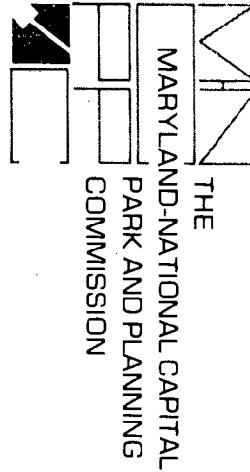


18/8-94A 15200 Barnesville Road
Boyd's Historic District

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



Ray and Frances Hansen
15200 Bonnesville Road
Bojds
18/8-94A
app w/ card 3.9.94



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

April 26, 1994

Ms. Nona Best
Planning Assistant
Division of Housing
DHCD
51 Monroe Street
Rockville, MD 20850

Dear Nona:


I have reviewed the work write-up for the project of Mr. and Mrs. Roy Haaser at 15200 Barnesville Road, Boyds. The house is a contributing resource in the Boyds Historic District. The exterior work will consist of removing the aluminum siding from the house, repairing and painting the existing wood clapboard underneath, and replacing the porch floorboards. In addition, half-round aluminum gutters and round downspouts will be installed.

As long as wire brushes are not used, as stipulated by the Maryland Historical Trust, the project meets the Secretary of the Interior's Standards. In addition, the work falls within the provisions for repair in Chapter 24A of the Montgomery County Code. A HAWP will not be required for the work.

Mr. Haaser did receive approval for a HAWP at the HPC's March 9, 1994, meeting for alterations to the house which include moving window openings, removing a chimney, and reopening the second story porch. None of the approved alterations is included in the work write-up for funding by your agency.

Thank you for sending the work write-up so I could comment on this matter.

Sincerely,


Nancy Witherell
Historic Preservation
Planner



Just the Fax!

TO: Iwen Marcus, HPC

FROM: Nona Best, DHCD

SUBJECT: Hager Lock Write-up

No. of pages to follow: 6



Dept. of Housing and Community Development, Div. of Housing
51 Monroe Street, Suite 909 Rockville, MD 20850
(301) 217-3680 (301) 217-3700 FAX 217-3691

Montgomery County Government

Comments: _____

Thanks again for your help.

Let me know what you think

dm at 217-3700

0986a NAME: Mr. & Mrs. Roy Haaser
ADDRESS: 15200 Barnesville Road
Boys, Maryland 20841
Phone W (301) 840-0727
H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 1 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
BIDS DUE: June 1, 1993
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

COST/
SPEC. NO.

WORK ITEM

NOTE: ALL DIMENSIONS AND MEASUREMENTS GIVEN BELOW IN THIS "WORK WRITE-UP" ARE INTENDED TO INDICATE LOCATION AND GENERAL SCOPE OF WORK. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND NOTIFY THE OWNER AND MONTGOMERY COUNTY'S REHABILITATION SPECIALIST IN THE EVENT OF ANY DISCREPANCY OR AMBIGUITY PRIOR TO PRESENTATION OF BID. (* - INDICATES THAT THE APPROPRIATE SPECIFICATION HAS BEEN REFERENCED ELSEWHERE IN THE WRITE-UP).

GENERAL

01100 GENERAL CONDITIONS APPLY TO ALL WORK.

EXTERIOR

EXTERIOR SIDING

\$ _____ Remove aluminum siding and haul to the dump. Remove loose paint from wood surfaces and prep for paint. Replacement of any rotten wood siding and rotten wood trims and moldings to be in a future change order. Homeowner to remove siding and haul away. Paint with two coats of exterior paint. Owners choice of color.
09725
NOTE: Do not wire brush wood surfaces.

GUTTERS

\$ _____ Install new seamless 1/2 round style aluminum gutters and round downspouts. Discharge downspouts appropriately on to new concrete splash blocks and insure that water is diverted away from the structure.
07375
07400
07400

ELECTRIC

\$ _____ Replace (3) porch light fixtures (\$35 per fixture material allowance). Repair/replace supply wiring/switches as needed.

- Adjust all brick piers to be level and proper height.
- Install new 50' +/- 1n. ft. Flooring for front porch.
- Paint with (2) coats of Deck paint, owner's choice of color.
- Repair/Replace any rotten structural wood.
- Prep, scrape and wire brush front & side porch ceiling.

#083 P03

TEL. NO: 301-217-3691

APR-26-'94 TUE 11:52 ID:

0988n NAME: Mr. & Mrs. Roy Haaser
 ADDRESS: 15200 Barnesville Road
 Boyds, Maryland 20841
 Phone W (301) 840-0727
 H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 2 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
 BIDS DUE: June 1, 1993
 XXXXXXXXXXXXXXXXXXXXXXXXXXXX

COST/
 SPEC. NO. WORK ITEM

INTERIOR

\$ 625 LIVING ROOM 29' X 14' and Foyer 4' X 7'
 07600 Install 3 1/2" foil-faced fiberglass batt insulation in exterior wall cavities.

\$ 495
 16175 Rewire all existing electric duplex receptacles with new copper NM wiring and install additional outlets to meet code.

\$ 40 Install R-30 Ceiling Insulation in Foyer Ceiling.

POWDER ROOM

\$ 120 Install 2 X 4 wall framing for 1st floor powder room.
 Install 1/2" drywall, tape, spackle, sand & ready for homeowner to paint & trim.

\$ 240
 16125 Replace two electric ceiling light fixtures (\$35 per fixture material allowance). Install new copper wiring for new fixtures. Replace supply wiring and switches.

\$ 725 Install 1/2" drywall on the ceiling and wall surfaces, tape, spackle, sand and ready for paint. Note: Homeowner to paint room.

LAUNDRY ROOM

\$ 90 Install Washer Outlet

\$ 175 Install 1/2" drywall on walls & ceilings, tape, spackle, sand, & ready for homeowner to paint.

\$ 220 Install ceiling light fixtures in laundry room and hallway adjacent to laundry room.
 Install switch to each fixture (\$35 per fixture material cost).

0988n NAME: Mr. & Mrs. Roy Haaser
ADDRESS: 15200 Barnesville Road
Boyds, Maryland 20841
Phone W (301) 840-0727
H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 3 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
BIDS DUE: June 1, 1993
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

COST/
SPEC. NO. WORK ITEM

SECOND FLOOR STAIRWAY AND HALLWAY

\$ 200
09025 Install 1/2" drywall on ceiling and walls, tape, spackle, sand and ready for homeowner to paint.

\$ 160
16125 Replace existing ceiling fixture wiring with new copper NM wiring and reinstall existing ceiling fixture.

MASTER BEDROOM 15' X 11'

\$ 375
16175 Rewire all electric duplex receptacles and install additional duplex receptacles to code.

\$ 160
16125 Replace existing ceiling light fixture. (\$35 per fixture material allowance). Replace ceiling fixture supply wiring.

\$ 215
07600 Install 3 1/2" foil faced fiberglass bat insulation in exterior wall cavity only.

\$ 375
Install 1/2" drywall on walls and ceilings and tape, spackle, sand and ready for homeowner to paint. Homeowner to remove plaster.

BEDROOM #2 12' 6" X 11' 6"

\$ 375
16175 Rewire all electric duplex receptacles and install additional duplex receptacles to code.

\$ 160
16125 Replace existing ceiling light fixture. (\$35 per fixture material allowance). Replace ceiling fixture supply wiring.

\$ 300
Install pull down attic stairway.

\$ 125
07600 Install 3 1/2" foil faced fiberglass bat insulation in exterior wall cavity only.

#083 P04

TEL NO: 301-217-3691

APR-26-'94 TUE 11:53 ID:

H083 P05

TEL NO: 301-217-3691

APR-26-'94 TUE 11:53 ID:

09881

NAME: Mr. & Mrs. Roy Haaser
ADDRESS: 15200 Barnesville Road
Boys, Maryland 20841
Phone W (301) 840-0727
H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 4 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXX
BIDS DUE: June 1, 1993
XXXXXXXXXXXXXXXXXXXXX

COST/
SPEC. NO.

WORK ITEM

\$ 350 Install 1/2" drywall on walls and ceilings and tape, spackle, sand and ready for homeowner to paint.

SECOND FLOOR BATHROOM 6' X 8'

\$ 120 Install new copper wiring to code and install new GFCI outlet.
16450

\$ 160 Install new copper supply wiring and install new ceiling or wall light fixture owner's choice (\$35 material allowance).
16125

\$ N/B Remove existing flooring and install 3/4" exterior glue plywood underlayment with glue and screws. Install ceramic tile over floor area. (\$15 per sq. yd. material allowance).
Install ceramic tile base around perimeter of room.

\$ 295 Install 1/2" moisture resistant drywall over ceiling and wall surfaces, tape, spackle, sand and ready for paint.
09025

\$ N/B Install new water saver comode. Install new cutoff valve to comode.
5060
1300

\$ N/B Install new vanity with sink bowl and faucet set. (\$200.00 material allowance).
15140

\$ N/B Install new steel tub with faucet set and shower diverter unit. Provide all plumbing connections to code, including waste and overflow.
15050



Office of Preservation Services

William Donald Schaefer
GovernorJacqueline H. Rogers
Secretary, DHCD

November 23, 1993

Mr. Kevin Rainey
Senior Planner
Montgomery County Government
Division of Community Planning
and Development
51 Monroe Street, Suite 909
Rockville, Maryland 20850

Re: 15200 Barnesville Road
CDBG - Section 106 Review

Dear Mr. Rainey:

The Maryland Historical Trust has reviewed the above-referenced rehabilitation project for effects on historic properties. We concur with your determination that the property located at 15200 Barnesville Road is a contributing building to the National Register eligible Boyd's Historic District.

In our opinion, the proposed rehabilitation will have no adverse effect on historic properties provided that the following condition is met:

No wire brushes should be used to remove loose paint from the woodwork as this could damage the surface of the historic siding and trim.

Because this is a conditional determination of no adverse effect, you must request the comments of the Advisory Council. Please forward your request along with the necessary project documentation outlined in 36 CFR Part 800.8 (a) to:

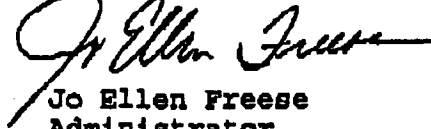
Mr. Don L. Klima, Director
Advisory Council on Historic Preservation
Eastern Office of Review
Old Post Office Building, Suite 803
1100 Pennsylvania Avenue, NW
Washington, D.C. 20004

Division of Historical and Cultural Programs
Department of Housing and Community Development
100 Community Place, Crownsville, Maryland 21032-2023 (410) 514-7600

Mr. Kevin Rainey
November 23, 1993
Page 2

Should you have any questions, please contact me at (410) 514-7630.

Sincerely,



Jo Ellen Freese
Administrator
Project Review and Compliance

JEF/jef

cc: Mr. Don L. Klima
Hon. Gilbert Gude
Dr. Thomas F. King
Mr. Mike Seebold
Ms. Gwen Marcus

0988h NAME: Mr. & Mrs. Roy Haaser
ADDRESS: 15200 Barnesville Road
Boyd, Maryland 20841
Phone W (301) 840-0727
H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 1 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
BIDS DUE: June 1, 1993
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

COST/
SPEC. NO. WORK ITEM

NOTE: ALL DIMENSIONS AND MEASUREMENTS GIVEN BELOW IN THIS "WORK WRITE-UP" ARE INTENDED TO INDICATE LOCATION AND GENERAL SCOPE OF WORK. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND NOTIFY THE OWNER AND MONTGOMERY COUNTY'S REHABILITATION SPECIALIST IN THE EVENT OF ANY DISCREPANCY OR AMBIGUITY PRIOR TO PRESENTATION OF BID. (* - INDICATES THAT THE APPROPRIATE SPECIFICATION HAS BEEN REFERENCED ELSEWHERE IN THE WRITE-UP).

GENERAL

01100 GENERAL CONDITIONS APPLY TO ALL WORK.

EXTERIOR

EXTERIOR SIDING

\$ _____ Remove aluminum siding and haul to the dump. Remove loose paint from wood surfaces and
09725 prep for paint. Replacement of any rotten wood siding and rotten wood trims and moldings to
be in a future change order. Homeowner to remove siding and haul away. Paint with two
coats of exterior paint. Owners choice of color.
NOTE: Do not wire brush wood surfaces.

GUTTERS

\$ _____ Install new seamless 1/2 round style aluminum gutters and round downspouts. Discharge
07375 downspouts appropriately on to new concrete splash blocks and insure that water is diverted
07400 away from
07400 the structure.

ELECTRIC

\$ _____ Replace (3) porch light fixtures (\$35 per fixture material allowance). Repair/replace
supply wiring/switches as needed.

- Adjust all brick piers to be level and proper height.
- Install new 50' +/- 1n. ft. Flooring for front porch.
Paint with (2) coats of Deck paint, owner's choice of color.
Repair/Replace any rotten structural wood.
- Prep, scrape and wire brush front & side porch ceiling.

H083 P03

TEL NO: 301-217-3691

APR-26-'94 TUE 11:52 ID:

0988n NAME: Mr. & Mrs. Roy Haaser
 ADDRESS: 15200 Barnesville Road
 Boyds, Maryland 20841
 Phone W (301) 840-0727
 H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 2 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
 BIDS DUE: June 1, 1993
 XXXXXXXXXXXXXXXXXXXXXXXXXXXX

COST/
 SPEC. NO. WORK ITEM

INTERIOR

\$ 625 LIVING ROOM 29' X 14' and Foyer 4' X 7'
 Install 3 1/2" foil-faced fiberglass batt insulation in exterior wall cavities.

\$ 740 Rewire all existing electric duplex receptacles with new copper NM wiring and install
16175 additional outlets to meet code.

\$ 40 Install R-30 Ceiling Insulation in Foyer Ceiling.

POWDER ROOM

\$ 120 Install 2 X 4 wall framing for 1st floor powder room.
Install 1/2" drywall, tape, spackle, sand & ready for homeowner
to paint & trim.

\$ 240 Replace two electric ceiling light fixtures (\$35 per fixture material allowance). Install
16125 new copper wiring for new fixtures. Replace supply wiring and switches.

\$ 725 Install 1/2" drywall on the ceiling and wall surfaces, tape, spackle, sand and ready for
paint. Note: Homeowner to paint room.

LAUNDRY ROOM

\$ 90 Install Washer Outlet

\$ 175 Install 1/2" drywall on walls & ceilings, tape, spackle, sand, & ready
for homeowner to paint.

\$ 220 Install ceiling light fixtures in laundry room and hallway adjacent to laundry room.
Install switch to each fixture (\$35 per fixture material cost).

0988n NAME: Mr. & Mrs. Roy Haaser
 ADDRESS: 15200 Barnesville Road
 Boyds, Maryland 20841
 Phone W (301) 840-0727
 H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 3 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
 BIDS DUE: June 1, 1993
 XXXXXXXXXXXXXXXXXXXXXXXXXXXX

COST/
 SPEC. NO. WORK ITEM

SECOND FLOOR STAIRWAY AND HALLWAY

\$ 200
 09025 Install 1/2" drywall on ceiling and walls, tape, spackle, sand and ready for homeowner to paint.

\$ 160
 16125 Replace existing ceiling fixture wiring with new copper NM wiring and reinstall existing ceiling fixture.

MASTER BEDROOM 15' X 11'

\$ 375
 16175 Rewire all electric duplex receptacles and install additional duplex receptacles to code.

\$ 160
 16125 Replace existing ceiling light fixture. (\$35 per fixture material allowance). Replace ceiling fixture supply wiring.

\$ 215
 07600 Install 3 1/2" foil faced fiberglass bat insulation in exterior wall cavity only.

\$ 375
 Install 1/2" drywall on walls and ceilings and tape, spackle, sand and ready for homeowner to paint. Homeowner to remove plaster.

BEDROOM #2 12' 6" X 11' 6"

\$ 375
 16175 Rewire all electric duplex receptacles and install additional duplex receptacles to code.

\$ 160
 16125 Replace existing ceiling light fixture. (\$35 per fixture material allowance). Replace ceiling fixture supply wiring.

\$ 300
 Install pull down attic stairway.

\$ 125
 07600 Install 3 1/2" foil faced fiberglass bat insulation in exterior wall cavity only.

NAME: Mr. & Mrs. Roy Haaser
ADDRESS: 15200 Barnesville Road
Boyd's, Maryland 20841
Phone W (301) 840-0727
H (301) 972-0778

CASE NUMBER:

DATE: May 1, 1993

PAGE 4 OF 4

WORK WRITE-UP

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
BIDS DUE: June 1, 1993
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

COST/
SPEC. NO.

WORK ITEM

\$ 350 Install 1/2" drywall on walls and ceilings and tape, spackle, sand and ready for homeowner to paint.

SECOND FLOOR BATHROOM 6' X 8'

\$ 120 Install new copper wiring to code and install new GFCI outlet.
16450

\$ 160 Install new copper supply wiring and install new ceiling or wall light fixture owner's choice (\$35 material allowance).
16125

\$ NIB Remove existing flooring and install 3/4" exterior glue plywood underlayment with glue and screws. Install ceramic tile over floor area. (\$15 per sq. yd. material allowance).
Install ceramic tile base around perimeter of room.

\$ 275 Install 1/2" moisture resistant drywall over ceiling and wall surfaces, tape, spackle, sand and ready for paint.
09025

\$ NIB Install new water saver comode. Install new cutoff valve to comode.
5060
11300

\$ NIB Install new vanity with sink bowl and faucet set. (\$200.00 material allowance).
15140

\$ NIB Install new steel tub with faucet set and shower diverter unit. Provide all plumbing connections to code, including waste and overflow.
15050

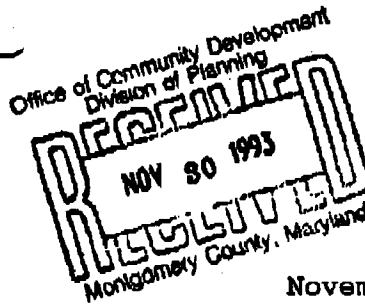
#083 P05

TEL NO: 301-217-3691

APR-26-'94 TUE 11:53 ID:



Office of Preservation Services



William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

November 23, 1993

Mr. Kevin Rainey
Senior Planner
Montgomery County Government
Division of Community Planning
and Development
51 Monroe Street, Suite 909
Rockville, Maryland 20850

Re: 15200 Barnesville Road
CDBG - Section 106 Review

Dear Mr. Rainey:

The Maryland Historical Trust has reviewed the above-referenced rehabilitation project for effects on historic properties. We concur with your determination that the property located at 15200 Barnesville Road is a contributing building to the National Register eligible Boyd's Historic District.

In our opinion, the proposed rehabilitation will have no adverse effect on historic properties provided that the following condition is met:

No wire brushes should be used to remove loose paint from the woodwork as this could damage the surface of the historic siding and trim.

Because this is a conditional determination of no adverse effect, you must request the comments of the Advisory Council. Please forward your request along with the necessary project documentation outlined in 36 CFR Part 800.8 (a) to:

Mr. Don L. Klima, Director
Advisory Council on Historic Preservation
Eastern Office of Review
Old Post Office Building, Suite 803
1100 Pennsylvania Avenue, NW
Washington, D.C. 20004

Maryland

Division of Historical and Cultural Programs
Department of Housing and Community Development
100 Community Place, Crownsville, Maryland 21032-2023 (410) 514-7600

Mr. Kevin Rainey
November 23, 1993
Page 2

Should you have any questions, please contact me at (410) 514-7630.

Sincerely,



Jo Ellen Freese
Administrator
Project Review and Compliance

JEF/jef

cc: Mr. Don L. Klima
Hon. Gilbert Gude
Dr. Thomas F. King
Mr. Mike Seebold
Ms. Gwen Marcus



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

DATE: 8-18-94

MEMORANDUM

TO: Robert Hubbard, Chief
 Division of Development Services and Regulation
 Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

+ Approved _____ Denied

_____ Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Roy + Frances Aderson

Address: 15200 Barnesville Road, Boyds

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Roy & Frances Hauser TELEPHONE NO. (301) 972-0775, 846-0727
(Contract/Purchaser) (Include Area Code)

ADDRESS 15200 Barnesville Rd. Bayds STATE MD ZIP 20841
CITY

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY: _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 15200 Street Barnesville Rd. Bayds

Town/City Bayds Election District Barnesville

Nearest Cross Street Rt. 121

Lot _____ Block _____ Subdivision _____

Liber 4766 Folio 487 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 5,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Edison

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 (X) Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 (X) Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

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

Roy Hauser Signature of owner or authorized agent (agent must have signature notarized on back) Date 2/7/94

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 2-18-94

APPLICATION/PERMIT NO: 140210026 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15200 Barnesville Road	Meeting Date: 3/9/94
Resource: Boyds Historic District	Review: HAWP/Alteration
Case Number: 18/8-94A	Tax Credit: Partial
Public Notice: 2/24/94	Report Date: 3/2/94
Applicant: Roy and Frances Haaser	Staff: Nancy Witherell
PROPOSAL: Alterations	RECOMMEND: Approve with Conditions

The applicants own a contributing historic structure in the Boyds Historic District. The house is clad with later siding over the original German lap siding and has had some subsequent alterations and additions, but it is in good condition and retains its historic character. The applicants explain their proposal in an accompanying letter, which the staff summarizes as follows:

PROPOSAL AND STAFF DISCUSSION

1. Remove upper section of chimney on south (driveway) side because the lower section has been removed. Repair roof to match the existing (metal) roof.

The staff has inspected the chimney and concurs with the applicant that the situation should be remedied. The staff recommends that the chimney be removed.

2. Remove the chimney on the north side and build a new chimney (of old brick) either centered on the roof ridge or placed about 1 1/2 feet to the rear of the center ridge.

Of these two options, the staff prefers the second, because not only will the ridge finial be lost if the chimney is centered, but the two attic windows would have to be reduced in size. Since the other gables have attic windows and the window sizes can be compared, the staff would prefer to lose a window and have the other retained rather than reduce the size of both of them. If the chimney is built of recovered brick to the extent possible, the appearance should be similar. This alteration is consistent with the ordinance, in the staff's judgment.

3. Open a bathroom window on the rear elevation, second floor. It would be built to match the other rear double-hung window on the rear elevation.

The size and location of the window should be equal in distance from the corner as the existing window. The window is drawn as a 6/6 sash window and should match the existing windows in muntin profile as well as possible. The staff finds this alteration consistent with the ordinance criteria.

4. Open the second story side porch.

The staff has inspected the porch and concurs with the applicants that the porch has been modified and enclosed in the past. Although the drawings do not show the level of detail that will be required for the staff to forward the application to DEP and for obtaining the building permit itself, the applicants state that they will replicate features of the existing porches. This should include the turned porch posts, as well as suitably proportioned balusters and a top rail. Second story posts should align with first story porch posts. If new windows are to be installed in the exterior south wall adjacent to the porch, they should be shown in the revised drawings. (Two windows in the present exterior walls would be removed as a result of the porch restoration.)

5. Create a window opening on the south elevation and install a fixed stained glass window (not yet designed) that would match the existing double-hung windows in size.

The staff suggests either of two options for this part of the project. A) Build a double-hung window with 6/6 clear glass sashes and hang or install a work of stained glass on the inside of the window. B) Create a window opening that is smaller than the others, to distinguish this window from the others, and install a square Queen Anne sash window.

It was typical during the late nineteenth and early twentieth centuries to install single sash windows with colored glass squares around the sides to light stair landings (as this window would). Found in Queen Anne-style houses, these Queen Anne sashes are more ornate than likely would have been found in a house of this type, but there are other decorative features in the house and the installation of the window does not unduly alter the character of the house.

The staff is concerned about the placement of the window, since it is closer to the edge of the wall than the adjacent second story window and wouldn't look symmetrically paired as it should. That argues for the second option.

However, if the applicants would like as large a glass opening as possible and want to create a contemporary

stained glass design, the staff would urge the first option, which also allows the applicants to take the window with them if they leave the house and protects the work of art from the elements.

STAFF RECOMMENDATION

The staff finds the proposal consistent with the purposes of Chapter 24A, using the criteria cited below, provided the chimney is placed as discussed, the second story porch is opened and restored using matching elements, and the stained glass window is installed using either option recommended by staff.

The staff recommends that the Commission require that more detailed plans be submitted to the HPC staff before the HAWP is released to DEP. The plans should show details of the porch restoration and the stained glass window installation, in particular, as well as window surrounds for the new windows. The plans should also specify that new windows will match existing, that the roof repairs will match the existing, and which type of siding will be used for the new exterior porch wall.

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;

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



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Roy & Frances Hauser TELEPHONE NO. 301 972-0778, 840-0727
(Contract/Purchaser) (Include Area Code)

ADDRESS 15200 Barnesville Rd Boyds STATE MD ZIP 20841
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY owner TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 15200 Street Barnesville Rd

Town/City Boyd's Election District Barnesville

Nearest Cross Street Rt. 121

Lot _____ Block _____ Subdivision _____

Liber 4766 Folio 483 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|------------|-----------------------|----------|---------------------------------|------|---------------|-------------|-------|-------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | | | Fence/Wall (complete Section 4) | | | Other _____ | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 5,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Edison
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- | | |
|-----------------------------|--------------------------|
| 2A. TYPE OF SEWAGE DISPOSAL | 2B. TYPE OF WATER SUPPLY |
| 01 () WSSC | 01 () WSSC |
| 02 (X) Septic | 02 (X) Well |
| 03 () Other _____ | 03 () Other _____ |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/Property line _____
 - Entirely on land of owner _____
 - On public right of way/easement _____ (Revocable Letter Required).

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

[Handwritten signature]



2. Statement of Project Intent:

Short, written statement that describes:

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

(A) Removal of two chimneys on front section of house. (B) New chimney on N side of house constructed of wood brick. (C) Repair bathroom window and upper level porch. (D) Install stained glass window on upper level S side of house.

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

All new materials used will match the original materials in the construction of the house.

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

(A+B) above conforms to 24A-8(b)(3) & (4); (C) conforms to 24A-8(b)(2); (D) conforms to 24A-8(b)(2) & (5)

3. Project Plan:

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

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

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

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

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

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

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Furka Nicholson
 Address 15140 Barnesville Rd.
 City/Zip Boys, Ga 30841
2. Name _____
 Address _____
 City/Zip _____

DESCRIPTION OF WORK PROPOSED FOR
15200 BARNESVILLE RD.

Our house is a two story wood frame house built in 1905. For convenience I will refer to the front of the house as facing east, the rear west, the post office side as north, and the driveway side as south.

REMOVAL OF TWO CHIMNEYS

The chimney on the south side was cut off at the attic floor and the lower part has been removed. The entire weight of the remaining chimney is resting on two cross braces running between two attic floor joists. These cross braces are beginning to give way, as is shown in the enclosed photos. We would like to remove this chimney and close up the roof with identical materials.

The chimney on the north side is currently being used as the exhaust vent for our oil boiler. The mortar in this chimney has turned to sand. The mortar has completely eroded on the top two layers of bricks; several years ago, the top layer of bricks fell off. One contractor, after inspecting it, stated that it was unsafe because of the possibility of spark or exhaust leakage. The flue measures $9\frac{1}{2}$ X $9\frac{1}{2}$ in., which is small according to the current code, therefore, adding a liner may not be feasible. We were also disappointed to find that, although there are three fireplace mantles, there are no fireplaces.

We would like to remove the north chimney, rebuild it on the outside of the house and add a fireplace to the living room. Building a chimney to code on the inside of the house would take up too much space. The new chimney would be constructed of used brick. There are two possible placements of the fireplace and chimney. The first would be to center it on the wall. The advantage would be that the two attic windows would be retained, although they would have to be made smaller. However, the ornate ball on the peak of the roof would be lost. The other possibility is to build the fireplace and chimney $1\frac{1}{2}$ ft. off center toward the back of the house. This would allow us to keep the ornate ball and allow room for one window.

REOPEN BATHROOM WINDOW AND SECOND FLOOR PORCH

There is evidence that the current medicine chest in the bathroom was originally a window. It has the same molding as the windows; still present on the upper part of the molding are two curtain rod holders. We want to restore this window and build it to match the other double hung window on the rear of the house. This would also satisfy the code requirement for ventilating the bathroom.

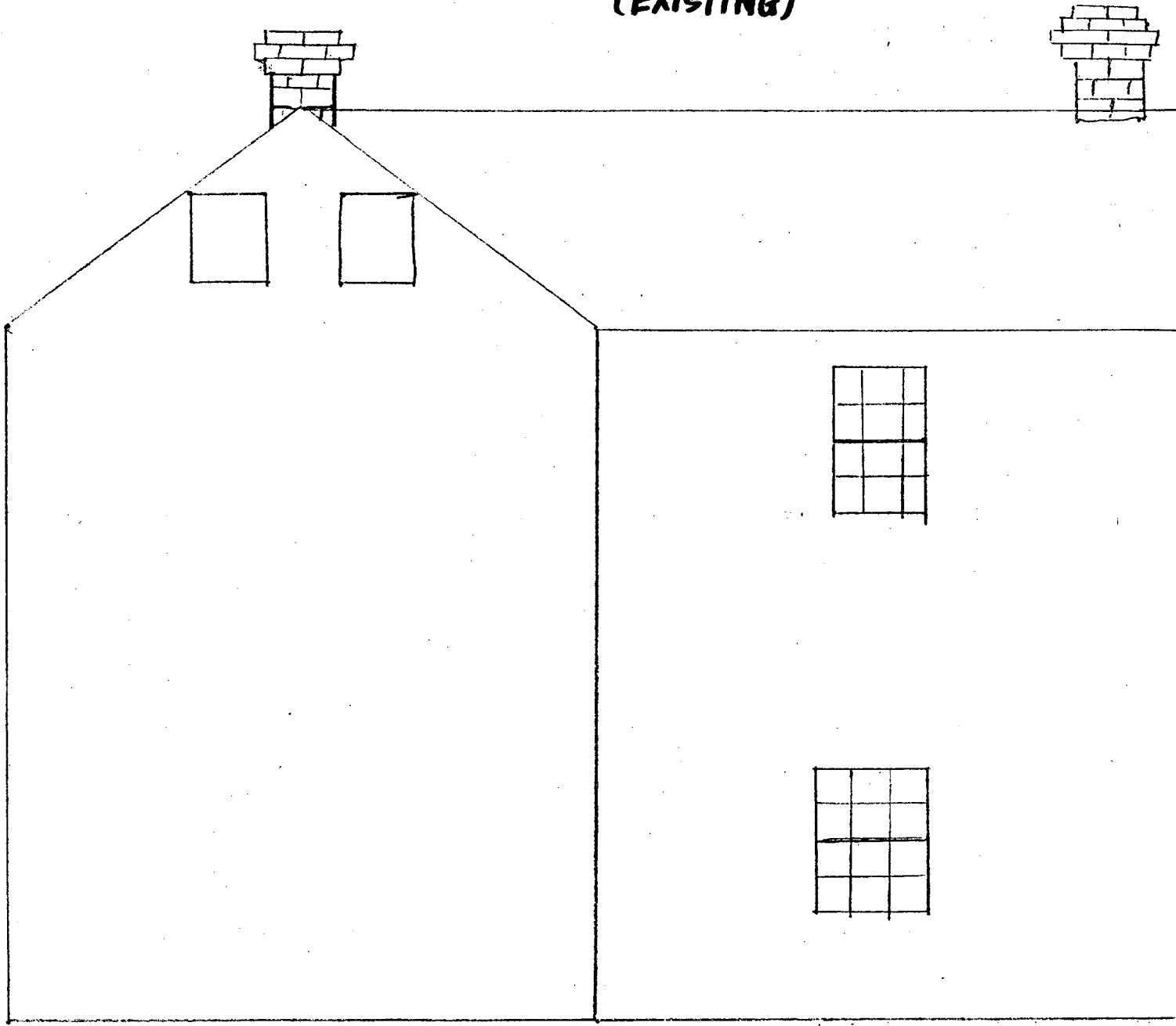
(X)

There is also evidence that the room above the kitchen porch was also a porch. The ceiling boards are the same as the other porches. We were also able to obtain a copy of a photo of our house taken in 1957 showing the porch. It would be rebuilt using materials identical to the other porches.

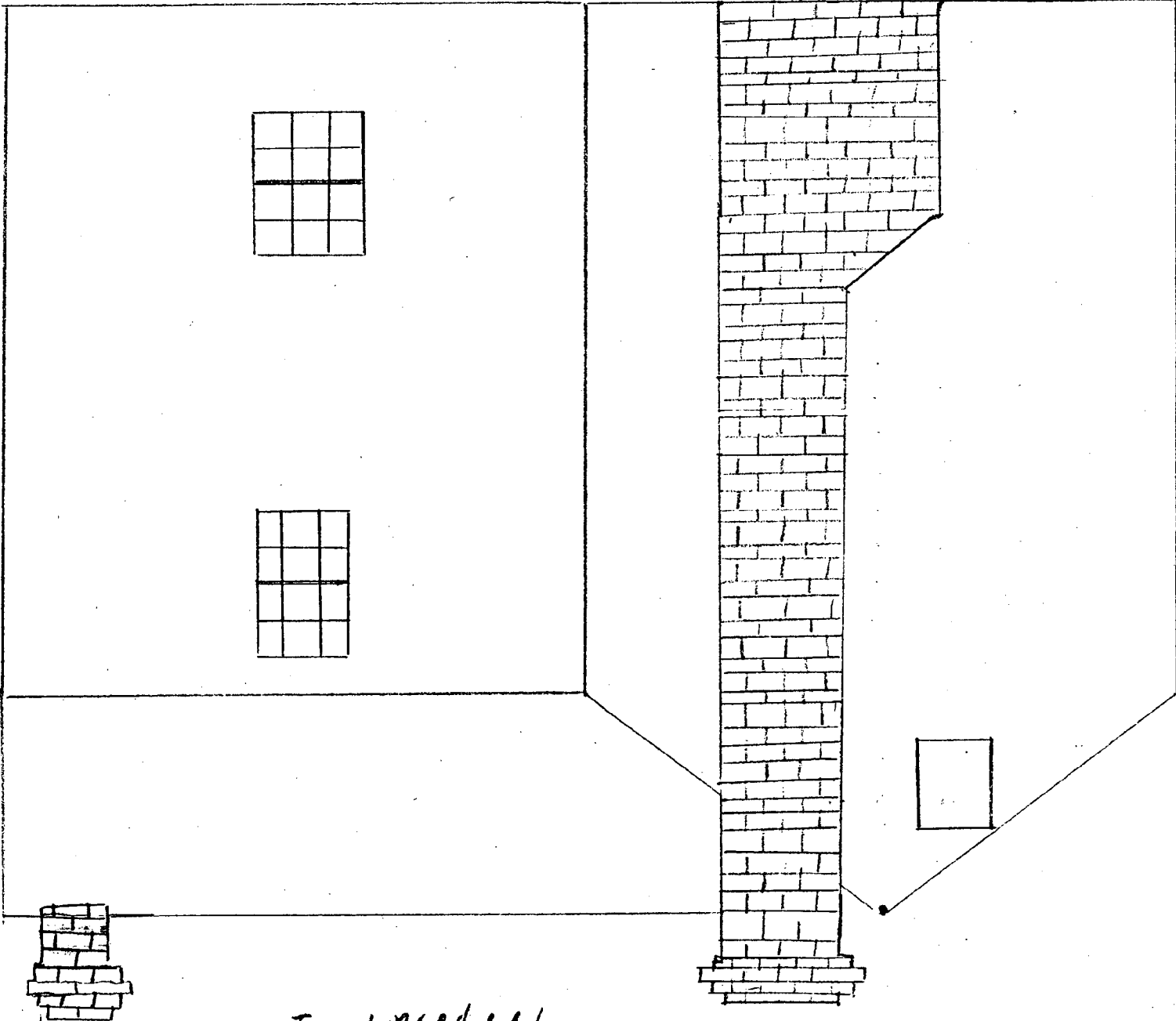
STAINED GLASS WINDOW

We would like to install a fixed stained glass window on the second story driveway side of the house. This would allow natural light into an otherwise dark stairway. It would be the same size as the window adjacent to it. We have not decided on an exact design and are open to suggestions. We are primarily interested in its effect on the inside and are not looking for this window to attract attention from the outside.

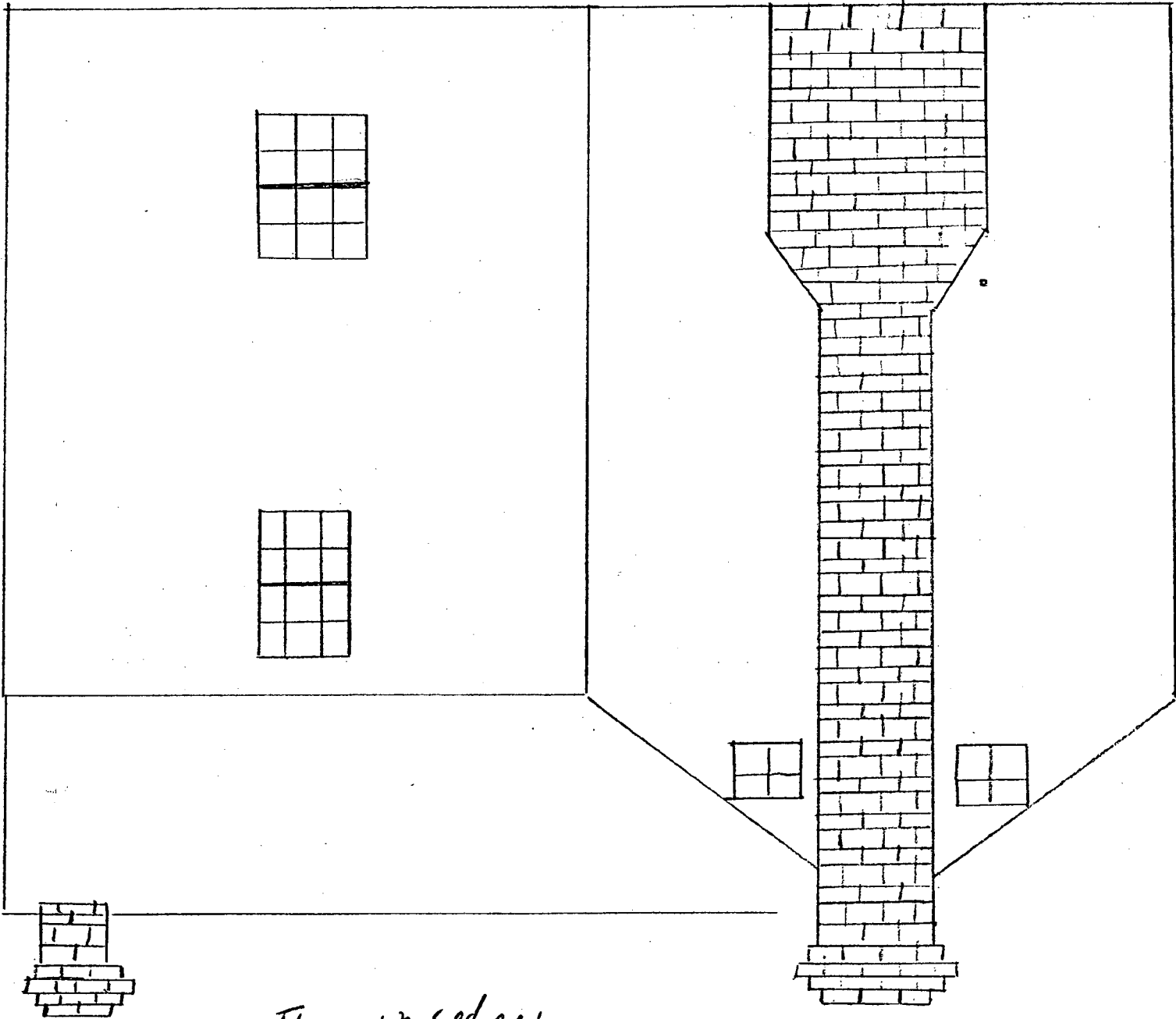
North Elevation
(EXISTING)



6

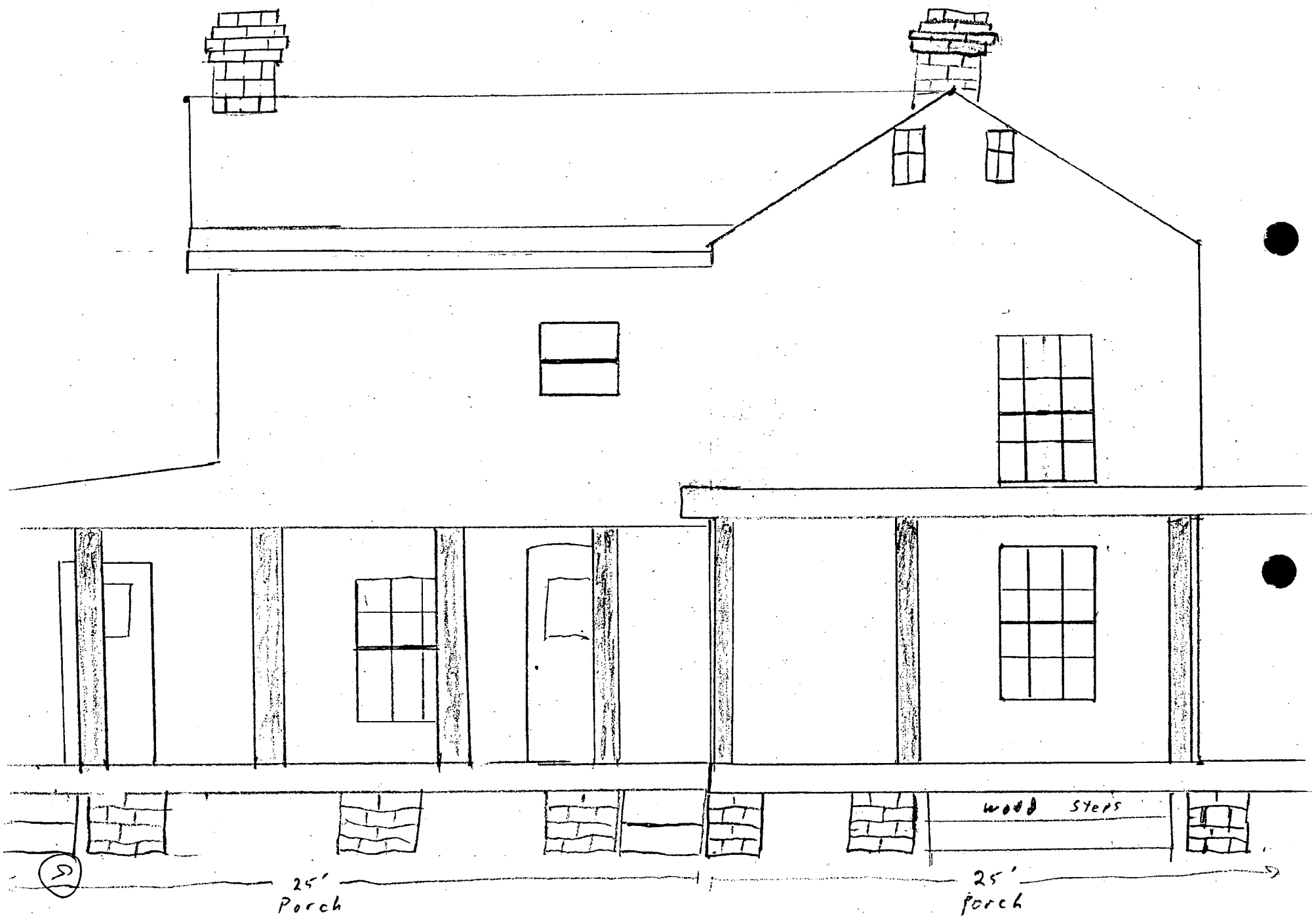


North Elevation
Proposal I

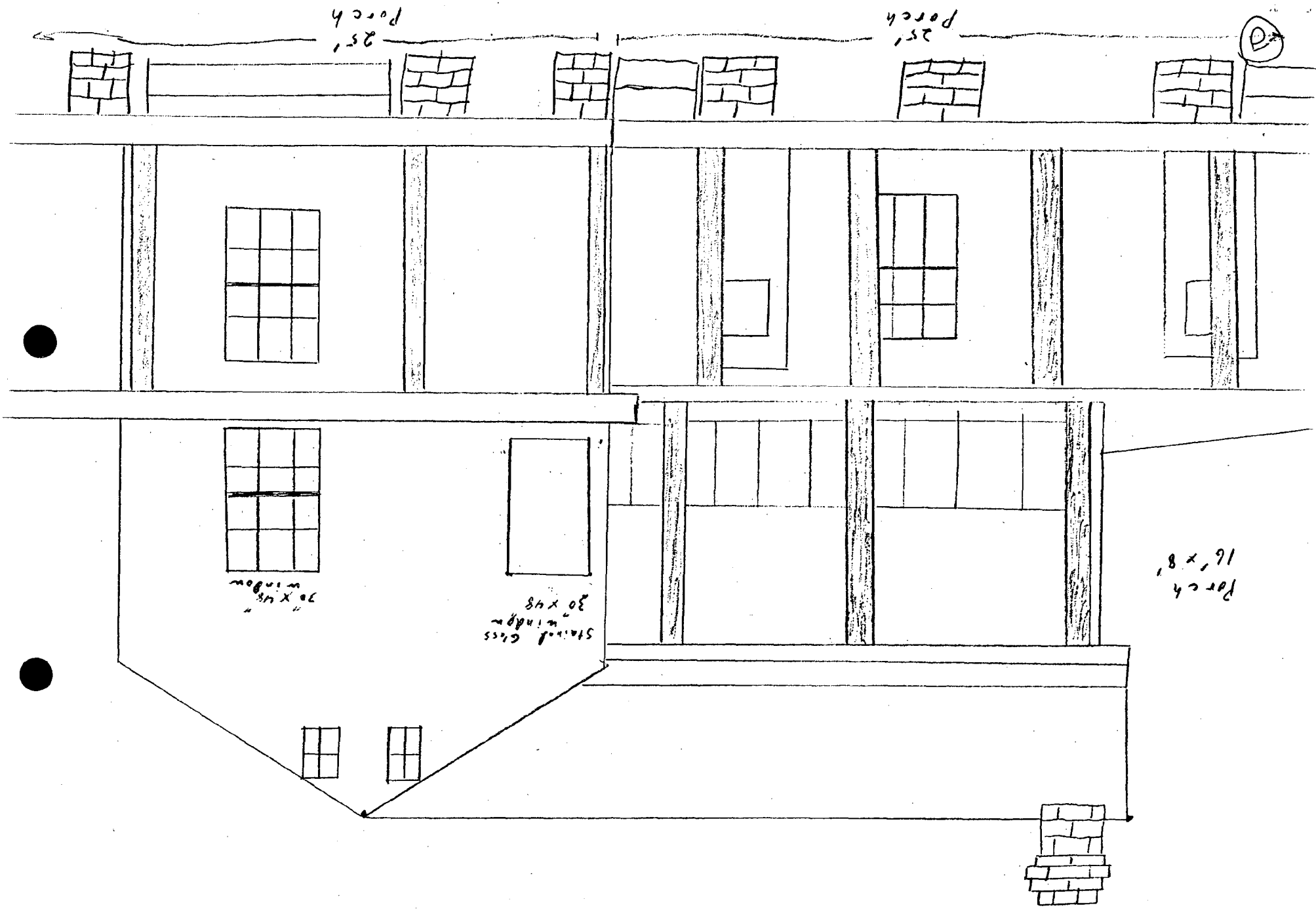


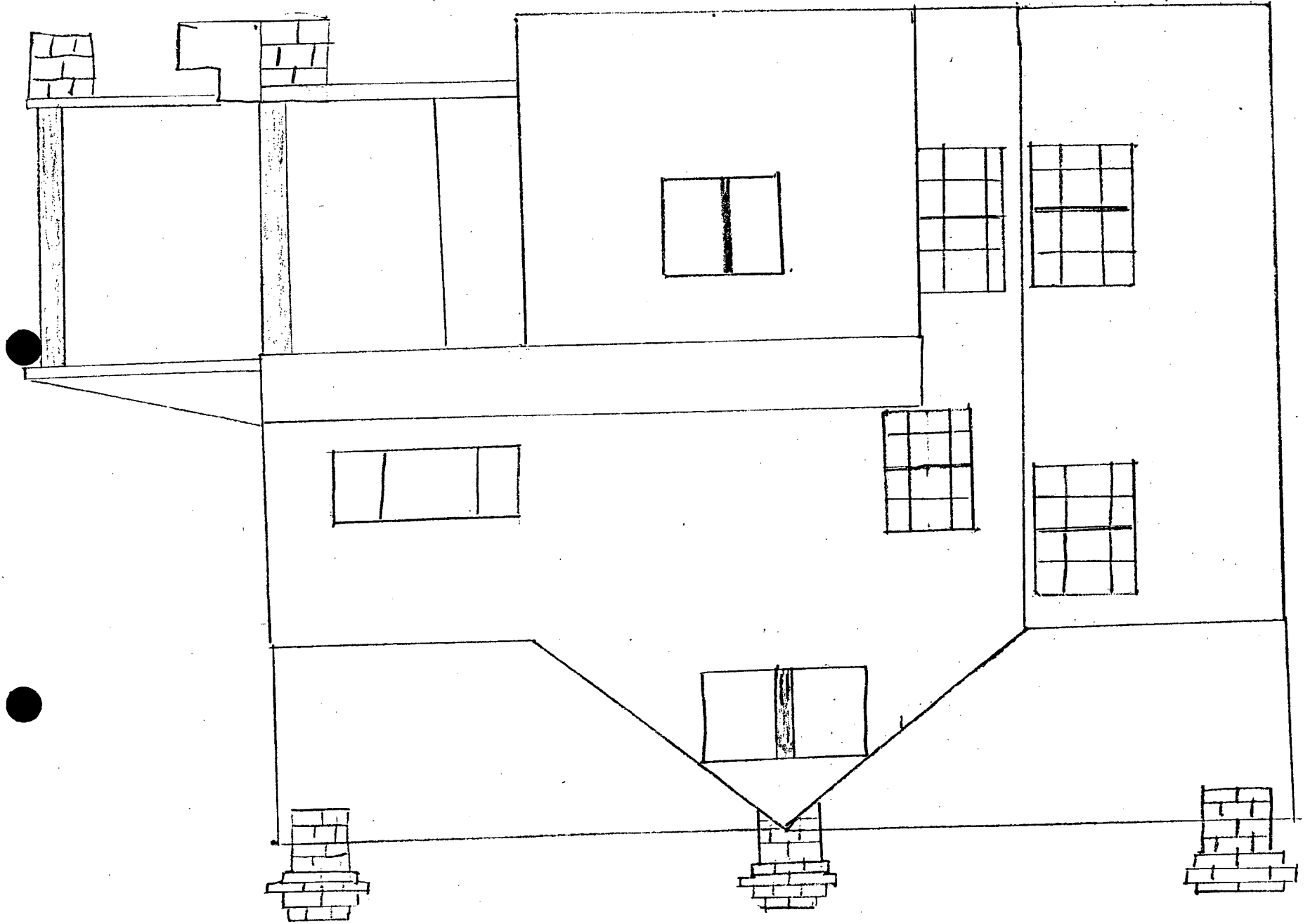
North Elevation
Proposal II

South Elevation
(EXISTING)



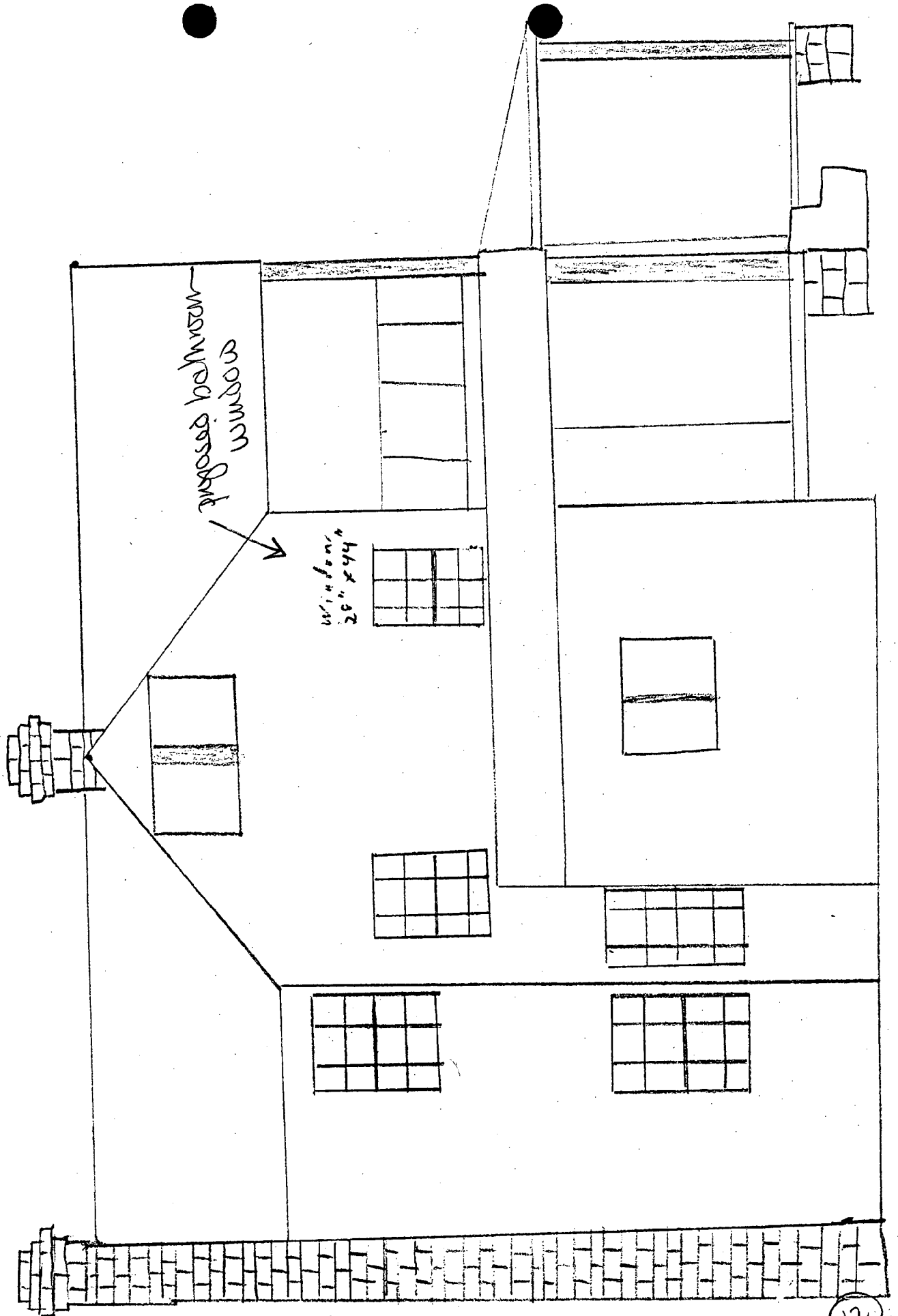
South Elevation
Proposed





West side
(EXISTING)

West side
Proposed



3

Liber 2631, Folio 409

Montgomery County, Maryland

Scale: 1" = 40'

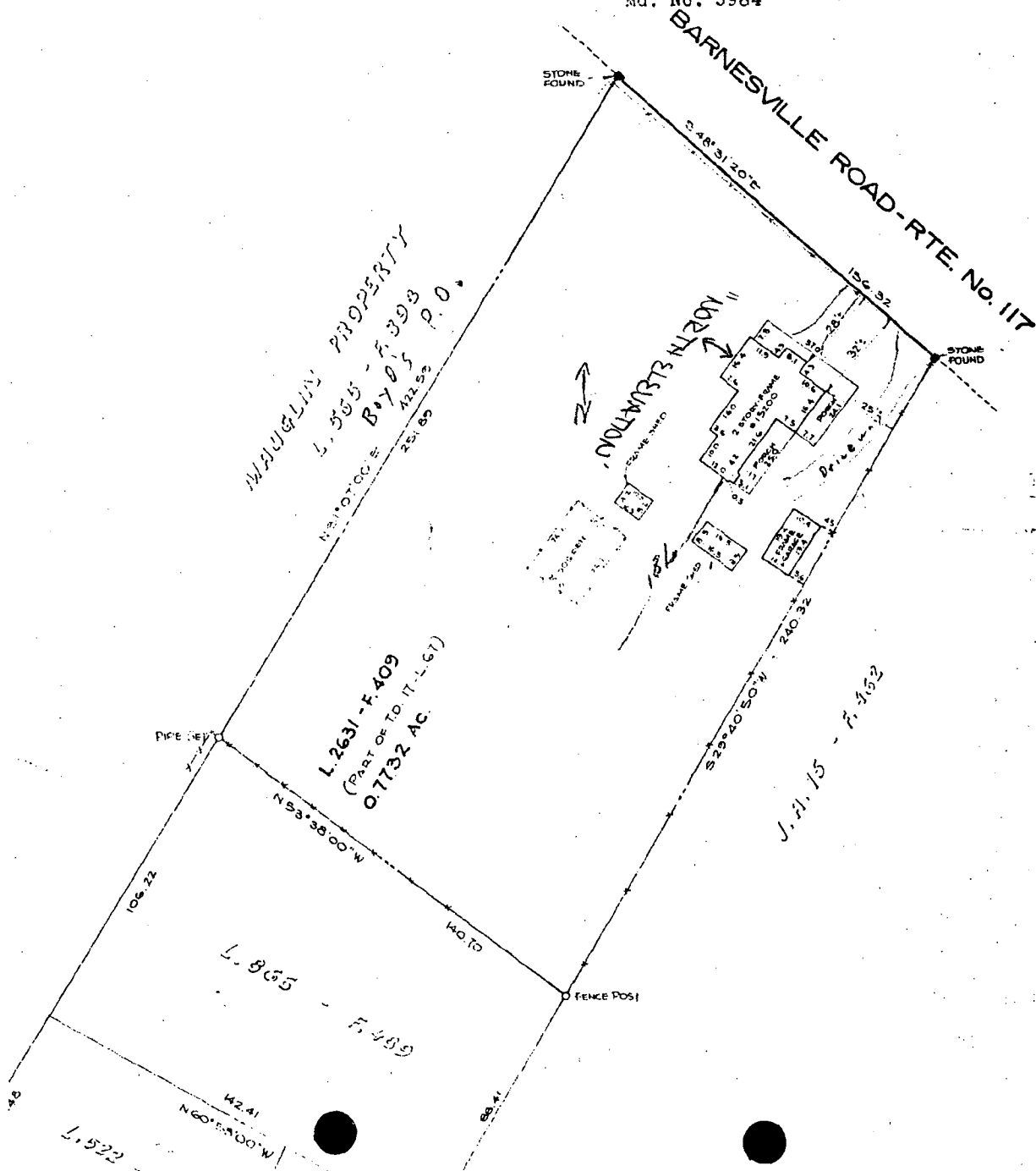
Surveyor's Certificate

We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: March 26, 1976

Frey, Sheehan, Stoker, & Assoc.
Land Planning Consultants
Phone 588-8464

By: *James F. Sheehan*
James F. Sheehan
Reg. Land Surveyor
Md. No. 3984





East view



West view

(12)

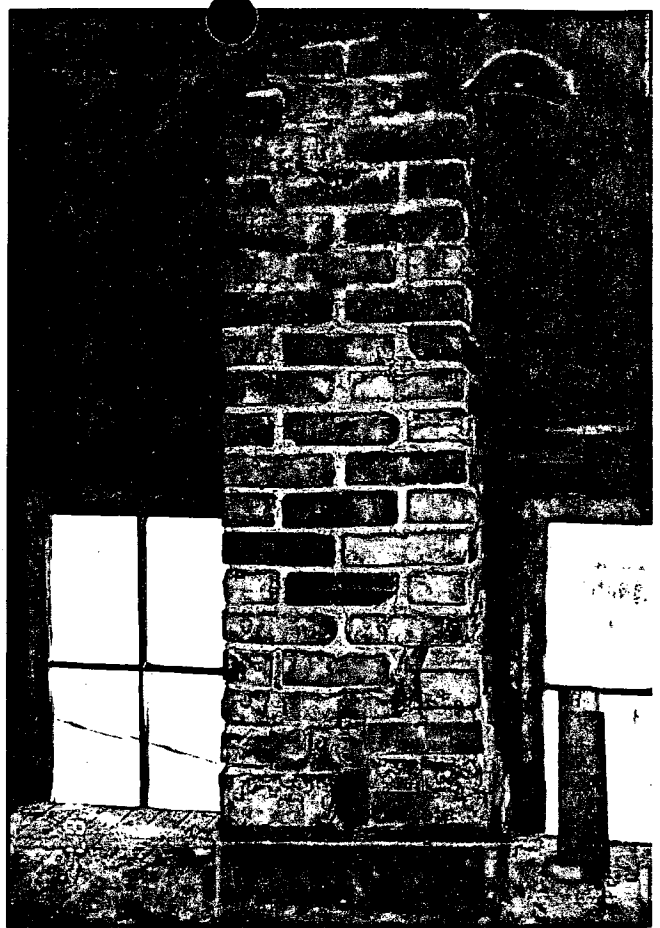


North View



North View

(15)



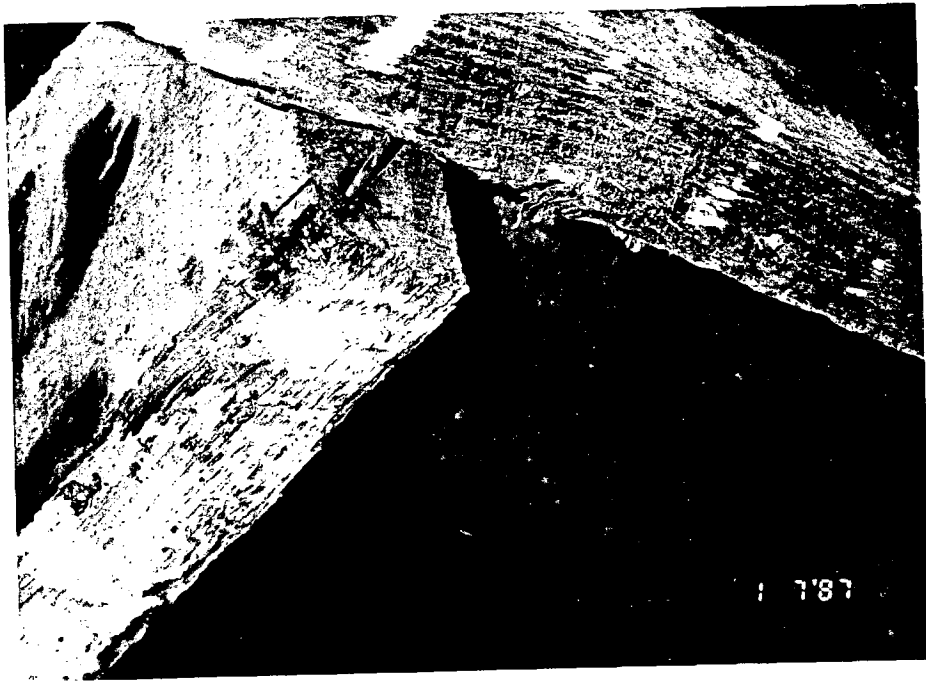
South chimney

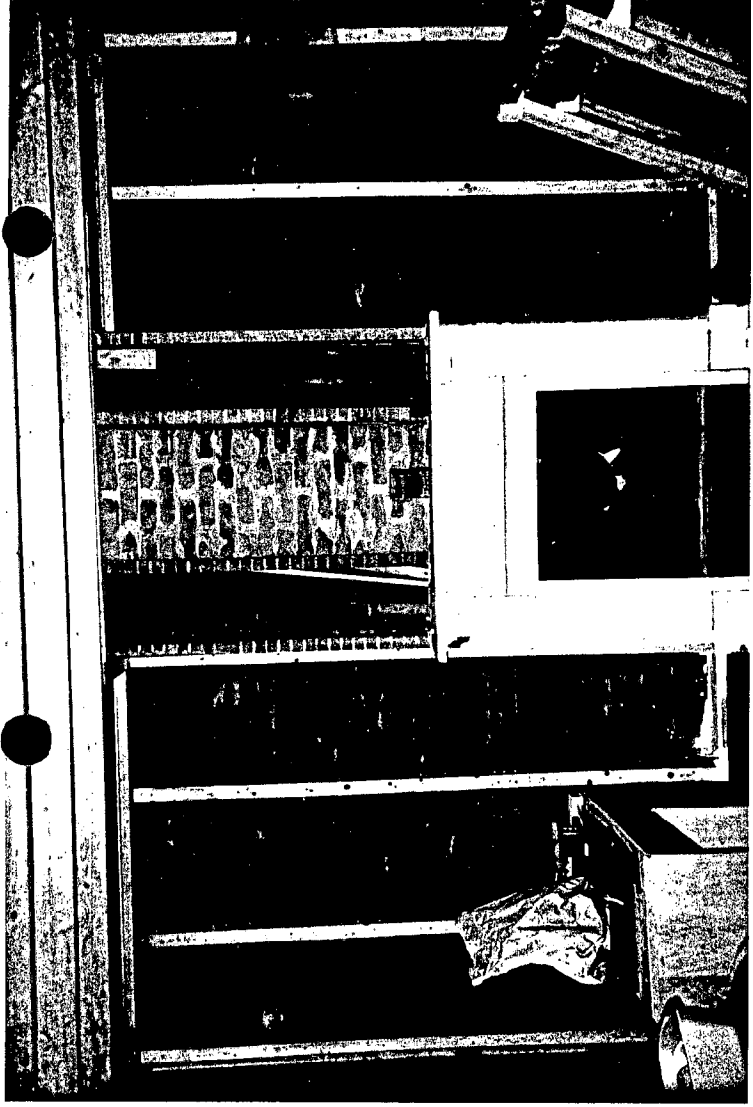
South chimney (to be removed)





Braces holding south chimney
Braces holding south chimney





NORTH CHIMNEY - to be rebuilt on
the exterior wall

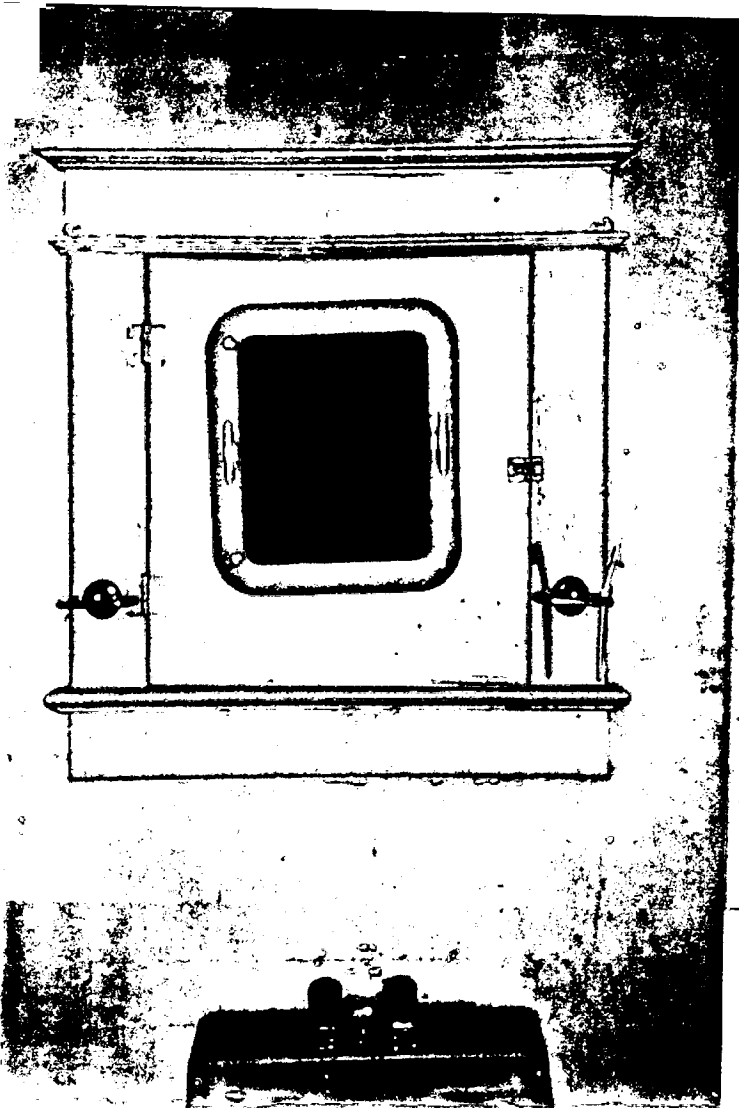




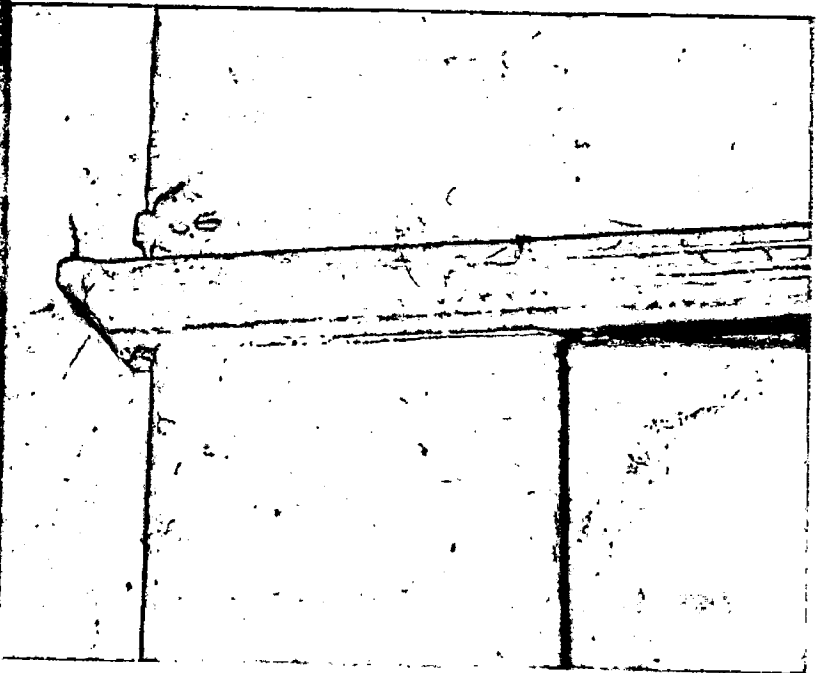
Location of proposed exterior
chimney on north elevation
(see pages 7 and 8)



Location
of Bathroom
window -
see page 12



Bathroom cabinet
Location of window





(see page 10)

Location of stained glass window and closed-in porch

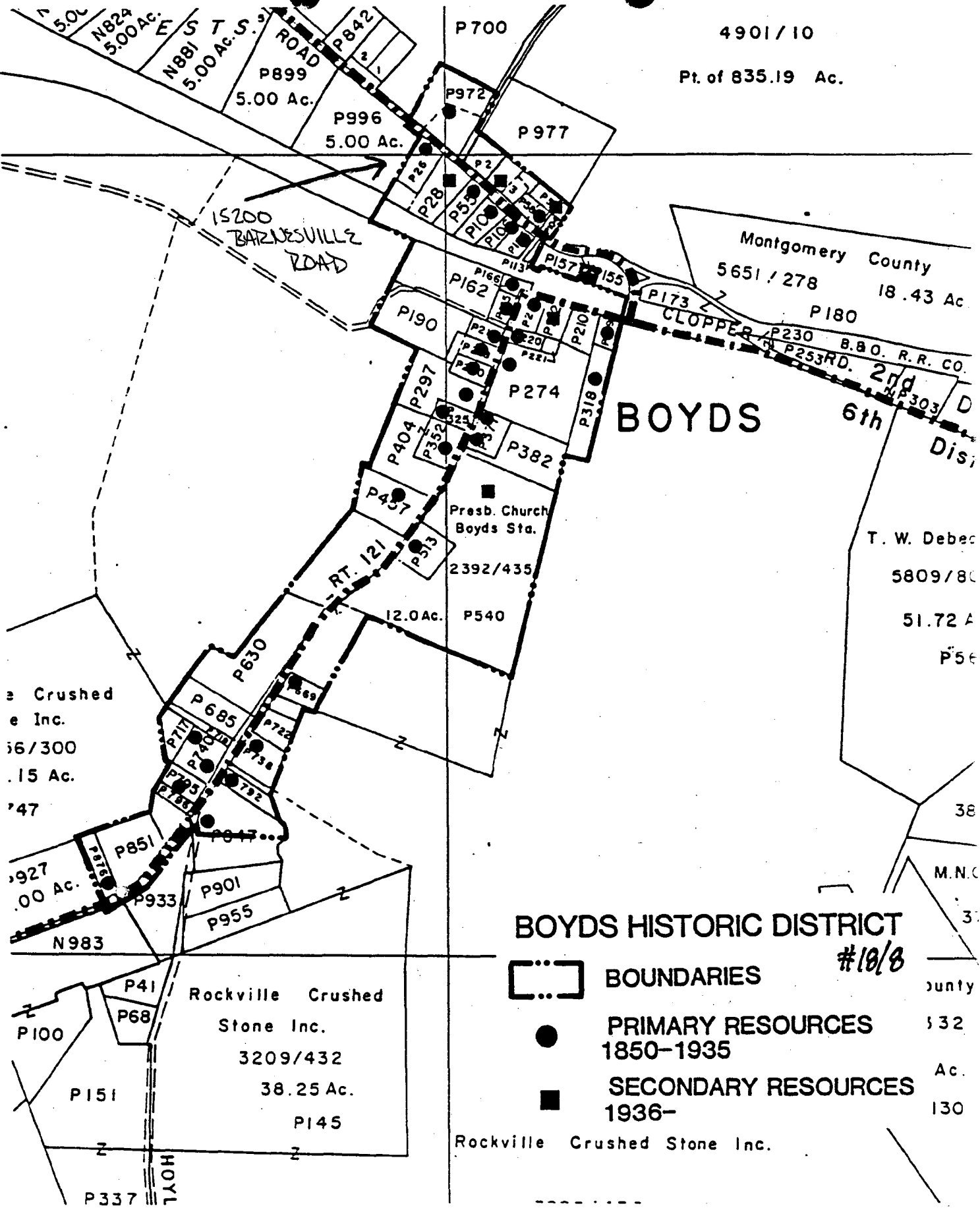
Location of proposed stained glass window and enclosed porch



Inside view of stairs and location of stained glass window

4901/10

Pt. of 835.19 Ac.



Montgomery County
5651/278 18.43 Ac.
P180

CLOPPER RD. P230 B.O. R.R. CO.
P253 RD. 2nd
P303 D

BOYDS

6th
Dist

T. W. Debed
5809/80
51.72 A
P56

Crushed
e Inc.
16/300
.15 Ac.
747

927
.00 Ac.
P933

Rockville Crushed
Stone Inc.
3209/432
38.25 Ac.
P145

Rockville Crushed Stone Inc.

BOYDS HISTORIC DISTRICT

#10/8

- BOUNDARIES
- PRIMARY RESOURCES
1850-1935
- SECONDARY RESOURCES
1936-

22



Nov 57

DESCRIPTION OF WORK PROPOSED FOR
15200 BARNESVILLE RD.

Our house is a two story wood frame house built in 1905. For convenience I will refer to the front of the house as facing east, the rear west, the post office side as north, and the driveway side as south.

REMOVAL OF TWO CHIMNEYS

The chimney on the south side was cut off at the attic floor and the lower part has been removed. The entire weight of the remaining chimney is resting on two cross braces running between two attic floor joists. These cross braces are beginning to give way, as is shown in the enclosed photos. We would like to remove this chimney and close up the roof with identical materials.

The chimney on the north side is currently being used as the exhaust vent for our oil boiler. The mortar in this chimney has turned to sand. The mortar has completely eroded on the top two layers of bricks; several years ago, the top layer of bricks fell off. One contractor, after inspecting it, stated that it was unsafe because of the possibility of spark or exhaust leakage. The flue measures $9\frac{1}{2}$ X $9\frac{1}{2}$ in., which is small according to the current code, therefore, adding a liner may not be feasible. We were also disappointed to find that, although there are three fireplace mantles, there are no fireplaces.

We would like to remove the north chimney, rebuild it on the outside of the house and add a fireplace to the living room. Building a chimney to code on the inside of the house would take up too much space. The new chimney would be constructed of used brick. There are two possible placements of the fireplace and chimney. The first would be to center it on the wall. The advantage would be that the two attic windows would be retained, although they would have to be made smaller. However, the ornate ball on the peak of the roof would be lost. The other possibility is to build the fireplace and chimney $1\frac{1}{2}$ ft. off center toward the back of the house. This would allow us to keep the ornate ball and allow room for one window.

REOPEN BATHROOM WINDOW AND SECOND FLOOR PORCH

There is evidence that the current medicine chest in the bathroom was originally a window. It has the same molding as the windows; still present on the upper part of the molding are two curtain rod holders. We want to restore this window and build it to match the other double hung window on the rear of the house. This would also satisfy the code requirement for ventilating the bathroom.

There is also evidence that the room above the kitchen porch was also a porch. The ceiling boards are the same as the other porches. We were also able to obtain a copy of a photo of our house taken in 1957 showing the porch. It would be rebuilt using materials identical to the other porches.

STAINED GLASS WINDOW

We would like to install a fixed stained glass window on the second story driveway side of the house. This would allow natural light into an otherwise dark stairway. It would be the same size as the window adjacent to it. We have not decided on an exact design and are open to suggestions. We are primarily interested in its effect on the inside and are not looking for this window to attract attention from the outside.

Montgomery County, Maryland

Scale: 1" = 40'

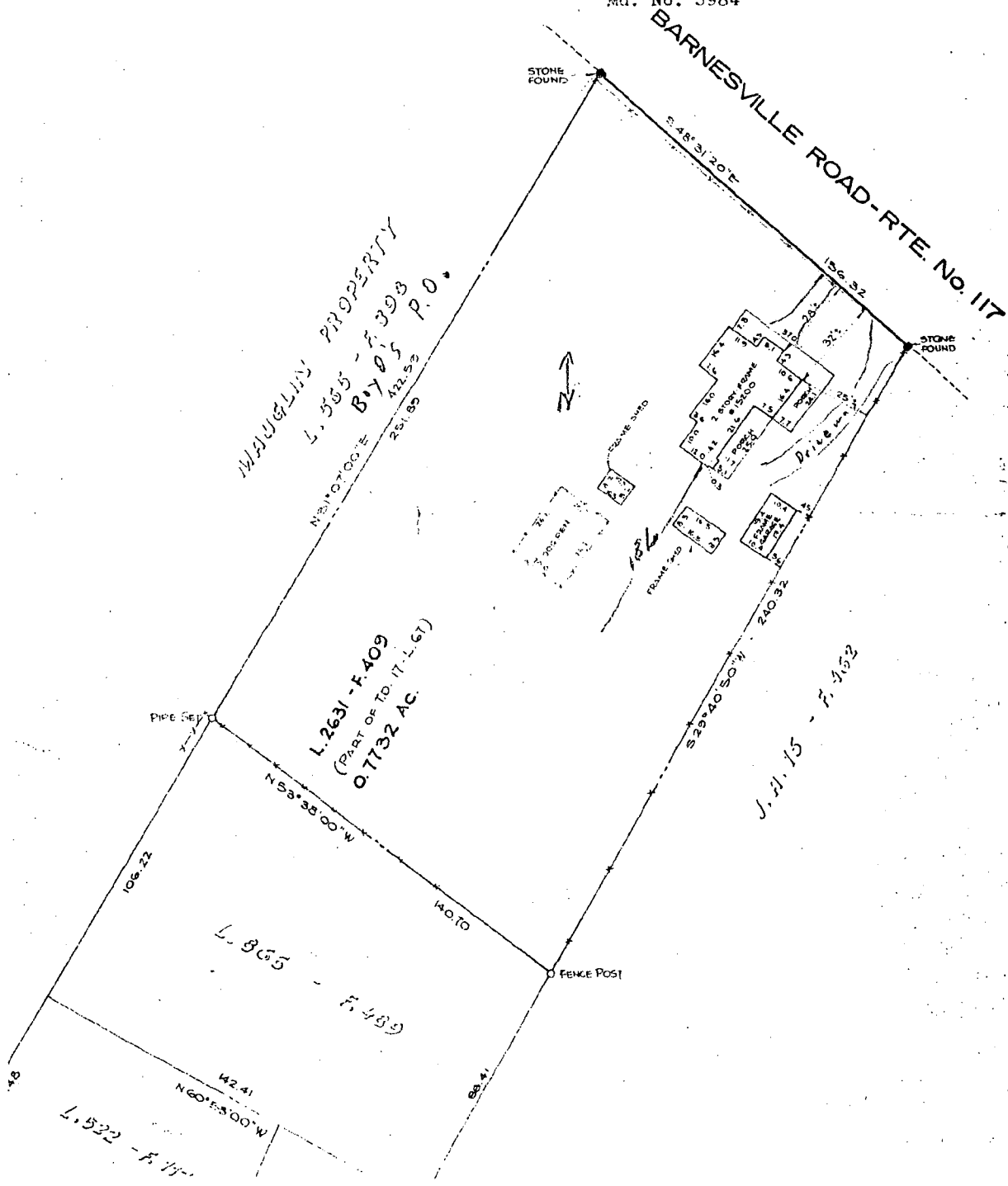
Surveyor's Certificate

We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: March 26, 1976

Frey, Sheehan, Stoker, & Assoc.
Land Planning Consultants
Phone 588-8464

By: *James F. Sheehan*
James F. Sheehan
Reg. Land Surveyor
Md. No. 3984





East View



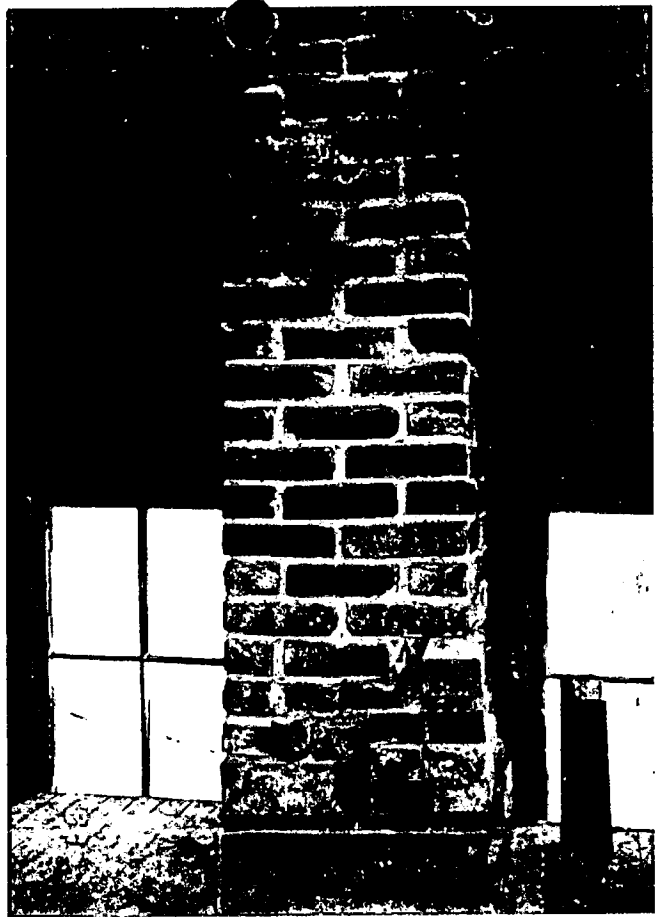
west View



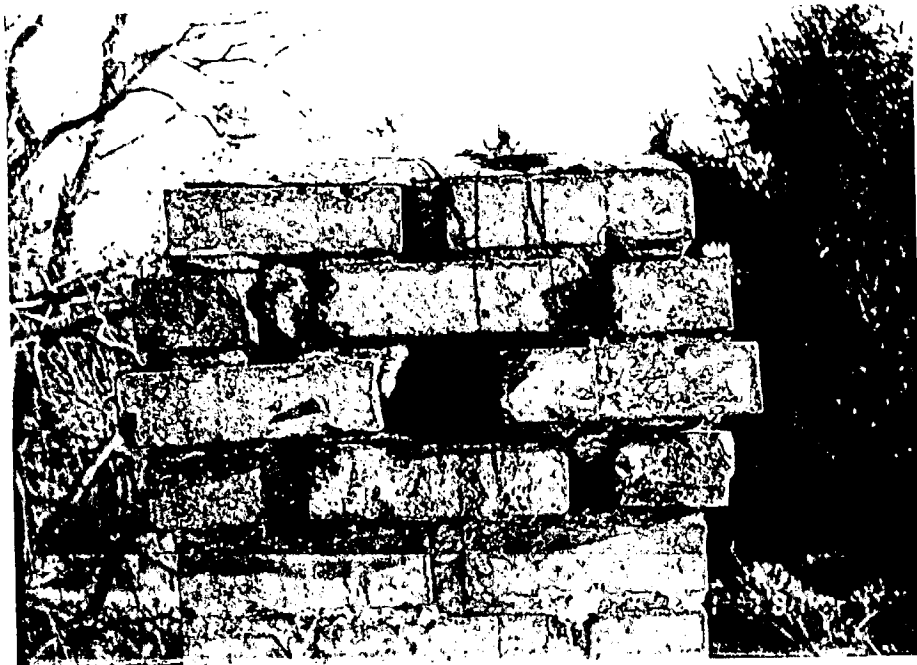
North View

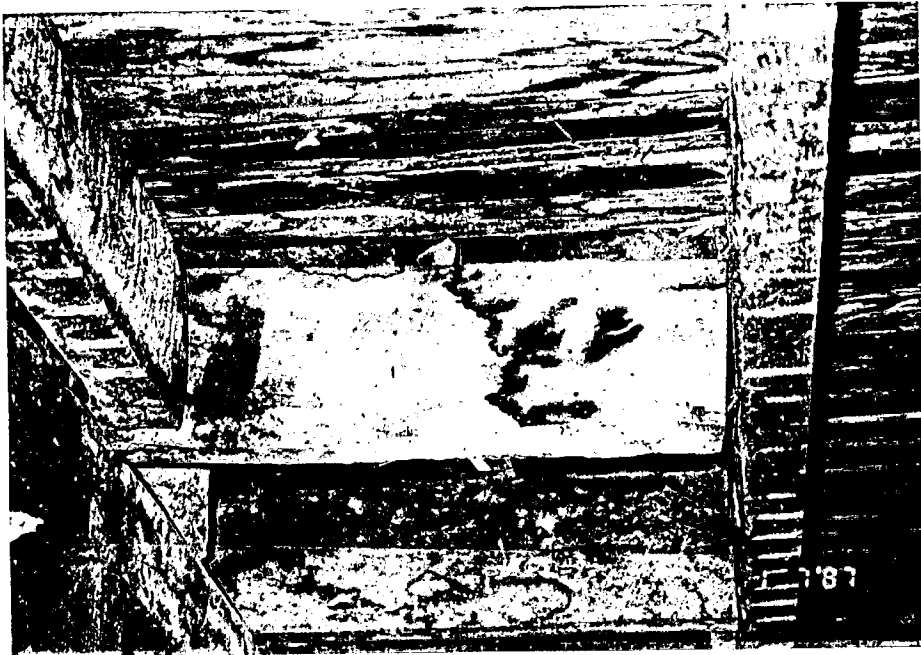


North View



South Chimney



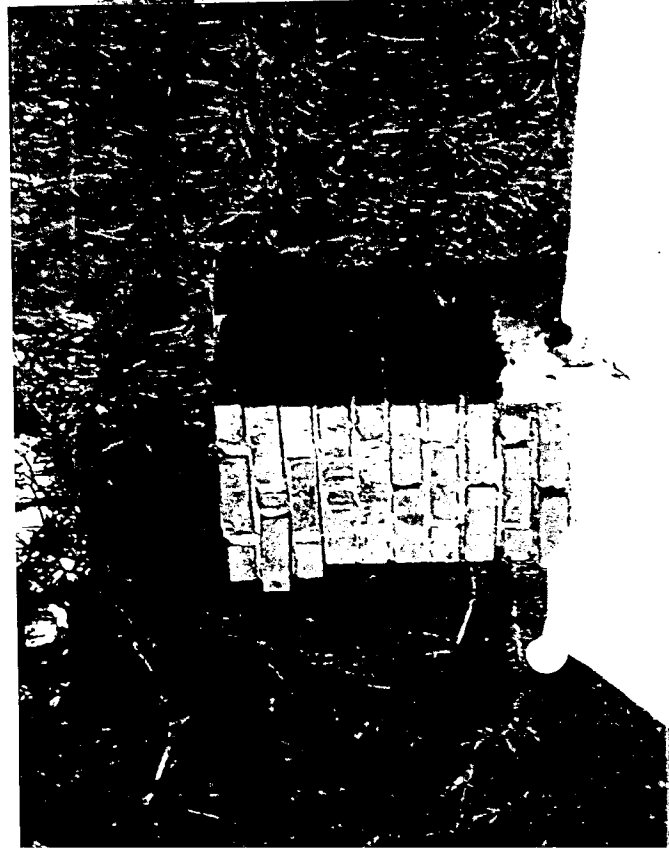


Brace Holding South Chimney





North Chimney

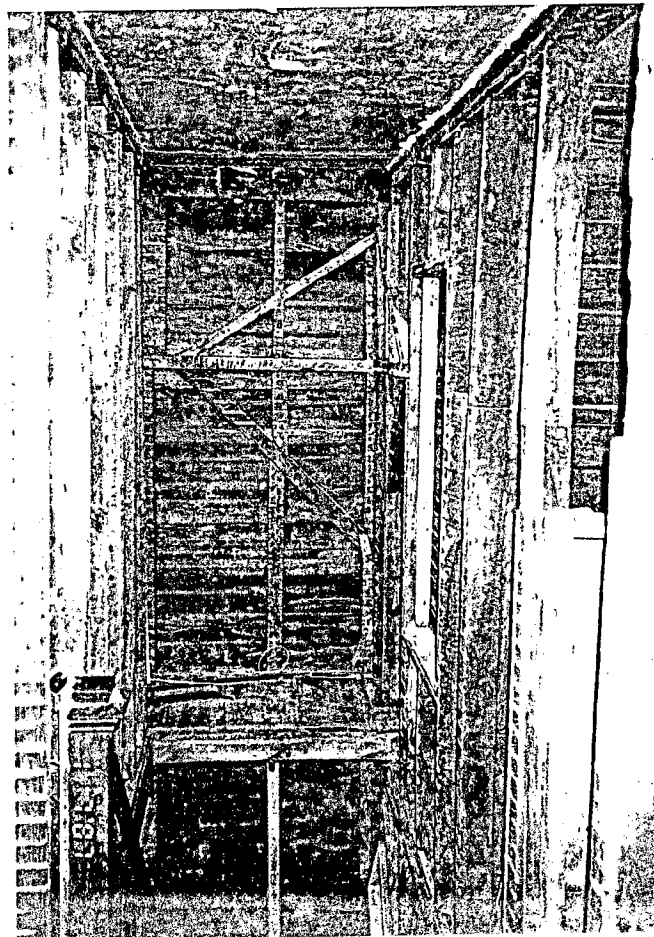




Location of Proposed
Chimney



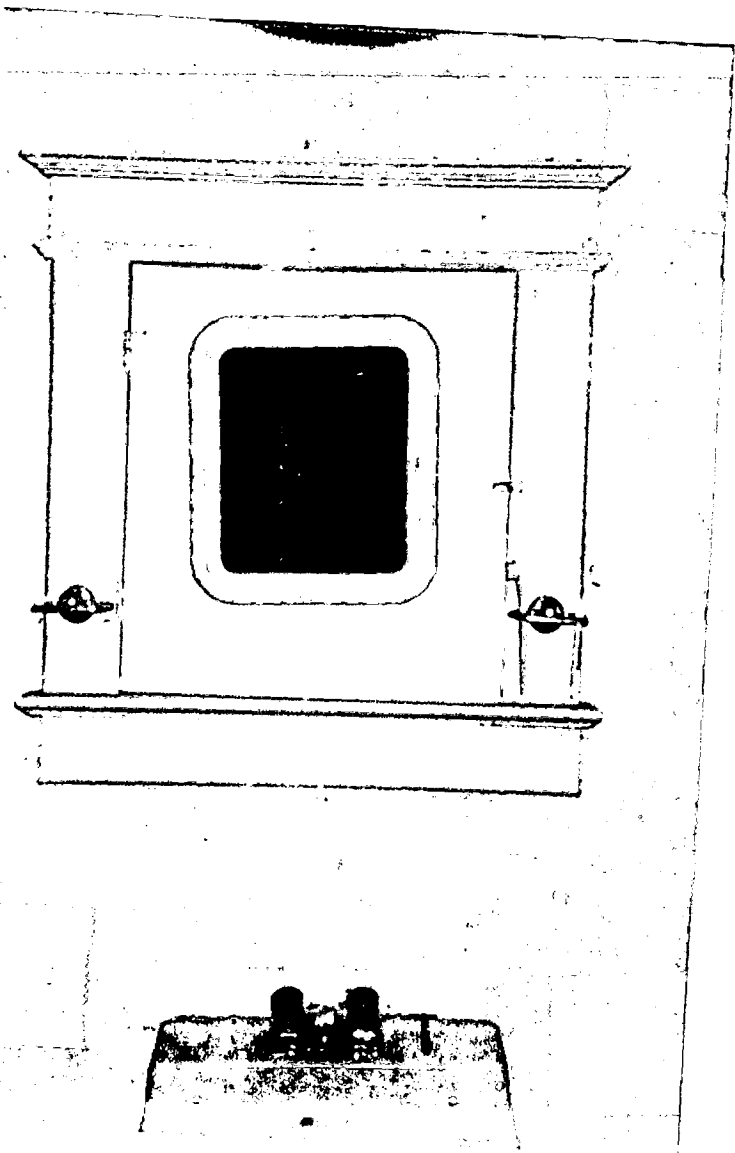
Location of Stained Glass window & closed in porch.



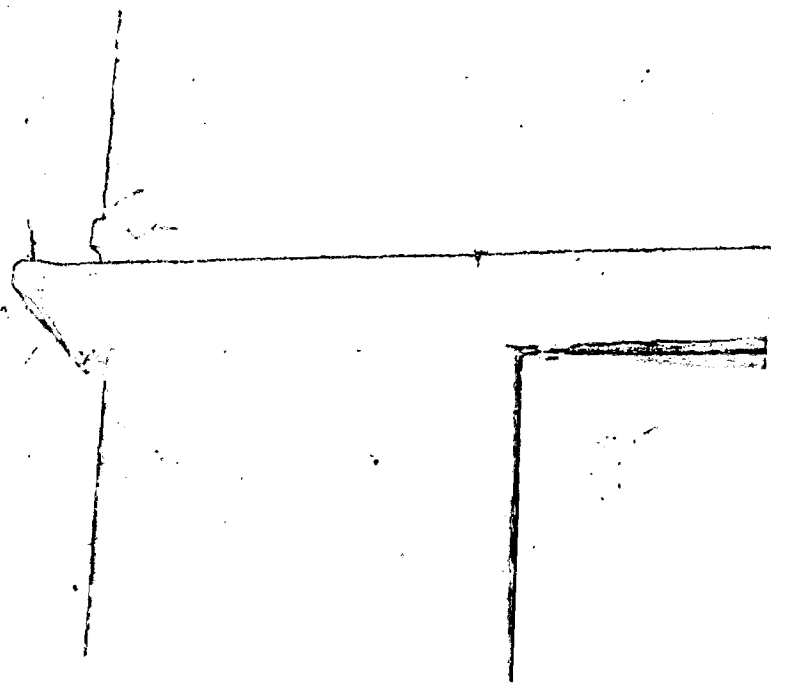
Inside view
of stairs &
Location of
stained glass
window.



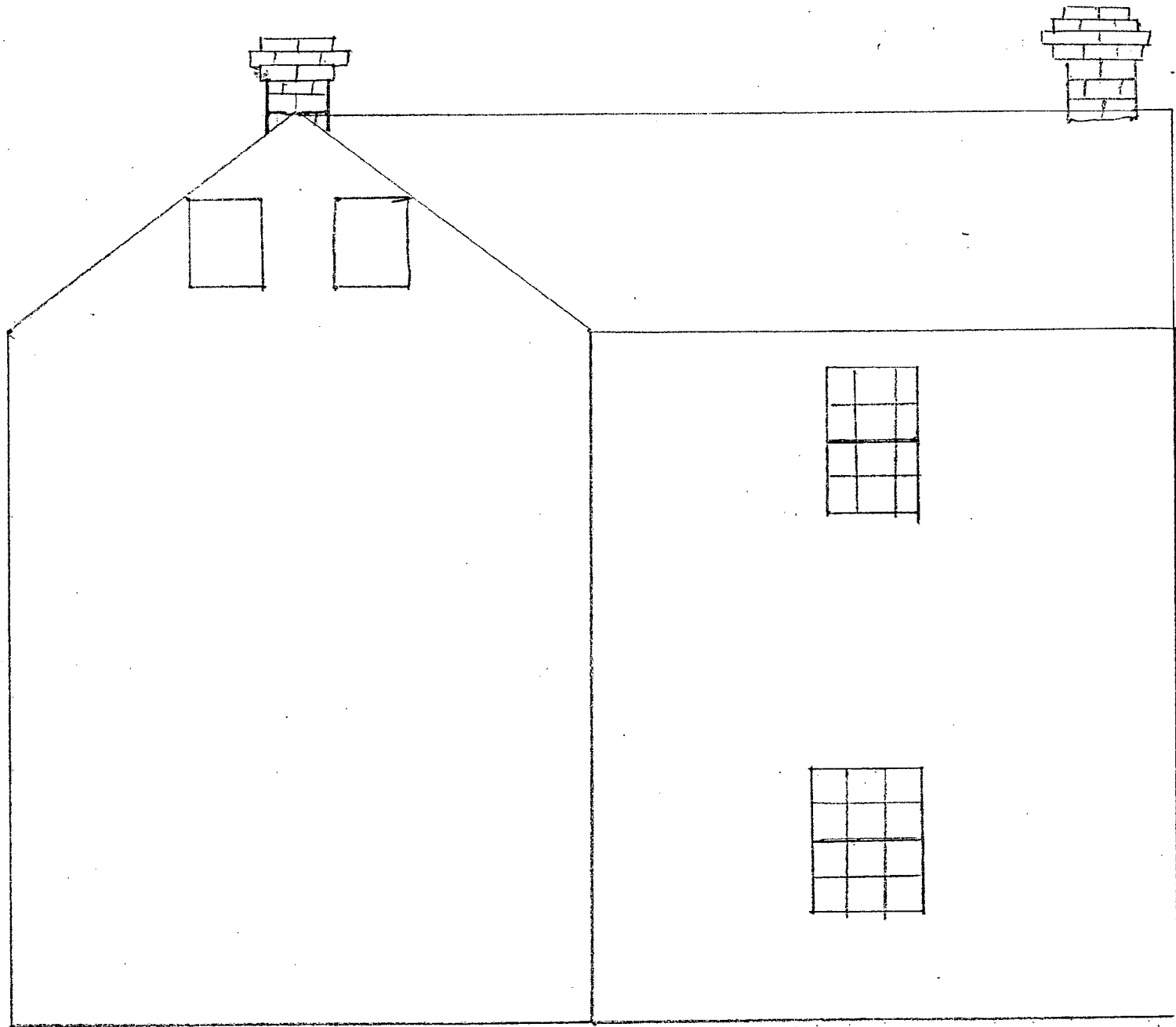
Location
of Bathroom
window



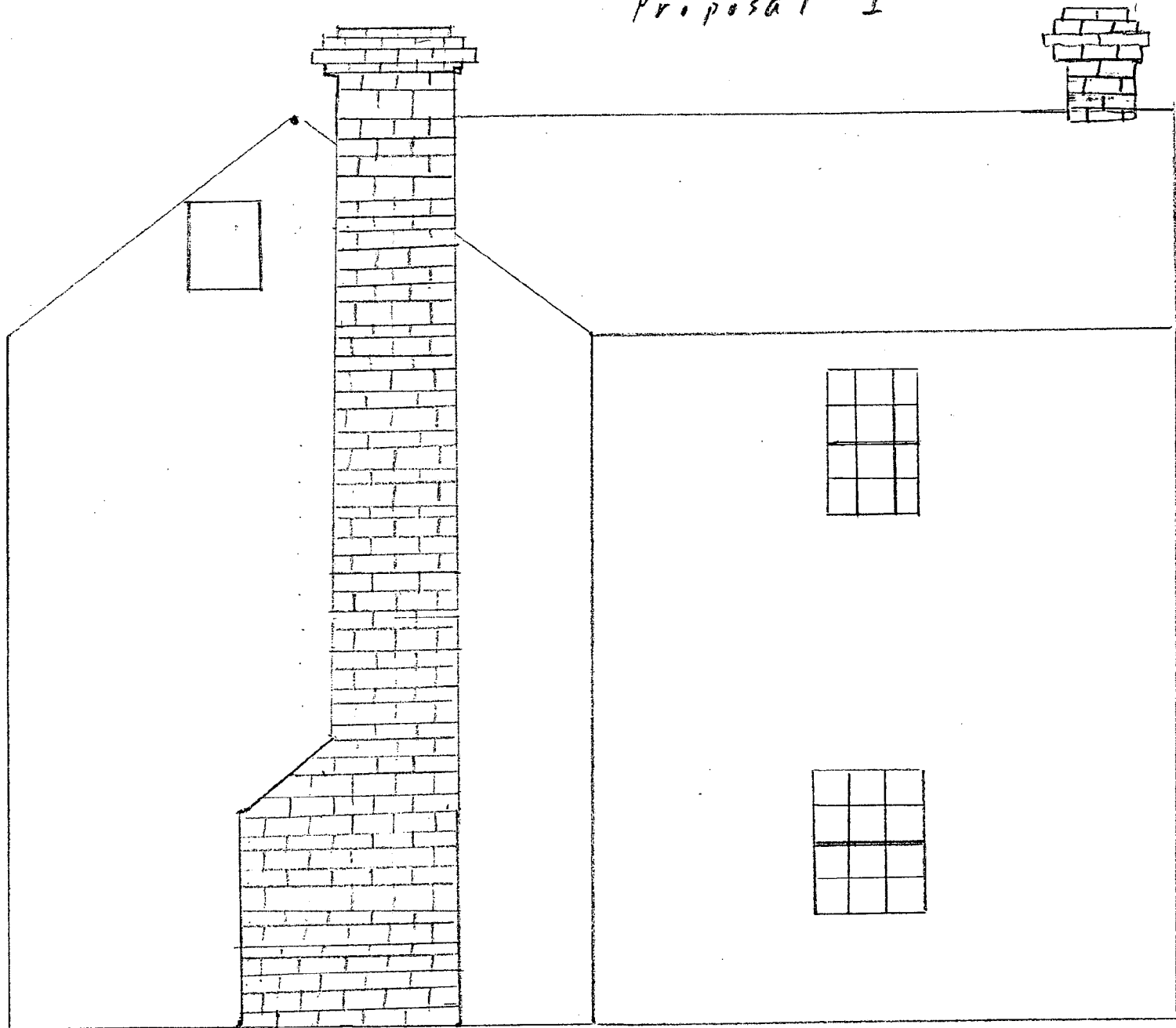
Bathroom cabinet
Location of window



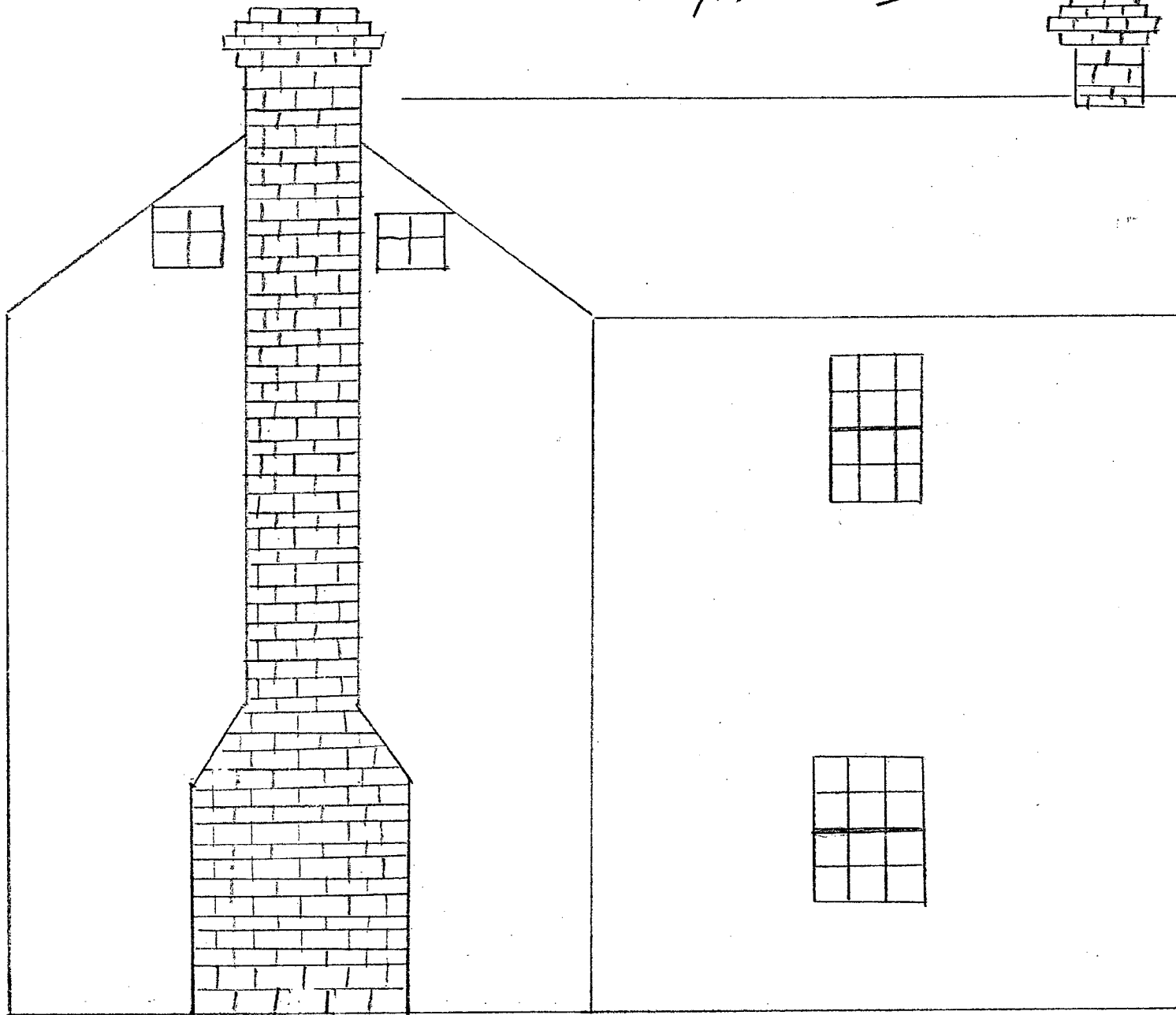
North Elevation



North Elevation
Proposal I



North Elevation
Proposal II

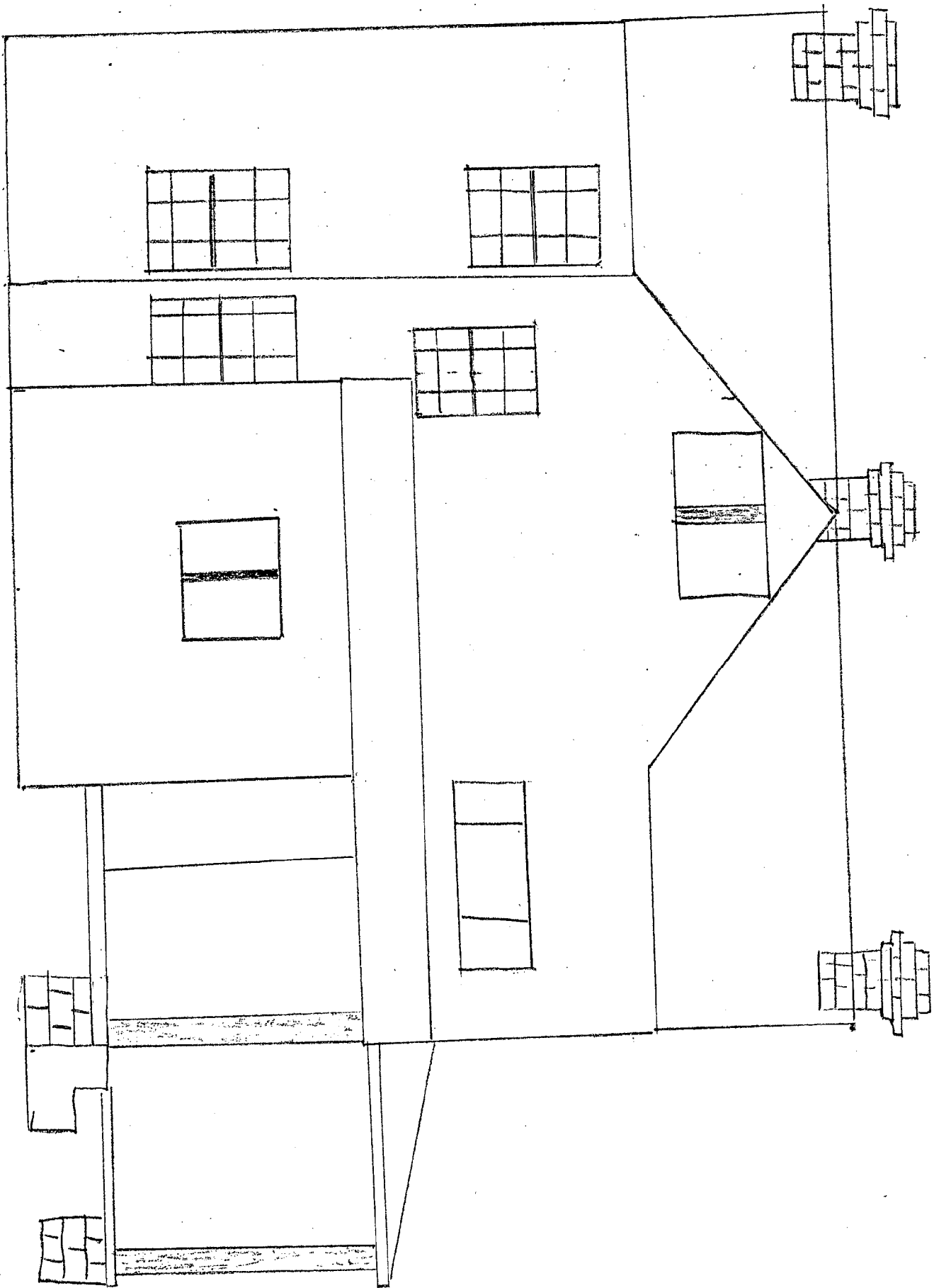


South Elevation

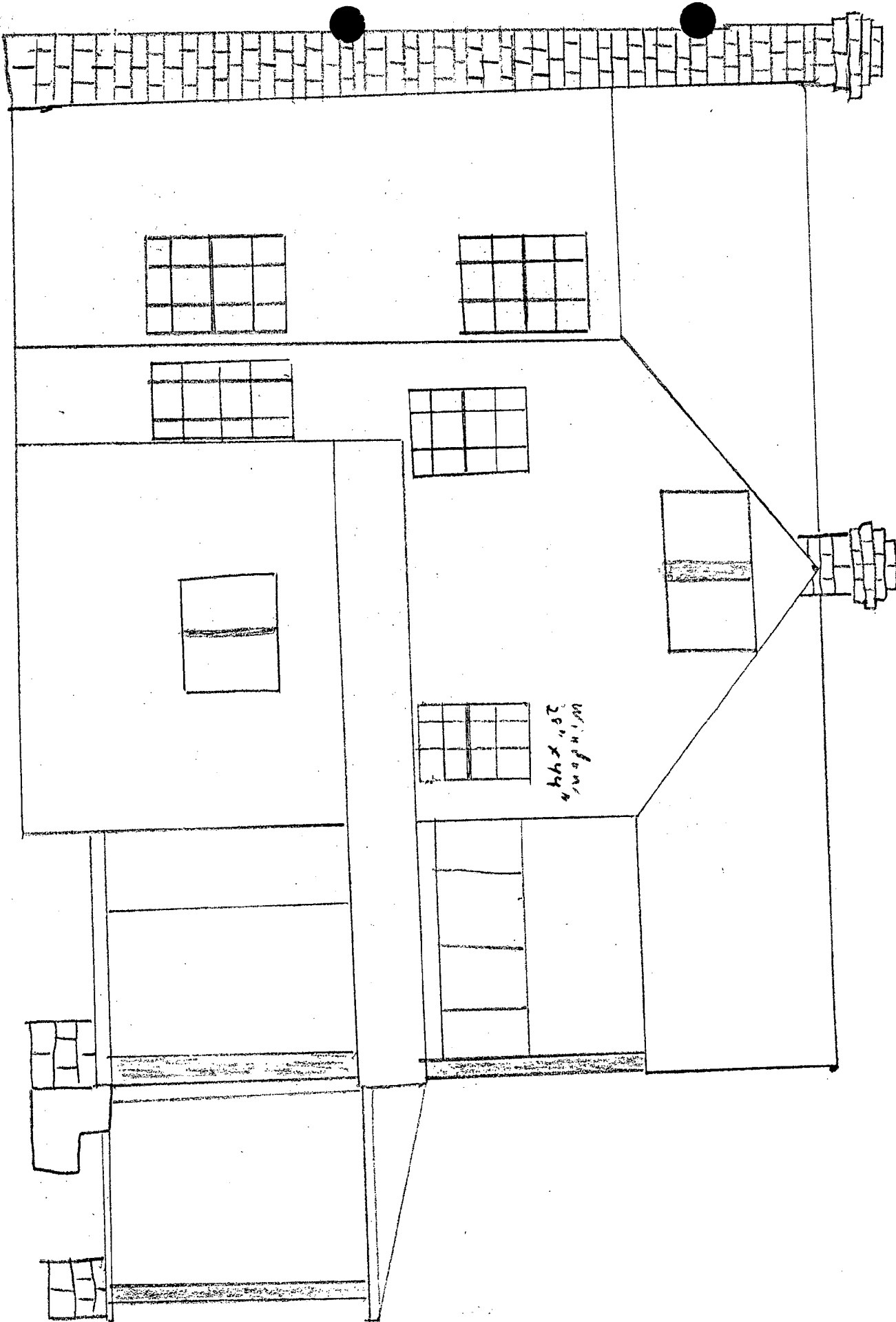


South Elevation
Proposed





West side



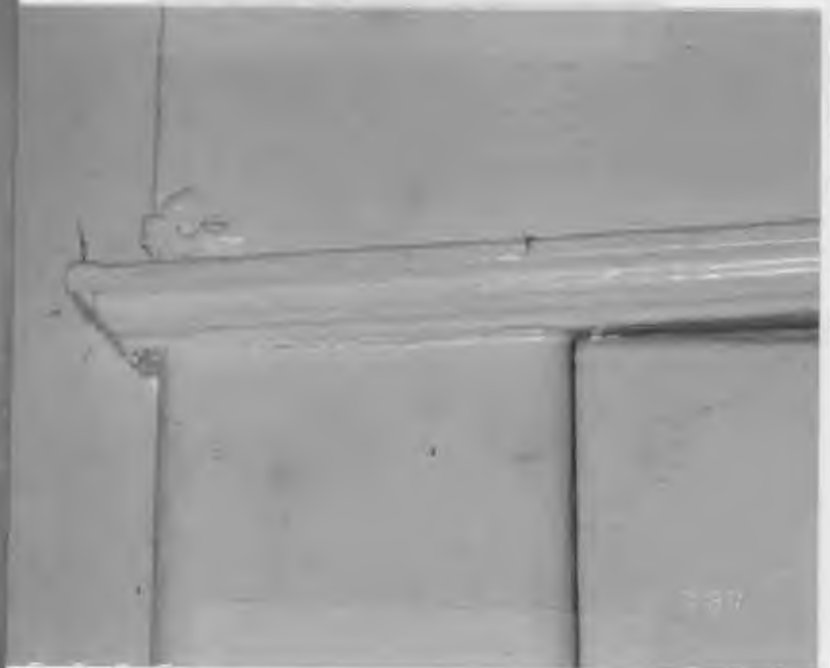
West side
Proposed



Location
of Bathroom
Window



Bathroom Cabinet
Location of window





North View



North View



East View



West View



South Chimney





Braces Holding South Chimney





North Chimney





Location of Stained Glass Window & Closed in Porch



Inside view
of Stairs &
Location of
Stained Glass
Window



Location of Proposed
Chimney

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**