

28/32 Hopkins-Frey House
3-82

#28132

BEFORE THE HISTORIC PRESERVATION COMMISSION

Application of Thomas and Nancy Albrecht for an Historic Area Work permit for 204 Heil Road

Case # 3-82

FINDINGS AND CONCLUSIONS

The above application was the subject of an public appearance before the Historic Preservation Commission on November 18, 1982 with the record being closed on that date. The testimony of all witnesses, the plans, specifications and all other documents being considered, the Commission finds as follows:

- 1) That the applicants, Thomas and Nancy Albrecht own real estate at 204 Heil Road in Silver Spring, improved by the Frey-Hopkins House, Site # 28-32 on the Locational Atlas of Historic Sites in Montgomery County. The Frey-Hopkins House is listed on the County's Master Plan for Historic Preservation.
- 2) That the applicants propose to remove asbestos shingles, strengthen corners, insulate, remove windows, rebuild/expand the porch, fir out the entire house and replace siding, soffit and facia.
- 3) That the proposed improvements are compatible with the historical, archeological, architectural or cultural features of the site,
- 4) That the proposed improvements will enhance or aid in the protection preservation and private or public utilization of the site,

NOW THEREFORE, it is the unanimous decision of the Montgomery County Historic Preservation Commission that the application of Thomas and Nancy Albrecht, to perform the above-mentioned improvements, be approved and the permit granted subject to the following conditions:

- 1) consultation where appropriate is sought with the Commission by the applicant throughout the restoration
- 2) When firring out the house, the relationship of the siding to the face of the sills and doors be maintained. Any other trim should be built out.
- 3) a separate permit must be filed and approved by the Historic Preservation Commission for building the enclosed rear porch and adding classical trim around the door

The Director of the Department of Environmental Protection of Montgomery County, Maryland is hereby instructed to issue an Historic Area Work Permit to the applicant consistent with this decision dated the 18th of November 1982.

[Handwritten signatures and initials]

Meeting # 14-82
Approved 11/20/82
Corrected

HISTORIC PRESERVATION COMMISSION
November 18, 1982

M I N U T E S

Attendees

Eileen McGuckian, Chairwoman
Bob Kapsch
Susan Kuklewicz
Mike Patterson
Lou D'Ovidio
F. Moran McConihe
Bruce Lane
Mary Ann Kephart
Tod Butler

Staff

Cindy Donner
Mark Walston

Guests

Thomas and Nancy Albrecht

The meeting was called to order at 8:00 p.m. by Chairwoman Eileen McGuckian.

I. Public Appearance - Historic Area Work Permit for 204 Heil Road, Silver Spring.

Cindy Donner mentioned that the applicants, Mr. and Mrs. Thomas Albrecht had appeared before the HPC during the summer and at that time, discussed the work items included on this permit application. Mr. Albrecht noted that since July, he has received additional cost information on the replacement windows. He would like to use some vinyl windows and some wood thermals. The HPC preferred all wood windows, but felt the applicant had justified his use of vinyl ones. For the front window, the HPC wanted to put a 6 over 6, double hung window instead of a casement window. This would keep it consistent with the other front windows. Around the windows, the applicant wanted to add a trim. Mike Patterson suggested a 3 1/2" trim with applied molding. Mike did not recommend putting on a false "front" by adding trim around the door. Mike said that unless the applicant finds, after restoration begins, evidence that there were shutters in the front, do not add them. The HPC agreed to the removal of shingles ^{on the porch} but not to the enclosed porch. The applicant would have to come back to obtain HPC approval for it.

MOTION: Mary Ann Kephart moved to approve the permit ^{as proposed} based on criteria b-2 and b-3 with the stipulation that the applicant consult with the HPC along the way. Bruce Lane seconded the motion. Mary Ann Kephart also added that in furring out the house the relationship of the siding to the face of the sills and doors be maintained. Any other trim should be built out. The applicant must come back for a separate permit to put on the classical trim and the enclosing of the porch. The motion was unanimously passed.

Completed

MEETING #9-82
APPROVED Council

HISTORIC PRESERVATION COMMISSION

June 24, 1982

MINUTES

Attendees

Eileen McGuckian
Susan Kuklewicz
Tod Butler
Mike Patterson
Bob Kapsch

Staff

David Kramer
Mark Walston
Cindy Donner

Absent

Bruce Lane
F. Moran McConihe
Mary Ann Kephart
Louis D'Ovidio

Guests

Joyce McDonald, P.G. Hist. & Cultural Trust
James F. Maher, P.G. Hist. & Cultural Trust
Alan Virta, P.G. Historical & Cultural Trust
Dennis P. Dolan, P.G. Hist. & Cultural Trust
Bill Kominers, Linowes and Blocher
Margaret Coleman, 12416 Deoudes, Boyds
Barbara Nickerson, Rockville Humanities Comm.
Tom Albrecht, homeowner
Roger Lambourne, The Courier
Luella Mast, Susan W. Notkins & Assoc., AIA

The meeting was called to order at 8:30 p.m. in the second floor conference room of the Executive Office Building by Chairwoman McGuckian. Ms. McGuckian welcomed Mike Patterson (newest member of the HPC) and the four Prince Georges County guests (applicants to that County's HPC) to the meeting.

I. Advisory Session: Hopkins-Frey House (Site #28/32)

Mark Walston showed slides of the site and described it as an extended mid to late nineteenth century frame farmhouse. It is listed on the Master Plan for Historic Preservation.

The homeowner, Thomas Albrecht, requested that the Commission review and comment on the work items for the Hopkins-Frey House. He will apply for an Historic Area Work Permit at a later date.

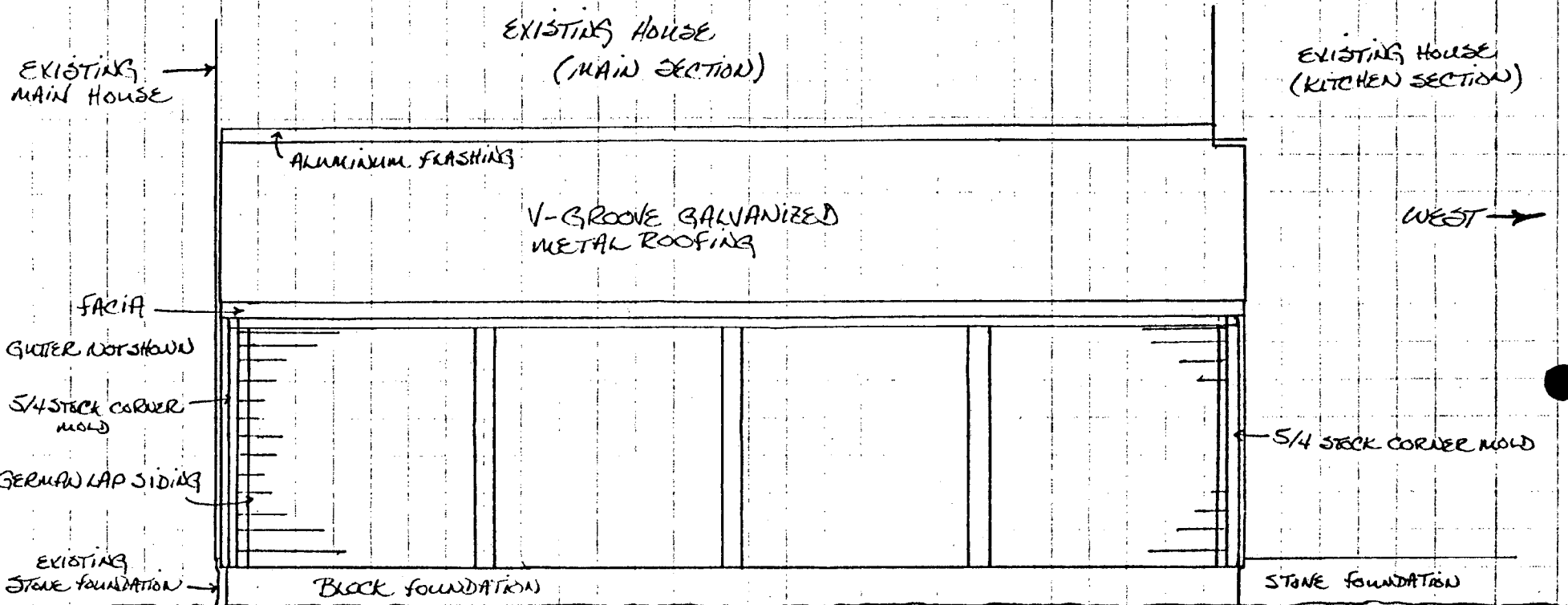
The Commission, chiefly Mike Patterson, gave architectural guidance on the following items:

- Removal of asbestos shingles
- Stabilizing exterior corners of the house and foundation.
- Insulation of overall structure with 3/4" styrofoam panels.
- Replacement of windows, siding, soffit and fascia
- Rebuild and expand porch

ALBRECHT JOB - FREY-HOPKINS HOUSE RESTORATION

- NORTH ELEVATION -

← EAST



GROUND ELEVATION

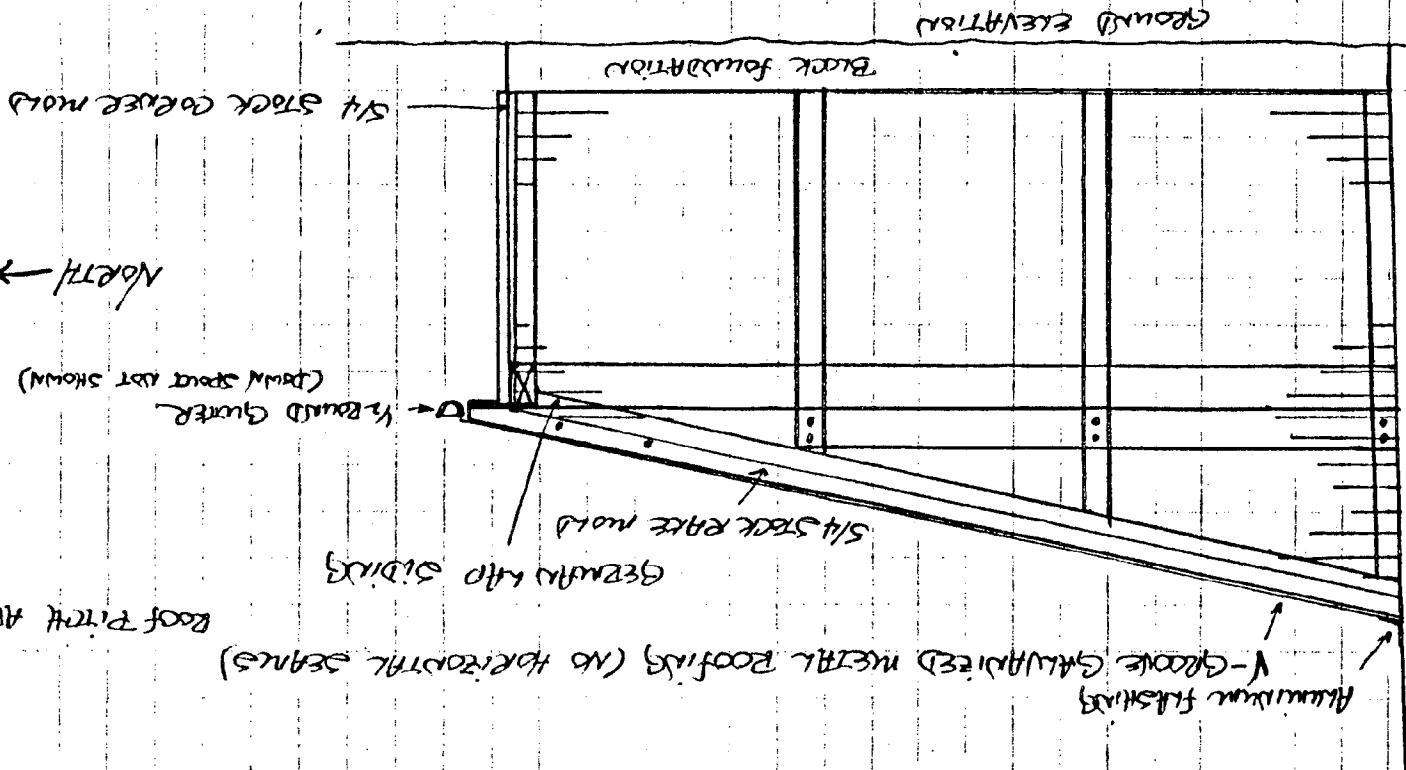
SCALE = 1/4" = 1'/0

* INTERNAL SUPERSTRUCTURE - 6x6 POSTS, 4x10 HEADERS & RAFTERS - DENSEST IN AREA

ALBERTH UOB - free. Hopkins House Restoration

- EAST ELEVATION -

EXISTING HOUSE
(NOTE LEAN)



*INTERNAL SUPERSTRUCTURE - G-6 POSTS, AND NEARBY RATTES - DETAIL IN PD

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

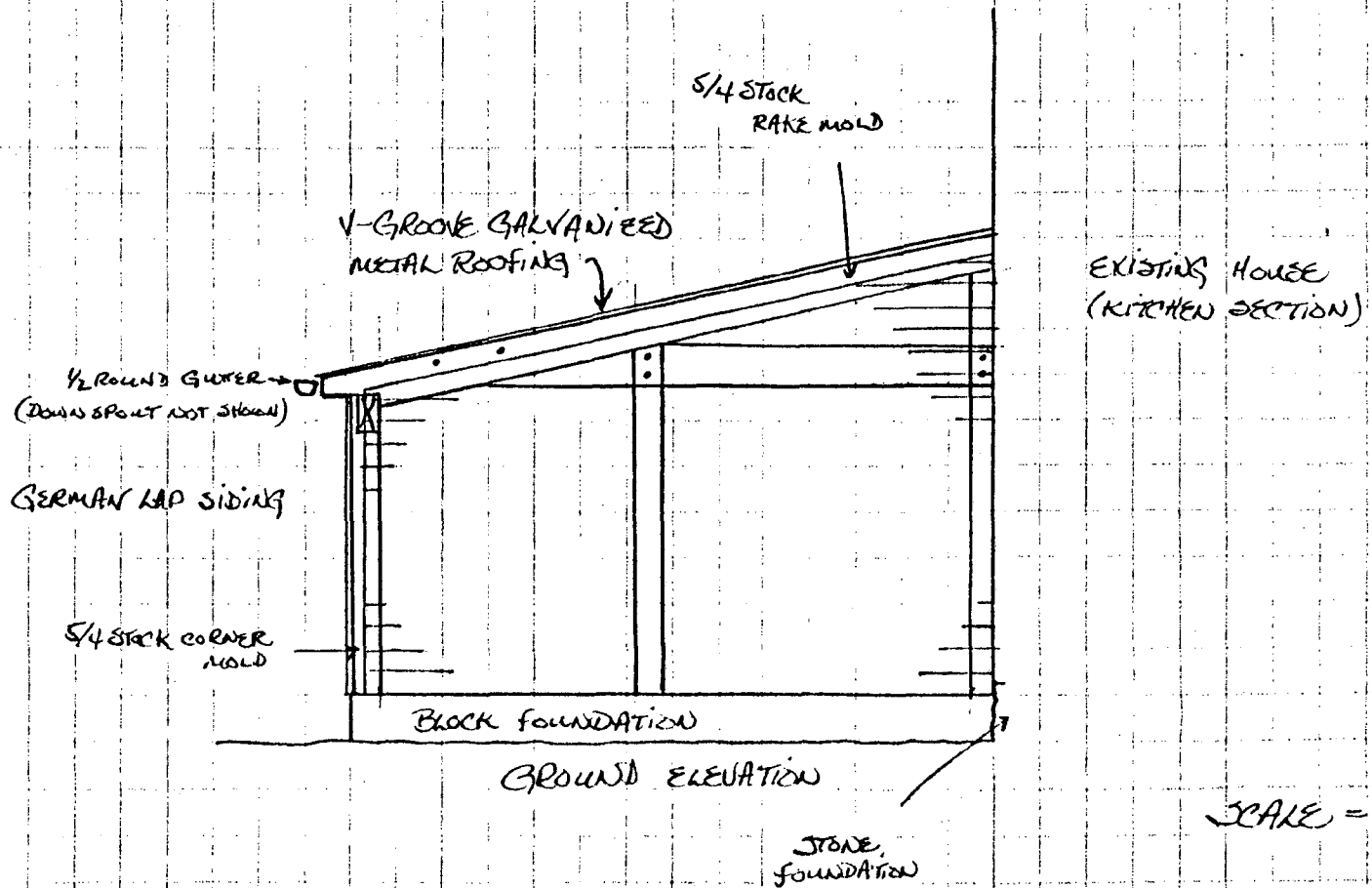
North →

Roof Pitch Approx. = 2 3/8 to 12

ALBRECHT JOB - FRED. HOPKINS HOUSE RESTORATION

- WEST ELEVATION -

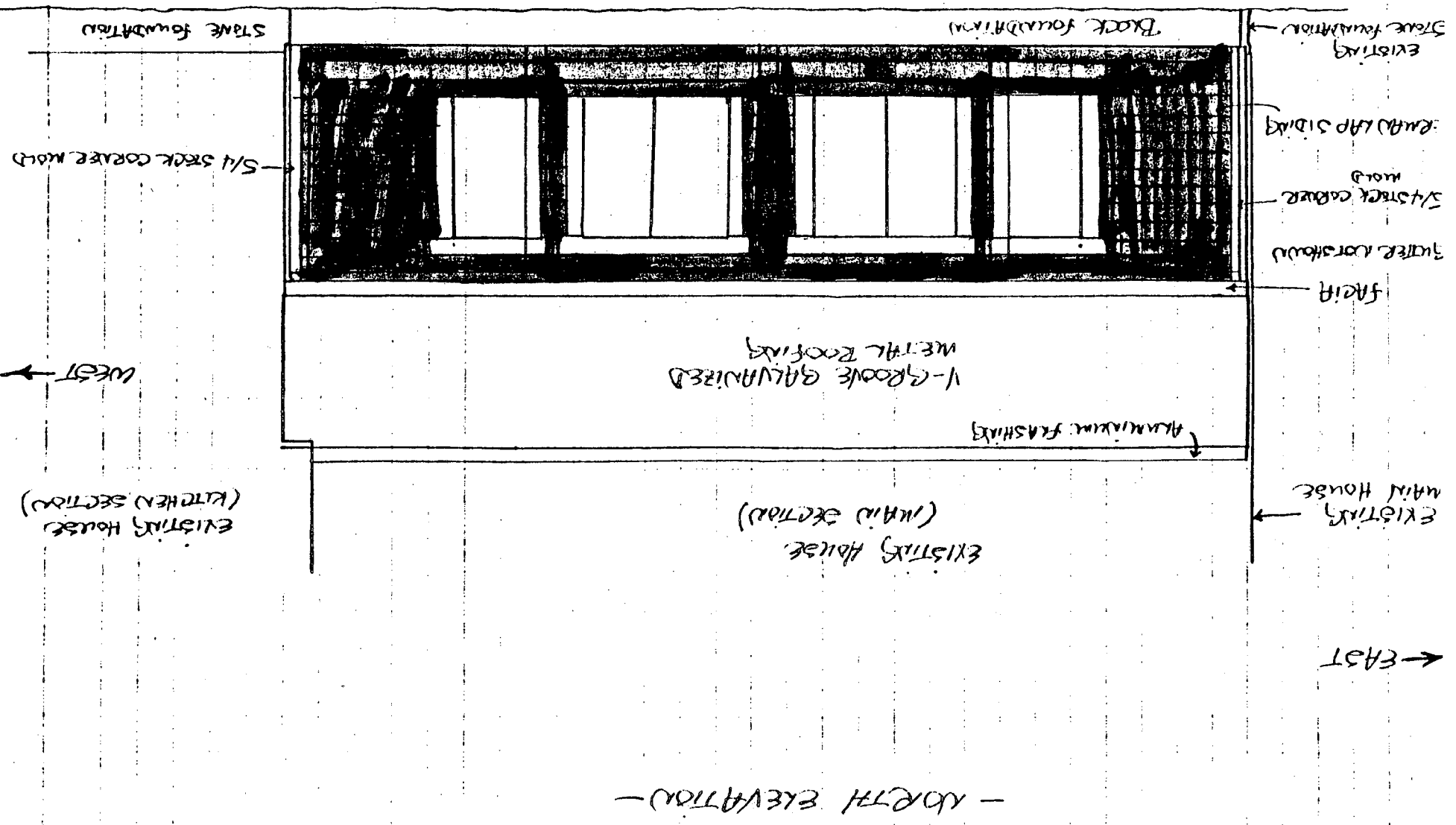
← NORTH



* INTERNAL CURB RESTORATION - C. 1867 TO 1870 REQUIRED & 2007 & 2011

SCALE = 1/4" = 1/6'

GROUND ELEVATION



ALBRECHT JOG-FREY-HOPKINS HOUSE, RESTORATION

- NORTH ELEVATION -

EXISTING HOUSE (KITCHEN SECTION)

EXISTING HOUSE (MAIN SECTION)

EXISTING MAIN HOUSE

WEST ←

→ EAST

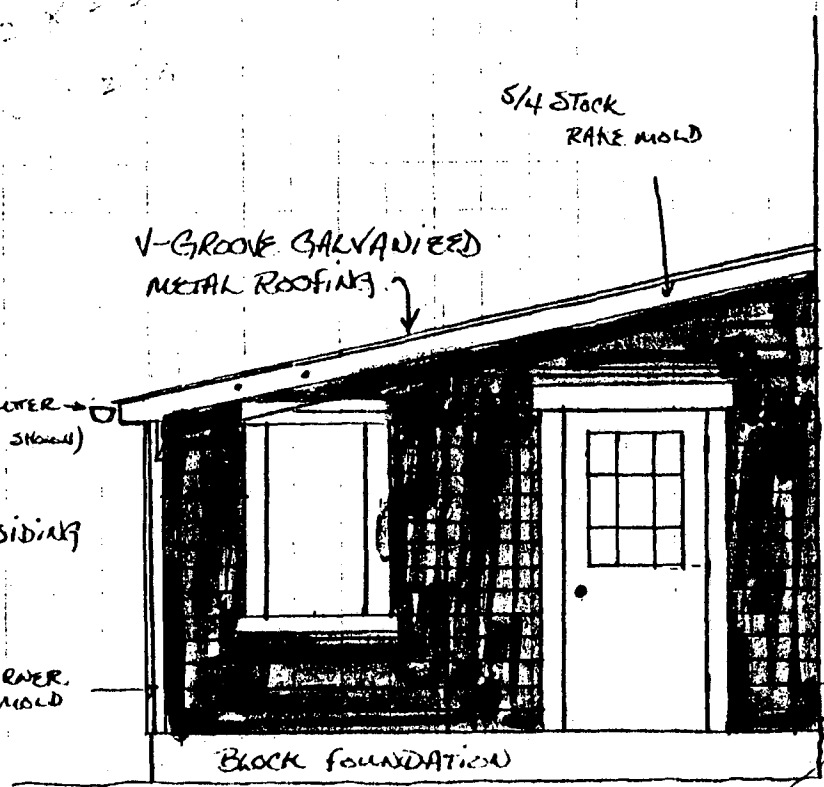
ALBRECHT JOB - SPEY HOPKINS HOUSE RESTORATION

- WEST ELEVATION -

- NORTH

10' 0"
3 1/2' x 11'
2' x 2'
1' 7/8' x 2' 2"

1/2" round gutter
(DOWN SPACED NOT SHOWN)



1/4 STOCK
RAKE MOLD

V-GROOVE GALVANIZED
METAL ROOFING

EXISTING HOUSE
(KITCHEN SECTION)

1/2 ROUND GUTTER
(DOWN SPACED NOT SHOWN)

GERMAN LAP SIDING

1/4 STOCK CORNER
MOLD

BLOCK FOUNDATION

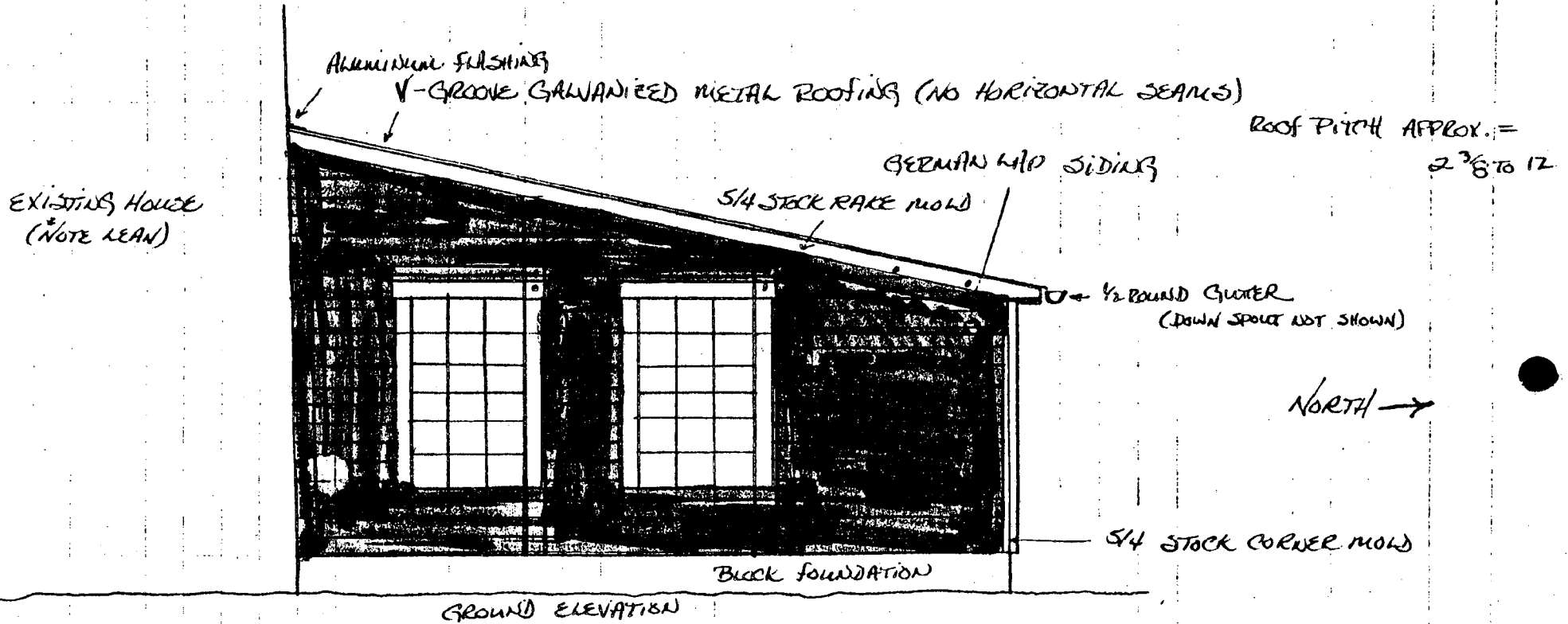
GROUND ELEVATION

STONE
FOUNDATION

SCALE = 1/4" = 1'/0

ALBRECHT JOB - FRED. HOPKINS HOUSE RESTORATION

- EAST ELEVATION -



* INTERNAL SUPERSTRUCTURE - 6x6 POSTS, 4x10 HEADERS & RAFTERS - DENTED IN P&S