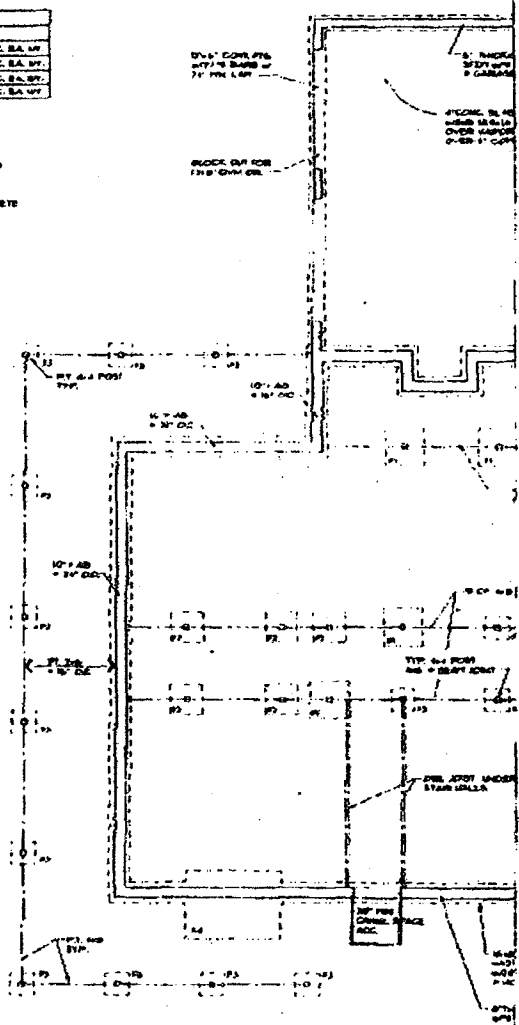
**WALLOUT SCHEDULE**

- ① 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.
- ② 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.
- ③ 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.
- ④ 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.
- ⑤ 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.
- ⑥ 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.
- ⑦ 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.
- ⑧ 1/2" dia. 12" long anchor bolts to be used in wall above floor and in wall in wall below floor. Use with 1/2" plates in every hole.

ITEM	DESCRIPTION	QUANTITY
1	1/2" dia. 12" long anchor bolts	10
2	1/2" dia. 12" long anchor bolts	10
3	1/2" dia. 12" long anchor bolts	10
4	1/2" dia. 12" long anchor bolts	10

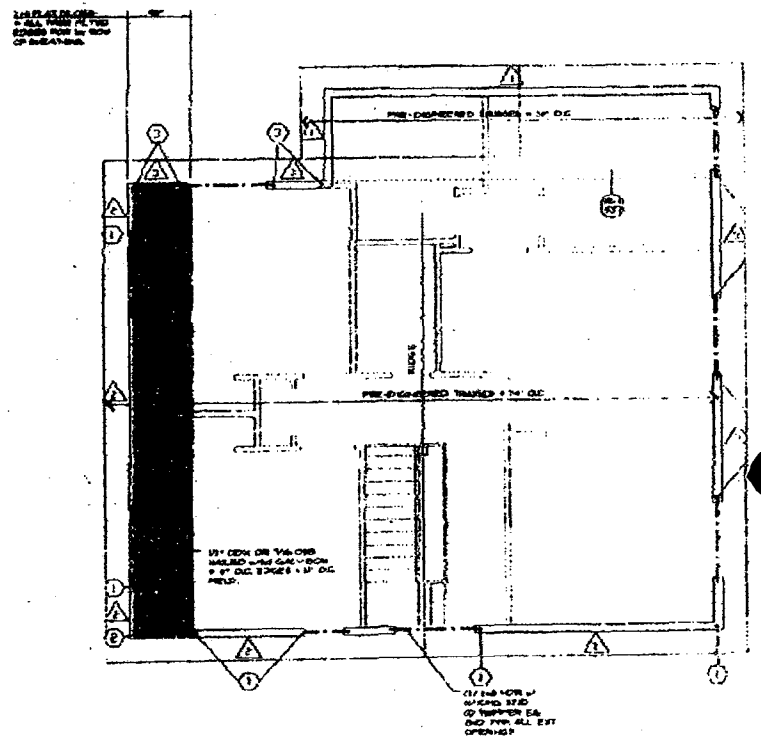
**NOTE:**

- 1) SEE ANCHOR BOLTS = 1/2" dia. 12" long
- 2) SEE FLOOR PLAN FOR WALLOUT LOCATION AND ANCHORS BEFORE POURING CONCRETE
- 3) SEE ARCH. SPEC. FOR ALL DIMENSIONS



**FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

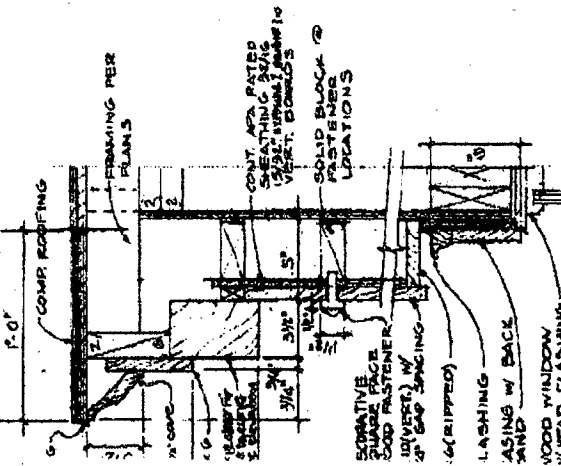
▲ REFERRED CALL-OUTS



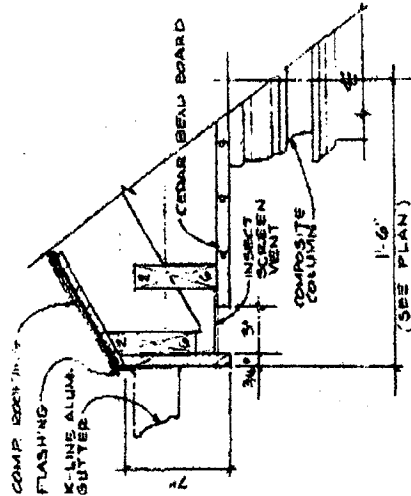
**UPPER ROOF FRAMING PLAN**  
Scale: 1/4" = 1'-0"

**ENTRY LIVING HOUSES**  
2022 08 08 08:00 AM

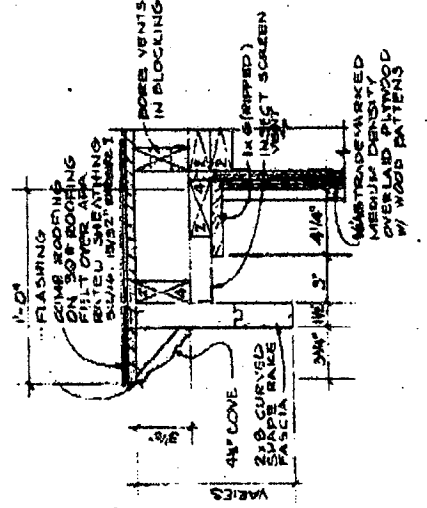




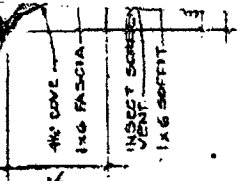
DETAIL  
DECORATIVE TABLES FRONT ELEV  
3" : 1'-0"



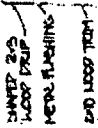
DETAIL  
EAVE & LOWER ROOF (R-ROOF)  
3" : 1'-0"



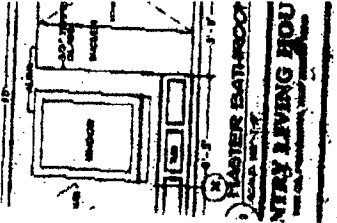
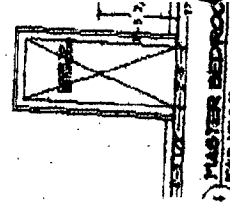
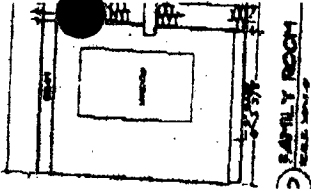
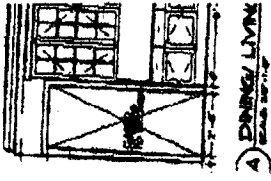
DETAIL  
CURVED MAKE L.O.R. ELEVATIONS  
3" : 1'-0"

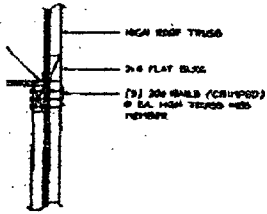


DETAIL  
UPPER EA  
3" : 1'-0"

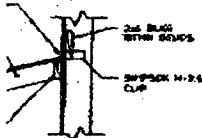


DETAIL  
FRONT O  
3" : 1'-0"

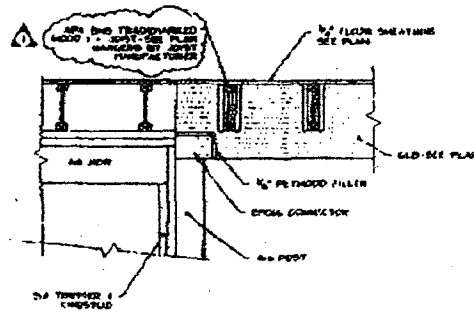




**7 HIGH ROOF CONN**

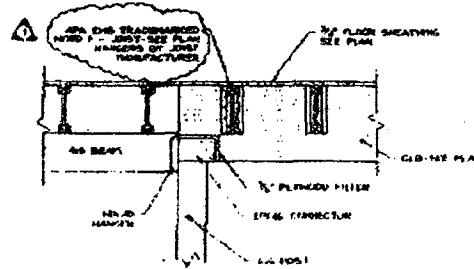


**8 ROOF TO WALL DETAIL**



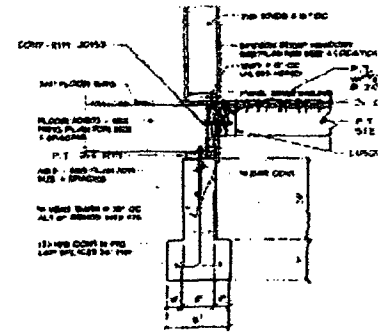
**9 GLB/POST CONN. DETAIL**

1" = 1'-0"



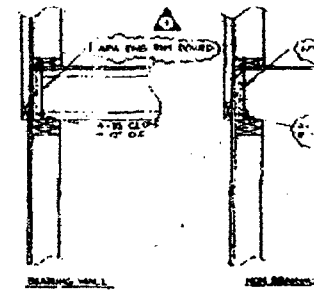
**10 GLB/POST CONN. DETAIL**

1" = 1'-0"



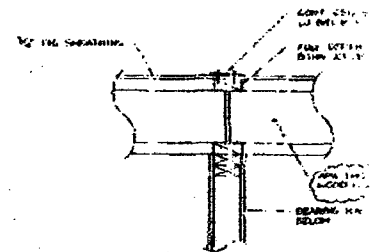
**11 WALL/FLOOR TO PTG DETAIL**

1" = 1'-0"



**12 RIM JOIST / SHEAR CONN.**

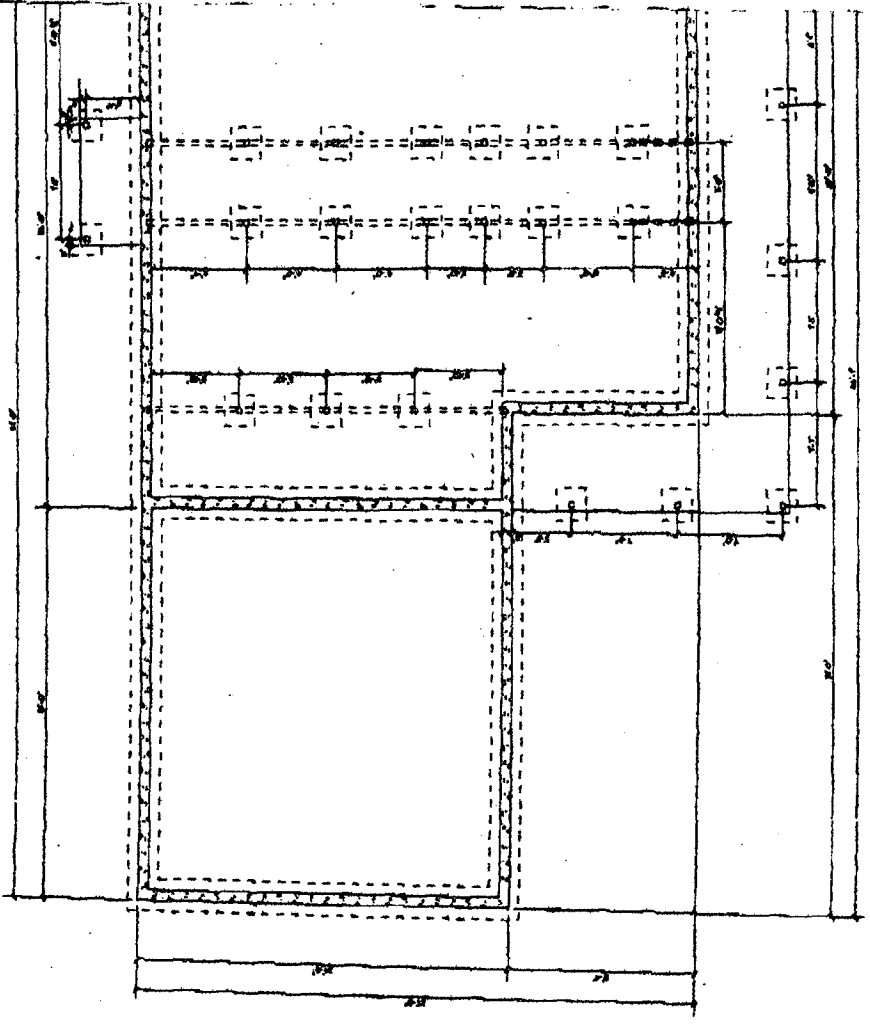
1" = 1'-0"



**13 FLOOR BLOCKING & STRAPPING DETAIL**

COUNTRY LIVING HOUSES

EQUINE



COUNTRY LIVING  
ARCHITECTS  
1000 W. 10th St. Suite 100  
Oklahoma City, OK 73106  
Tel: 405.233.1111  
Fax: 405.233.1112

TYP. LOWER  
1" = 1'-0"

SECTION 100-0000  
1" = 1'-0"

LOW ROOF  
1" = 1'-0"



Cover Page

Xerox Document WorkCentre 450cp

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May-05-99

09:59pm

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To:

Fax: 301 563 3412

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From: DeReggi

Fax: 3015402160

Pages: 1 not including this page

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Cover Page

Xerox Document WorkCentre 450cp

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May-05-99

09:53pm

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To:

Fax: 301 563 3412

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From: DeReggi

Fax: 3015402160

Pages: 12 not including this page

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TO: ROBIN ZEKE

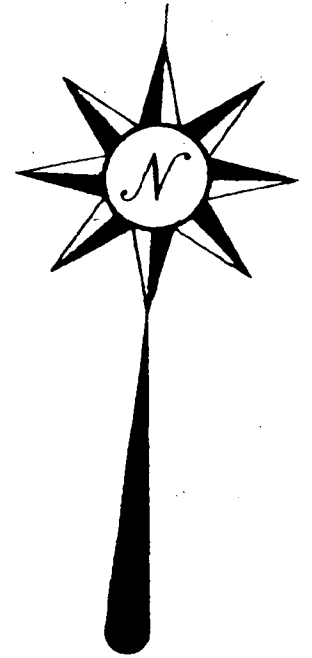
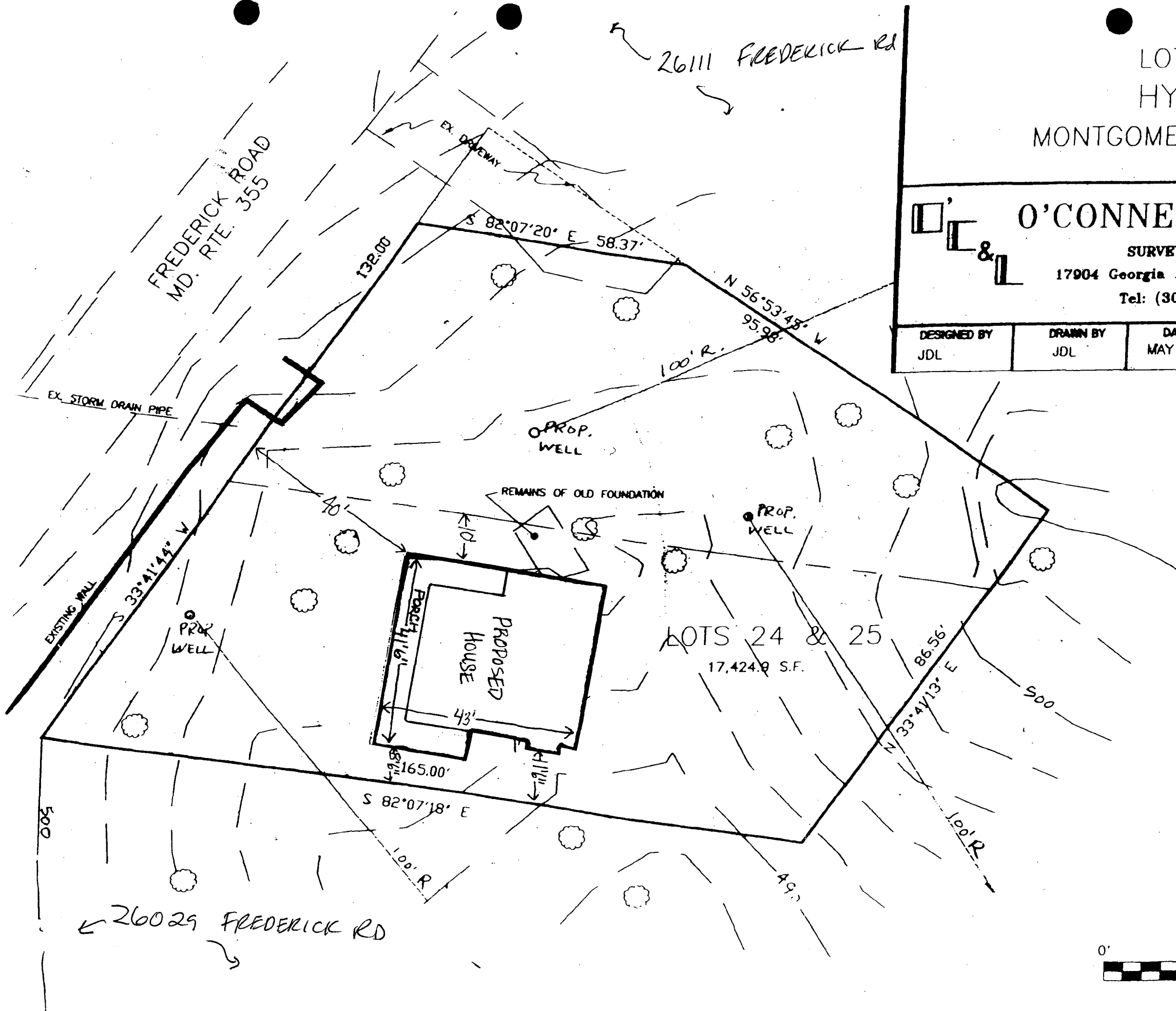
FROM: CHRISTINE DEREGGI

RE: HOUSE PLANS

SITE PLAN  
 LOTS 24 & 25  
 HYATTSTOWN  
 MONTGOMERY COUNTY, MARYLAND

**O'CONNELL & LAWRENCE, INC**  
 SURVEYORS, ENGINEERS & LAND PLANNERS  
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
 Tel: (301) 924-4570 • Fax: (301) 924-5872

DESIGNED BY	DRAWN BY	DATE	SCALE	PROJECT/JOB NO.	SHEET NO.
JDL	JDL	MAY 1997	1" = 20'	22-199	1 OF 1

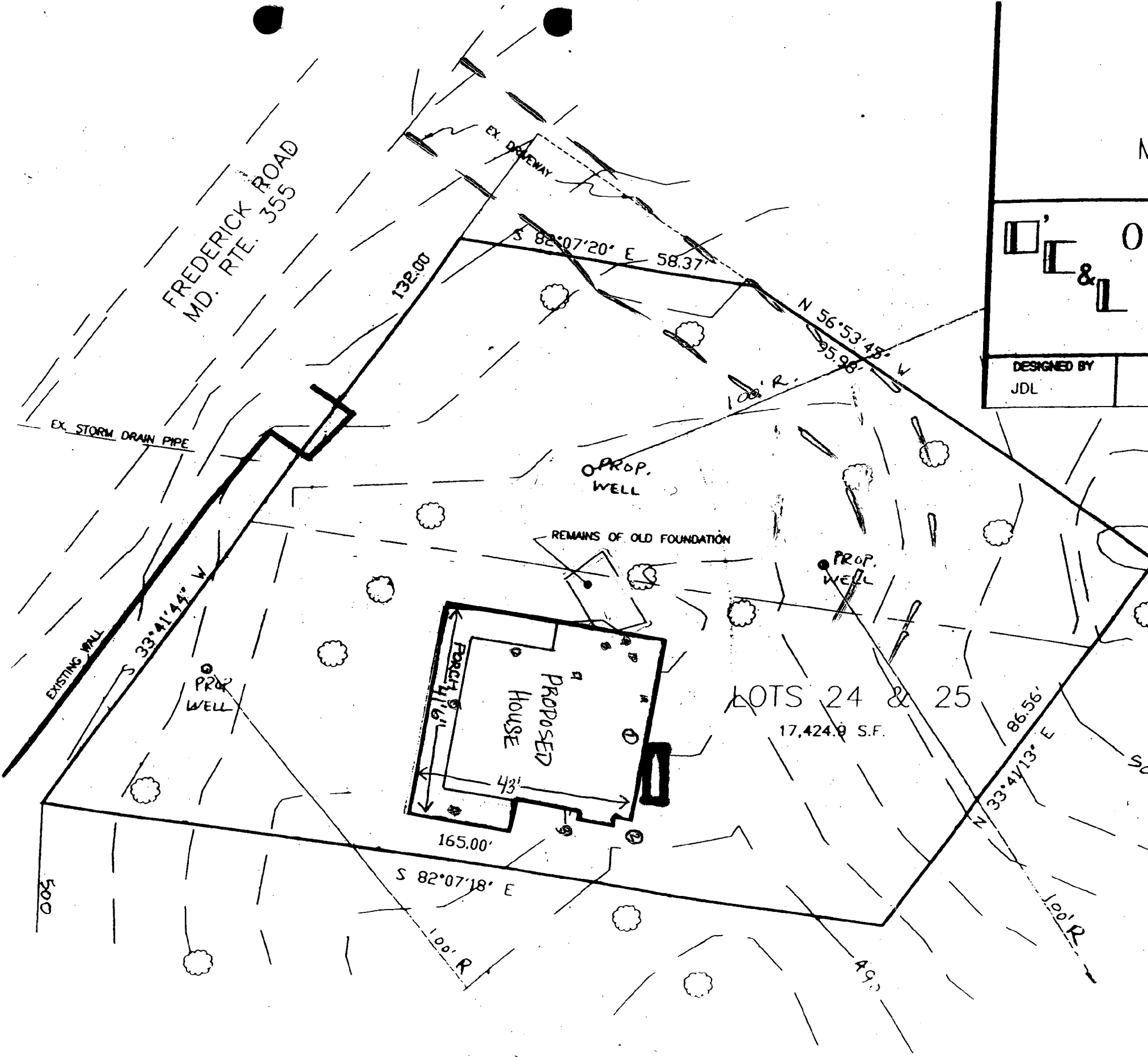


← 26029 FREDERICK RD

SITE PLAN  
 LOTS 24 & 25  
 HYATTSTOWN  
 MONTGOMERY COUNTY, MARYLAND

**O'CONNELL & LAWRENCE, INC**  
 SURVEYORS, ENGINEERS & LAND PLANNERS  
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
 Tel: (301) 924-4570 • Fax: (301) 924-5872

DESIGNED BY	DRAWN BY	DATE	SCALE	PROJECT/JOB NO.	SHEET NO.
JDL	JDL	MAY 1997	1" = 20'	22-199	1 OF 1



OLD FOUNDATION TO BE REMOVED

PROPOSED DRIVENWAY

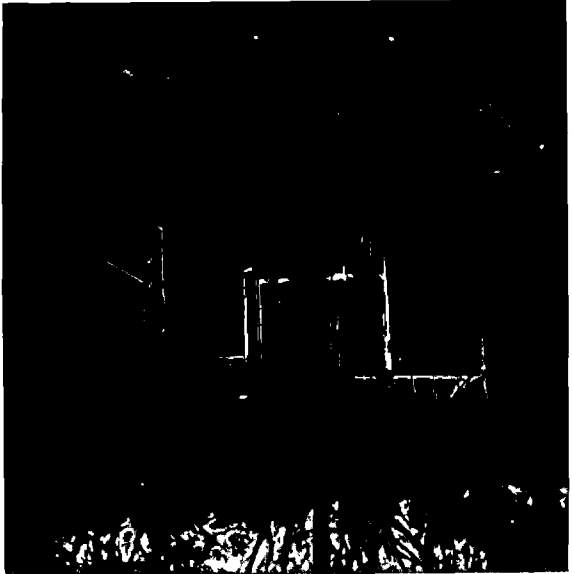
THESE TREES NEED TO BE REMOVED

- #1 - 18" OAK
- #2 - 16"
- #3 - 10" OAK
- #4 - 7"
- #5 - 7"
- #6 - 7"
- #7 - 7"
- #8 - 10" OAK
- #9 - 10"
- #10 - 10" OAK
- #11 - 7"

SHED TO BE REMOVED. RICK WAGNER  
 ALREADY GOT HAMP TO REMOVE IT BUT DIDNOT

0' 20' 40' 60'

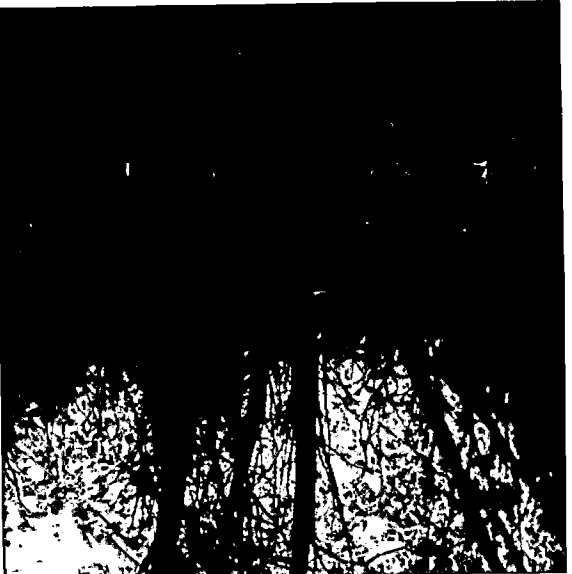
SHED TO BE REMOVED. RICK  
WAGNER ALREADY GOT HAND TO  
TEAR DOWN.



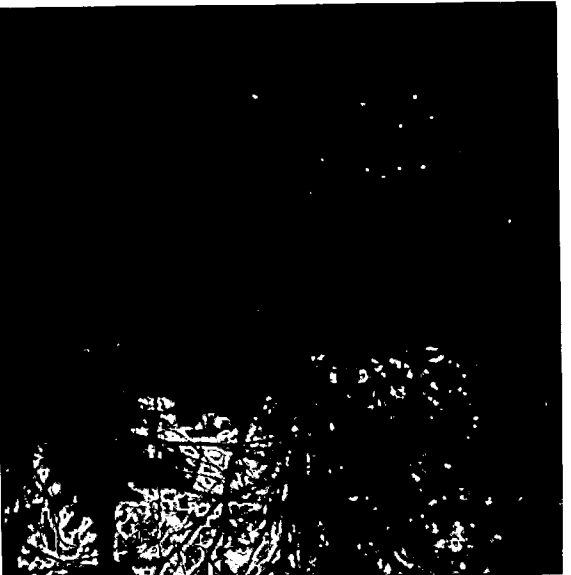
OLD FOUNDATION TO BE  
REMOVED

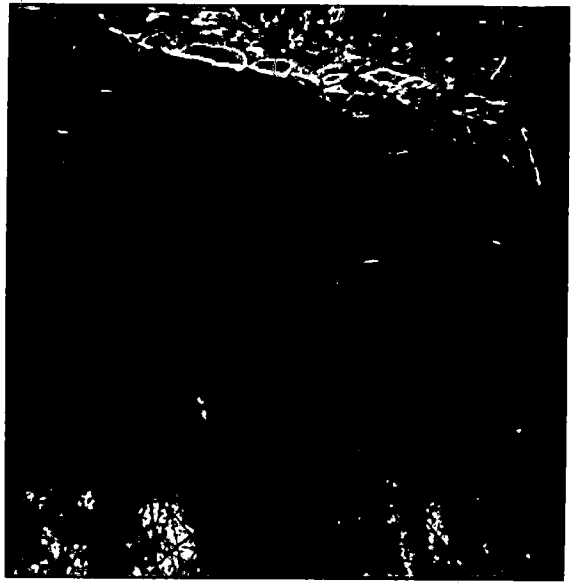
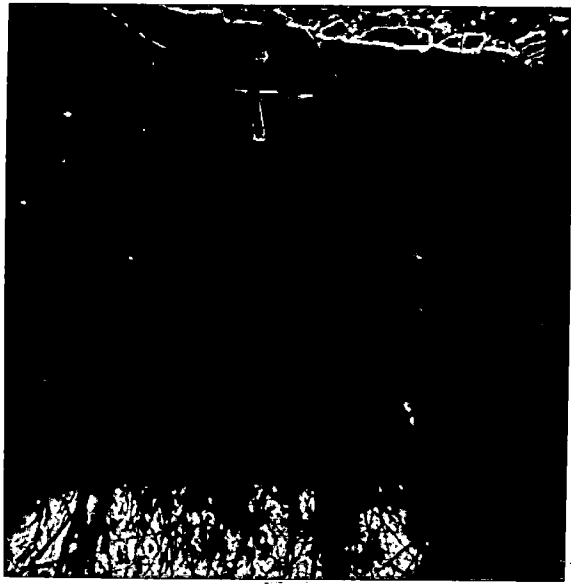


VIEW FROM HANSE  
PROPERTY



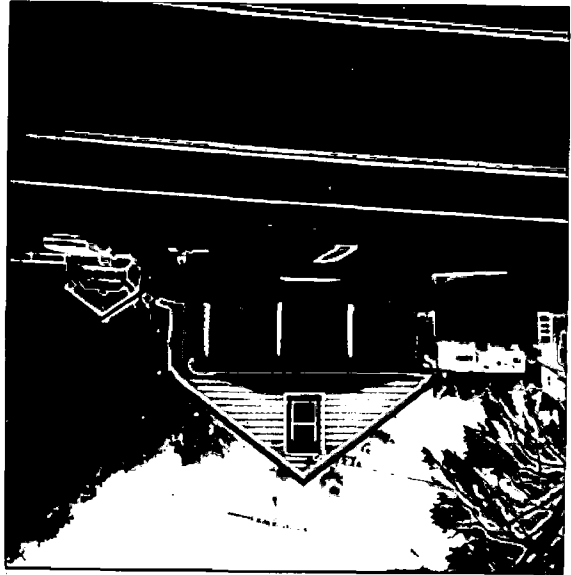
VIEW FROM BUTT PROPERTY





PICTURES FROM 355 SHOWING LOT

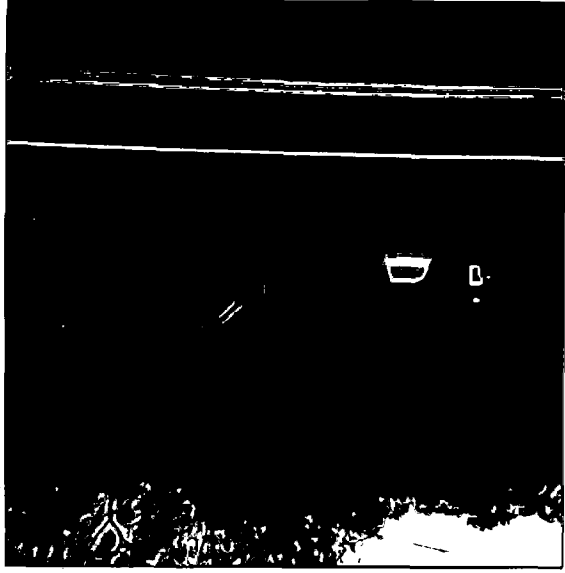
NEIGHBORING OWNERS & ADDRESSES



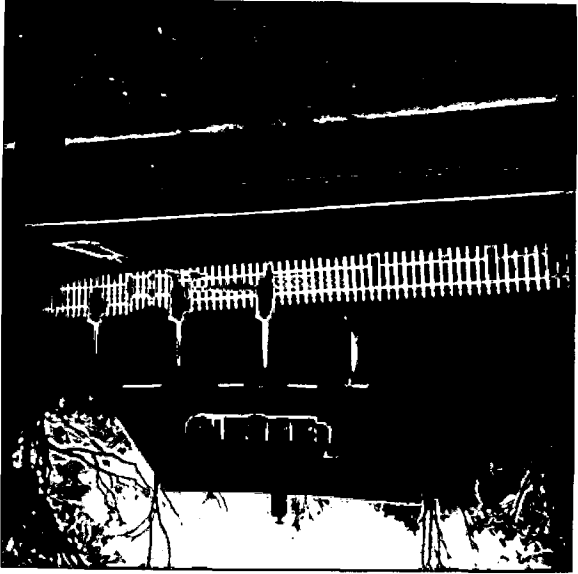
26111 FREDERICK RD  
CLARKSBURG, MD 20811  
P WAYNE HAWSE



FREDERICK RD  
228 WEST DEE PARK RD, MOUNTAIN  
GUTTERS BLDG, MD 20811/ADRES  
ROY E. BRADLEY



26034 FREDERICK RD  
CLARKSBURG, MD 20811  
R. ALLEN WILKINSON



26029 FREDERICK RD  
CLARKSBURG, MD 20811  
MR & MRS. BUTT



26034 FREDERICK RD  
CLARKSBURG, MD 20811  
R. ALLEN WILKINSON

PROPOSED  
HOUSE



# Weichert, Realtors



## CUSTOM-BUILT VICTORIAN

Master Suite w/Luxury Bath • Breakfast Room  
Family Room w/Fireplace • Library • Brick Patio  
Screened-in Porch • Volume Ceilings  
Hardwood Floors

SS/EDNOR WOODS

\$525,000

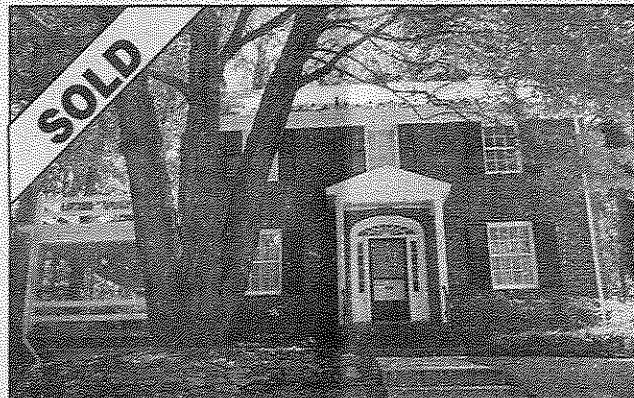


ROCKVILLE TOWN \$229,900



Charm and character abound in this renovated Farm House ideally located in the heart of Rockville, just a short walk to Metro, shops, restaurants and schools. You'll love the arched doorways, custom moldings, built-ins and the large light-filled rooms throughout. Additional amenities include off street parking for several cars, large deck with copy pond and privacy-fenced yard.

SS/WOODSIDE \$374,999



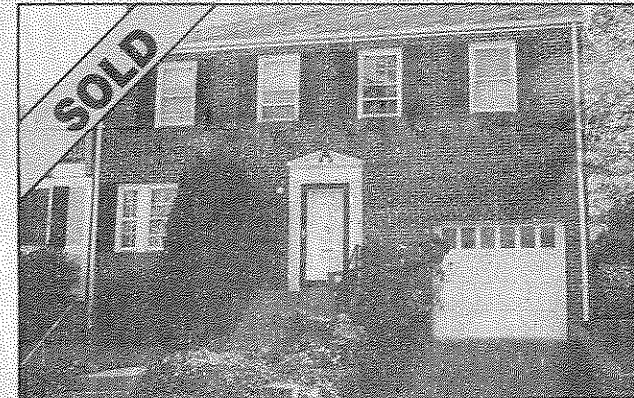
Stately Colonial in the "Heart of Woodside Park" offers quality construction reminiscent of a bygone era ... two-zone heating and air conditioning, private master bath and large recreation room. Four finished levels with large rooms throughout offer space for everyone. Recently finished attic — with two large rooms are ideal for an at-home office or teen suite. Walk to Metro, shops and restaurants from this "Oldie but Goody" and be a part of the "New Silver Spring."

SS/SHERWOOD FOREST \$550,000



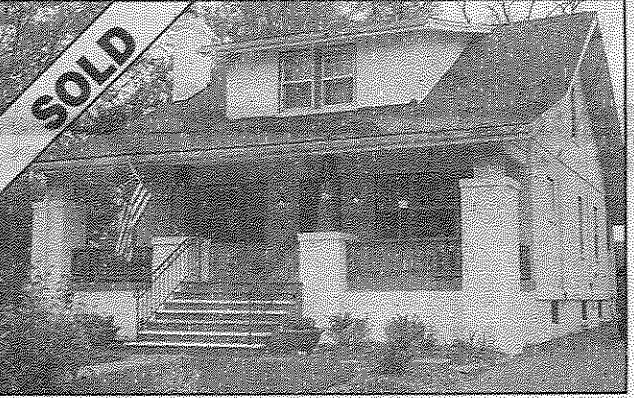
Sited on half acre cul-de-sac lot, this almost new Craftmark home offers you the classic value that lives for generations. The majestic two-story foyer with hardwood flooring and curved oak staircase leads to a magnificent master suite, which beckons you to retire early. Descend the back staircase leading to a dramatic two-story family room with brick wall fireplace and oversized windows. The gourmet eat-in-kitchen and adjacent morning room are light filled and the library with bay window is quietly tucked away. Custom finishes, spacious entertainment areas and quality construction throughout offers the luxury you deserve.

SS/SLIGO PARK HILLS \$274,900



Stately Colonial in prime location! Great for commuters. Must see this 3 bedroom, 3 full bath home w/hardwood floors throughout majority of the home. Den addition has been added to make living space even more accommodating. Main level features living room w/fireplace & separate dining room and updated kitchen are perfect for winter festivities & get togethers. Lower level features family room and unfinished laundry/utility room. Give your car shelter this winter in your own one-car garage.

SS/NORTH WOODSIDE \$319,900



This classic 1920's bungalow has been totally renovated and is located in the sought-after neighborhood of "North Woodside." Featuring a gracious front porch, high ceilings, custom moldings, gleaming hardwood floors, granite surrounded fireplace, and large light-filled rooms throughout. You'll love the new kitchen with maple cabinetry and brushed chrome appliances including chef's gas stove. The first floor office is conveniently located away from formal areas. A short walk to Metro, shops, school and just minutes to DC make this unique home a wise choice.

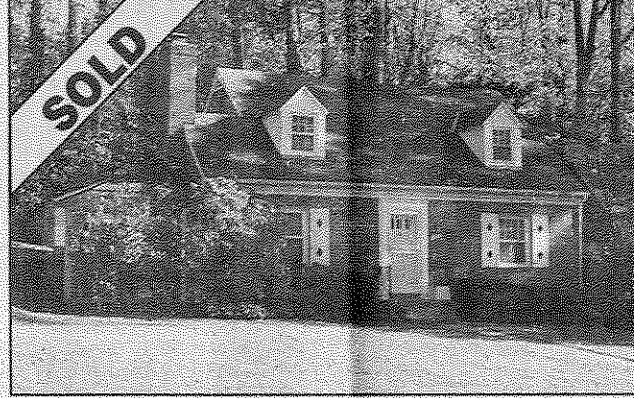
For the Inside track on Silver Spring Woodside homes, call the All Stars!

SS/WOODMOOR \$209,900



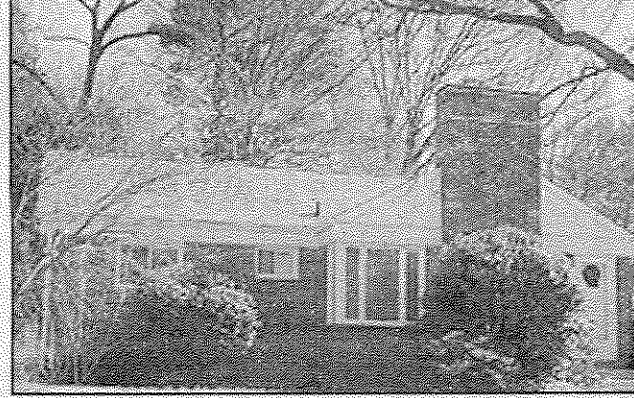
Charming all brick Colonial is located in the popular neighborhood of "Woodmoor", a community of tree lined streets and caring neighbors. Featuring solid construction reminiscent of a bygone era ... brick, ceramic, hardwoods and custom moldings; Yet replete with modern amenities ... new central air-conditioning furnace and roof, updated kitchen and baths. The deep lot offers room to expand in this conveniently located home, close to shops, restaurants, beltway and the greatly anticipated "New Silver Spring."

SS/CLOSE-IN \$289,900



This meticulously maintained cape offers quality construction reminiscent of a bygone era ... brick exterior, slate roof, plaster walls, custom moldings, and hardwood floors; yet replete with modern amenities ... central air conditioning, 2-car garage, replacement windows & kitchen addition. The finished lower level offers a large recreation room with bar — ideal for entertaining. Ideally located just steps to Sligo Creek Park & Golf Course, near Beltway, Metro, and the "New Downtown Silver Spring."

SS/ROCK CREEK \$199,900



Ideally located near Metro, shopping, parks and just minutes to D.C., this pristine rambler features recent systems, double pane replacement windows throughout and new gutters and soffit. You'll love the open feeling as you enter the living room with brick wall, wood burning fireplace and gleaming hardwood floors. The updated kitchen with adjacent breakfast/sun room exits to a fenced yard and the lower level boasts a huge recreation room with new carpet and warm knotty pine paneling. This space could be easily divided offering extra rooms. Light filled rooms, convenient location and meticulous condition make this home a wise choice.

# Carole Levin's

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301-681-4504

Visit our website at [www.carolelevin.com](http://www.carolelevin.com)

Meet your builder

## Boyd's builder De Reggi at his 'peak'

### The builder

**Builder:** De Reggi Construction Company  
**President/owner:** John De Reggi  
**Years in business:** Over 15  
**Address:** P.O. Box 106, Boyds, Md. 20841  
**Phone:** 301-540-4491 or 240-876-1752  
**Styles:** Any style custom home, historic renovations and designs  
**Areas:** Mostly Montgomery County — Boyds and Hyattstown  
**Price range:** All

by Sherry Moeller  
Staff Writer

When Hyattstown's Historical Society asked John De Reggi to stay within the Gothic styling of Hyattstown when designing and building the new Victorian along the town's main street, he not only kept to the Gothic theme on the outside with steep rooflines and porticos, but he also carried the arched styling inside.

It is there that the column-clad foyer, built-in cupboards in the dining room, and custom cabinets in the kitchen play up the pointed designs of the architecture developed centuries ago in Western Europe.

"We do everything" from design through finished product when building a custom home, said De Reggi, owner of De Reggi Construction Company. "Nobody I know takes the trees out of the



woods and turns them into hardwood floors and cabinets," added De Reggi, referring to one of the last custom homes he built in Boyds.

None of this would be possible without the saw mill and cabinet shop he gradually acquired since opening his company in 1986, or without the support of his wife and partner, Christine De Reggi, and consultant, Bill Graf, a professional cabinet maker.

"They work with me, not for me," said

De Reggi of his entire staff - experts in all areas of home building. De Reggi said his strength is his knowledge of wood products and production, adding that he knows a little bit about every aspect of home building.

A full service general contractor for residential homes, De Reggi Construction Company has built homes throughout Montgomery County, with concentration in De Reggi's hometown of Boyds. His work includes restoration of historic

homes and the building of new homes like the one in Hyattstown.

De Reggi looked at the vistas along Frederick Road, such as the church up the road with its pointed windows, and high-lighted old-fashioned flower boxes and a three-sided wraparound porch to create the historic appeal of the new Hyattstown home.

De Reggi designed a comfortable and functional Victorian in the heart of town, while trying new things, like using hard-



LEFT: John De Reggi, owner of De Reggi Construction Company, stresses finishing touches, such as the peaked interior archways and built-ins in this Hyattstown home.

ABOVE: Lattice work under the three-sided wraparound porch and Gothic-style dormers influence the old-fashioned look of the new De Reggi-built Victorian along Hyattstown's main street.

wood matching the flooring as the counter-top finish in the kitchen. De Reggi also thought ahead by framing out space for a sliding glass door and a double window in the owner's suite in case the purchasers wanted to add a second story deck.

Another highlight of the home is the use of the Frank Lloyd Wright designed system of pre-cast foundation walls on the lower level, which meant little to no framing was needed.

Carpenters are part of De Reggi's her-

itage. "My grandfather was a carpenter from France," said De Reggi who designs a house for the owners realizing that it is the biggest expense most people undertake.

Right now he builds two-three homes per year, and plans to double that figure next year. "I can build a house as cheap, as fast, as good as the customer wants," said De Reggi. "We can rise to any level."

## Seminars

### Career courses

**Century 21 House & Home Realtors**  
Century 21 House & Home Realtors courses are free and available to anyone interested in a career in real estate. They are held at Century 21 House and Home Realtors at the Kentlands Square office in Gaithersburg. Call Grace Crier at 301-977-9293, ext. 200, to register.

### Long & Foster Realtors

Long & Foster Realtors will hold seminars called "A Career in Real Estate" that are designed to address the questions of people who have often thought of going into business for themselves in real estate, but do not know how to investigate the "pros and cons." Seminar discussions will be on how to get started in a real estate career, the course requirements, costs involved in training, and the benefits of a real estate career.

The career night seminars are free and open to the public. Space is limited; reservations are advised.

**March 28**  
Silver Spring/White Oak office - 7 p.m. - Contact Bill Hennessy at 301-388-2600 to register. 12520 Prosperity Drive, suites 105 & 200, Silver Spring. Must register.

**March 31**  
Silver Spring/Colesville office - 11 a.m. - Contact George Matheos at 301-236-4300 to register. 13321 New Hampshire Ave., #101, Silver Spring

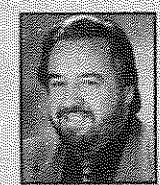
**April 2**  
Potomac office - 12:30 p.m. - Contact Barbara Goldstein at 301-299-4663 (You must call to register) 1000 Falls Road, suite 2 Potomac

**April 4**  
Silver Spring/Colesville office - 6 p.m. - Contact George Matheos at 301-236-4300 to register. 13321 New Hampshire Ave., #101, Silver Spring

**April 7**  
Silver Spring/Burtonsville office - 9:30 am - Contact Maureen Roloff at 301-384-8700 to register. 3901 National Drive, Burtonsville

**April 11**  
Bethesda Gateway office - 6 p.m. - Contact Stephanie Walsh at 301-215-6911 to register. 4650 East West Highway, Bethesda. Must register.

**April 14**  
Silver Spring/White Oak office - 7 p.m. - Contact Bill Hennessy at 301-388-2600 to register. 12520 Prosperity Drive, suites 105 & 200, Silver Spring. Must register.



Ron Bledsoe



Angie Scott



Tomeka Rawlings



Beverly Miller



Vince Mercurio



Dianne McDermott



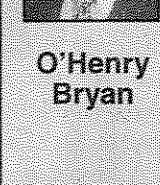
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Michael Bridges

**SILVER SPRING 2 AVAILABLE! STILL TIME TO CHOOSE!**  
Colors, Carpets, etc. Call today! Gorgeous Colonials under construction, many special features! 1 acre lots! Terrific location!  
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Colonial has over 4000 finished sq. ft. of living space! 5 bedrooms - 4 1/2 baths, over 1/3 acre! Huge master suite & luxurious master bath! Fabulous gourmet kitchen w/wall of windows & cabinets!  
BURTONSVILLE OFFICE 301-681-0444



O'Henry Bryan

**LAUREL/HOWARD CO. \$172,900 JUST LISTED!**  
Garage Townhome in sought after area of Howard County! 2 bedrooms & Loft, 2 1/2 baths, finished lower level, deck, backs to woods!  
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Diane Carlisle

**SS/PAINT BRANCH ESTATES 2 CAR GARAGE!**  
Totally reconstructed rancher on 1+ acre lot! 4 bedroom, 3 bath, 1st floor family room, gourmet kitchen, full finished lower level!  
BURTONSVILLE OFFICE 301-681-0444



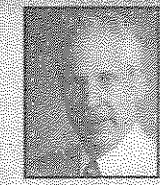
**Congratulations to Dianne McDermott on her GCAAR Individual Platinum Award!**

**BURTONSVILLE \$118,500 TERRIFIC BUY!**  
Priced to Sell! Three finished levels! 2 bedroom, 1 full + 2 half baths! Slab fireplace w/custom wood mantle in family room! Walkout to fenced yard! Great location, 22 access to major commuter routes, shopping & more!  
BURTONSVILLE OFFICE 301-681-0444

**WALKERSVILLE \$91,000 JUST LISTED!**  
Nice End Unit Townhome with all updated appliances! 3 bedroom, 2 bath, country kitchen! Some updates!  
BURTONSVILLE OFFICE 301-681-0444

**LAUREL/RUSSETT NEW LISTING!**  
3 year young end unit townhome! Shows like a model, 2 bedroom, 2 bath, walkout, loaded with extras! Backs to woods!  
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**SILVER SPRING \$299,999 PRIVATE SETTING**  
Priced these yard, hot tub, patio & more! Spacious 4 level split large rooms thru-out! Huge Florida room with built-in BBQ family room with fireplace home office with private entrance. Garage & carport!  
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Bob Mamula



Sonja Lumpkin



Robin Lawrence

**Sandy Bowser Manager 301-681-0444**  
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Ed Conway



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Camile Hensley



Helen Ickes-Thomas

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**3905 National Drive, Suite 160  
Burtonsville, MD 20866  
Intersection of Rt 29 & 198  
301-681-0444**





Meet your builder

Designs at The Glen at Woodspring match casual, wooded setting

by Sherry Moeller Staff Writer

Seawright Corporation's Dogwood floor plan at The Glen at Woodspring is so versatile that "you would never read it as a split foyer," said Steve Seawright, president of Seawright Corporation.

One of two new floor plans offered in the community of 22 homes located just beyond the Seawright-built neighborhood of Woodspring, the 1,712-square-foot Dogwood can be expanded to include a finished bonus room on the lower level. This design is coupled with the Laurel floor plan, which ranges from 1,999 to 2,367 square feet.

"The Laurel is the most versatile plan we've ever participated in the design of," said Seawright. So far, of the 11 homes sold in the small enclave of homes nestled on 13 wooded acres, the Laurel has been the most popular.

Seawright has seen a shift toward low maintenance exteriors as opposed to the wood siding used on his Woodspring homes.

From a distance, customers cannot tell the difference, said Seawright, who emphasizes the aesthetically pleasing results of combining land planning with architectural design.

Not only does the exterior match the setting, but also the interior is designed around the topography. The "visual use of space" without having to maintain the land is another attractive element of the homesites at The Glen at Woodspring.

The casual appeal of the tree-filled common areas between homes and the open field at the end of a cul-de-sac coincide with another trend seen at The Glen - the elimination of the formal living room.

Seawright has had "an enthusiastic reception" to the great room concept used in the Dogwood and the Laurel. "We put the space and the customer's money where they get the most use," said Seawright.

The Dogwood's great room is at the top of the foyer's wide staircase and open to the kitchen. The great room features a Seawright trademark, which is a built-in entertainment center beside the standard slate-surrounded fireplace. The main floor of the Dogwood includes an owner's suite with skylit hallway leading to dual walk-in closets and



ABOVE: Framed by the bay window in the dining room of the Dogwood model, Steve Seawright, president of Seawright Corporation, discusses the floor plans and topography of his new designs at The Glen at Woodspring.

LEFT: Seawright Corporation uses different color schemes to tie the siding to the roof and trim, as shown on one Dogwood under construction at The Glen at Woodspring. Front porches and masonry wainscoting complement the versatile exteriors.

The builder

Builder: Seawright Corporation President/owner: Steve Seawright

Years in business: 30 Address: 11704 Barnswallow Way, New Market, Md. 21774 Phone: 301-831-9000

Styles: One and two-story homes with woody appeal Areas: New Market in Frederick County, previously in Anne Arundel County and Virginia Beach, Va.

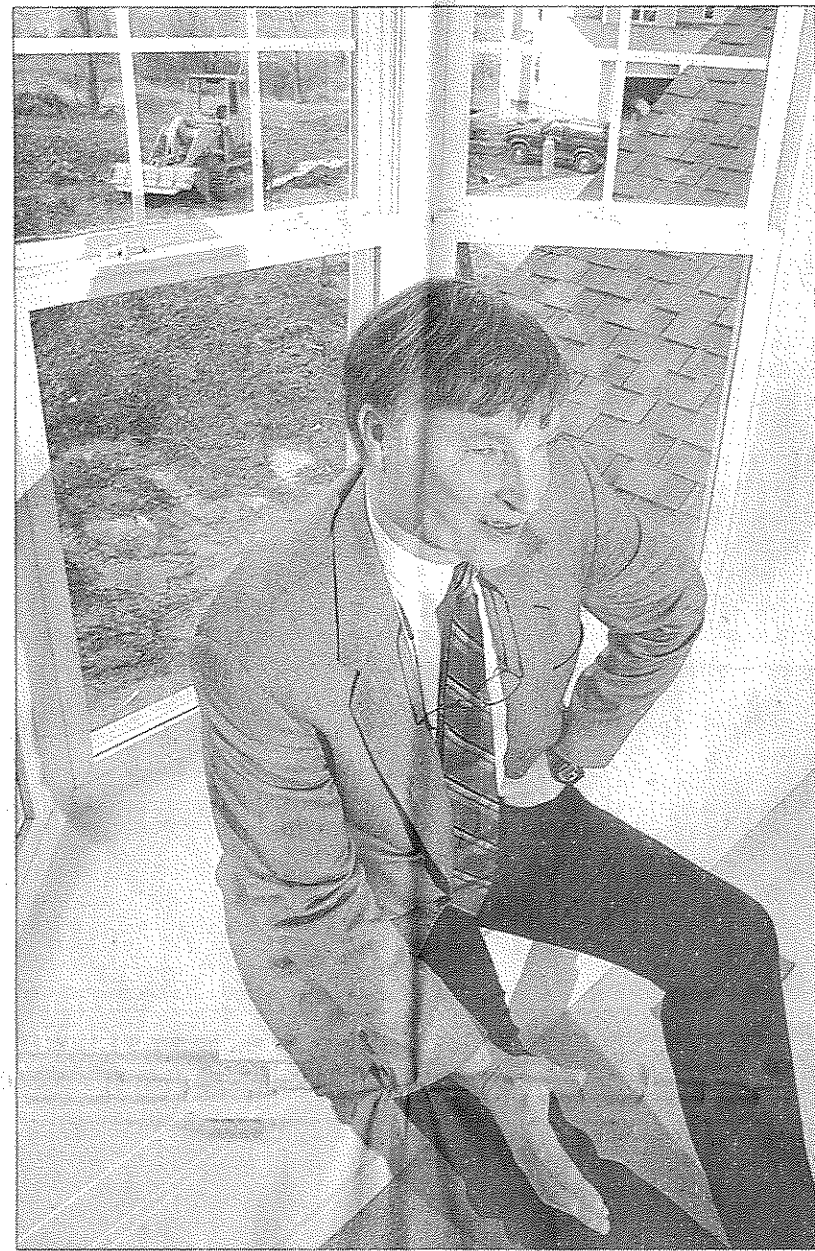
Price range: Low to mid \$200,000s

a partially-carpeted luxury bath. "The nice thing about this type of plan is that it gives you one-level living," said Seawright. The Laurel also offers a first-floor owner's suite, as well as variations on the second floor, which include a loft with built-ins and an owner's suite. "It pays to think ahead," said Seawright and choose a plan that offers "lifecycle housing" to accommodate every need.

A front porch large enough for furniture, masonry wainscoting, and combinations of color schemes frame The Glen at Woodspring homes.

In Seawright's neighboring community of The Meadow at New Market, he designed exteriors to understate the interiors' sizes. "Visually I think it works," to bring rooflines to one story to complement the open spaces surrounding The Meadow, he said.

Tree conservation and designing homes to fit environmentally attractive



Settings are paramount to Seawright Corporation's endeavors. The builder won the grand award offered by the Department of Natural Resources for his wooded development in Anne Arundel County.

Faces & places

Long & Foster Real Estate Inc.

Long & Foster Real Estate Inc. honored sales associates from the company's Suburban Maryland/Washington, D.C. offices for outstanding achievement in 2000.

In a ceremony held Thursday, March 15, at the Indian Spring Country Club, Silver Spring, Peter Rucci, vice president/regional manager of the division, announced the top producers:

Deborah Caruso (N. Potomac/Gaithersburg) was recognized as the top producer in units sold with 487 properties sold.

The rookie top producer was Christopher Rhodes (Bethesda Gateway), with \$4 million in 2000 sales volume in his first 12 months in real estate.

The top transfer agent for the region was Jean B. Pirovic of the White Oak/Silver Spring office.

The top team was Donna Karpa & Sharon Owens with a combined sales volume of \$23.4 million.

Rucci announced the company's top 20 producers in the region based on gross commission income. In descending order, they are: Marc Fleisher (Friendship Heights); Suzanne Goldstein (Friendship Heights); Anita Tauber (Democracy); Zeldia Heller (Chevy Chase Uptown); Melinda Estridge (Bethesda Gateway); and Linda Leifer (Chevy Chase/Uptown); Susan Schuck (Bethesda Gateway); Wendy Banner (Bethesda Gateway); Lisa Goodfellow (Deep Creek); Roby Thompson (Woodley Park); Sharyn Goldman (Bethesda Gateway); Nancy Pulley (Friendship Heights); Louis "Buster" Maurer (Olney/Brookville); Judith Milstein (N. Potomac/Gaithersburg); and Linda Low (Foxhall); Trip Holbrook (Bethesda); Linda Rosenkranz (Bethesda/Chevy Chase); and Rob Whalen (Frederick).

The top sales office out of the region's 28 sales offices, and based on both settled sales volume of \$624 million and 2,098 transactions, was the Bethesda Gateway office under the leadership of Ruth Dickie and Carole Maclure.

Rucci also named the top producers for each of the Maryland/DC region's 28 sales offices. They are: Trip Holbrook (Bethesda); Linda Rosenkranz (Bethesda/Chevy Chase); Brad Rozanky (Bethesda Gateway); Dale Mattison (Chevy Chase); Zeldia Heller (Chevy Chase/Uptown); Jean Beckward (Cumberland); Richard Thompson (Damasus); Lisa Goodfellow (Deep Creek); Anita Tauber (Democracy); Linda Low (Foxhall); Rob Whalen (Frederick) and Tom Poss (Frederick); Joan Schupp (Hagerstown); Mary Anne Ridgely (Mount Airy); Joanna Argenio (N. Bethesda/Rockville); Judith Milstein (N. Potomac/Gaithersburg); Lisa Gaither (Oakland); Louis "Buster" Maurer (Olney/Brookville); Ethel Mayer (Potomac); Leslie Friedman (Potomac/Cabin John); Oliver Cowan (Potomac Village); A. Gail Lambers (Silver Spring/BurtonsVille); Ann Heslop (Silver Spring/Colesville); Barbara Ciment (Silver Spring/Kensington); Jean B. Pirovic (White Oak/

Silver Spring); Roby Thompson (Woodley Park).

Weichert, Realtors

Weichert, Realtors recently announced the following sales associates have been named to its Chairman's Club, whose members achieved over \$5.5 million in sales, listings and listings sold or closed on 34 transactions:

Potomac Village office: Helen Griffiths and Douglas S. Mainwaring Aspen Hill/Leisure World Plaza office: Joe Marosy, and Janis A. Schroeder

Potomac office: Mary Jo Joyce, Corinne L. Soma, Beth Decker Nathan, and Ellen C. Katz Rockville/White Flint office: Susan Luger and Marilyn Teitelbaum Chevy Chase/Uptown office: Peggy Van Nostrand, Julio Alberto, and Susan Virostek

Gaithersburg/N. Potomac office: Thomas A. E. Bennetts and Betty Wise

Wheaton/Silver Spring office: Annette Galipo Gateway/Silver Spring office: Paul Y. Lee

Bethesda office: Robert J. Kerzton, Joyce Ellwanger, Patricia Pepper, Lynn Kemper Steffen, Elsa C. Duda, Wendy Faraji, and Mark Goldberg

Bethesda/Chevy Chase office: Bob Young

The following sales associates were named to Weichert's 2000 Chairman of the Board Elite Club, whose members have achieved over \$10 million in sales, listings and listings sold or closed on 60 transactions:

Gaithersburg/Montgomery Village office: Audrey Primoicz BurtonsVille office: Dianne McDermott Germantown office: Jack Kort White Oak/Silver Spring office: Carole Levin, Pat Dading and Sylvia Marlene Jones

Rockville/White Flint office: Marilyn Rubinstein and Kathleen Sheeran Bethesda office: Gordon S. King, Scott Mattingly, Jamie Coley, Meg Finn, Leigh Reed, Carol Cutini, Greta Nicoletti, and Chana Sky Chevy Chase/Uptown office: Peggy Ferris, Judith Levin, and Ken Taylor.

Potomac office: Helen King Nancy Lindeman, branch manager, is pleased to announce that, a sales associate from Weichert, Realtors' Aspen Hill/Leisure World Plaza office: John Radcliffe

Gaithersburg/N. Potomac office: True Hubler and Susan McGuire

Coldwell Banker Stevens, Realtors

Coldwell Banker Stevens, Realtors announced its top producers for February:

Top sales: Frederick: Gail Mann; Gaithersburg: Jeff Lawyer

Top buyer agency contracts: Frederick: Gail Mann; Gaithersburg: Tom Heaney

Top listings sold: Frederick: Frank Valente; Gaithersburg: Joy Knox

Top listing agents: Frederick: Jerry Coates; Gaithersburg: Mary Ann Morgan

Top producers: Frederick: Gail Mann; Gaithersburg: Mary Ann Morgan

Century 21 House & Home Realtors

Century 21 House & Home Realtors, in the Kentlands Square Shopping Center in Gaithersburg, and Sales Manager Susan Blinckhorn conducted the following sales associates for December, top sales and top lister: Mike Tack; for January, top sales: Wynne Galvin and Neena Harmon, top lister: Dough Pritchard; for February, top sales: Mike Tack, top lister: Neena Harmon

Bozzuto Homes

Christo Her We mouth, director of

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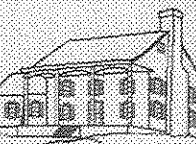
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Meet your builder

# Germantown site offers ideal setting for Ruppert Family Builders

by Sherry Moeller  
Staff Writer

After years of working for large builders, Danny Ruppert, owner of Ruppert Family Builders, decided to go out on his own, find land, and start building the homes he always wanted to build. "I always thought I could build a better product," said Ruppert.

Looking for a house to live in that had land around it to develop led Ruppert to Liberty Hill Farm off Liberty Mill Road in Germantown. If a home buyer likes a private large lot, then Ruppert has the homesite and the custom home to put on it.

Ruppert is building three homes on close to three-quarter acre lots to the left of his farmhouse, and another five homes on half-acre lots around it. Each home offers a long list of standard items, such as granite kitchen counters, custom cherry cabinetry, hardwood flooring on the first floor, a fireplace, a whirlpool in the owner's bath, and ceramic tiles in all three full baths. Finishing the walk-out lower level, where Ruppert puts large windows, adds even more space.

The first home Ruppert sold in the small Germantown enclave was priced around \$400,000.

He is working on developing a trademark foundation using block and stone, while facades on the remaining seven homes in this small grouping will showcase a little more stone, copper roofing, and circular and oval windows. Ruppert plans to extend the farmhouse flavor of the Victorian that he lives in to the new homes.

Architect John Kowalski is working with Ruppert to design interiors. The second floors are all their de-



David S. Spence/Gazette

Danny Ruppert, owner of Ruppert Family Builders, stands outside his vintage Victorian, which is at the center of eight homesites where he is building custom farmhouse-style homes with porches and copper roofs.

### The builder

Builder: Ruppert Family Builders  
President/owner: Danny Ruppert  
Years in business: 20  
Address: 18900 Liberty Mill Road, Germantown, Md. 20874  
Phone: 301-370-4003 or Meredith Steere of Long & Foster Realtors at 301-919-7508  
Styles: Any; custom and farmhouse-style colonials  
Areas: Germantown and Hyattstown in Montgomery County  
Price range: \$275,000 to \$400,000s in Germantown

signs, featuring a standard super bath in the owner's suite, three full baths,

and large secondary bedrooms. The three homes on the larger lots, with the first one framed by John Duchaj, will be the "best deals I give," said Ruppert.

Ruppert said the Liberty Mill Road property was well taken care of and he plans to keep as many mature trees as possible. Seeing the value of the property and keeping a positive attitude during this start-up phase has Ruppert on the path to fulfilling his dream.

He is still building decks and framing and remodeling homes, but Ruppert's expansion into the home building market now includes another group of five homes off Middlebrook Road in Germantown, as well as a custom home in Hyattstown.

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# MORTGAGE RATE UPDATE

Daily Rate Quotes From Local Lenders  
[www.loanfax.com](http://www.loanfax.com)

Rates as of 3/21/01

Lender Name/Brokers	Phone	30 YR. FIXED		15 YR. FIXED		7 YR. ARM or BAL		5 YR. ARM	
		Loans Below \$275,000	Loans Above \$275,000	Loans Below \$275,000	Loans Above \$275,000	Loans Below \$275,000	Loans Above \$275,000	Loans Below \$275,000	Loans Above \$275,000
A. Abbot Value Mortgage	703-356-0436	6.750 .000	7.000 .125	6.125 .000	6.625 .000	6.500 .000	6.750 .000	6.375 .000	6.625 .000
A. Anderson Scott Mtg.	301-424-7901	6.000 3.000	6.375 2.625	5.625 2.750	6.000 1.750	6.500 .500	6.875 .000	n/a	n/a
Aadvantage Plus Financial	301-987-9610	6.750 .000	7.125 .000	6.250 .000	6.875 .000	6.250 .000	6.750 .000	6.125 .000	6.250 .000
Acacia Federal Savings Bank	703-506-8144	6.375 2.000	6.875 2.000	6.000 1.500	6.750 2.000	6.375 1.500	6.625 1.250	5.875 2.000	6.500 1.250
Accessibility Mortgage	877-292-2332	6.500 1.000	6.875 1.000	6.125 1.000	6.500 1.250	n/a	n/a	n/a	n/a
American Home Finance	888-873-1940	6.750 .000	7.250 .000	6.250 .000	6.875 .000	7.250 .000	7.375 .000	6.625 .000	6.750 .000
Anderson Home Mtg.	800-616-3773	6.000 2.750	6.375 2.000	5.625 2.625	6.000 2.000	call	call	call	call
Blaine Mortgage Corp.	301-762-7290	6.500 1.000	7.125 .000	6.000 1.000	6.875 .000	6.750 .000	6.750 .000	6.375 .000	6.625 .000
Buckingham Mortgage	301-721-4515	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Carteret Mtg. Corp.	703-549-1017	6.875 .000	7.375 .000	6.375 .000	7.000 .000	6.625 .000	6.875 .000	6.750 .000	6.750 .000
Charter One Mortgage	301-908-7989	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Continental Mortgage Corp.	703-848-9600	6.000 4.000	6.375 4.000	5.750 4.000	6.125 4.000	6.125 4.000	6.375 4.000	5.625 3.000	5.625 3.000
East West Mortgage	703-442-0150	6.125 3.250	6.375 2.625	5.625 3.250	6.000 2.500	6.125 2.250	6.125 2.250	5.750 2.750	5.750 2.750
Federal Funding Mtg. Corp.	800-890-FFMC	6.750 .250	7.250 .000	6.500 .000	7.000 .000	6.750 .125	n/a	6.625 .125	6.750 .000
Fortune Mortgage	BORROW123.COM	6.250 1.750	6.750 1.500	5.875 1.500	6.500 .000	6.000 1.875	6.250 2.000	5.875 1.750	6.000 1.875
Mandarin Mortgage Corp.	800-626-3746	6.625 .000	7.125 .000	6.250 .000	6.750 .000	7.000 .000	7.000 .000	6.750 .000	6.750 .000
Mortgage Quest	888-253-7357	6.750 .000	7.000 .250	6.250 .000	6.375 .375	6.875 .000	6.875 .000	6.625 .000	6.625 .000
Nationwide	301-906-0803	6.750 .000	7.125 .000	6.375 .000	6.875 .000	6.625 .000	6.875 .000	6.500 .000	6.625 .000
Navy Fed Credit Union	703-255-7300	6.500 2.000	7.000 2.000	6.000 2.000	6.500 2.000	6.125 2.000	6.750 2.000	n/a	n/a
North American Mtg	888-808-4080	6.500 1.750	6.875 2.125	5.875 2.000	6.625 1.875	6.250 1.875	6.500 1.875	5.875 2.000	6.125 2.000
OBA Federal Savings & Loan	301-921-2500	7.250 .000	7.500 .000	6.750 .000	7.000 .000	n/a	n/a	6.500 .000	6.500 .000
Parkvale Mortgage	800-735-0719	7.000 .000	7.250 .000	6.625 .000	6.750 .000	6.625 .000	6.625 .000	6.500 .000	6.500 .000
Point One Mortgage Group	301-220-3885	6.000 2.750	6.375 2.625	5.625 2.750	6.625 .000	n/a	n/a	6.500 .375	n/a
Preferred Mtg. Corp.	703-893-1050	6.750 .250	7.250 .000	6.500 .000	6.625 1.000	6.375 .000	6.750 .750	6.375 .500	6.625 .250
Suburban FSB	866-859-7279	6.875 0.000	7.250 0.000	6.625 0.000	7.000 0.000	6.750 0.000	7.000 0.000	6.625 0.000	6.875 0.000

CRITERIA: Lenders have been instructed to quote rates and points based on the following criteria: Single-family owner-occupied detached, 20% down payment. Quotes good for a minimum 30 day lock-in. Points include both origination and discount. Total fees not to exceed \$1200. Rate is note rate and does not reflect APR. Call lender directly for APR and listing of fees. Tier pricing may apply below certain loan levels. Maximum loan ceilings may apply. DISCLAIMER: All rate and point quotes are subject to change without notice and do not constitute a loan commitment or offer by the lenders. Peeke LoanFAX, Inc., does not guarantee the accuracy of the lenders' quotes, nor the reputation or performance of the lenders. LENDER INQUIRIES: Call PEEKE LOANFAX, INC. at 301-840-5752.

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Real estate mail bag

# Should buyer agree to arbitrate disputes?

by Robert J. Bruss  
Special to The Gazette

DEAR BOB: We are in the process of trying to buy a home. The blank purchase contract our buyer's agent gave us to study, so we will be ready to sign when she finds us a home we like and can afford, includes an arbitration clause. She explained that if we and the home seller agree to arbitrate any disputes that might arise, it will be much faster and cheaper than a court lawsuit. Do you think we should sign the arbitration clause?

- Ron T.

DEAR RON: No. Did your real estate agent explain that if you and the seller agree to arbitrate any future disputes, you give up the right to a jury trial, court rules of evidence and the right to appeal if you don't like the arbitrator's decision? I'll bet she "forgot" to explain those major drawbacks of arbitration.

My advice is not to agree in advance to arbitrate disputes that might arise. If a dispute arises in the future, you and the seller can then decide if you prefer to arbitrate to save costs and time.

However, I must hasten to add that many printed real estate purchase contracts contain mediation clauses. I think mediation is great because it is non-binding. A professional mediator can often get the disputing parties to settle their disagreement, frequently with a compromise solution that satisfies both parties. Mediation advantages usually include a quick result, usually within a day, at a low cost. If mediation fails, however, you can then go on to either a court lawsuit or arbitration.

## Should buyer expect a sales commission rebate?

DEAR BOB: In our town there is a real estate brokerage that advertises that buyers who purchase a home through their agency will receive a 1-percent rebate. As we are looking at homes in the \$300,000 price range, that rebate to us would be about \$3,000. What do you think of realty firms that give rebates to buyers?

- Marc Y.

DEAR MARC: If you receive full service from an experienced real estate buyer's agent with that firm, there's nothing wrong with receiving a rebate. However, if your buyer's agent will perform less than full service, such as expecting you to inspect the houses on your own without the agent's advice, then you are cheating yourself.

Ask that firm for references from their most recent buyers. Phone to inquire if they were satisfied and if they would do business with that agent again. You'll soon know if that brokerage is the right buyer's agent for you.

## Should listing agent charge a \$395 'administrative fee'?

DEAR BOB: We are getting ready to sell our home in a few months. We interviewed a Realtor who is the top sales agent in our vicinity. She is real pushy and super aggressive. Although we didn't especially like her, it's hard to argue with her sales success. Several friends recommend her highly.

We don't want to sell until mid-March, but she wanted us to sign a six-month listing now. However, it included an unconditional cancellation

clause like you recommend, so we were almost ready to sign. Then we read the listing fine print, which she didn't even mention, which includes a \$395 "administrative fee" on top of a 6-percent sales commission. When we asked about it, she said it was to pay the office staff, including her two assistants. What do you think about a \$395 fee on top of a full sales commission?

- Sally F.

DEAR SALLY: I think real estate agents are extremely well-compensated and they shouldn't attempt to add additional fees that are pure profit. The listing agent's expenses should be paid out of her share of the sales commission, not out of the seller's pocket.

Did you ask that listing agent to waive the \$395? I'll bet she will. But before you sign up with her, please interview at least two other successful agents in your town. After they give you their listing presentations, ask them what they think about the first agent you interviewed.

Of course, before signing any listing, be sure to phone each agent's client references of recent sellers to ask if they were satisfied and if they would list with that agent again. You'll soon know which agent should get your listing.

The new Robert Bruss special report "How to Find the Best Mortgage to Buy or Refinance Your Home" is available for \$4 from Robert Bruss, 251 Park Road, Burlingame, Calif. 94010 or by credit card at 800-736-1736 or www.bobbruss.com. You can also send your questions to Robert Bruss at this address.

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Bruss talk

# Get plugged in to the how-to's of home wiring

by Robert J. Bruss  
Special to The Gazette

"Wiring 1-2-3," edited by Catherine M. Staub (Meredith Books, Des Moines, Iowa, 2001), \$24.95, 192 pages. Available in stock or by special order at better bookstores, public libraries and www.meredithbooks.com.

"Wiring 1-2-3," edited by Catherine M. Staub, is a new addition to Home Depot's superb series of "how-to" books. Lavishly illustrated with color photos, diagrams and drawings, this book was a joy to read - even though I'm not planning any home-wiring projects. It's almost a high-quality coffee table book, though your friends might consider you strange if you were to leave it on your coffee table to impress them.

This new book isn't about home remodeling or construction projects. Instead, it's a practical guidebook for everyday residential electrical jobs that almost anyone can accomplish by following the simple, well-illustrated instructions. Especially enjoyable is the Top 10 Projects chapter, which includes potentially complicated electrical tasks such as replacing a three-way switch (not as easy as it sounds), adding a kitchen GFCI plug (another tricky task) and upgrading a ceiling light fixture.

The skill scale of "easy," "medium" and "hard" indicates what home electricians should expect for the projects explained throughout the book. Closely related is the "how long will it take" guide. For example, suppose you want to install four recessed ceiling lights. The skill scale says "medium." The "how long will it take" guide says one day for an "experi-

enced" electrician, 1.5 days for a "handy" electrician and two days for a "novice."

The primary benefit I received from studying this excellent book is knowing what's really involved with typical home-wiring projects. Although I used to be a do-it-yourselfer, in recent years I've learned to hire professionals to get jobs completed quickly without mistakes. However, I could save a small fortune by doing the easy work myself - even though projects might take forever to complete and my house might burn down in the process!

**The primary benefit I received from studying this excellent book is knowing what's really involved with typical home-wiring projects.**

Before reading this great new book, I didn't think there was anything new in home wiring. Wrong. For example, have you ever wondered which home receptacle is on which circuit? I have. It can take a long time to find the correct circuit through the trial and error of switching off circuits and running back and forth. This book explains how to use a plug-in circuit detector and then go to the circuit panel box to learn quickly which circuit includes that receptacle.

This new book won't make the reader a licensed electrician, but it will give homeowners essential basic electrical knowledge so they know when they can solve a simple electrical problem themselves and when they should call a professional.

Equally important, the book shows potential home-electrical problems that can be dangerous. For example, a cracked plug receptacle can indicate a potentially dangerous problem and might mean the receptacle's inner circuitry is in danger of shorting out.

Another helpful hint: If your home has two-prong receptacles that can't be upgraded to three-prong grounded protection, you can install GFCI three-prong receptacles instead. These GFCI receptacles, required in kitchens and bathrooms by today's building codes, can also be used to upgrade old two-wire receptacles. Did you know that? I didn't.

An especially interesting chapter explains how to handle low-voltage wiring, such as installing phone wiring, TV cable, door chimes and thermostats. I wish I had this book when I tackled the project of installing a new thermostat a few years ago.

Chapter topics include Understanding Wiring; Top 10 Projects; Basic Tools and Skills; Inspecting Your Home; Electrical Repairs; Planning Lighting; Easy Upgrades; Planning for New Services; Running New Cable; Installing New Services; Major Projects; and Low-voltage Wiring.

This is a great book to read or skim for an overview of what's involved with typical home-electrical situations. Then you can either proceed with the project or hire a professional electrician. Virtually every electrical situation is explained, even 240-volt wiring for appliances. On my scale of one to 10, this outstanding book rates a solid 10.

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Meet your builder

**Boyd's builder is a full-service general contractor**



**by Sherry Moeller**  
Staff Writer

When Hyattstown's Historical Society asked John De Reggi to stay within the Gothic styling of Hyattstown when designing and building the new Victorian along the town's main street, he not only kept to the Gothic theme on the outside with steep rooflines and porticos, but he also carried the arched styling inside.

It is there that the column-clad foyer, built-in cupboards in the dining room, and custom cabinets in the kitchen play up the pointed designs of the architecture developed centuries ago in Western Europe.

"We do everything" from design through finished product when building a custom home, said De Reggi, owner of De Reggi Construction Company. "Nobody I know takes the trees out of the woods and turns them into hardwood floors and cabinets," added De Reggi, referring to one of the last custom homes he built in Boyds.

None of this would be possible without the saw mill and cabinet shop he gradually acquired since opening his company in 1986, or without the support of his wife and partner, Christine De Reggi, and consultant, Bill Graf, a

**The builder**

**Builder:** De Reggi Construction Company

**President/owner:** John De Reggi

**Years in business:** Over 15

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**Phone:** 301-540-4491 or 240-876-1752

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**Areas:** Mostly Montgomery County - Boyds and Hyattstown

**Price range:** All

professional cabinet maker.

"They work with me, not for me," said De Reggi of his entire staff - experts in all areas of home building. De Reggi said his strength is his knowledge of wood products and production, adding that he knows a little bit about every aspect of home building.

A full service general contractor for residential homes, De Reggi Construction Company has built homes throughout Montgomery County, with a con-



**ABOVE:** John De Reggi, owner of De Reggi Construction Company, stresses finishing touches, such as the peanut columns and built-ins in this Hyattstown home.

**LEFT:** Lattice work under the three-sided wrap-around porch and Gothic-style dormers influence the old-fashioned De Reggi-built Victorian along Hyattstown's main street.

centration in De Reggi's hometown of Boyds. His work includes restoration of historic homes and the building of new homes like the one in Hyattstown.

De Reggi looked at the vistas along Frederick Road, such as the church up the road with its pointed windows, and highlighted old-fashioned flower boxes and a three-sided wraparound porch to create the historic appeal of the new Hyattstown home.

De Reggi designed a comfortable and functional Victorian in the heart of town, while trying new things, like using hardwood matching the flooring as the countertop finish in the kitchen. De Reggi also thought ahead by framing out space for a sliding glass door and a double window in the owner's

suite in case the owner wants to add a second story.

Another highlight of the new home is the use of the Frank Lloyd Wright system of pre-cast concrete for the lower level, where framing was needed.

Carpenters are a big part of De Reggi's heritage. "My grandfather was a carpenter from France who designs a house for the most people under the most budget," he says.

Right now he builds about 10 homes per year, and that figure next year will be 15. "I figure next year's house as cheap as I can make it, as a customer wants," he says. "It can rise to any level."

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**ABOVE:** John De Reggi, owner of De Reggi Construction Company, stresses finishing touches, such as the peaked interior archways and built-ins in this Hyattstown home.

**LEFT:** Lattice work under the three-sided wraparound porch and Gothic-style dormers influence the old-fashioned look of the new De Reggi-built Victorian along Hyattstown's main street.

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suite in case the purchasers wanted to add a second story deck.

Another highlight of the home is the use of the Frank Lloyd Wright designed system of pre-cast foundation walls on the lower level, which meant little to no framing was needed.

Carpenters are part of De Reggi's heritage. "My grandfather was a carpenter from France," said De Reggi, who designs a house for the owners realizing that it is the biggest expense most people undertake.

Right now he builds two-three homes per year, and plans to double that figure next year. "I can build a house as cheap, as fast, as good as the customer wants," said De Reggi. "We can rise to any level."

De Reggi Construction

Contact: John De

Phone: Over 15 years of experience, 106, Boyds, MD

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Custom home; design and construction; Montgomery and Hyattstown

De Reggi Construction is not for me," he says. "I'm a hard-core staff - executive building. De Reggi's knowledge and experience is a little bit about building. De Reggi Construction is a contractor for De Reggi Construction homes through a con-

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