

28/32-95A 204 Heil Road  
Hopkins-Frey House

8

3

Pat -

all info is

in the original ←

Subdivision

application. No one

has moved -

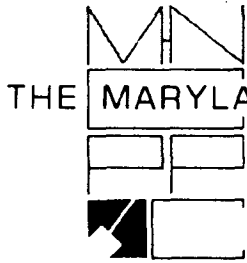
R

Sue-

Please add the H/13/95  
subdivision plan dwg.  
from 2nd floor #1-94062  
Subdivision Plan file.

1. Mail original to owner
2. Copy to ~~engineer~~ all neighbors
3. Copy + file to me.

Thanks. Pat.



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

March 25, 1995

Thomas F. & Nancy L. Albrecht  
204 Heil Road  
Silver Spring, Maryland 20905

Dear Mr. & Mrs. Albrecht:

This letter is simply to advise you that your property, located at 204 Heil Road is listed on the Locational Atlas and is designated as Master Plan Site #28/32, the Hopkins-Frey House. The Master Plan Site is 2.04 acres. In accordance with Chapter 24A-6 of the Montgomery County Code, an approved historic area work permit (HAWP) is required for work on property containing a historic resource before any construction or alterations of the exterior features of the site can take place.

It has come to our attention that the Historic Preservation Commission (HPC) has not reviewed the subdivision of your parcel. But please keep in mind that all exterior changes must be reviewed by the HPC through the filing of a HAWP prior to the issuance of a building permit.

Notification of the requirement to review any exterior alteration, which would include the construction of a new single-family dwelling as well as any other exterior changes to this property, has been forwarded to the Department of Environmental Protection (DEP).

If you have any questions, please call me at (301)495-4570.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Parker".

Patricia E. Hayes Parker  
Historic Preservation Planner



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

June 8, 1995

Mr. & Mrs. Thomas F. Albrecht  
204 Heil Road  
Silver Spring, Maryland 20905

Dear Mr. & Mrs. Albrecht:

The Historic Preservation Commission met on April 29, 1995 and reviewed your proposal to reduce the environmental setting of Master Plan Site #28/32, the Hopkins-Frey House in Silver Spring. The HPC considered your proposal and decided that the environmental setting should not be reduced. It should remain unchanged at the existing 2.04 acres.

This decision means that the existing house, vacant lot and subsequent improvements are subject to HPC review and approval. This information should be disclosed to all interested parties. If a new buyer were to be interested in making improvements to the vacant lot, an approved Historic Area Work Permit would be necessary.

If you have any questions, please call me at (301)495-4570.

Sincerely,  
*Patricia Parker*  
Patricia E. Hayes Parker  
Preservation Planner

HISTORIC PRESERVATION COMMISSION

Walter Booth, Chairperson  
Joseph B. Brenneman, Vice-Chair  
Paula F. Bienefeld  
George Kousoulas  
Martha Lanigan  
Thomas L. Trumble  
Albert Randall  
Gregg Clemmer

Staff: Gwen Marcus, Historic Preservation Coordinator  
Bill Bushong, Clare Lise Cavicchi,  
Pat Parker, Robin Ziek - Historic Preservation Planners  
(301)495-4570 FAX: 495-1307

*Per request:*

Post-it™ Fax Note	7671	Date	4/27/95	# of pages	▶
To	Tom Atbrecht	From	Pat Parker		
Co./Dept.		Co.	MNCPPC		
Phone #	(302) 514-5947	Phone #	(301) 495-4730		
Fax #	(202) 616-2421	Fax #	(301) 495-1307		

Elbert Rees  
1984

Local Historical Atlas.

Historic Preservation Commission Hearing  
April 26, 1995  
Hopkins-Frey House - Sub-division

Statement of owners: Thomas and Nancy Albrecht

• Background -- We have owned the subject property for nearly 21 years. At the time of purchase, June 1974, the HPC was in the early stages of its development. The initial version of the Montgomery County Atlas of Historic Properties (which omitted a number of historic properties, including the subject) had recently been completed through the efforts of volunteers and summer interns, there were no permanent staff assigned to the HPC, and the importance of preserving historic properties in the county was quite controversial and not widely accepted.

We learned that our property was historic when we petitioned to continue the agricultural assessment of the property, shortly after we purchased it.

We subsequently inquired about the procedures for designation of historic properties, conducted the historical research, prepared the necessary documentation, presented the materials for approval by the HPC and the Hopkins-Frey House was eventually designated as an historic property.

We obtained an historic loan to renovate the exterior of the property through the county's Community Development Grant Program, which required the deeding of an historic easement to the county. At the time of executing this easement, we discussed a number of options with regard to the scope of the easement, ranging from the house and 1/2 acre to the house and the entire 2+ acre parcel. Because we intended to keep horses and to maintain agricultural usage for the entire parcel, our preference was to include the entire parcel within the scope of the easement. We recognized that the property would not remain "agricultural" indefinitely.

Prior to settlement, we inquired about the feasibility of limiting the scope of this easement at some point in the future and were assured by the county representative that this would not pose a problem. He pointed out that it was the Hopkins-Frey house that was historically significant and that the acreage that we had purchased with the house was no more historic than the acreage that adjoined the property on either side or, for that matter, any other acreage in Montgomery County. Any piece of undeveloped property is no more --or no less -- historic than any other undeveloped property.

Other issues:

1. We contacted HPC prior to initiating the subdivision process to be assured that the historic designation of the 2 acres could be reduced. We were told that this was in fact possible but they would have to look at the plan.

2. In filling out the Pre-preliminary Subdivision Plan application we answered "yes" to being identified as an historic site. (see attachment)
3. Our subdivision plan took into consideration maintaining the historic site and we did not ask for 2 additional lots just one.
4. Since our subdivision was approved over a year ago, we were surprised to receive this information from HPC so long after the fact.
5. We feel that the HPC restrictions on the lot imposes an unfair burden and expense on us.
6. We spent thousands of dollars meeting the Montgomery County requirements for subdivision including a Forest Conservation plan. During the subdivision review would have been an excellent time to suggest trees along the border behind the barn.
7. The land for the lot should not remain historic or be in any way restricted by HPC since you can only partially see the lot from an upstairs back bedroom window not from the street at all.
8. It seems absurd to have the land historic with a new house built on it.
9. After considerable expense to us, to have added restrictions imposed on the subdivision will only inhibit our ability to sell the lot.
10. For over 20 years we maintained our 2 acre parcel in an area that is predominantly 1/3 to 1/2 acre lots.
11. We question HPCs right to impose these restrictions after approval has been made.
12. The house is presently under contract to be sold before the end of May.





## HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Nancy Albrecht, Owner (involves  
the Hopkins-Frey House,  
Master Plan Site #28/32)

DATE: April 19, 1995

CASE NUMBER: N/A

TYPE OF REVIEW: Reduction of the  
Environmental Setting

PREPARED BY: Patricia Parker

ADDRESS: 204 Heil Road  
Silver Spring, Md.

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### BACKGROUND:

This proposal is to request HPC approval to reduce the environmental setting of Master Plan Site #28/32, the Hopkins-Frey House in Silver Spring. The applicant proposes to subdivide the 2.04 acre site to create two lots. The Master Plan Site would be reduced to 1.140 acres (Lot 2) and a smaller property (Lot 1) would contain slightly less than 1 acre (.900 acres) and have a panhandle configuration.

A subdivision proposal, #1-94062, Snowden's Manor Enlarged, was reviewed by staff on March 1, 1994. At that time, staff review indicated that the proposal would not involve any identified historic resources. Subsequently, it has come to staff's attention that this review was erroneous. Staff then proceeded to contact the property owner, indicating that HPC review had not taken place and would be required. DEP was notified that the new lot, in addition to 204 Heil Road would require HPC review. (See attached memo)

The Hopkins-Frey House, constructed prior to 1865, is a three section frame two and one-half story farmhouse with fieldstone foundation and later kitchen block addition. The main block was built for Mrs. D. Hopkins on a 123 acre parcel owned by the Hopkins brothers and their wives. In the late 1880's the property was sold to John A. Frey. A kitchen addition was added and then the property was transferred several times until Nancy and Thomas Albrecht, the current owners, purchased it in 1974.

The property contains several large tree specimens (see attached plan), the frame farmhouse a shed and a stable. The property is zoned R-200 (allowable density of one single-family detached dwelling per 20,000 square feet) with principal entrance from Heil Road.

### DISCUSSION:

This subdivision proposal requests the HPC to:

1) reduce the environmental setting from 2.04 acres to 1.140 acres for the Hopkins-Frey House;

- 2) Comment on the appropriateness of the proposal and its impact on the historic site;  
and  
3) address issues of access.

Issue One: Reduction of the Environmental Setting

Staff understands that approval of the subdivision has taken place. However, staff feels that the HPC should retain review of the entire parcel of 2.04 acres. The applicant does state that zoning would permit three lots instead of two as proposed. Staff agrees with the applicant that two lots is less intrusive. Further, a new road would be constructed opposite of the Hopkins-Frey House - and new construction, as proposed, would be situated more to the rear of the two acre lot.

However, staff feels that the HPC should retain review to address siting, size, mass and other historic preservation issues because the historic property, according to the subdivision proposal, will experience substantial change. Staff feels that the environmental setting should remain unchanged - 2.04 acres.

Issue Two: Impact of the Subdivision on the Historic Site

Staff agrees with the applicant that if new construction is to take place, it should be situated to the rear and somewhat removed from the main house. Further, that a heterogeneous buffer of deciduous and evergreen plantings should be placed parallel to the west property line, commencing at the front property line and culminating just beyond the rear wall of the stable.

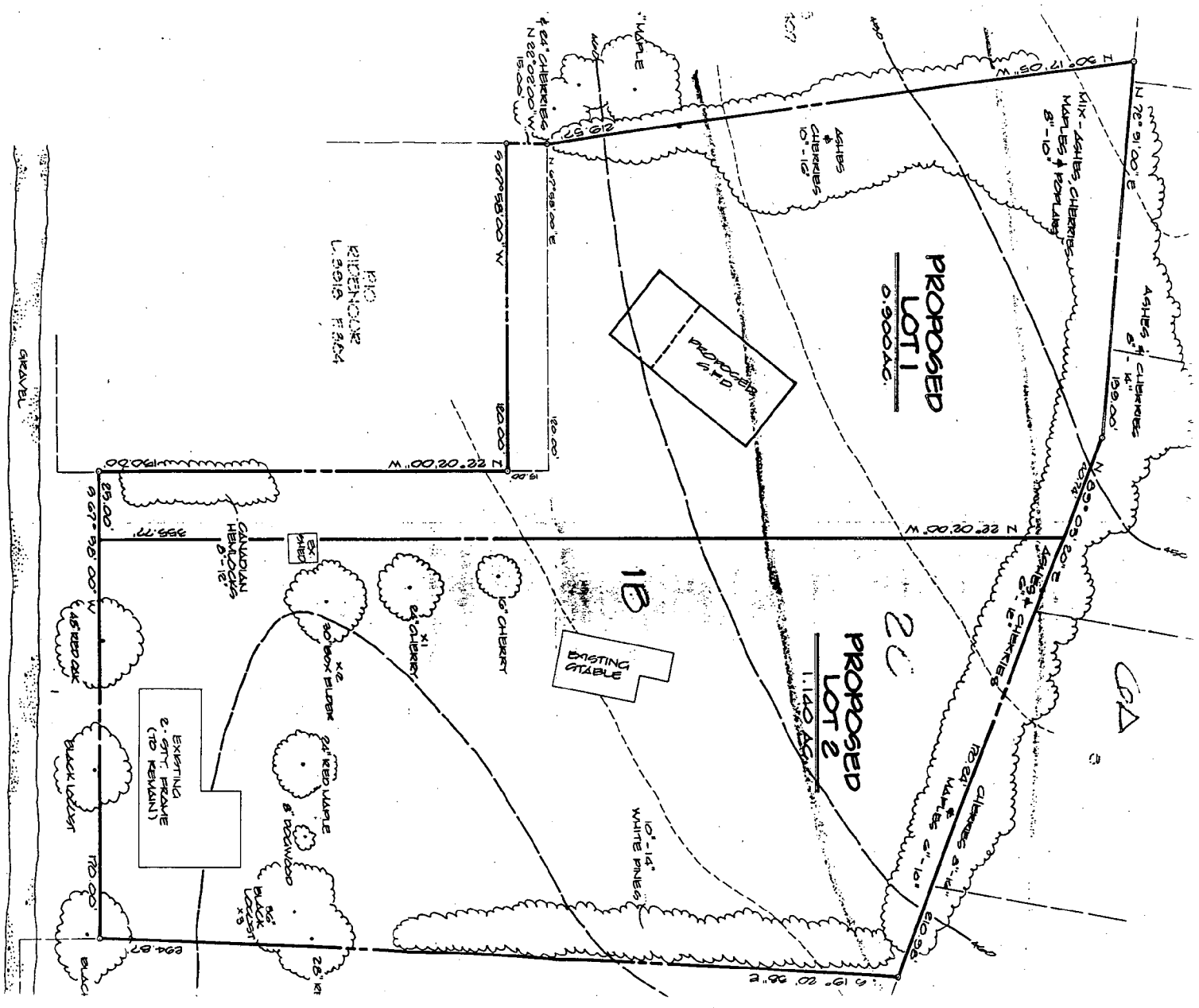
Issue Three: Access

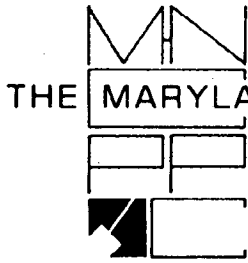
Lot 1, as proposed would require the construction of a new entrance road to service the single-family dwelling. This roadway should be buffered from the historic house to mitigate disturbance.

STAFF RECOMMENDATION:

Based on the issues discussed above, staff recommends approval of this subdivision plan with the following conditions:

- o The environmental setting should **not be reduced**. It should remain as 2.04 acres.
- o Tree loss, as a result of road construction, should be minimized.
- o A heterogeneous landscape buffer should be planted parallel to the west property line from Heil Road continuing past the rear wall of the stable for purposes of screening.





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

March 28, 1995

MEMORANDUM

TO: Mary Quattro, Permits Section  
Division of Development Services and Regulation  
Department of Environmental Protection

FROM: Gwen Marcus<sup>DDZ</sup>, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Building Permit Applications at 3 West Melrose Street,  
Chevy Chase and at 202 Heil Road, Silver Spring

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The purpose of this memo is to confirm that building permit applications on the above addresses will require review by historic preservation staff.

1. 3 West Melrose Street is within the potential Chevy Chase Historic District as identified on the Locational Atlas. A subdivision of an existing parcel is necessary before construction is possible at this address, and review by the preservation staff of building permit applications on this property is required.
2. 202 Heil Street is a new address at an approved subdivision of the Hopkins-Frey House at 204 Heil Street, a Master Plan Site (#28/32). Since there was no amendment of the environmental setting of the Master Plan site (2.04 acres) at the time the subdivision was approved, construction upon all of the property must meet the requirements of HPC review. Thus, HPC review of new construction at the 202 Heil Street property is required.

*Reduction  
of environmental  
setting.*

March 30, 1995

Patricia E. Hayes Parker  
Historic Preservation Planner  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Ms. Hayes:

I received your letter and was surprised to discover that when we subdivided our property the HPC did not review the plan and approve reducing the setting for our historic house. We checked the appropriate box indicating that this was an historic site and assumed that HPC had in fact reviewed the plan. We would like to request that the environmental setting be reduced to 1.2 acres and would like to be on the agenda for the April 26 meeting to have HPC review this proposal.

We took care in our subdivision plan to minimize the impact on the historic house and environment and wish to reduce any burden to a future owner of the lot. Of the 2.04 acres we could have asked to have two 1/2 acre lots instead of one panhandle lot. We chose not to do this in order to preserve the historic setting.

I called and talked to Robin Zeke and she recommended that I write and request being on the next HPC agenda.

I hope to hear from you soon.

Sincerely,

*Nancy Albrecht*

Nancy Albrecht

(301) 384-1278

*4/12/95  
Pass  
I've called her for  
neighbors + confronting  
prop. - mms.  
RDZ*

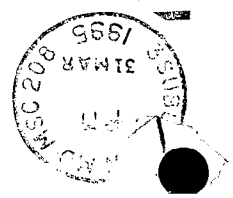
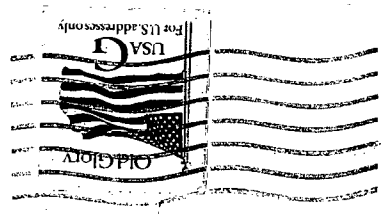
*Hopkins-Frey House 204 Hill Rd # 28/32 Master Plan*

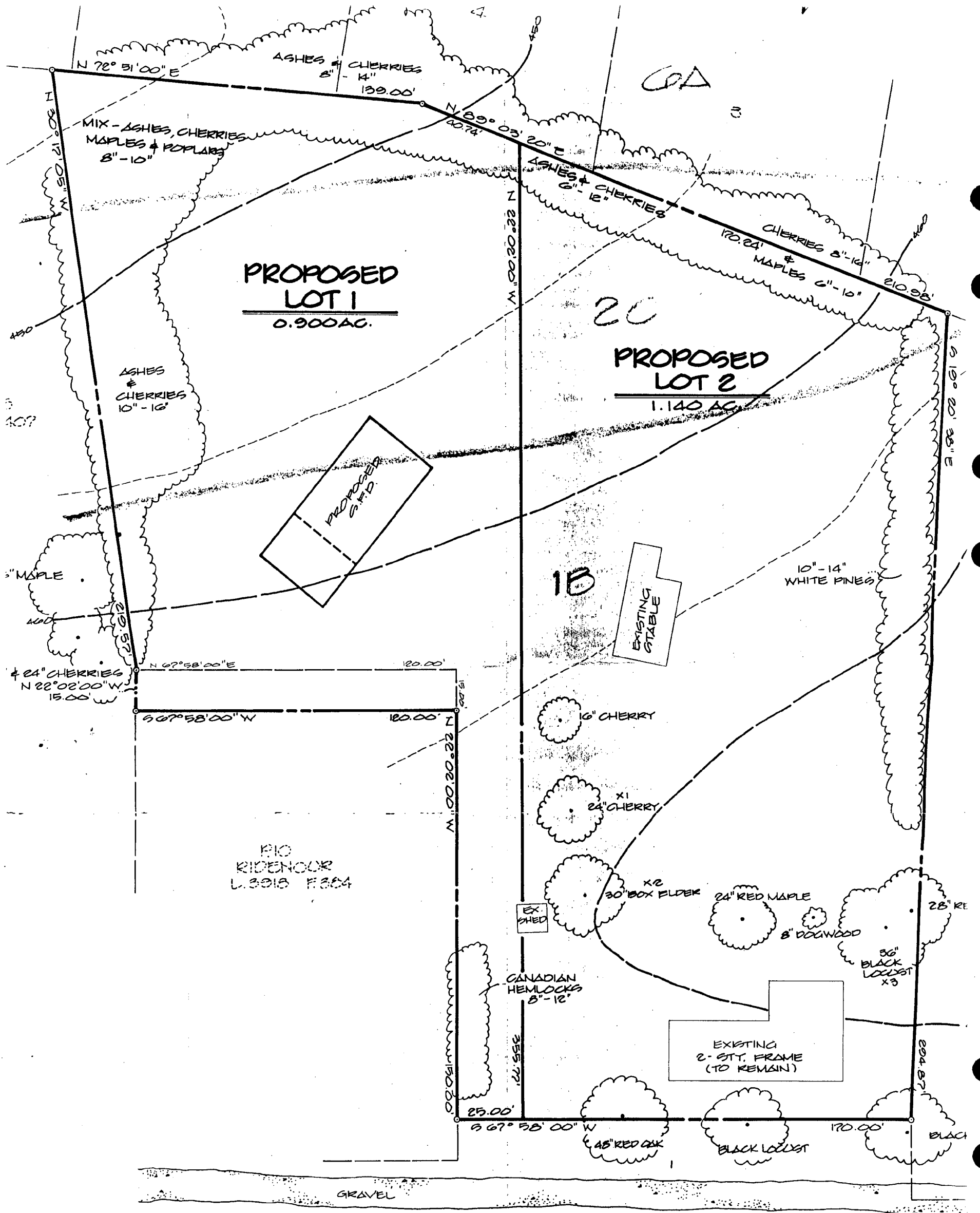


POSTNET 040195 0501 ISS 0001

Patricia Hays Parker  
Historic Preservation Planner  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Johnson, Bassin & Shaw, Inc.  
~~8630 Fenton Street, 12th Floor~~  
~~Silver Spring, Maryland 20910-3803~~  
Abigail  
204 Hart Rd  
Silver Spring, MD  
20905

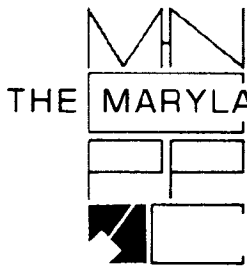




# HEIL ROAD

- SPECIMEN LIST :**
- X1 CHERRY , 24"
  - X2 BOXELDER , 30"
  - X3 BLACK LOCUST , 36"





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

April 12, 1995

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, April 26, 1995, in order to evaluate the proposed reduction of the environmental setting for Master Plan Site #28/32, the Hopkins-Frey House, located at 204 Heil Road in Silver Spring. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request, and subsequent to the subdivision of your property which created two separate lots. The Historic Preservation Commission will review the proposal for a reduced environmental setting as it impacts the historic site.

As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the Historic Preservation Commission at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

*Patricia Parker*

Patricia Parker  
Historic Preservation  
Planner

Enclosure

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
495-4570

WEDNESDAY  
APRIL 26, 1995

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MRO AUDITORIUM  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20910

**PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium
  - A. Mary Louise Muldoon, for an in-ground pool at 18515 Beallsville Road, Poolesville (HPC Case No. 17/20-95A) (Wallace Poole House Site)
  - B. Coleen & Neal Wilson, for alterations at 3710 Washington Street, Kensington (HPC Case No. 31/6-95E) (Kensington Historic District)
  - C. Francis Phipps, for demolition/construction at 7210 Holly Avenue, Takoma Park (HPC Case No. 37/3-95M) (Takoma Park Historic District)
  - D. Mammet/Jaralyn Hough, for addition/alteration at 20320 Buck Lodge Road, Boyds (HPC Case No. 18/40-95A) (Darby Miller House & Mill Site)
  - E. Kenneth Schaner and Julia Wright, for demolition & new construction at 14 West Lenox Street, Chevy Chase (HPC Case No. 35/13-95A) (Chevy Chase Village Historic District - Phase One)

(OVER)

III. SUBDIVISION - 9:00 p.m.

- A. #1-87207, B.F. Gilberts Subdv of Tk Pk - is located within Master Plan Site #37/3, the Takoma Park Historic District.

IV. REDUCTION OF ENVIRONMENTAL SETTING - 9:30 p.m.

- A. Request by owner - Nancy Albrecht - to reduce the environmental setting for Master Plan Site #28/32, the Hopkins-Frey House, at 204 Heil Road, Silver Spring.

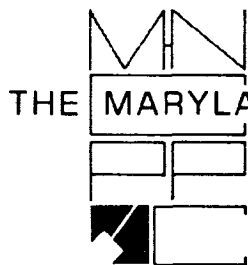
V. MINUTES

- A. March 22, 1995

VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT



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

April 12, 1995

Dear Interested Party:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, April 26, 1995, in order to evaluate the proposed reduction of the environmental setting for Master Plan Site #28/32, the Hopkins-Frey House, located at 204 Heil Road in Silver Spring. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to the owner's request, and subsequent to the subdivision of the property which created two separate lots. The Historic Preservation Commission will review the proposal for a reduced environmental setting as it impacts the historic site.

As a neighbor or interested party, you are invited to either attend the meeting or submit written comments to the Historic Preservation Commission at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

*Patricia Parker*

Patricia Parker  
Historic Preservation  
Planner

Enclosure

Harry P. Ridenour Jr.  
15208 Water Oak Drive  
Gaithersburg, Md. 20878

William L. Jr. & M.M. Morris  
22 Stonegate Drive  
Silver Spring, Md. 20904

Noel M. & M.F. Gregos  
112 Heil Road  
Silver Spring, Md. 20905

Marita N. Turner Et Al  
26 Stonegate Drive  
Silver Spring, Md. 20904

Leonard & B.J. Becraft  
15640 Santini Road  
Burtonsville, Md. 20866

Md. Academy of Engery & Ecology  
Box 52, Route 198  
Burtonsville, Md. 20866

George J. & A.M. Dehney  
10 Stonegate Drive  
Silver Spring, Md. 20904

Arora Om P. & M.  
115 Heil Road  
Silver Spring, Md. 20904

Lewis D. & S. Watson  
14 Stonegate Drive  
Silver Spring, Md. 20904

Adrian W. & E.S. Sybor  
18 Stonegate Drive  
Silver Spring, Md. 20904