

28/32-99A Lot 1 adj. 204 Heil Rd<sup>2</sup>  
(MP #28/32 Hopkins-Frey House)

Perry — 10/26  
Resay 3pm  
~~Reza~~ said to

call if you need  
anything else.

"You have his  
cell phone #"

A.

electric lines?  
water & sewer?  
trees?

Sue:

DO  
NOT  
REDUCE

Reza Sherbani

TEL# TO REZA SHEIRANI

M-301-773-2788

H-301-649-3714

CEL 301-785-4291

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	202 Heil Road, Cloverly	<b>Meeting Date:</b>	10/27/99
<b>Applicant:</b>	Rewa Sheibani	<b>Report Date:</b>	10/26/99
<b>Resource:</b>	<u>Master Plan Site #28/32</u> Hopkins-Frey House	<b>Public Notice:</b>	10/13/99
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	28/32-99A	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New construction	<b>RECOMMEND:</b>	Approve w/conditions

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site, Hopkins-Frey House  
**STYLE:** 19th Century Vernacular Farmhouse  
**DATE:** c1850

The Hopkins-Frey House is a three-part frame farmhouse with 5' beveled siding, facing south onto Heil Road, a short distance from New Hampshire Avenue. Heil Road is a dead-end, unpaved gravel road with 20th century development to the west of the subject property. The 2.04 acre property has been subdivided to permit the construction of a single-family home on Lot 1, a 35, 598 s.f. flag lot. The environmental setting remains both Lot 2 (50,364 s.f), on which the historic residence is sited close to Heil Road, with a stable and pasture behind the house, and Lot One.

Access to the proposed new home site is provided by a 25' wide access easement at the west edge of the historic site leading back to an open field at the rear of the site. A line of mature hemlocks lines the easement on the west property line, and provides a buffer to the adjacent development. The residents of the Hopkins-Frey House share the easement area and driveway as it provides access to their parking area adjacent to the historic house. Part of the easement and the parking area are currently covered with gravel.

**PROPOSAL**

The applicant is a contract purchaser who appeared before the HPC on September 8, 1999 and October 13, 1999 for preliminary consultations. He proposes to construct a new home on Lot #1 (204 Heil Road), in the back portion of the historic property.

The applicant's proposal includes a vernacular 40 x 40 two-story house sited with the

front facade facing south (to the front of the lot), with a 24 x 24 garage on the right side with the garage door openings facing to the rear. There are two 1/1 windows proposed for the garage front facade. The 5 bay, side-gable house is to have a full-width front porch. The centered door and the center window on the second story are to have sidelights. There is a one-light transom over the front door. The style of the house alludes to the Federal farmhouses in the county that were modified in the mid-19th century with Victorian porches.

The foundation walls are to be cement parged block. Proposed cladding is with vinyl or wood siding with all trim including soffits, cornices, and cornerboards of painted wood. Wood shutters (inoperable) are proposed for the front facade only. Wood windows are proposed to be 1/1 doubled-glazed, with no muntins of any kind, including interior snap-in grills. There will be 4" painted wood trim around windows and doors. Composite roofing is proposed for all roof planes. The painted wood front porch, including wood flooring and painted wood railing with inset painted wood pickets is to be set on brick or brick-faced piers.

The proposed driveway is to be 10' wide gravel along the length of the easement and 10' wide asphalt from the lot line back to a turning apron behind the garage.

A screening of understory decorative trees is to be placed on the side of the driveway at the point where the paving changes to further screen the house from the historic house.

### **STAFF DISCUSSION**

The HPC infrequently has the opportunity to review wholly new construction at a Master Plan site. The focus of the review is stated in the *Secretary of the Interior's Standards for Rehabilitation*, specifically:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

and

Standard 9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The applicant has responded to the concerns of the staff and commission by siting the larger mass of the house away from the historic resource. From the historic residence and from the access road, the new house visually should present a series of planes leading from the one-story garage to the full-width front porch to the side-gabled main section. The visibility of the house is further mitigated by the planting of a small copse of decorative trees at the corner of the yard where the paved lane to the house begins. The view from the historic residence of the garage and turnaround apron on the side would appear to be blocked by the stable on Lot 2, but will be

modified by placing the garage door openings at the rear, out of sight of the historic resource.

Staff would continue to encourage the applicant to use wood siding. Although the applicant proposed to use vinyl siding, staff suggests that wood siding might be the preferred siding material in terms of the character and feel of the historic site.

Placement of the gravel area to the east of the existing line of hemlocks would have the least impact on the historic setting. Staff would recommend that an understory of new hemlock plantings be installed on the existing line of mature trees to mitigate any ill effects of the road installation.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #2, #9, and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

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

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

And with the conditions:

1. Replacement hemlocks be planted along the easement to mitigate the impact on the large hemlocks now in place.
2. Painted wood siding is to be used.
3. **A permit set of drawings for the project is to be reviewed by the Historic Preservation Commission before the application is signed.**

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work.



and within two weeks following completion of work.

4



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ed Soltz  
Daytime Phone No.: 301-775-7188

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Reza Sheibani Daytime Phone No.: 301-785-4291  
Address: 1800 Glen Barre Ave Wheaton MD  
Street Number City State Zip Code  
Contractor: SELF Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 202 Street: HEIL RD  
Town/City: SILVER SPRING Nearest Cross Street: NEW HAMPSHIRE AVE  
Lot: 1 Block: D Subdivision: STONEGATE  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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: \_\_\_\_\_  
1B. Construction cost estimate: \$ 20,000.00  
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.

Ed Soltz \_\_\_\_\_ 10.18.99  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 203559 Date Filed: 10/19/99 Date Issued: \_\_\_\_\_

(5)

**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:

Currently there is no historical structure on the proposed property. The property is a grass lot adjacent to historical house.

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

The project is the building of a new house on the grass lot. It is going to be built adjacent to a historical house. The house next door (historical house) has been renovated and has new siding and looks like a modern home. There will be no change to the environment surrounding house other than the house itself.

**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.

(6)

## Window Sizes and Doors

### First Floor:

3.0 X 6.0 for the house and 3.0 X 5.0 for the garage

5.0 for the front door including the side light, no transom

3.0 X 3.0 for the kitchen window

6.0 for the sliding door

3.0 for the back door

16.0 X 7.0 for the garage door

### Second Floor:

3.0 X 4.0 for the window over the porch except the window over the door which is 5.0 x 4.0

Rest of the second floor is 3.0 x 5.0

### Porch Elevation:

7 inches less than first floor

Note: all porch front and railing will be painted (everything that can be seen from the street)

Trim: 1 x 4 around all front windows and door

Facial: 1 x 6 painted

Solect: vented (wood)

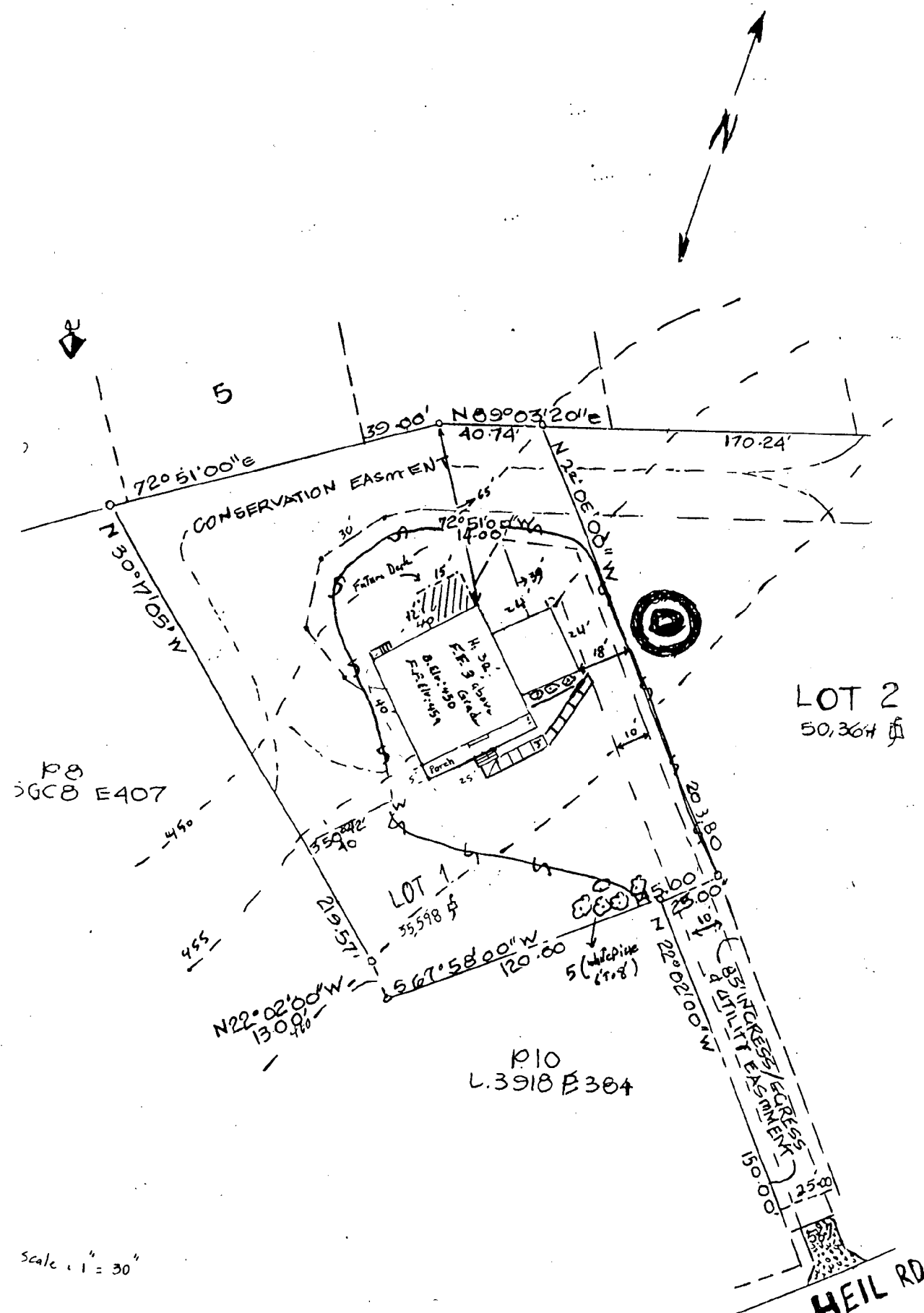
Shutters: option on all front windows

Siding: vinyl, option wood (poplar or oak or red cedar)



# MATERIALS

- 1) FRAMING LUMBER
- 2) VINYL WINDOWS & SLIDING DOORS
- 3) STEEL EXTERIOR DOORS W/ WOODEN APPEARANCE
- 4) ROOF 20-25 ASPHALT SHINGLES
- 5) VINYL OR WOOD SIDING
- 6) WOODEN / PAINTED EXTERIOR TRIM
- 7) WOODEN / TREATED LUMBER (COLUMN & RAIL & PICKETS & RIMBAND PAINTED) PORCH.
- 8) 1X4 WOOD TRIM INSTALLED ON FRONT WINDOWS OF HOUSE & PAINTED.
- 9) BLOCK W/ 1/2" BROOM-LOOK PAVING FOUNDATION.



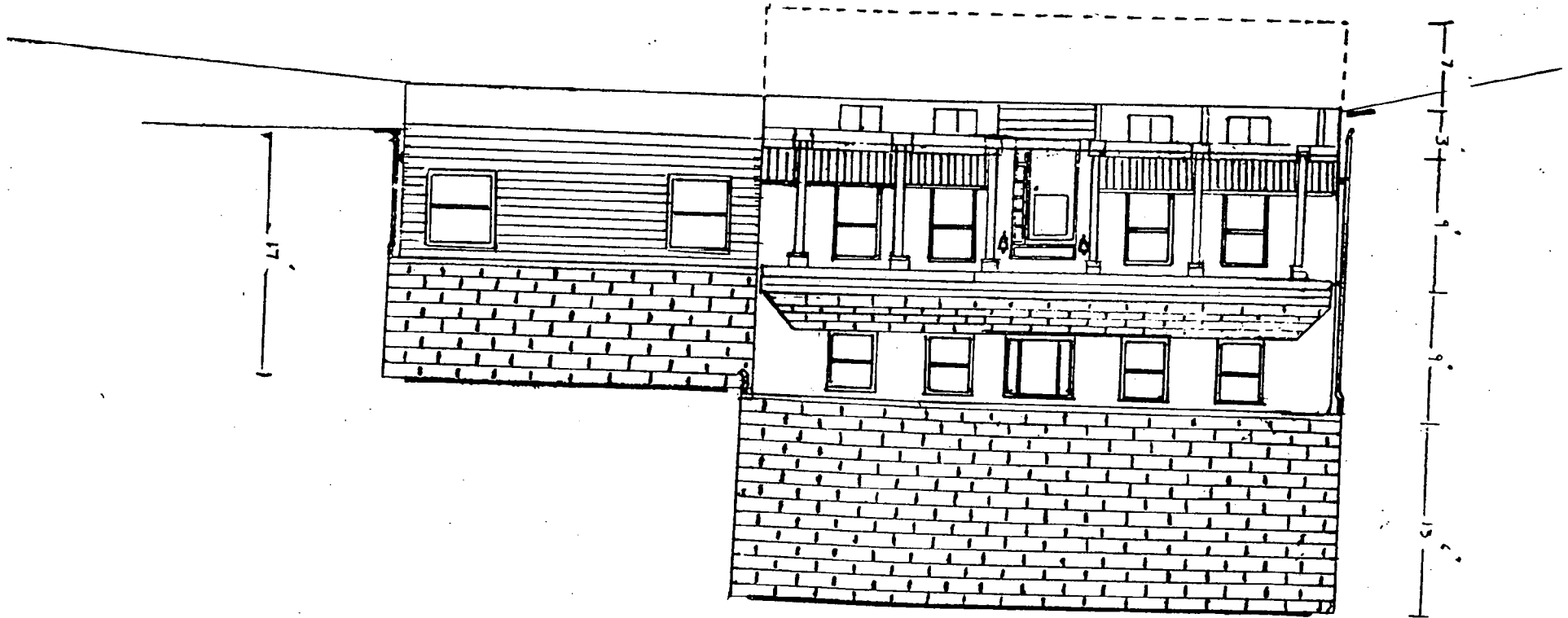
Scale 1" = 30'

Date 10/15/99  
 Site & Grading Plan

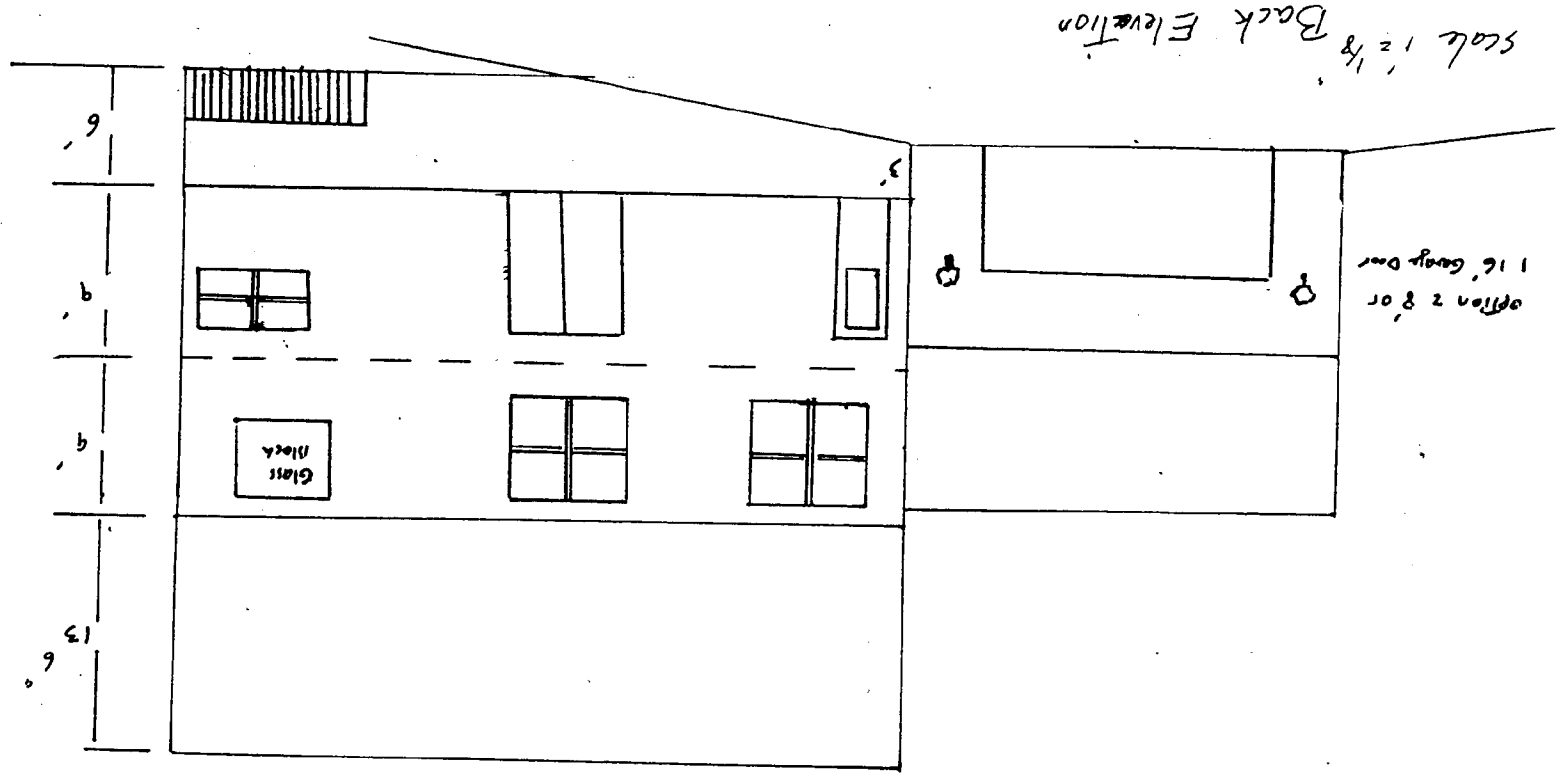
HEIL RD.  
 (9)

14

Scale: 1/8" = 1'



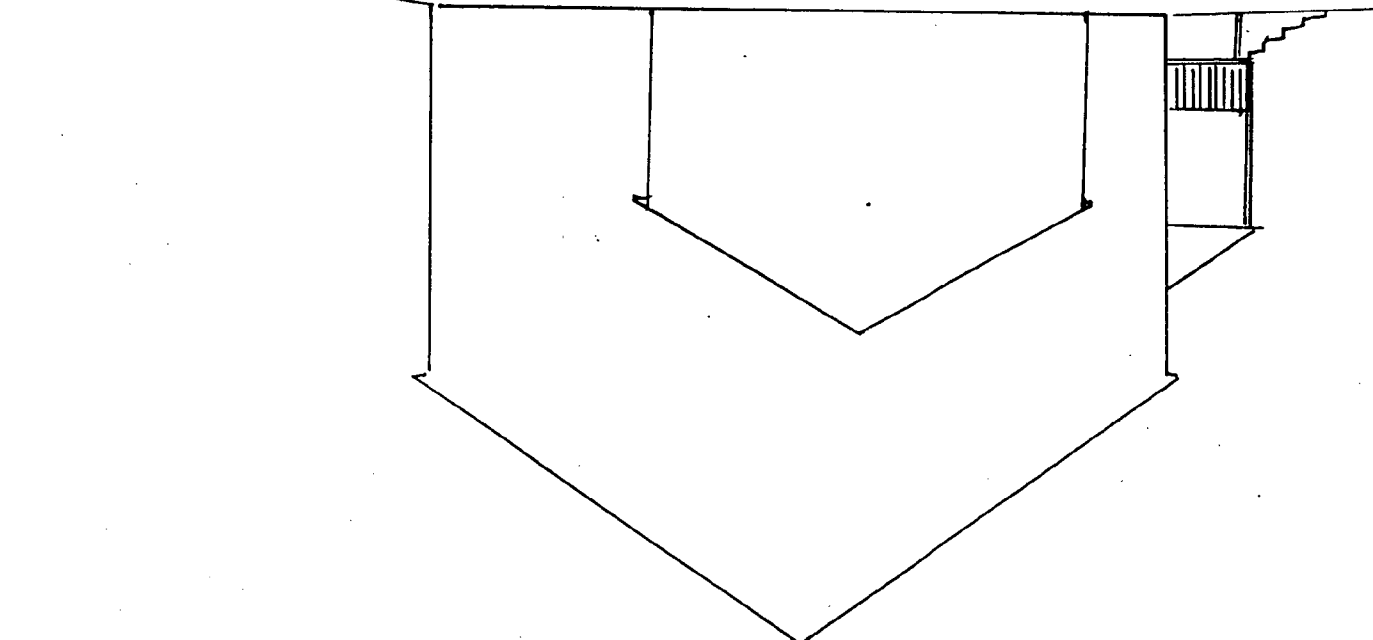
15



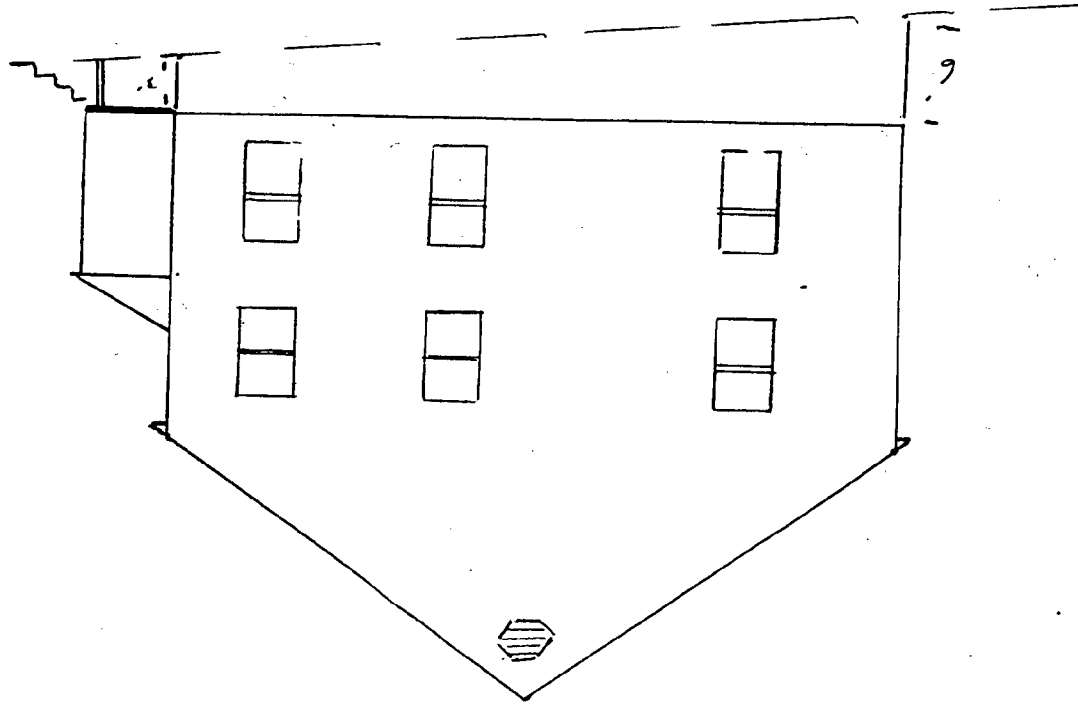


16

Right side Elevation  
Scale 1/2" = 1'



(11)

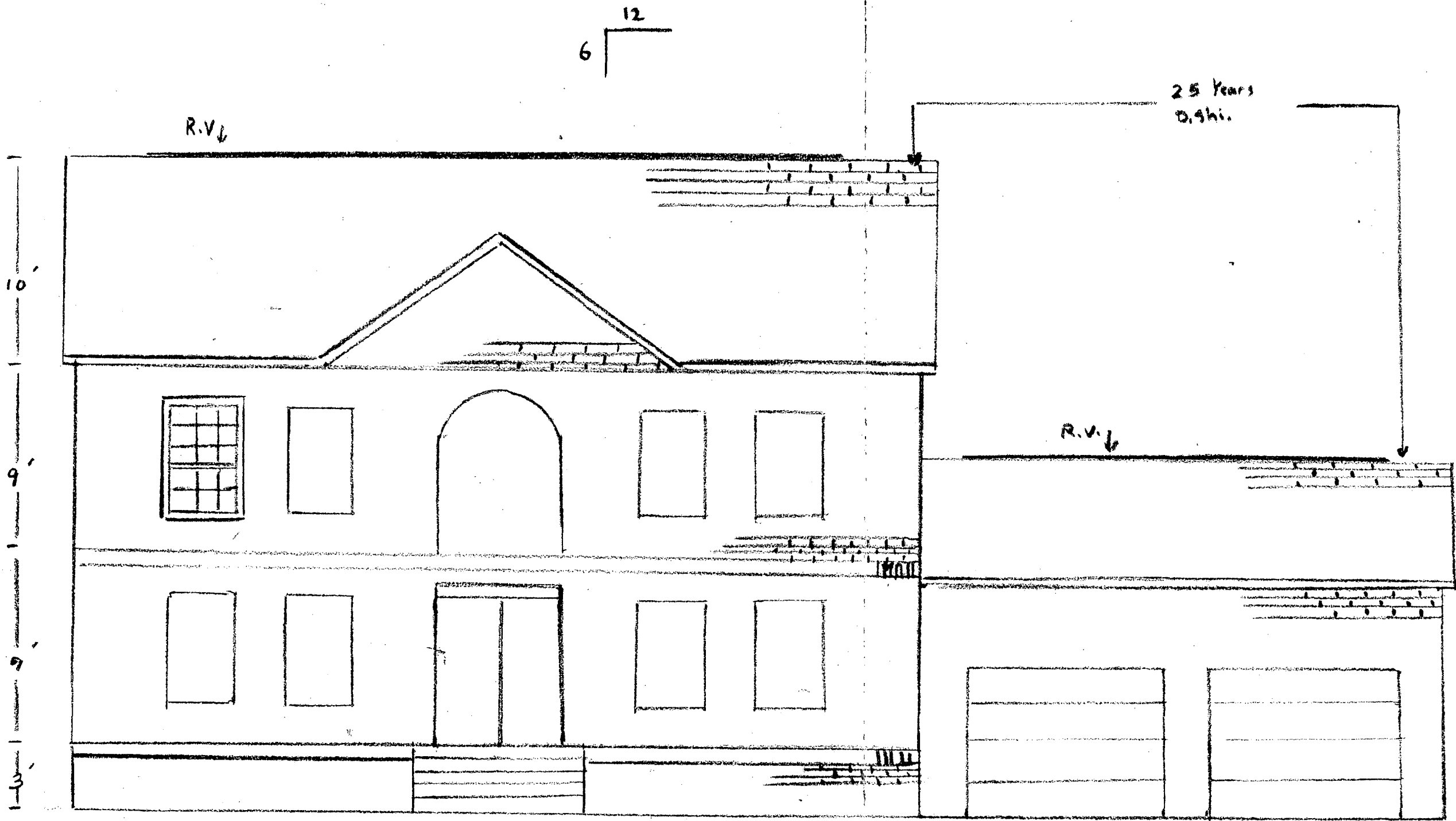


Scale 1/2" = 1'

Elevation

Left

Side

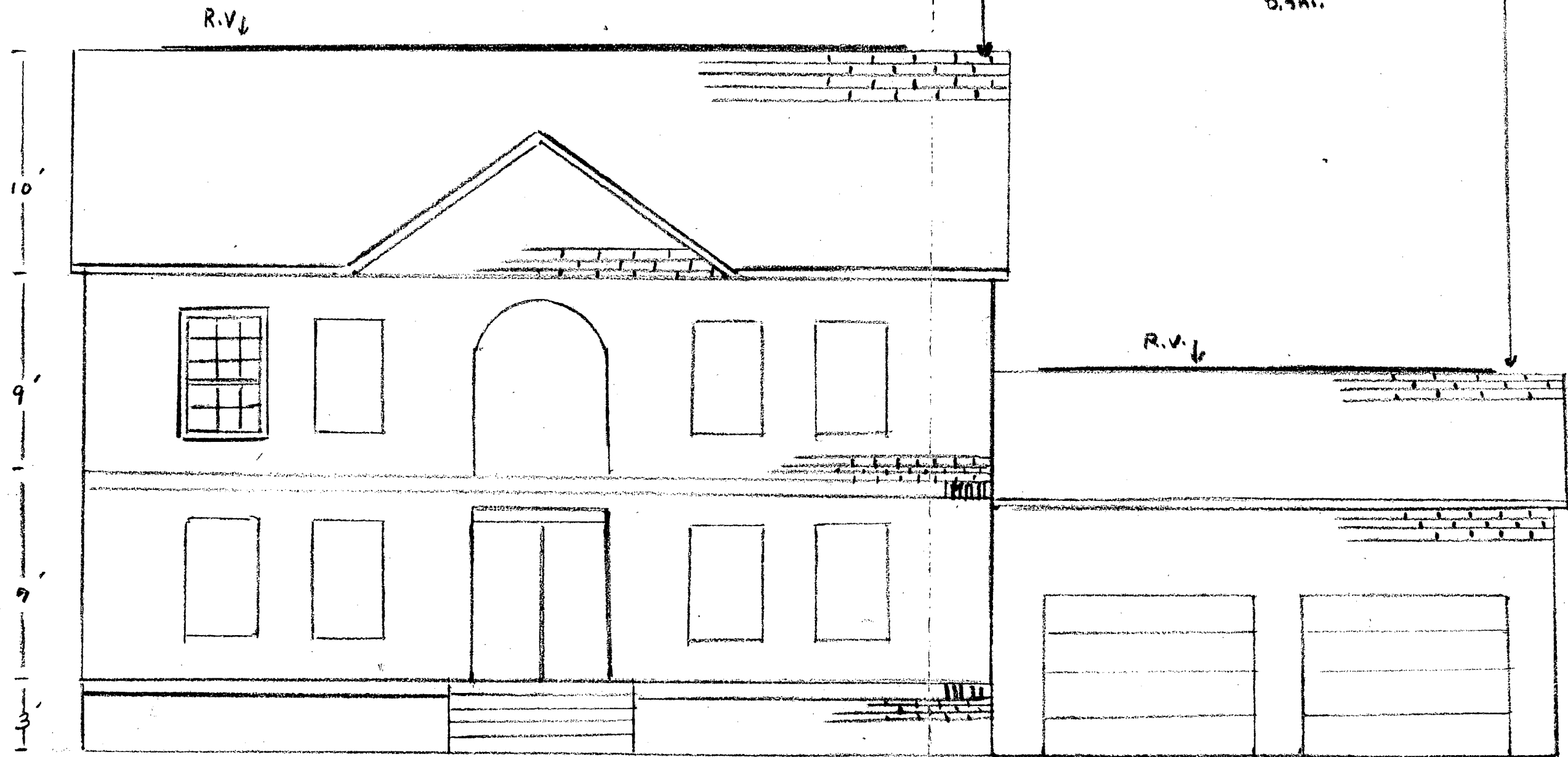


NOTE: THE HOUSE WHICH I AM INTENDING TO BUILD IN THIS PROPERTY IS SIMILAR TO THE HOUSE AT #1 PICTURE WITH THE EXCEPTION OF THE ELEVATION OF THE HOUSE WILL BE LOWER & THE GARAGE IS ATTACHED FROM RIGHT SIDE.

THE HOUSE #1 IS SIMILAR WITH THE EXCEPTION OF NO SUN ROOM ON THE LEFT SIDE OF THE HOUSE & ALSO ELEVATION OF HOUSE AND THERE IS NO ROOM ABOVE THE GARAGE.

12  
6

25 Years  
D.ghi.



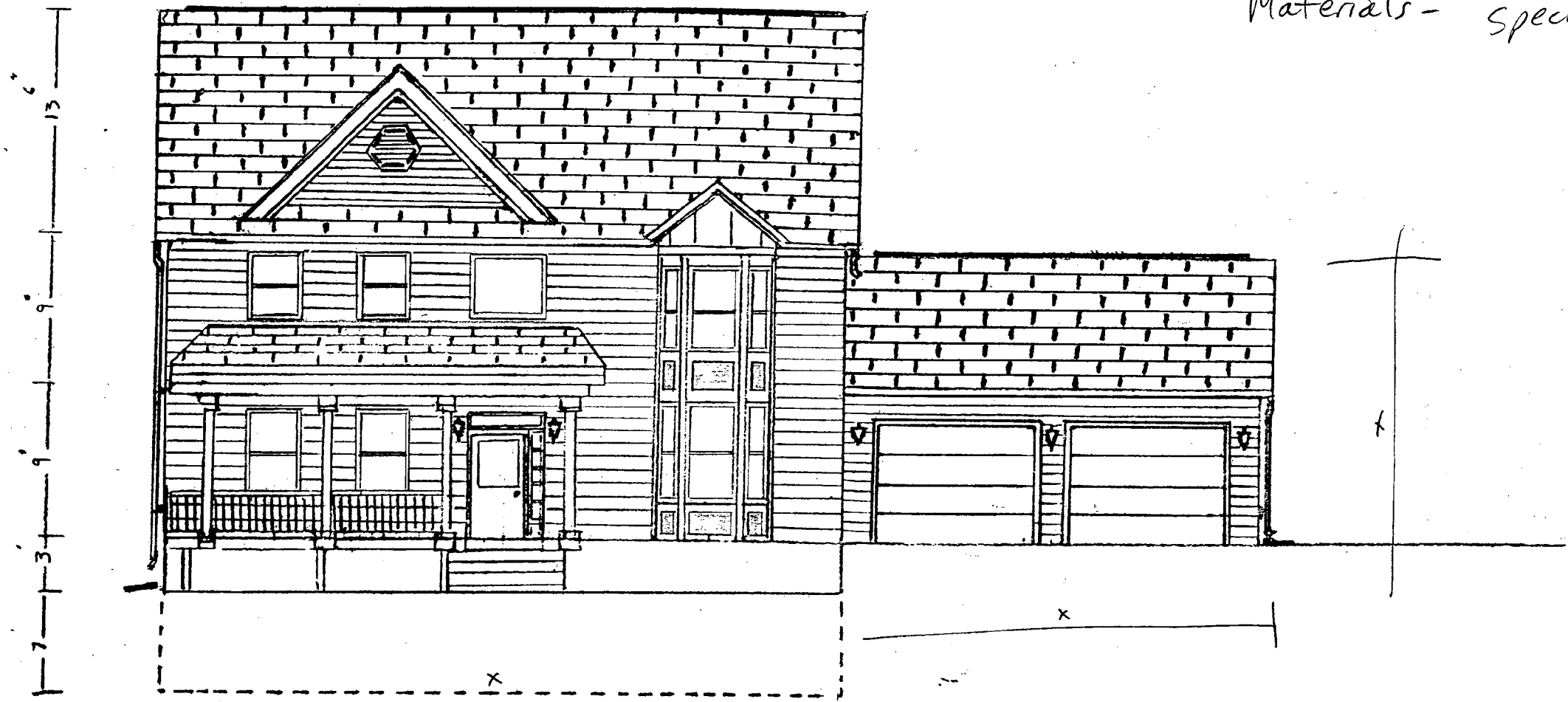
- Note:
- 1/ Front & left side Brick (No siding from HEIL RD.)
  - 2/ windows singl Hung wood Preferd vinyl with wood Trim!
  - 3/ Hight should not exceed more than the Hights of the H.H. <sup>NOT IN</sup> absolute elevations - height of structure to height of structure.
  - 4/ wood siding of atach sampel.

By ~~Friday~~  
Thursday  
NOON

Elevations - All sides  
Dimensions - The picture window  
The site plan - Driveway

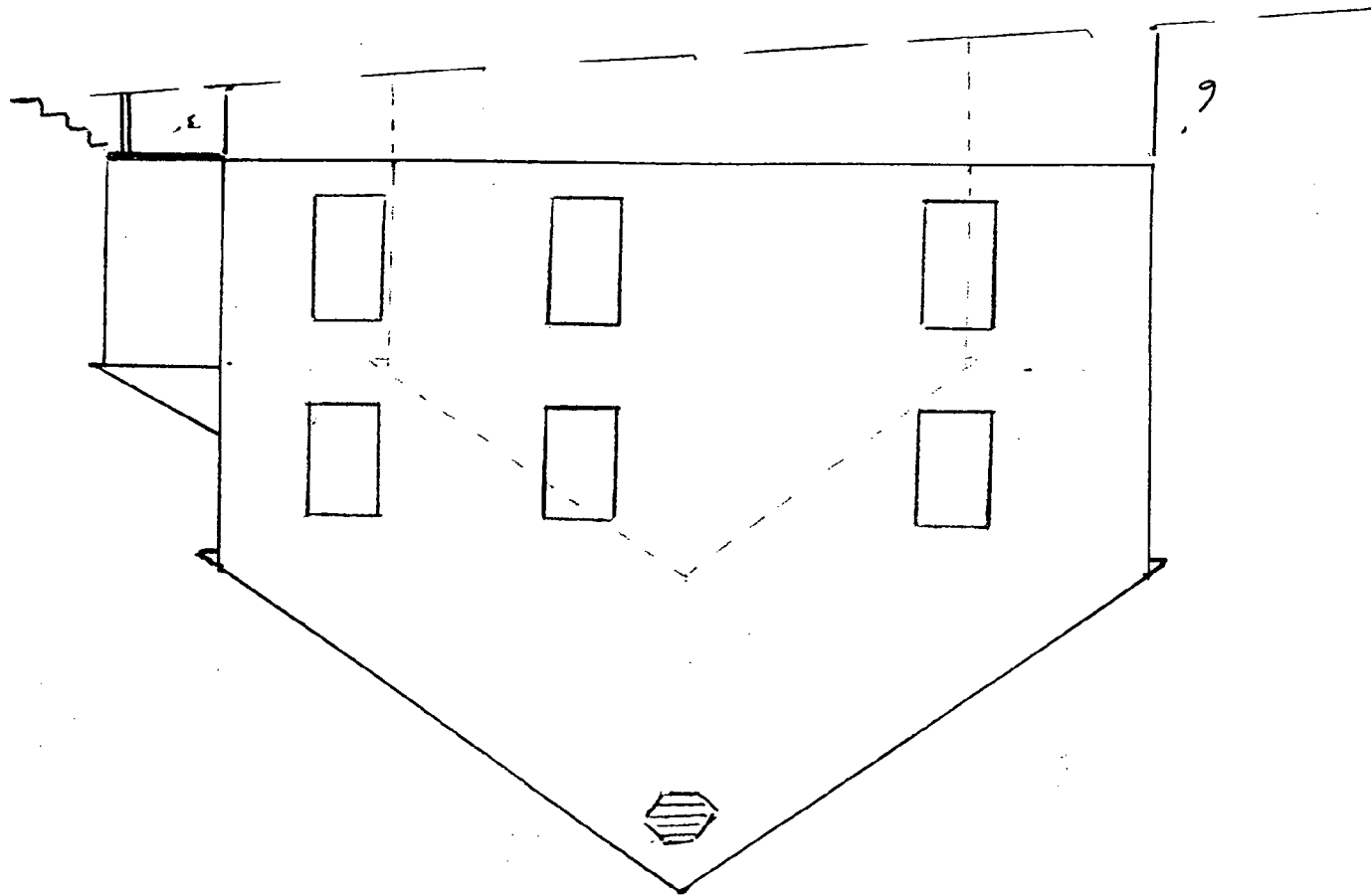
Materials - specify { siding  
windows  
foundation

9/19/99



scale = 1/8" = 1'

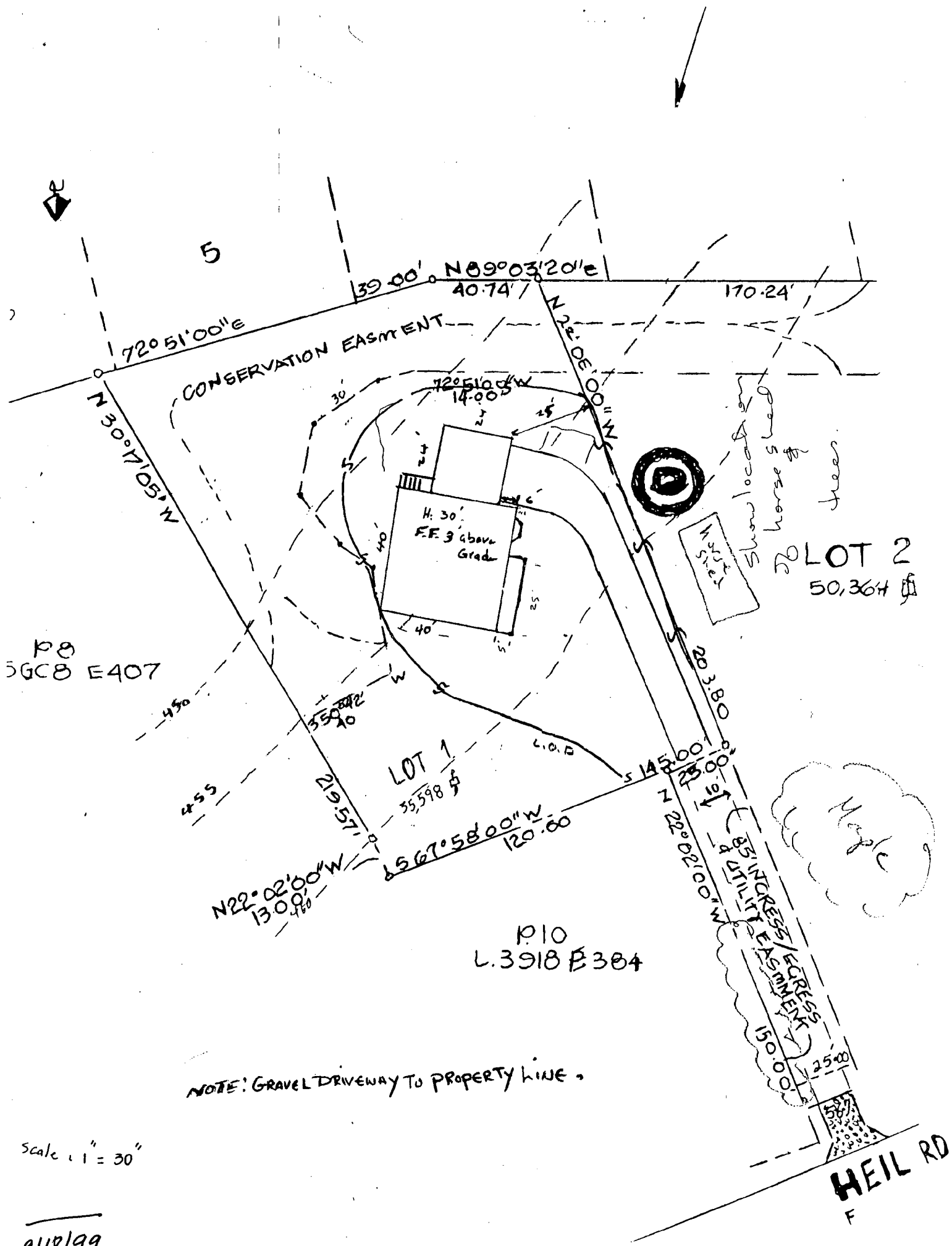
9/17/99



Right & Left side  
Elevation

Back Elevation

6'			
9'			
9'			
13' 6"			



P8  
5GCB E407

LOT 1  
35,598 sq ft

LOT 2  
50,364 sq ft

P10  
L.3918 E384

NOTE: GRAVEL DRIVEWAY TO PROPERTY LINE.

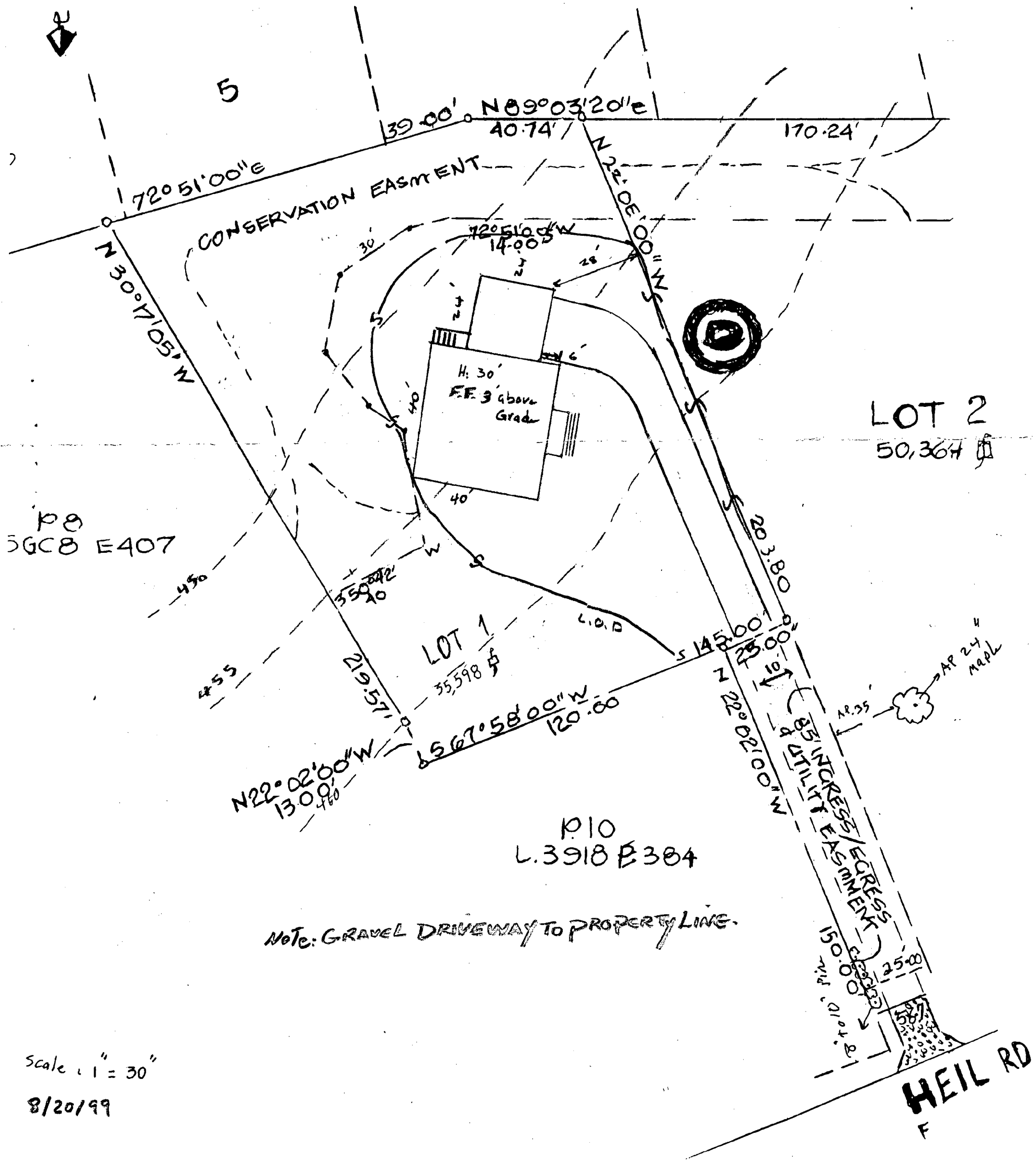
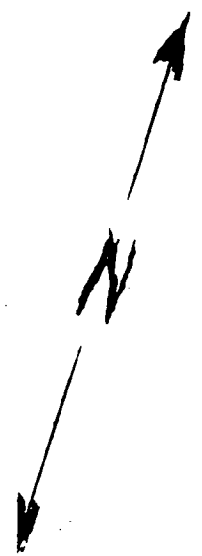
Scale: 1" = 30'

9/18/99

9/17/99

HEIL RD  
F





CONSERVATION EASMENT

H: 30'  
F.F. 3' above  
Grade

LOT 2  
50,364 sq ft

LOT 1  
35,598 sq ft

P10  
L. 3918 E 384

Note: GRAVEL DRIVEWAY TO PROPERTY LINE.

UTILITY EASEMENT  
ELECTRICITY

HEIL RD  
F

P8  
5GC8 E407

Scale: 1" = 30'

8/20/99

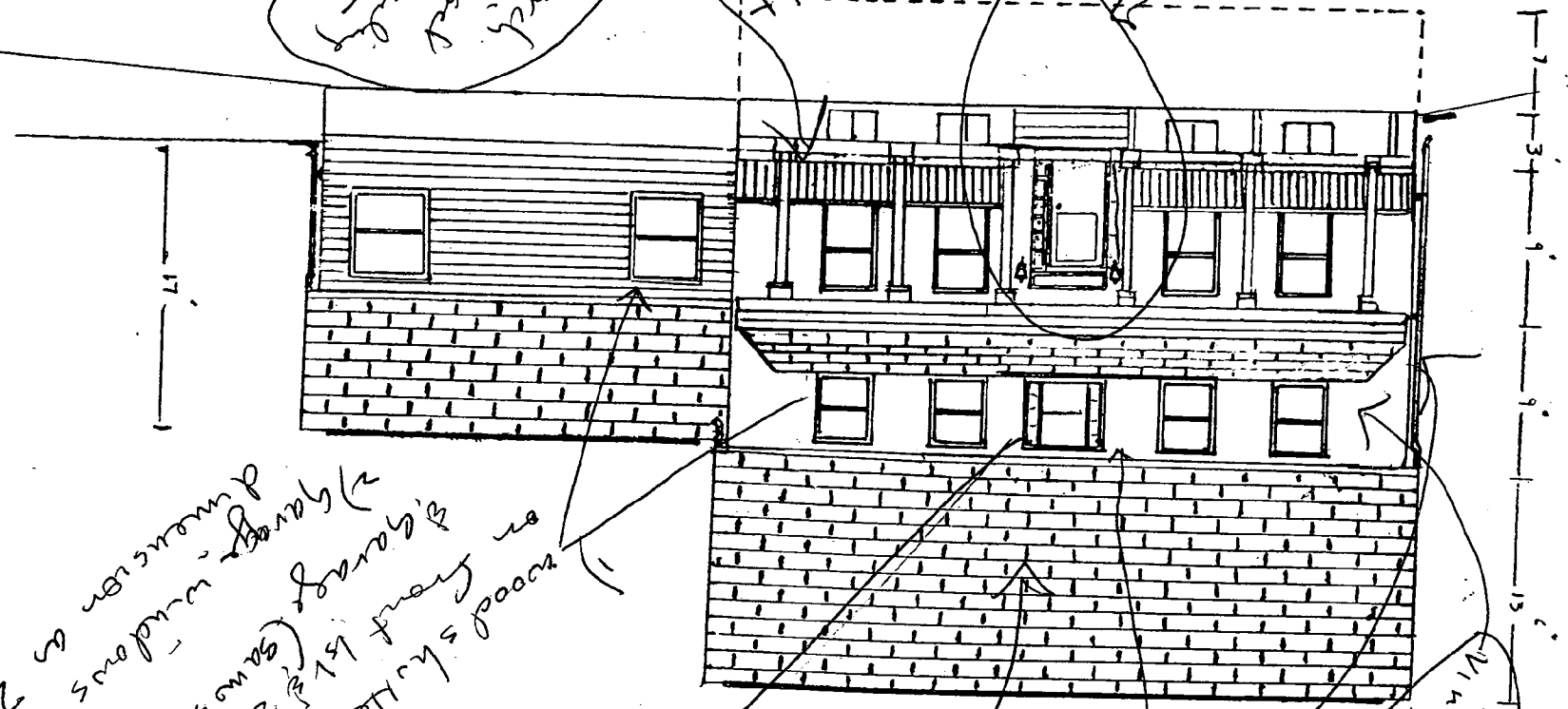
Rego Shekhar

Scale: 1/2" = 1/8'  
door & window  
above to be  
continued.

call me w/ questions  
Kerry Kogant  
301 563-3400  
(17)

Paint floor  
wood supports, used  
on porch  
wood  
show stair railings

(2) Symmetrical  
door - plus transom  
side light on each side of  
door. no glass  
6" x 6" light



wood shutters  
on front by  
(same size as  
2nd story windows)  
2) garage  
dimensions as 2nd story

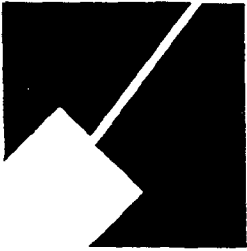
1/2" w/ 1/4" light  
side lights

no front  
sill

Painted  
wood  
corners, boards  
around windows

wood  
siding  
vinyl  
siding

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 10-27-99

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

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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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 of your anticipated work schedule.

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

c:\hawpapr.wpd

22 Stonegate Drive  
Silver Spring, MD  
20905

include neighbors of Stonegate

18 Stonegate Drive  
Silver Spring, MD  
20905

204 Heil Road  
Silver Spring, MD  
20905

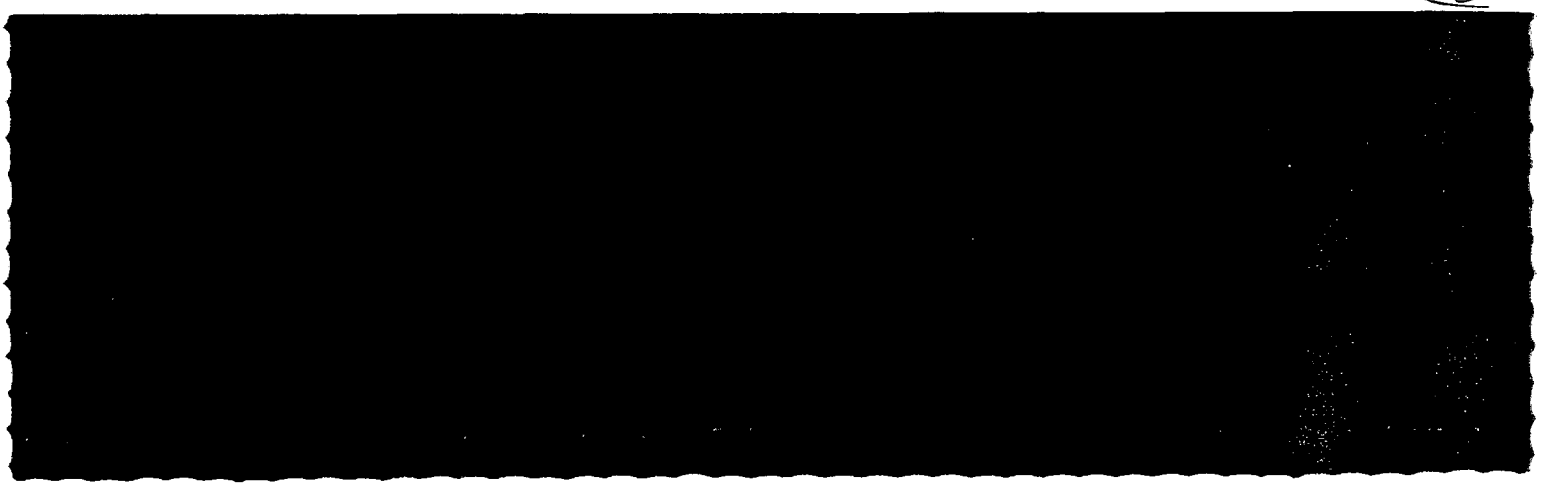
115 Heil Road  
Silver Spring, MD  
20905

200 Heil Road  
Silver Spring, MD  
20905

### Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

6



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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<b>Applicant:</b>	Rewa Sheibani	<b>Report Date:</b>	10/26/99
<b>Resource:</b>	<u>Master Plan</u> Site #28/32 Hopkins-Frey House	<b>Public Notice:</b>	10/13/99
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	28/32-99A	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New construction	<b>RECOMMEND:</b>	Approve w/conditions

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**SIGNIFICANCE:** Master Plan Site, Hopkins-Frey House  
**STYLE:** 19th Century Vernacular Farmhouse  
**DATE:** c1850

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**PROPOSAL**

The applicant is a contract purchaser who appeared before the HPC on September 8, 1999 and October 13, 1999 for preliminary consultations. He proposes to construct a new home on Lot #1 (204 Heil Road), in the back portion of the historic property.

The applicant's proposal includes a vernacular 40 x 40 two-story house sited with the

front facade facing south (to the front of the lot), with a 24 x 24 garage on the right side with the garage door openings facing to the rear. There are two 1/1 windows proposed for the garage front facade. The 5 bay, side-gable house is to have a full-width front porch. The centered door and the center window on the second story are to have sidelights. There is a one-light transom over the front door. The style of the house alludes to the Federal farmhouses in the county that were modified in the mid-19th century with Victorian porches.

The foundation walls are to be cement parged block. Proposed cladding is with vinyl or wood siding with all trim including soffits, cornices, and cornerboards of painted wood. Wood shutters (inoperable) are proposed for the front facade only. Wood windows are proposed to be 1/1 doubled-glazed, with no muntins of any kind, including interior snap-in grills. There will be 4" painted wood trim around windows and doors. Composite roofing is proposed for all roof planes. The painted wood front porch, including wood flooring and painted wood railing with inset painted wood pickets is to be set on brick or brick-faced piers.

The proposed driveway is to be 10' wide gravel along the length of the easement and 10' wide asphalt from the lot line back to a turning apron behind the garage.

A screening of understory decorative trees is to be placed on the side of the driveway at the point where the paving changes to further screen the house from the historic house.

### **STAFF DISCUSSION**

The HPC infrequently has the opportunity to review wholly new construction at a Master Plan site. The focus of the review is stated in the *Secretary of the Interior's Standards for Rehabilitation*, specifically:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

and

Standard 9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The applicant has responded to the concerns of the staff and commission by siting the larger mass of the house away from the historic resource. From the historic residence and from the access road, the new house visually should present a series of planes leading from the one-story garage to the full-width front porch to the side-gabled main section. The visibility of the house is further mitigated by the planting of a small copse of decorative trees at the corner of the yard where the paved lane to the house begins. The view from the historic residence of the garage and turnaround apron on the side would appear to be blocked by the stable on Lot 2, but will be

modified by placing the garage door openings at the rear, out of sight of the historic resource.

Staff would continue to encourage the applicant to use wood siding. Although the applicant proposed to use vinyl siding, staff suggests that wood siding might be the preferred siding material in terms of the character and feel of the historic site.

Placement of the gravel area to the east of the existing line of hemlocks would have the least impact on the historic setting. Staff would recommend that an understory of new hemlock plantings be installed on the existing line of mature trees to mitigate any ill effects of the road installation.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #2, #9, and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

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

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

And with the conditions:

1. Replacement hemlocks be planted along the easement to mitigate the impact on the large hemlocks now in place.
2. Painted wood siding <sup>or vinyl</sup> is to be used. 6-0-1 Sig  
SV. SS.
3. **A permit set of drawings for the project is to be reviewed by the Historic Preservation Commission before the application is signed.**

4. 8' gravel, not 10  
with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work.



and within two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Ed Sohrabi  
Daytime Phone No.: 301-775-7188

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: REZA SHEIBANI Daytime Phone No.: 301-785-4291  
Address: 1800 GLEN BARRE AVE WILKENTON MD  
Street Number City State Zip Code  
Contractor: SELF Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 202 Street: HEIL RD  
Town/City: SILVER SPRING Nearest Cross Street: NEW HAMPSHIRE AVE  
Lot: 1 Block: D Subdivision: STONEGATE  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  P/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: \_\_\_\_\_  
1B. Construction cost estimate: \$ 20,000.00  
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.

Ed Sohrabi Signature of owner or authorized agent 10.18.99 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 203559 Date Filed: 10/19/99 Date Issued: \_\_\_\_\_

(5)

**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:

Currently, there is no historical structure on the proposed property. The property is a grass lot adjacent to historical house.

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

The project is the building of a new house on the grass lot. It is going to be built adjacent to a historical house. The house next door (historical house) has been renovated and has new siding and looks like a modern home. There will be no change to the environment surrounding house other than the house itself.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

(5)

## Window Sizes and Doors

### First Floor:

3.0 X 6.0 for the house and 3.0 X 5.0 for the garage

5.0 for the front door including the side light, no transom

3.0 X 3.0 for the kitchen window

6.0 for the sliding door

3.0 for the back door

16.0 X 7.0 for the garage door

### Second Floor:

3.0 X 4.0 for the window over the porch except the window over the door which is 5.0 x 4.0

Rest of the second floor is 3.0 x 5.0

### Porch Elevation:

7 inches less than first floor

Note: all porch front and railing will be painted (everything that can be seen from the street)

Trim: 1 x 4 around all front windows and door

Facial: 1 x 6 painted

Solect: vented (wood)

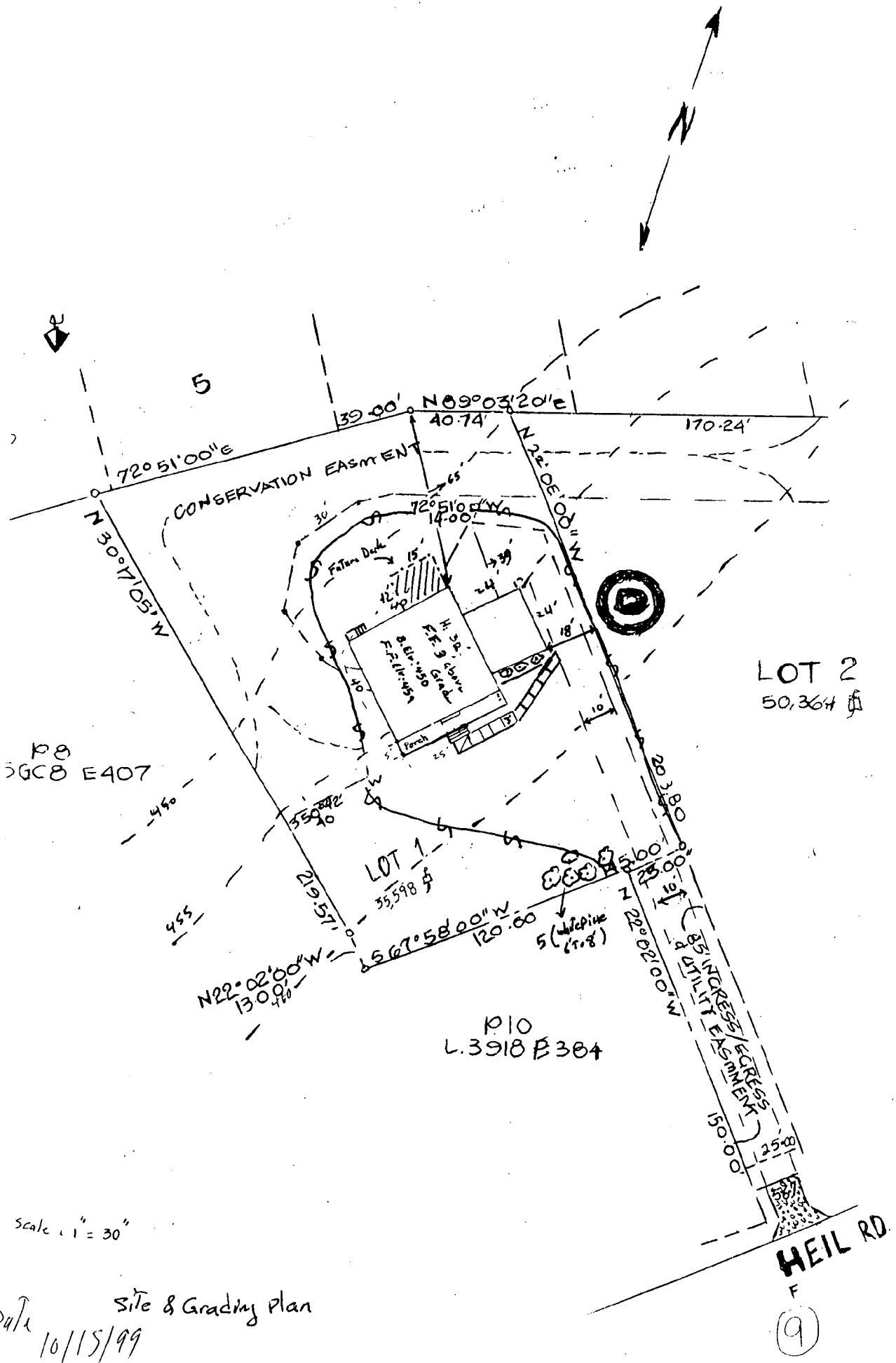
Shutters: option on all front windows

Siding: vinyl, option wood (poplar or oak or red cedar)



# MATERIALS

- 1) FRAMING LUMBER
- 2) VINYL WINDOWS & SLIDING DOORS
- 3) STEEL EXTERIOR DOORS W/ WOODEN APPEARANCE
- 4) ROOF 20-25 ASPHALT SHINGLES
- 5) VINYL OR WOOD SIDING
- 6) WOODEN / PAINTED EXTERIOR TRIM
- 7) WOODEN / TREATED LUMBER (COLUMN & rail & pickets & rimband painted) porch.
- 8) 1x4 WOOD TRIM INSTALLED ON FRONT WINDOWS OF HOUSE & PAINTED.
- 10) BLOCK W/ 1/2" BRICK-LOOK PAVING FOUNDATION.

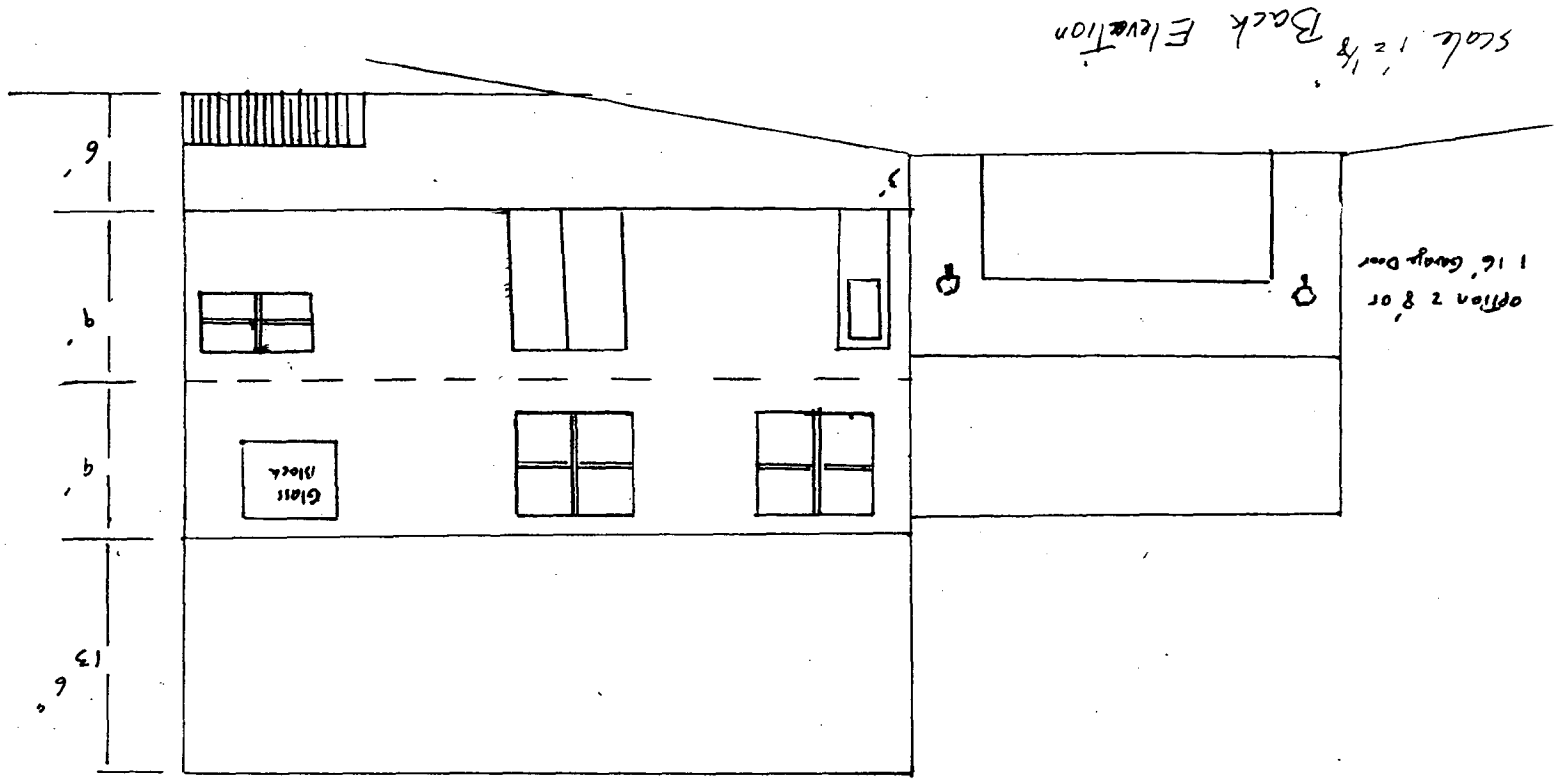


Scale 1" = 30'

DATE 10/15/99  
 Site & Grading Plan

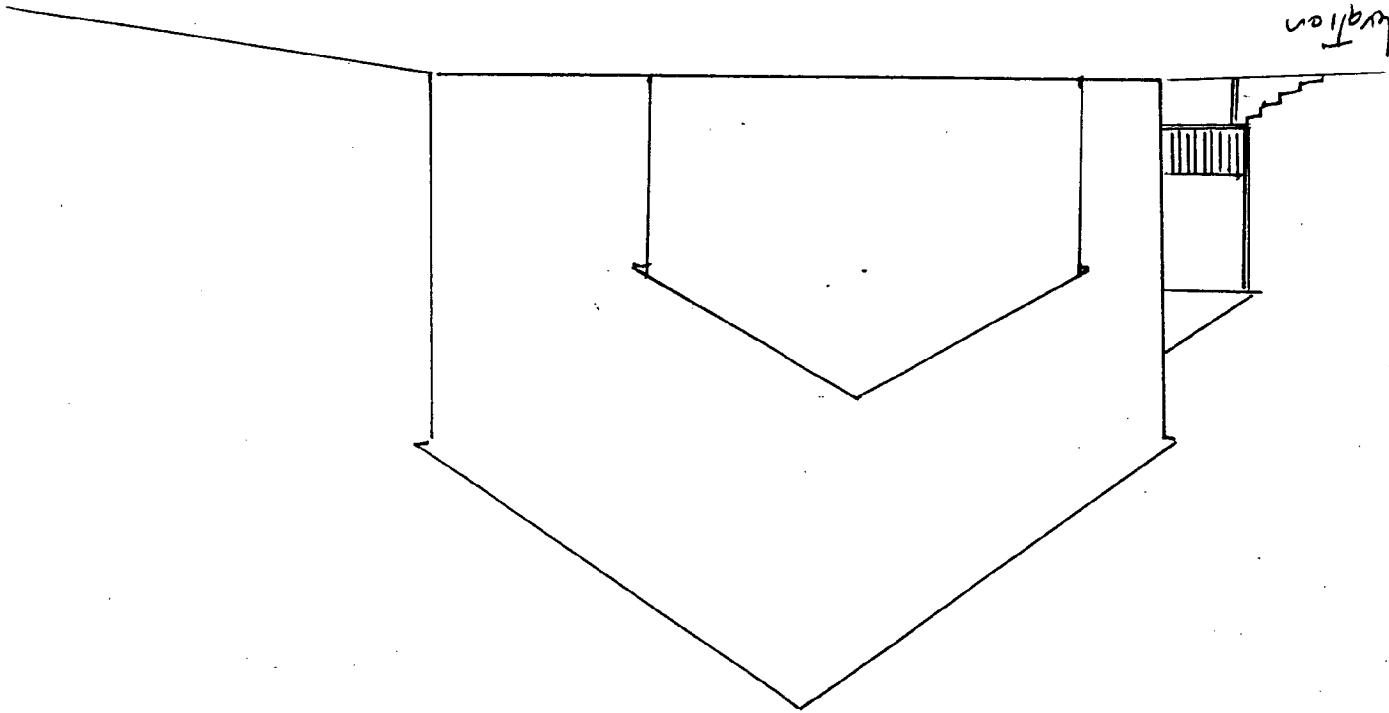
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(15)



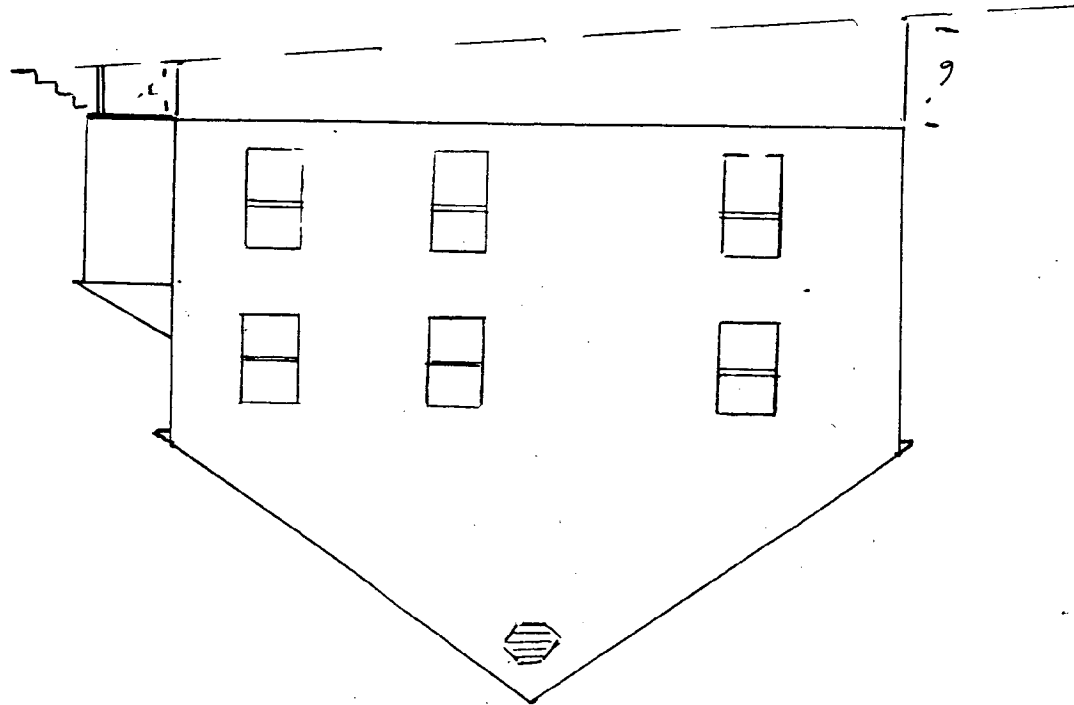
16

Right side Elevation  
Scale 1/2" = 1'





(11)



Scale 1/2" = 1' 8"  
Elevation  
Left  
sid.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Lot #1 adjacent to 204 Heil Road, Cloverly	<b>Meeting Date:</b>	10/13/99
<b>Applicant:</b>	Reza Sheibaniagdam	<b>Report Date:</b>	10/06/99
<b>Resource:</b>	<u>Master Plan</u> Site #28/32 Hopkins-Frey House	<b>Public Notice:</b>	09/29/99
<b>Review:</b>	Second Preliminary Consultation	<b>Tax Credit:</b>	No
<b>Case Number:</b>	N/A	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New construction	<b>RECOMMEND:</b>	Proceed to HAWP

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site, Hopkins-Frey House  
**STYLE:** 19th Century Vernacular Farmhouse  
**DATE:** c1850

The Hopkins-Frey House is a three-part frame farmhouse with 5' beveled siding, facing south onto Heil Road, a short distance from New Hampshire Avenue. Heil Road is a dead-end, unpaved gravel road with 20th century development to the west of the subject property. The 2.04 acre property has been subdivided to permit the construction of a single-family home on Lot 1, a 35, 598 s.f. flag lot (see site plan of the property, Circle 1). The environmental setting remains both Lot 2 (50,364 s.f), on which the historic residence is sited close to Heil Road, with a stable and pasture behind the house, and Lot 1.

In front of the house is a row of four trees that includes two large locust trees, a large evergreen, and a 10" English walnut. The larger trees are advanced in years and in decline. Across Heil Road is a dense hedgerow composed of large deciduous trees and understory growth that screens the historic property from the development to the south. On the side and to the rear of the house are several mature maple trees.

Access to the proposed new home site is provided by a 25' wide access easement at the west edge of the historic site leading back to an open field at the rear of the site. A line of mature hemlocks lines the easement on the west property line, and provides a buffer to the adjacent development. The residents of the Hopkins-Frey House share the easement area and driveway as it provides access to their parking area adjacent to the historic house. Part of the easement and the parking area are currently covered with gravel.

## **PROPOSAL**

The applicant is a contract purchaser who appeared before the HPC on September 8, 1999 for a preliminary consultation. He proposes to construct a new home on Lot #1, in the back portion of the historic property. Unresolved issues that arose at that consultation resulted in a second consultation. The issues to be discussed in order that an application can be filed for a Historic Area Work Permit are:

- The siting of the house on the lot.
- The design of the main section of the house.
- The design of the garage and the siting of the driveway.
- The cladding materials for the house.
- The use of operable shutters on the front or side facades.
- The placement of the WSSC line to the house along Heil Road and down the access easement.

The applicant's proposal, modified since the last consultation, now includes a vernacular 40 x 40 two-story house sited with the front facade facing south (to the front of the lot), with a 24 x 24 garage on the right side with the garage door openings facing to the side (east). There are two 1/1 windows proposed for the garage front facade. The 5 bay, side-gable house is to have a full-width front porch. The center door and the center window on the second story are to have sidelights. There is a one-light transom over the front door. The style of the house alludes to the Federal farmhouses in the county that were modified in the mid-19th century with Victorian porches.

The foundation walls are to be cement parged block. Proposed cladding is with vinyl siding. The applicant has provided a sample for the HPC to examine. Shutters (inoperable) are proposed for the front facade only. Windows are proposed to be 1/1 doubled-glazed, with no muntins of any kind, including interior snap-in grills. Composite roofing is proposed for all roof planes. The painted wood front porch is to be set on brick or brick-faced piers.

As noted in the first staff report, the available lot is actually behind an existing new house on Heil Road, while the land behind the historic residence will remain an open field and is not part of the construction lot. The tree buffer area to the north and west will insure greater privacy at Lot #1, but will also present further restrictions as to the possible siting of the new house.

The applicant has indicated that it is possible to use painted wood framed and trimmed windows, doors and garage doors, and porch flooring, supports and railings with inset pickets. The front facade of the garage can have two or three 1/1 windows to match those in the main section.

## **STAFF DISCUSSION**

The HPC infrequently has the opportunity to review wholly new construction at a Master Plan site. The focus of the review is stated in the *Secretary of the Interior's Standards for*

*Rehabilitation, specifically:*

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

and

Standard 9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The applicant has responded to the concerns of the staff and commission by siting the larger mass of the house away from the historic resource. From the historic residence and from the access road, the new house visually should present a series of planes leading from the one-story garage to the full-width front porch to the side-gabled main section. The visibility of the house could be further mitigated by the planting of a small copse of decorative trees at the corner of the yard where the paved lane to the house begins. The view from the historic residence of the garage doors and turnaround apron on the side would appear to be blocked by the stable on Lot 2.

Staff is concerned with the applicant's choice of cladding material. Although the applicant proposed to omit the brick facade from his proposal and use only vinyl siding, staff suggests that wood siding might be the preferred siding material in terms of the character and feel of the historic site. Staff also notes that there are new substitute materials, such as the cement fiberboard (Hardiplank, Cemboard, etc.) which more closely resemble the density and feel of wood. In addition, these materials are painted similarly to wood and are reputed to hold paint very well. It is appropriate to consider new materials in terms of new construction, but there are choices on the market for readily available materials which are more compatible with the historic site than are being proposed. If vinyl is to be approved, staff would strongly recommend that all trim and exterior detail including soffits, cornices, windows, doors, porch detail (including floor, railings, supports and framing), and garage doors be of painted wood.

Use of operable shutters is recommended for infill projects, however staff recognizes that this is an out-of-period house where shutters may not be included in the climate control system for the house. Use of decorative (inoperable) shutters on the front facade is recommended over the omission of shutters entirely.

The applicant proposes to pave the easement section of the driveway with gravel up to the property line, at which point the driveway would be gray (not black) asphalt paving, which staff feels is reasonable. Placement of the gravel area to the east of the existing line of hemlocks would have the least impact on the historic setting. Staff would recommend that an understory of new hemlock plantings be installed on the existing line of mature trees to mitigate any ill effects of the road installation.

Finally, the applicant has indicated that the installation of a WSSC line can be sited as deemed appropriate by the HPC. Staff would point out that the hedgerow of mature trees across

Heil Road, is not in the environmental setting and could be removed at a later date, but at this time it effectively screens the historic site from new development to the south, and should be protected if at all possible. It should also be noted that the locust and evergreen trees in the front yard of the house are past their peak and missing much of their canopy. The 10" English Walnut is failing to thrive. Placement of the utility line that required removal of these trees and replanting of healthy trees might be negotiated between staff, the applicant and WSSC.

Staff recommends that the siting of the line along the easement access road be such that both the hemlocks and the mature maples on the side of Lot 2 be avoided.

### **STAFF RECOMMENDATION**

Staff recommends the applicant make any changes agreed upon at this consultation and submit detailed plans of the project, including all elevations and a floor plan, for a Historic Area Work Permit.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	Lot #1 adjacent to 204 Heil Road, Cloverly	Meeting Date:	9/8/99
Applicant:	Reza Sheibani	Report Date:	9/1/99
Resource:	<b>Hopkins-Frey House</b> <i>Master Plan Site #28/32</i>	Public Notice:	8/25/99
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Robin Ziek
PROPOSAL:	New construction	RECOMMEND:	Revise Proposal

**PROJECT DESCRIPTION**

SIGNIFICANCE: *Master Plan Site, Hopkins-Frey House*  
 STYLE: 19th Century Vernacular Farmhouse  
 DATE: c1850

The Hopkins-Frey House is a three-part frame farmhouse with 5' beveled siding, facing south onto Heil Road. This road is a dead-end, unpaved gravel road with 20th century development to the west of the subject property (see photographs, Circle ). The environmental setting is 2.04 acres, and includes the residence close to the road, with farm fields behind it. The property has been subdivided to permit the construction of a single-family home on part of the back field area along the west boundary, as a flag lot (see site plan Circle ). The environmental setting, however, was not reduced at the time of subdivision.

Access to the home site is provided by an access easement at the west edge of the historic site. This has been improved with a gravel driveway within this 25' - wide easement, leading back to the open field at the rear. A line of mature hemlocks lines the easement on the west property line, and provides a buffer to the adjacent development. The residents of the Hopkins-Frey House share the easement area and driveway as it provides access to their parking area adjacent to the historic house. This is currently covered with gravel.

**PROPOSAL**

The applicant is the contract purchaser and proposes to construct a new home on Lot #1, in the back portion of the historic property. The available lot is actually behind an existing new house on Heil Road, while the land behind the historic residence will remain an open field and is not part of the construction lot. The property immediately to the north of the historic site has

already been developed for single-family homes (see Circle       ), although there is a tree buffer area in-between which screens this development from site for much of the year. One of the conditions for subdivision involves compliance with environmental regulations to increase the tree buffer area (see Circle       ). While this will help insure greater privacy at Lot #1, it will also present further restrictions as to the possible siting of the new house.

The applicant propose to build the new house at an angle so that the front door is somewhat visible as one drives up to the house. They propose to have an attached garage on the north side of the house. The house they propose to build is a stock development house, with brick facing on the east and south elevations which could be seen from Heil Road, but with vinyl siding on the remaining two elevations. The house would sit approximately 3' above finished grade. The height of the structure would be 31' above finished grade. The property slopes down from the street and the intention is that the house will not appear of an equal height to the Hopkins-Frey House because it will be constructed at a lower elevation. They propose to use either wood insulated windows, vinyl-clad wood windows, or vinyl windows (see Circle       ).

### STAFF DISCUSSION

The HPC infrequently has the opportunity to review wholly new construction at a *Master Plan* site. The *main focus of the review is, as stated in the Secretary of the Interior's Standards for Rehabilitation, Standard #2, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided."*

The major issues, then, concern the height, massing, and location of the proposed new house to the extent that the presence of a new house intrudes on the historic character of the property, which can be characterized as representing a 19th century farmstead. Lot #1 is currently an open field which sits at a good distance from the historic house and at a lower elevation. In considering new construction at this site, there are different approaches which one might take. One approach could be to build a structure which looks more like a tenant house, with the simple forms and materials which were used at the Hopkins-Frey House. Another approach would be to tuck the house as much out of view to break all relationship with the historic house, associating the new structure more with the existing new homes all around.

The applicant's proposal clearly strives to associate itself with the new construction. Staff feels that this is not wholly inappropriate, but that the proposed siting fails to achieve this completely. The house could be rotated further, so that the new house would be completely behind the existing new house just west of the Hopkins-Frey House, and it would not be readily visible from Heil Road, especially from the access easement/driveway. Staff notes that the applicant has moved the house back some distance from the original proposal, but staff feels it could be further rotated and sited even further to the west.

The style of the house makes no reference at all to the historic structure, and in fact is a standard development house which has been built in other parts of the county. Staff feels that this

approach is inadequate at a *Master Plan* site. There will be a loss of what was historically open space, but the new construction could exhibit a greater sense of deferring to the historic property. While new construction need not be replicative of any particular style, staff has suggested that the applicant build a home with simple lines more similar to the Hopkins-Frey House. The example of a proposal for new construction presented on Circle is provided only to illustrate the potential for new construction that would match the massing, scale and materials of an historic property such as the Hopkins-Frey House. For example, the windows on the applicant's proposal are out of scale with a 19th century vernacular farm site, while the windows shown on Circle are in-keeping with the historic building scale.

Staff is also concerned with the applicant's choice of material. The use of two different materials on the proposed house is out of character with the historic site, and has no relationship at all to vernacular farm building practices. Staff strongly suggests that the house be built with only one type of siding. While wood siding might be the preferred siding material in terms of the character and feel of the historic site, staff notes that there are new substitute materials, such as the cement fiberboard (Hardiplank, Chemboard, etc.) which more closely resemble the density and feel of wood. In addition, these materials are painted similarly to wood and are reputed to hold paint very well. It is appropriate to consider new materials in terms of new construction, but there are choices on the market for readily available materials which are more compatible with the historic site than are being proposed.

This would apply to the choice of windows, as well. Whereas vinyl windows tend to be heavy and do not have the same character or feel as wood windows, vinyl-clad wood windows may be appropriate in this context because they tend to have muntin profiles which are narrower and more similar to those of a typical wood window. In addition, the applicant may choose to go with 1/1 windows and save on the costs for the muntins. Staff would recommend the use of windows with integral muntins, attached on the outside of the glazing sandwich, but would not recommend the use of the internal muntin grill or snap-in grids.

One of the other issues regarding this proposed new construction involves the access driveway. At the moment, the driveway is a gravel farm lane, with two gravel strips, as previously approved by the HPC. Staff notes that, even if there are no improvements at all to the driveway, there may be damage to the existing trees due to compression from construction equipment, daily driving impacts, and from the utility easement cut. There is also some concern for a mature maple on Lot #2 whose canopy extends over the access easement.

The applicant proposes to leave the driveway as gravel up to the property line, at which point it could be paved. The HPC should discuss this possibility, which Staff believes is reasonable. However, it would also be useful to discuss other possibilities for the driveway which may arise in the future. Should the hemlocks suffer/die because of the traffic impacts, the applicant may wish to adjust the location of the driveway within the easement. Placement of the driveway at the western edge of the property would allow a planting area within the easement along the eastern side of the access easement, and would provide a stronger delineation between the historic house and all of the rest of the new construction on Heil Road (including the applicant's new house). This may not be desirable to the extent that it would reduce the west sideyard for the house, and also might reduce the link to the back fields. All of this might be discussed at this point, or deferred to another date. Staff, however, feels that the



driveway should remain in gravel at least through the easement area, being characteristic of the 19th century farm, and consistent with the existing unpaved character of Heil Road and most of the homes located here.

The commission may also wish to discuss the potential for additional vegetative screening on Lot #1 that could emphasize the rural character of the historic site. For example, new plantings which would include overstory trees such as oak or maple on Lot #1 just inside the property line by the new driveway would also help to screen the new construction within a reasonably short period of time.

**STAFF RECOMMENDATION**

Staff recommends the applicant revise the application and return to the HPC for a second Preliminary Consultation.

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

22 Stonegate Drive  
Silver Spring, MD  
20905

include neighbors off of Stonegate

18 Stonegate Drive  
Silver Spring, MD  
20905

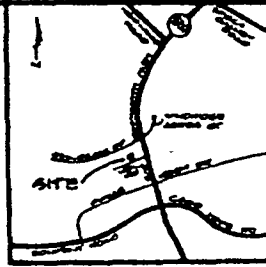
204 Heil Road  
Silver Spring, MD  
20905

115 Heil Road  
Silver Spring, MD  
20905

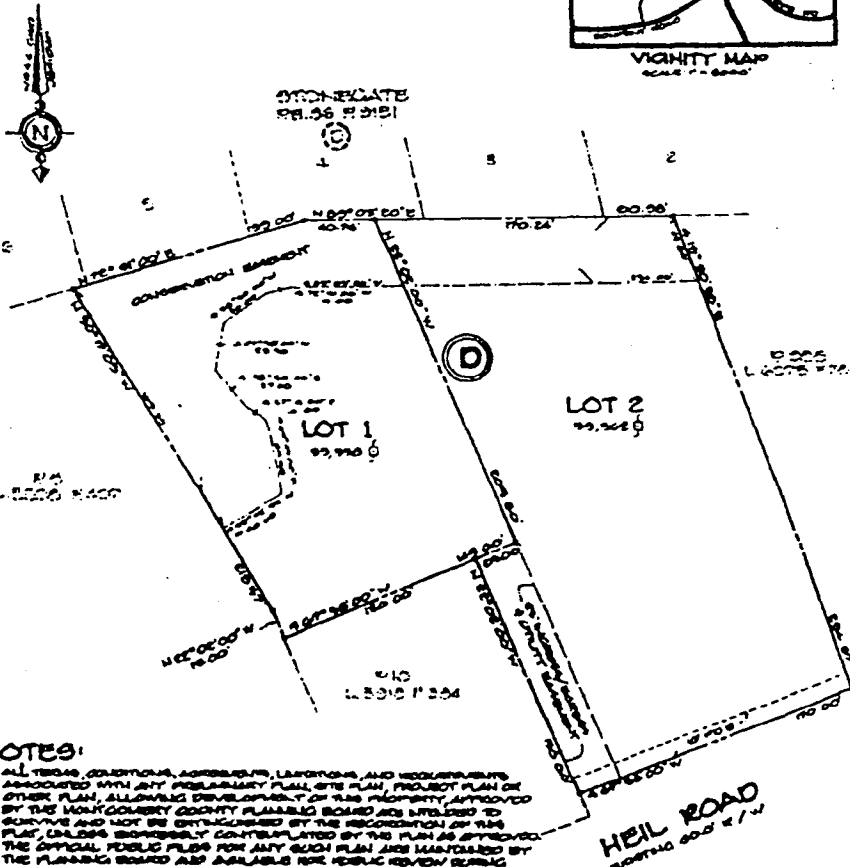
200 Heil Road  
Silver Spring, MD  
20905

10

-Hilbert-Record Plat -  
Site Plan



VICINITY MAP  
SCALE 1" = 500'



**NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LAWFULS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND INTENDED TO SURVIVE AND NOT BE OBTUSCATED BY THE RECORDATION OF THIS PLAN, UNLESS EXPRESSLY CONTRADICTED BY THIS PLAN AS APPROVED. THE OFFICIAL FIELD FILED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE FOREST CONSERVATION ACT, 1992.
3. ACCESS RESTRICTED TO SINGLE DRIVEWAY ENTRANCE TO HEIL ROAD FROM LOT 1.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE TRACT OF LAND CALLED "MONTGOMERY'S MANOR SUBDIVISION" CONVEYED TO THOMAS F. ALBERTSON AND MARY L. ALBERTSON, HIS WIFE, BY THE TWO FOLLOWING DEEDS RECORDED SAIDING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: 1 FROM WALTER T. HIL DATED JUNE 8, 1974 AND RECORDED IN BOOK 1441 AT FOLIO 872; 2 FROM WALTER T. HIL DATED FEBRUARY 04, 1980 AND RECORDED IN BOOK 2942 AT FOLIO 879; THAT FORESTED PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 30-24 (B) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 20,320 SQUARE FEET OR 0.464 ACRES OF LAND, MORE OR LESS.

5/26/94  
DATE

*Mario E. Linares*  
MARIO E. LINARES  
PROFESSIONAL LAND SURVEYOR  
LO #1 10000

**OWNER'S DEDICATION**

WE, THOMAS F. ALBERTSON AND MARY L. ALBERTSON, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ACCEPT THE PLAN OF SUBDIVISION; ESTABLISH THE NECESSARY BUILDING RESTRICTION LINES; ESTABLISH THE EGRESS / ESCAPE EASEMENTS FOR EGRESS OF LOT 1; ADOPT THE NECESSARY CONSERVATION EASEMENT COVENANTS (N/A & C) WHICH INCLUDING MAINTENANCE AND REPAIR OF SANITARY SEWER AND WATER MAIN APERTURES WITHIN THE WATER AND SEWER RIGHTS OF WAY / EASEMENTS ALONG HEIL ROAD, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A DEED OF WY DOCUMENT FROM THE GRANTEE(S) THEIR SUCCESSORS OR ASSIGNS TO THE N/A & C AND TO BE RECORDED HEREON; CREAT A PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON TO THE BIRTHS SHOWN IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 2674 AT FOLIO 497 WHICH SAID SAID TERMS ARE INCORPORATED HEREIN AND ALSO GRANT TO MONTGOMERY PLANNING BOARD, M.U.G.P. & P.C. CATEGORY I CONSERVATION EASEMENT AS SHOWN HEREON, DISCRETIONARY HEREIN THOSE TERMS AND CONDITIONS DESCRIBED IN A CONSERVATION EASEMENT AGREEMENT RECORDED SAIDING THE APPLICABLE LAND RECORDS IN BOOK 1076 AT FOLIO 801.

THERE ARE NO RIGHTS, ACTIONS, CLAIMS, LIENS, MORTGAGES OR OTHER ENCUMBRANCES ON THIS PROPERTY INCLUDING IN THIS PLAN OF SUBDIVISION, DEEDS A MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH HAS BEEN AND SHOULD BE RECORDED HEREON FOR ANY REASON.

*Thomas F. Albertson* 5/25/94 *Thomas F. Albertson*  
WITNESSES DATE SIGNATURE

*Chris Wilkins* 5/26/94 *Mary L. Albertson*  
WITNESSES DATE SIGNATURE

WE APPROVE THIS PLAN OF SUBDIVISION  
MONTGOMERY PLANNING BOARD

*Mark* 11/29/94 *Mark*  
DATE SIGNATURE

*Madam* 11/29/94 *Madam*  
DATE SIGNATURE

**LOTS 1 AND 2, BLOCK D  
RAWLS SPRING**

ELECTION DISTRICT NO. 8  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 40' MAY 1994



**LANDMARK ENGINEERING**  
CIVIL ENGINEERS - LAND PLANNERS - SURVEYORS  
1754 ELTON ROAD, SUITE 202  
SILVER SPRING, MARYLAND 20903  
PHONE: (301) 434-9550  
FAX: (301) 434-7427

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
MONTGOMERY COUNTY, MARYLAND

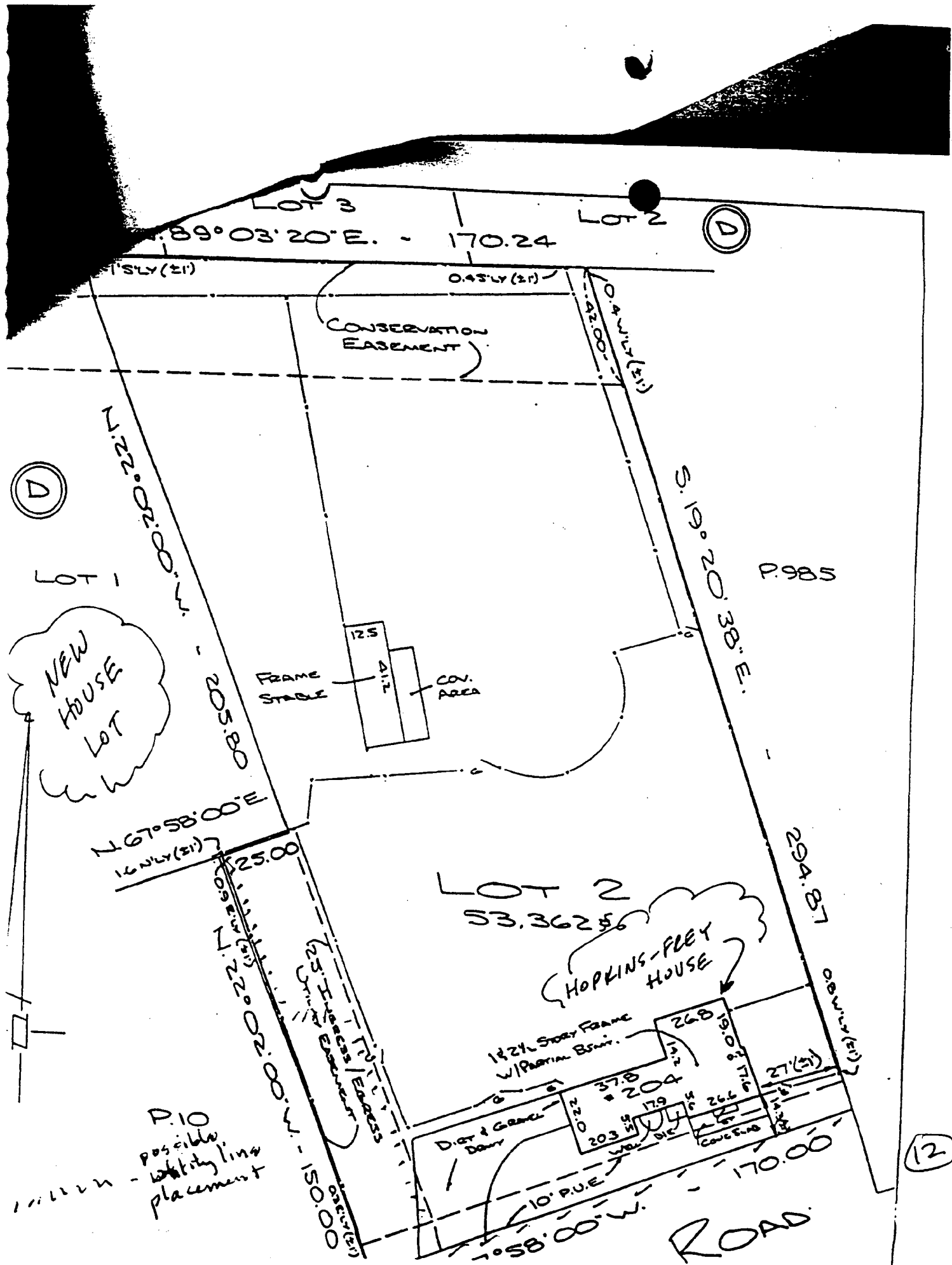
APPROVED: *James P. Cook*  
FOR DIVISION: *James P. Cook*

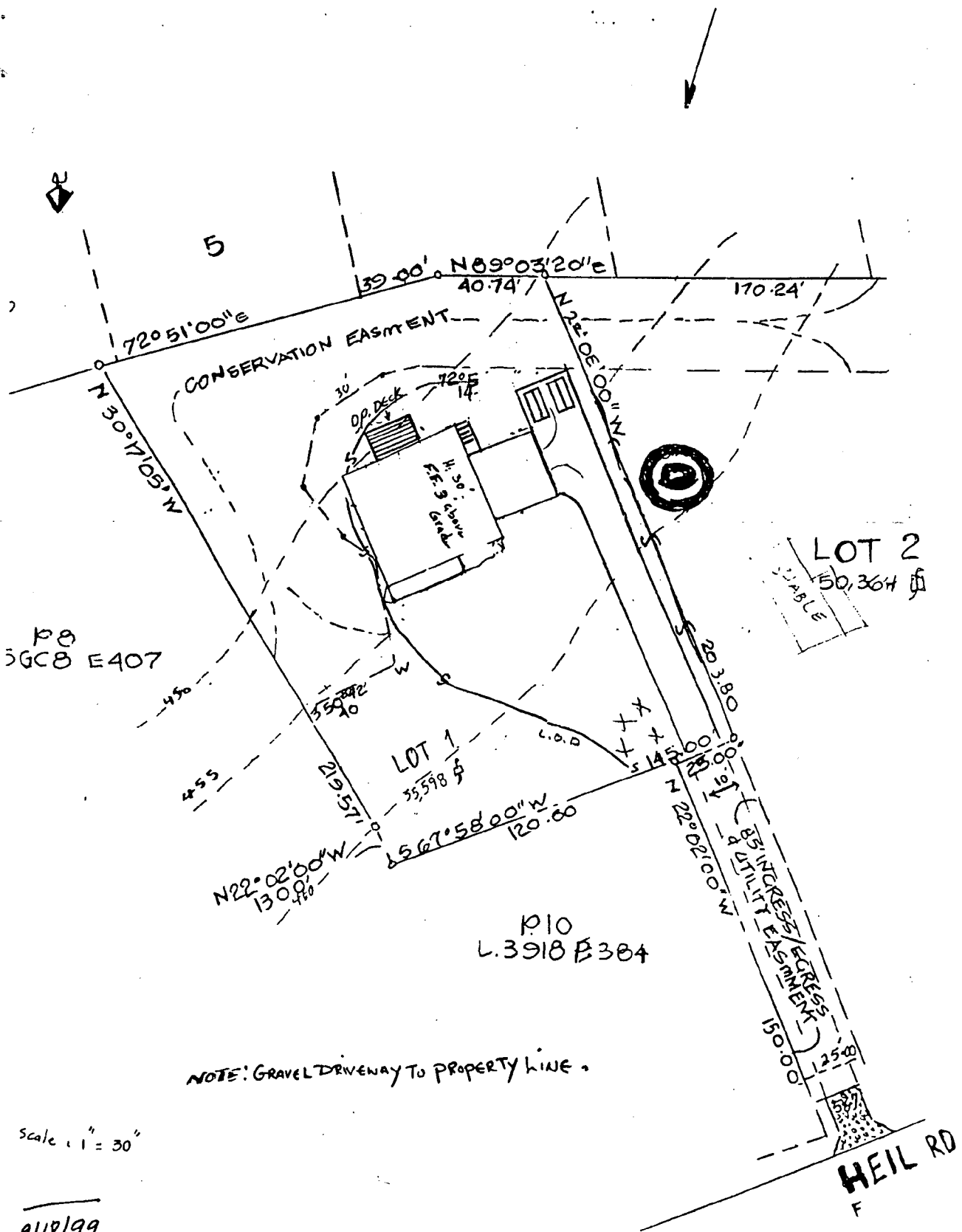
FOR PUBLIC WATER SUPPLY  
AND SEWERAGE SYSTEMS ONLY

MARYLAND NATURAL CAPITAL PLAN & PLANNING BOARD  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: *James P. Cook*  
DATE: *5/26/94*

DEPARTMENT OF TRANSPORTATION  
MONTGOMERY COUNTY, MARYLAND  
APPROVED: *Robert M. ...*  
DATE: *5/26/94*

FOR DIVISION: *Robert M. ...*

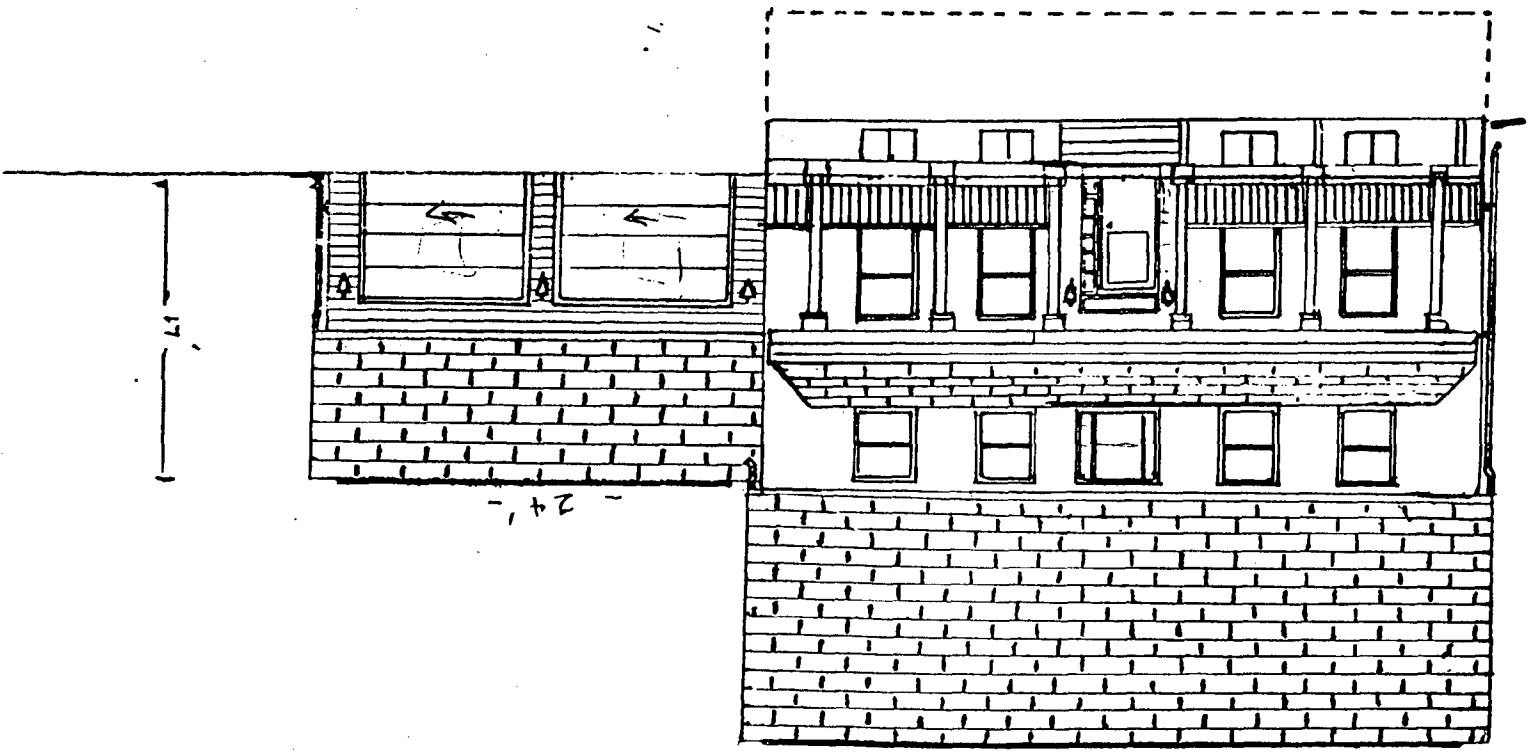




Scale: 1" = 30'

9/18/99

(A)

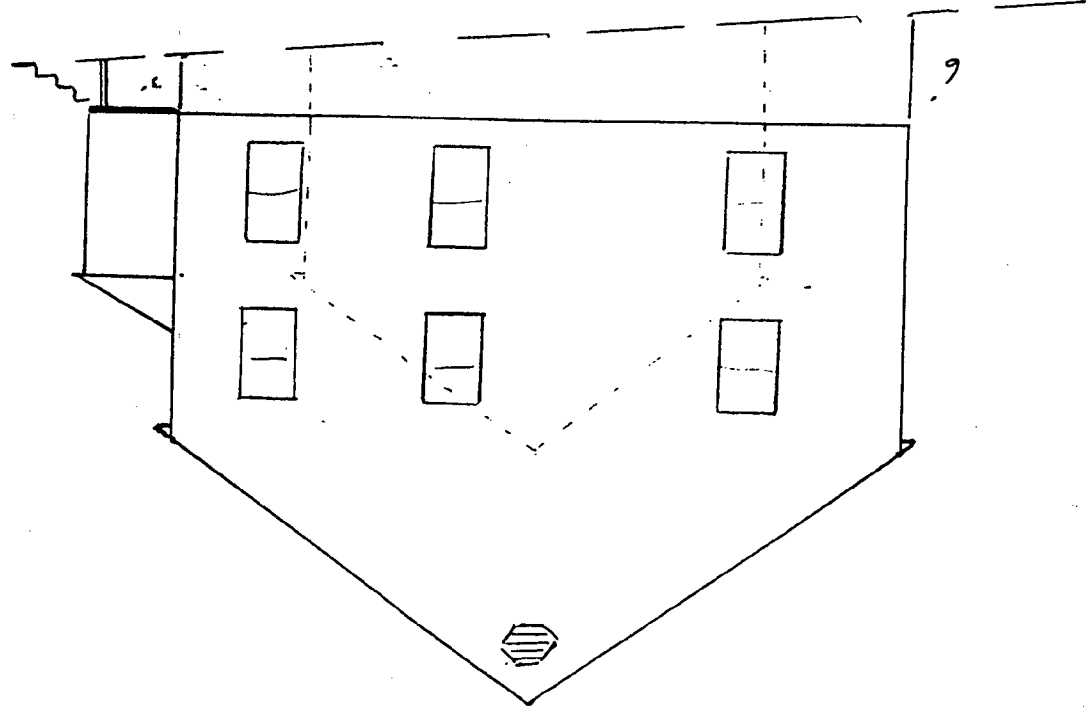


- 24' -

- A0' -

9/30/99

51

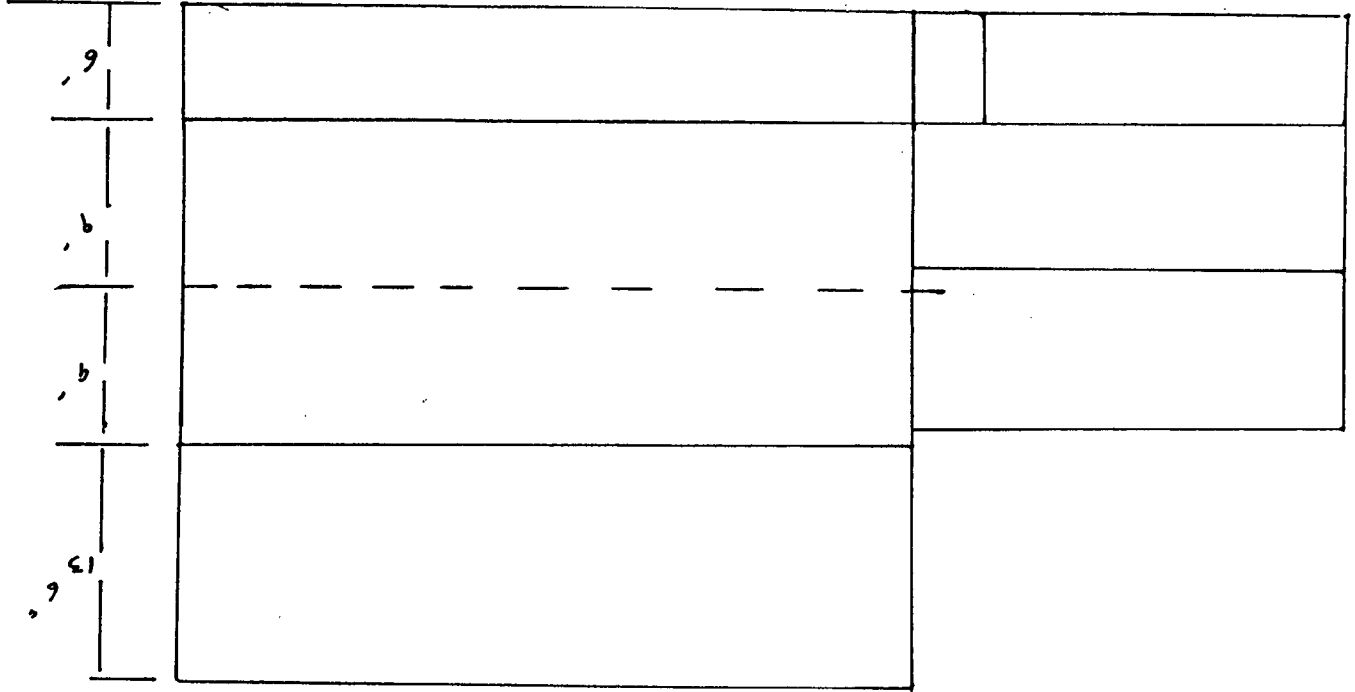


Right & Left side  
Elevation



91

Back Elevation



### MATERIAL LIST FOR HEIL ROAD PROPERTY

1. **Driveway:** From the street to the property line would be gravel as requested by Mrs. Zeik. From the property line to the garage could be four options: asphalt, concert, brick, or matching gravel.
2. **Windows:** We prefer vinyl window (sample attached) because:
  - a. new technology makes vinyl windows look like wood with less maintenance.
  - b. vinyl windows operate better than wood ones because moisture expands and is difficult to operate.
  - c. the grill would be installed inside of the window for safety reasons.

We are attaching three explanation sheets about the windows: vinyl clad, vinyl series 8, and wood. If the decision of the board is different from our choice we will gladly accept the boards decision. My recommendation is based on talking with and getting advice from other builders who build similar type homes.
3. **Siding:** Our siding choice is vinyl siding for the same reasons listed in the window section. If the board chooses a different siding we will accept the boards decision. Mrs. Zeik please note that no siding will be seen from Heil Road as recommended.
4. **Doors:** The only door which will be visible from Heil Road will be a single door with a side light or a double wood door (six panel similar to the historic house).
5. **Foundation:** The foundation will be block with old fashion broom finish. Note: There will not be any visible foundation from Heil Road. The front steps will be concrete or optional brick steps.
6. **Roof:** The roof will be a manufactured terraces covered with p.wood and 30 pound tar paper with 25 years designer asphalt shingles.

**These are only our choices. We gladly accept the recommendations of the board. Thank you.**

(17)

(17)

## Dimension of Windows!

1 - All windows ON 1st FLOOR } FRONT & LEFT side 3.0x6.0

2nd FLOOR FRONT 3.0x4.0  
LEFT side 3.0x5.0

Picture window -- 3.0x4.0 with two side Light 1.0x4.0

FRONT DOOR 3.0 with one side Light with Tr.

Vinyl siding . 2 samples included

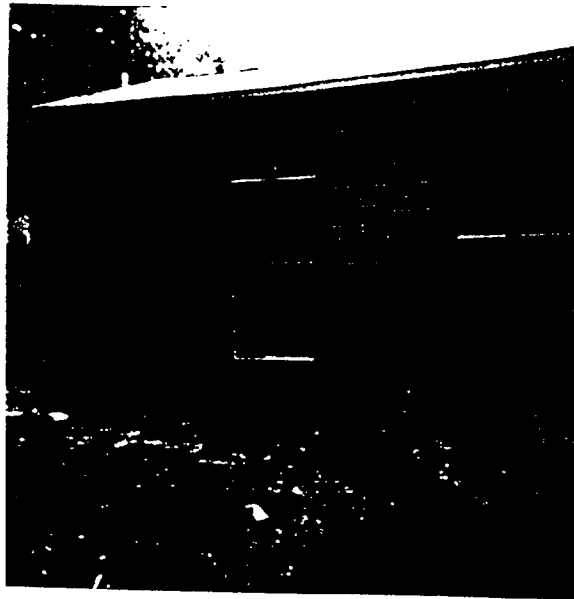
Foundation . Blisck with  $\frac{1}{2}$  PARGING



Hopkin Frey House.



Hopkins Frey House



FROM BACK OF THE HOUSE  
Proposed Rear Elevation

## MEMORANDUM

TO: Historic Preservation Commission

FROM: William Schillerstrom & Lynn Powalski;  
Owners of The Hopkins-Frey House

DATE: September 8, 1999

RE: Preliminary Consultation Meeting, Scheduled for 9/8/99, on the Proposal for New Construction on 202 Heil Road, Submitted by Reza Shelbani.

We are writing in response to the proposal for new construction on Lot 1, the lot adjacent to the Hopkins-Frey House. We are the owners of Lot 2, on which the Hopkins-Frey House is located. Our property also contains the ingress/egress utility easement accessing Lot 2 from Heil road.

We support staff's recommendations as to the new construction's location on Lot 1, as well as, their remarks concerning its style, massing, scale and exterior materials used as these features relate to this master plan site which represents a mid-nineteenth century farmstead. We also support staff's recommendation to plant over story trees on lot 1 along the boarder of lot 1 and lot 2 for screening. We suggest including some evergreens to help provide screening during the winter months.

We support maintaining the existing driveway over the easement, a gravel farm lane with two gravel strips as previously approved by HPC.

As staff points out, trenching for utilities and the compression from regular use of the driveway will likely result in irreparable damage to the root structure of the line of Canadian hemlocks located within the easement. It may be best to remove the hemlocks at the time of construction, which would allow for relocating the driveway to the western boarder of the easement. This would allow for room to plant screening along the easement's eastern boarder. It would also permit moving the utility trench to the western side of the easement to avoid disturbing the root structure of the large maple, which drip-line overhangs the easement. We are particularly concerned about possible injury to the maple's root structure that may result from running the utility trench on the eastern half of the easement. Unlike the hemlocks, this mature, stately tree could not be replaced.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	Lot #1 adjacent to 204 Heil Road, Cloverly	Meeting Date:	9/8/99
Applicant:	Reza Sheibani	Report Date:	9/1/99
Resource:	<b>Hopkins-Frey House</b> <i>Master Plan Site #28/32</i>	Public Notice:	8/25/99
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Robin Ziek
PROPOSAL:	New construction	RECOMMEND:	Revise Proposal

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site, Hopkins-Frey House*  
**STYLE:** 19th Century Vernacular Farmhouse  
**DATE:** c1850

The Hopkins-Frey House is a three-part frame farmhouse with 5' beveled siding, facing south onto Heil Road. This road is a dead-end, unpaved gravel road with 20th century development to the west of the subject property (see photographs, Circle ). The environmental setting is 2.04 acres, and includes the residence close to the road, with farm fields behind it. The property has been subdivided to permit the construction of a single-family home on part of the back field area along the west boundary, as a flag lot (see site plan Circle ). The environmental setting, however, was not reduced at the time of subdivision.

Access to the home site is provided by an access easement at the west edge of the historic site. This has been improved with a gravel driveway within this 25' - wide easement, leading back to the open field at the rear. A line of mature hemlocks lines the easement on the west property line, and provides a buffer to the adjacent development. The residents of the Hopkins-Frey House share the easement area and driveway as it provides access to their parking area adjacent to the historic house. This is currently covered with gravel.

**PROPOSAL**

The applicant is the contract purchaser and proposes to construct a new home on Lot #1, in the back portion of the historic property. The available lot is actually behind an existing new house on Heil Road, while the land behind the historic residence will remain an open field and is not part of the construction lot. The property immediately to the north of the historic site has

already been developed for single-family homes (see Circle       ), although there is a tree buffer area in-between which screens this development from site for much of the year. One of the conditions for subdivision involves compliance with environmental regulations to increase the tree buffer area (see Circle       ). While this will help insure greater privacy at Lot #1, it will also present further restrictions as to the possible siting of the new house.

The applicant propose to build the new house at an angle so that the front door is somewhat visible as one drives up to the house. They propose to have an attached garage on the north side of the house. The house they propose to build is a stock development house, with brick facing on the east and south elevations which could be seen from Heil Road, but with vinyl siding on the remaining two elevations. The house would sit approximately 3' above finished grade. The height of the structure would be 31' above finished grade. The property slopes down from the street and the intention is that the house will not appear of an equal height to the Hopkins-Frey House because it will be constructed at a lower elevation. They propose to use either wood insulated windows, vinyl-clad wood windows, or vinyl windows (see Circle       ).

### **STAFF DISCUSSION**

The HPC infrequently has the opportunity to review wholly new construction at a *Master Plan* site. The *main focus of the review is, as stated in the Secretary of the Interior's Standards for Rehabilitation, Standard #2, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided."*

The major issues, then, concern the height, massing, and location of the proposed new house to the extent that the presence of a new house intrudes on the historic character of the property, which can be characterized as representing a 19th century farmstead. Lot #1 is currently an open field which sits at a good distance from the historic house and at a lower elevation. In considering new construction at this site, there are different approaches which one might take. One approach could be to build a structure which looks more like a tenant house, with the simple forms and materials which were used at the Hopkins-Frey House. Another approach would be to tuck the house as much out of view to break all relationship with the historic house, associating the new structure more with the existing new homes all around.

The applicant's proposal clearly strives to associate itself with the new construction. Staff feels that this is not wholly inappropriate, but that the proposed siting fails to achieve this completely. The house could be rotated further, so that the new house would be completely behind the existing new house just west of the Hopkins-Frey House, and it would not be readily visible from Heil Road, especially from the access easement/driveway. Staff notes that the applicant has moved the house back some distance from the original proposal, but staff feels it could be further rotated and sited even further to the west.

The style of the house makes no reference at all to the historic structure, and in fact is a standard development house which has been built in other parts of the county. Staff feels that this

approach is inadequate at a *Master Plan* site. There will be a loss of what was historically open space, but the new construction could exhibit a greater sense of deferring to the historic property. While new construction need not be replicative of any particular style, staff has suggested that the applicant build a home with simple lines more similar to the Hopkins-Frey House. The example of a proposal for new construction presented on Circle is provided only to illustrate the potential for new construction that would match the massing, scale and materials of an historic property such as the Hopkins-Frey House. For example, the windows on the applicant's proposal are out of scale with a 19th century vernacular farm site, while the windows shown on Circle are in-keeping with the historic building scale.

Staff is also concerned with the applicant's choice of material. The use of two different materials on the proposed house is out of character with the historic site, and has no relationship at all to vernacular farm building practices. Staff strongly suggests that the house be built with only one type of siding. While wood siding might be the preferred siding material in terms of the character and feel of the historic site, staff notes that there are new substitute materials, such as the cement fiberboard (Hardiplank, Chemboard, etc.) which more closely resemble the density and feel of wood. In addition, these materials are painted similarly to wood and are reputed to hold paint very well. It is appropriate to consider new materials in terms of new construction, but there are choices on the market for readily available materials which are more compatible with the historic site than are being proposed.

This would apply to the choice of windows, as well. Whereas vinyl windows tend to be heavy and do not have the same character or feel as wood windows, vinyl-clad wood windows may be appropriate in this context because they tend to have muntin profiles which are narrower and more similar to those of a typical wood window. In addition, the applicant may choose to go with 1/1 windows and save on the costs for the muntins. Staff would recommend the use of windows with integral muntins, attached on the outside of the glazing sandwich, but would not recommend the use of the internal muntin grill or snap-in grids.

One of the other issues regarding this proposed new construction involves the access driveway. At the moment, the driveway is a gravel farm lane, with two gravel strips, as previously approved by the HPC. Staff notes that, even if there are no improvements at all to the driveway, there may be damage to the existing trees due to compression from construction equipment, daily driving impacts, and from the utility easement cut. There is also some concern for a mature maple on Lot #2 whose canopy extends over the access easement.

The applicant proposes to leave the driveway as gravel up to the property line, at which point it could be paved. The HPC should discuss this possibility, which Staff believes is reasonable. However, it would also be useful to discuss other possibilities for the driveway which may arise in the future. Should the hemlocks suffer/die because of the traffic impacts, the applicant may wish to adjust the location of the driveway within the easement. Placement of the driveway at the western edge of the property would allow a planting area within the easement along the eastern side of the access easement, and would provide a stronger delineation between the historic house and all of the rest of the new construction on Heil Road (including the applicant's new house). This may not be desirable to the extent that it would reduce the west sideyard for the house, and also might reduce the link to the back fields. All of this might be discussed at this point, or deferred to another date. Staff, however, feels that the



driveway should remain in gravel at least through the easement area, being characteristic of the 19th century farm, and consistent with the existing unpaved character of Heil Road and most of the homes located here.

The commission may also wish to discuss the potential for additional vegetative screening on Lot #1 that could emphasize the rural character of the historic site. For example, new plantings which would include overstory trees such as oak or maple on Lot #1 just inside the property line by the new driveway would also help to screen the new construction within a reasonably short period of time.

#### **STAFF RECOMMENDATION**

Staff recommends the applicant revise the application and return to the HPC for a second Preliminary Consultation.

## Dimension of windows!

1- All windows ON 1st FLOOR } FRONT & LEFT side 3.0x6.0

2nd FLOOR FRONT 3.0x4.0  
LEFT side 3.0x5.0

Picture window 3.0x4.0 with two side Light 1.0x4.0

FRONT DOOR 3.0 with one side Light with Tr.

vinyl siding . 2 samples included

Foundation. Block with  $\frac{1}{2}$  PAVING

## MATERIAL LIST FOR HEIL ROAD PROPERTY

1. **Driveway:** From the street to the property line would be gravel as requested by Mrs. Zeik. From the property line to the garage could be four options: asphalt, concert, brick, or matching gravel.
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6. **Roof:** The roof will be a manufactured terraces covered with p.wood and 30 pound tar paper with 25 years designer asphalt shingles.

**These are only our choices. We gladly accept the recommendations of the board. Thank you.**

# PROJECT LOCATION

Northwest

Ranch

Recreational

Trolley Car Museum  
PARK ROAD

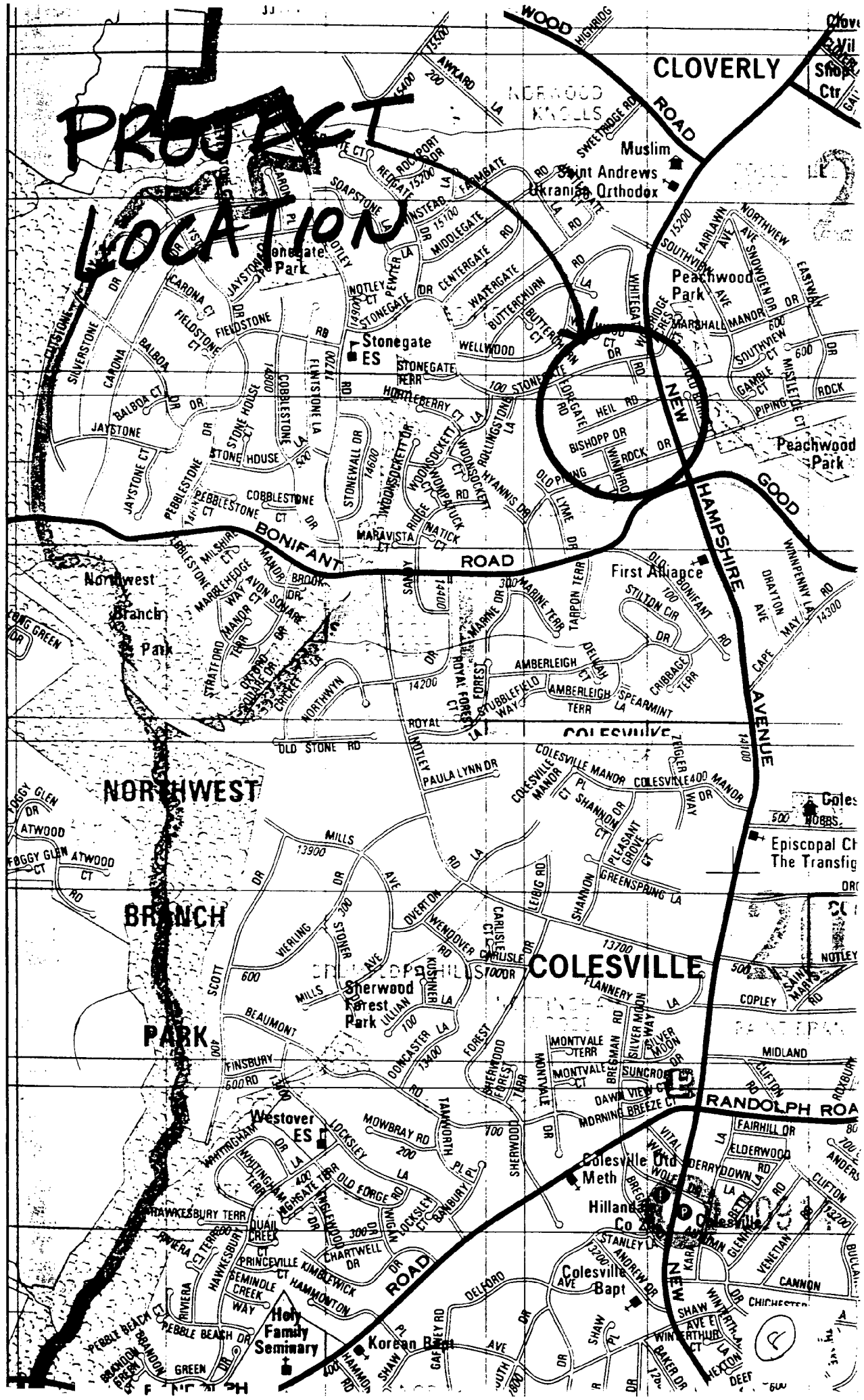
Northwest Branch  
Park

LAIR CT  
ATWOOD RD  
WAY  
SQUAW HILL

Indian Spring  
CC

Branch

INGRAM LA  
MCGRAM TERR



CLOVERLY

PEACHWOOD PARK

NEW

HAMPSHIRE

First Alliance

COLESVILLE

COLESVILLE

RANDOLPH ROAD

COLESVILLE

Hilland Co

COLESVILLE

COLESVILLE

COLESVILLE

Cloverly  
Shops  
Ctr

Muslim  
St Andrews  
Orthodox

Stonegate  
ES

Northwest  
Branch  
Park

NORTHWEST

BRANCH

PARK

Sherwood  
Forest  
Park

COLESVILLE

Colesville  
Meth  
Hilland  
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Colesville  
Bapt

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Family  
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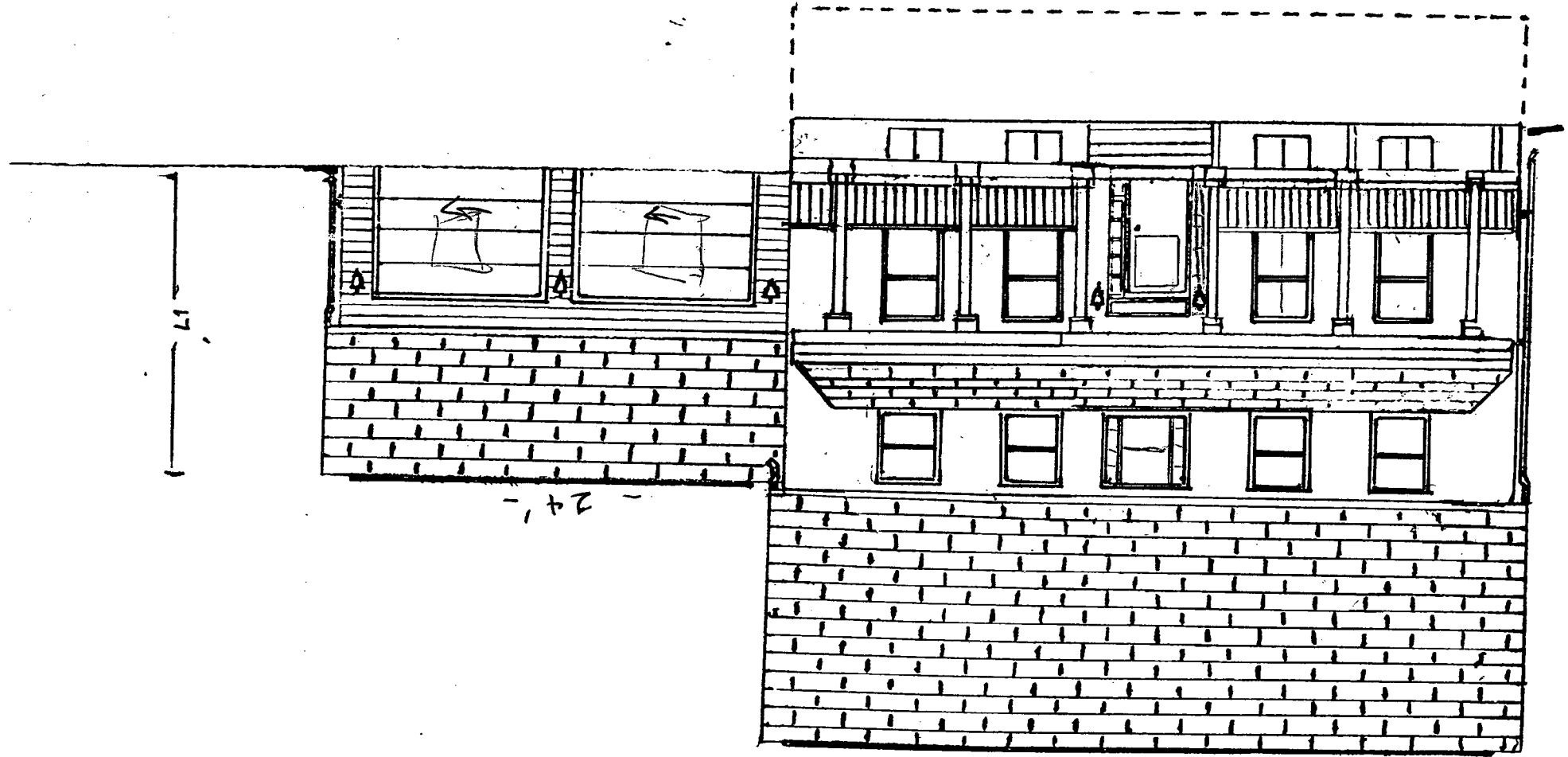
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FAIRHILL DR  
ELDERWOOD

VENETIAN

CHICHESTER

CHICHESTER

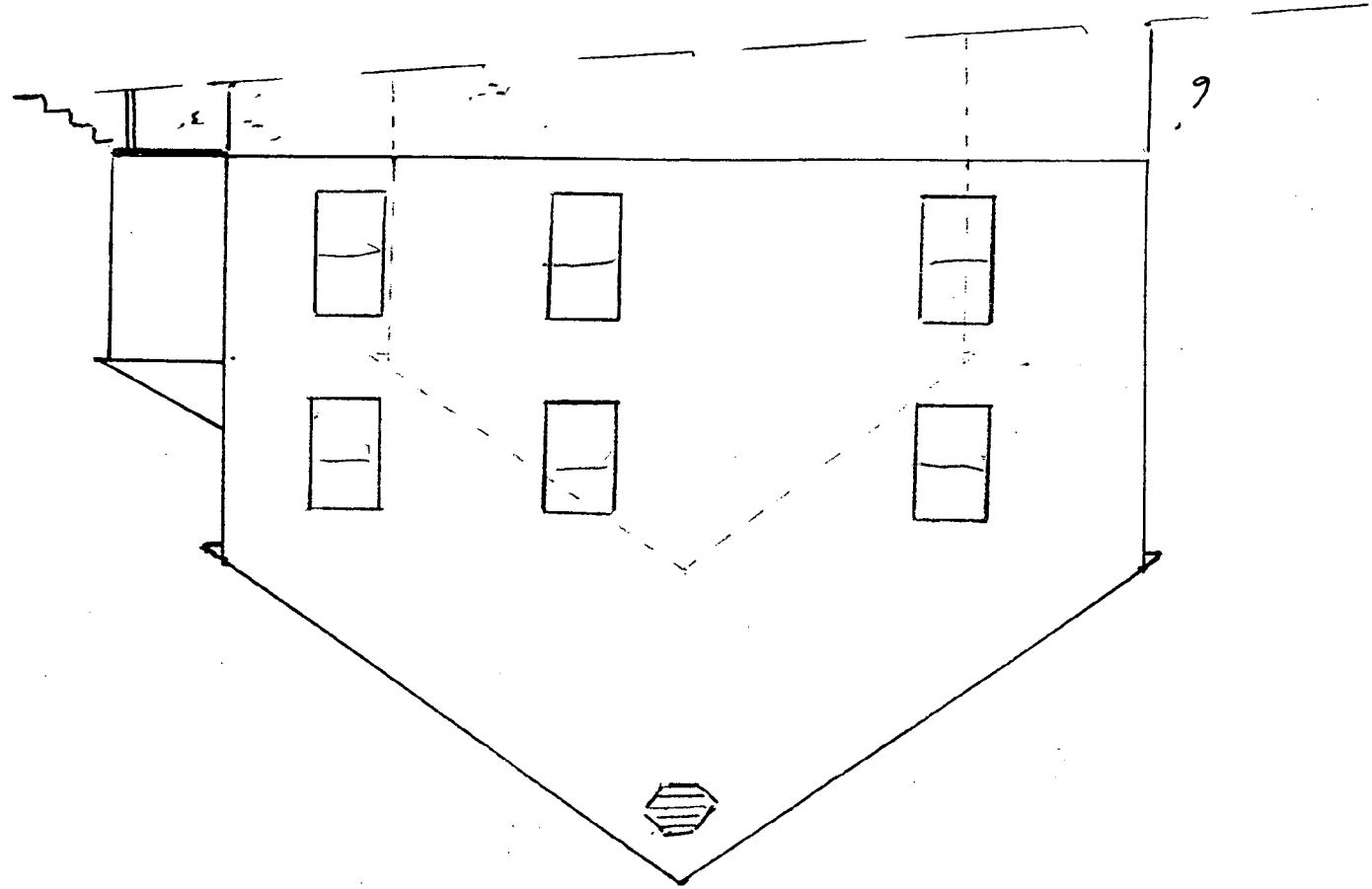


- 24' -

- 40' -

7  
3  
9  
9  
15

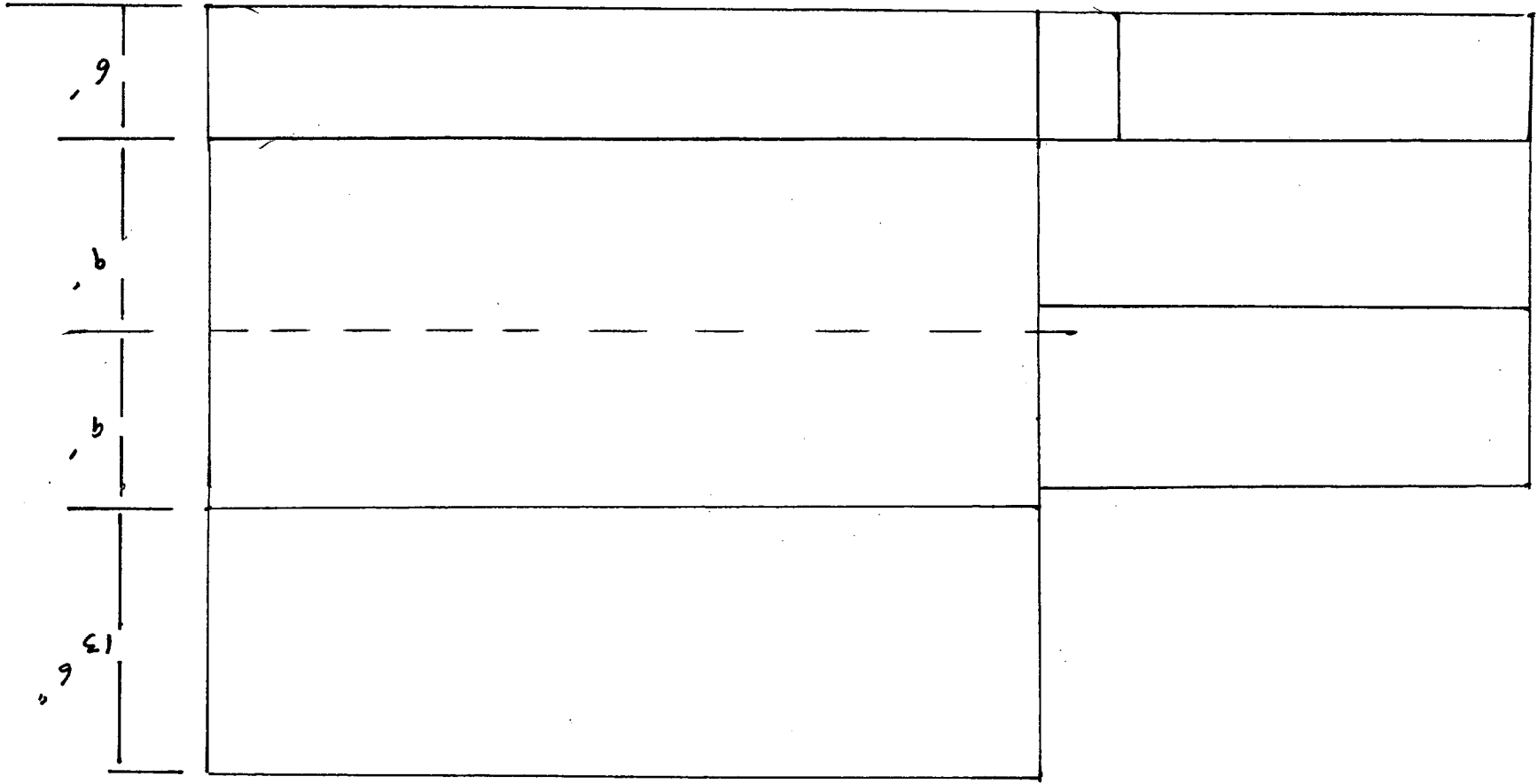
9/30/99



Right & Left side  
Elevation

6

Back Elevation



Site V. = look for more character. No brick; warmer - chevron OK.

III-B

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	Lot #1 adjacent to 204 Heil Road, Cloverly	Meeting Date:	9/8/99
Applicant:	Reza Sheibani	Report Date:	9/1/99
Resource:	<b>Hopkins-Frey House</b> Master Plan Site #28/32	Public Notice:	8/25/99
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Robin Ziek
PROPOSAL:	New construction	RECOMMEND:	Revise Proposal

**PROJECT DESCRIPTION**

\* *Speak of WSSC about The Road + Sewer Lines*

SIGNIFICANCE: Master Plan Site, Hopkins-Frey House

STYLE: 19th Century Vernacular Farmhouse

DATE: c1850

*Benze: Slope of Roof, window over door, double door, materials pacted in; consistent vocabulary.*

The Hopkins-Frey House is a three-part frame farmhouse with 5' beveled siding, facing south onto Heil Road. This road is a dead-end, unpaved gravel road with 20th century development to the west of the subject property (see photographs, Circle 18). The environmental setting is 2.04 acres, and includes the residence close to the road, with farm fields behind it. The property has been subdivided to permit the construction of a single-family home on part of the back field area along the west boundary, as a flag lot (see site plan Circle 9). The environmental setting, however, was not reduced at the time of subdivision.

Access to the home site is provided by an access easement at the west edge of the historic site. This has been improved with a gravel driveway within this 25' - wide easement, leading back to the open field at the rear. A line of mature hemlocks lines the easement on the west property line, and provides a buffer to the adjacent development. The residents of the Hopkins-Frey House share the easement area and driveway as it provides access to their parking area adjacent to the historic house. This is currently covered with gravel.

**PROPOSAL**

The applicant is the contract purchaser and proposes to construct a new home on Lot #1, in the back portion of the historic property. The available lot is actually behind an existing new house on Heil Road, while the land behind the historic residence will remain an open field and is not part of the construction lot. The property immediately to the north of the historic site has

*Neighbor - agrees at staff report*

*Concerned of curzeens - no objection to remove hemlocks - better placement of driveway - to west, with additional planting.*

*Concerned of people...*





already been developed for single-family homes (see Circle 8, 11), although there is a tree buffer area in-between which screens this development from site for much of the year. One of the conditions for subdivision involves compliance with environmental regulations to increase the tree buffer area (see Circle 9). While this will help insure greater privacy at Lot #1, it will also present further restrictions as to the possible siting of the new house.

The applicant propose to build the new house at an angle so that the front door is somewhat visible as one drives up to the house. They propose to have an attached garage on the north side of the house. The house they propose to build is a stock development house, with brick facing on the east and south elevations which could be seen from Heil Road, but with vinyl siding on the remaining two elevations. The house would sit approximately 3' above finished grade. The height of the structure would be 30' above finished grade. The property slopes down from the street and the intention is that the house will not appear of an equal height to the Hopkins-Frey House because it will be constructed at a lower elevation. They propose to use either wood insulated windows, vinyl-clad wood windows, or vinyl windows (see Circle 14-16).

see  
Circle 12, 13

### STAFF DISCUSSION

The HPC infrequently has the opportunity to review wholly new construction at a *Master Plan* site. The *main focus of the review is, as stated in the Secretary of the Interior's Standards for Rehabilitation, Standard #2, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided."*

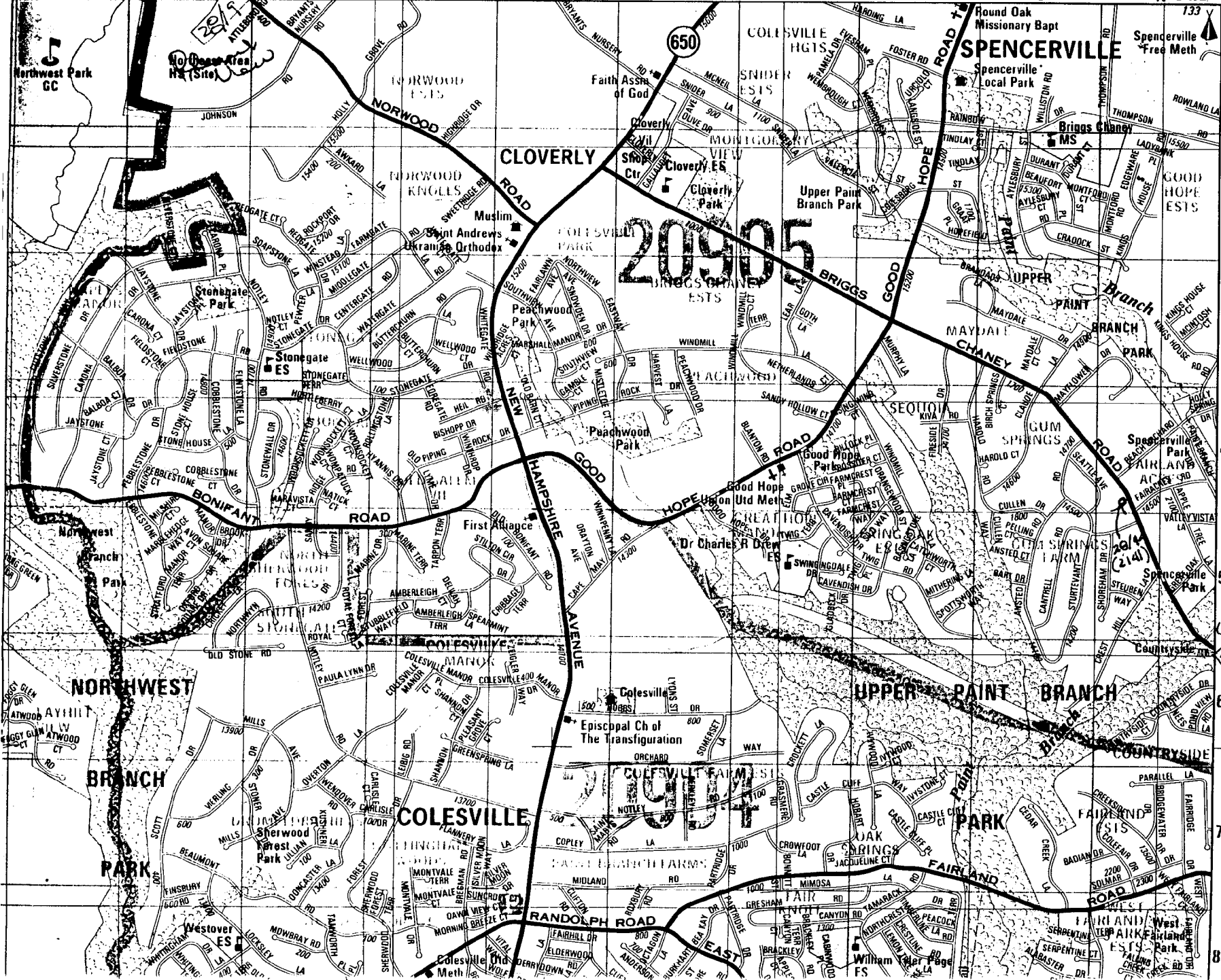
The major issues, then, concern the height, massing, and location of the proposed new house to the extent that the presence of a new house intrudes on the historic character of the property, which can be characterized as representing a 19th century farmstead. Lot #1 is currently an open field which sits at a good distance from the historic house and at a lower elevation. In considering new construction at this site, there are different approaches which one might take. One approach could be to build a structure which looks more like a tenant house, with the simple forms and materials which were used at the Hopkins-Frey House. Another approach would be to tuck the house as much out of view to break all relationship with the historic house, associating the new structure more with the existing new homes all around.

The applicant's proposal clearly strives to associate itself with the new construction. Staff feels that this is not wholly inappropriate, but that the proposed siting fails to achieve this completely. The house could be rotated further, so that the new house would be completely behind the existing new house just west of the Hopkins-Frey House, and it would not be readily visible from Heil Road, especially from the access easement/driveway. Staff notes that the applicant has moved the house back some distance from the original proposal, but staff feels it could be further rotated and sited even further to the west.

The style of the house makes no reference at all to the historic structure, and in fact is a standard development house which has been built in other parts of the county. Staff feels that this

(see Circle 13)

2



MAP 31  
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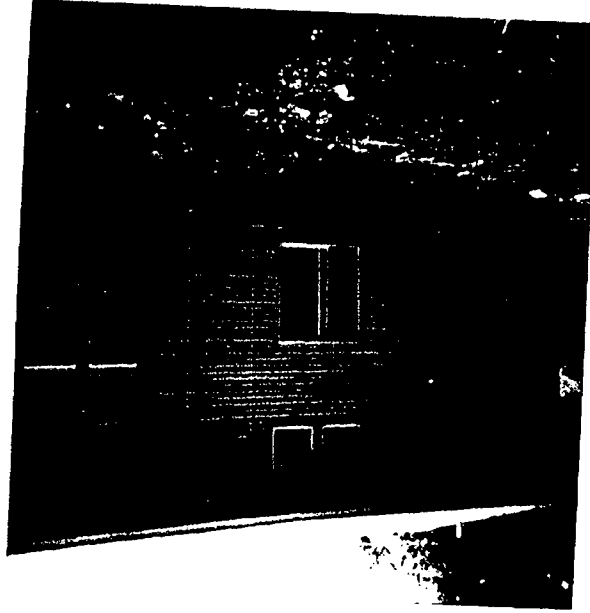
Northwest Park GC

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House # 2



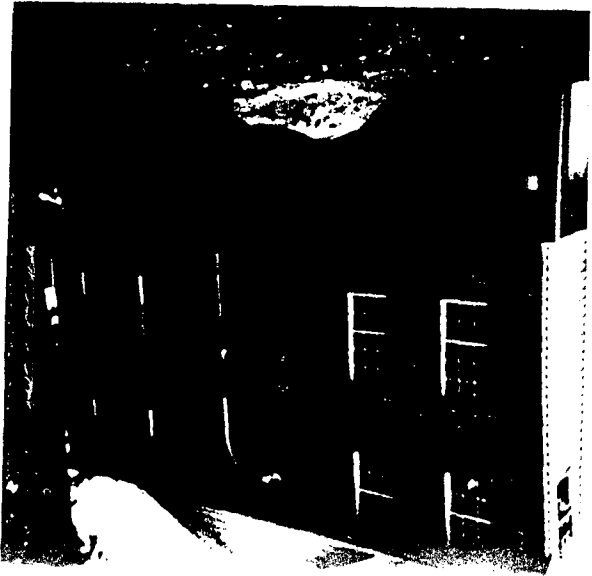
House # 2



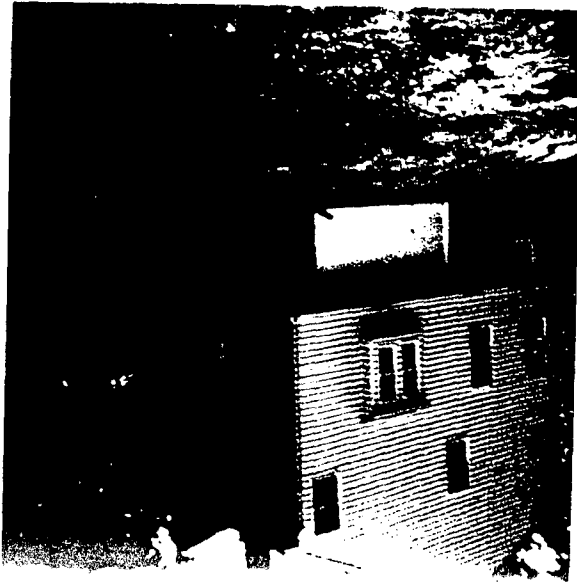
13

Model RAC  
New House

House # 1



House # 1



House # 2



## Wood Premium Tilt Double-Hung Window General Information

### Features

- Exterior:** Exterior surfaces of frame and sash are primed.
- Interior:** Interior surfaces of frame and sash are natural wood.
- Glazing:** Insulating glass is glazed with vinyl gasket.
- Sash Lock & Stops:** Sash lock(s), inside stops, and sill stop are applied.
- Weatherstripping:** Extruded beige vinyl head parting stop has integral flexible leaf weatherstripping. Double flexible ARLOC bulb weatherstripping is routed into sash in combination with fin-seal pads, providing superior airtightness.

### Options and Accessories

- High-Performance Glass:** See details in product catalog in this section of the price book.
- Grilles:** Wood grille designs available include: 5/8 inch frameless; 1 inch frameless; 5/8 inch full frame; 1 inch full frame.
- Internal Muntins:** 5/8 inch internal muntins also available.
- Insect Screens:** Heavy-duty (Architectural class C-24 per ANSI/SMA 1004-1987 Standard) bronze, white, or beige aluminum frame is available with an 16x16 charcoal fiberglass screen cloth. (See Important Note on back of this page.)
- Interior Extension Jamb:** Available in three standard widths: 5-1/4 inch, 6-9/16 inch, and 7-5/16 inch. Intermediate widths are available on request. Can be factory applied for an additional charge.
- Bay Windows:** Fully assembled; interior mullion casing, extension jambs, and clear pine head and seat boards are attached; frame is for 4-9/16 inch to 6-9/16 inch wall thickness at no additional charge; specify exact size desired.
- Decorative Windows:** High-Performance insulating glass; drip cap included for 4-9/16 inch wall thickness; interior casing available, specify WM327 Clamshell or WM356 Colonial; all units can be free standing, some can be stacked above our double-hung units; frameless grilles or internal muntins are available; interior extension jambs are available.

### Configurations Listed in This Price Book

Single Units  
Twin Units

Single Picture Units  
Triple Picture Units

30 Degree Angle Bay Windows  
45 Degree Angle Bay Windows

Decorative Windows Include:

Round Top Windows  
Equal Leg Arch Top Windows  
Transom Windows

Single Double-Hung Windows with Round Top Windows Attached  
Twin Double-Hung Windows with Round Top Windows Attached  
Twin Double-Hung Windows with Arch Top Windows Attached

## Vinyl Clad Double-Hung Window General Information

### Features

- Completely Assembled:** Single, twin, or triple picture units assembled with inside stops and sill stop; sash are screwed together; unit completely balanced for easy operation; they are for a 4-9/16 inch wall.
- Exterior:** Exterior surfaces of frame and sash are clad with white vinyl.
- Interior:** Interior surfaces of sash are profile wrapped in a pine-grained or prefinished white foil. The pine-grained surface can be stained or painted.
- Glazing:** Sash are glazed with clear double insulated glass.
- Sash Lock:** Metallic sash lock(s) are applied on pine-grained interior, and white sash lock(s) are applied on white interior.
- Weatherstripping:** Bulb weatherstrip is used on top rail of top sash and bottom rail of bottom sash and on the check rail.

### Options and Accessories

- Glazing:** High-Performance Insulated Glass. See "Clad Advantage" brochure for more information.
- Grilles:** 5/8 inch KD frameless wood grilles are available.
- Internal Muntins:** 5/8 inch internal muntins are available in white.
- Screens:** Full screens are available with white aluminum heavy-duty\* frame with charcoal fiberglass wire. Screens have two spring plungers on the sides to hold the screen in place and two fixed plungers on the top. (See Important Note at the bottom of this page.)
- Interior Extension Jambs:** Available for 5-1/4", 6-9/16", and 7-5/16" walls. Can be applied for an additional charge.

### Configurations Listed in This Price Section

- Single Units
- Twin Units
- Single Picture Units
- Triple Picture Units
- Decorative Windows
- Round Tops over Single and Twin Units
- Equal Leg Arch Tops over Twin Units

### Important Note

Our insect screens are intended to allow air and light in and to keep insects out. The insect screen is not intended to stop children from falling out an open window. For safety screens and other security devices, contact your local building supply retailer.

\* The term "heavy-duty" refers to architectural class (C-24) per ANSI/SMA 1004-1987 standard.

## Vinyl Series 8 Double-Hung Window General Information

### Features

- Frame:** 3-1/4 inches wide; dimension behind nailing fin is 1-15/16 inches.
- Colors:** White and beige
- Weatherstripping:** Foam filled
- Sash Lock:** Positive cam-action lock.
- Nailing Fins:** Standard on double-hung units; can be easily removed for replacement situations.
- Glazing:** Insulating glass is standard; choose from clear or High-Performance glass; limited lifetime warranty against seal failure.
- Balance:** Tilt balance system is standard to allow sash to tilt in for easy cleaning.

### Options and Accessories

- Special Sizes:** Available in increments of 1/4 inch; specify rough opening size in increments of 1/4 inch (width first); window will be made 1/2 inch narrower and shorter than rough opening; to determine price, contact your dealer.
- Internal Muntins:** Available on all sizes of double-hung units in white and beige.
- Insect Screens:** Fiberglass charcoal color insect screen; frame is heavy-duty (Architectural Class C-24 per ANSI/SMA 1004-1987 Standard) in colors to match windows. (See Important Note on back of this page.)
- High-Performance Glass:** See details in product catalog in this section of the price book.
- Bay Windows:** Fully assembled and include pine head and seat boards and interior extension jambs for 4-1/2 inch wall thickness; support brackets required and must be ordered separately.
- Decorative Windows:** 3-1/4 inch overall frame width; direct attachment of quarter rounds, round tops, and rectangular transoms possible.
- Multiple Units:** Add together rough opening widths of individual units.
- Trim Strips:** Available in white and beige. See details in the product catalog in this section of the price book.
- Replacement Glass:** Replacement glass is available for all double-hung windows.

### Configurations Listed In This Price Book

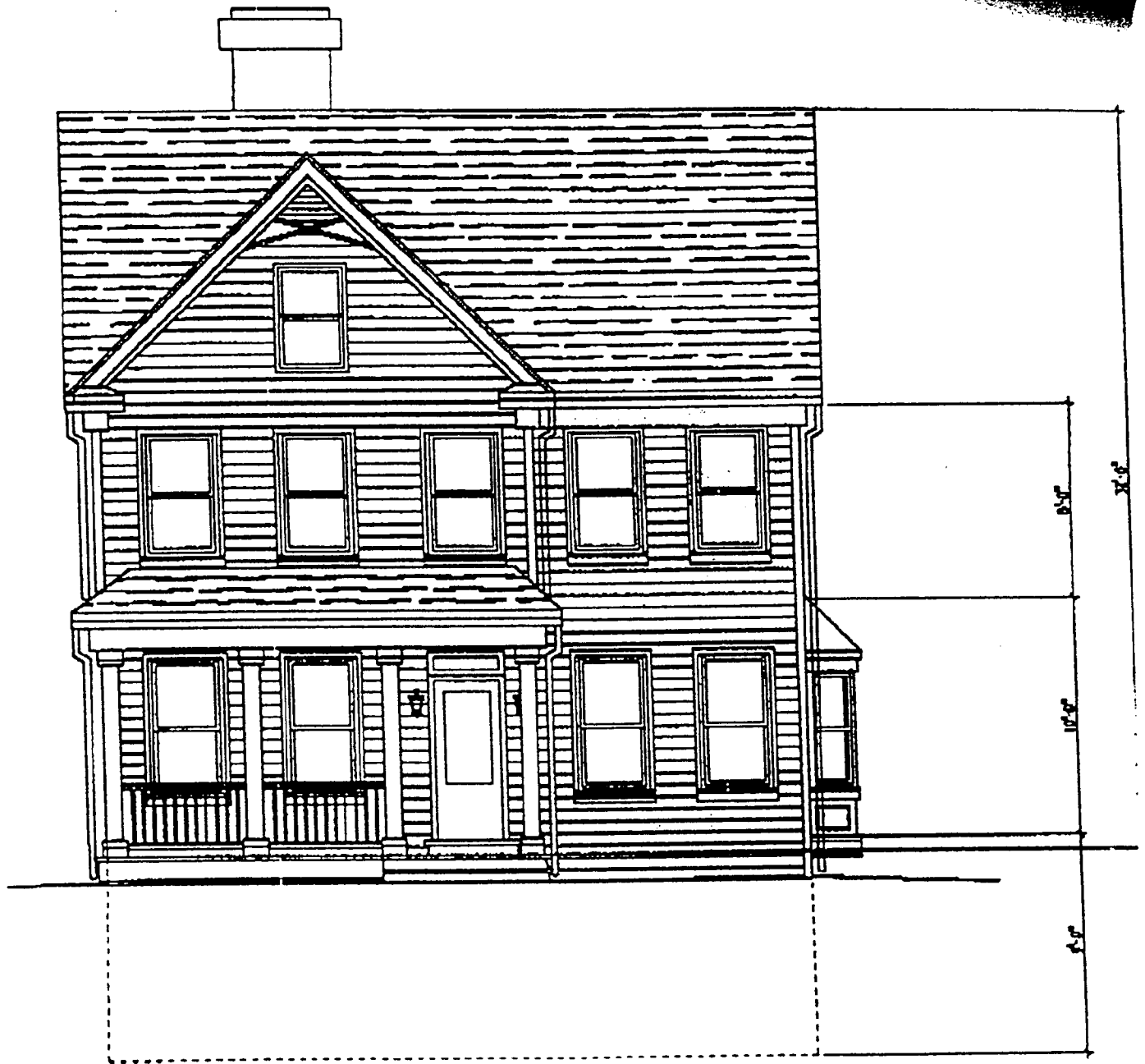
Single Units	Single Picture Units	30 Degree Bay Windows
Twin Units	Triple Picture Units	45 Degree Bay Windows

**Decorative Windows include:**

Quarter Round Windows  
 Round Top Windows  
 Full Circle Windows  
 Octagon Windows  
 Rectangular Transom Windows

Single Double-Hung Units with Round Top Windows Attached  
 Twin Double-Hung Units with Round Top Windows Attached

16



**WEST ELEVATION**

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

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XDT. PRRP.



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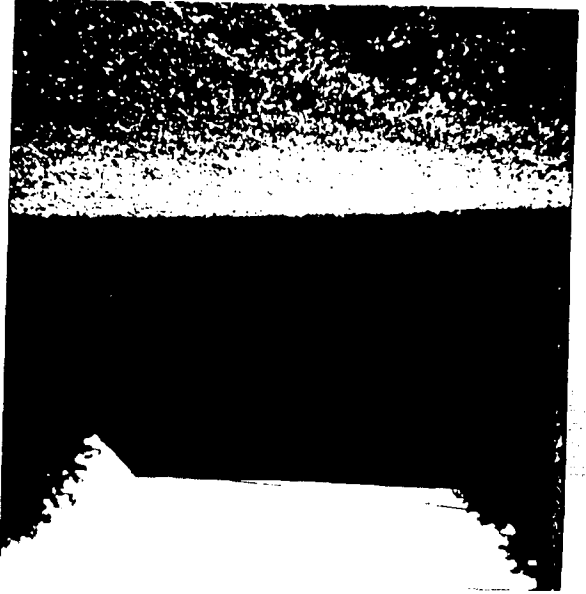
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HOPKINS-FREY HOUSE

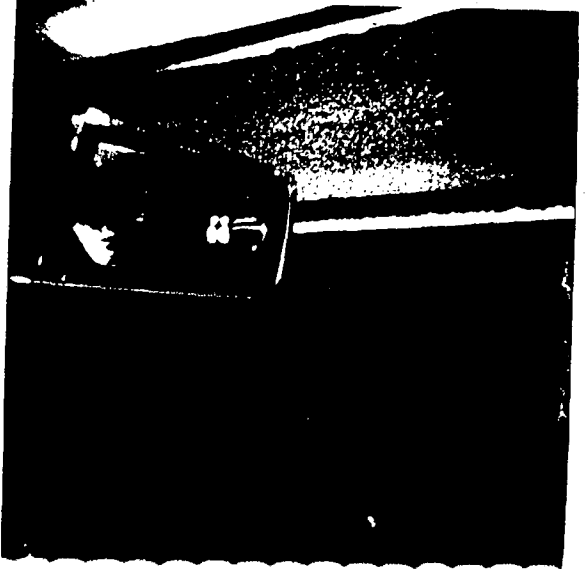


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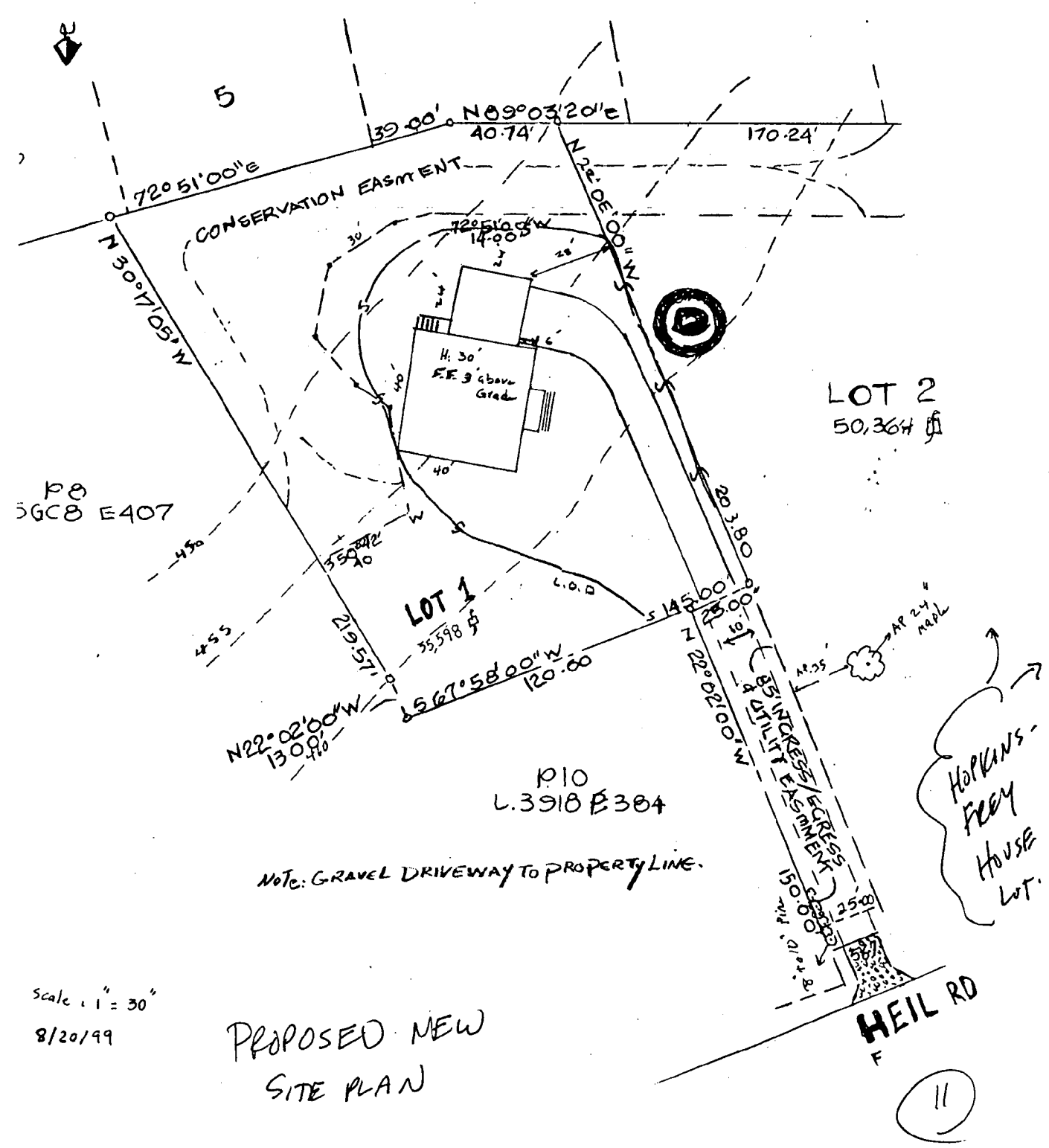
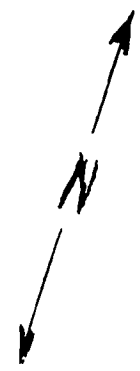
XDT. PRRP.







ADT. PRIP.



Scale: 1" = 30'  
8/20/99

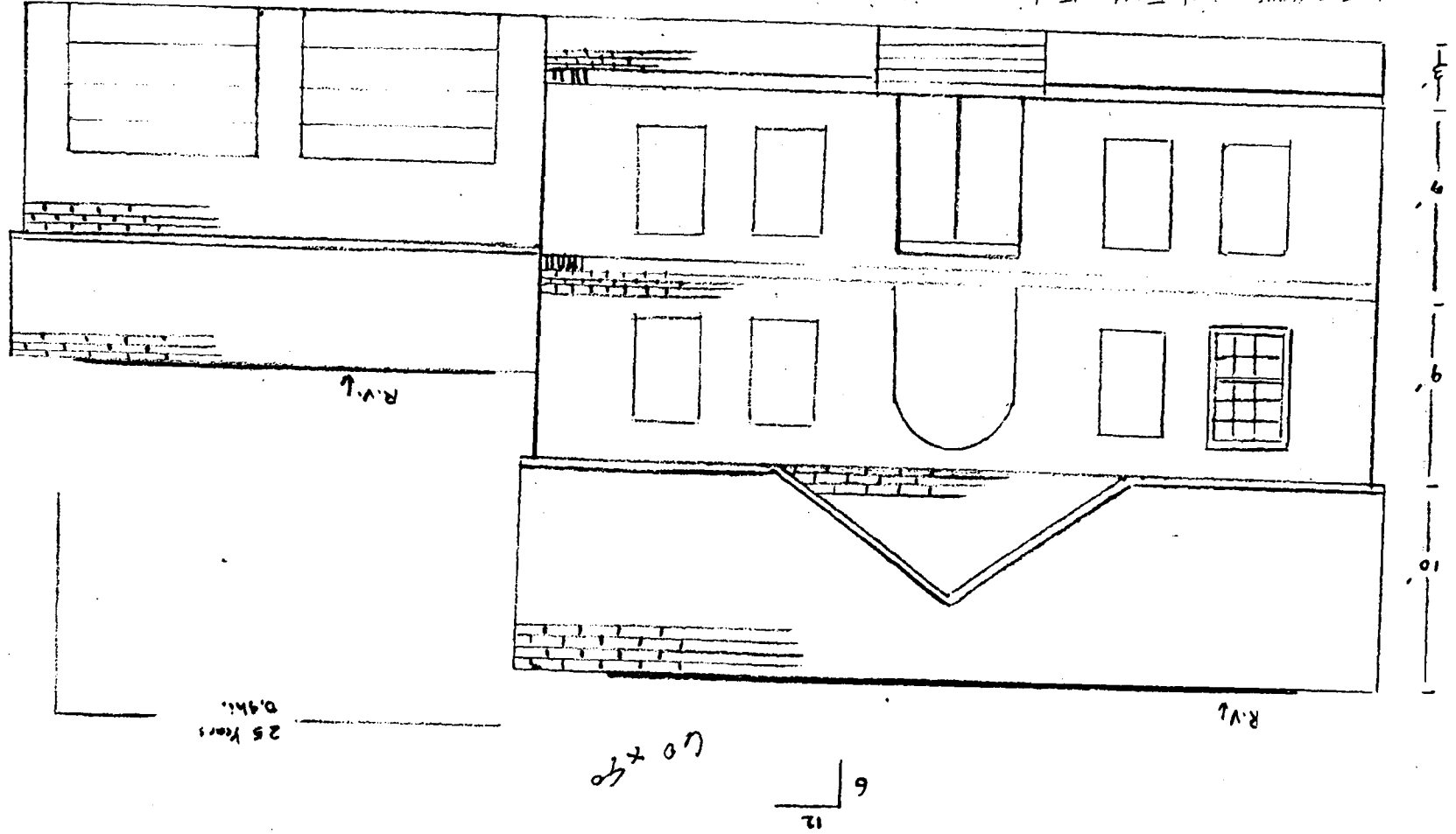
PROPOSED NEW  
SITE PLAN

11

# PROPOSED NEW HOUSE - CONCEPT ONLY. SEE ABOVE NOTES

There is no room above the garage.

NOTE: THE HOUSE WHICH I AM INTENDING TO BUILD IN THIS PROPERTY IS SIMILAR TO THE HOUSE AT #2 PICTURE WITH THE EXCEPTION OF WILL BE LOWER & THE GARAGE IS ATTACHED FROM RIGHTSIDE. THE HOUSE #1 IS SIMILAR WITH THE EXCEPTION OF NO SUN ROOM ON THE LEFT SIDE OF THE HOUSE & ALSO ELEVATION OF HOUSE AND



NOTE ↑

1. all elevations with details & dimensions

2. ~~over~~ grading plan

3.

in your application ask for.

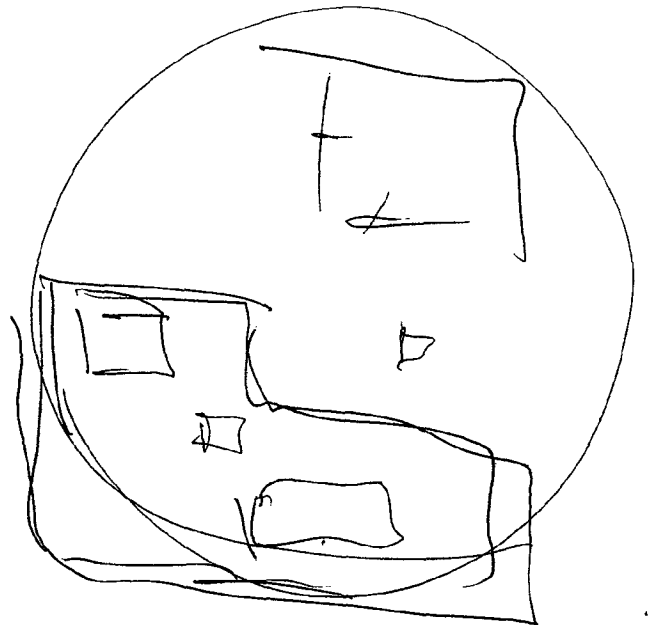
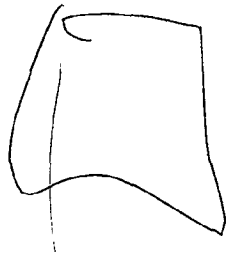
1. ~~the~~ Owner's sewer - 1 1/2 lines - they will

install on south of Hill Road. <sup>not on Env.</sup> ~~Site of ~~the~~~~

2. WSSC doing survey - check w/ Owner w/ H-F house.

→ until it reaches you go along east side to avoid hemlocks for west & cross to west side

3. Move



[Click here and type address]

facsimile transmittal

To: Historic Preservation Commission Fax: (301) 563 3412

From: Bill Schillerstrom Date: 09/08/99

Re: HISTORIC PRESERVATION COMMISSION MEETING 9/8/99 Pages: 2

Preliminary Consultation on New Construction on 202 Heil Rd

CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

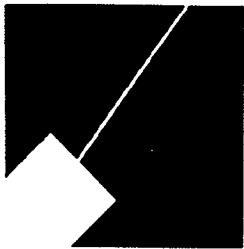
Notes:

Dear Rob Zick:

Our comments regarding the Staff report on the Preliminary Consultation on the new construction proposed for 202 Heil Rd.

.....

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

FAX TRANSMITTAL SHEET

Historic Preservation Section  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Bill Schillerstrom FAX NUMBER: 301-879-2308

FROM: Sue

DATE: 9/2

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE: Per your request - staff report

Hoppers Frey adj. property 204 Hill

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

approach is inadequate at a *Master Plan* site. There will be a loss of what was historically open space, but the new construction could exhibit a greater sense of deferring to the historic property. While new construction need not be replicative of any particular style, staff has suggested that the applicant build a home with simple lines more similar to the Hopkins-Frey House. The example of a proposal for new construction presented on Circle 17 is provided only to illustrate the potential for new construction that would match the massing, scale and materials of an historic property such as the Hopkins-Frey House. For example, the windows on the applicant's proposal are out of scale with a 19th century vernacular farm site, while the windows shown on Circle 17 are in-keeping with the historic building scale.

Staff is also concerned with the applicant's choice of material. The use of two different materials on the proposed house is out of character with the historic site, and has no relationship at all to vernacular farm building practices. Staff strongly suggests that the house be built with only one type of siding. While wood siding might be the preferred siding material in terms of the character and feel of the historic site, staff notes that there are new substitute materials, such as the cement fiberboard (Hardiplank, Chemboard, etc.) which more closely resemble the density and feel of wood. In addition, these materials are painted similarly to wood and are reputed to hold paint very well. It is appropriate to consider new materials in terms of new construction, but there are choices on the market for readily available materials which are more compatible with the historic site than are being proposed.

This would apply to the choice of windows, as well. Whereas vinyl windows tend to be heavy and do not have the same character or feel as wood windows, vinyl-clad wood windows may be appropriate in this context because they tend to have muntin profiles which are narrower and more similar to those of a typical wood window. In addition, the applicant may choose to go with 1/1 windows and save on the costs for the muntins. Staff would recommend the use of windows with integral muntins, attached on the outside of the glazing sandwich, but would not recommend the use of the internal muntin grill or snap-in grids.

One of the other issues regarding this proposed new construction involves the access driveway. At the moment, the driveway is a gravel farm lane, with two gravel strips, as previously approved by the HPC. Staff notes that, even if there are no improvements at all to the driveway, there may be damage to the existing trees due to compression from construction equipment, daily driving impacts, and from the utility easement cut. There is also some concern for a mature maple on Lot #2 whose canopy extends over the access easement.

The applicant proposes to leave the driveway as gravel up to the property line, at which point it could be paved. The HPC should discuss this possibility, which Staff believes is reasonable. However, it would also be useful to discuss other possibilities for the driveway which may arise in the future. Should the hemlocks suffer/die because of the traffic impacts, the applicant may wish to adjust the location of the driveway within the easement. Placement of the driveway at the western edge of the property would allow a planting area within the easement along the eastern side of the access easement, and would provide a stronger delineation between the historic house and all of the rest of the new construction on Heil Road (including the applicant's new house). This may not be desirable to the extent that it would reduce the west sideyard for the house, and also might reduce the link to the back fields. All of this might be discussed at this point, or deferred to another date. Staff, however, feels that the



driveway should remain in gravel at least through the easement area, being characteristic of the 19th century farm, and consistent with the existing unpaved character of Heil Road and most of the homes located here.

The commission may also wish to discuss the potential for additional vegetative screening on Lot #1 that could emphasize the rural character of the historic site. For example, new plantings which would include overstory trees such as oak or maple on Lot #1 just inside the property line by the new driveway would also help to screen the new construction within a reasonably short period of time.

**STAFF RECOMMENDATION**

Staff recommends the applicant revise the application and return to the HPC for a second Preliminary Consultation.

Attention Robin Ziek.

From: Lera

Sheibaniagdam

Re: Herd Road Property

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

Call ↓

By next Friday Aug 24  
Tuesday 24

**1. WRITTEN DESCRIPTION OF PROJECT**

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

Including materials simple statement

1) Driveway      4) Doors  
2) Windows      5) Foundation  
3) Siding        6) Roof

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

propose wood and vinyl-clad wood options - BOTH

**2. SITE PLAN**

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

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

Grading included

**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.

Need plans with general dimensions (take from site plan)

- a. 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.
- b. 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.

cut sheets for windows + siding

**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.

w/ additional information ↑

**\* 5. PHOTOGRAPHS**

- a. 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.
- b. 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.

include maple behind historic house.

Use site plan

**\* 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.

FOR PERMIT ACTION

APPLICABLE:

- Extend
- Install
- Repair

previously approved

FOR NEW CONSTRUCTION

- 01  WSS
- 01  WSSC

ONLY FOR FENCE/RETAINING WALL

- Entire

to make the foregoing hereby acknowledge

or authorized agent

Signature:

SEE REVERSE

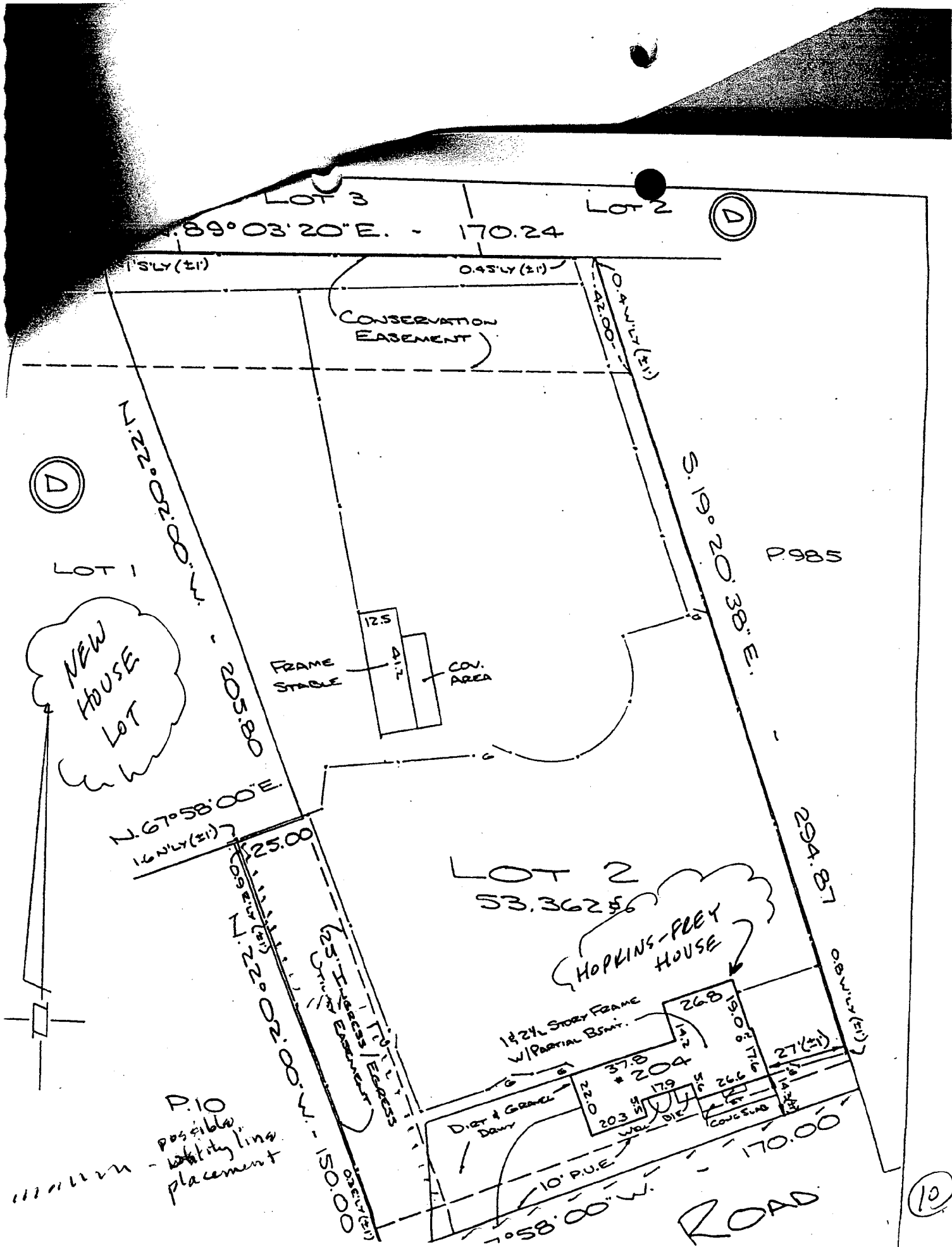
Bill Schillerstrom  
204 Heil Rd  
Por 202 Heil Rd  
Submission

(301) 879 2308

PERRY

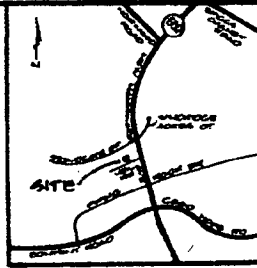
QUESTIONS + CONCERNS

- 10' DRIVEWAY TO 8' DRIVEWAY  
HELL RD IS 11'  
EASEMENT AREA ONLY.
- ? TURN AROUND @ GARAGE.
- PARKING FOR GUESTS?
- TREES/HEMLOCKS ON EASEMENT.  
PLANT YOUNGER TREES?
- 15 TO 20 TREES TO ADD ON <sup>CONSERV.</sup> EASEMENT  
ARE TO INCLUDE. TREES ON ADJ. PROPERTY



P.10  
 possible  
 utility line  
 placement

-Attachment-Record Plat -  
Site Plan



VICINITY MAP  
SCALE 1" = 8000'

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE TRACT OF LAND CALLED "ANDREW'S MANOR ESTATES" CONVEYED TO THOMAS F. ALBRECHT AND HANCOCK L. ALBRECHT, HIS WIFE, BY THE TWO FOLLOWING DEEDS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: 1. FROM MAJOR T. HEIL DATED JUNE 9, 1974 AND RECORDED IN LIBER 4944 AT FOLIO 924E; 2. FROM MAJOR T. HEIL DATED FEBRUARY 08, 1980 AND RECORDED IN LIBER 5901 AT FOLIO 879E; THAT PROPOSED PROPERTY LINES WILL BE PLACED IN ACCORDANCE WITH SECTION 90-06 (8) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 66,320 SQUARE FEET OR 2.042 ACRES OF LAND, MORE OR LESS.

5/26/94  
DATE

*Marie E. Davis*  
MARIE E. DAVIS  
PROFESSIONAL LAND SURVEYOR  
NO. 137 10003

**OWNER'S DEDICATION**

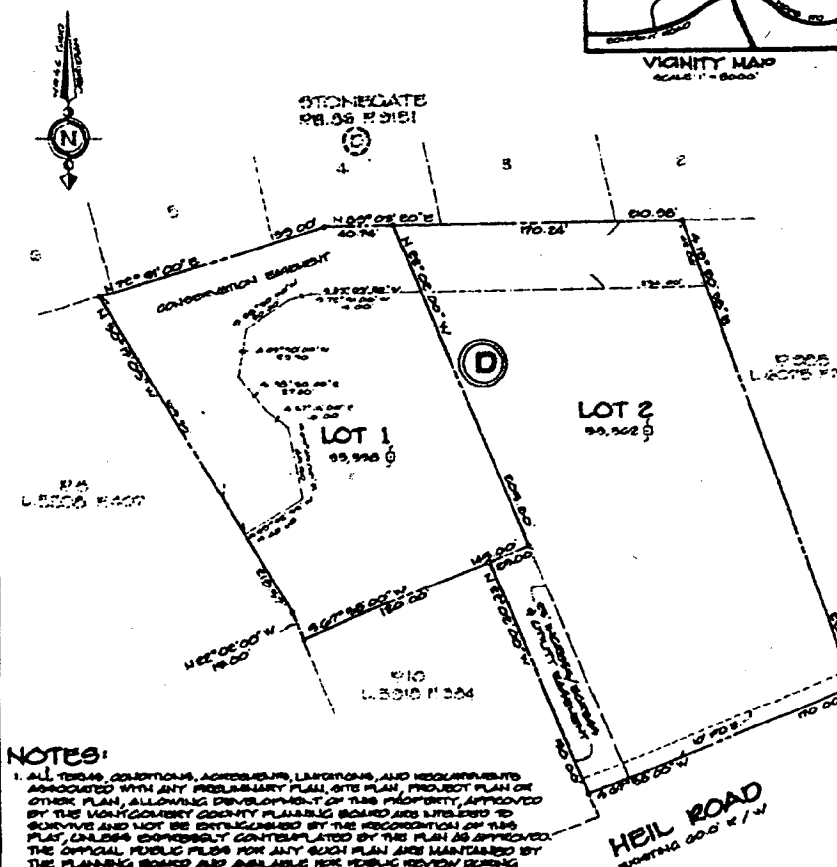
WE, THOMAS F. ALBRECHT AND HANCOCK L. ALBRECHT, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ACCEPT THIS PLAN OF SUBDIVISION; SPECIALLY THE WILLOW BENDING RESTRICTION LINES, INCLUDING THE EGRESS / ESCAPE EASEMENT FOR BENEFIT OF LOT 1 SHOWN HEREON; GRANT TO THE MONTGOMERY COUNTY SANITARY COMMISSION (M/C) SUCH EGRESS RIGHTS AS NECESSARY FOR CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SANITARY SEWER AND WATER MAIN APPROPRIATE HEREON WITHIN THE WATER AND SEWER RIGHTS OF WAY / EASEMENTS ALONG HEREON, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A REPLY DOCUMENT FROM THE COMMISSIONER'S OFFICE SUCCESSORS OR APPLICABLE TO THE M/C AND TO BE RECORDED HEREAFTER, GRANT A PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN THAT ORIGINAL DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5834 AT FOLIO 487 WHICH SAID TERMS ARE INCORPORATED HEREON AND ALSO GRANT TO MONTGOMERY PLANNING BOARD, M/C OF M/C RATING HEREIN THOSE TERMS AND CONDITIONS DESCRIBED IN A CONVEYANCE AGREEMENT RECORDED AMONG THE APPROVED LAND RECORDS IN LIBER 5078 AT FOLIO 801 THESE ARE NO FURTHER, ACTIONS, LEASERS, LENS, MORTGAGES OR TERMS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A NOTICE AND ALL TERMS IN LIBER 5078 WHICH HAVE BEEN ALSO APPLIED TO THE ACQUISITION OF THE PROPERTY BY THE M/C.

*Thomas F. Albrecht* 5/25/94  
THOMAS F. ALBRECHT  
WITNESSES DATE

*Hancock L. Albrecht* 5/25/94  
HANCOCK L. ALBRECHT  
WITNESSES DATE

WE AGREE TO THIS PLAN OF SUBDIVISION  
HOMESOLD FUTURE DEVELOPMENT AS  
*John J. Dill* 11/29/94  
JOHN J. DILL  
WITNESSES DATE

*John J. Dill* 11/29/94  
JOHN J. DILL  
WITNESSES DATE



**NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LEASONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE ENTIRELY SUPERSEDED BY THE RECOGNITION OF THIS PLAN, UNLESS OTHERWISE CONTAINED BY THIS PLAN AS APPROVED. THE OFFICIAL PUBLIC FILED FOR ANY SUCH PLAN AND MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE FOREST CONSERVATION ACT, 1992.
3. ACCESS RESTRICTED TO SINGLE DRIVEWAY ENTRANCE TO HEIL ROAD FROM LOT 1.

**LOTS 1 AND 2, BLOCK D  
RAWLS SPRING**

ELECTION DISTRICT NO. 9  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 80' MAY, 1994

**LANDMARK ENGINEERING**

CIVIL ENGINEERS · LAND PLANNERS · SURVEYORS  
1751 ELTON ROAD, SUITE 202  
SILVER SPRING, MARYLAND 20903  
PHONE: (301) 434-9550  
FAX: (301) 434-7427

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
MONTGOMERY COUNTY, MARYLAND

APPROVED: *Seamus J. O'Neil*  
FOR DIRECTOR: *Seamus J. O'Neil*

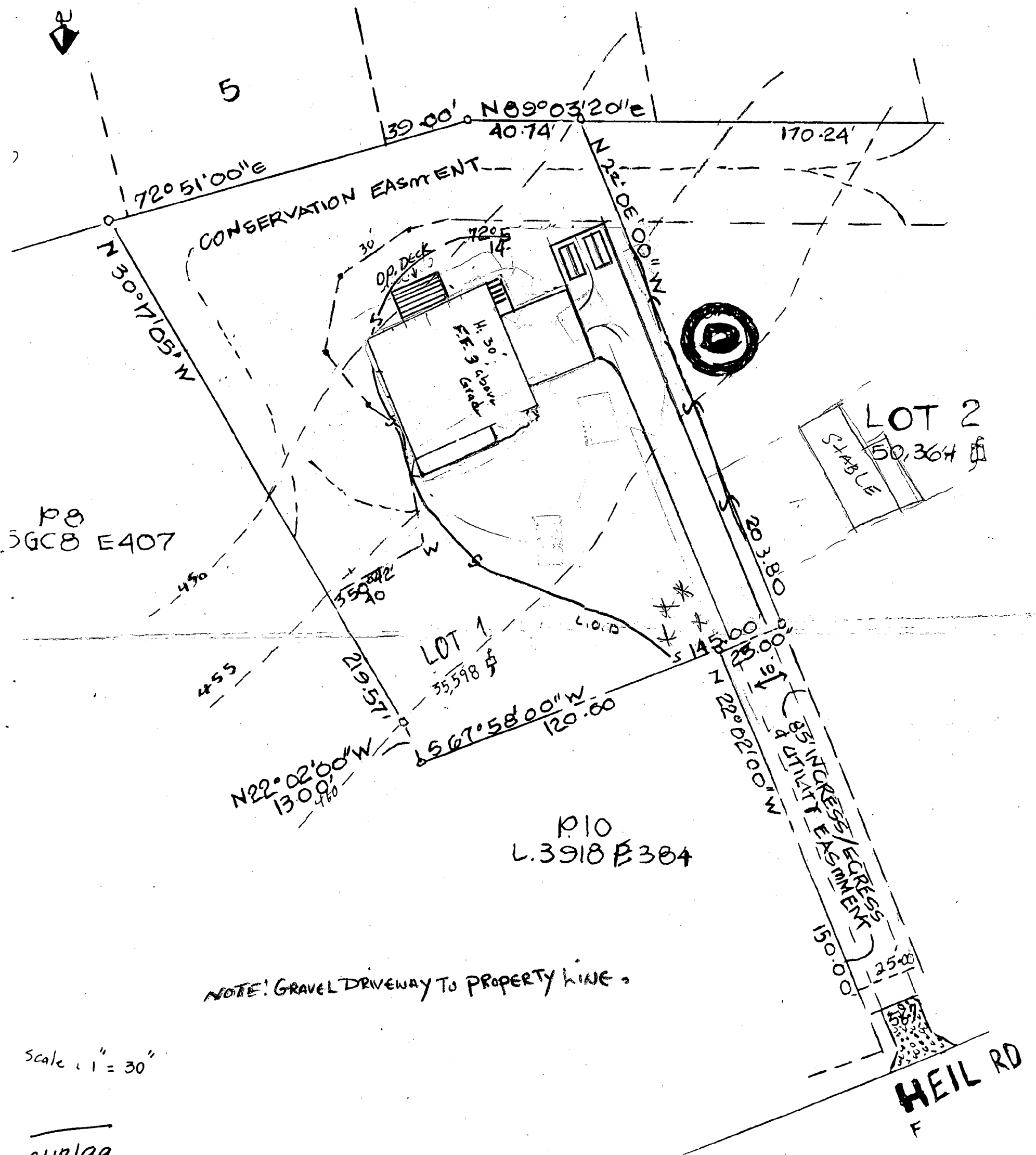
FOR PUBLIC WATER SUPPLY  
AND SEWERAGE SYSTEMS ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: *Seamus J. O'Neil*  
COMMISSIONER

DEPARTMENT OF TRANSPORTATION  
MONTGOMERY COUNTY, MARYLAND

APPROVED: *Site Review 6/1994*  
FOR DIRECTOR: *Site Review*

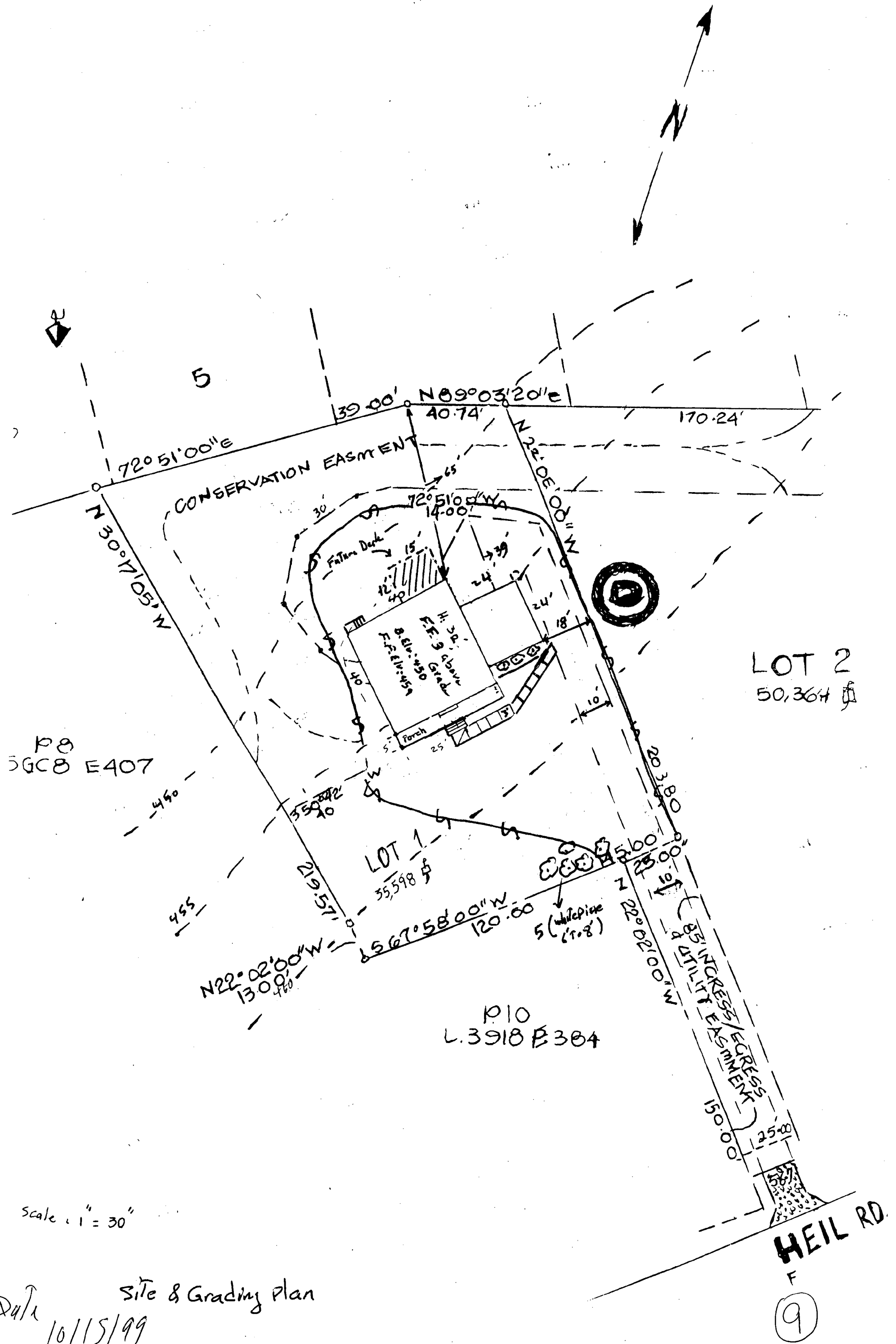
RECORDED  
PLAT BOOK  
PLAT NO.



Scale 1" = 30'

9/18/99



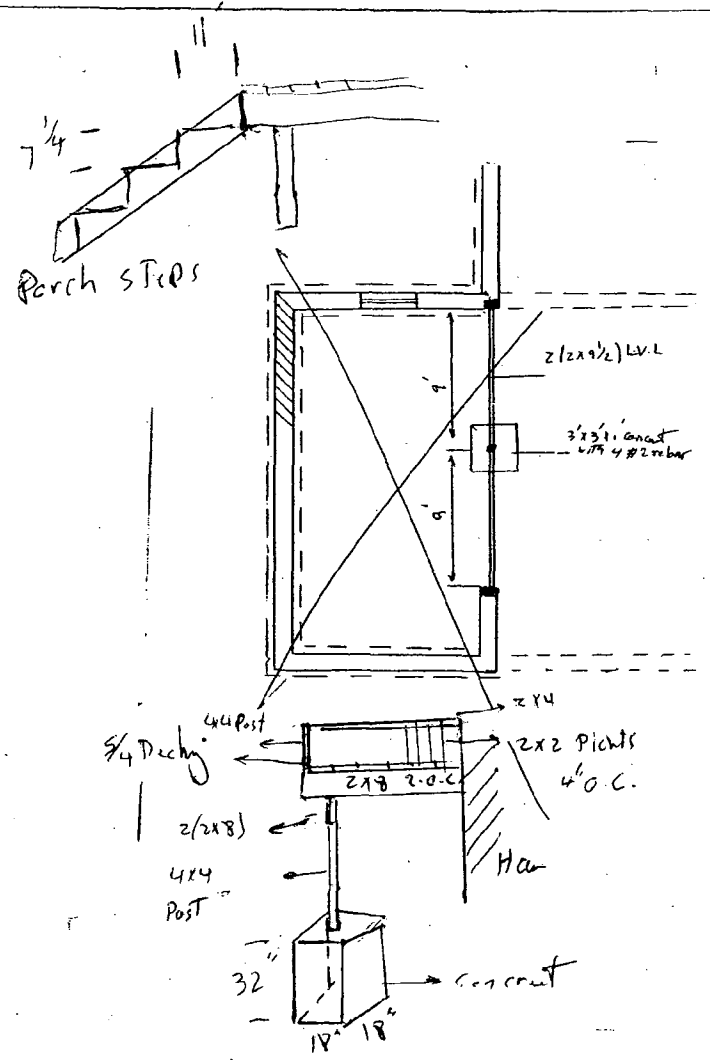


Scale 1" = 30"

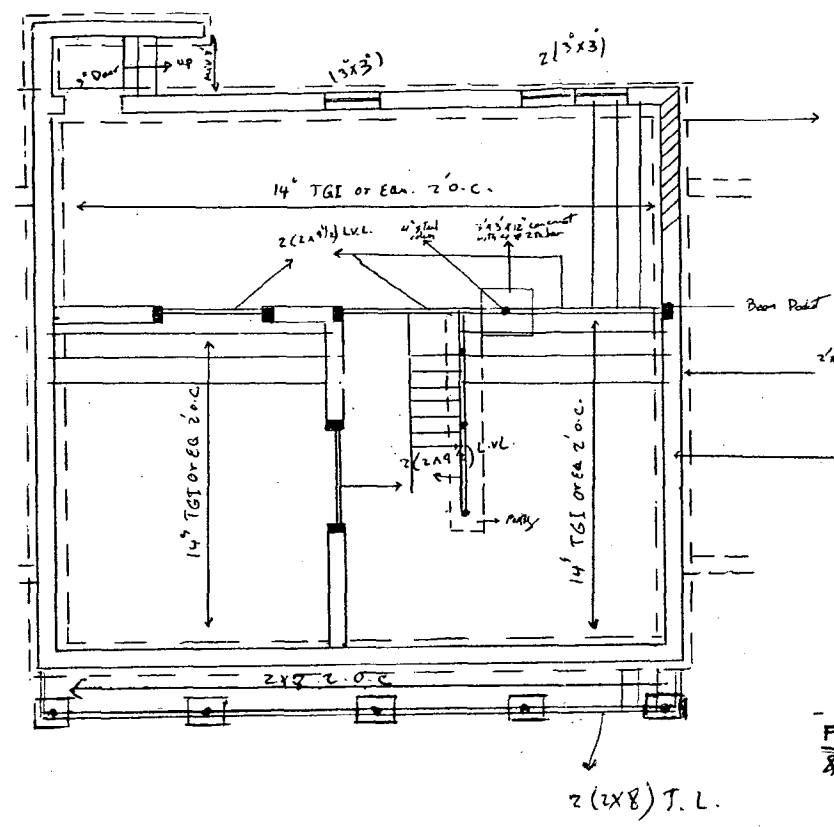
Site & Grading Plan

Date 10/15/99

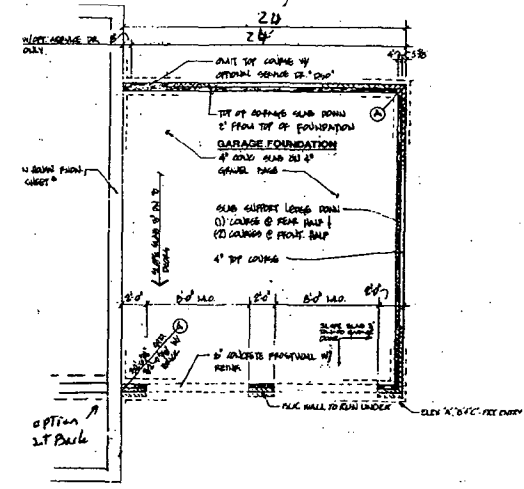
HEIL RD.  
F  
(9)



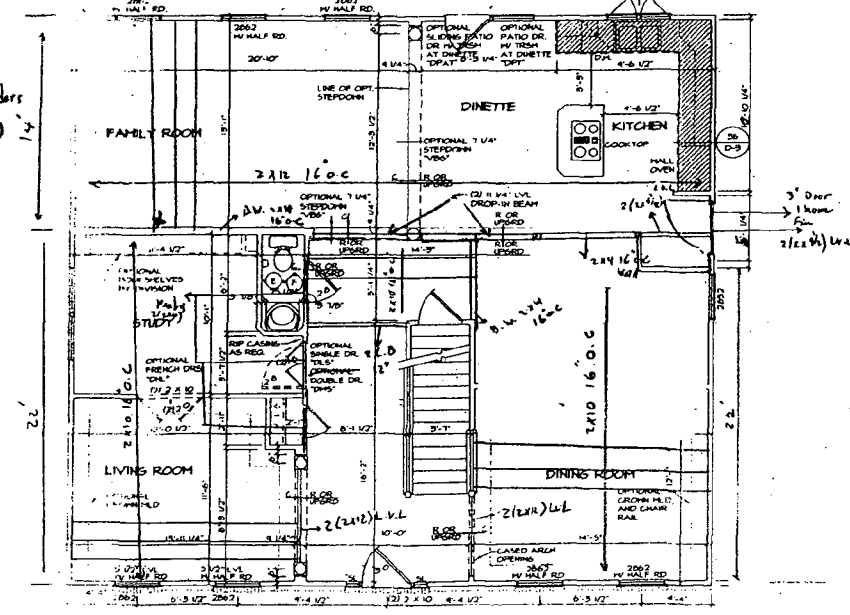
Porch Footing Detail & Framing



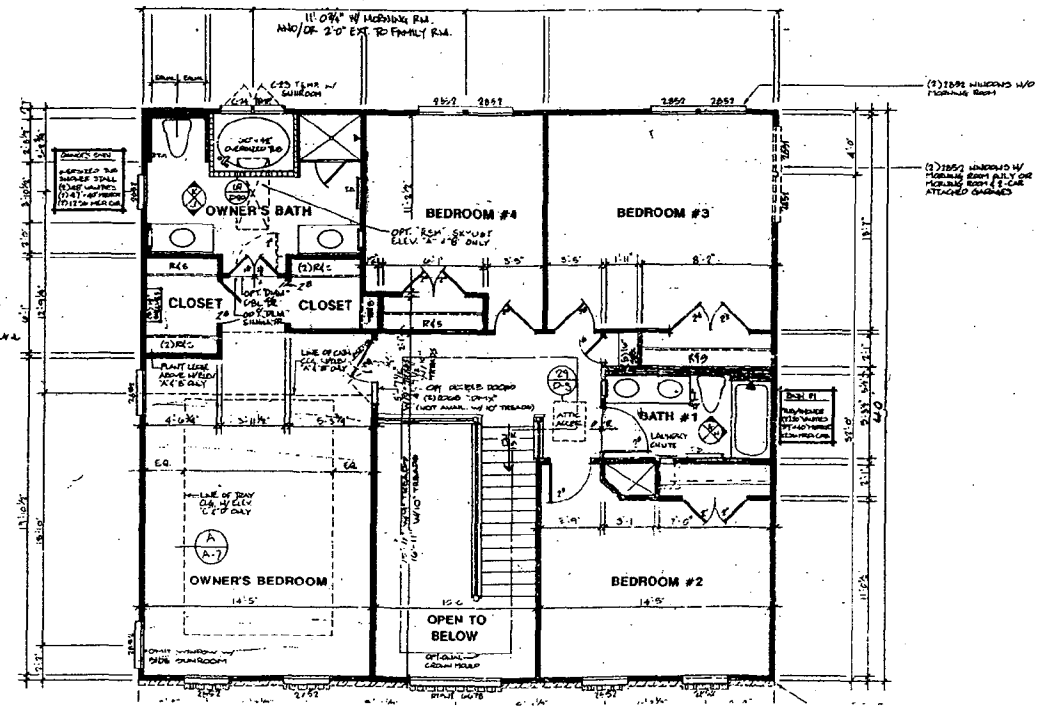
FOUNDATION PLAN & First Floor Joist Layout



Notes:  
all Headers  
2(2x10)

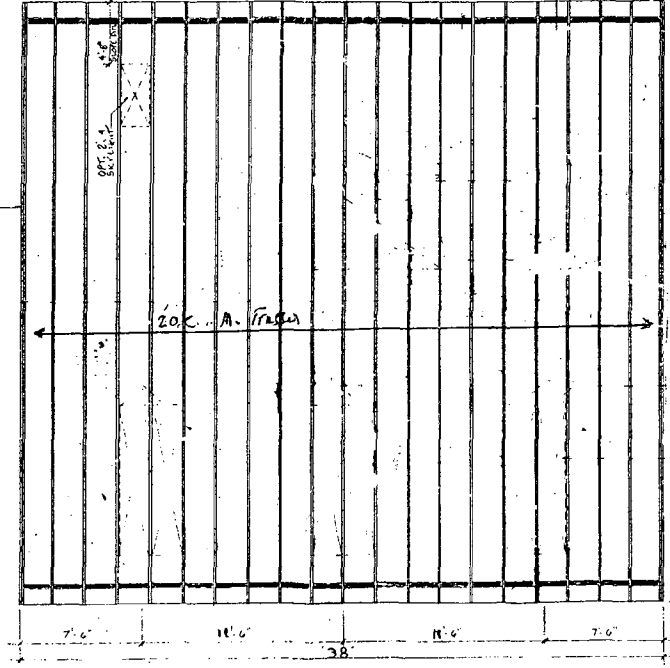
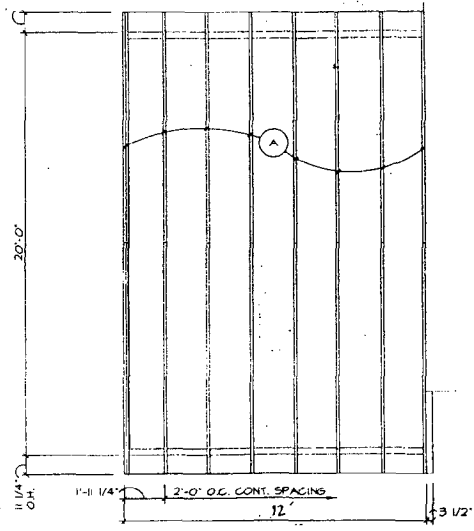
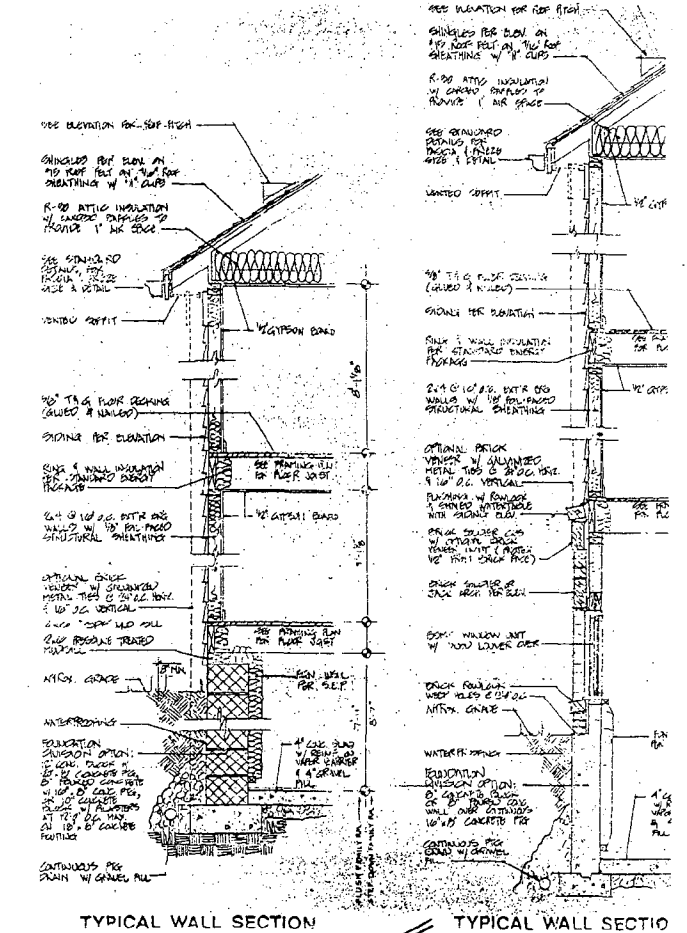
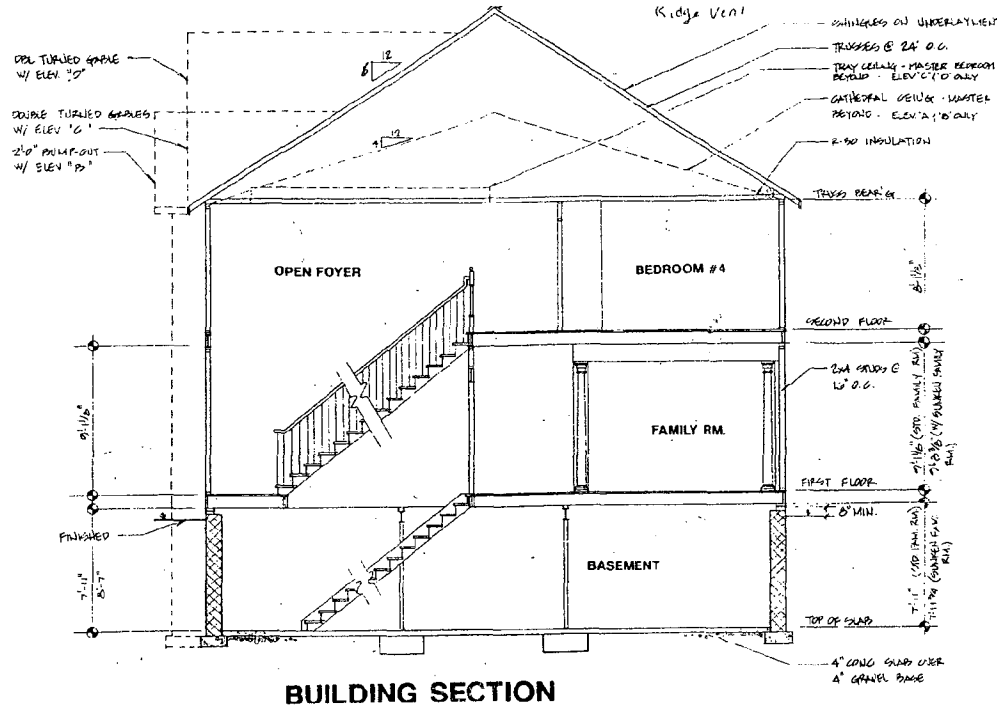
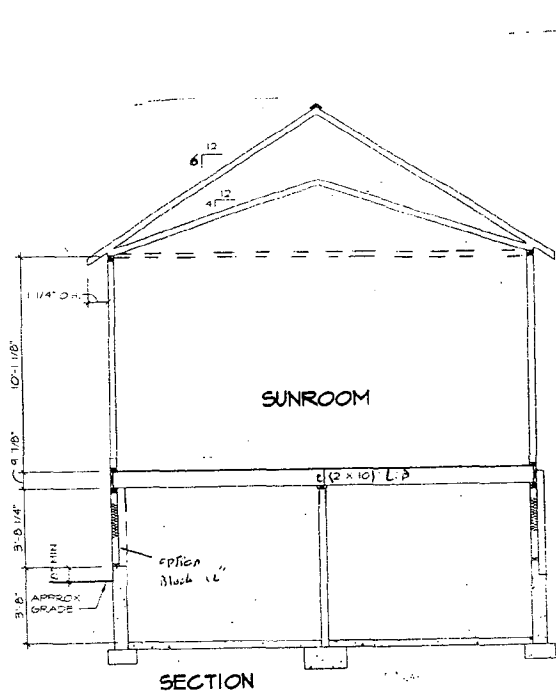


FIRST FLOOR PLAN & Second Floor Joist Layout

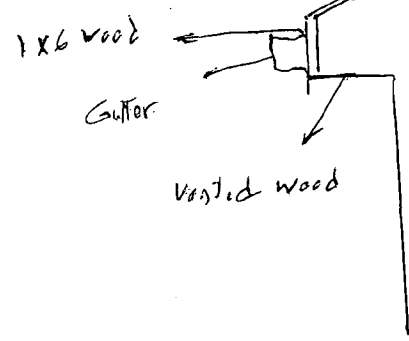


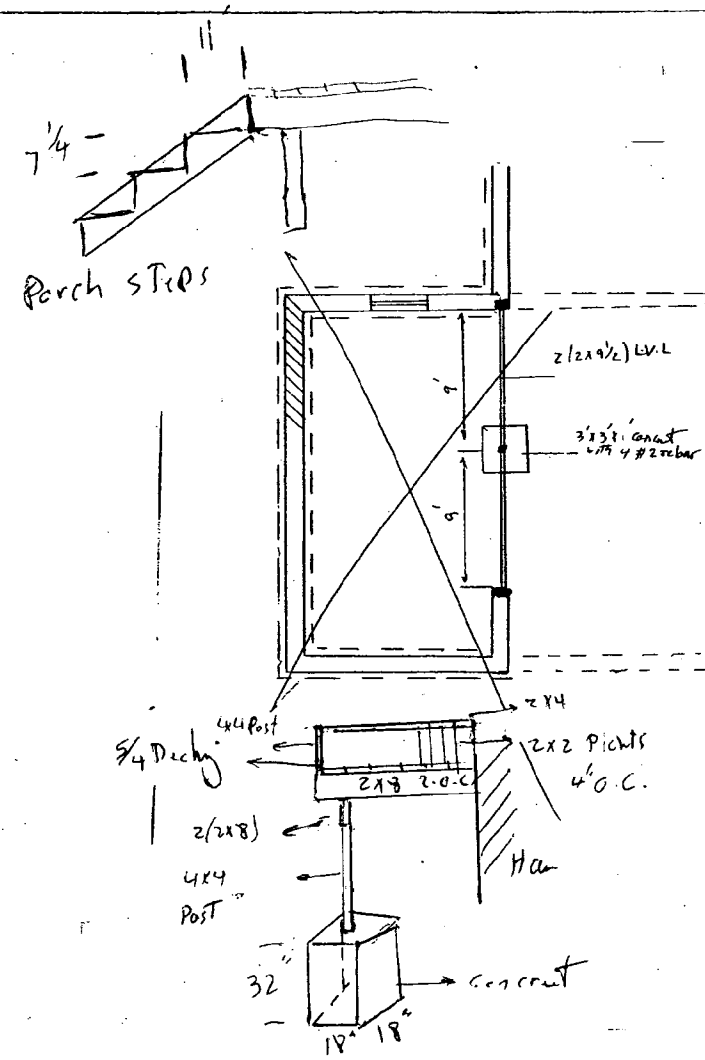
SECOND FLOOR PLAN

11

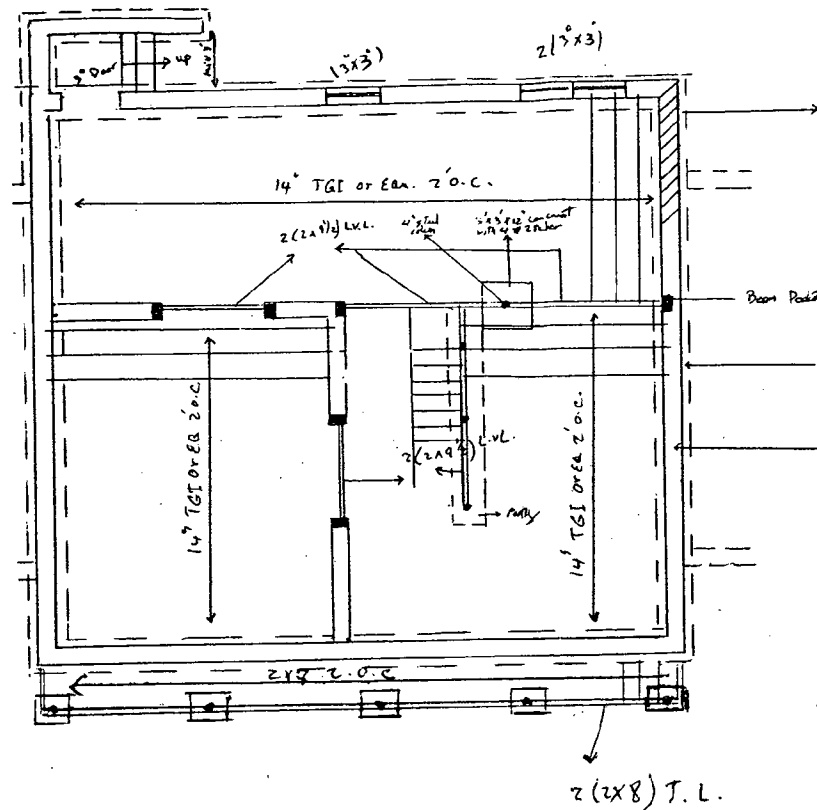


ROOF FRAMING PLAN

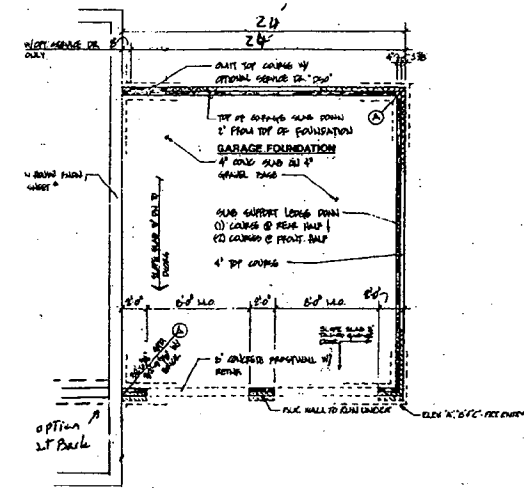




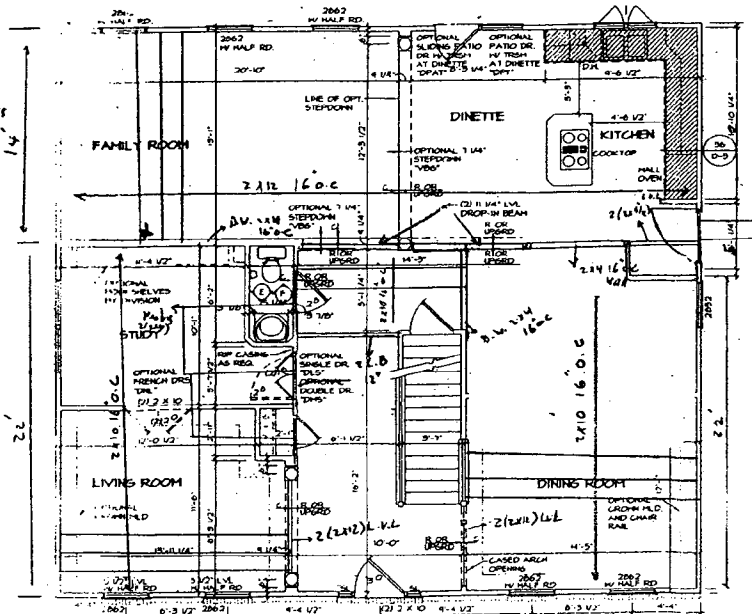
Porch Footing Detail & Framing



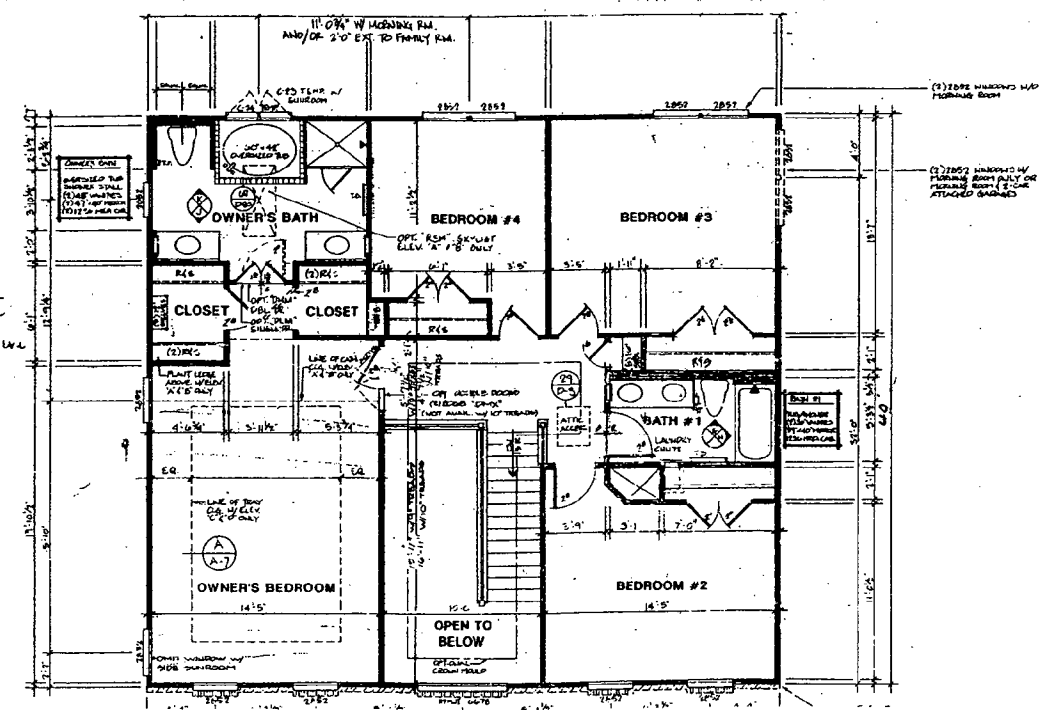
FOUNDATION PLAN & First Floor Joist layout



NOTE:  
all Headers 2(2x10)

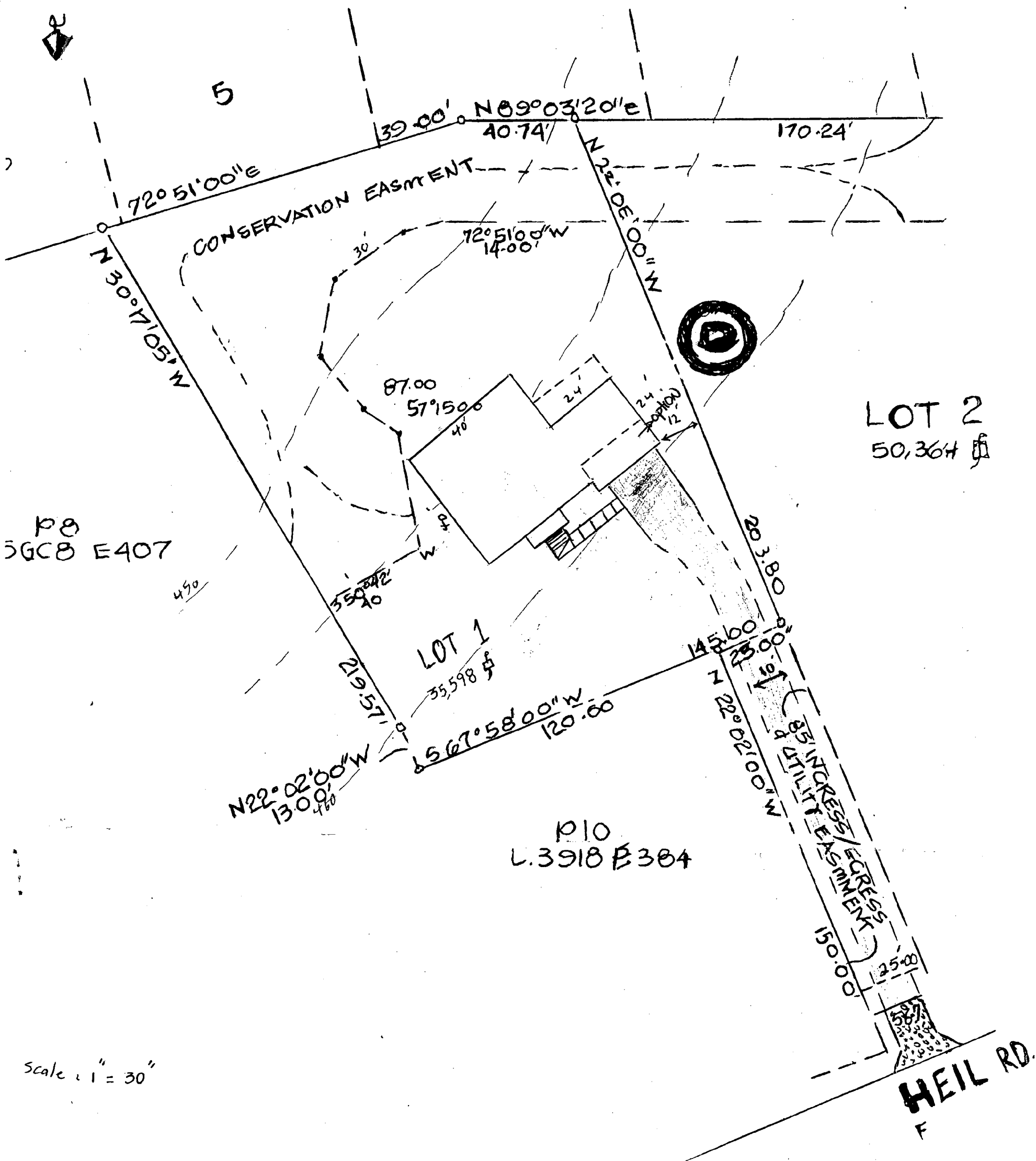
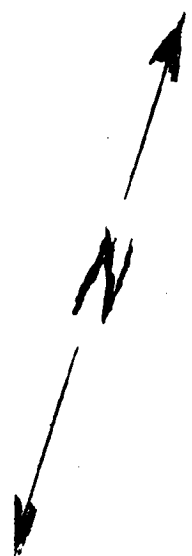


FIRST FLOOR PLAN & Second Floor Joist layout



SECOND FLOOR PLAN





5

39.00' N 89° 03' 20" E  
40.74'

170.24'

72° 51' 00" E

CONSERVATION EASEMENT

N 22° 02' 00" W

N 30° 17' 05" W

72° 51' 00" W  
14.00'

87.00  
57° 15' 00"



LOT 2  
50,364 sq ft

P8  
5GC8 E407

LOT 1  
35,598 sq ft

N 22° 02' 00" W  
13.00'

S 67° 58' 00" W  
120.00'

P10  
L.3918 E384

145.00'

N 22° 02' 00" W

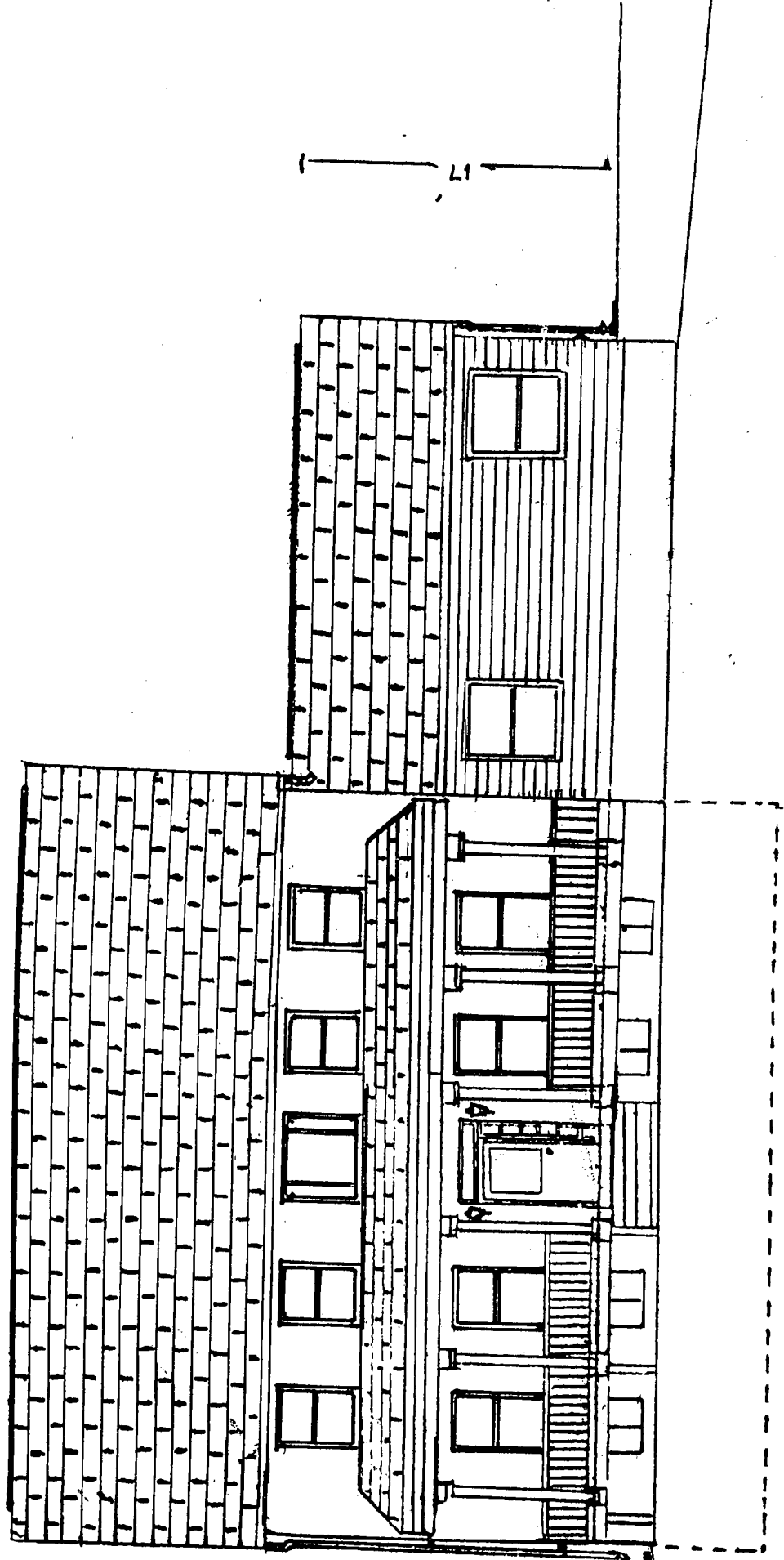
UTILITY EASEMENT  
5' INTERCROSS EASEMENT

150.00'

HEIL RD.  
F

Scale: 1" = 30'

17



13

Scale: 1/2" = 1'8"



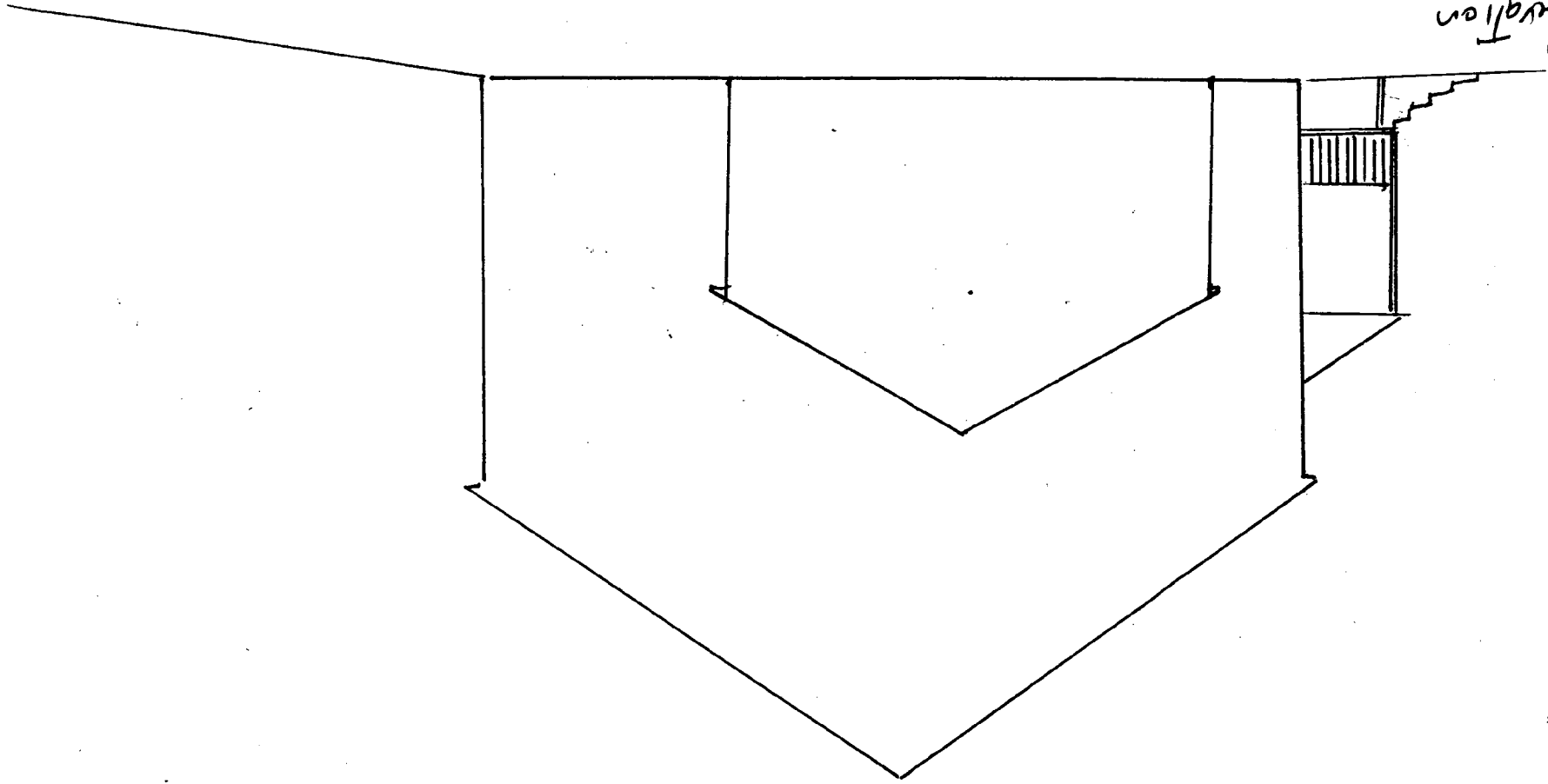
option 2 8' or  
1 16' Garage Door

scale  $1/2 = 1/8$  Back Elevation

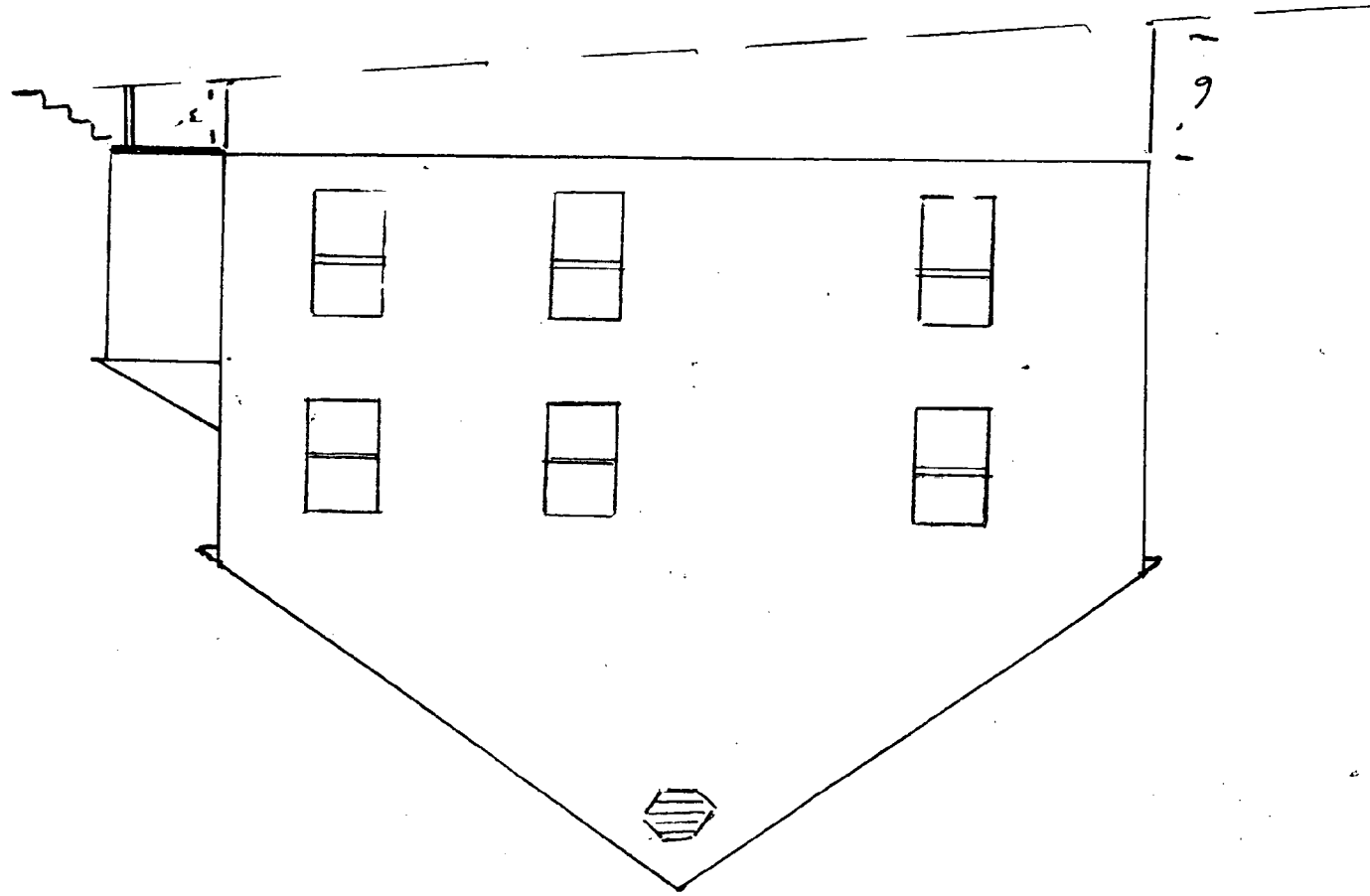


16

Right side Elevation  
Scale 1/2" = 1'



LI



Scale 1/2" = 1/8'

Elevation  
Left  
Side



SOUTH WEST  
CORNER



N/WEST CORNER



WEST LEFT  
SIDE



SOUTH RIGHT  
SIDE



House #1









House #1





HOUSE #2

VIEW FROM BACK OF THE HOUSE



SEAST CORNER



NORTH RIGHT  
SIDE



#18 stoneygate



House #2





#20 Stongate







House # 2

III J.

**HISTORIC PRESERVATION COMMISSION  
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.

DATE: 10/27/99

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Hopkins Frey House  
HPWP

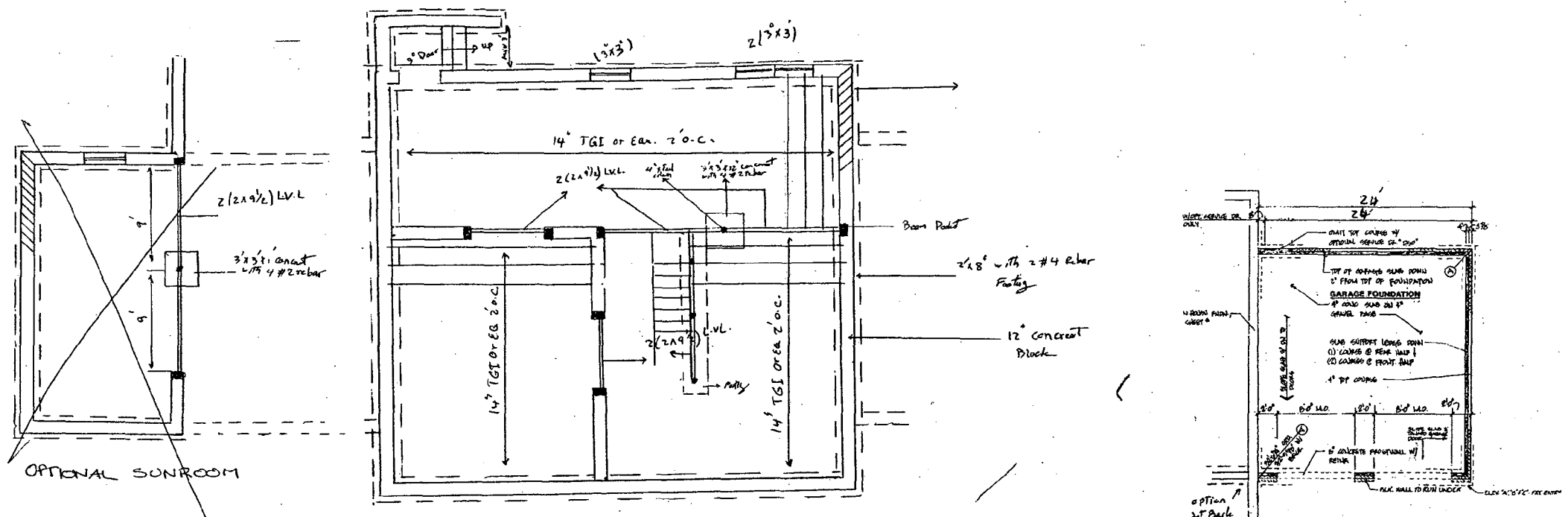
NAME: Lynn Powalski & Bill Schillerstrom

COMPLETE MAILING ADDRESS: 204 Heil Rd  
Silver Spring MD 20905

REPRESENTING (INDIVIDUAL/ORGANIZATION): self (owners of  
historic house)

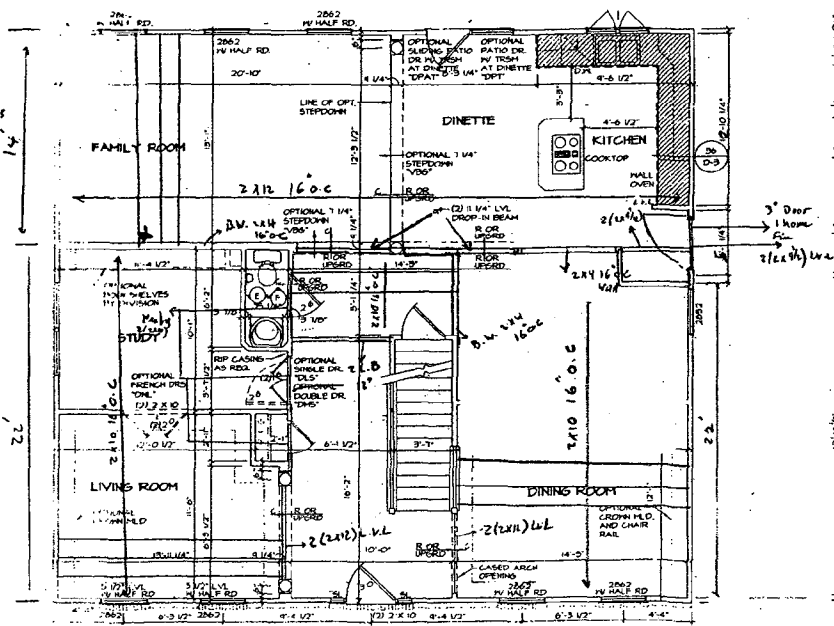
The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

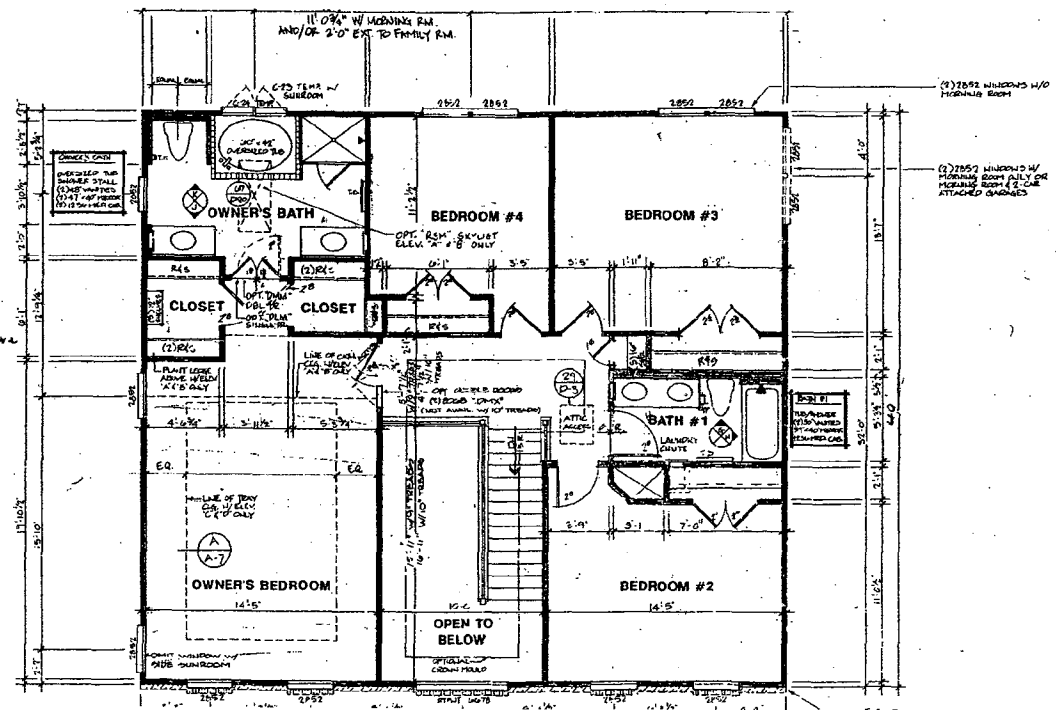


**FOUNDATION PLAN**  
 & First Floor Joist Layout

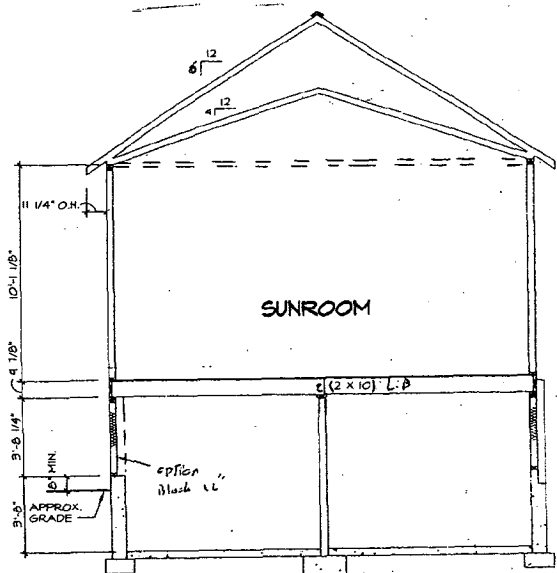
NOTE:  
 All Headers  
 2(2x10) 1x2



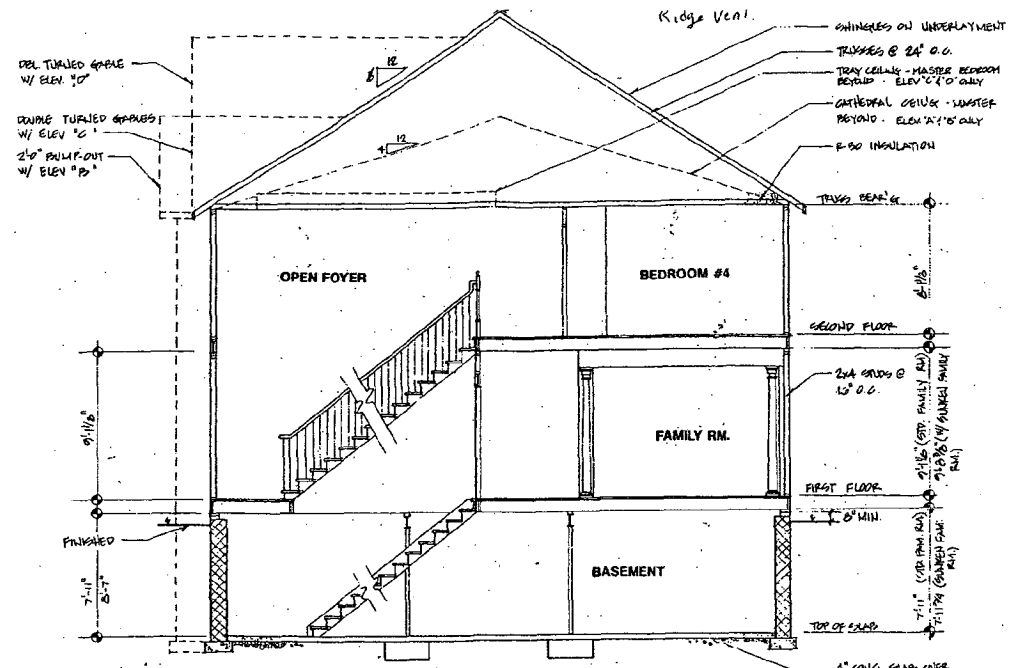
**FIRST FLOOR PLAN**  
 & Second Floor Joist Layout



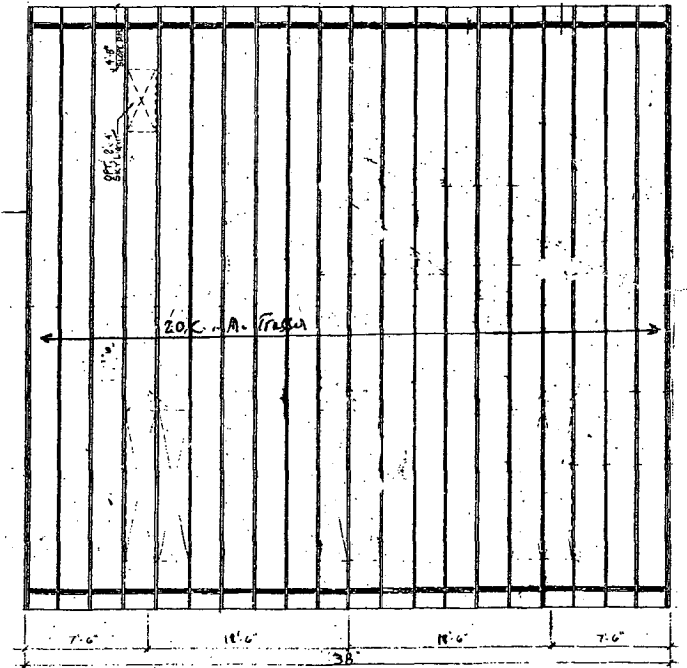
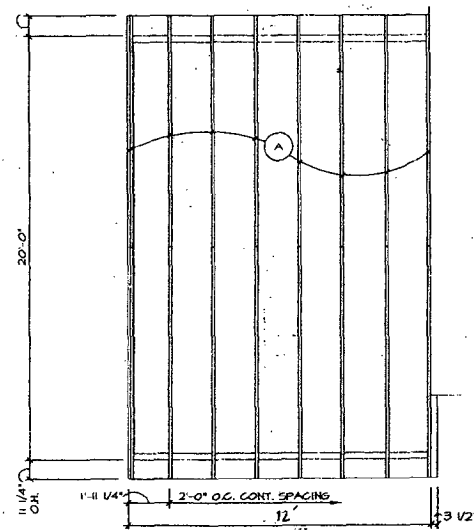
**SECOND FLOOR PLAN**



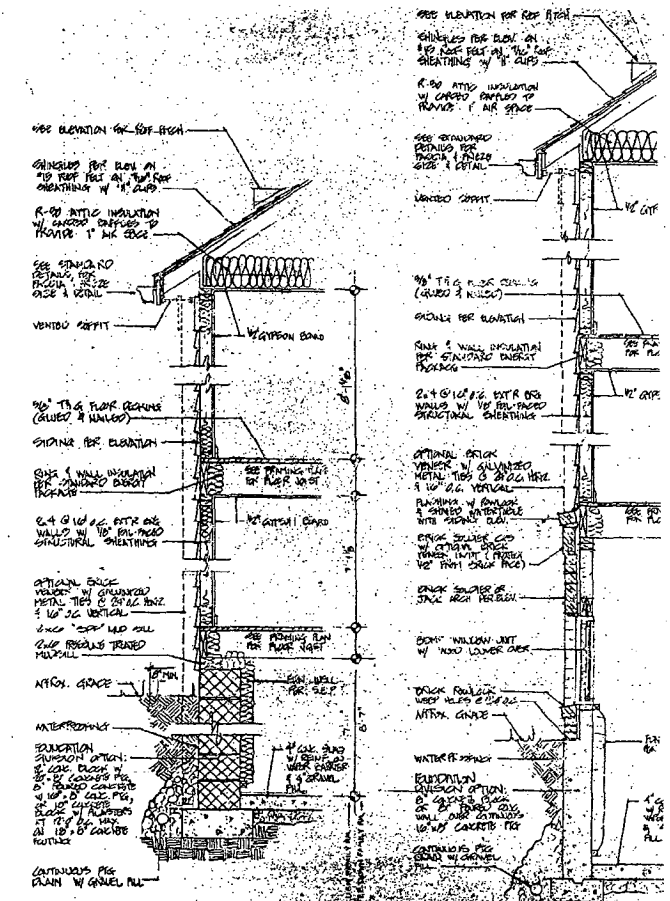
SECTION



BUILDING SECTION



ROOF FRAMING PLAN



TYPICAL WALL SECTION

TYPICAL WALL SECTION

## Window Sizes and Doors

### First Floor:

3.0 X 6.0 for the house and 3.0 X 5.0 for the garage

5.0 for the front door including the side light, no transom

3.0 X 3.0 for the kitchen window

6.0 for the sliding door

3.0 for the back door

16.0 X 7.0 for the garage door

### Second Floor:

3.0 X 4.0 for the window over the porch except the window over the door which is 5.0 x 4.0

Rest of the second floor is 3.0 x 5.0

### Porch Elevation:

7 inches less than first floor

Note: all porch front and railing will be painted (everything that can be seen from the street)

Trim: 1 x 4 around all front windows and door

Facial: 1 x 6 painted

Sofect: vented (wood)

Shutters: option on all front windows

Siding: vinyl, option wood (poplar or oak or red cedar)



22 Stonegate Drive  
Silver Spring, MD  
20905

include neighbors off of Stonegate

18 Stonegate Drive  
Silver Spring, MD  
20905

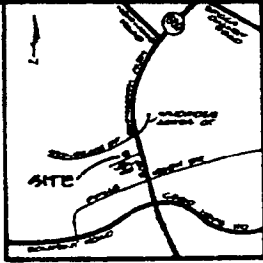
204 Heil Road  
Silver Spring, MD  
20905

115 Heil Road  
Silver Spring, MD  
20905

200 Heil Road  
Silver Spring, MD  
20905

10

- Attachment - Record Plat -  
Site Plan



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE TRACT OF LAND CALLED "STONEGATE MANOR" AS ALREADY CONVEYED TO THOMAS F. ALBRECHT AND MARY L. ALBRECHT, HIS WIFE, BY THE TWO FOLLOWING DEEDS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND:

1 FROM MARGOT T. HEIL DATED JUNE 9, 1974 AND RECORDED IN BOOK 4948 AT FOLIO 84B

2 FROM MARGOT T. HEIL DATED FEBRUARY 08, 1980 AND RECORDED IN BOOK 5401 AT FOLIO 079;

THAT PERMANENT PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 30-06 (B) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 00,320 SQUARE FEET OR 0.728 ACRES OF LAND, MORE OR LESS.

5/16/94  
DATE

*Marie E. Lewis*  
MARIE E. LEWIS  
PROFESSIONAL LAND SURVEYOR  
NO. 11 10000

**OWNER'S DEDICATION**

WE, THOMAS F. ALBRECHT AND MARY L. ALBRECHT, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THE PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING FOOTPRINT LINES; ESTABLISH THE EGRESS / ESCAPE EASEMENT FOR BENEFIT OF LOT 1; GRANT TO THE MONTGOMERY COUNTY SANITARY COMMISSION (M.C.S.C.) SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SANITARY SEWER AND WATER MAIN APPURTENANCES WITHIN THE WATER AND SEWER RIGHTS OF WAY / EASEMENTS SHOWN HEREON, HEREBY TO AID TOGETHER WITH THE CONDITIONS CONTAINED IN A DEED OF WAY DOCUMENT FROM THE GRANTEE(S) THESE ACCESSORS OR APPLICANS TO THE M.C.S.C. AND TO BE RECORDED HEREIN, GRANT A PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 0034 AT FOLIO 497 WHICH SAID TERMS ARE INCORPORATED HEREIN AND ALSO GRANT TO MONTGOMERY PLANNING BOARD, M.C.P.P.C. CATEGORY I COVENANTATION AGREEMENT AS SHOWN HEREON, INCORPORATING HEREIN THESE TERMS AND CONDITIONS DESCRIBED IN A COVENANTATION AGREEMENT AGREEMENT RECORDED AMONG THE MONTGOMERY LAND RECORDS IN BOOK 0708 AT FOLIO 901.

THERE ARE NO MORTGAGES, ACTIONS, LEASES, LIENS, MORTGAGES OR CLAIMS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT A MORTGAGE AND ALL RIGHTS IN MORTGAGE SAID MORTGAGE HAS BEEN PAID AND APPLIED TO THE ACQUITTANCE OF THE MORTGAGEE.

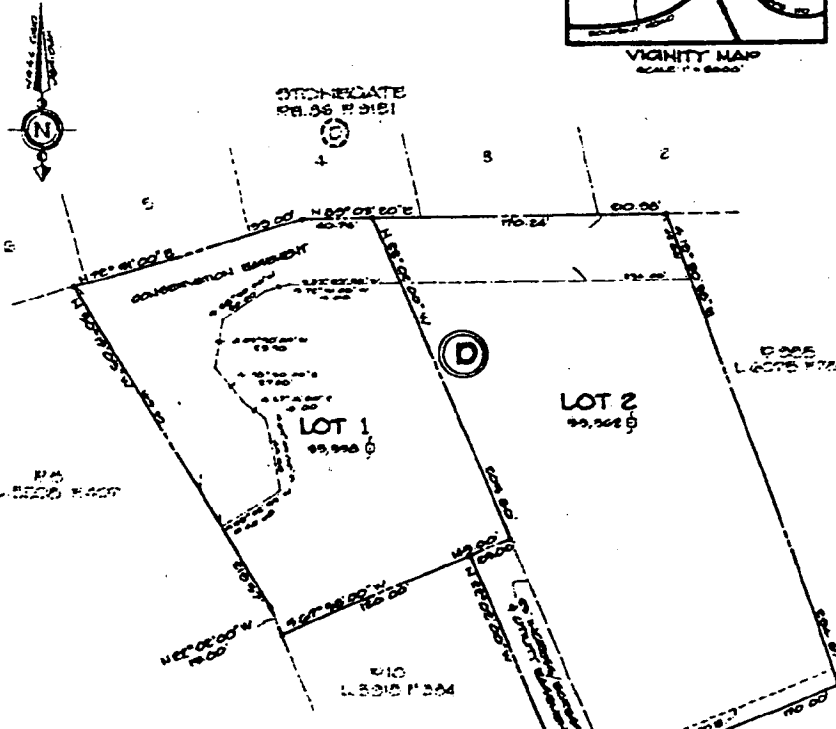
*Thomas F. Albrecht* 5/25/94  
THOMAS F. ALBRECHT  
DATE

*Marie E. Lewis* 5/25/94  
MARIE E. LEWIS  
DATE

WE AGREE TO THIS PLAN OF SUBDIVISION  
MONTGOMERY PLANNING BOARD OFFICERS

*John J. Dolan* 11/29/94  
JOHN J. DOLAN  
DATE

*John J. Dolan* 11/29/94  
JOHN J. DOLAN  
DATE



**NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE REFERRED TO SUBDIVISION AND NOT BE DISTINGUISHED BY THE REVISIONS OF THIS PLAN, UNLESS EXPLICITLY CONTAINED BY THE PLAN AS APPROVED BY THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN AND MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE PERMIT COVENANTATION ACT, 1986.
3. ACCESS IS RESTRICTED TO SINGLE DRIVEWAY ENTRANCE TO HEIL ROAD FOR LOT 1.

**LOTS 1 AND 2, BLOCK D  
RAWLS SPRING**

ELECTION DISTRICT NO. 8  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50'

**LANDMARK ENGINEERING**  
CIVIL ENGINEERS · LAND PLANNERS · SURVEYORS  
1711 ELTON ROAD, SUITE 202  
SILVER SPRING, MARYLAND 20903  
PHONE: (301) 434-9550  
FAX: (301) 434-7427

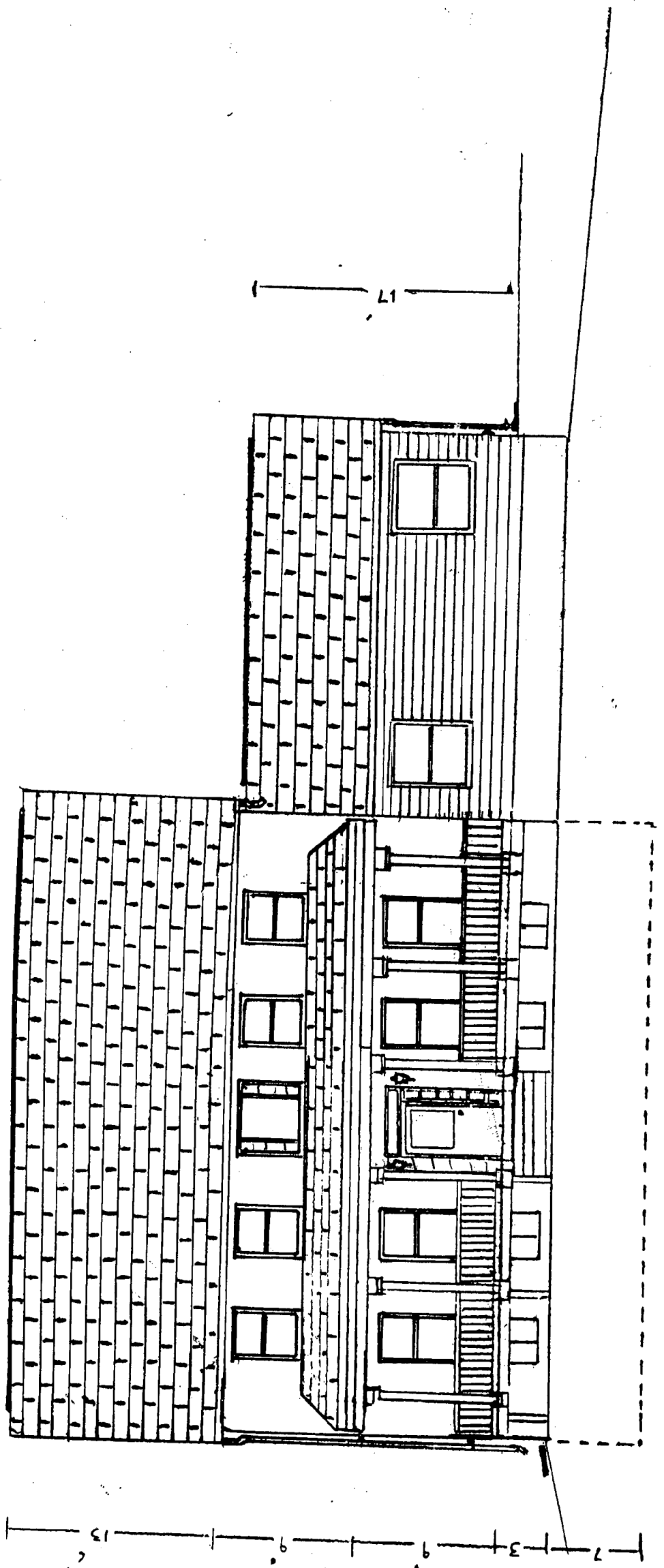
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
MONTGOMERY COUNTY, MARYLAND

APPROVED: *James J. [Signature]*  
FOR PUBLIC WATER SUPPLY AND SEWERAGE SYSTEMS ONLY

MARYLAND NATIONAL CAPITAL GEAR & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: *Charles C. [Signature]*  
DATE: 5/25/94

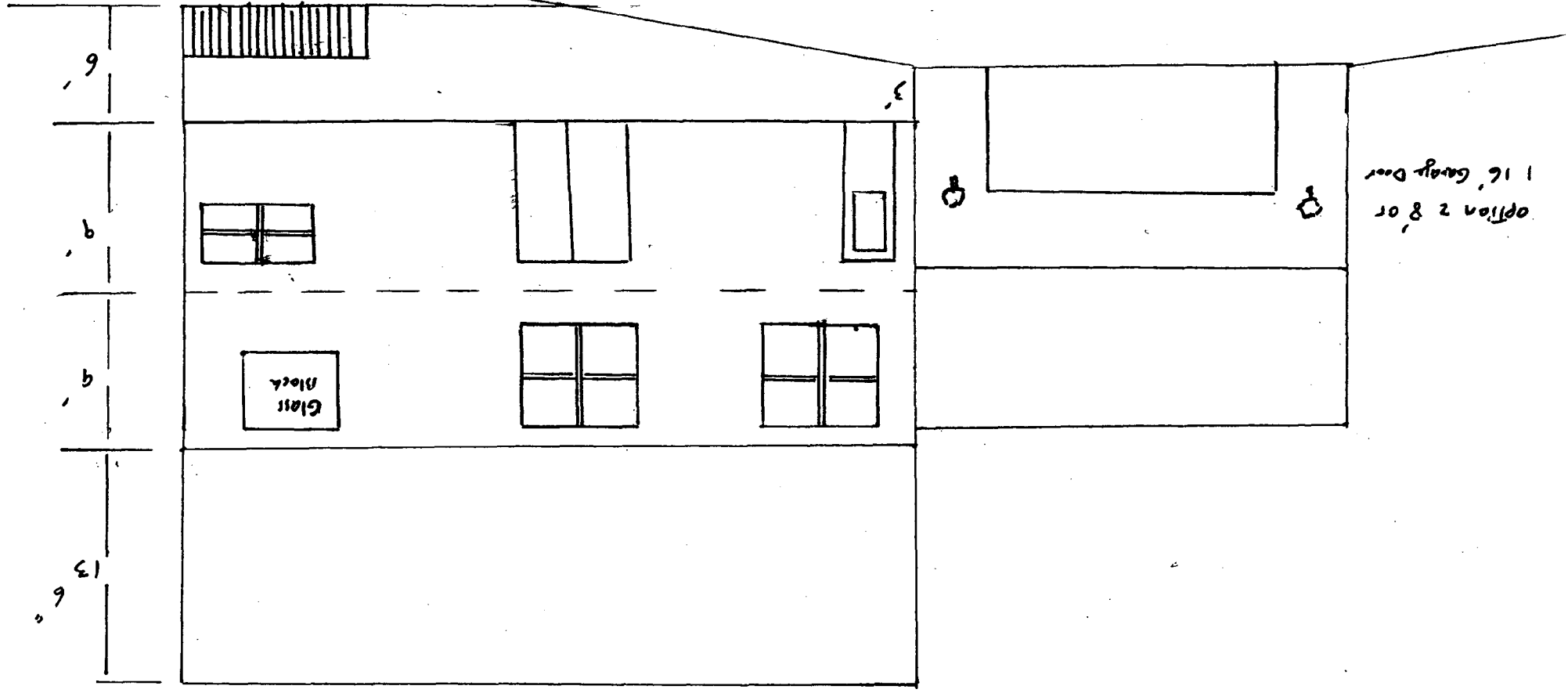
DEPARTMENT OF TRANSPORTATION  
MONTGOMERY COUNTY, MARYLAND  
APPROVED: *William H. [Signature]*  
DATE: 5/25/94



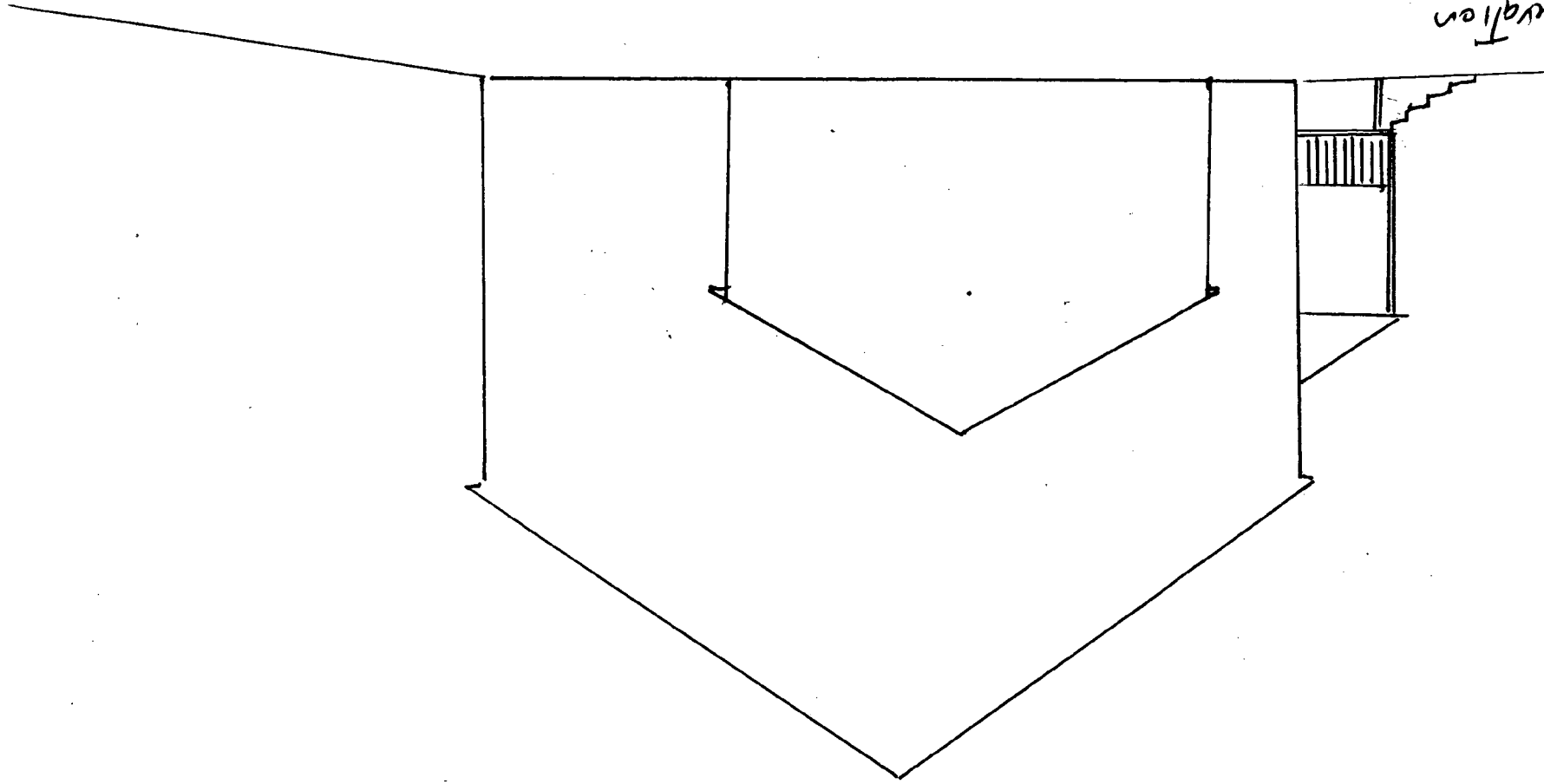


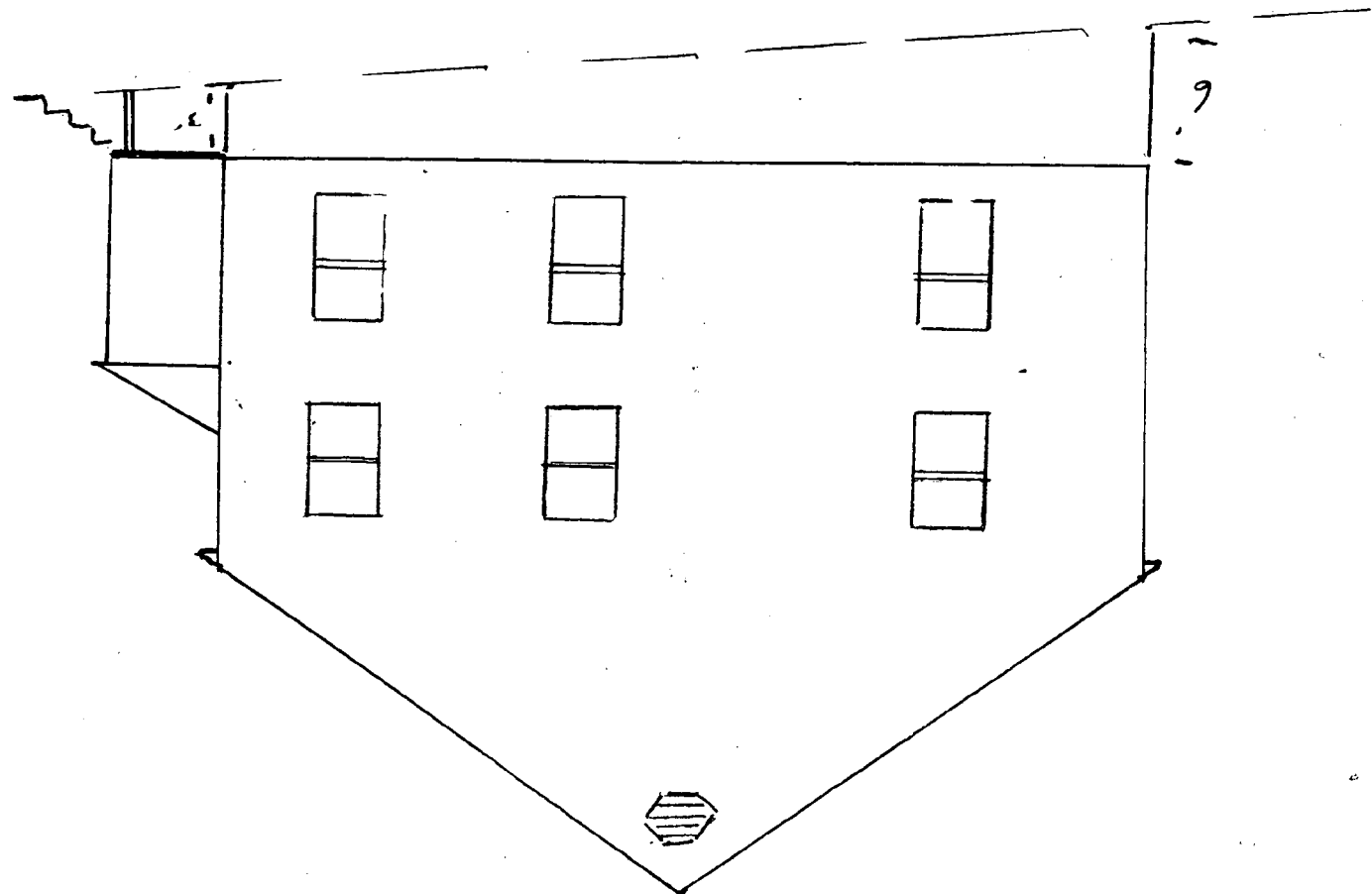
Scale : 1/2" = 1'8"

Scale 1/2" = 1' & Back Elevation



Scale 1/2" = 1' 8"  
Right side Elevation





Scale 1/2" = 1/8'

Elevation  
Side

Left

III B

**HISTORIC PRESERVATION COMMISSION  
SPEAKER'S FORM**

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Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: Sept 8 1999

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: New Construction  
Hopkins-Frey House

NAME: Lynn Powalski / William Schillerstrom

COMPLETE MAILING ADDRESS: 204 Heil Rd  
Silver Spring MD 20905

REPRESENTING (INDIVIDUAL/ORGANIZATION): Self

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Lot #1 adjacent to 204 Heil Road, Cloverly	<b>Meeting Date:</b>	10/13/99
<b>Applicant:</b>	Reza Sheibaniagdam	<b>Report Date:</b>	10/06/99
<b>Resource:</b>	<u>Master Plan</u> Site #28/32 Hopkins-Frey House	<b>Public Notice:</b>	09/29/99
<b>Review:</b>	Second Preliminary Consultation	<b>Tax Credit:</b>	No
<b>Case Number:</b>	N/A	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New construction	<b>RECOMMEND:</b>	Proceed to HAWP

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site, Hopkins-Frey House  
**STYLE:** 19th Century Vernacular Farmhouse  
**DATE:** c1850

The Hopkins-Frey House is a three-part frame farmhouse with 5' beveled siding, facing south onto Heil Road, a short distance from New Hampshire Avenue. Heil Road is a dead-end, unpaved gravel road with 20th century development to the west of the subject property. The 2.04 acre property has been subdivided to permit the construction of a single-family home on Lot 1, a 35,598 s.f. flag lot (see site plan of the property, Circle 11). The environmental setting remains both Lot 2 (50,364 s.f), on which the historic residence is sited close to Heil Road, with a stable and pasture behind the house, and Lot 1.

In front of the house is a row of four trees that includes two large locust trees, a large evergreen, and a 10" English walnut. The larger trees are advanced in years and in decline. Across Heil Road is a dense hedgerow composed of large deciduous trees and understory growth that screens the historic property from the development to the south. On the side and to the rear of the house are several mature maple trees.

Access to the proposed new home site is provided by a 25' wide access easement at the west edge of the historic site leading back to an open field at the rear of the site. A line of mature hemlocks lines the easement on the west property line, and provides a buffer to the adjacent development. The residents of the Hopkins-Frey House share the easement area and driveway as it provides access to their parking area adjacent to the historic house. Part of the easement and the parking area are currently covered with gravel.

8/31/99

~~Paul~~ Schillerstrom @ Heil Road

1. Glad they are selling the lot...
2. Location of home - fucked away
3. Driveway:
4. Screening?
5. Vegetative buffer between properties

(Hemlocks.)

Driveway flipped...

DH - vinyl w/ wood

MD loss of texture & simplicity -  
as it considers stained wood.

PROPOSAL

SV - vinyl on w/ wood trim

The applicant is a contract purchaser who appeared before the HPC on September 8, 1999 for a preliminary consultation. He proposes to construct a new home on Lot #1, in the back portion of the historic property. Unresolved issues that arose at that consultation resulted in a second consultation. The issues to be discussed in order that an application can be filed for a Historic Area Work Permit are:

SS - as it is behind - don't like vinyl - all trim pt wood  
wood windows.

gravel  
excavated  
beyond

- The siting of the house on the lot.
- The design of the main section of the house.
- The design of the garage and the siting of the driveway. - doors @ the back
- The cladding materials for the house.
- The use of operable shutters on the front or side facades.
- The placement of the WSSC line to the house along Heil Road and down the access easement.

OK - vinyl on - w/ pt wood trim  
easement on other side gives no

The applicant's proposal, modified since the last consultation, now includes a vernacular 40 x 40 two-story house sited with the front facade facing south (to the front of the lot), with a 24 x 24 garage on the right side with the garage door openings facing to the side (east). There are two 1/1 windows proposed for the garage front facade. The 5 bay, side-gable house is to have a full-width front porch. The center door and the center window on the second story are to have sidelights. There is a one-light transom over the front door. The style of the house alludes to the Federal farmhouses in the county that were modified in the mid-19th century with Victorian porches.

The foundation walls are to be cement parged block. Proposed cladding is with vinyl siding. The applicant has provided a sample for the HPC to examine. Shutters (inoperable) are proposed for the front facade only. Windows are proposed to be 1/1 doubled-glazed, with no muntins of any kind, including interior snap-in grills. Composite roofing is proposed for all roof planes. The painted wood front porch is to be set on brick or brick-faced piers.

As noted in the first staff report, the available lot is actually behind an existing new house on Heil Road, while the land behind the historic residence will remain an open field and is not part of the construction lot. The tree buffer area to the north and west will insure greater privacy at Lot #1, but will also present further restrictions as to the possible siting of the new house.

The applicant has indicated that it is possible to use painted wood framed and trimmed windows, doors and garage doors, and porch flooring, supports and railings with inset pickets. The front facade of the garage can have two or three 1/1 windows to match those in the main section.

porch floor - stained  
all other wood including - front  
corner boards

STAFF DISCUSSION

The HPC infrequently has the opportunity to review wholly new construction at a Master Plan site. The focus of the review is stated in the Secretary of the Interior's Standards for

look operable 6' full size

- \* detailed permit set
- \* grading plan.

*Rehabilitation*, specifically:

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

and

Standard 9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The applicant has responded to the concerns of the staff and commission by siting the larger mass of the house away from the historic resource. From the historic residence and from the access road, the new house visually should present a series of planes leading from the one-story garage to the full-width front porch to the side-gabled main section. The visibility of the house could be further mitigated by the planting of a small copse of decorative trees at the corner of the yard where the paved lane to the house begins. The view from the historic residence of the garage doors and turnaround apron on the side would appear to be blocked by the stable on Lot 2.

Staff is concerned with the applicant's choice of cladding material. Although the applicant proposed to omit the brick facade from his proposal and use only vinyl siding, staff suggests that wood siding might be the preferred siding material in terms of the character and feel of the historic site. Staff also notes that there are new substitute materials, such as the cement fiberboard (Hardiplank, Cemboard, etc.) which more closely resemble the density and feel of wood. In addition, these materials are painted similarly to wood and are reputed to hold paint very well. It is appropriate to consider new materials in terms of new construction, but there are choices on the market for readily available materials which are more compatible with the historic site than are being proposed. If vinyl is to be approved, staff would strongly recommend that all trim and exterior detail including soffits, cornices, windows, doors, porch detail (including floor, railings, supports and framing), and garage doors be of painted wood.

Use of operable shutters is recommended for infill projects, however staff recognizes that this is an out-of-period house where shutters may not be included in the climate control system for the house. Use of decorative (inoperable) shutters on the front facade is recommended over the omission of shutters entirely.

The applicant proposes to pave the easement section of the driveway with gravel up to the property line, at which point the driveway would be gray (not black) asphalt paving, which staff feels is reasonable. Placement of the gravel area to the east of the existing line of hemlocks would have the least impact on the historic setting. Staff would recommend that an understory of new hemlock plantings be installed on the existing line of mature trees to mitigate any ill effects of the road installation.

Finally, the applicant has indicated that the installation of a WSSC line can be sited as deemed appropriate by the HPC. Staff would point out that the hedgerow of mature trees across

Heil Road, is not in the environmental setting and could be removed at a later date, but at this time it effectively screens the historic site from new development to the south, and should be protected if at all possible. It should also be noted that the locust and evergreen trees in the front yard of the house are past their peak and missing much of their canopy. The 10" English Walnut is failing to thrive. Placement of the utility line that required removal of these trees and replanting of healthy trees might be negotiated between staff, the applicant and WSSC.

Staff recommends that the siting of the line along the easement access road be such that both the hemlocks and the mature maples on the side of Lot 2 be avoided.

**STAFF RECOMMENDATION**

Staff recommends the applicant make any changes agreed upon at this consultation and submit detailed plans of the project, including all elevations and a floor plan, for a Historic Area Work Permit.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	Lot #1 adjacent to 204 Heil Road, Cloverly	Meeting Date:	9/8/99
Applicant:	Reza Sheibani	Report Date:	9/1/99
Resource:	<b>Hopkins-Frey House</b> <i>Master Plan Site #28/32</i>	Public Notice:	8/25/99
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Robin Ziek
PROPOSAL:	New construction	RECOMMEND:	Revise Proposal

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site, Hopkins-Frey House*  
**STYLE:** 19th Century Vernacular Farmhouse  
**DATE:** c1850

The Hopkins-Frey House is a three-part frame farmhouse with 5' beveled siding, facing south onto Heil Road. This road is a dead-end, unpaved gravel road with 20th century development to the west of the subject property (see photographs, Circle ). The environmental setting is 2.04 acres, and includes the residence close to the road, with farm fields behind it. The property has been subdivided to permit the construction of a single-family home on part of the back field area along the west boundary, as a flag lot (see site plan Circle ). The environmental setting, however, was not reduced at the time of subdivision.

Access to the home site is provided by an access easement at the west edge of the historic site. This has been improved with a gravel driveway within this 25' - wide easement, leading back to the open field at the rear. A line of mature hemlocks lines the easement on the west property line, and provides a buffer to the adjacent development. The residents of the Hopkins-Frey House share the easement area and driveway as it provides access to their parking area adjacent to the historic house. This is currently covered with gravel.

**PROPOSAL**

The applicant is the contract purchaser and proposes to construct a new home on Lot #1, in the back portion of the historic property. The available lot is actually behind an existing new house on Heil Road, while the land behind the historic residence will remain an open field and is not part of the construction lot. The property immediately to the north of the historic site has

already been developed for single-family homes (see Circle       ), although there is a tree buffer area in-between which screens this development from site for much of the year. One of the conditions for subdivision involves compliance with environmental regulations to increase the tree buffer area (see Circle       ). While this will help insure greater privacy at Lot #1, it will also present further restrictions as to the possible siting of the new house.

The applicant propose to build the new house at an angle so that the front door is somewhat visible as one drives up to the house. They propose to have an attached garage on the north side of the house. The house they propose to build is a stock development house, with brick facing on the east and south elevations which could be seen from Heil Road, but with vinyl siding on the remaining two elevations. The house would sit approximately 3' above finished grade. The height of the structure would be 31' above finished grade. The property slopes down from the street and the intention is that the house will not appear of an equal height to the Hopkins-Frey House because it will be constructed at a lower elevation. They propose to use either wood insulated windows, vinyl-clad wood windows, or vinyl windows (see Circle       ).

### STAFF DISCUSSION

The HPC infrequently has the opportunity to review wholly new construction at a *Master Plan* site. The main focus of the review is, as stated in the Secretary of the Interior's Standards for Rehabilitation, Standard #2, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided."

The major issues, then, concern the height, massing, and location of the proposed new house to the extent that the presence of a new house intrudes on the historic character of the property, which can be characterized as representing a 19th century farmstead. Lot #1 is currently an open field which sits at a good distance from the historic house and at a lower elevation. In considering new construction at this site, there are different approaches which one might take. One approach could be to build a structure which looks more like a tenant house, with the simple forms and materials which were used at the Hopkins-Frey House. Another approach would be to tuck the house as much out of view to break all relationship with the historic house, associating the new structure more with the existing new homes all around.

The applicant's proposal clearly strives to associate itself with the new construction. Staff feels that this is not wholly inappropriate, but that the proposed siting fails to achieve this completely. The house could be rotated further, so that the new house would be completely behind the existing new house just west of the Hopkins-Frey House, and it would not be readily visible from Heil Road, especially from the access easement/driveway. Staff notes that the applicant has moved the house back some distance from the original proposal, but staff feels it could be further rotated and sited even further to the west.

The style of the house makes no reference at all to the historic structure, and in fact is a standard development house which has been built in other parts of the county. Staff feels that this

approach is inadequate at a *Master Plan* site. There will be a loss of what was historically open space, but the new construction could exhibit a greater sense of deferring to the historic property. While new construction need not be replicative of any particular style, staff has suggested that the applicant build a home with simple lines more similar to the Hopkins-Frey House. The example of a proposal for new construction presented on Circle is provided only to illustrate the potential for new construction that would match the massing, scale and materials of an historic property such as the Hopkins-Frey House. For example, the windows on the applicant's proposal are out of scale with a 19th century vernacular farm site, while the windows shown on Circle are in-keeping with the historic building scale.

Staff is also concerned with the applicant's choice of material. The use of two different materials on the proposed house is out of character with the historic site, and has no relationship at all to vernacular farm building practices. Staff strongly suggests that the house be built with only one type of siding. While wood siding might be the preferred siding material in terms of the character and feel of the historic site, staff notes that there are new substitute materials, such as the cement fiberboard (Hardiplank, Chemboard, etc.) which more closely resemble the density and feel of wood. In addition, these materials are painted similarly to wood and are reputed to hold paint very well. It is appropriate to consider new materials in terms of new construction, but there are choices on the market for readily available materials which are more compatible with the historic site than are being proposed.

This would apply to the choice of windows, as well. Whereas vinyl windows tend to be heavy and do not have the same character or feel as wood windows, vinyl-clad wood windows may be appropriate in this context because they tend to have muntin profiles which are narrower and more similar to those of a typical wood window. In addition, the applicant may choose to go with 1/1 windows and save on the costs for the muntins. Staff would recommend the use of windows with integral muntins, attached on the outside of the glazing sandwich, but would not recommend the use of the internal muntin grill or snap-in grids.

One of the other issues regarding this proposed new construction involves the access driveway. At the moment, the driveway is a gravel farm lane, with two gravel strips, as previously approved by the HPC. Staff notes that, even if there are no improvements at all to the driveway, there may be damage to the existing trees due to compression from construction equipment, daily driving impacts, and from the utility easement cut. There is also some concern for a mature maple on Lot #2 whose canopy extends over the access easement.

The applicant proposes to leave the driveway as gravel up to the property line, at which point it could be paved. The HPC should discuss this possibility, which Staff believes is reasonable. However, it would also be useful to discuss other possibilities for the driveway which may arise in the future. Should the hemlocks suffer/die because of the traffic impacts, the applicant may wish to adjust the location of the driveway within the easement. Placement of the driveway at the western edge of the property would allow a planting area within the easement along the eastern side of the access easement, and would provide a stronger delineation between the historic house and all of the rest of the new construction on Heil Road (including the applicant's new house). This may not be desirable to the extent that it would reduce the west sideyard for the house, and also might reduce the link to the back fields. All of this might be discussed at this point, or deferred to another date. Staff, however, feels that the



driveway should remain in gravel at least through the easement area, being characteristic of the 19th century farm, and consistent with the existing unpaved character of Heil Road and most of the homes located here.

The commission may also wish to discuss the potential for additional vegetative screening on Lot #1 that could emphasize the rural character of the historic site. For example, new plantings which would include overstory trees such as oak or maple on Lot #1 just inside the property line by the new driveway would also help to screen the new construction within a reasonably short period of time.

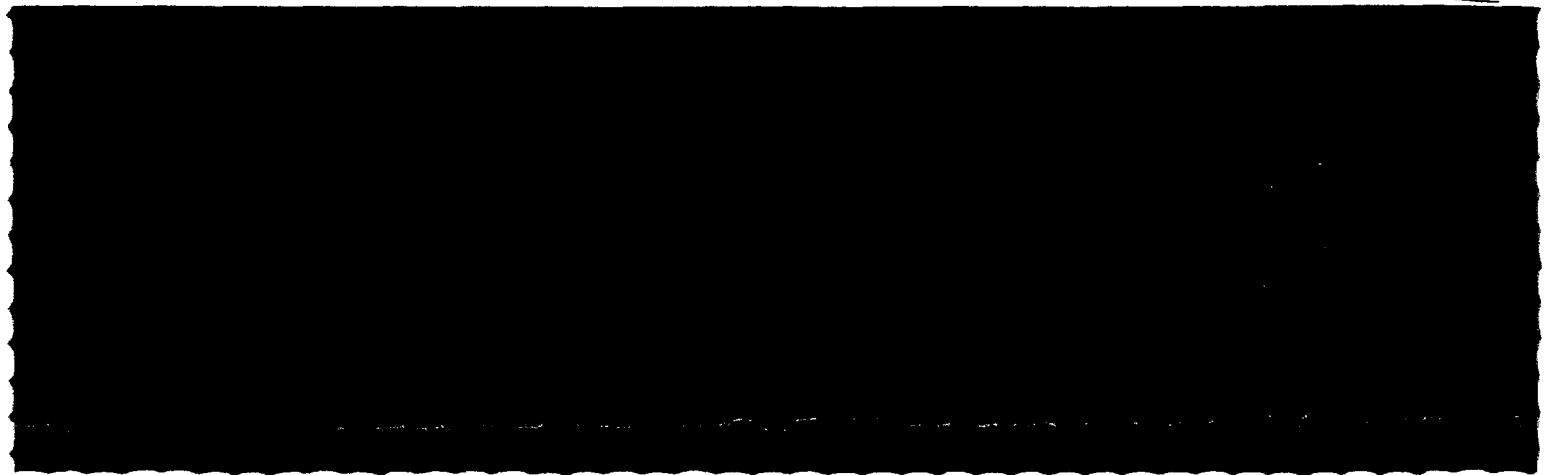
**STAFF RECOMMENDATION**

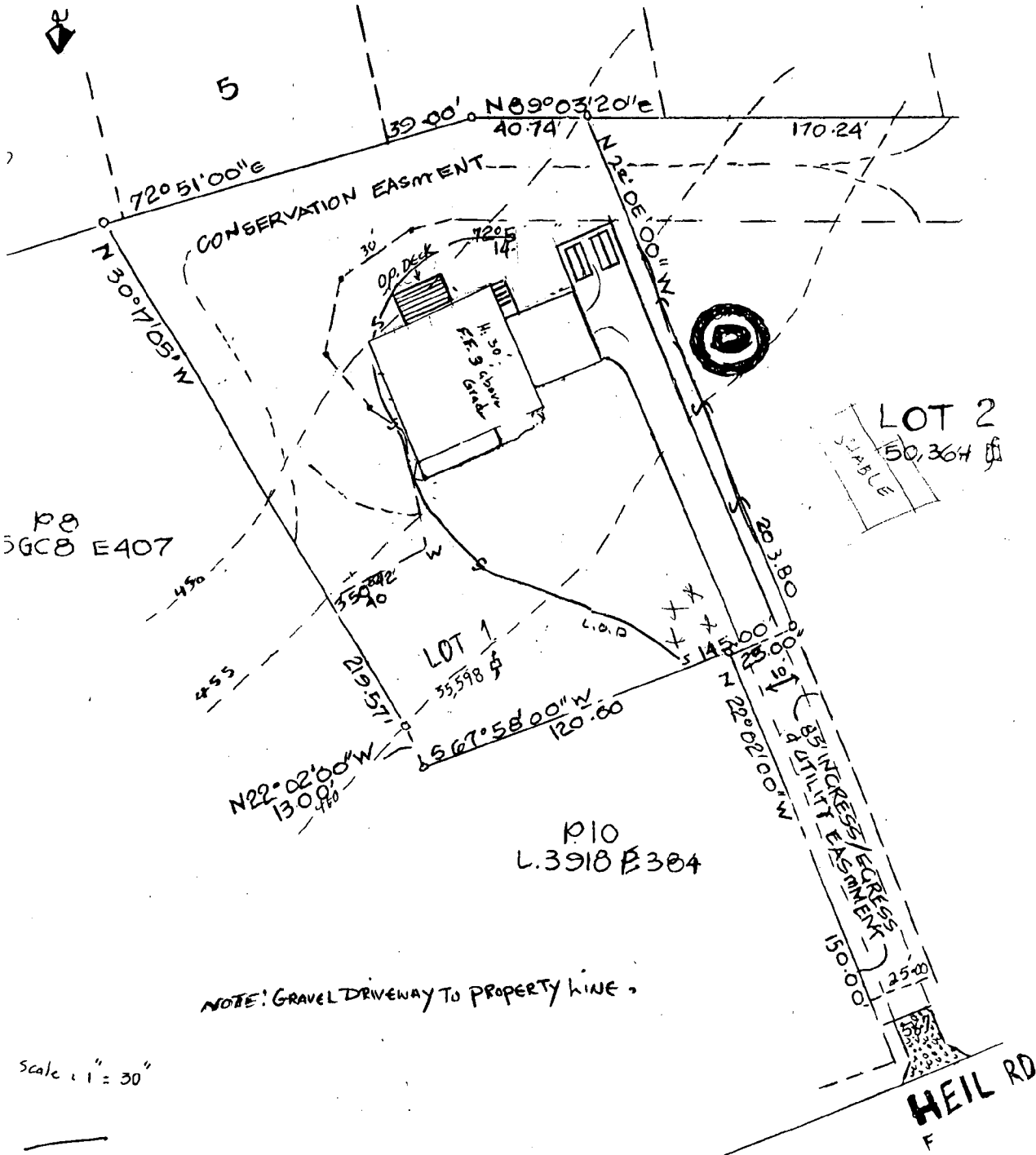
Staff recommends the applicant revise the application and return to the HPC for a second Preliminary Consultation.

### Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

9





P8  
5GCB E407

P10  
L.3918 E384

Scale 1" = 30'

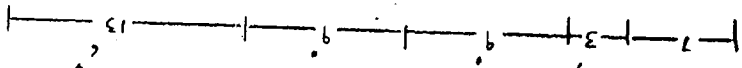
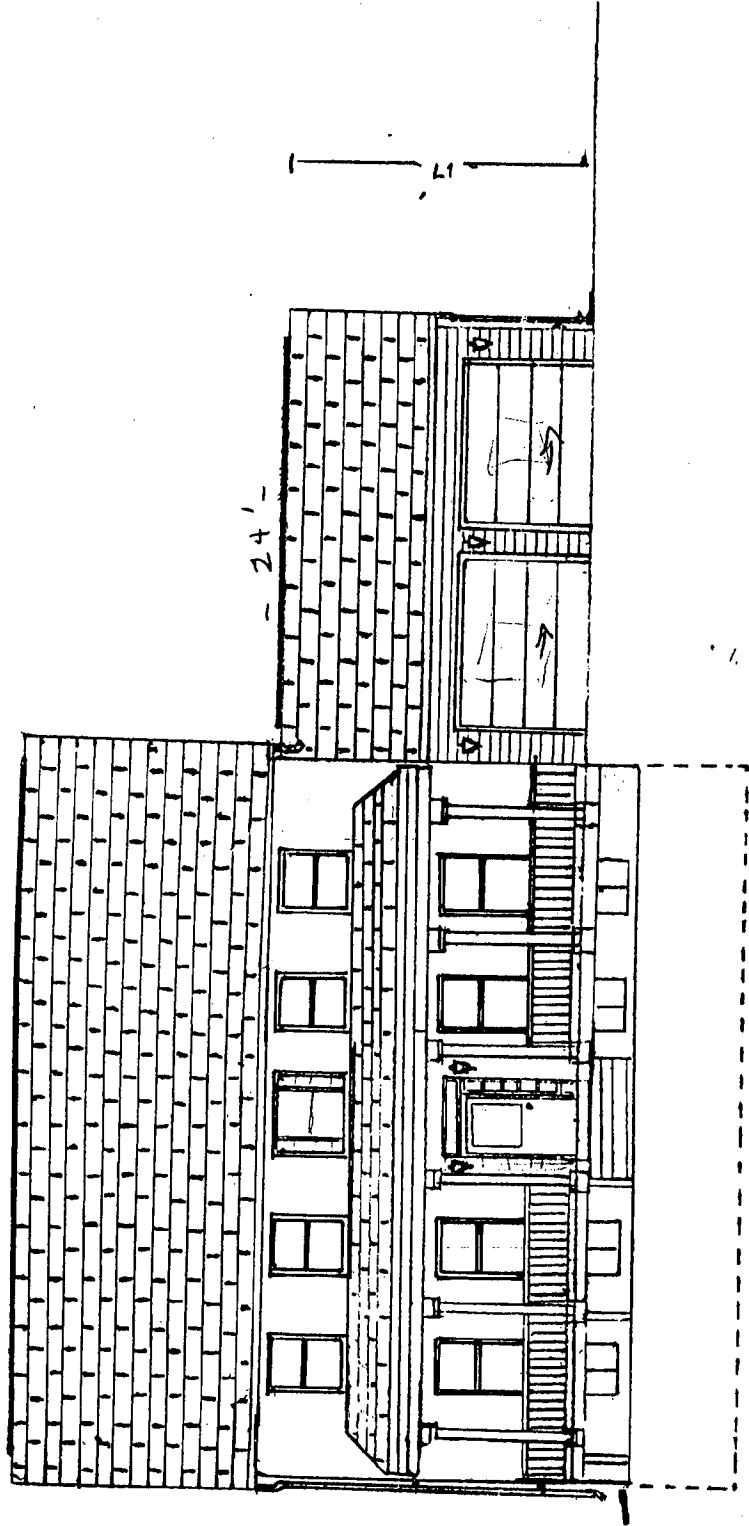
9/18/99

13

9/30/99

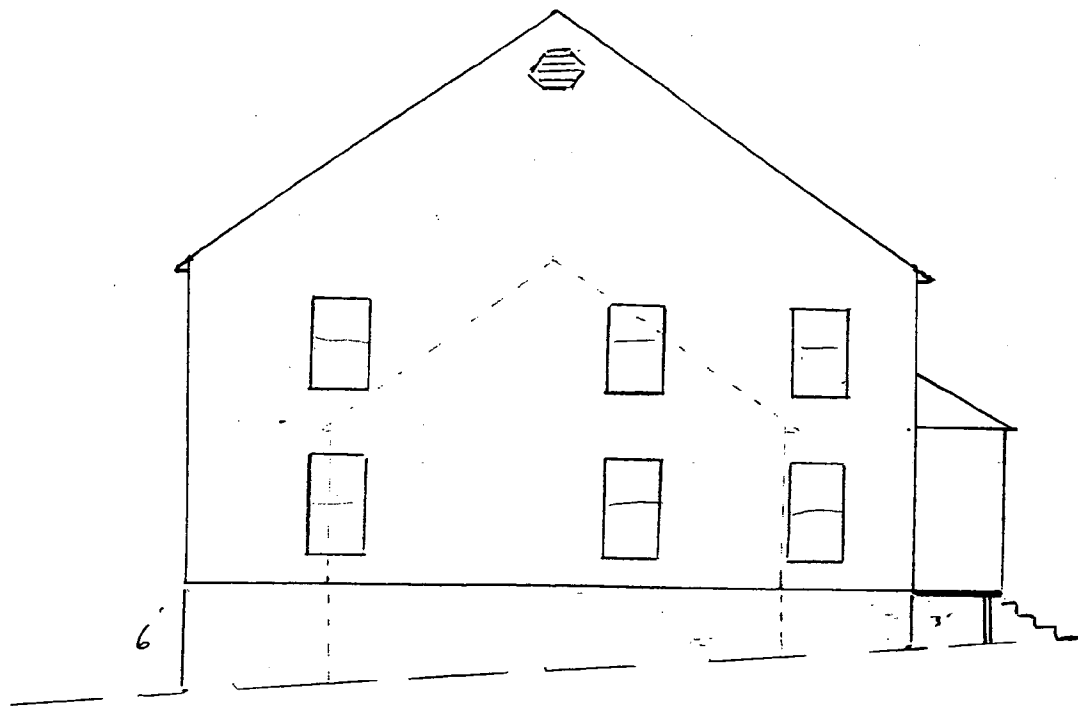
- 40' -

- 24' -



(14)

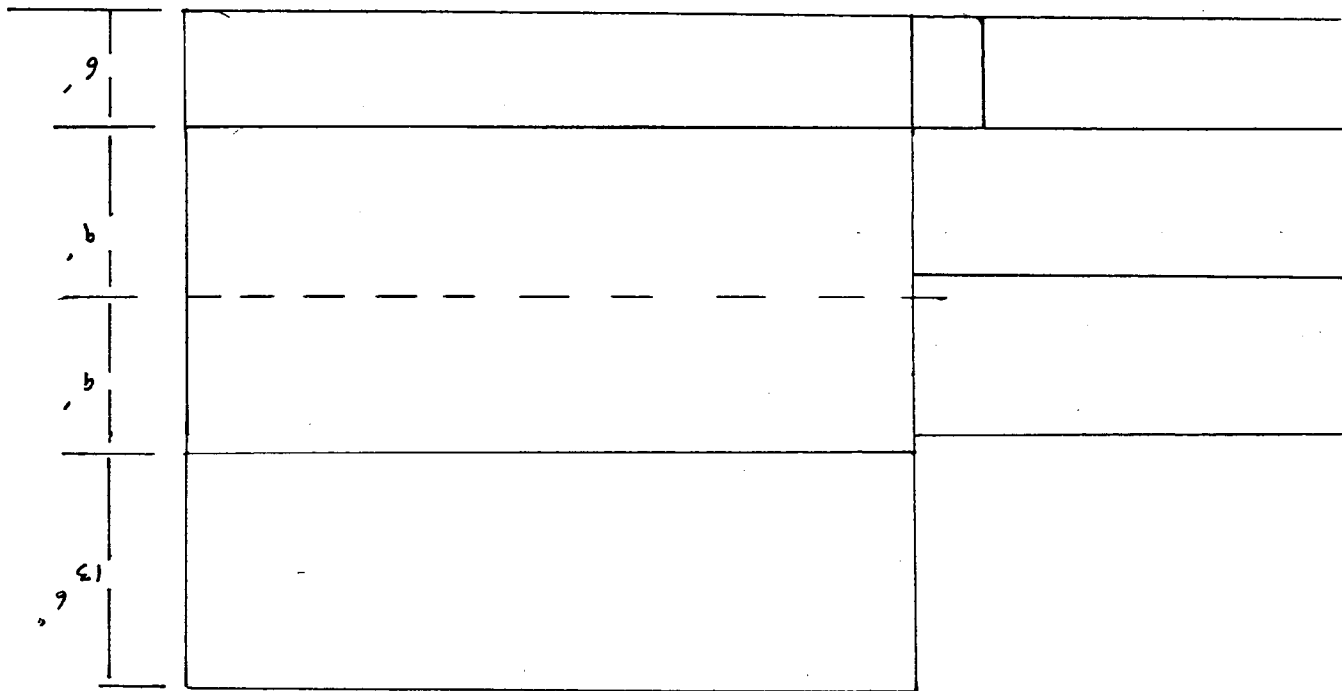
Right & Left side  
Elevation



15

61

Back Elevation



### MATERIAL LIST FOR HEIL ROAD PROPERTY

1. **Driveway:** From the street to the property line would be gravel as requested by Mrs. Zeik. From the property line to the garage could be four options: asphalt, concert, brick, or matching gravel.
2. **Windows:** We prefer vinyl window (sample attached) because:
  - a. new technology makes vinyl windows look like wood with less maintenance.
  - b. vinyl windows operate better than wood ones because moisture expands and is difficult to operate.
  - c. the grill would be installed inside of the window for safety reasons.

We are attaching three explanation sheets about the windows: vinyl clad, vinyl series 8, and wood. If the decision of the board is different from our choice we will gladly accept the boards decision. My recommendation is based on talking with and getting advice from other builders who build similar type homes.
3. **Siding:** Our siding choice is vinyl siding for the same reasons listed in the window section. If the board chooses a different siding we will accept the boards decision. Mrs. Zeik please note that no siding will be seen from Heil Road as recommended.
4. **Doors:** The only door which will be visible from Heil Road will be a single door with a side light or a double wood door (six panel similar to the historic house).
5. **Foundation:** The foundation will be block with old fashion broom finish. Note: There will not be any visible foundation from Heil Road. The front steps will be concrete or optional brick steps.
6. **Roof:** The roof will be a manufactured terraces covered with p.wood and 30 pound tar paper with 25 years designer asphalt shingles.

**These are only our choices. We gladly accept the recommendations of the board. Thank you.**

17

17

## Dimension of Windows!

1- All windows ON 1st FLOOR } FRONT & LEFT side 3.0x6.0

2nd FLOOR FRONT 3.0x4.0  
LEFT side 3.0x5.0

Picture window 3.0x4.0 with two side light 1.0x4.0

FRONT DOOR 3.0 with one side light with Tr.

vinyl siding . 2 samples included

Foundation . Block with  $\frac{1}{2}$  PARGING

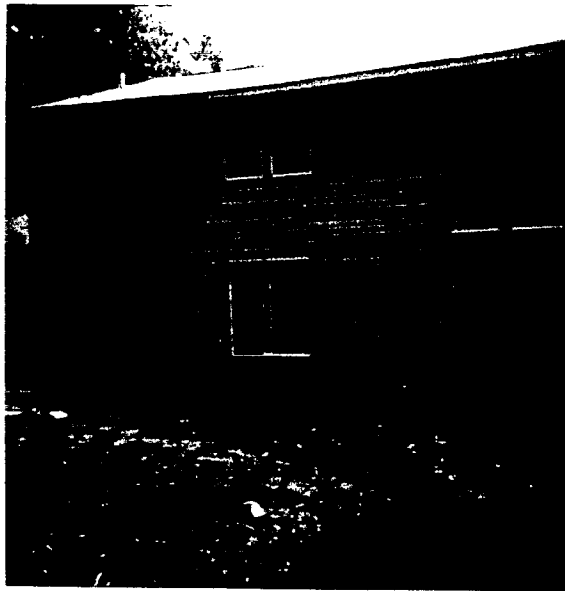




Hopkin Frey House.



Hopkins Frey House



HOUSE # 2

VIEW FROM BACK OF THE HOUSE

Proposed Rear Elevation

## MEMORANDUM

TO: Historic Preservation Commission

FROM: William Schillerstrom & Lynn Powalski;  
Owners of The Hopkins-Frey House

DATE: September 8, 1999

RE: Preliminary Consultation Meeting, Scheduled for 9/8/99, on the Proposal for New Construction on 202 Heil Road, Submitted by Reza Shelbani.

We are writing in response to the proposal for new construction on Lot 1, the lot adjacent to the Hopkins-Frey House. We are the owners of Lot 2, on which the Hopkins-Frey House is located. Our property also contains the ingress/egress utility easement accessing Lot 2 from Heil road.

We support staff's recommendations as to the new construction's location on Lot 1, as well as, their remarks concerning its style, massing, scale and exterior materials used as these features relate to this master plan site which represents a mid-nineteenth century farmstead. We also support staff's recommendation to plant over story trees on lot 1 along the boarder of lot 1 and lot 2 for screening. We suggest including some evergreens to help provide screening during the winter months.

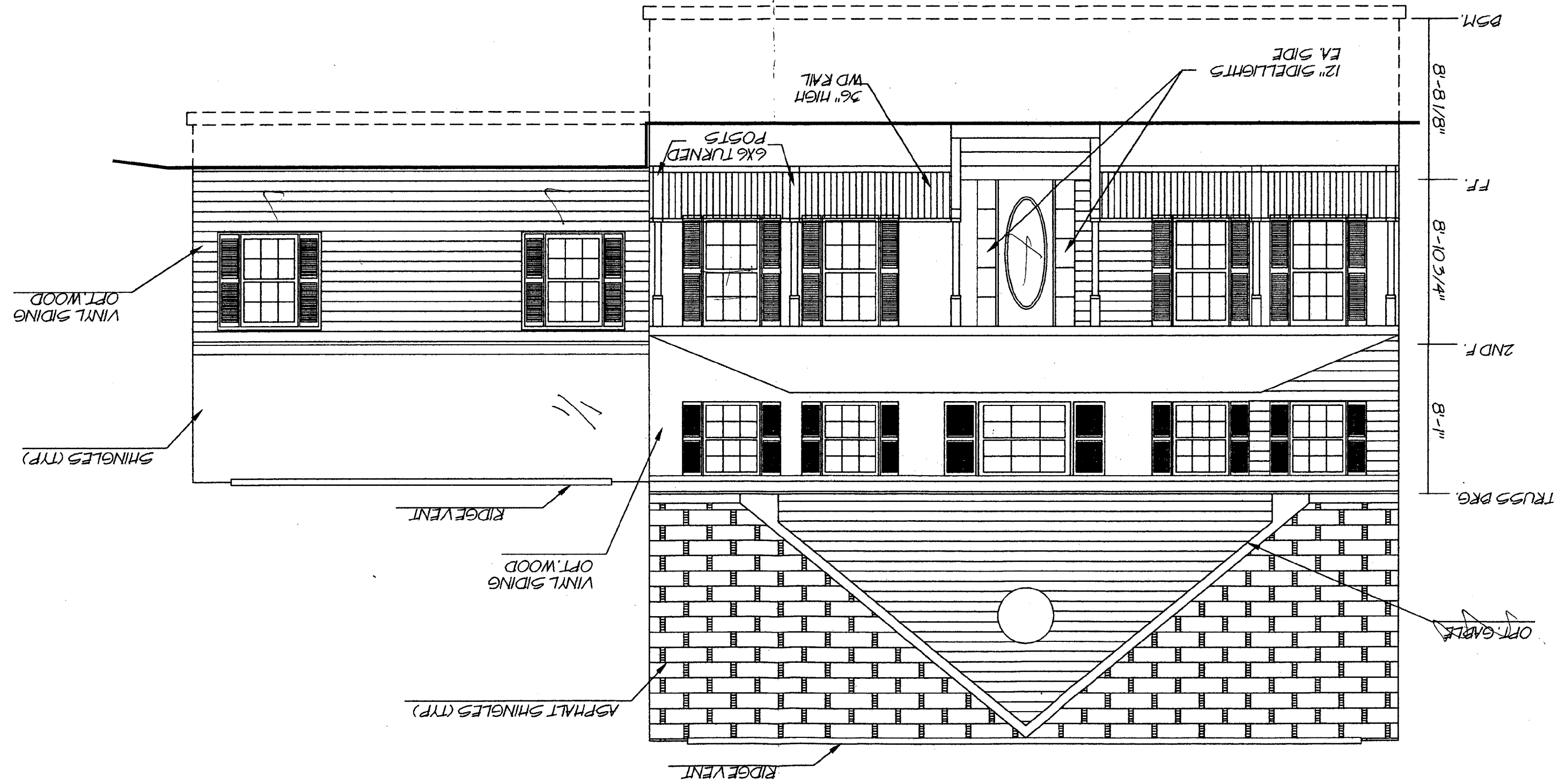
We support maintaining the existing driveway over the easement, a gravel farm lane with two gravel strips as previously approved by HPC.

As staff points out, trenching for utilities and the compression from regular use of the driveway will likely result in irreparable damage to the root structure of the line of Canadian hemlocks located within the easement. It may be best to remove the hemlocks at the time of construction, which would allow for relocating the driveway to the western boarder of the easement. This would allow for room to plant screening along the easement's eastern boarder. It would also permit moving the utility trench to the western side of the easement to avoid disturbing the root structure of the large maple, which drip-line overhangs the easement. We are particularly concerned about possible injury to the maple's root structure that may result from running the utility trench on the eastern half of the easement. Unlike the hemlocks, this mature, stately tree could not be replaced.

20

FRONT ELEVATION

SCALE: 3/16"=1'



BSM

8'-8 1/8"

F.F.

8'-10 3/4"

2ND F.

8'-1"

TRUSS BRG.

VINYL SIDING  
OPT. WOOD

SHINGLES (TRP)

RIDGE VENT

VINYL SIDING  
OPT. WOOD

ASPHALT SHINGLES (TRP)

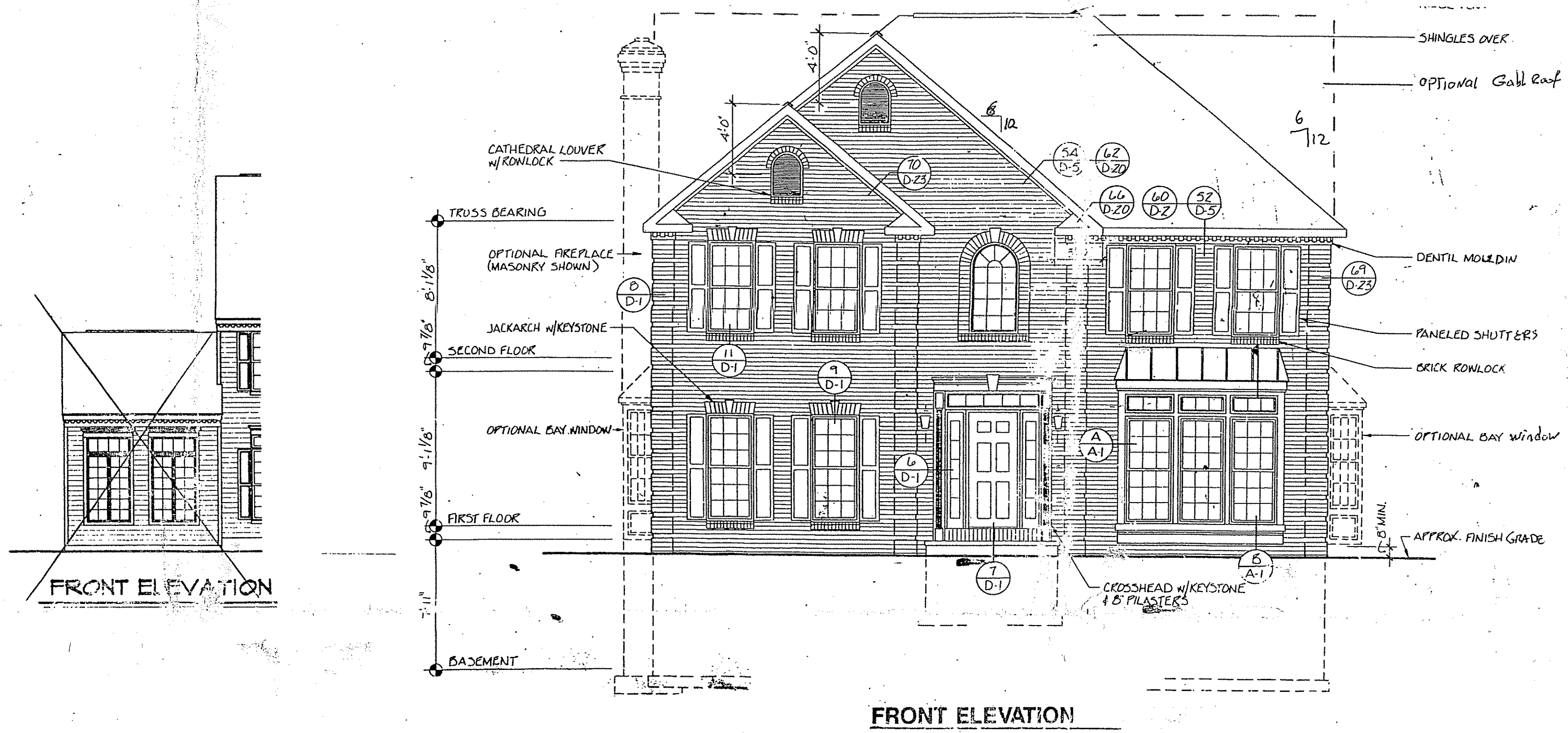
RIDGE VENT

6x6 TURNED  
POSTS

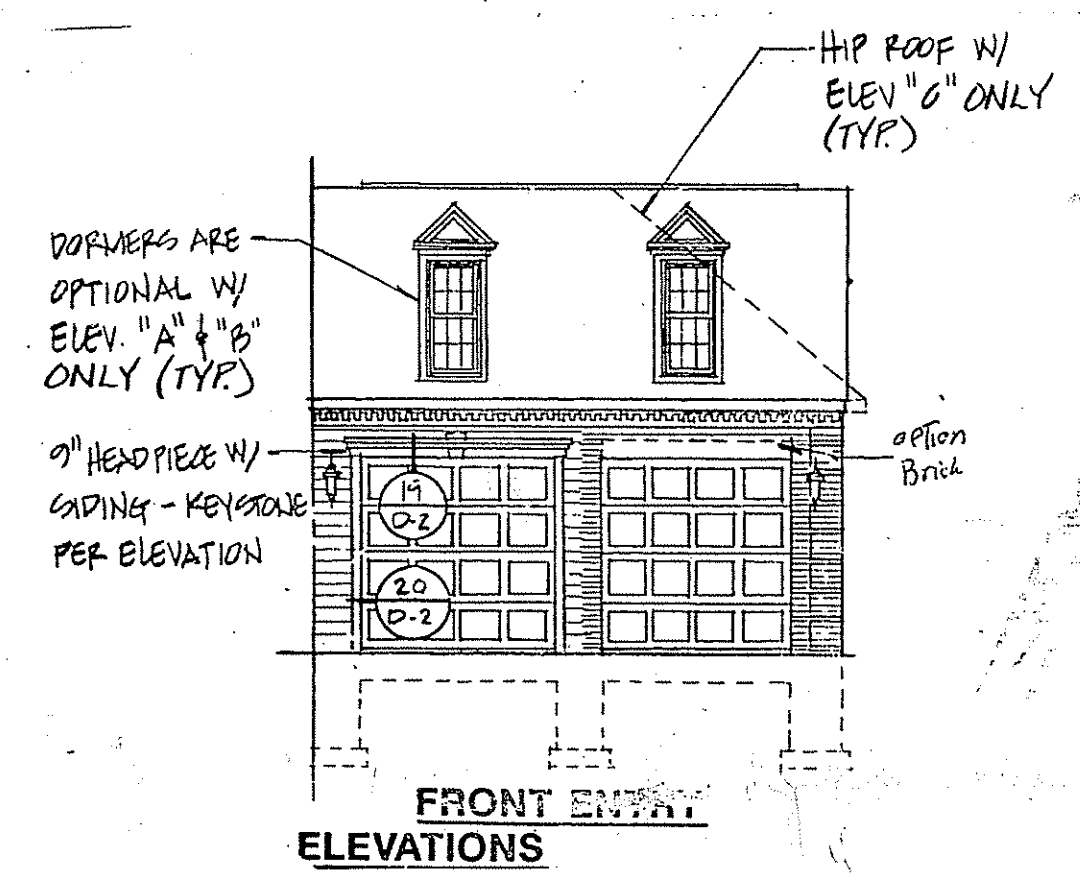
36" HIGH  
WD RAIL

12" SIDELIGHTS  
EA SIDE

OPT. GRATE



FRONT ELEVATION



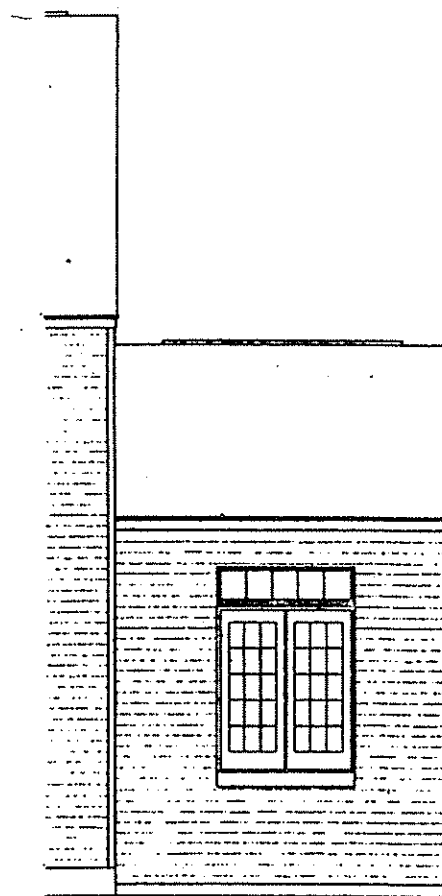
FRONT ENTRY ELEVATIONS



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION

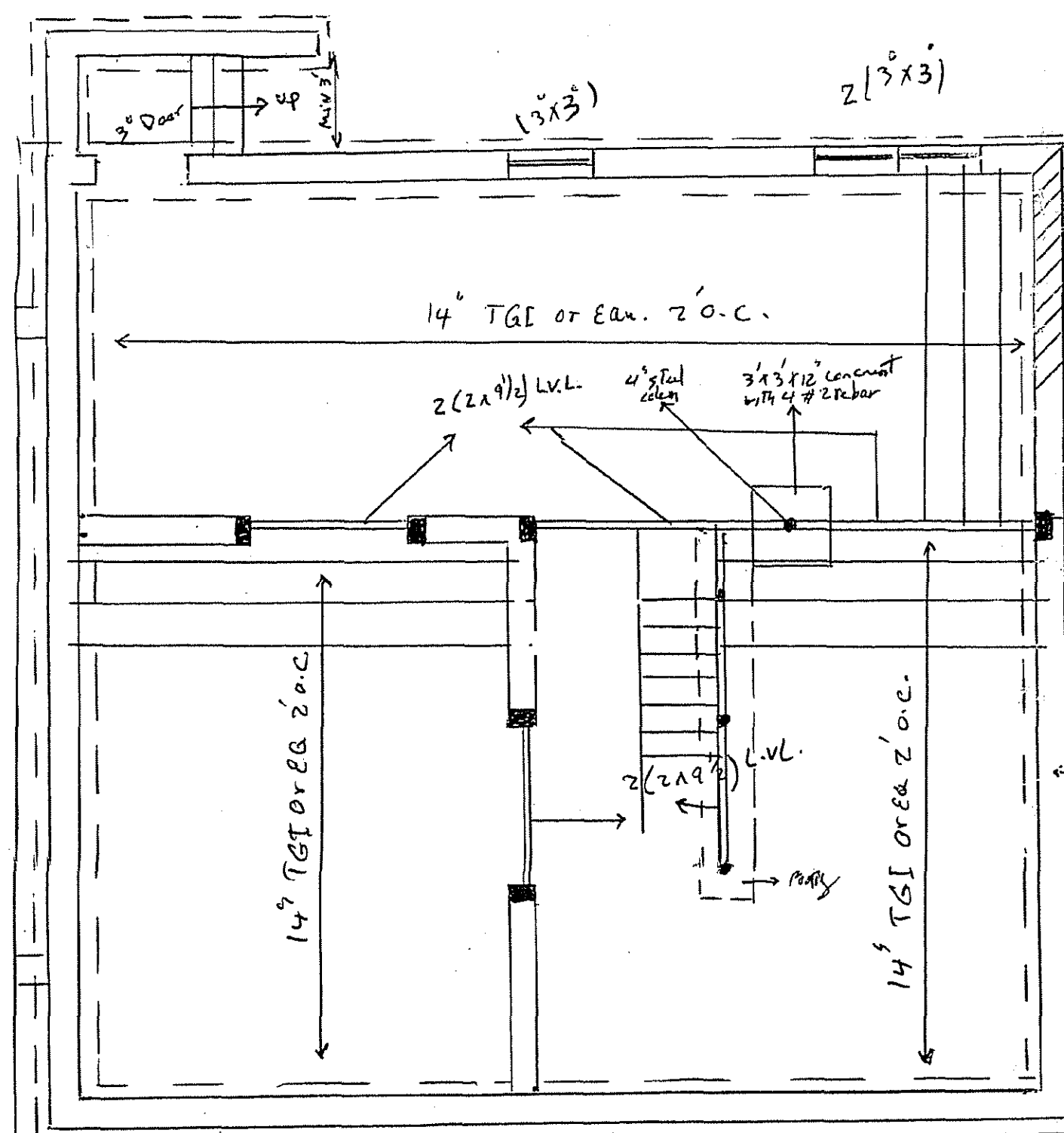
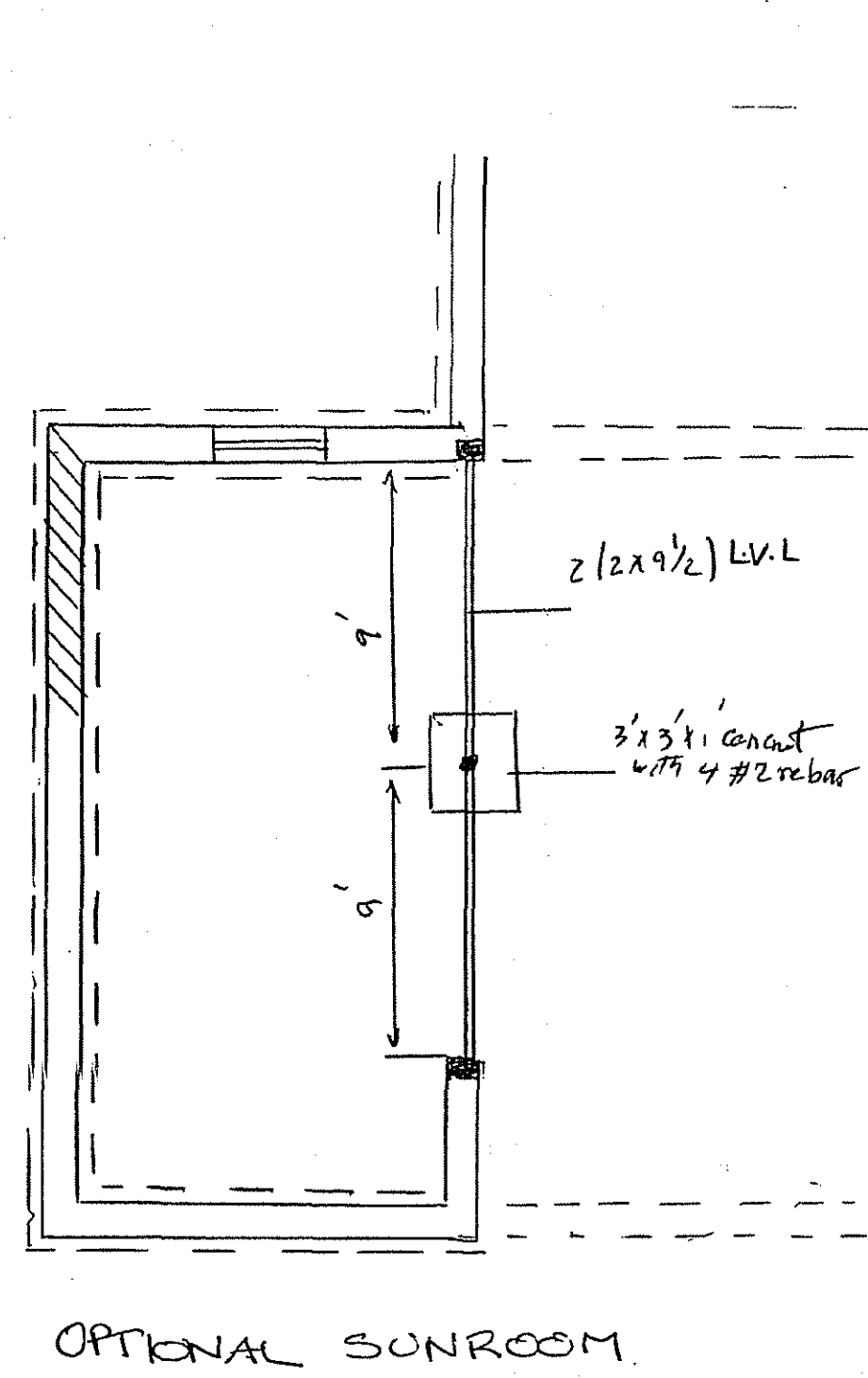
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SHANE'S

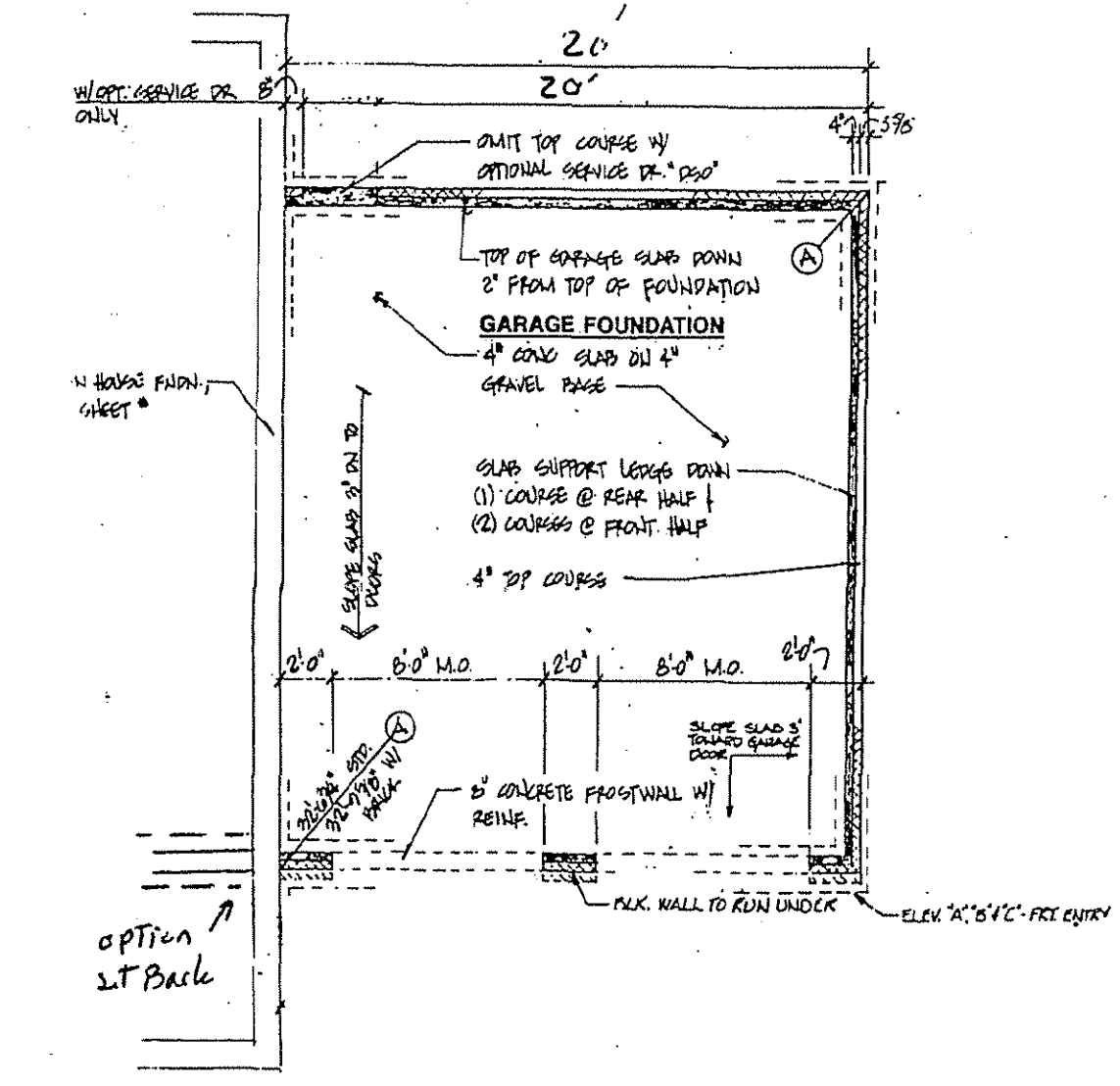
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Date: \_\_\_\_\_

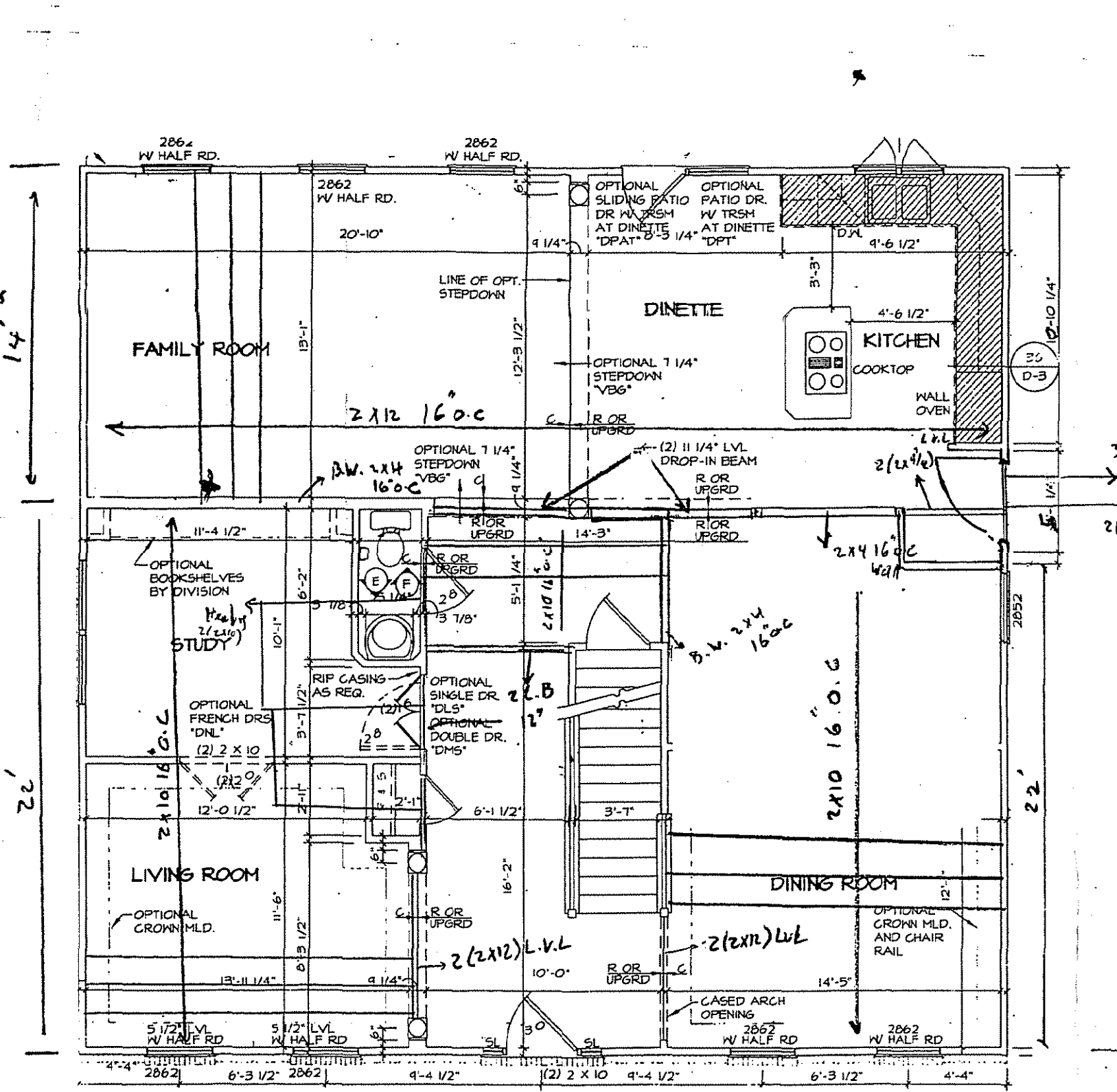
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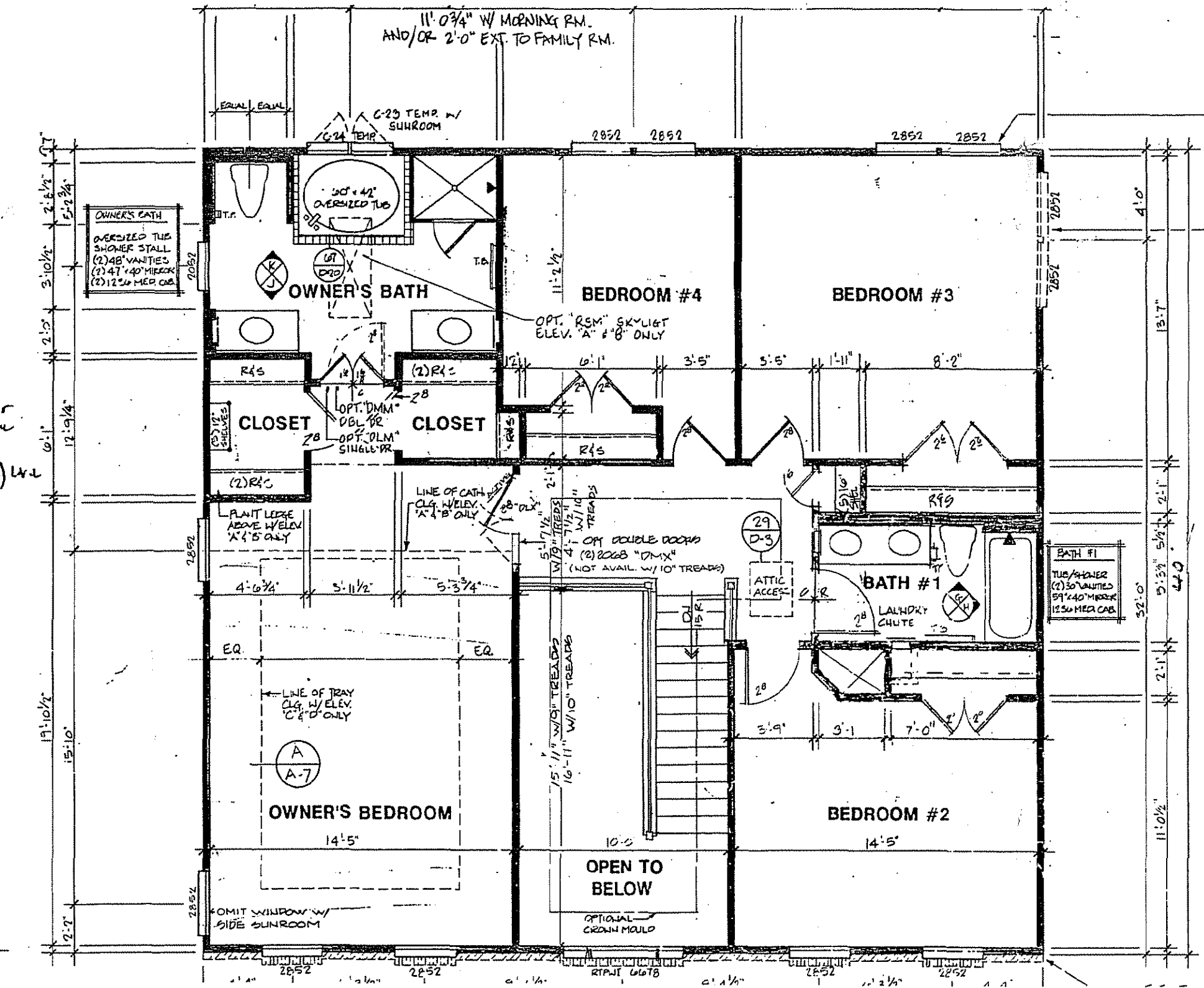
FOUNDATION PLAN  
& First Floor Joist layout



Note:  
all Headers  
2(2x10)



FIRST FLOOR PLAN  
& Second Floor Joist layout



SECOND FLOOR PLAN

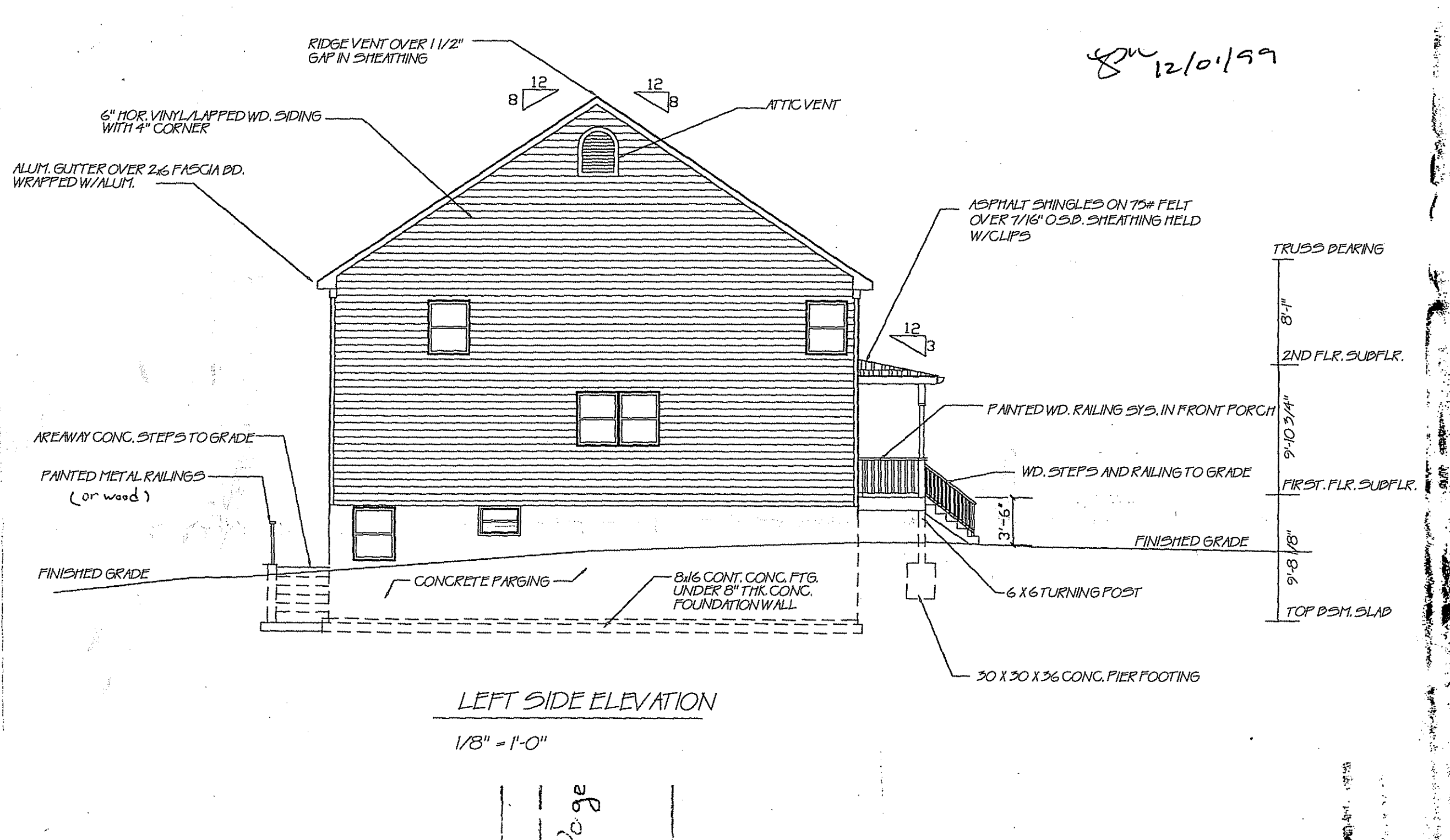
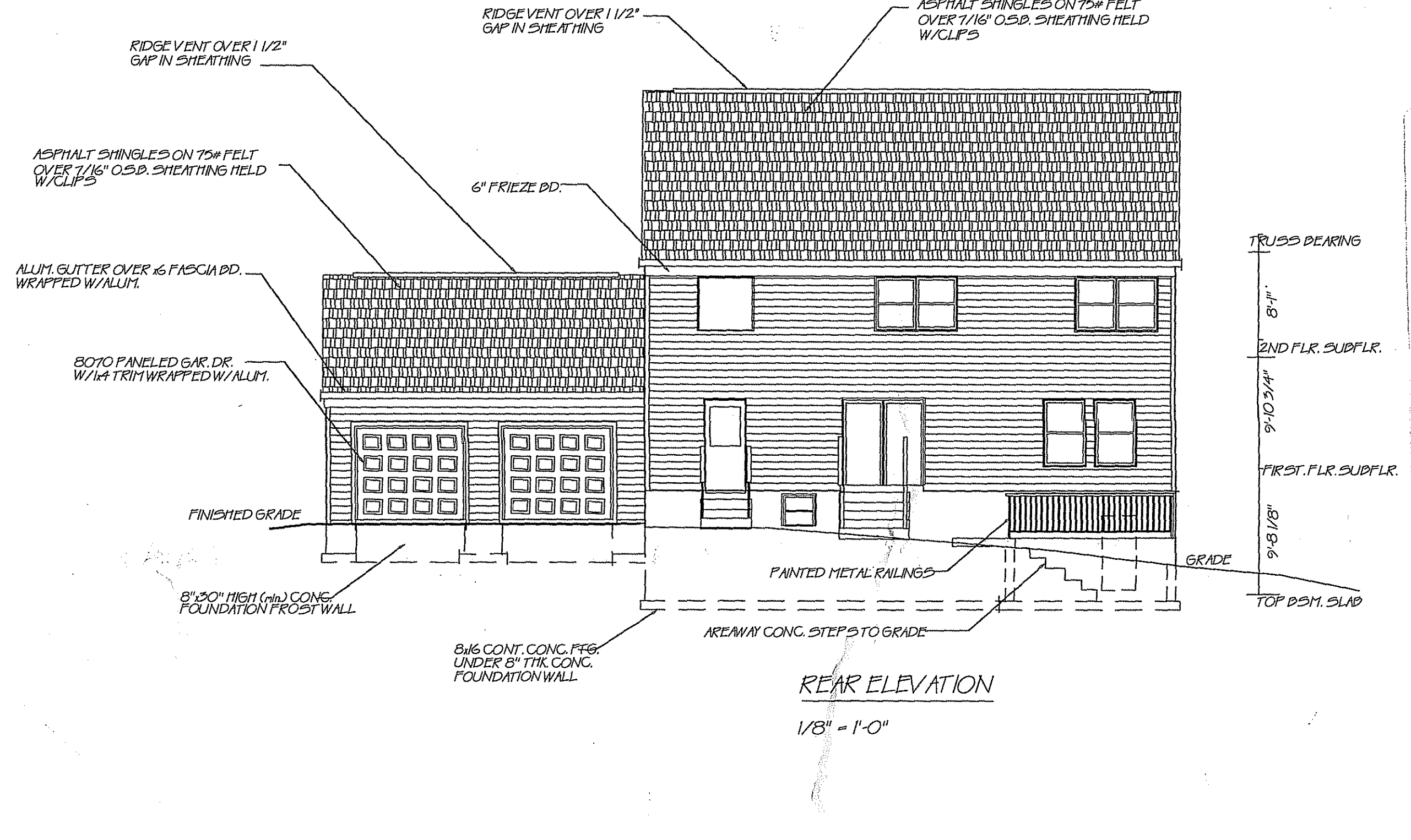
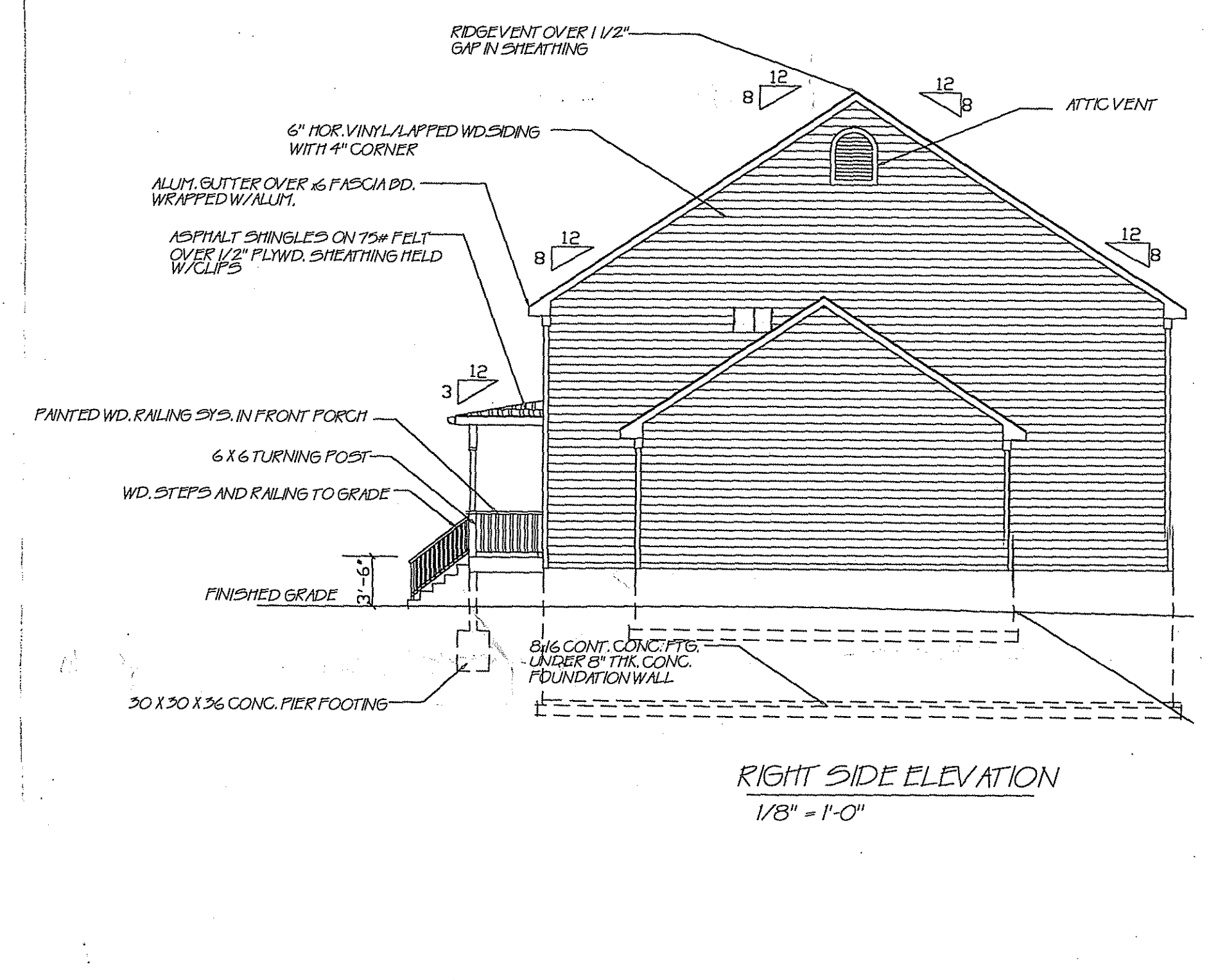
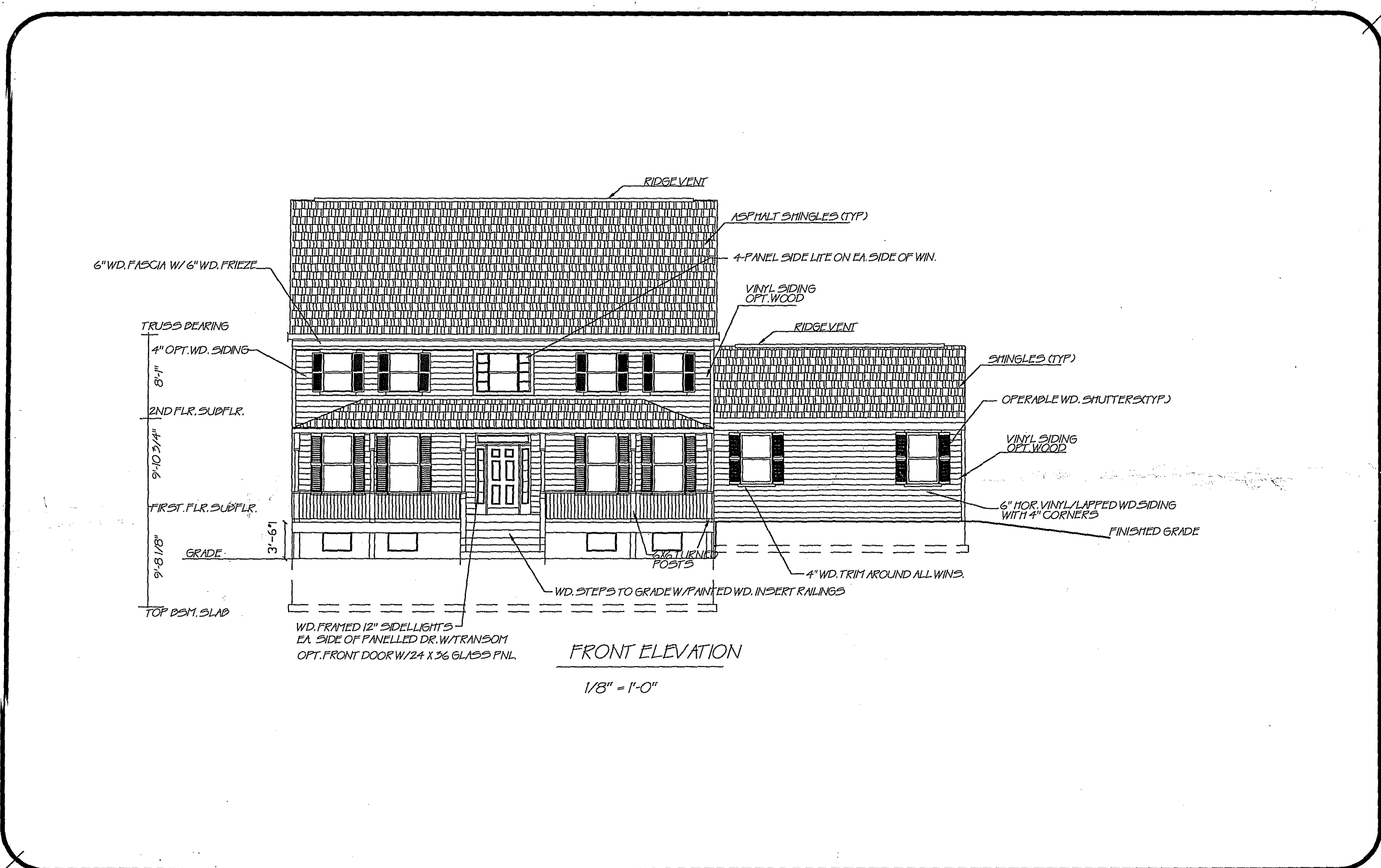


REZA SHEIBANI

301.785.4291

1800 Glen Park Drive  
Silver Spring, MD 20902

204 Hopkins Ferry Road  
 202 Hill Road  
 Reza Shebrani  
 Infill

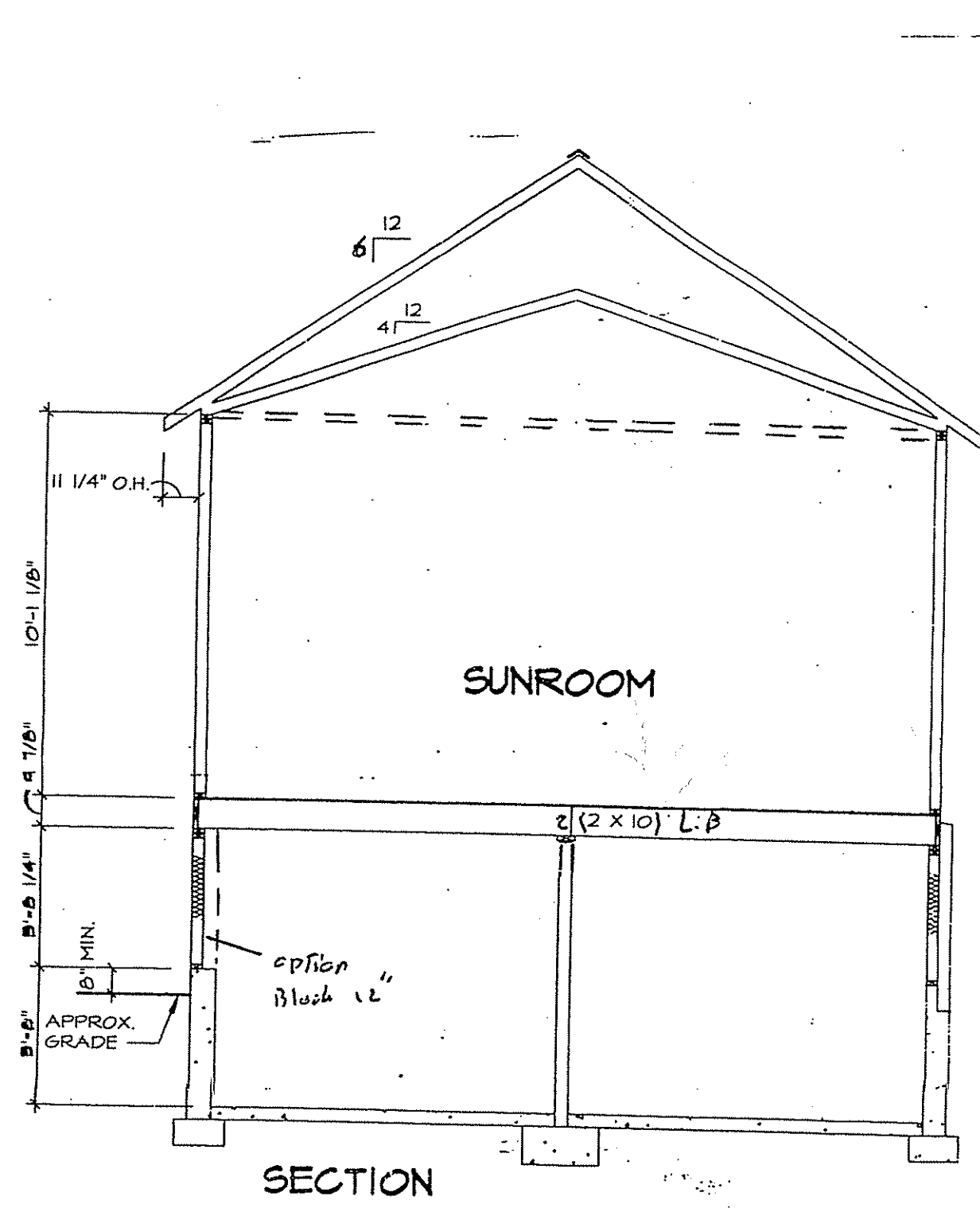


8/12/01/99

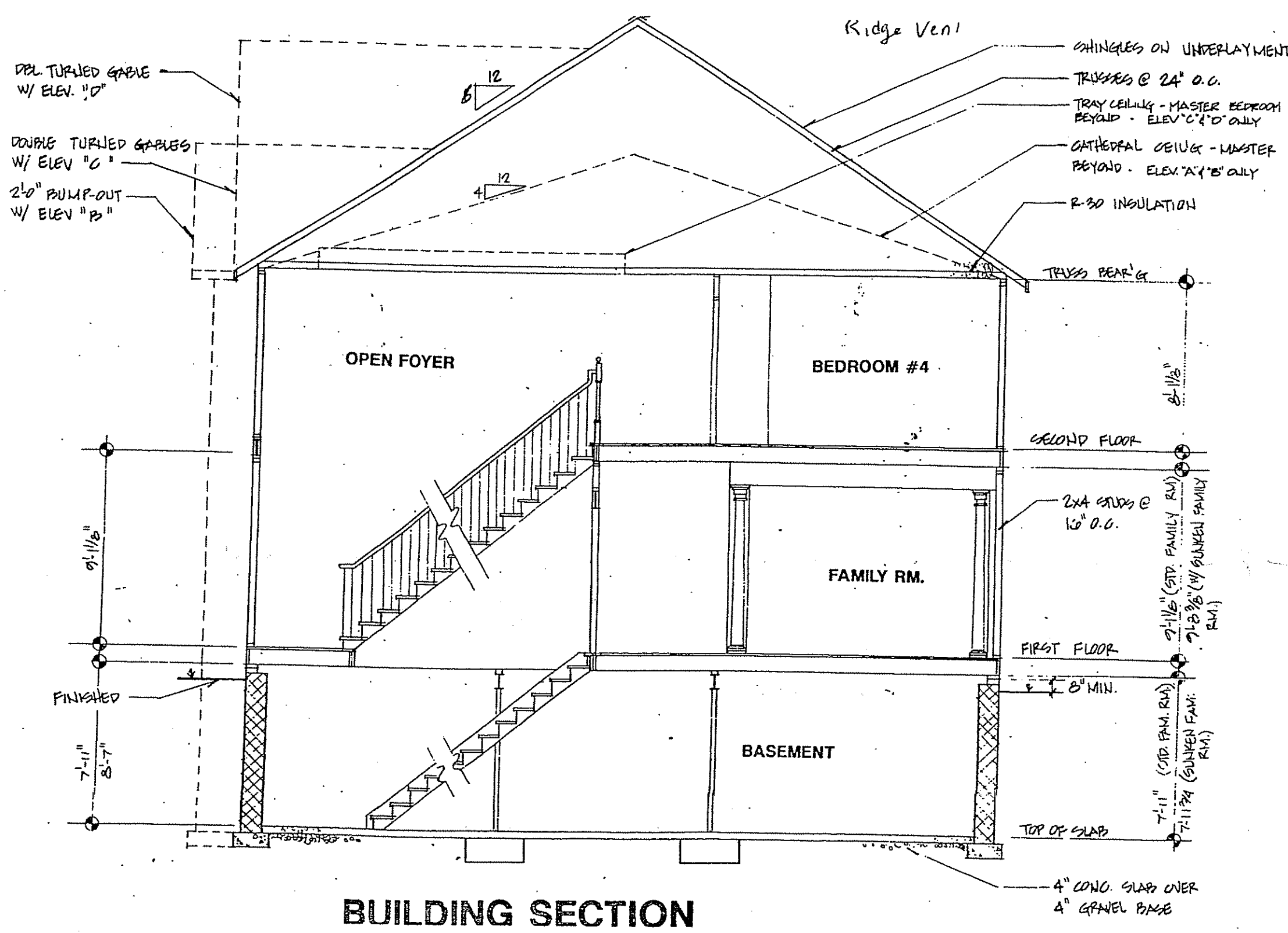
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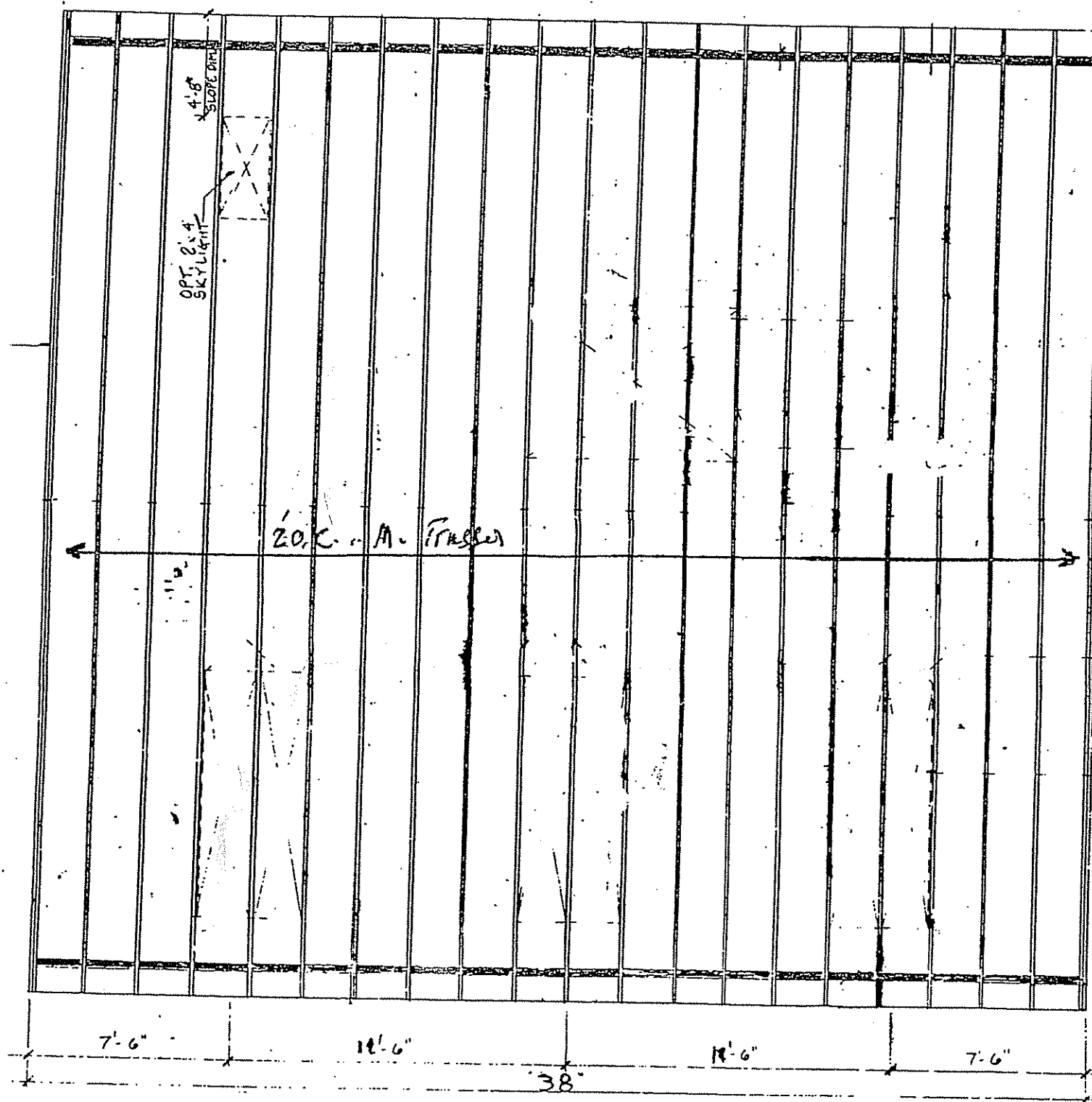
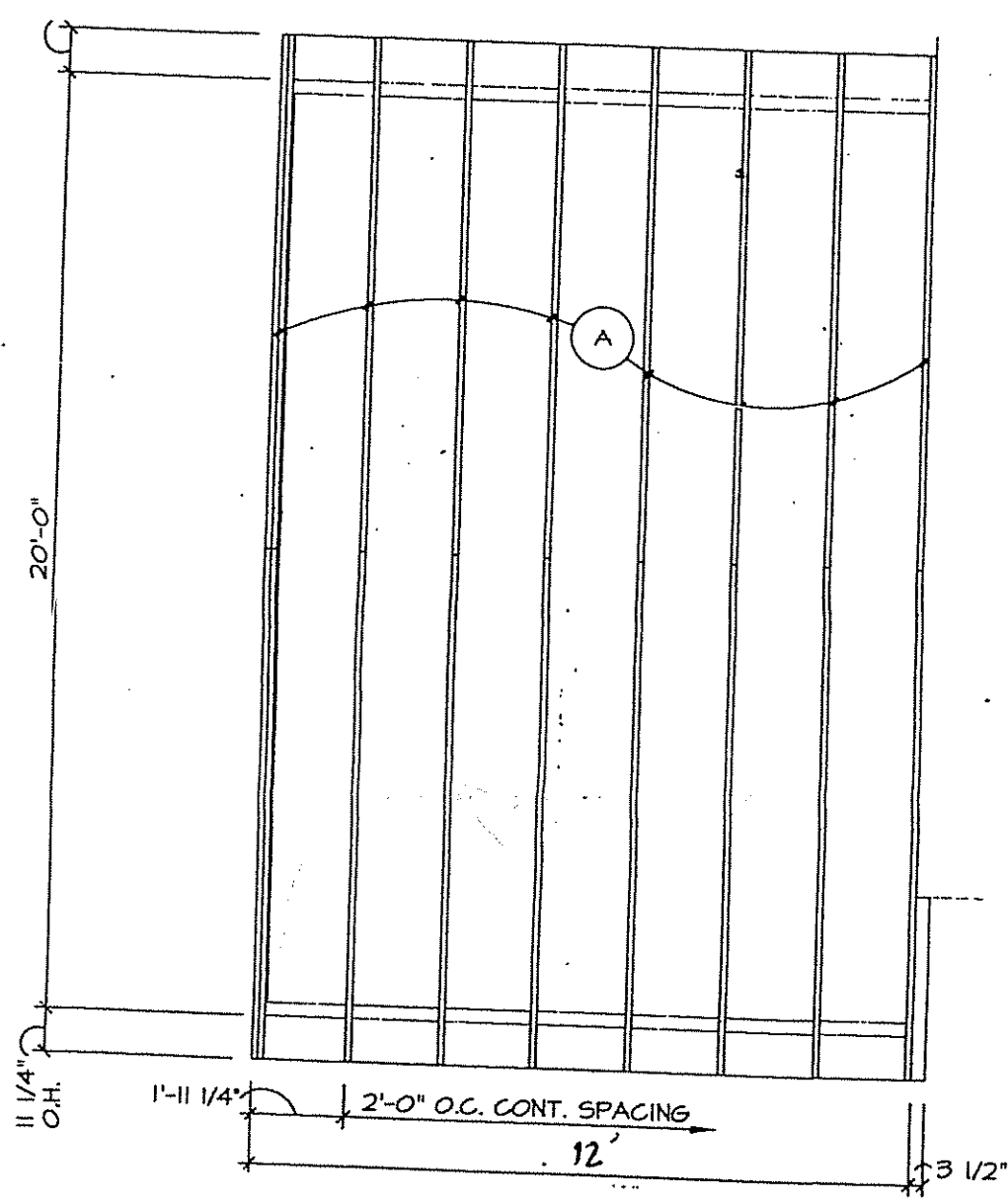




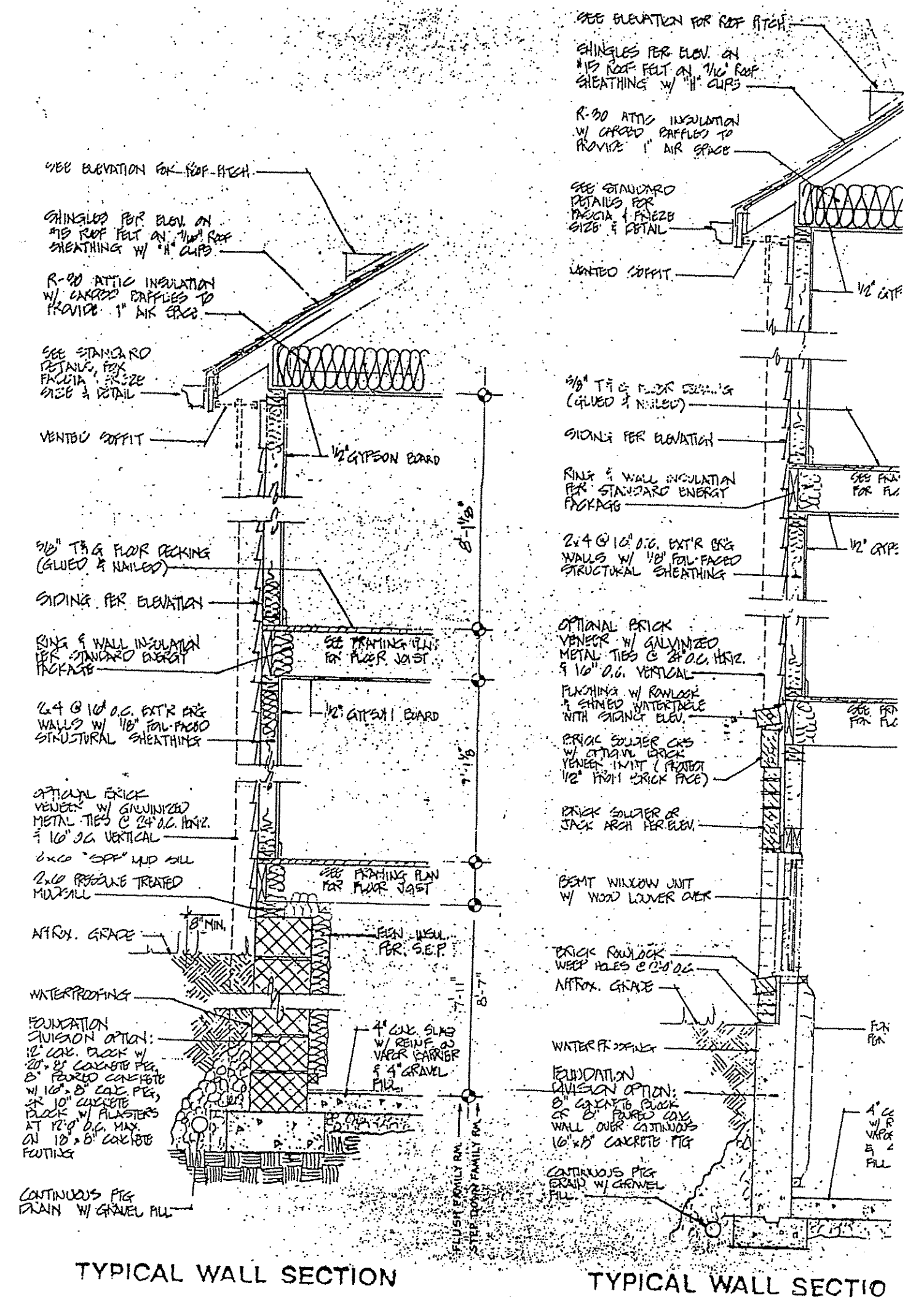
SECTION



BUILDING SECTION



ROOF FRAMING PLAN



TYPICAL WALL SECTION

TYPICAL WALL SECTION

APPROVED  
Montgomery County  
Historic Preservation Commission

*Signature*