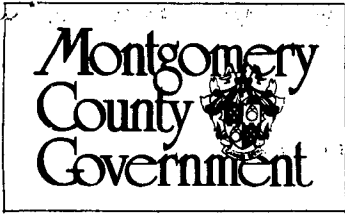


13/10-92A 13550 Redgrave Place
Clarksburg



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIO/AODITIONS

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED X _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Barbara H. Wagner Date 3.11.92

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 13550 Redgrave Place
Clarksburg Elementary School

MEETING DATE: 3/11/92

RESOURCE: Clarksburg Historic District

REVIEW: HAWP/Alteration

CASE NUMBER: 13/10-92A

TAX CREDIT ELIGIBLE: No

PUBLIC NOTICE: 2/27/92

STAFF: Nancy Witherell, 3/4/92

The applicant, the Montgomery County Public School System, proposes constructing additions to the Clarksburg Elementary School, a non-historic structure that is outside of the Clarksburg Historic District. The school is adjacent, however, to the historic Clarksburg School, a frame one-room school building included within the historic district boundaries. Some of the landscaping work and the reconstruction of the driveway would effect the historic school building.

The non-historic elementary school building was constructed in six phases between 1951 and 1974 and presently occupies 42,000 gross square feet. The building would be substantially renovated and enlarged to 54,000 gross square feet. Exterior modifications intended to update the appearance of the flat-roofed, one-story elementary school would also be made. These include adding a sloped, asphalt shingle roof (not standing seam, as shown in the plans), creating vertical bay elements to create a sense of rhythm along the long facade, designing a stronger focus for the front entrance, and replacing the windows. Small additions are proposed for the building corner and side elevation closest to the historic school building.

Separating car and bus traffic and constructing a safer means for entering and exiting the school parking lot is one of the most important goals of the project. The proposed redesign of traffic circulation into and around the site would eliminate the wide driveway that runs perpendicular to Redgrave Place between the old and new school buildings, but would add a paved bus loop in the same area that would allow buses to pull off and on Redgrave Place. There would be a net gain of grassy area here. The parking lot to the left of the Old Schoolhouse would be expanded to the rear, toward the playing fields. A paved service drive would be added behind the historic school building, connecting the parking lot with the side entrance to the new school building. There would be a net increase of paved area here.

STAFF RECOMMENDATION

The historic Clarksburg School maintains a prominent presence on Redgrave Place, despite the size of the newer school next to and behind it. The staff does not find that additions in height to the newer school will substantially

alter the setting of the old school. The vertical height, porch and roof massing, and historic materials of the frame school building assist it to appear naturally suited to its site, rather than vestigially relocated between two parking lots when the newer school was expanded. The historic school was relocated one hundred yards in 1972. Constructed shortly after 1900, it is one of the few surviving examples in Montgomery County of a frame, two-room schoolhouse.

Under the present proposal, shrinking one paved area and expanding the other would not compromise the site of the historic school. The staff remains concerned about the hard edges of the new bus loop and service driveway, however, and recommends that the Commission condition its approval of the proposal on the use of landscaping to soften the appearance of the curbs. The new outline of the bus loop and the service drive is curved--an unnatural shape for the site of a two-room country school. The school proposes installing three light standards behind the historic school building next to the service drive.

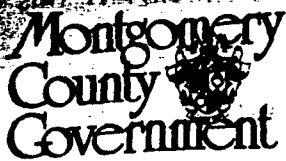
The staff recommends that the Commission delegate review of the landscaping and the light standard design to the staff, with the understanding that the Commission will review the proposal again if staff continues to have concerns.

The staff finds the proposed alteration to be consistent with the purposes of Chapter 24A, particularly Section 24A-8(b)1:

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

The proposal is also found to be consistent with the Secretary of the Interior's Standard #9:

The new work . . . shall . . . protect the historic integrity of the property and its environment.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Montgomery County Public School TELEPHONE NO. 301-279-3157
(Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS 850 Hungerford Drive Rockville Maryland 20850
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Bowie Gridley Architects CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 202-321-4068
(Include Area Code) _____

REGISTRATION NUMBER 6026-R (Maryland)

LOCATION OF BUILDING/PREMISE

House Number 13550 Street Redgrave Place

Town/City Clarksburg Election District 2

Nearest Cross Street Frederick Road

Lot _____ Block _____ Subdivision 1
See Survey

Liber _____ Folio _____ Parcel P440, P425, P333

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|-------------------|-----------------------|-----------|---------------------------------|-------------------|---------------|
| Construct | <u>Extend/Add</u> | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other _____ |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 3.65 Million
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Property straddles Clarksburg Historic District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | | |
|--------------------|---------------|----------------|
| 01 () WSSC | 02 () Septic | Not Determined |
| 03 () Other _____ | | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|--------------------|-------------|
| 01 <u>XX</u> WSSC | 02 () Well |
| 03 () Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

L. S. Sussner Architect for School Facilities 2/5/92
Signature of owner or authorized agent (agent must have signature notarized on back)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Two structures currently occupy the site. The smaller of the two is the
Historical "Old Schoolhouse", a one-story, wood frame structure. The larger is
the current Clarksburg Elementary School. The elementary school was constructed
in 6 phases from 1951 to 1974. In 1972 the "Old Schoolhouse" was moved from its
original site (to which the 1951 and 1954 additions had been attached), to its
present site as a free standing building. While the "Old Schoolhouse" lies
within the historical district boundary, the larger elementary school actually
straddles the boundary.

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

No changes will be made to the "Old Schoolhouse". The elementary School will be
enlarged from 42,000 gross square feet to 54,000 GSF. The existing 42,000 S.F.
will also be substantially renovated. The site circulation will be altered to
separate buses and cars. The renovation and new construction will "Modernize"
the elementary school while providing a more compatible background for the
"Old Schoolhouse."

92022100BS

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The elementary school will remain a long, one-story building. A sloped, standing seam, metal roof will be added to most of the front of the building, replacing the flat roof. The existing red-brown brick will be matched on the additions.

- b. the relationship of this design to the existing resource(s):

The new design will be more compatible to the "Old Schoolhouse" because of the sloped roof (rather than flat) and the new windows which will be punched openings in a brick wall rather than large expanse of strip windows.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The modernization of Clarksburg Elementary School conforms to chapter 24A by not changing or altering the "Old Schoolhouse" which is the actual Historical Resource on the site. The modernized school will be more compatible.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Diamond Triangle 11, Inc.
 Address 7905 Wingate Drive
 City/Zip Glen Dale, MD 20769

2. Name Gary & M.E. Poole
 Address 23310 Frederick Road
 City/Zip Clarksburg, MD 20871

3. Name Collections, Inc.
Address P.O. Box 1555
City/Zip Rockville, MD 20850
4. Name Clarksburg Investment Assoc.
Address 10904 Farlslate Lane
City/Zip Rockville, MD 20852
5. Name Clarksburg Gateway Venture C/O Lee Sammis Assoc.
Address 13515 Dulles Technology Drive
City/Zip Herndon, VA 22071
6. Name Miles Property
Address 9 Virginia Dr.
City/Zip Gaithersburg, MD 20871
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E

ARCHIVAL PRESERVERS
STYLE 35-8P



"OLD SCHOOLHOUSE"
SIDE, NORTHEAST ELEVATION

BOWLE GRIBLEY ARCH. #91027



"OLD SCHOOLHOUSE"
FRONT, NORTHWEST ELEVATION



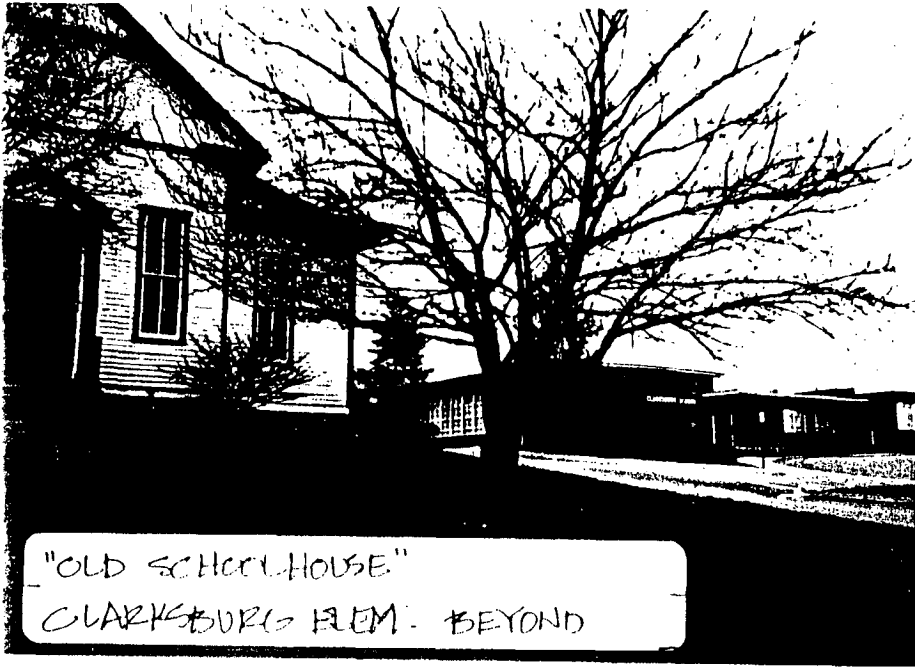
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REAR, SOUTHEAST ELEVATION



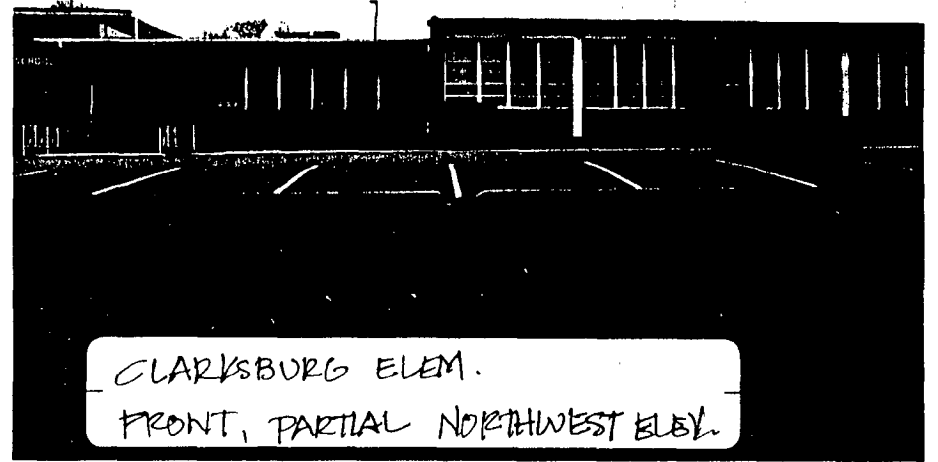
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SOUTHWEST ELEVATION

CLARKSBURG ELEMENTARY SCHOOL

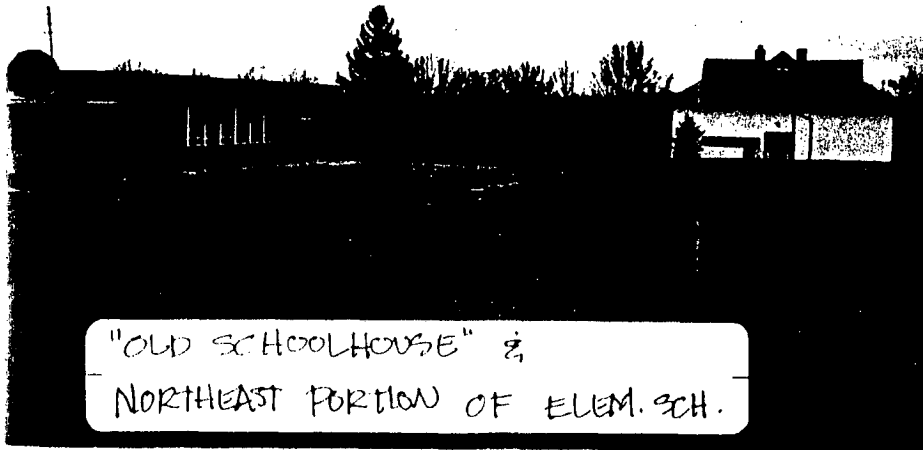
DOWD & SPIDLEY ARCH. #91027



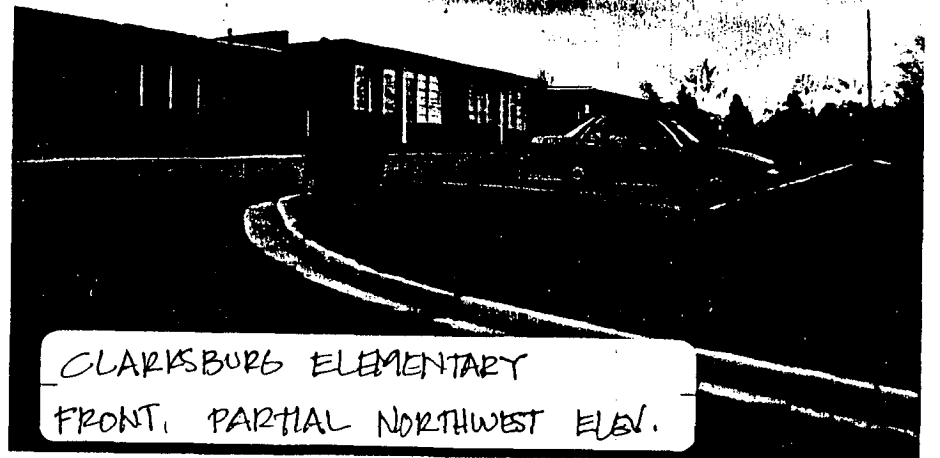
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CLARKSBURG ELEM. BEYOND



CLARKSBURG ELEM.
FRONT, PARTIAL NORTHWEST ELEV.

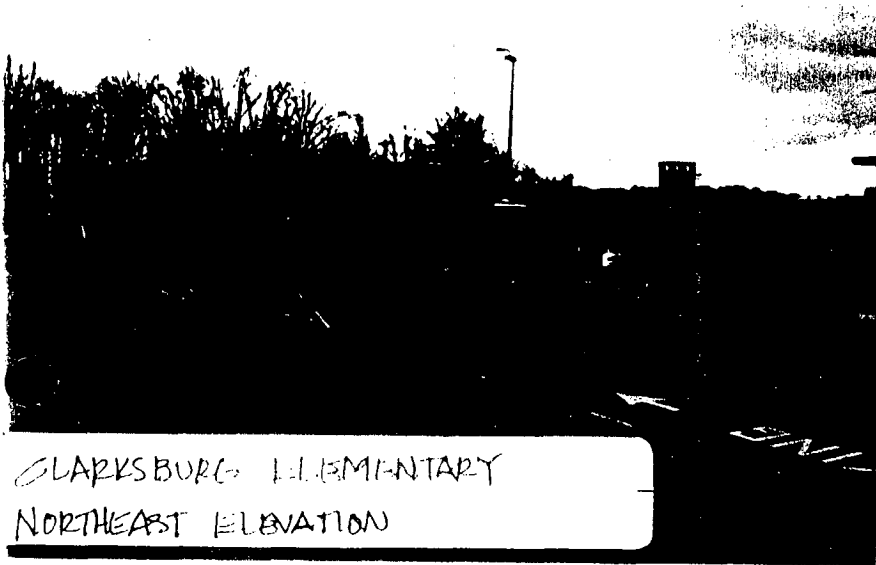


"OLD SCHOOLHOUSE" &
NORTHEAST PORTION OF ELEM. SCH.

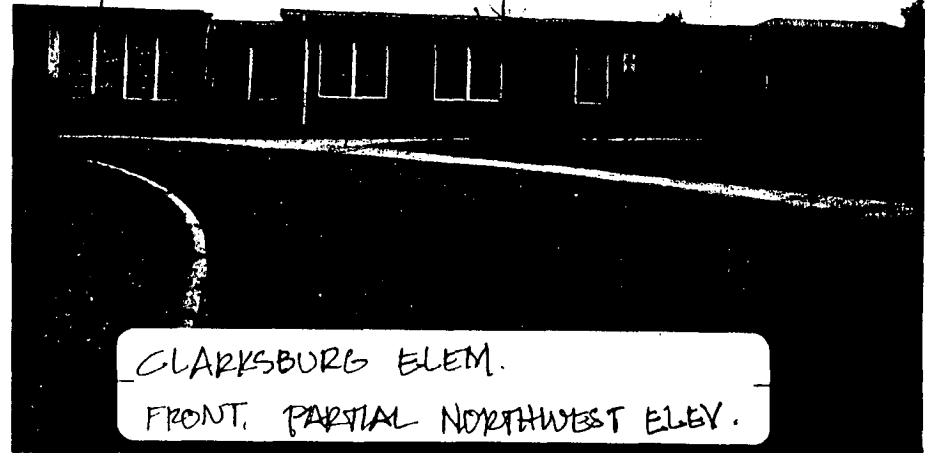


CLARKSBURG ELEMENTARY
FRONT, PARTIAL NORTHWEST ELEV.

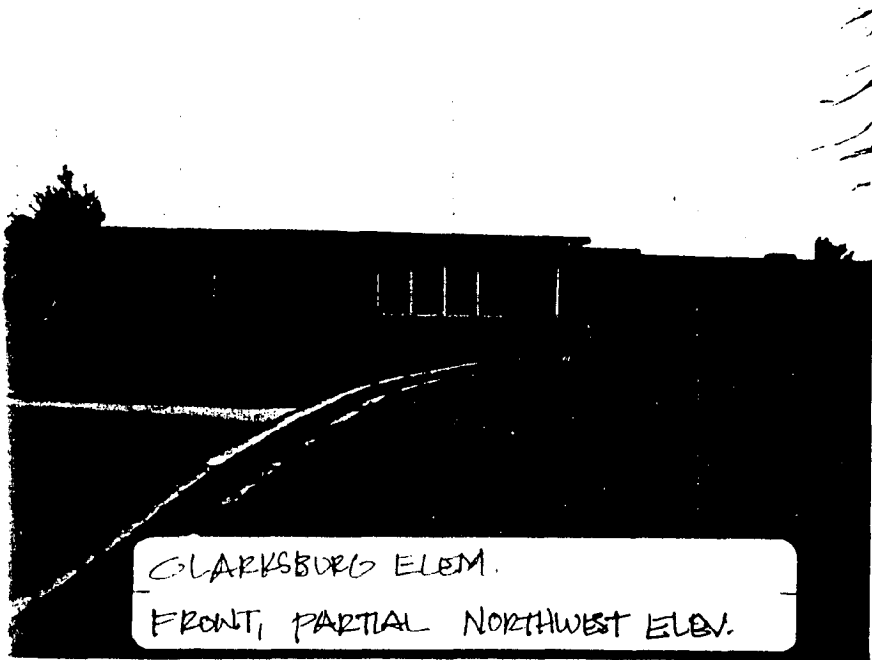
CLARKSBURG ELEMENTARY SCHOOL
BOWIE-GRIDLEY ARCH. #91027



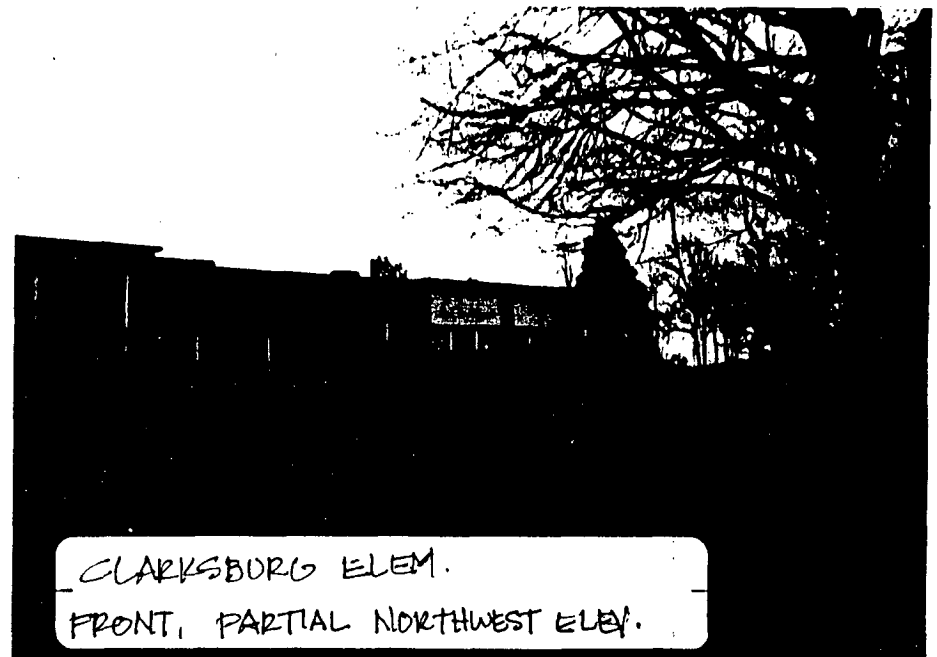
CLARKSBURG ELEMENTARY
NORTHEAST ELEVATION



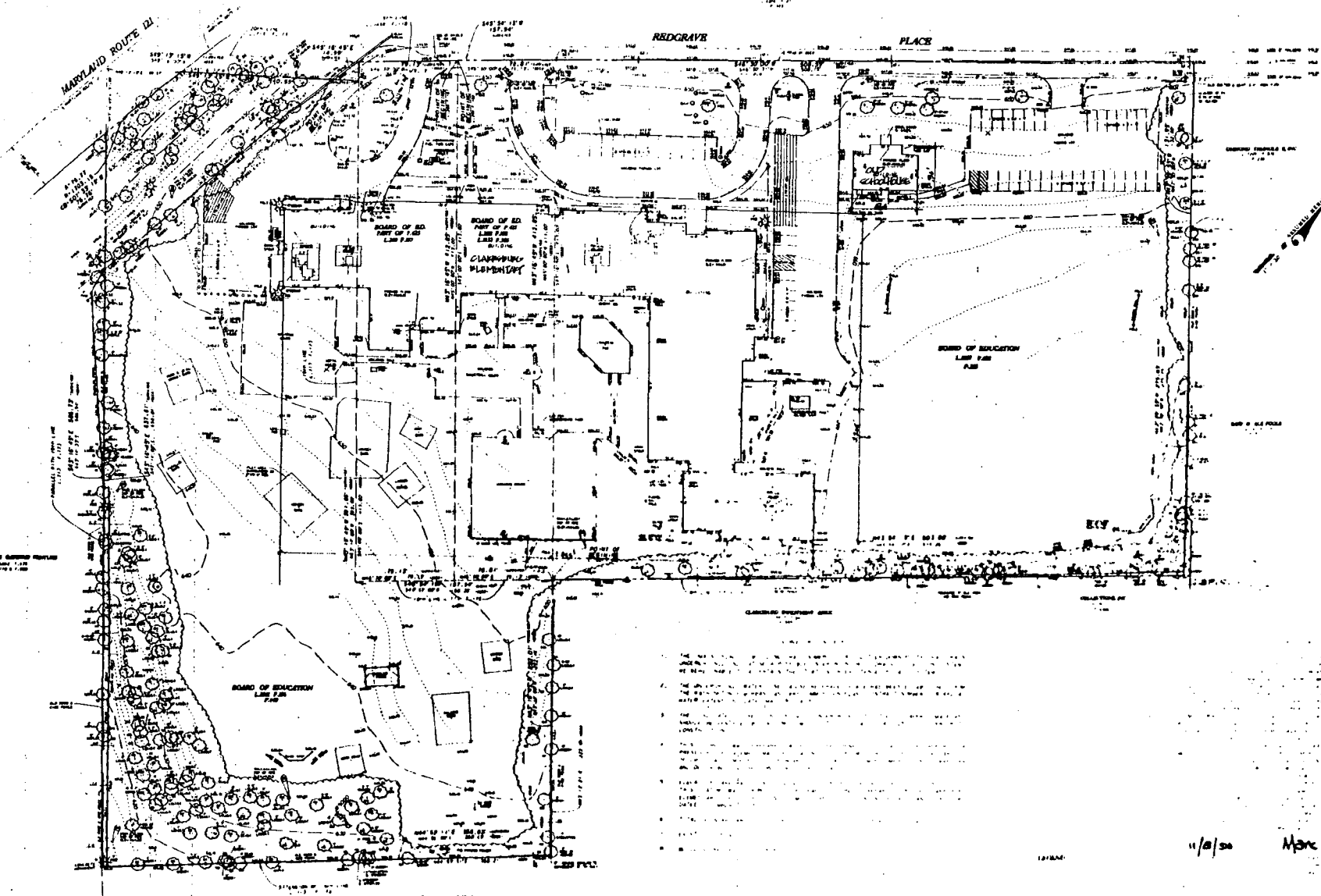
CLARKSBURG ELEM.
FRONT, PARTIAL NORTHWEST ELEV.



CLARKSBURG ELEM.
FRONT, PARTIAL NORTHWEST ELEV.



CLARKSBURG ELEM.
FRONT, PARTIAL NORTHWEST ELEV.



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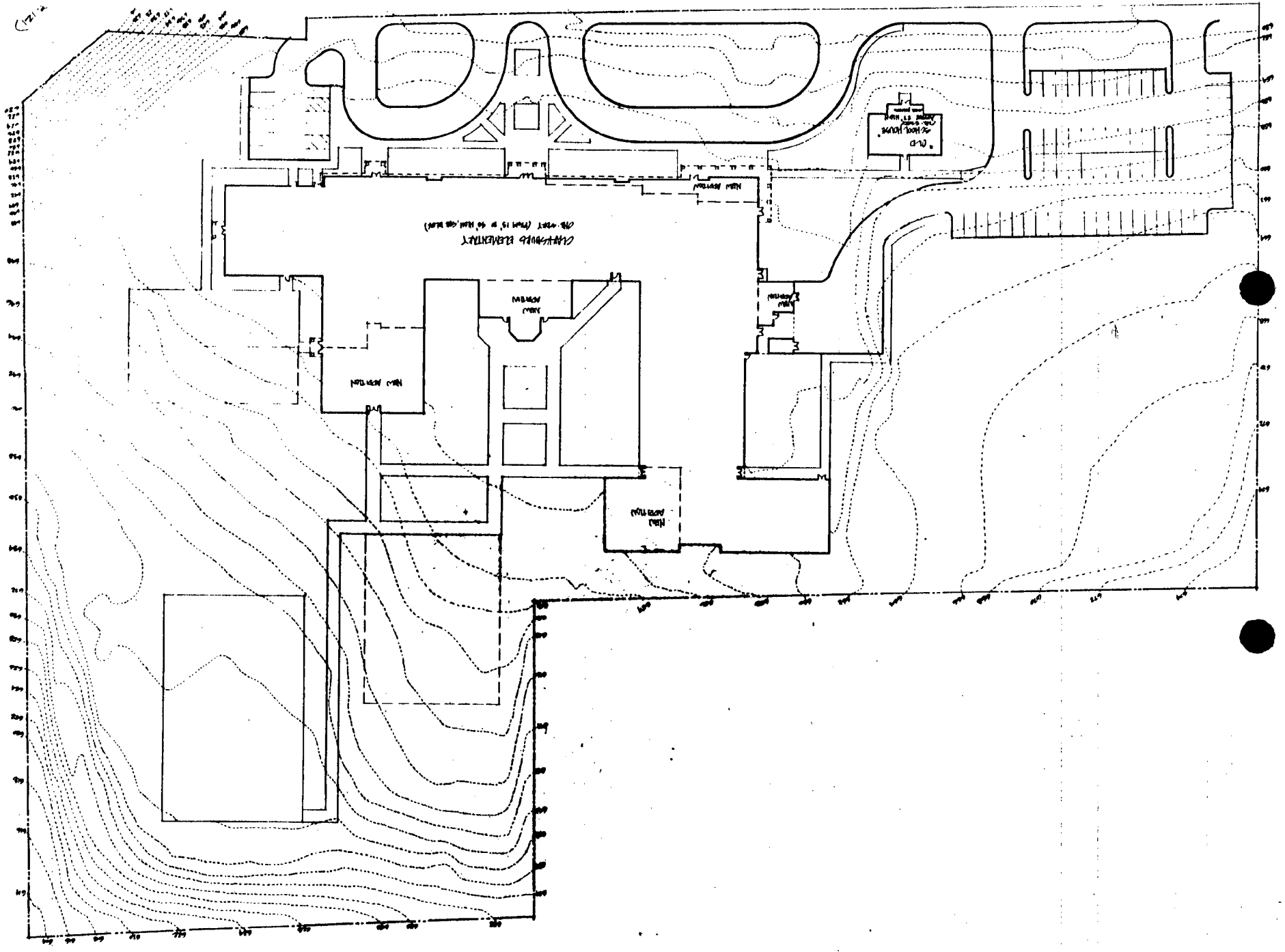
Max S. Chever

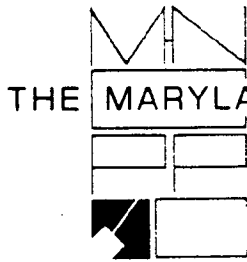
9202210085

PREPARED FOR
MONTGOMERY COUNTY BOARD OF EDUCATION

PREPARED BY
GREENHORNE & O'MARA
ROCKVILLE, MARYLAND

BOUNDARY AND TOPOGRAPHIC SURVEY
CLARKSBURG ELEMENTARY SCHOOL
BOARD OF EDUCATION
IND. ELECT. DISTRICT
MONTGOMERY COUNTY, MARYLAND





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

auginao

MEMORANDUM

TO: Interested Property Owners

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

DATE: 2.27.92

SUBJECT: Historic Preservation Commission Review of HAWP
Application

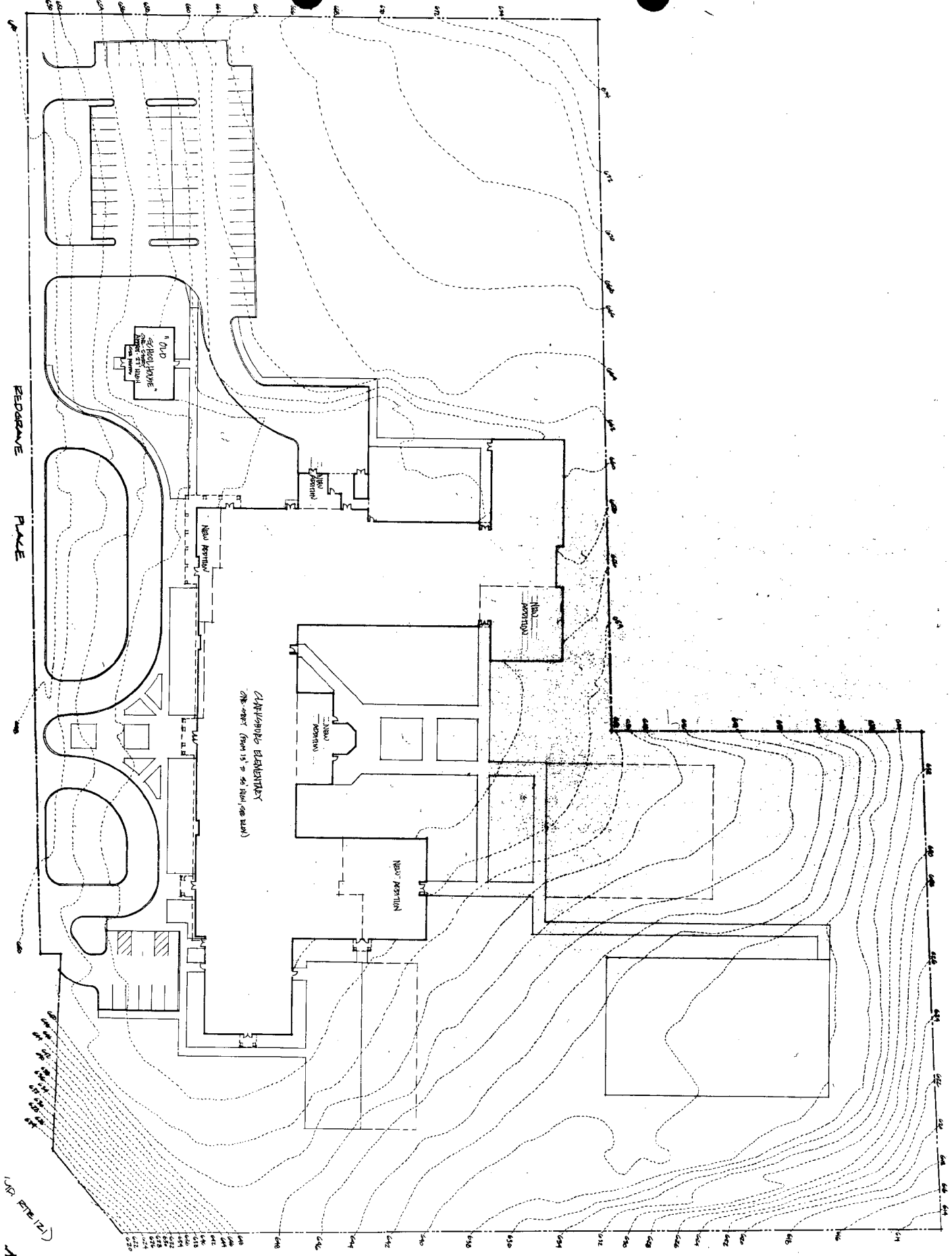
The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application on a property in your neighborhood. The application affects the property at 13550 Redgrouse Place, Clarkstown and briefly involves landscaping and ground

work at Clarkstown Elementary School
The complete HAWP application is available for inspection at the Maryland-National Capital Park and Planning Commission offices at 8787 Georgia Avenue, Silver Spring, Maryland, 20910.

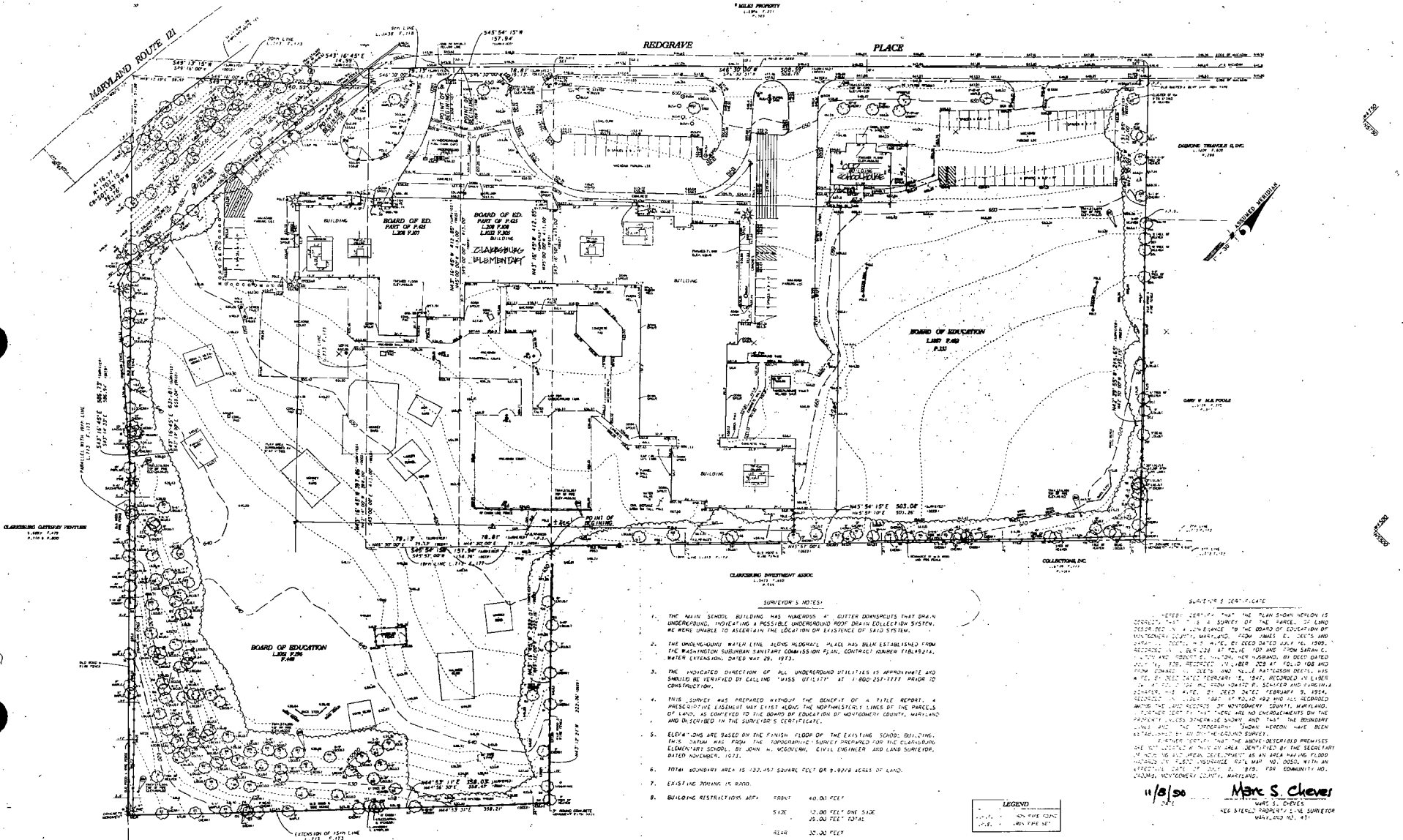
The Historic Preservation Commission will consider this HAWP application at their regular meeting on Wednesday, March 11, 1992. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue in Silver Spring. The meeting will begin at 7:30.

You are welcome to attend this meeting so that the Historic Preservation Commission can obtain your input on this issue. In addition, you can submit written comments to the Historic Preservation Commission at the address listed above. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

REDGRABE PLACE



(1/2" = 1' (12))



- SURVEYOR'S NOTES:
1. THE MAIN SCHOOL BUILDING HAS NUMEROUS UTILITY DOWNSPICTS THAT DRAIN UNDERGROUND, INDICATING A POSSIBLE UNDERGROUND ROOF DRAIN COLLECTION SYSTEM. WE WERE UNABLE TO ASCERTAIN THE LOCATION OR EXISTENCE OF SAID SYSTEM.
 2. THE UNDERGROUND WATER LINE ALONG REDGRAVE PLACE HAS BEEN ESTABLISHED FROM THE WASHINGTON SUBURBAN SANITARY COMMISSION PLAN, CONTRACT NUMBER F1819214, WATER EXTENSION, DATED MAY 29, 1973.
 3. THE INDICATED DIRECTION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BY CALLING "MISS UTILITY" AT 1-800-251-2222 PRIOR TO CONSTRUCTION.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A PRESCRIPTIVE EASEMENT MAY EXIST ALONG THE NORTHWESTERLY CORNER OF THE PARCELS OF LAND, AS CONVEYED TO THE BOARD OF EDUCATION BY MONTGOMERY COUNTY, MARYLAND AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.
 5. ELEVATIONS ARE BASED ON THE FINISH FLOOR OF THE EXISTING SCHOOL BUILDING. THIS DATUM WAS FROM THE TOPOGRAPHIC SURVEY PREPARED FOR THE CLARKSBURG ELEMENTARY SCHOOL BY JOHN W. MCGOWAN, CIVIL ENGINEER, AND LAND SURVEYOR, DATED NOVEMBER, 1972.
 6. TOTAL BOUNDARY AREA IS 222,957 SQUARE FEET OR 5.0779 ACRES OF LAND.
 7. EXISTING ZONING IS R-800.
 8. BUILDING RESTRICTIONS, ASP:

FRONT	40.00 FEET
SIDE	12.00 FEET ONE SIDE 25.00 FEET TOTAL
REAR	30.00 FEET

SURVEYOR'S CERTIFICATE

I, **Mark S. Chever**, do hereby certify that the plan shown hereon is correct, true and a true and correct copy of the original as shown to the Board of Education of Montgomery County, Maryland, from James E. Deets and Robert L. Deets, Jr. as aforesaid, by deed dated July 16, 1969, recorded in Book 226 at Folio 101 and from Sarah E. Deets and Robert L. Deets, her husband, by deed dated July 16, 1969, recorded in Book 226 at Folio 108 and from Edward L. Deets and Marie Paterson Deets, his wife, by deed dated February 9, 1962, recorded in Liber 115 at Folio 287 and from Charles P. Deets and Virginia Deets, his wife, by deed dated February 9, 1954, recorded in Liber 115 at Folio 287 and all hereon shown the land parcels of Montgomery County, Maryland, as described in said deeds, there are no encroachments on the parcels shown otherwise shown, and that the boundary lines and the proposed "ROAD" HEREON HAVE BEEN ESTABLISHED ACCORDING TO THE SURVEY.

I, **Mark S. Chever**, do hereby certify that the survey described hereon was made on the premises shown hereon and that the area identified by the Secretary of State as "ON THE CORNER" IS AN AREA HAVING FLOOD HAZARD AS SHOWN ON THE FLOOD HAZARD MAP NO. 0055, WITH AN EFFECTIVE DATE OF JULY 2, 1974, FOR COMMUNITY NO. 10, LOCAL GOVERNMENT COUNTY, MARYLAND.

11/8/90 **Mark S. Chever**
 SEE STATED PROPERTY LINE SURVEY FOR MONTGOMERY CO. #1

9202210085 SURVEY OF EXISTING CONDITIONS
 SITE, TOPOGRAPHY, TREES

PREPARED FOR:
MONTGOMERY COUNTY BOARD OF EDUCATION

NO.	REVISION	DATE	BY



PREPARED BY:
GREENHORNE & O'MARA
 ROCKVILLE, MARYLAND

BOUNDARY AND TOPOGRAPHIC SURVEY
CLARKSBURG ELEMENTARY SCHOOL
 BOARD OF EDUCATION
 2ND DISTRICT
 MONTGOMERY COUNTY, MARYLAND

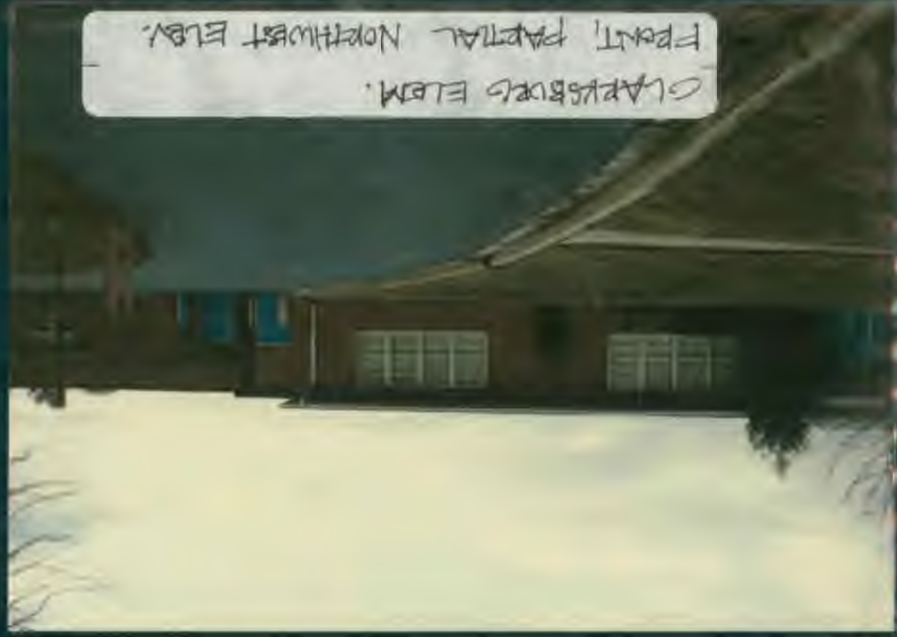
DATE: 8 NOV. 90	SCALE: 1" = 30'
DRAWN BY: J. FRANKS	CHECKED BY: J. FRANKS
OFFICE: CLARKSBURG	FILE NO.: R-2664-W
DATE: 11/8/90	BY: M.S.C.



CLAPPSBURG ELEM.
FRONT, PARTIAL NORTHWEST ELEV.



CLAPPSBURG ELEM.
FRONT, PARTIAL NORTHWEST ELEV.



CLAPPSBURG ELEM.
FRONT, PARTIAL NORTHWEST ELEV.



CLAPPSBURG ELEMENTARY
NORTHEAST ELEVATION

CLAPPSBURG ELEMENTARY SCHOOL
BOWIE - SPIDLEY ARCH. #91027

Pratt File
ARCHIVAL PRESERVERS
STYLE 35-BF

CLARKSBURG ELEMENTARY SCHOOL
CLARKSBURG, W. VA. 26302

CLARKSBURG
CLARKSBURG, W. VA. 26302

CLARKSBURG ELEM. BOWIE-GRIDLEY ARCH.

CLARKSBURG ELEM.

CLARKSBURG ELEM.

CLARKSBURG ELEM.



"OLD SCHOOLHOUSE"
SIDE, NORTHEAST ELEVATION



"OLD SCHOOLHOUSE"
FRONT, NORTHWEST ELEVATION

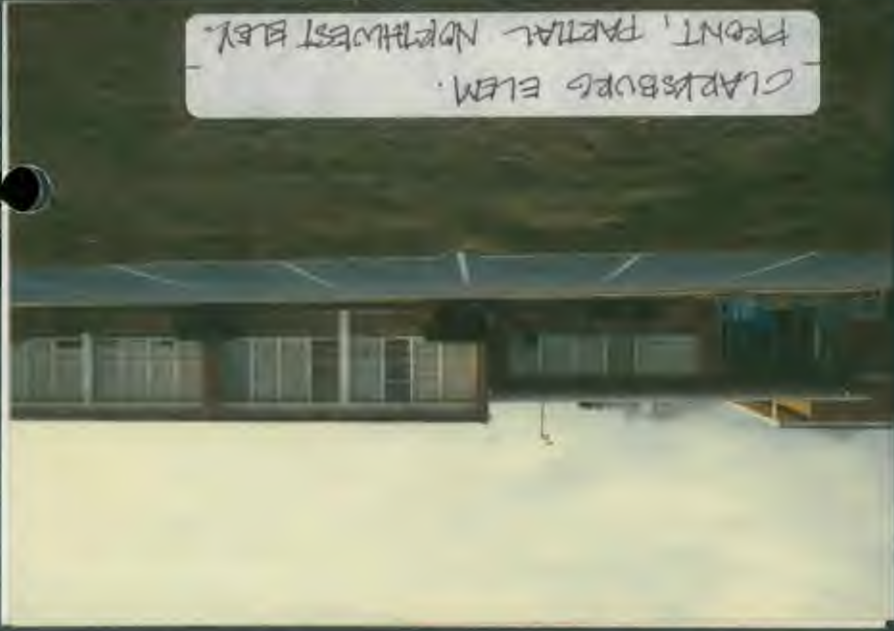


"OLD SCHOOLHOUSE"
REAR, SOUTHEAST ELEVATION



"OLD SCHOOLHOUSE"
SOUTHWEST ELEVATION

CLARKSBURG ELEMENTARY SCHOOL
Douglas Spidley Arch. # 91027



CLARKSBURG ELEM.
FRONT, PARTIAL NORTHWEST EASY.



CLARKSBURG ELEMENTARY
FRONT, PARTIAL NORTHWEST EASY.



"OLD SCHOOLHOUSE"
CLARKSBURG ELEM. BEYOND



"OLD SCHOOLHOUSE" &
NORTHEAST PART OF ELEM. SCH.