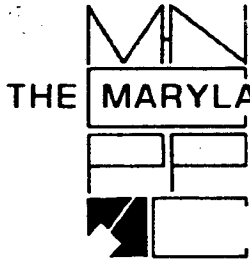


13/10-93A 23329 Frederick Road
Clarksburg Historic District

Jeff Gross -

concerns w/ staff

7/24 - 8.16.93



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: 8.19.93

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

 Approved Denied

 + Approved with Conditions: gray or silver-colored metal roof

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Rudden

Address: 23329 Frederic Road, Charlesburg



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 27316

NAME OF PROPERTY OWNER ARIL I RUDDEN TELEPHONE NO. 301 972-2059
(Contract/Purchaser) (Include Area Code)

ADDRESS 23329 FREDERICK RD CLARKSBURG MD 20871 ZIP

CONTRACTOR CLASSIC HOME BUILDERS INC TELEPHONE NO. _____

PLANS PREPARED BY N/A CONTRACTOR REGISTRATION NUMBER 10050 TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 23329 Street FREDERICK RD P.O. Box 230

Town/City CLARKSBURG Election District 02

Nearest Cross Street REINGRAVE PLACE

Lot _____ Block _____ Subdivision MONKEYWORTH

Liber 635 Folio 520 Parcel 176

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|------------|-----------------------|----------|---------------------------------|------|---------------|-------|-------------|-------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | Revocable | | Fence/Wall (complete Section 4) | | | Other | <u>Roof</u> | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 5000.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC ED. CO.
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/AOOITIONS

- 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.

Aril I. Rudden Signature of owner or authorized agent (agent must have signature notarized on back) Date 7.0.93

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert S. Randall Date 8.18.93

APPLICATION/PERMIT NO: 200710007 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP COOE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 23329 Frederick Road	Meeting Date: 8/18/93
Resource: Clarksburg Historic District	Review: HAWP/Alteration
Case Number: 13/10-93A	Tax Credit: Yes
Public Notice: 8/4/93	Report Date: 8/11/93
Applicant: Aric L. Rudden	Staff: Nancy Witherell
PROPOSAL: Replace roof, install gutter	RECOMMEND: Approve with Conditions

The application concerns the Clarksburg Grocery, a contributing structure in the Clarksburg Historic District. The early 20th-century frame building is clad with tin stamped to look like rusticated concrete block. The roof, thought to be original, is corrugated metal. It is in poor condition, however, and has been patched and repaired. The application proposes replacing it with a heavy asphalt shingle roof. The application also proposes the installation of a wood fascia and soffit so that an aluminum half-round gutter can be attached.

STAFF DISCUSSION

The applicant, in discussion with the staff, has suggested that the application be amended to propose: 1) that a non-corrugated metal roof be installed; and 2) that the gutter be hung from straps rather than from a new fascia and soffit.

The staff would prefer that the original roof material be maintained. The use of an asphalt-shingled roof on this commercial building would be inconsistent with its style and type and would change the original character of the building. The applicant has a strong dislike of corrugated metal, however, and would like to replace it with another type of roof. The staff recommends that a commercial metal roof, even if not corrugated, would be an acceptable replacement.

In the staff's judgment, hanging the gutters directly from straps (without constructing a wooden fascia and soffit) is a better solution because it maintains the commercial and material character of the store and its original roof construction.

STAFF RECOMMENDATION

Provided the application is amended by the below-stated conditions, the staff recommends that the HPC find the application consistent with the purposes of Chapter 24A, particularly 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 Standard #2:

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

Conditions:

1. The corrugated metal roof will be replaced with a commercial-grade seamed metal roof.
2. Half-round gutters will be hung from straps. A fascia and soffit will not be constructed.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 27316

NAME OF PROPERTY OWNER ARIL L. RUDDEN TELEPHONE NO. 301 972-2059
(Contract/Purchaser) (Include Area Code)

ADDRESS 23329 FREDERICK RD. CLARKSBURG, MD. 20871
CITY STATE ZIP

CONTRACTOR CLASSIC HOME BUILDERS INC. TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER 15958

PLANS PREPARED BY N/A TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 23329 Street FREDERICK RD. P.O. Box 236

Town/City CLARKSBURG Election District 02

Nearest Cross Street REDGRAVE PLACE

Lot 6635 Block 526 Subdivision MONEYSWORTH

Liber 6635 Folio 526 Parcel 176

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other ROOF

1B. CONSTRUCTION COSTS ESTIMATE \$ 5000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. 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.

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:

THE CLARKSBURG GROCERY BUILT APPROXIMATELY 1923
IS LOCATED IN THE CLARKSBURG HISTORIC DISTRICT.
THE STORE IS A SMALL ONE STORY BUILDING
WITH A CORRUGATED METAL ROOF.

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

- 1) REMOVE METAL ROOF AND REPLACE WITH HEAVY ASPHALT
TEXTURED SHINGLES.
- 2) ADD FACIA A SOFFIT SO A CUTTER CAN BE
ATTACHED. CUTTER TO BE ALUM. HALF ROUND TYPE
WITH WHITE FINISH.

THE NEW ROOF WILL ENHANCE THE STORES LOOK.
MOST STRUCTURES ALREADY HAVE ASPHALT SHINGLE ROOFS.
THIS PROJECT WILL BE AN ASSET TO THE
CLARKSBURG HISTORIC DISTRICT.

(2)

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:

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

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

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 MR & MRS BERT RANDALL
 Address 23340 FREDERICK ROAD
 City/Zip CLARKSBURG, MD. 20871
2. Name Mrs. JANET WELLS
 Address 23330 FREDERICK ROAD
 City/Zip CLARKSBURG, MD. 20871

3. Name MR. BILL WATKINS
Address P.O. Box 34 - 23314 FREDERICK RD.
City/Zip CLARKSBURG, MD. 20871
4. Name POSTMASTER CLARKSBURG
Address 23321 FREDERICK RD.
City/Zip CLARKSBURG, MD. 20871
5. Name MRS. ANITA ASHLEY
Address 23346 FREDERICK RD P.O. Box 3983
City/Zip CLARKSBURG, MD. 20871
6. Name MR. & MRS. GARY POOLE
Address P.O. Box 74
City/Zip CLARKSBURG, MD. 20871
7. Name MR. BRIAN MULLER
Address 23350 FREDERICK RD.
City/Zip CLARKSBURG, MD. 20871
8. Name SUMNER REALTY - MR. STEVE KLEBANOFF
Address 3201 NEW MEXICO AVE N.W. SUITE 205
City/Zip WASHINGTON, D.C. 20016

1757E

7-28-93

TAX

NORTH

S 87° 34' 15" E (D)
24.75

Pipe Found N 86° 12' 30" W - 231.00 (D)

Clearout

N 01° 07' 30" W - 8.15 (D)

S 62° 2' W - 103.12 (D)

Pipe Found

TRIP. SEPTIC TANK
Zone: R. 200

S 81° 06' 04" E
90.58

Man. Found

PL.

TAX PARCEL 176
L. 6635 - F. 520 AC.
37.719 ± of 0.820 AC.
901 Aric Rudder

Ex. House

S 41° 36' E
(D)

N 46° E - 41.25
182.52 (D)

Existing
Garage
Store

ADJUSTERS
N 46° 24' E

TAX P. 203
L. 6635
F. 520 AC.
37.719 ±

EXISTING PUMPS

FREDERICK

Man. Found

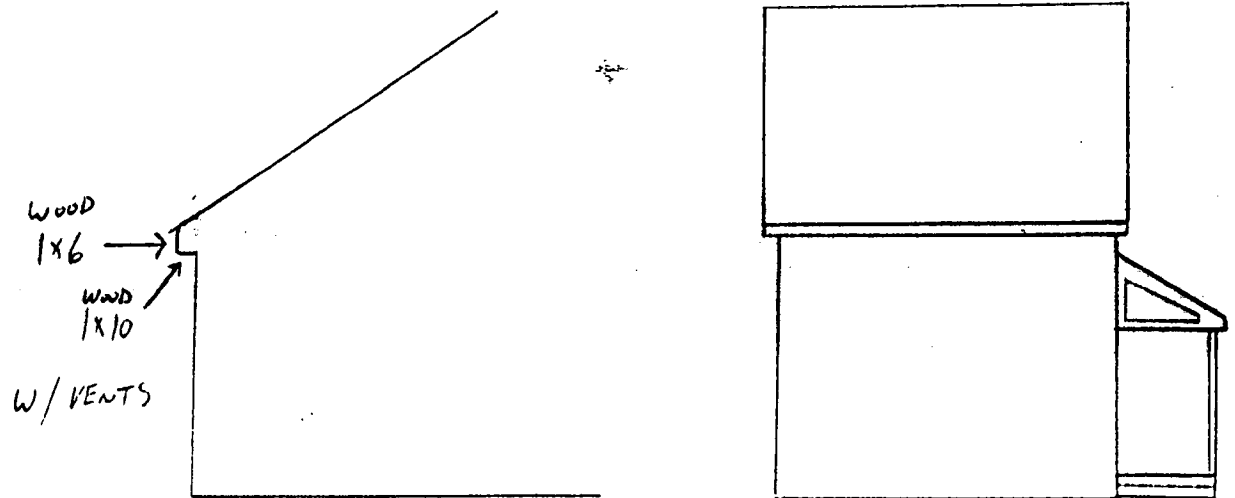
(6)

CLARGO, INC. T/A CLARKSBURG GROCERY

23329 Frederick Road • P.O. Box 236 • Clarksburg, Maryland 20871-0236 • 301-972-2059

7-28-93

CUTTER DETAIL :



CLARGO, INC. T/A CLARKSBURG GROCERY

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PAGE 1



SOUTH
SIDE



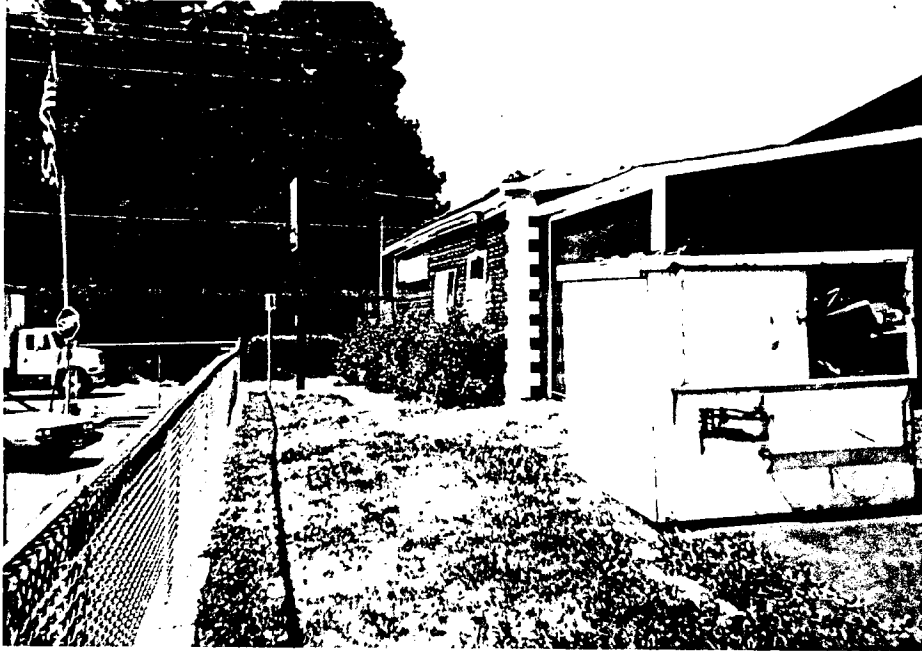
WEST
SIDE

8

CLARGO, INC. T/A CLARKSBURG GROCERY

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PAGE 2



EAST
CORNER



NORTH
SIDE

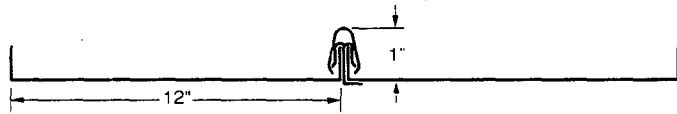
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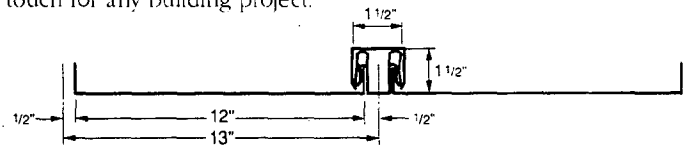
MEDALLION™

The MEDALLION™ I & II architectural panels from McElroy Metal are standing seam roof panels with snap-on battens. The availability of two distinct batten styles, in either narrow or wide profile, provides the architect or builder with the maximum design flexibility needed for today's contemporary building projects.

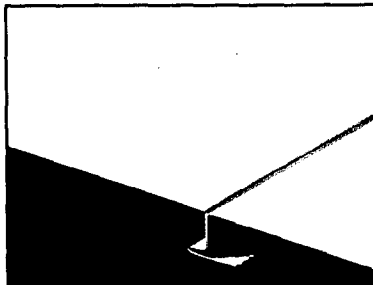
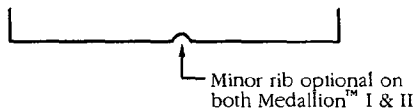
Both MEDALLION™ I & II feature ease of installation, with no roof penetrations and no special seaming tools required. Available in a wide variety of attractive McElroy Premium colors (Kynar 500). MEDALLION™ I & II architectural panels truly represent the crowning touch for any building project.



MEDALLION™ I



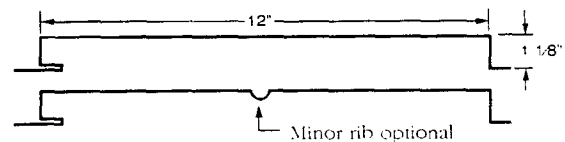
MEDALLION™ II



MARQUEE™

The MARQUEE™ architectural panel is a mansard fascia or liner type of panel that utilizes an interlocking panel system and concealed fasteners. The MARQUEE™ panel enables an architect or builder to take advantage of a flat surface area. Large wall expanses or even subtle overhangs are transformed into beautiful additions that finish out any building project.

The simplicity of the MARQUEE™ panel is epitomized in the interlocking panel connections in which no clips or seaming tools are required.



LOAD TABLES*

SECTION PROPERTIES										ALLOWABLE LOADS (PSF)*																
Panel Gauge	Weight PSF	Fy KSI	TOP IN COMPRESSION			BOTTOM IN COMPRESSION			WIND LOAD AWAY FROM SUPPORT						WIND LOAD TOWARD SUPPORT						DEFLECTION (IN)					
			Ix IN. ⁴	Se IN. ³	Ma KIP FT	Ix IN. ⁴	Se IN. ³	Ma KIP FT	3'	4'	5'	6'	7'	8'	3'	4'	5'	6'	7'	8'	3'	4'	5'	6'	7'	8'
24	1.35	50	.022	.034	1.014	.038	.040	1.203	148	84	53	37	27	20	125	70	45	31	23	18	.12	.21	.33	.48	.65	.80

*SEE LOAD TABLE NOTES, PAGE 6

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WEST
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EAST
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