

D. Ruppert (New Construction) ^R
Lot behind 26000 Frederick Rd. (PRELIM)

#10/59-01D 26003 Frederick Rd
(Hyattstown Historic District)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Second Alley (Part of Lot 40) Meeting Date: 3/28/01
 Applicant: Daniel A. Ruppert Report Date: 3/14/01
 Resource: Hyattstown Historic District Public Notice: 3/7/01
 Review: **HAWP** Tax Credit: No
 Case Number: 10/59-01D Staff: Robin D. Ziek

PROPOSAL: Construct new house on existing building lot. *Steve: makes motion*

RECOMMEND: Approval *w/ staff level approval: porch railing, front walk w/ stepping stones, details, staff comes back to HPC if unclear.*

The applicant came before the HPC on February 14, 2001 for a Preliminary Consultation on this proposal. The comments were generally favorable, and the applicant has incorporated all the suggestions that were given at that meeting into the current proposal.

PROJECT DESCRIPTION

Steve: Watch out for fancy columns! Go plain...

SIGNIFICANCE: Hyattstown Historic District, Platted 1798
STYLE: Vernacular
DATE: 19th and early 20th century

The existing building lot extends from Frederick Road, with 32' of road frontage, along Second Alley for a distance of 247' and then expands to a larger area measuring 82' x 132'. Second Alley is currently a gravel road, providing access to the old public school building at the top of the hill and which is now a residence. In addition, Second Alley provides access to an outbuilding which is partially built of stone, and small parking areas for the adjacent properties.

PROPOSAL

The applicant proposes to construct a narrow two-story building in the wide portion of the property, facing Second Alley. The house will be sided with wood clapboard or a cement wood clapboard substitute material such as "Hardiplank". There will be a full-width front porch with wood columns. As the porch is less than 30" above grade, no railing is required. The front door has been modified, as recommended, to a single solid panel wood door with side lights and a transom. Anderson wood-clad windows are proposed. The wood trim will be [nominal] 4" width to approximate the local construction. The main roof will be covered with asphalt shingles, while the porch roof will be either galvanized metal or asphalt. No trees will be removed or affected.

STAFF DISCUSSION

The applicant's proposal is appropriate in Hyattstown. This is the building lot for an early general store which used to stand close to, and facing, Frederick Road. The proposal is a simple vernacular form and suitable for a residence or for a store, and staff notes that many of the existing residences in Hyattstown had commercial uses at one point.

The proposed use of Second Alley for access supports an existing condition. Staff notes that this application does not include any changes to Second Alley, either in terms of the width or the paving material which is now gravel. Should there be any changes proposed, the applicant would have to return to the HPC for review and approval.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of 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:

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.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20880
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

Contact Person: Danny Ruppert

Daytime Phone No.: 301-370-4003

240.793.0634

Tax Account No.: _____

Name of Property Owner: Daniel A Ruppert

Daytime Phone No.: 301-370-4003

Address: 2603 Frederick Clarkburg MD

Street Zip Code
20878

Contractor: Ruppert Family Builders

Phone No.: 301-370-4003

Contractor Registration No.: BC 3547

Agent for Owner: self

Daytime Phone No.: same

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: RT 355 Frederick RD

Town/City: Hyattstown Nearest Cross Street: old hundred RD RT 107 + 355

Lot: _____ Block: _____ Subdivision: _____

Liber: 3698 Folio: 681 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ \$125-145,000

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.

Daniel A Ruppert 3/07/01
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 242220 Date Filed: 3/7/01 Date Issued: _____

10/59-010 (3)

**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:

NEW Home on site of old store or smith shop to the
Best of my knowledge additional info. Bill for insurance - home's general store site
Abe Hyatt original Built 1870's Barrett also lived in the house before
it burnt. well is existing & repairable

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

pretty little quaint home built on flat lot, no trees to disturb,
access from second ally, so no new curb cut or land disturbance.
land slopes well to street (355) so no swam. issues. off set from
back house so will not block view of older home. can face N-S or E-W
880sq' 1st level 3 bedroom 1/2 bath 2 story farmhouse fits right in

2. SITE PLAN

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

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.

- 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.

**#4. MATERIALS SPECIFICATIONS See elevation front & right side
left**

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

- * 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

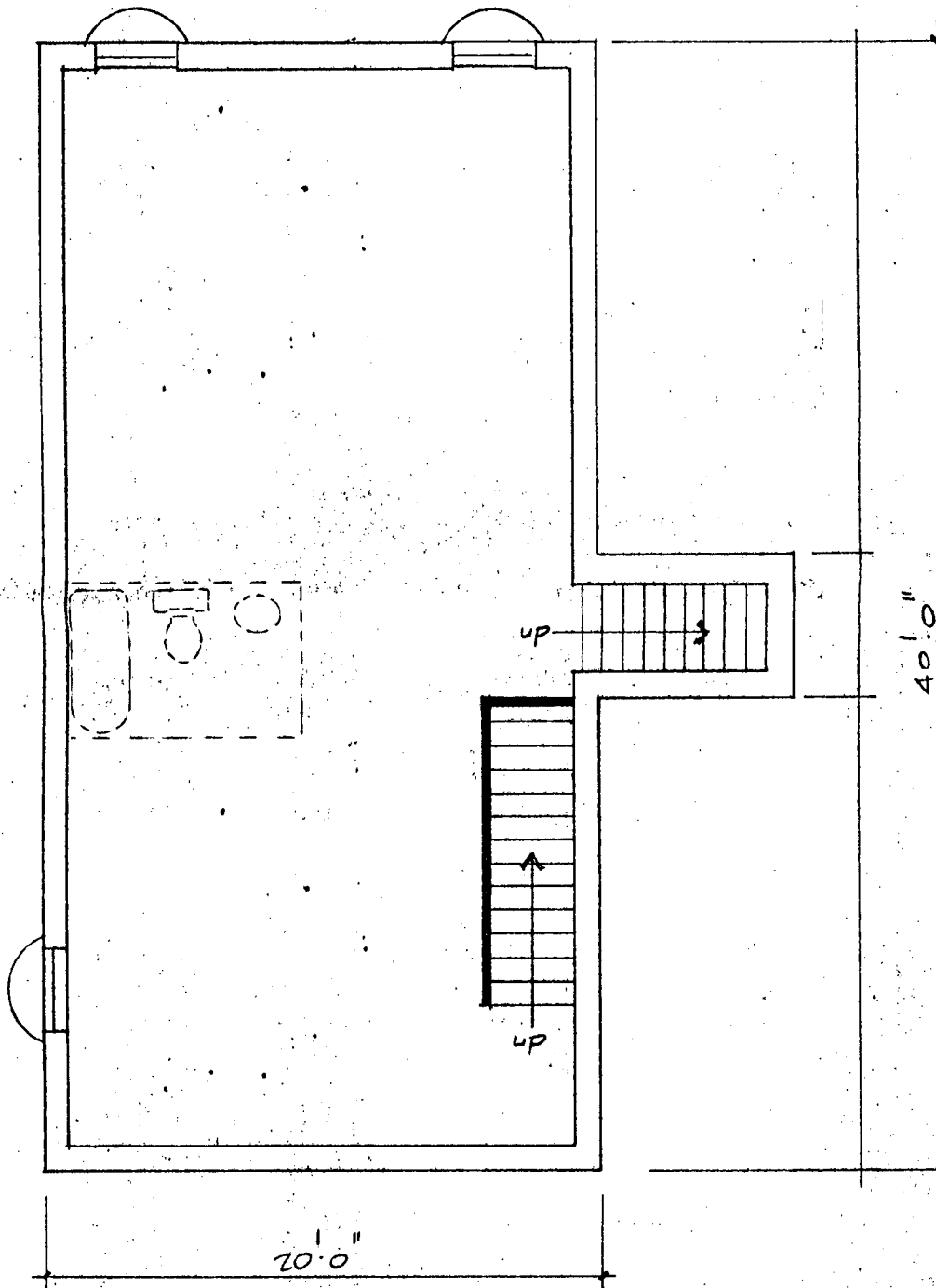
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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).

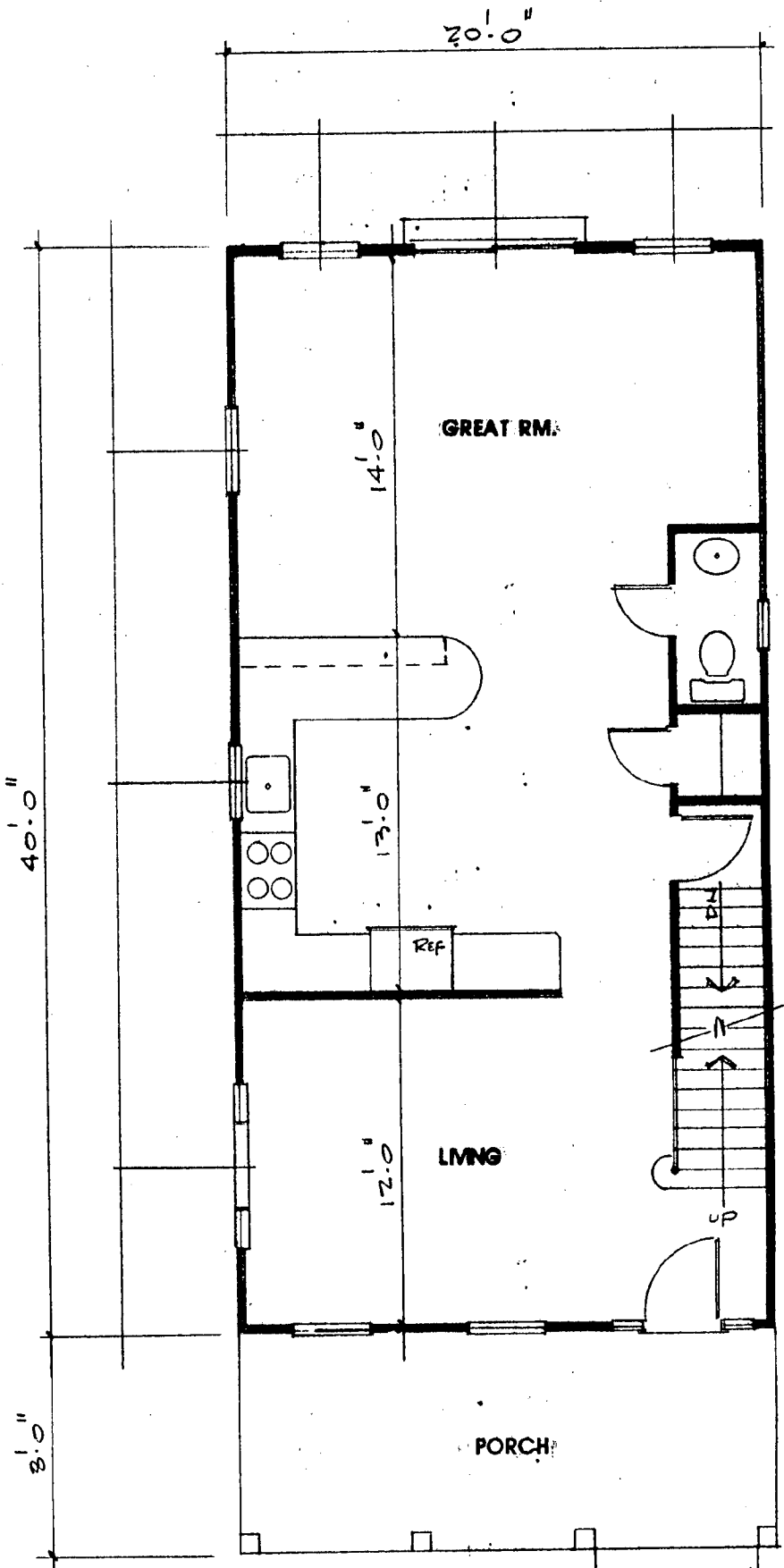
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

4



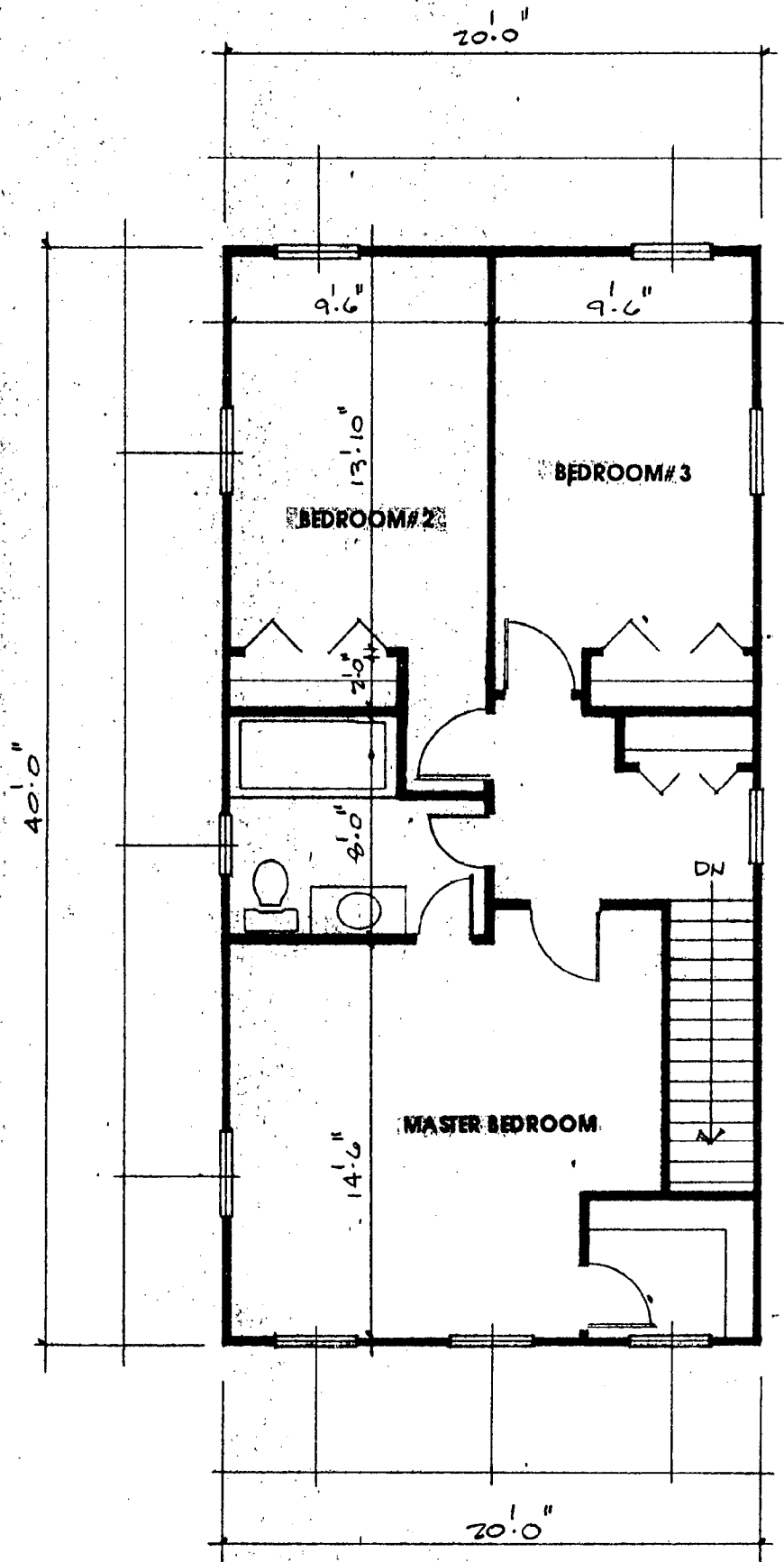
BASEMENT PLAN

1/4" = 1'-0"



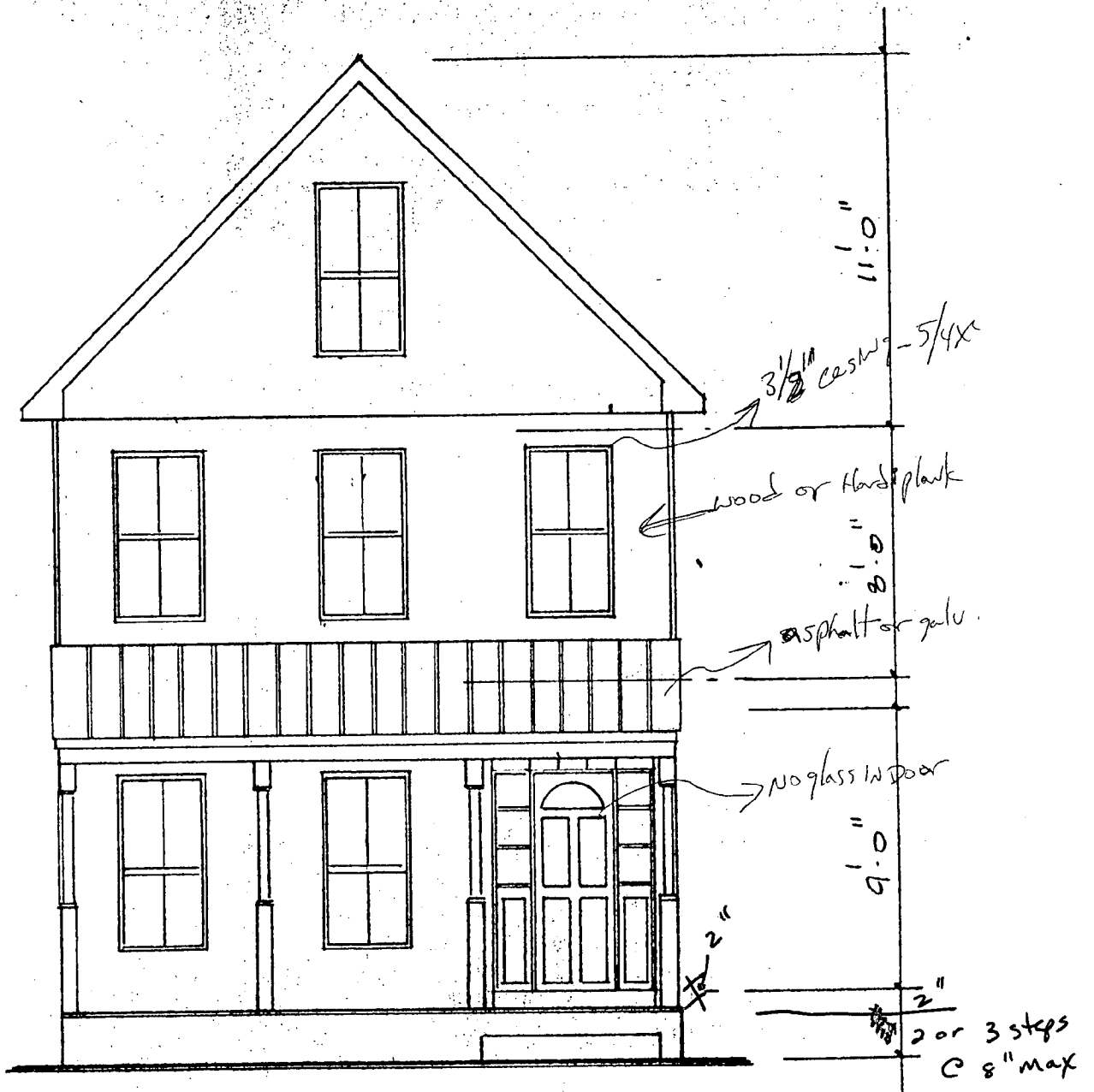
8

REVISIONS

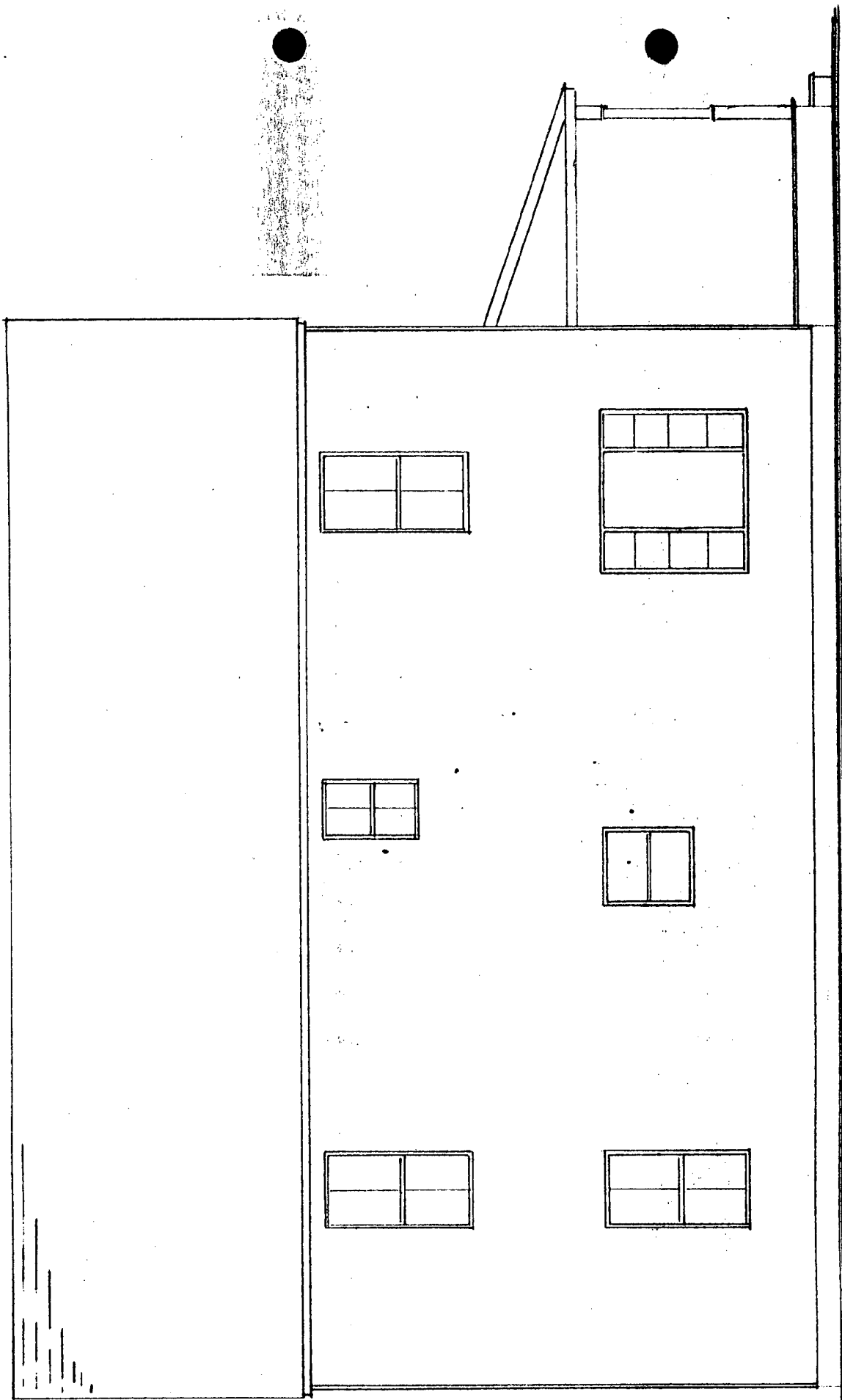


Date _____
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Drawn _____
Job _____
Sheet _____

9



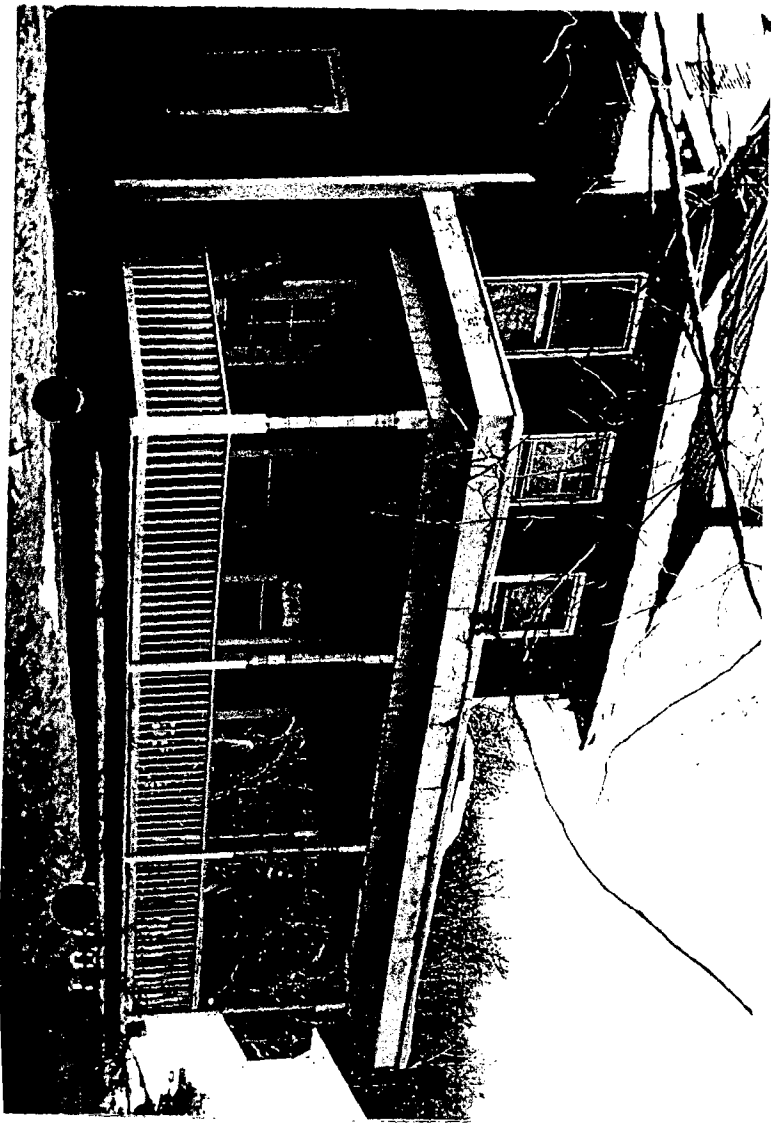
FRONT





12

wood
R
trees
H
water



63007 →

→ 00640
F102 01/15/80



13

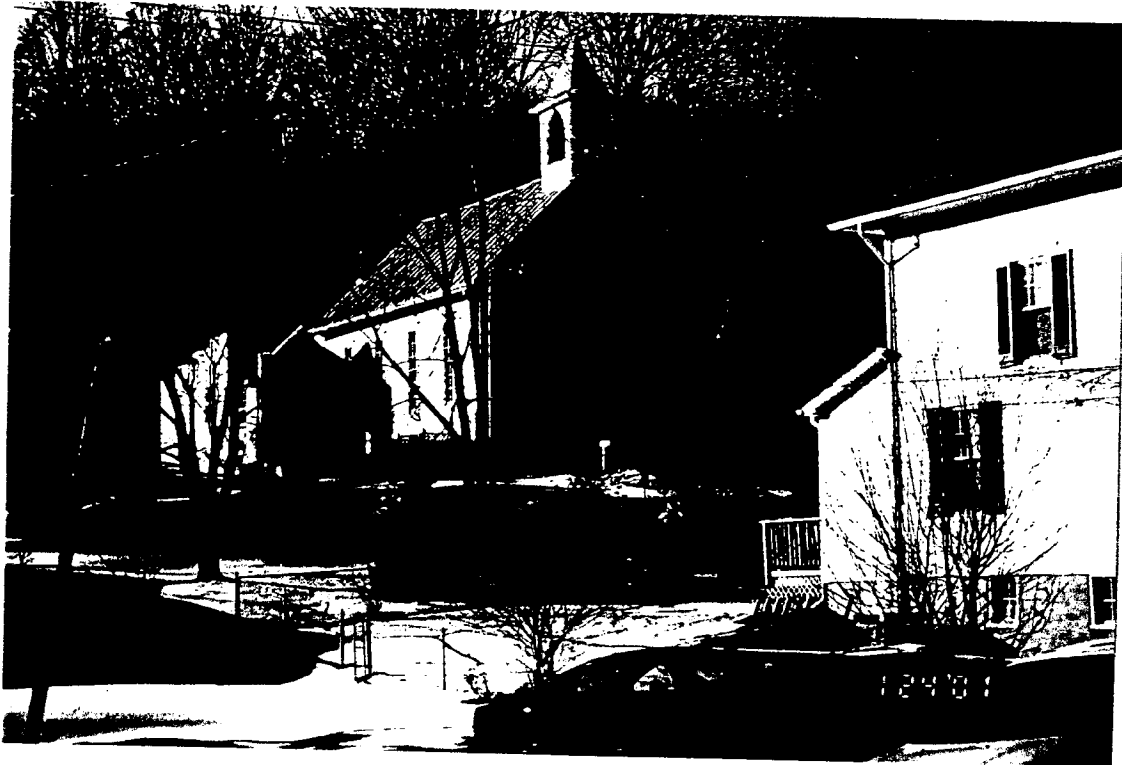


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26000? →

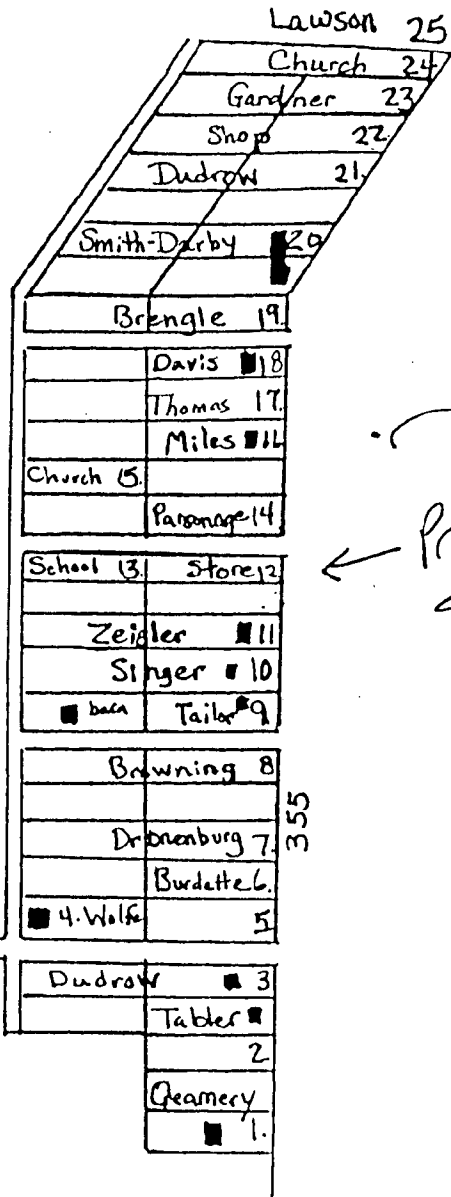


Taken standing in second alley



second alley





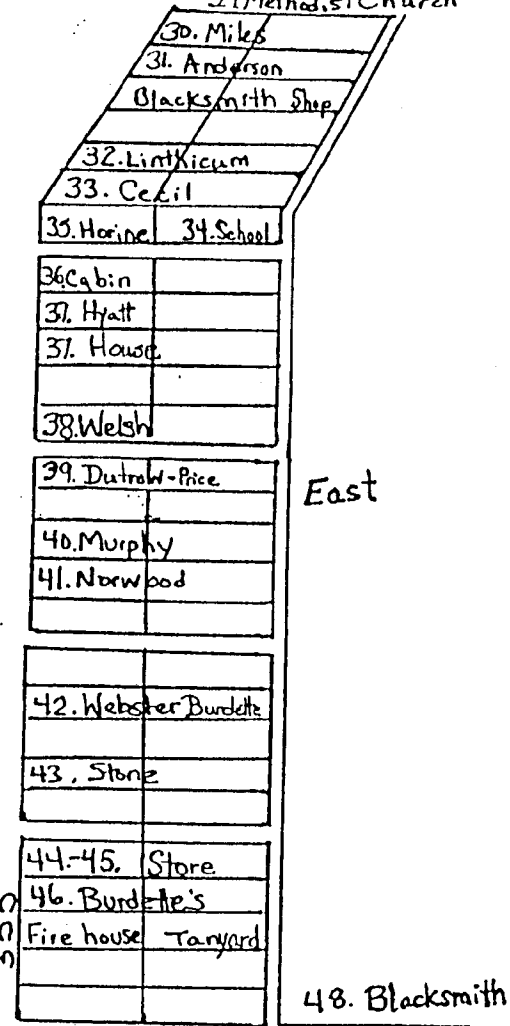
West
Layton's Orchard.

Project site

West Side—Great Road

16

26. Mtn. View Park
27. Hyatt - Tabler Farm
28. Burdette's
29. Methodist Church



East

49. Mill
East Side—Great Road

George Grimes was the shoemaker. He lived in a brick house on the east side of Route 355 north of First Alley; this house has been torn down. His shoe shop was in a separate building next to his house. Across the road was the tailor's shop, operated in the 1860's and 1870's by William Davis. Davis rented the small, two-story frame building (now sheathed with aluminum siding) from the Leather family. It must have been convenient for Davis to have Levi Zeigler as a neighbor, Zeigler demonstrated and sold sewing machines for the Singer Sewing Machine Company in the 1870's and 1880's. The Singer Company was the first to offer installment buying to its customers.²¹

The town had several carpenters. John Gardner, who built the Methodist church, lived across the road from the church in one of Hyattstown's early houses. The house, built partly of logs, has a large fireplace chimney. His son, Edward Grafton Gardner, acquired a house on the east side of the road in 1862 which he remodeled extensively. He too was a builder. Other carpenters of the period were P.C. Dutrow and J.R. Smith.²² As was common during this period, the carpenters were manufacturers of coffins, hence the town's undertakers.

The merchants of 1879 were D.W. Dutrow and Wellington Welsh. D.W. Dutrow lived on the east side of the road just south of Second Alley. His store, which burned down some years ago, was across the road from his house. Dutrow was a "dealer in millinery and fancy goods, dry goods, groceries, hardware, boots and shoes, etc."²³



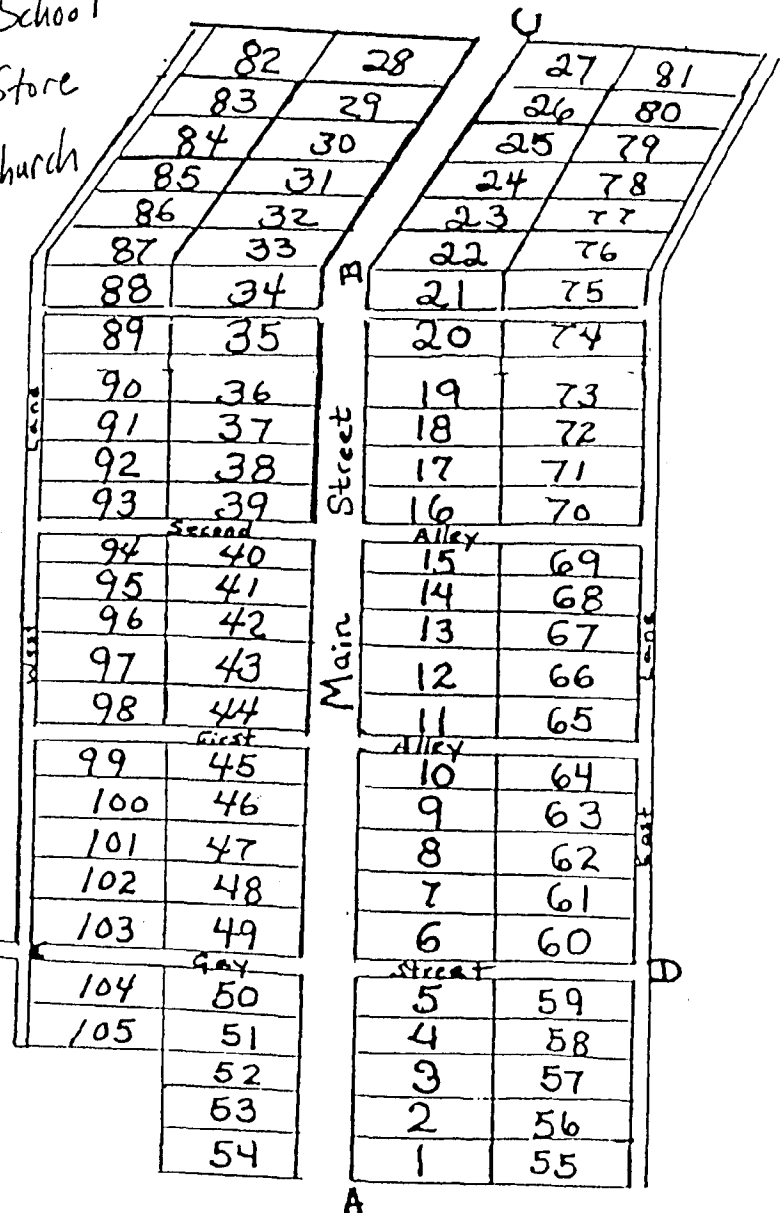
Dutrow's Store, Circa 1900

21. "Hyattstown Walking Trail," *op.cit.*

22. *Boyi, op.cit.*

23. *Hopkins, op.cit.*

Lot 94 = School
 Lot 40 = Store
 Lot 92 = church



1798 Town Plat

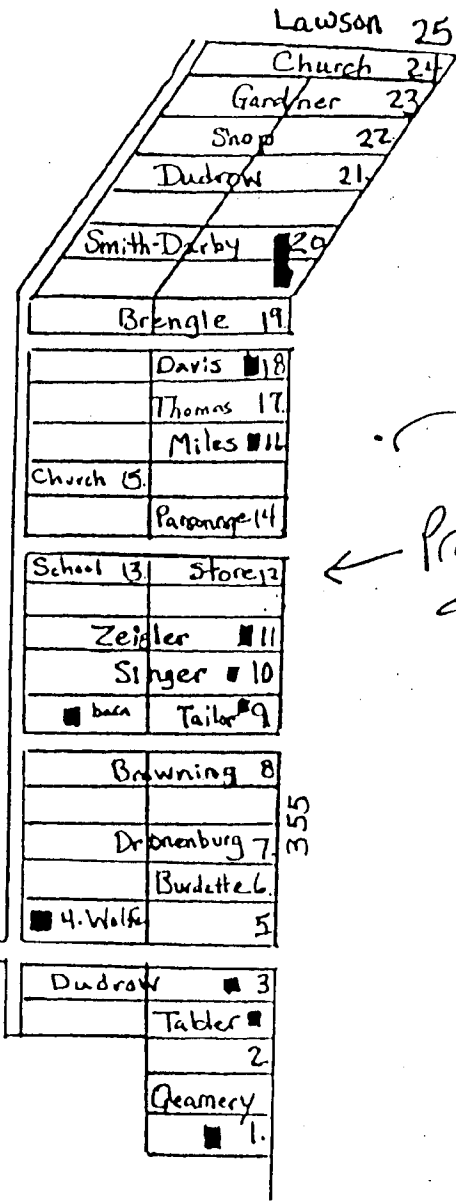
Tabler, Joshua Inman, Barrick Hall, William Hyatt, Charles Busey, Jr., Lewis Duvall, Joshua Dorsey, William Burgess and Christian Tabler.

The Frederick-Town Herald lists the following items: Eli Hyatt claims a runaway horse at Hyatt's Town [June 25, 1803.] "Stop the Villain" George Davis warns about a horse thief in Hyattstown [June 16, 1804.] And the miller, George Wolfe, placed an advertisement for a runaway slave June 30, 1804.

By 1804 Jesse Hyatt owned 710 acres, ten slaves, and he was collecting ground rent from 12 owners. Hyatt's Town had six cabins, a tavern, and grist mill. Although a few crops were grown in the back of resident's dwellings, the life in the rural village centered around commerce. The road was maintained and services were provided to the travelers, because this was their primary industry. A petition was made for a road from Hyatt's Town to Liberty Town passing through New Market. This would eventually become route 75, but making sure that it went to Hyatt's Town was a strategic point for the merchants.

On March 6, 1804 Eli and Mary Ann Hyatt sold a half acre lot to the Trustee's of the Methodist Episcopal Church for a log building to be erected. One of the trustees, Charles McElfresh had been holding meetings for members. The other trustees were: John H. Smith, Joseph Benton, Samuel Hobbs and Basil Soper. Samuel Soper is credited with constructing the chinked log church, which set back farther from the road than the current building does. The outline of the original building is visible near the addition at the back of the church. Samuel Soper also taught classes on weekdays in this building. The school met here for about 25 years.

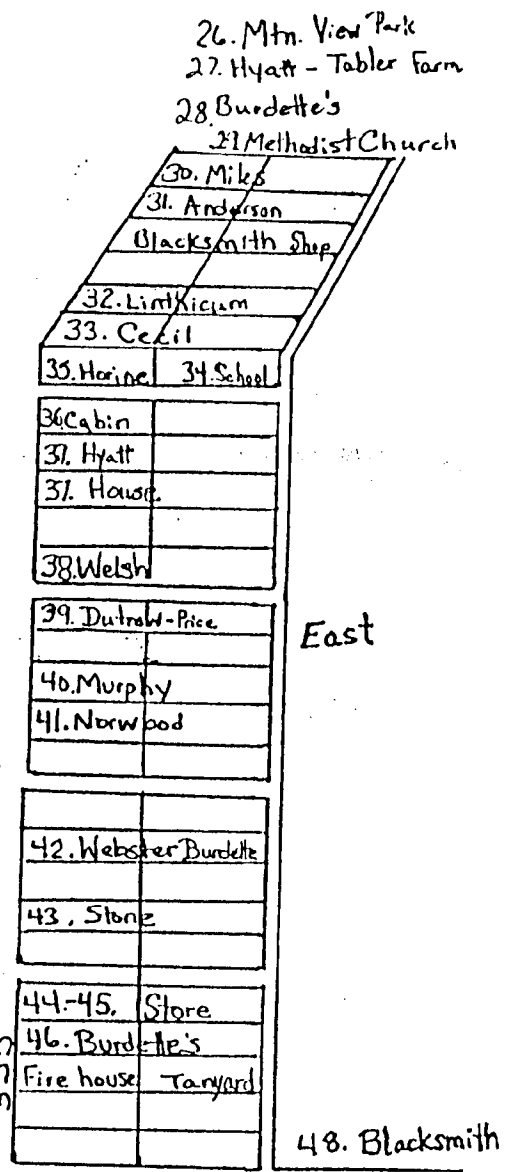
The Great Road at this time was a toll road, but not officially a turnpike. In 1805 local politicians pushed for the Georgetown to Frederick Road to be incorporated as a turnpike. On January 25, 1806 an act was introduced in the Assembly to attain turnpike status for the Great Road. This



West
Layton's Orchard.

Project site

West Side—Great Road



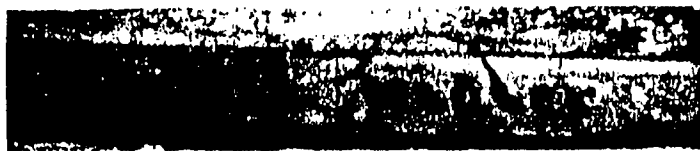
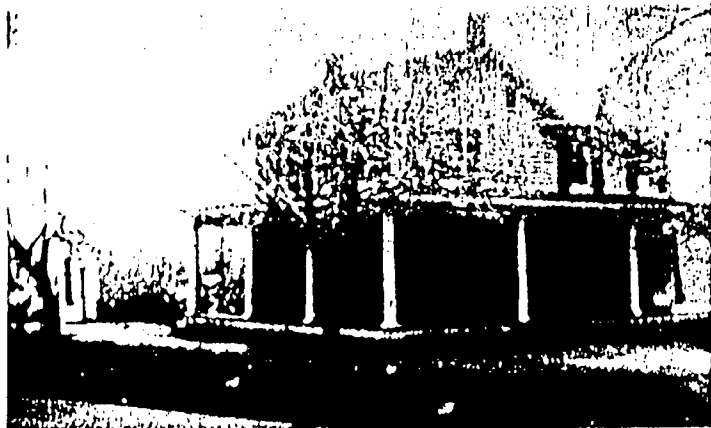
East

49. Mill
East Side—Great Road

11. Zeigler House
lots 41, 42, 95, 96 & 97

26000 Frederick Rd

Thomas Burgee, Jr. may have built a log house here first when he owned this property in 1820. David Zeigler added to the log house in 1850, after inheriting it from his wife's parents. David and Ann lived there until 1866, when they sold it to son Levi Zeigler for \$600.00. Levi moved to the house after leaving the sawmill. Levi died 1901, and his son Ernest sold the house in 1902 to Charles Price and then Jasper and Edna Price. The house 2 1/2 story house has lapped and novelty clap boarding. The porch wraps from the east to north elevation, with a flat roof supported by metal posts. Two story south ell has a gabled roof with raised metal seam covering, black louvered shutters, adding charm to the street scene. The log beams under the house have L. C. Zeigler carved in them.



SUBJECT PROPERTY

12. Bowman-Harris General Store
lot 40 south corner of Second Alley and Main Street

Site of Asa Hyatt's log house, 1820, later D. W. Dutrow's Mercantile which burned down. Peddlers could come to get re-outfitted at mercantiles such as this. Traveling salesmen (or drummers), carried their samples with them, and needed lodging, supper, and stable/livery facilities. Built in 1876, it was later converted into a residence in the 1930's, where Lucy and Edgar Burdette lived and ran a butcher shop in the back.



13. Hyattstown School
lot 94 on Second Alley at West Street

ADJACENT
PROPERTY

The lot was purchased from Levi C. Zeigler on 12 August 1878 for \$100.00. On 19 Nov. 1878 the board approved \$655.00 for the construction of the building, and furniture. This 24' by 26' two room school house replaced "Swamp College". It was completed and opened in 1880. The school at this time went up to the seventh grade. The school had double desks, where two children shared a bench style seat. They had ink wells and also had pencils (which cost a penny) and copybooks (which cost two cents). On 4 March 1881 this item appeared in the Sentinel: "The boys and girls of our town enjoyed on last Friday evening, defeating the Comus school in a spelling match. Whilst we can boast of our fine stores and churches, we must close our mouths when we think of our poor schools. Shame upon a School Board that recognizes spite work."

Teachers listed: John Shipley, Isaac Davis, W. W. Darby, James E. Duvall, Myra Wolfe, Forrest Gott, Miss Barry Albert, Viola Hunt, from Frostburg, who boarded with Nellie Burdette, Miss Margaret Devilbiss, Rev. Robert C. Lutton, Miss Powers, Mollie Green and Willis O. Rhodes. In 1900, John Darby, Jr. and Mrs. Maggie Ryan were both teaching. Mary Ryan, daughter of Maggie, then followed. Courtney Wade was the last teacher here before the school closed. Beginning in 1925, Jim Thompson drove a bus to Rockville High School daily for students who wished to continue their education.

Willis Rhodes had taught in Flagstaff, AZ before returning to Maryland to teach. He told many stories to the students about the wolves howling at night, and the landscape of the southwest. Mr. Rhodes was the only male teacher at the Kingley School before transferring to Hyattstown, in June of 1900. He also taught at Glen Echo. Mrs. Ryan, who taught the lower grades when Mr. Rhodes was teaching the upper grades, contracted tuberculosis, and eventually had to leave.

Richie Benson grew up in Hyattstown and attended the Hyattstown School. She says that there were two teachers at that time, Willis O. Rhodes and Viola Hunt. She usually walked home for lunch, and only carried one when the weather was bad. The teacher could fix a lunch on the pot belly stove for those who came from out lying areas, it was similar to gruel. At recess they played ante-over, a game where they threw a ball over the schoolhouse, and someone had to run and get it on the other side. Also, they played stick ball and did chin-ups on the bar between the trees. Frank Linthicum was on the school dodge ball team. When the students attended the county-wide field day at the old fairgrounds in Rockville, the Hyattstown dodge ball team competed in the tournament. Frank remembers that they made it to the finals and their opponent was "Froggy Hollow" school in Kingsley. The victorious team members from Hyattstown were awarded medals after the game. The school was auctioned in 1947, being purchased by A. R. Carlisle and subsequently turned into a private residence.



14. Christian Church Parsonage lots 39 & 93

Site of the Lemuel Nicholson log house 1820, renovated, the Lottie Cecil house stood closer to the road than the present house at this location, in fact so close that the front porch practically was the sidewalk. Henrietta Benton bought the two lots from Lottie Cecil in 1879. William Lewis, wife Elizabeth and 3 children lived here c. 1898. In August of 1920, Bradley Hill Dudrow and his wife Birdie Beall Dudrow granted lot 39 to the Christian Church for the parsonage. The present parsonage is in the Colonial Revival style built on the site of the former garden located behind Mrs. Cecil's house. The parsonage was built in 1922 for \$600.00.



15. Christian Church lots 92 & 38

In 1820 lot 38 was owned by George Slacker. This lot was later sold to Jacob Thomas in 1826. To meet it's growing needs, the congregation decided to build a new structure on land donated by Jacob B. Thomas & wife, Elizabeth Ann Norwood, granddaughter of Eli Hyatt. In 1870 the cornerstone was laid under the leadership of Rev. Alfred N. Gilbert, and the present two-story building was completed for a cost of \$3,000.00. The new building was dedicated 20 August, 1871 with a congregation of about 40 members. Levi C. Zeigler was elected elder and Thomas Price, Philip C. Dudrow, C. Harrison, and Luther Norwood, nephew of the donors of the land, were elected deacons. A formal deed was executed in 1876 when Elizabeth A. Norwood Thomas and Jacob Thomas granted unto Thomas Norwood, Andrew Hammon, Sr., Thomas Price, George W. Davis and Jacob Thomas, as trustees, for the "exclusive use for the Society of Christian people called Disciples of Christ residing in the vicinity of and in the habit of attending divine worship in the building commonly known as the Christian Church of Hyattstown. The congregation was incorporated on 3 May 1890 as the Hyattstown Christian Church, signed by the following officers of the church: Charles Price, Jacob Thomas, Thomas Norwood, William Hornum, Thomas Price and Levi Christopher Zeigler. During this period, the church was heated by two wood stoves, one on each side of the sanctuary. The lighting was from coal lamps. Horses were tied to hitching posts out front. The bell was added in 1915. It was rung for services on Sundays, and at 11:00 each Armistice Day. The church held an annual Children's Day in June, Strawberry Festival in June and a church picnic in August. It was held at Mountain View Park from midday until dark. Music was provided by the Browningsville Band, with games, food, speeches and after electricity

[c. 1925] cake walks. During September or October the church had two weeks of evangelistic services, with a prominent evangelist. The last Sunday would be the day for baptisms, at Bennett Creek, until 1920 when the baptistery was added, which was heated by a small stove-like heater. In 1920 two lots adjoining the church property were deeded to the Christian Church by Mr. and Mrs. Bradley H. Dudrow and used as the site of the new parsonage. The educational building with kitchen, hall, office, four classrooms, rest rooms and baptistery was built in 1954 at a cost of \$13,500.00 and dedicated in June 1955. [parking lot is lot 38].

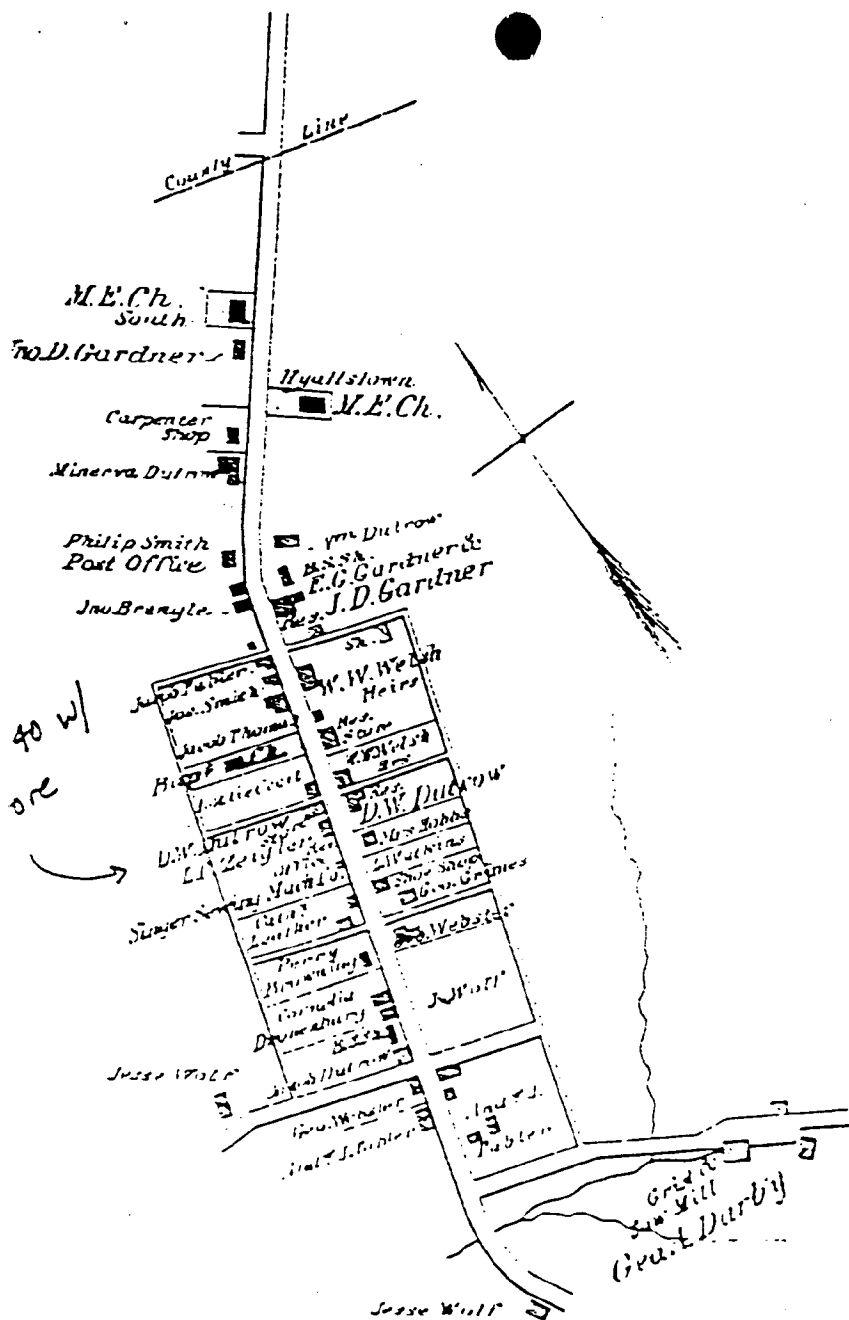


Ministers of the Christian Church:

- 1840 Robert Ferguson
Neal McCollum
John P. Mitchell
William Schell
- 1890 Rev. Mr. Wolfe
Alfred Gilbert
- 1912-19 Oliver C. Barnes
- 1920-22 Ralph V. Funk
- 1924-31 Robert Clifford Lutton
- 1931-40 Oliver C. Barnes
- 1940-42 Leslie Bowers
- 1942-44 G. D. Lamb
- 1944-52 Ladue B. McGill
- 1953-55 J. Arthur Mott
- 1956 Charles H. Funk
- 1956-57 Maitland Watterworth
- 1957-63 J. Arthur Mott
- 1963 Gerald Flinn
- 1964-68 Albert H. Tisdall
- 1968-72 Theodore Keckler
- 1972-76 David L. Watterworth
- 1976-83 John S. Powell
- 1983-84 Caren Cullen-Knapp
- 1984 W. F. Terry Reister

16. Stella Miles House
lots 37 & 91

Site of Ralph Norwood's house, this was later the site of the Mr. Harris's garage. Around 1945 Stella Miles had Raymond Spring build an addition and renovate it for her house.



Dutrow's Store, on
Lot 40.

Precedes Bowman
Store, also on
Lot 40.

of Hyattstown Taken from Hopkins' Atlas of 1879

from William Dutrow's shop was the home of John Brengle, a car-
 er.²⁰ Brengle's house, which he bought in 1864, was one of the
 a. The original house was a log cabin built in the early 1800's by
 and Eli Brashear. It had been enlarged upward and to the rear before
 Brengle. German siding and other trim were added during the Victo-
 gle, who was also a painter and decorator. This house, later occu-
 e family, is still standing today. In 1879, John Burdette was a
 and harnesses. It is interesting to note that the Burdettes of
 obile dealership in Hyattstown.

2 History of Montgomery County, Maryland, from Its Earliest
 to 1879 (Baltimore, MD: Regional Publishing Co., reprinted 1968),



George Grimes was the shoemaker. He lived in a brick house on the east side of Route 355 north of First Alley; this house has been torn down. His shoe shop was in a separate building next to his house. Across the road was the tailor's shop, operated in the 1860's and 1870's by William Davis. Davis rented the small, two-story frame building (now sheathed with aluminum siding) from the Leather family. It must have been convenient for Davis to have Levi Zeigler as a neighbor, Zeigler demonstrated and sold sewing machines for the Singer Sewing Machine Company in the 1870's and 1880's. The Singer Company was the first to offer installment buying to its customers.²¹

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Edward's Store, Circa 1900

21. "Hyattstown Walking Trail," op.cit.

22. Egan, op.cit.

23. Hopkins, op.cit.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1899	<input type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1879

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The first schoolhouse erected in the village of Hyattstown is believed to have been constructed during the 1830's, on a portion (lot 74) of the Hyatt-Welsh estate. This early frame, one-room school was situated about 250 feet from the Frederick Road, in a low, level and rather marshy spot of land; hence, the school was locally referred to as "Swamp College." It was a frame, one-room building which served 8 grades and 60 to 70 pupils. This original Hyattstown school, organized some 30 years before the advent of county-wide public education, served the small community until the late 1870's, when the citizenry decided that the school was unpleasantly located and inadequate for the academic needs of the growing population. Therefore the old schoolhouse was abandoned, and the School Board on August 6, 1878 approved \$600 for a lot and a new building.¹

Land for the new school, a half-acre taken from parts of town lots 94-97, was granted to the Montgomery County School Commissioners by Levi C. Zeigler, on August 12, 1878 for \$100.² By the next year the new school had been constructed. It was a two-room frame structure, housing two teachers and the equivalent of grades one through seven. An addition was built in 1899 at a cost of \$350.³ The schoolhouse was used for some sixty years, and was closed in 1946 as a result of the school consolidation program.

On May 13, 1947, the schoolhouse and the lot it stands on were sold by the Board of Education to Allen Raymond Carlisle for \$2,050.⁴ Mr. Carlisle converted it into a residential dwelling, its present use. After his death in 1971, his widow sold the property to the current owners, Mr. & Mrs. William Gruver.

FOOTNOTES:

1. Jewell, E. Guy, "Schools That Were", unpublished manuscript, 1973.
2. Land Records of Montgomery County, Maryland, BBP 23/47.
3. Jewell, Op. Cit.
4. Land Records, Op. Cit., 1145/23.

CONTINUE ON SEPARATE SHEET IF NECESSARY

LOT 94

CONDITION

CHECK ONE

CHECK ONE

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

UNALTERED
 ALTERED

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hyattstown School was built as a two-room schoolhouse just south of the Christian Church and at nearly the same distance from the road. School Board insurance records of January 15, 1901 describe it as 24' x 26' in size, and of 2 rooms. The schoolhouse was auctioned off in 1947 and private owners enlarged it to its present five bay by two bay dimensions. There are four paired windows on the east (front) facade. The house has a gable roof which is now covered with asbestos shingles as is the exterior of the house. There is a small wooden front porch at approximately the middle of the east facade, and an exterior chimney to the north of it.

Second Alley leads to the schoolhouse. The lot is delineated by mature trees.





RESIDENCE -- was HYATTSTOWN SCHOOL
Hyattstown, Maryland
Photographer: Joseph J. Davis
Date: November 24, 1978
Direction: West M: 10/59

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Second Alley Meeting Date: 2/14/01
 Applicant: Daniel A. Ruppert Report Date: 2/7/01
 Resource: Hyattstown Historic District Public Notice: 1/31/01
 Review: **PRELIMINARY CONSULTATION** Tax Credit: No
 District Number: 10/59 Staff: Robin D. Ziek

PROPOSAL: Construct new home on site of R.H. Bowman store

RECOMMEND: Revise design, and return for Preliminary Consultation

- 1) Seek to assure access to property via Second Alley;
- 2) Review archaeological potential with regard to siting (and original siting of Bowman Store);
- 3) Consider siting with respect to old School building;
- 4) Add front porch;
- 5) Revise materials to wood siding, or approved substitute;
- 6) Revise design of front door.

PROJECT LOCATION DESCRIPTION

The existing building lot was recorded by deed dated December 4, 1967. The property extends from Frederick Road, with 32' of road frontage, along Second Alley for a distance of 247'; it is 82' x 132' in the area where the new house would be built (see Circle 7, 8). The size and shape of the lot stands in contrast to the original platting of Hyattstown (see Circle 13, 20) where Lots 40, 94 and 95 are in the general vicinity of the proposed new construction.

There was considerable public activity around Second Alley, with the Hyattstown Christian Church (Lots 92, 38) and parsonage (Lots 93, 39) on the north side of the alley, and a public school (Lot 94) and general store (Lot 40) on the south side. There were apparently at least two store buildings on Lot 40 over time, although more research should be done on the dates of the occupants. The first appears to be Dutrow's store (see Circle 4, 21), which shows up on the Hopkins' Atlas of 1879 (see Circle 2). with his residence on the opposite side of

Frederick Road. A photograph of this store, dated c. 1900, was printed in Vol. 29 of the *Montgomery County Story*, published in 1986 by the Montgomery County Historical Society. A photograph of the R.H. Bowman store was published in a small history publication in 1998, by Dona Cuttler, with the information that this store was built ca. 1876, and was converted for use as a residence in the 1930's. Clearly, there needs to be more research done on the history of the general store in Hyattstown on Lot 40. However, the Hopkins Map indicates that at least in 1879, there was a general store on Lot 40 fronting Frederick Road.

(Circle
16,
22)

The 19th century character of Second Alley can still be gleamed, with the Hyattstown Christian Church on one side, and the small school building on the other.

PROPOSAL

The applicant proposes to build a small 2-story residence which would measure 20' x 40'. A small parking area is shown on the site plan (see Circle 8). The plan indicates a 3-bedroom house, with 1-½ baths. There is no indication of a basement or attic space, although the roof has a steep pitch (12:12). The applicant proposes to use vinyl siding over most of the structure, with vinyl or wood vertical board in the gable ends. Anderson Vinyl-clad wood insulated windows are proposed with either 2/2 TDL or with 1/1 windows. The drawings seem to indicate that the front door would have side lights and a transom. Window shutters appear to be shown on the side elevation (see Circle 12). The applicant indicates that the new construction would not affect any trees.

STAFF DISCUSSION

At first glance, the proposal has appeal. The applicant has apparently derived the design of the new house from the photograph of the R.H. Bowman Store (see Circle 22). This store, with an 1876 date in the gable end, was a narrow two-story building with a full-width front porch along the narrow side. The building was very simple, although there is a decorative grouping of windows at the 2nd floor level under the inscribed date. The front windows were 2/2, while the side windows were 6:6.

Staff had originally discussed building a small 1-1/2 story dwelling on this lot, with a front porch facing on to Second Alley so as to reduce the impact of the building on the historic building pattern. Upon consideration of the applicant's proposal, staff feels that there are two viable options for new construction here.

- 1) Build a house on Frederick Road in the approximate location of the general store, with a massing similar to the general store. The applicant could use the historic photographs for guidance. The new building shouldn't replicate the store, but would be built of similar materials (wood frame, wood clapboard), and with a similar massing including the front porch facing Frederick Road. This would help to fill in the empty spaces which currently occur in the town's fabric along Frederick Road. The occupant would have a generous back yard, and could use Second Alley for access to a rear garage or parking area.

- 2) Build a small 1-1/2 story residence in the back portion of the lot facing Second Alley. The low height and small scale would minimize the impact on the historic school building and church. The reduced massing would help prevent the small school building from being overwhelmed, and would also help to reinforce the prominence of the historic structures including the church building. The church building faces Frederick Road, and participates in the vista from this public road in a way which no residence can achieve. In fact, the small public school faces Second Alley, and staff feels that a new residence should match this siting.

Staff feels that either option would conform to the feel and character of Hyattstown, especially as the applicant is proposing a house of such a small scale. In the current application, the applicant proposes setting the new house back from the edge of Second Alley to provide a view of the school house building. Most buildings on the rear lots were secondary structures and were laid out informally, in direct contrast to the tight residential layout of structures along Frederick Road. Staff feels that an informal siting on Second Avenue could be appropriate.

While the applicant proposes to use vinyl, staff feels strongly that this simple building should be sided with wood clapboard all the way up into the gable ends, as was the general store. The applicant might, however, wish to investigate the use of a wood substitute material such as "Hardiplank". This has been previously approved by the HPC and provides a close approximation to wood siding, which is something that the vinyl siding does not do. Staff notes that the front door should be something more compatible with the district than the stock door shown in the front elevation, with either a wood paneled door or 1/2-light wood paneled door. The applicant should also revise the sidelights to reflect more accurately what would be built.

Staff notes that the subject property was platted as a "flag lot", with frontage along Frederick Road. It would be preferable for the applicant to develop direct access off of Second Alley rather than constructing a new driveway from Frederick Road. This would help to minimize the amount of new paving in town, and would reinforce the original layout of the town rather than developing the new suburban "flag lot" scheme.

STAFF RECOMMENDATION

Staff recommends that the applicant incorporate the HPC guidance into a revised proposal and return to the HPC for a second Preliminary Consultation.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 208
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Danny Ruppert
Daytime Phone No.: 301-370-4003

Tax Account No.: _____
Name of Property Owner: Daniel A. Ruppert Daytime Phone No.: 301-370-4003
Address: _____
Hyattsville Street Number _____ City _____ State _____ Zip Code _____
Contractor: Ruppert Family Builders Phone No.: 301-370-4003
Contractor Registration No.: BC 3547
Agent for Owner: self Daytime Phone No.: same

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: Rt 355 Frederick Rd
Town/City: Hyattsville Nearest Cross Street: off hundred rd RT 107 + 355
Lot: _____ Block: _____ Subdivision: _____
Liber: 3197 Folio: 631 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC 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: \$ 5125-145,000
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.

Daniel A. Ruppert Signature of owner or authorized agent
1/24/01 Date

Approved: _____ For Commission, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

4

**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:

NEW Home on site of old store or smith shop to the
Best of my knowledge additional info. KH Bowman-Harris general store site
Area built original Built 1870's Built also lived in the house before
it burnt. well is existing + repairable.

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

Pretty little quaint home built on flat lot, no trees to disturb,
access from second ally, so no new curbcut or land disturbance.
lot slopes well to street (355) so no SWIM ISSUES. off set from
Back house so will not block view of older home. can face N-S or E-W
880sq' 1st level 3 bedroom 1/2 Bath 2 story Farm house Fits right in

2. SITE PLAN

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

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.

- 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.

4. MATERIALS SPECIFICATIONS See elevation front + right side

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

- * 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 drip-line 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, (301/273-1355).

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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

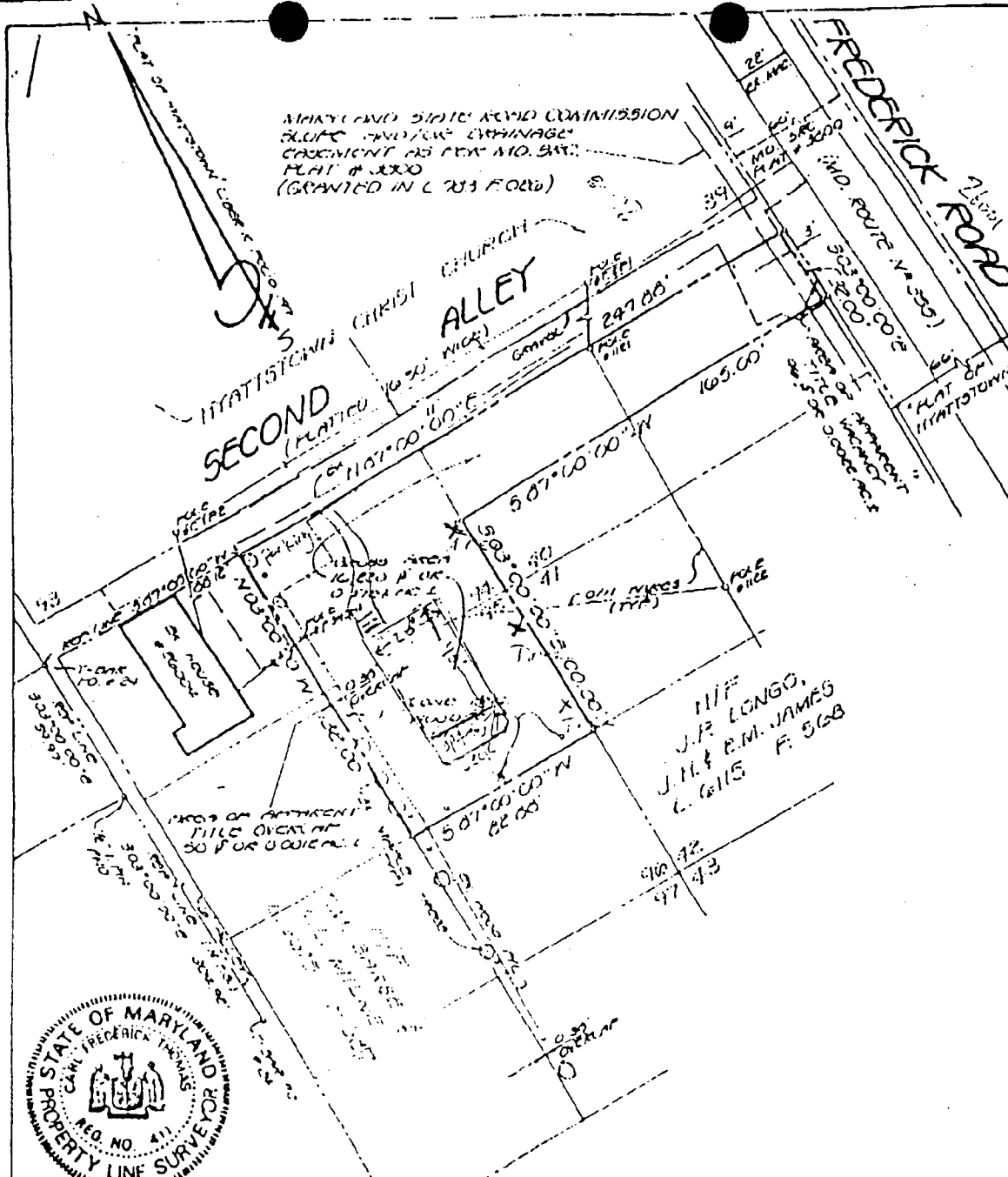
<p>Owner's mailing address Daniel A. Luppert 13513 Doherty Rd Germantown MD 20874</p>	<p>Owner's Agent's mailing address Daniel A. Luppert 18700 Liberty Hill Rd Germantown MD 20874</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>26008 Frederick Rd Hyattstown MD Clarksburg MD yellow house with side driveway in front of church</p>	<p>26001 Frederick Rd Hyattstown MD Marcia Haley across the street directly</p>
<p>26005</p>	<p>25004 Frederick Rd Clarksburg MD 20874? Tom Baser (owner)</p>
<p>Joseph Longo 26000 Frederick Road</p>	<p>Don Burgess 26021 Frederick Rd.</p>

g addresses' noticing table

7



New Res.
HOUSE



MARYLAND STATE ROAD COMMISSION
 SLUICE AND DRAINAGE
 EASEMENT NO. 100, 947
 PLAT # 3000
 (GRANTED IN L 203 F 026)

STATISTICAL CHRIST CHURCH
 ALLEY
 SECOND ALLEY
 (PLAT # 3000)

FREDERICK ROAD
 (MD. ROUTE N 305)

117 F
 J. P. LONGO,
 J. H. & E. M. JAMES
 C. GILIS F. 568



Carl F. Thomas

CARL F. THOMAS
 PROPERTY LINE SURVEYOR
 MD. REG. NO. 411

BOUNDARY SURVEY
 OF THE LANDS OF
D. SUMMERBELL AND R. G. ELLIS
 LIBER 3699, FOLIO 681

SITUATED ON FREDERICK ROAD (MD. ROUTE N 305)
 AND SECOND ALLEY
 CLARKESEXING ELECTION DISTRICT N 2
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20'
 REFERENCE: [unclear]
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]

Thomas, Moore & Associates, Inc.
 CONSULTANTS
 1000 NORTH PATTERSON STREET
 FREDERICK, MARYLAND 21701
 (301) 693-9700

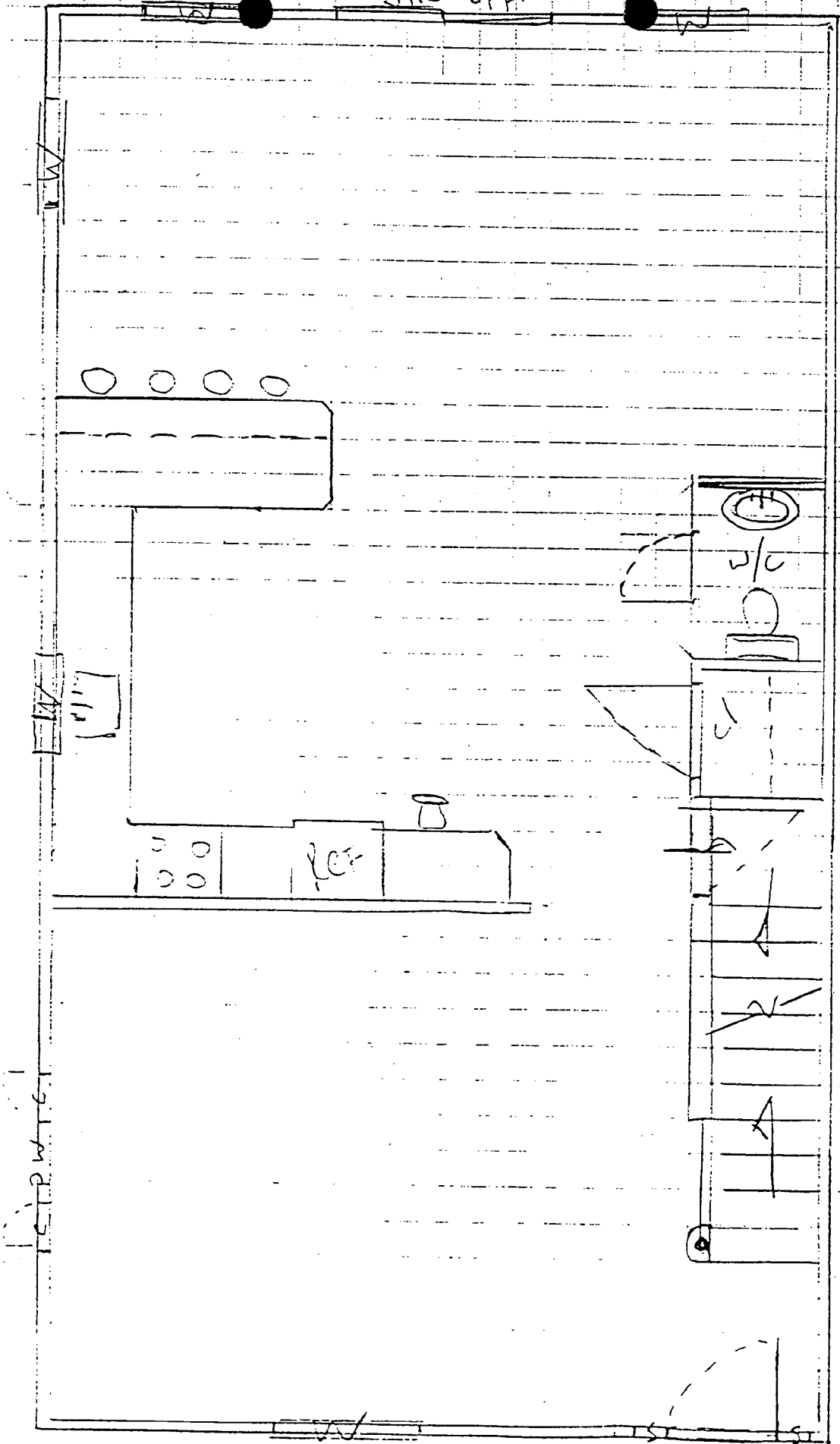
JOB NO. 0692
 THIS MAP IS, NO PART OF A
 SURVEY MADE BY [unclear] 1991

I HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE MARYLAND SURVEYING AND MAPPING ACT, AND THAT THE SURVEY WAS COMPLETED ON DECEMBER 4, 1967 AND RECEIVED BY THE MARYLAND STATE ROAD COMMISSION.

8

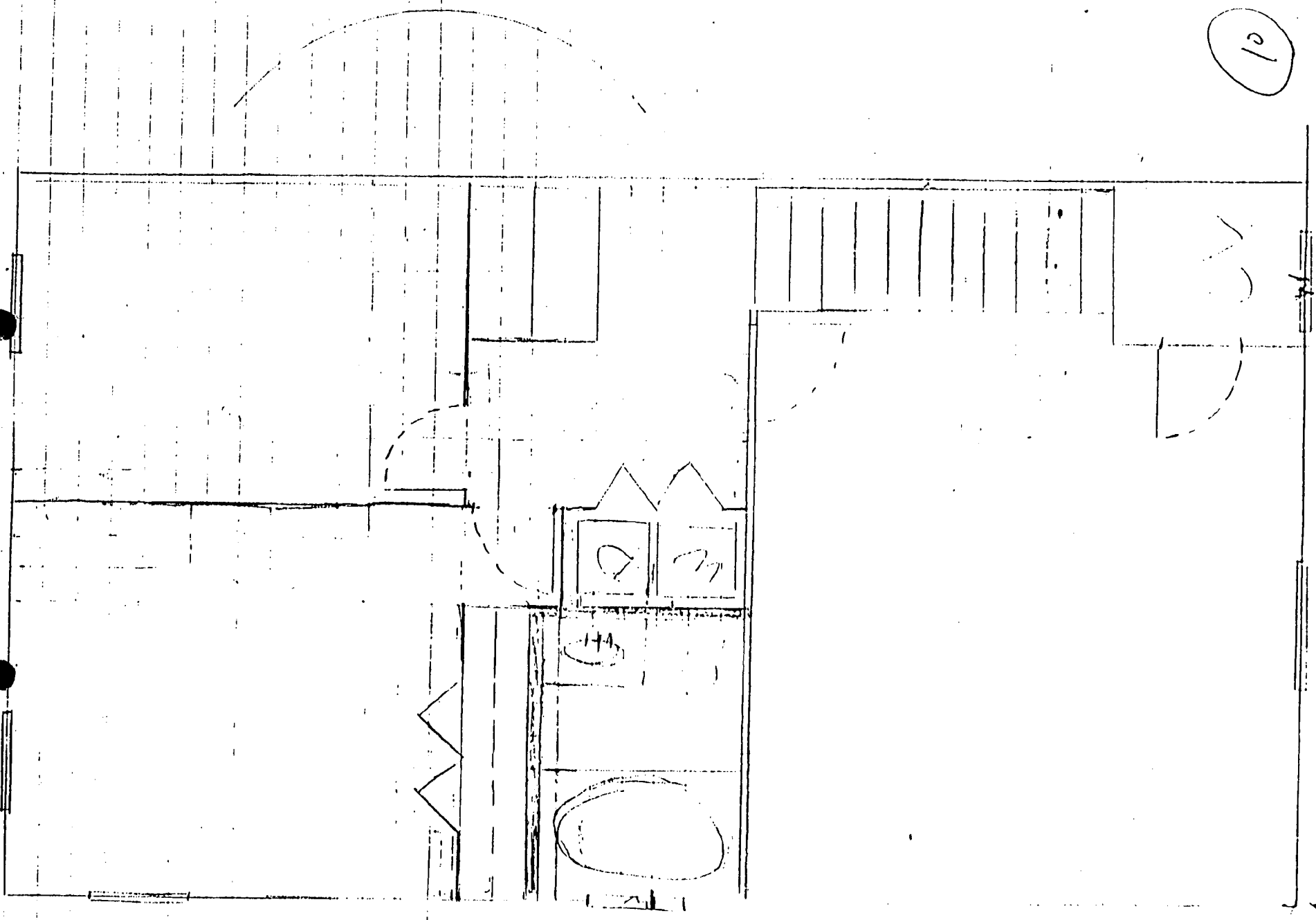
Slider off French

40"



9

01



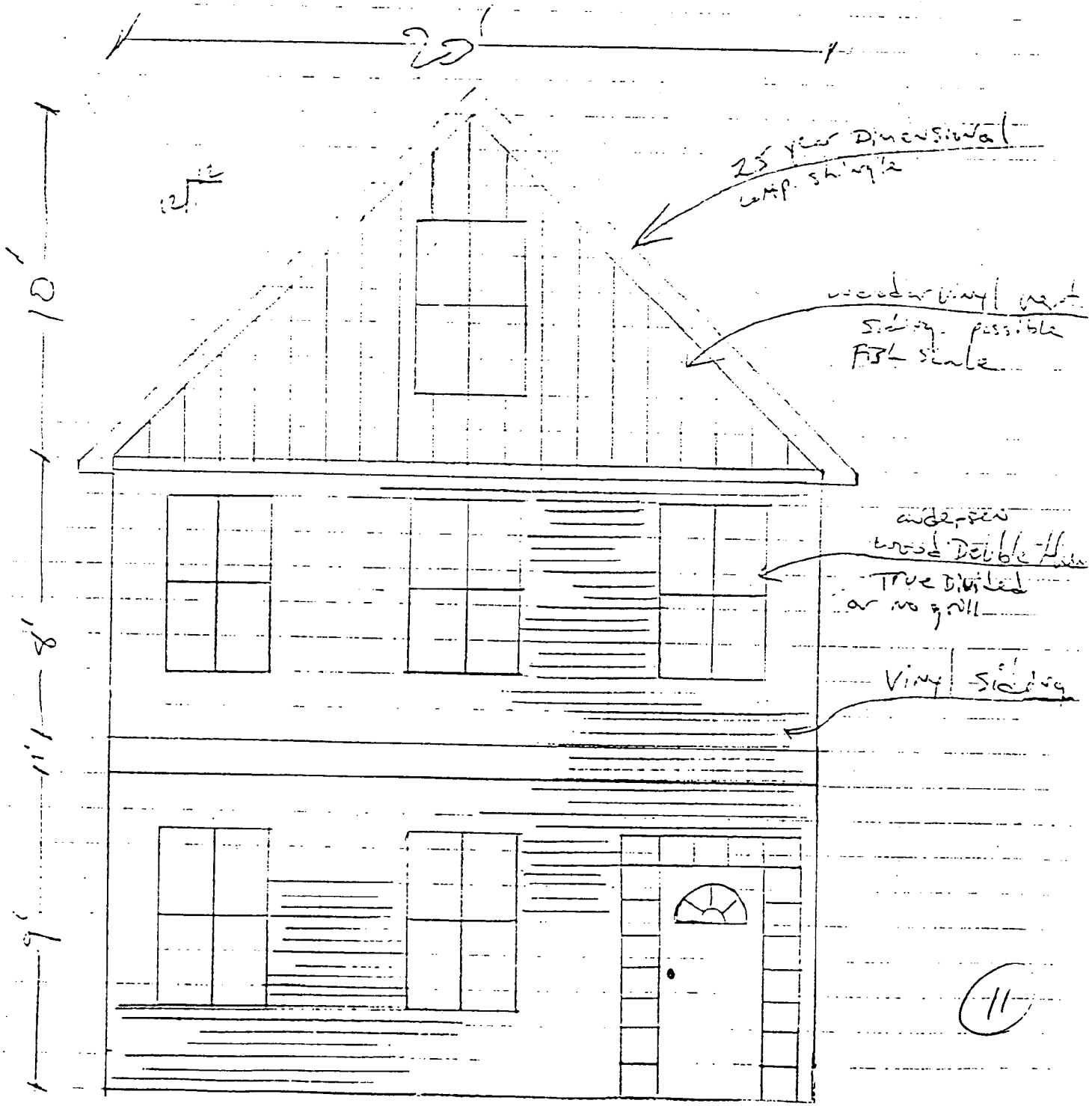
1

40'

1

$\frac{1}{4}'' = 1'$

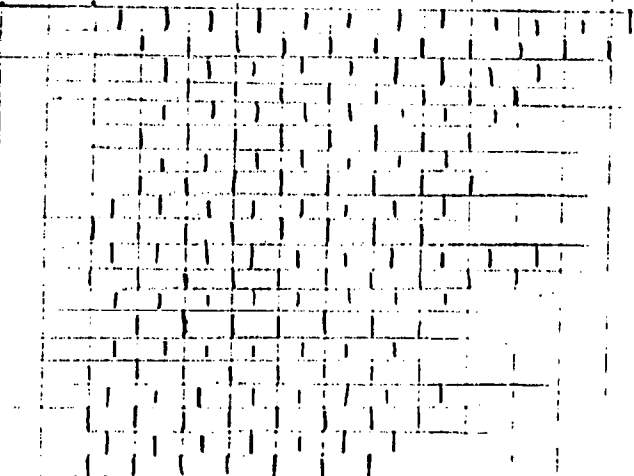
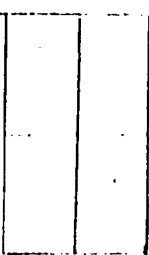
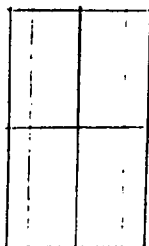
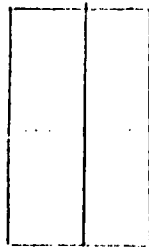
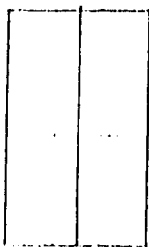
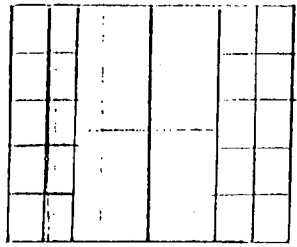
Scale



9b

12

42-1
9'
11'
8'
11'
10'



$\frac{1}{1} = \frac{1}{1}$
 $\frac{1}{1} = \frac{1}{1}$
 5/12

The battle of Monocacy was fought north of Urbana, on the Great Road July 9, 1864. The covered bridge was destroyed and reportedly, the river ran red following the battle from casualties and wounded. General Early's troops passed through Hyattstown swiftly, on their way to Washington on July 10, hoping to take the capital. Although they won the battle, the delay at Monocacy had allowed additional Union troops to be deployed, successfully defending the District of Columbia.

On July 27, Early's men returned to their Virginia headquarters, while the 6th and 9th corp Army of the Potomac were in Hyattstown, planning to go to Harper's Ferry. As the 2d Continental Heavy Artillery 6th corp moved along the Great Road Louis Bissell noted the condition of the towns he passed. On August 1 he wrote: "On the road up from Washington we passed through the village of Rockville. It's a dirty place to my eye. The village next to Rockville is Hyattstown. This place has a much neater appearance."

The assassination of President Lincoln on April 14, 1865 occurred on Good Friday. During the Easter weekend celebration, several of the Hyattstown boys got rowdy and boisterous, as was the custom of this period. Perhaps it was ill-timed, as the country was mourning the president's death. Seven of the boys, including Warner Wellington Welsh and William Wallace Welsh, were charged with disloyalty and placed under military arrest. They were taken to Fort Dix, near Baltimore, where they were held and treated as prisoners. In the War Department, Union friends were able to use their influence to convince authorities that the boys were not part of any conspiracy plot or linked to the death of the president in any way. Six weeks later, they were finally released.

CHAPTER THREE

In the years following the war the population of Hyattstown continued to grow. The town now included 150 residents, two blacksmiths, two schoolhouses, a postmaster, four churches, three carpenters, an undertaker, physician, miller, shoemaker, carriage maker, churn maker, saddle and harness maker, cooper, and the tan yard. The slate quarry was in operation, as William Williams, slate roofer of Hyattstown, advertised his business in the Montgomery Sentinel of August 4, 1871.

The new Christian Church building was dedicated in 1871. The congregation had outgrown the old church and the new sanctuary was built in the middle of town. About 40 members were active when the present church opened its doors to the community.

In 1875 the cornerstone was laid for the Methodist Protestant Church in Hyattstown, across from the Methodist Episcopal Church. William A. Wade was the pastor at this time and the circuit was ironically called the Montgomery Circuit, the same as the Methodist Episcopal Church. There were 20 members attending when the church was dedicated in 1876.

That same year the Hyattstown Singer Sewing Machine office opened. Isaac M. Singer introduced the "live payment plan" making this modern convenience affordable in installments. Levi Zeigler, the Singer agent, built a small shop next to his house where machines could be demonstrated, or taken in wagons to rural areas.

The schoolhouse was now 46 years old, and inadequate for the growing town. The community requested a new building in 1876, but the school board denied the request, as some areas did not even have a school building at the time. On the third annual try, a new school was promised. "Swamp College" closed in 1880 when the new two-room schoolhouse

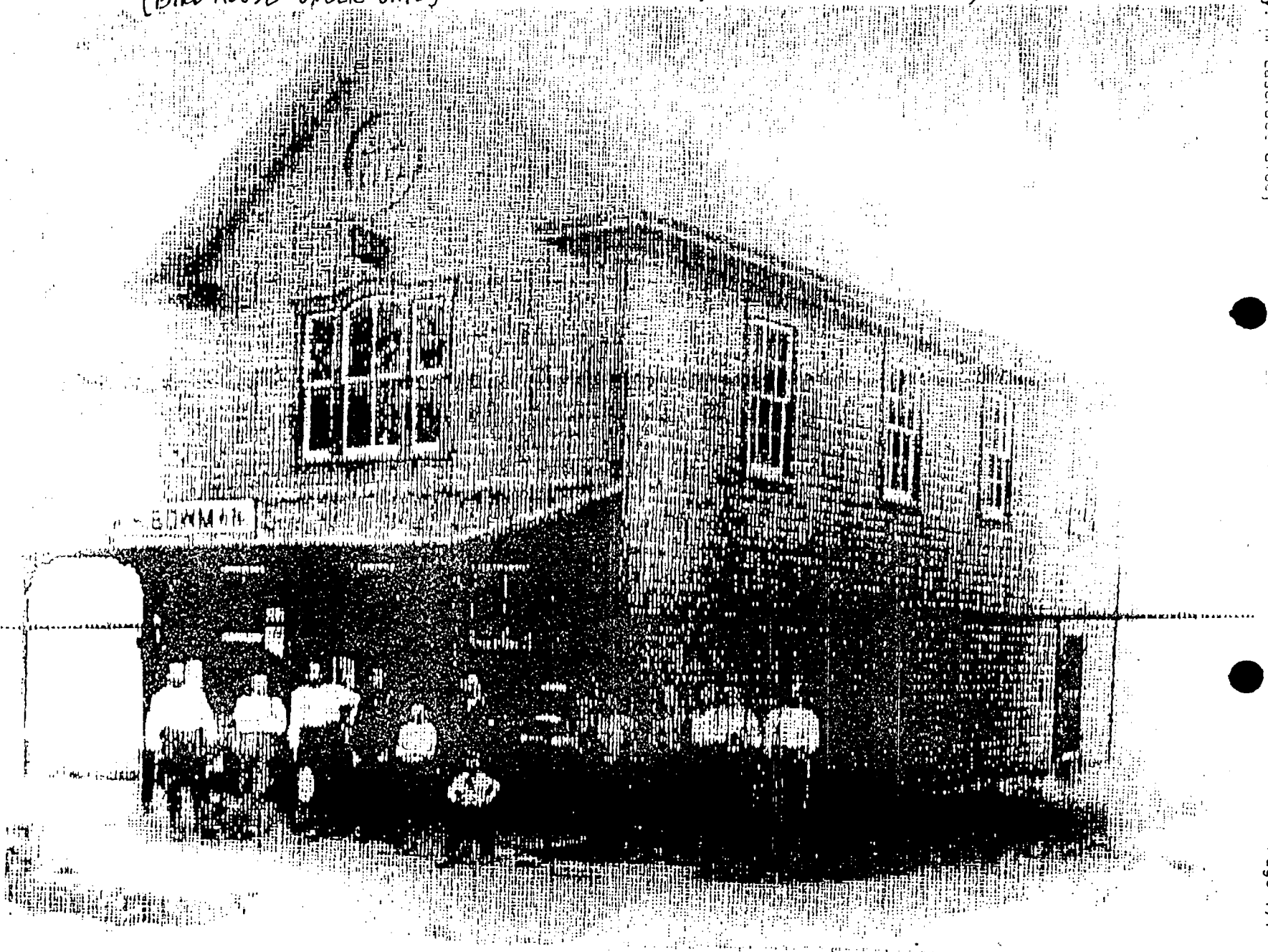
[was completed.]

*26000
Frederick
Red*

14

(BIRD HOUSE UNDER DATE)

R. H. BOWMAN (HARRIS) 1876 DATE IN GABLE



22

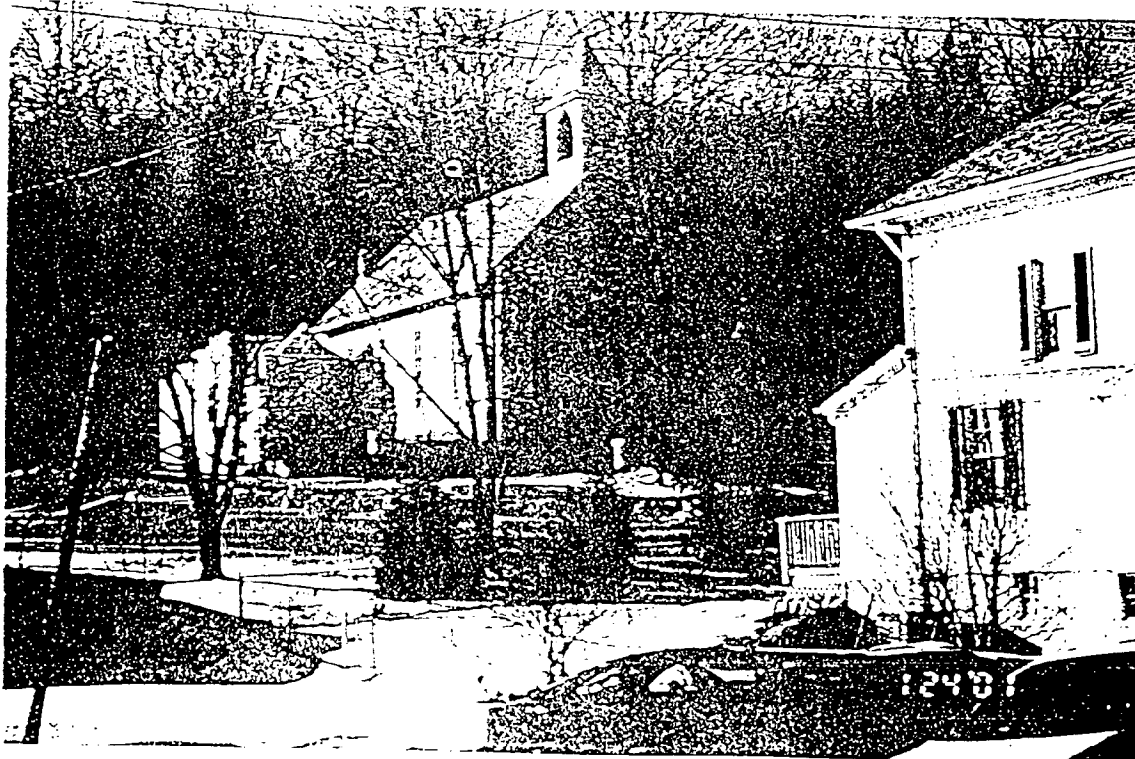


21

26000 →

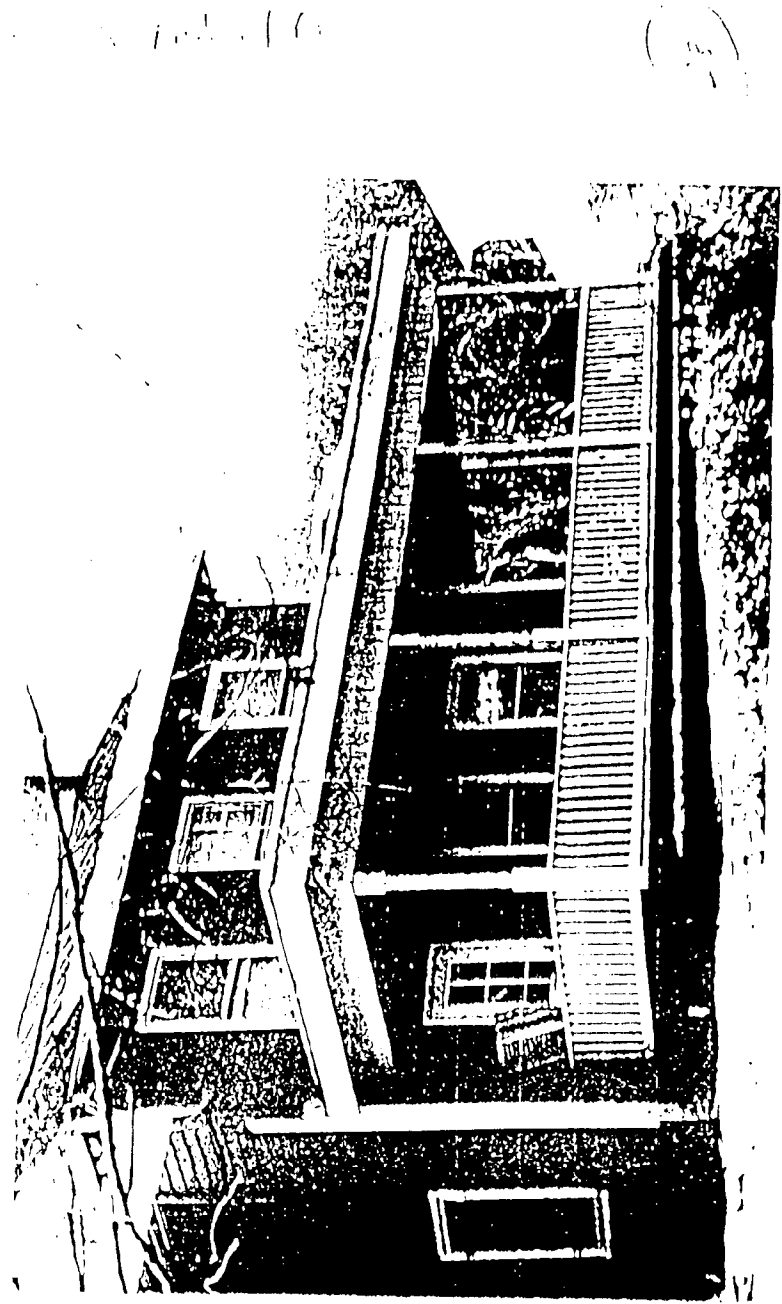


26000 →



26000 →

27



49
12401
12401

Owen's issues

(1) Ruggert - parking area -
Needs to be developed
either come back to
HPC -
for materials, not side x
side

Any patio? at back yard?

Rear steps - 2 - 4 @ back door

Front parking pad

front walk from parking pad

future driveway ?

walkway in front of house from
driveway ?

February 14, 2008 /

To: Montgomery County Historic Preservation Commission
From: Friends of Historic Hyattstown
Subject: Ruppert new construction

Friends of Historic Hyattstown (FHH) is an incorporated, non-profit organization that was founded in 1976 – predating both the HPC and the Hyattstown Historic District. FHH was founded to actively promote the preservation of the historic rural roadside village of Hyattstown. At that time in 1976, Hyattstown was in “poor health and declining.” The issues in Hyattstown have been significantly different than in many of the other historic areas in Montgomery County, where maintaining architectural integrity is often the major focus and little change is often desired and promoted. For Hyattstown, saving structures from demolition by neglect and community revitalization have been first and foremost. We believe that infill, such as with this proposed new house, is critical to the revitalization of Hyattstown, that infill is necessary to the long term health of the Historic District, and that appropriate infill should be considered as essentially new contributing resources to the Historic District. Thus, we support this proposed new house and believe that it is something that you all, the HPC and its staff, should support and encourage, rather than just simply go along with it because you cannot prevent it.

Hyattstown has come a long way since 1976 when FHH was founded. A turning point in Hyattstown revitalization occurred several years ago when Montgomery County and WSSC constructed a small package sewage treatment plant to service the historic district alone. This has allowed existing occupied homes and businesses to be renovated to modern standards and enabled the unoccupied structures to be stabilized, restored, and now even occupied – all truly amazing.

Hyattstown is a small historic district with only about 30 houses (but 3 churches and 5 cemeteries!). By our count in the past several years (and in the next several years), nearly half the town will have undergone significant construction.

1. 1 house restored & occupied after 20-30 years of being unoccupied (Wilkinson).
2. 1 house being restored after 30 years of being unoccupied (Casselman).
3. 4 houses that were in very poor shape were totally renovated to modern standards (Linthicum, Anderson, Haley, parsonage).
4. 2 new houses under construction (DeReggi, Asbeck).
5. 2 more new houses proposed (Campanaro lot, this house/Ruppert).
6. Proposed addition on 1 small house (Tailor Shop).
7. Hyattstown Mill & Miller House restored and occupied by Hyattstown Mill Arts Project (HMAP).
8. 2 unoccupied houses currently being stabilized & eventually restored (Carpenter Shop, Lillie Stone House).
9. 1 house under renovation for the Historic Hyattstown Museum on the Great Road (Davis-Tabler House).

FHH is involved in the Hyattstown Mill Arts Project, the renovation of the Davis House for the Hyattstown Museum, and the stabilization of the Lillie Stone House.

FHH supports this new house proposed by Ruppert and largely agree with the HPC staff recommendations.

Location of house

House should be located at south end of back part of lot.

There are problems with locating on front part on Frederick Road.

-32 feet wide is not enough room for a house.

-creates visual congestion with 3 houses (parsonage, this house, Longo).

-detracts from views of old schoolhouse and Christian Church.

-increases already bad traffic congestion (it is already very difficult for residents and guests trying to get on and off Route 355 at this location and other places in Hyattstown due to poor visibility caused by the houses being both close together & close to the road, combined with the speed of the traffic through town).

Position of House

Should face Second Alley because it is located on Second Alley.

Porch

Should have porch on front of house facing Second Alley (similar in construction style to Store and not a wrap around porch)

Windows

2 over 2 double hung looks good.

Doors

-Change front door to solid paneled or with a few panes

-Suggest a side door near rear of house (on side facing 355) like old store

Roof

Roof should be good architectural 40 year shingles, not cheap looking flat 25 year shingles. The brown ones have similar appearance to wood shakes, the gray ones have an effect similar to slate. The cost differential is minimum. \$20/Square differential x 15 squares for a 20'x40' house with a 12/12 pitch roof is only about \$300 additional material costs.

Siding

Siding should be wood not vinyl, not aluminum, not cement fiberboard. Most houses in town have wood siding, only two are brick. Allowing material substitution sets a bad precedent in town. Furthermore, this house is relative small and the cost differential is not great. For example, Hardiplank, Pine, Spruce, Cedar, and Fir cost about \$1.00, \$1.50, \$2.00, \$3.00, and \$4.00 per square foot, respectively, with installation costs similar. 2000 SF x \$1-3/SF differential is about \$2-6K additional costs on a \$150,000 house. One needs to look at a 150 year time frame not immediate, also compatibility with existing construction, also setting a precedent in a very small town.

Susan Velasquez - Thinks 1 1/2 story too small

Dan Brozen - Thinks 2 story OK

Abey L. = Single box OK. Wood siding

Steve = 2-story

agree on limit porch - not necessary!

materials - Wood

porch

massing - 2 story

February 14, 2008 /

To: Montgomery County Historic Preservation Commission
From: Friends of Historic Hyattstown
Subject: Ruppert new construction

Friends of Historic Hyattstown (FHH) is an incorporated, non-profit organization that was founded in 1976 – predating both the HPC and the Hyattstown Historic District. FHH was founded to actively promote the preservation of the historic rural roadside village of Hyattstown. At that time in 1976, Hyattstown was in “poor health and declining.” The issues in Hyattstown have been significantly different than in many of the other historic areas in Montgomery County, where maintaining architectural integrity is often the major focus and little change is often desired and promoted. For Hyattstown, saving structures from demolition by neglect and community revitalization have been first and foremost. We believe that infill, such as with this proposed new house, is critical to the revitalization of Hyattstown, that infill is necessary to the long term health of the Historic District, and that appropriate infill should be considered as essentially new contributing resources to the Historic District. Thus, we support this proposed new house and believe that it is something that you all, the HPC and its staff, should support and encourage, rather than just simply go along with it because you cannot prevent it.

Hyattstown has come a long way since 1976 when FHH was founded. A turning point in Hyattstown revitalization occurred several years ago when Montgomery County and WSSC constructed a small package sewage treatment plant to service the historic district alone. This has allowed existing occupied homes and businesses to be renovated to modern standards and enabled the unoccupied structures to be stabilized, restored, and now even occupied – all truly amazing.

Hyattstown is a small historic district with only about 30 houses (but 3 churches and 5 cemeteries!). By our count in the past several years (and in the next several years), nearly half the town will have undergone significant construction.

1. 1 house restored & occupied after 20-30 years of being unoccupied (Wilkinson).
2. 1 house being restored after 30 years of being unoccupied (Casselman).
3. 4 houses that were in very poor shape were totally renovated to modern standards (Linthicum, Anderson, Haley, parsonage).
4. 2 new houses under construction (DeReggi, Asbeck).
5. 2 more new houses proposed (Campanaro lot, this house/Ruppert).
6. Proposed addition on 1 small house (Tailor Shop).
7. Hyattstown Mill & Miller House restored and occupied by Hyattstown Mill Arts Project (HMAP).
8. 2 unoccupied houses currently being stabilized & eventually restored (Carpenter Shop, Lillie Stone House).
9. 1 house under renovation for the Historic Hyattstown Museum on the Great Road (Davis-Tabler House).

FHH is involved in the Hyattstown Mill Arts Project, the renovation of the Davis House for the Hyattstown Museum, and the stabilization of the Lillie Stone House.

FHH supports this new house proposed by Ruppert and largely agree with the HPC staff recommendations.

Location of house

House should be located at south end of back part of lot.

There are problems with locating on front part on Frederick Road.

- 32 feet wide is not enough room for a house.
- creates visual congestion with 3 houses (parsonage, this house, Longo).
- detracts from views of old schoolhouse and Christian Church.
- increases already bad traffic congestion (it is already very difficult for residents and guests trying to get on and off Route 355 at this location and other places in Hyattstown due to poor visibility caused by the houses being both close together & close to the road, combined with the speed of the traffic through town).

Position of House

Should face Second Alley because it is located on Second Alley.

Porch

Should have porch on front of house facing Second Alley (similar in construction style to Store and not a wrap around porch)

Windows

2 over 2 double hung looks good.

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Brookville LAP approved.

Robin

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY
February 14, 2001

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

PLEASE NOTE: The HPC agenda is subject to change anytime after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room.
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in MRO Auditorium.
 - A. Chris and Andrea Murtha, for rear patio and sidewalk installation at 3802 Washington Street, Kensington (HPC Case No. 31/6-01D **RETROACTIVE**) (Kensington Historic District).
 - B. J.A.B. Joint Venture (Michael Alan Finn, Agent), for new construction at 11515 Mountain View Road, Damascus (HPC Case No. 10/24-01A) (*Locational Atlas Resource*, Purdum Historic District).
 - C. Allison and John Oppenheim, for screened porch addition at 10312 Armory Avenue, Kensington (HPC Case No. 31/6-01C) (Kensington Historic District).
 - D. Frank and Mary Rose Nicol, for resurfacing of existing driveway and shed removal at 7015 Eastern Avenue, Takoma Park (HPC Case No. 37/3-01B **RETROACTIVE**) (Takoma Park Historic District).
 - E. David Rubin & Kristen Scott (George Myers, Agent), for second-story addition and side stair addition at 4011 Prospect Street, Kensington (HPC Case No. 31/6-01E) (Kensington Historic District).
 - F. David Stern and Tracey Hughes (Wiedemann Architects, Agent), for alterations, rear addition and porch at 5806 Warwick Place, Chevy Chase (HPC Case No. 35/36-01A) (Somerset Historic District).
 - G. Rudy & Suly Uberman (George Myers, Agent), for front porch at 10403 Fawcett Street, Kensington (HPC Case No. 31/6-01F) (Kensington Historic District).

TO
Preliminary

W.P.

W.P.

(OVER)

- H. Dana & Karen Czapanskiy, for new fence at 7310 Maple Avenue, Takoma Park (HPC Case No. 37/3-01C) (Takoma Park Historic District).

III. PRELIMINARY CONSULTATION – 8:30 p.m. in MRO Auditorium.

- A. Bill & Judy Munn (Ron Brasher, Architect) for alterations at 3 West Lenox Street, Chevy Chase (2nd Preliminary Consultation) (Chevy Chase Village Historic District).
- B. Daniel A. Ruppert, for new construction at lot behind 26000 Frederick Road, Hyattstown. (Hyattstown Historic District).
- C. Chris and Andrea Murtha, driveway and paving installation at 3802 Washington Street, Kensington (Kensington Historic District).

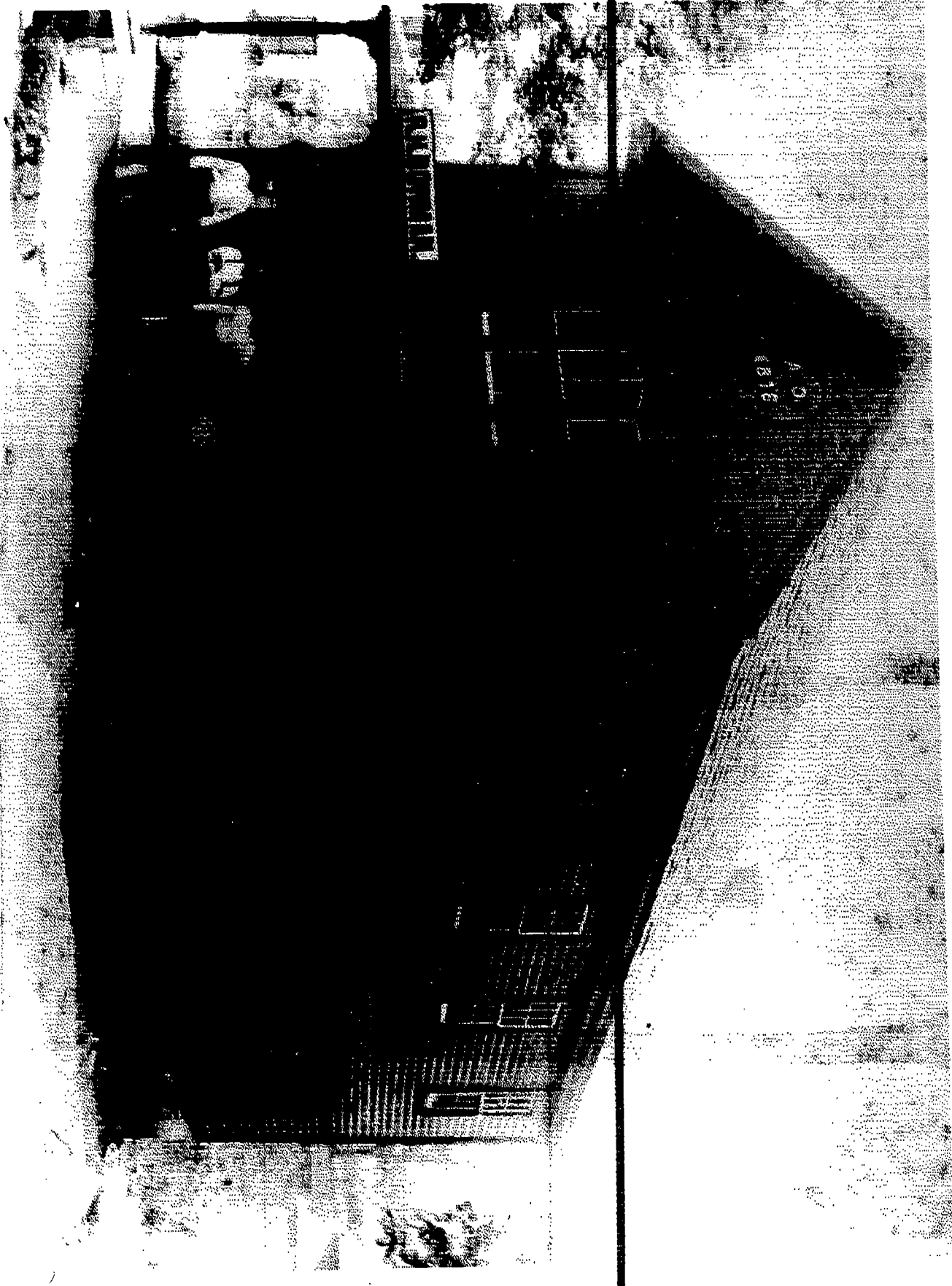
IV. MINUTES

- A. January 10, 2000

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VI. ADJOURNMENT



Resident
26004 Frederick Road
Clarksburg, MD 20871

LAP

PRELIM:

①

Daniel A. Ruppert
18900 Liberty Mill Road
Germantown, MD 20874

Resident
26008 Frederick Road
Clarksburg, MD 20871

Resident
26001 Frederick Road
Hyattstown, MD 20871

260003 →



Taken standing in second alley

Lot
over ←
Here



←
Second alley



Proposed
site
No trees
to be
affected

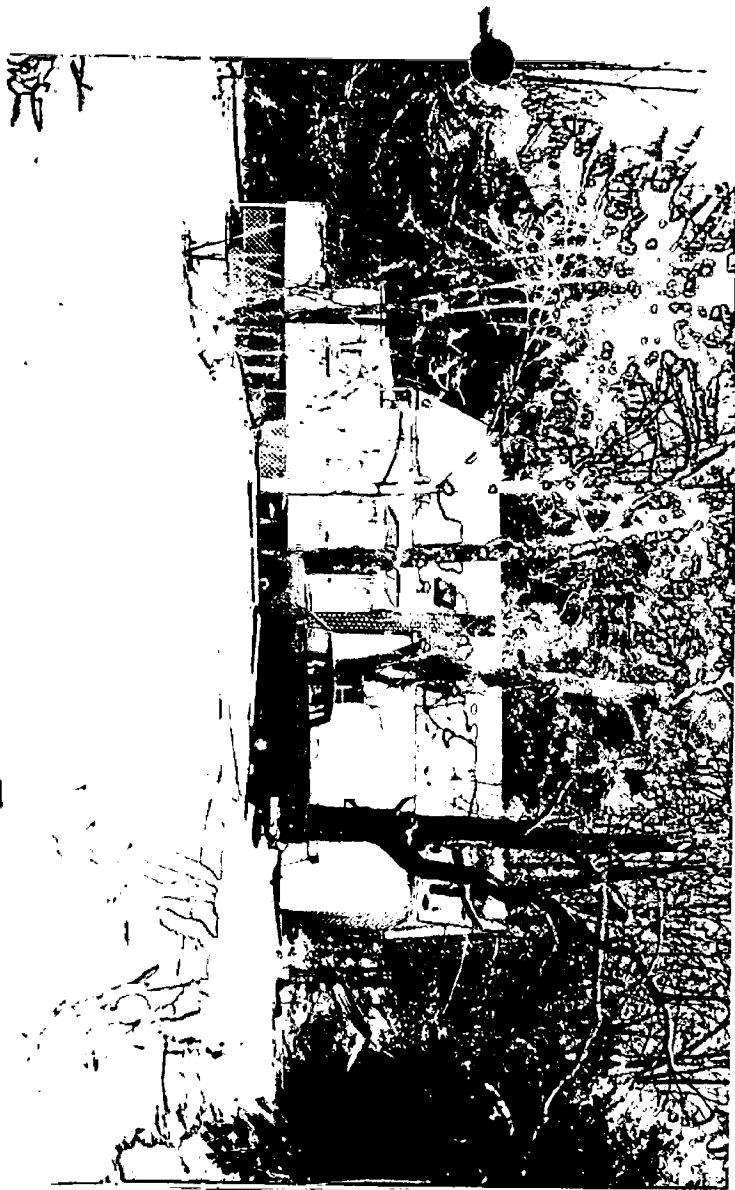


12481

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Daniel A. Rupert 13513 Dehart RD Germantown MD 20874</p>	<p>Owner's Agent's mailing address</p> <p>Daniel A. Rupert 18900 Liberty Mill RD Germantown MD 20874</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>26008 Frederick RD yellow Hyattstown MD house Clarksburg MD alley in north side front of church</p>	<p>26001 Frederick RD Hyattstown MD</p> <p>across the street directly</p>
<p>26005</p>	<p>26004 Frederick RD Clarksburg MD 20874? Tom Barse (seller)</p>



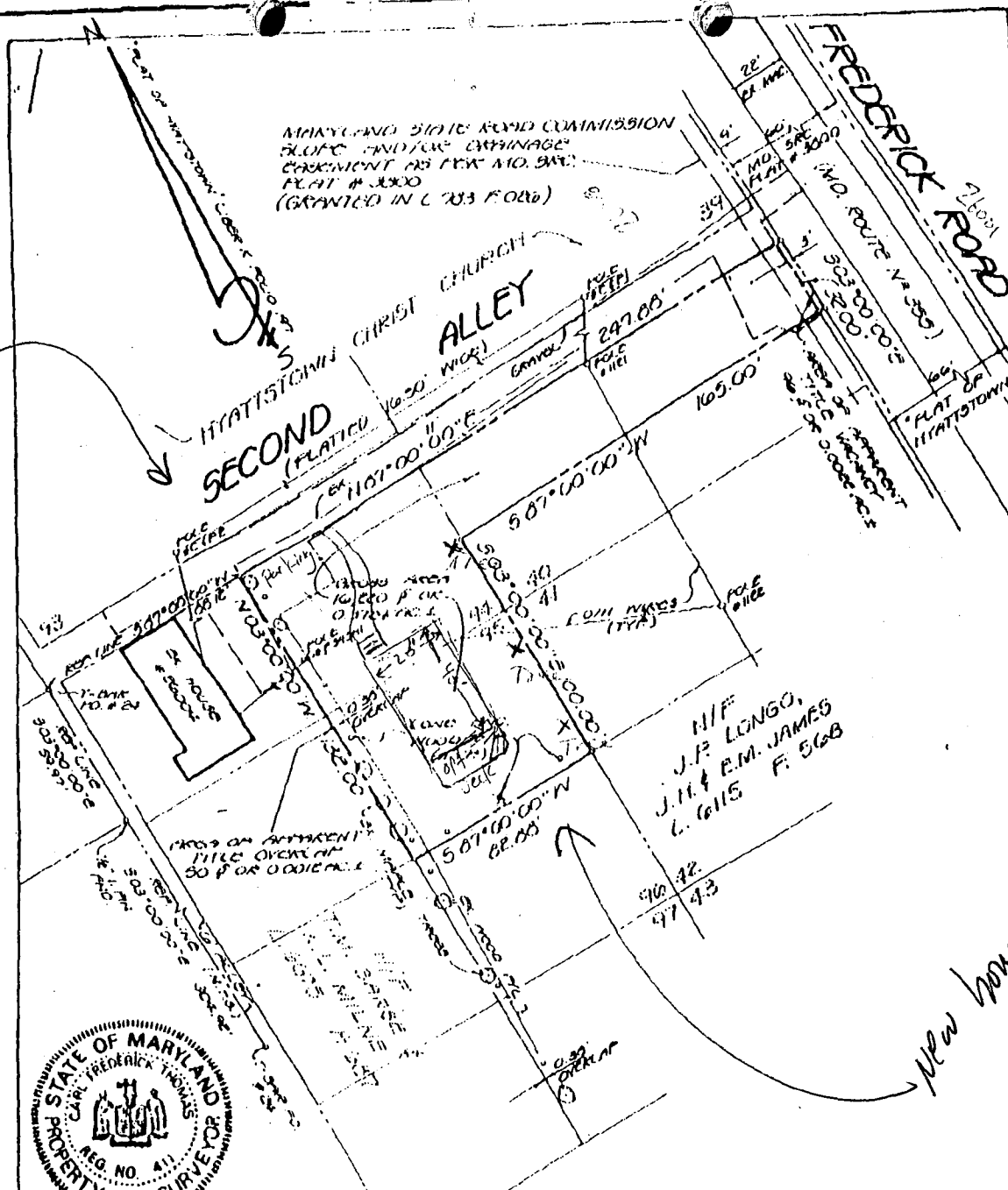
← 2600H
Frob N/A
A9

2600? →



↖ 26008 Fredant KO

2nd Alley is Gravel Road



MARYLAND STATE ROAD COMMISSION
 FLOOD AND/OR EXPIRING
 EXPIRING AS PER MD. STAT.
 PLAT # 3300
 (GRANTED IN 1933 FOR)



Carl F. Thomas
 CARL F. THOMAS
 PROPERTY LINE SURVEYOR
 MD. REG. NO. 411

BOUNDARY SURVEY
 OF THE LANDS OF
D. SUMMERBELL AND R. G. ELLIS
LIBER 3699, FOLIO 681

SITUATED ON FREDERICK ROAD (MD. ROUTE N° 355)
 AND SECOND ALLEY
 CLARKSBURG ELECTION DISTRICT N° 2
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20'
 REFERENCE: C. 3699, F. 681
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

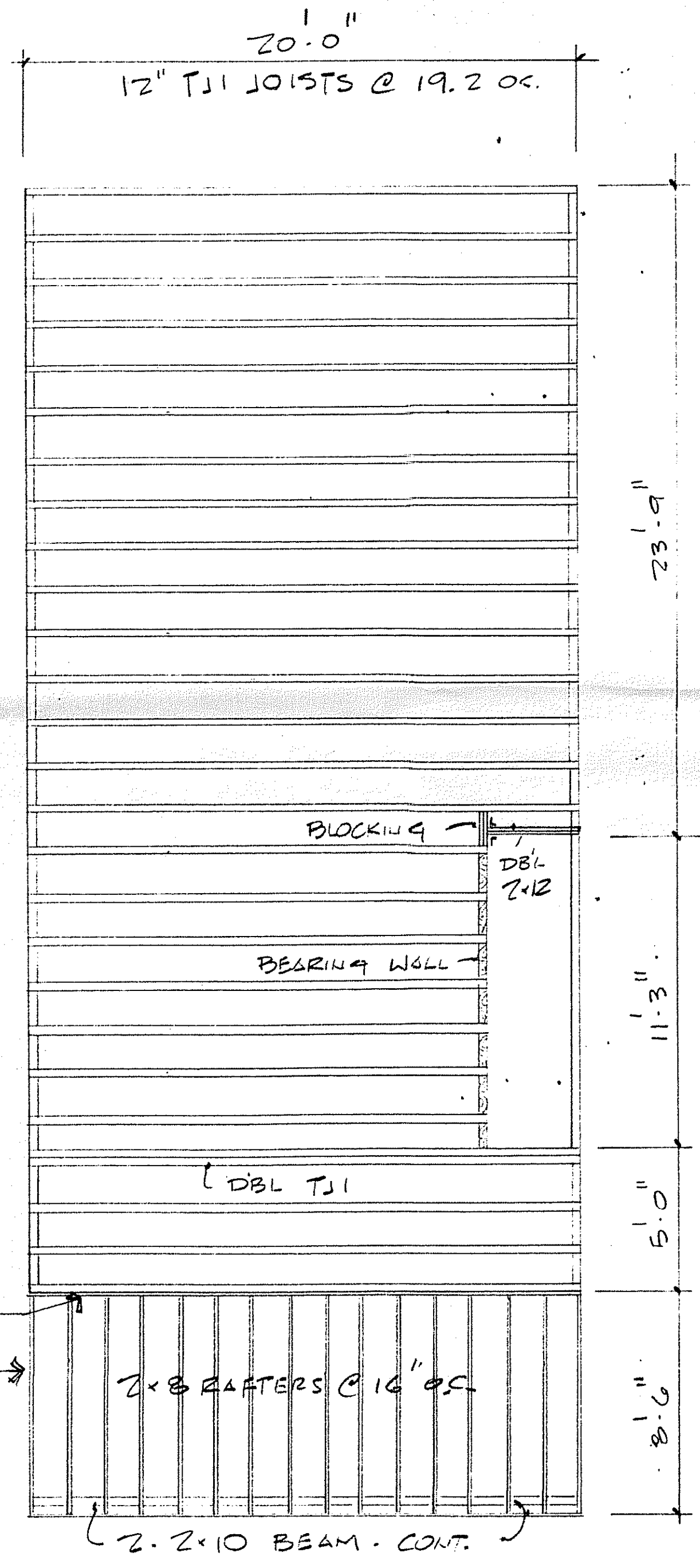
Thomas, Moore & Associates, Inc.
 LAND SURVEYORS - CONSULTANTS
 1011 WEST PATRICK STREET
 FREDERICK, MARYLAND 21701
 (301) 660-9788

JOB NO. 0092
 THIS MAP IS FOR NO PART OF A
 BOUNDARY MAP 1991

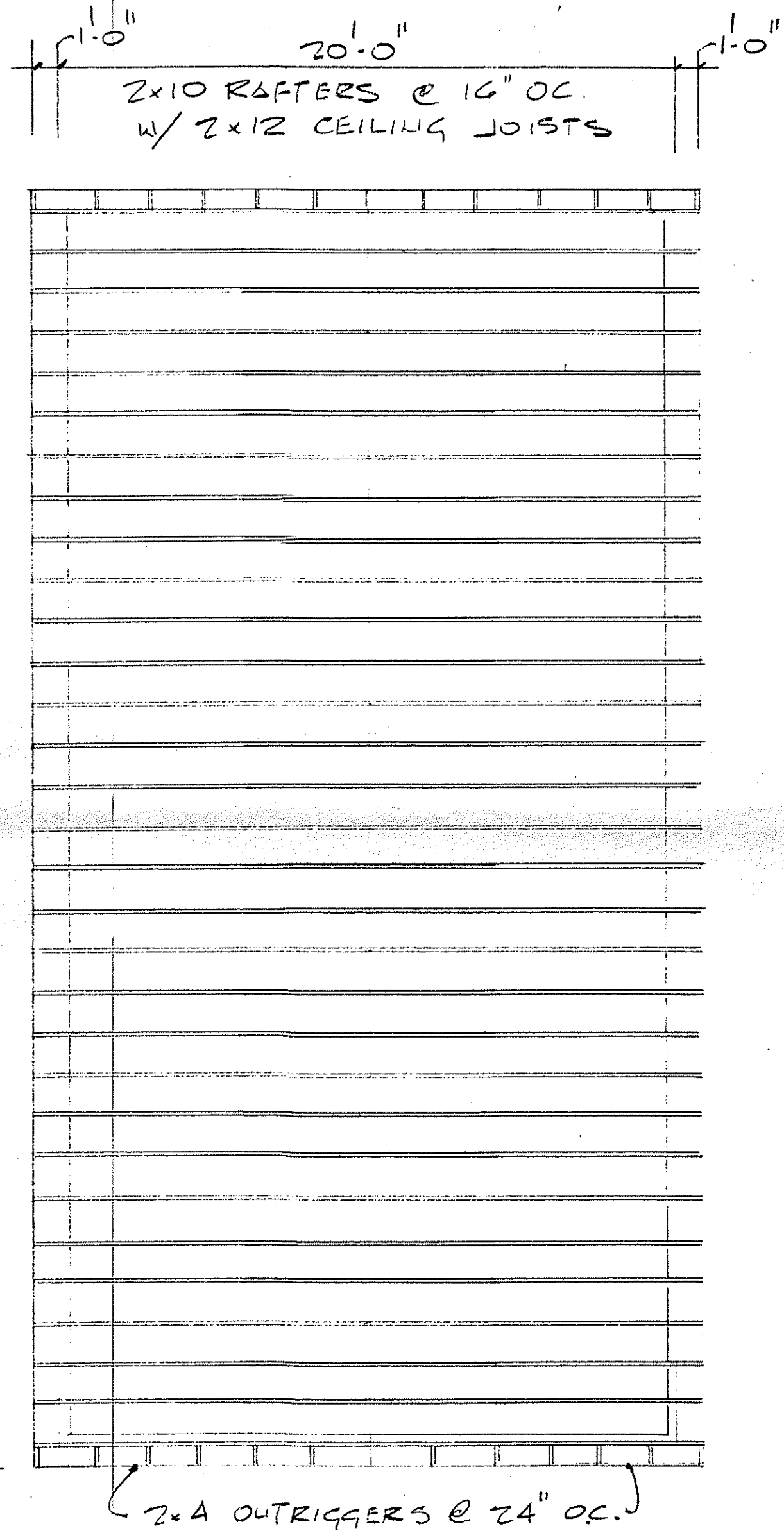
I HEREBY CERTIFY THAT THE SURVEYING TEAM HEREON IS COMPLETE; THAT IT IS ALL OF THE
 LANDS COMPOSED OF JACOB'S DISTRICT AND ALICE COOKS MOFF, HIS WIFE, AS
 INDICATED IN THE ORIGINAL SURVEYING AND RECORDS OF 1813, AS COME TO
 BE CORRECTED BY RECORDS OF 1848, AS CORRECTED BY RECORDS OF 1867 AND
 ACCORDING TO DEED BOOK 3699, FOLIO 681 OF THE MONTGOMERY COUNTY LAND RECORDS.
 DECEMBER 4, 1967

6

REVISIONS	BY



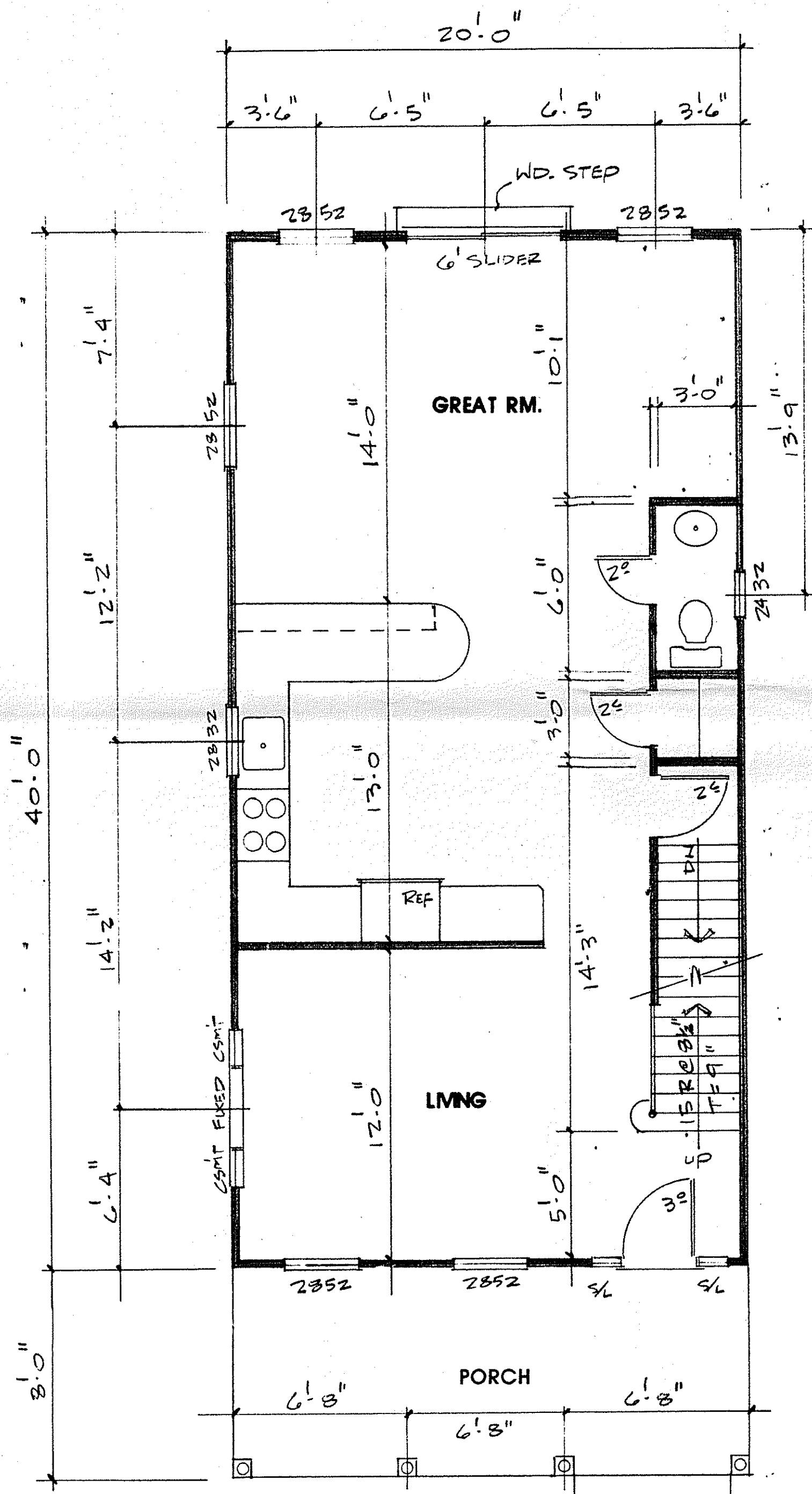
SECOND FLR. FRAMING



ROOF FRAMING
1/4" = 1'-0"

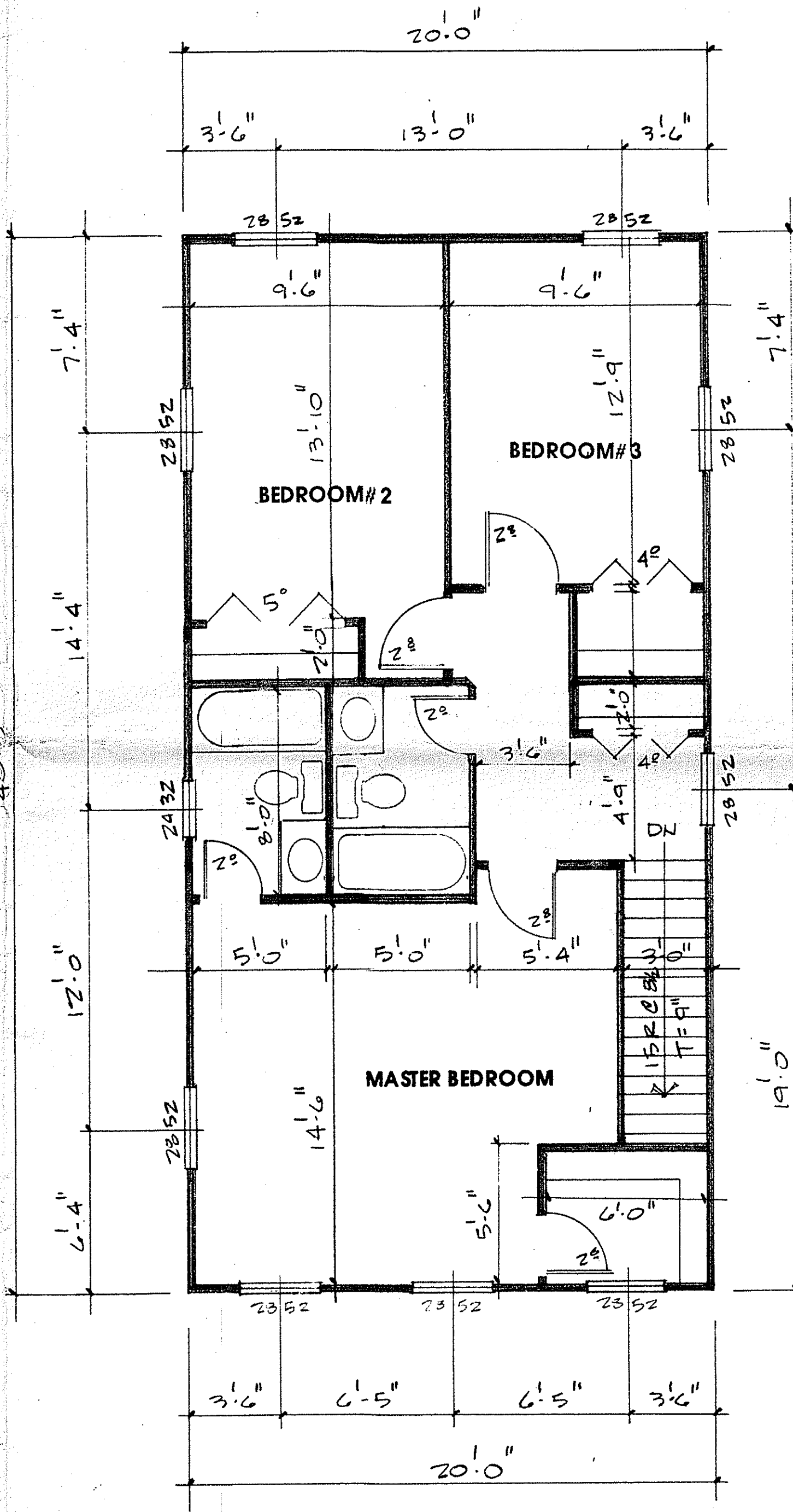
APPROVED
Montgomery County
Historic Preservation Commission
4-10-01

Date	April 01
Scale	
Drawn	
Job	
Sheet	5
of	5 Sheets



FIRST FLR. PLAN

1/4" = 1'-0"



SECOND FLR. PLAN

1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

4-10-01

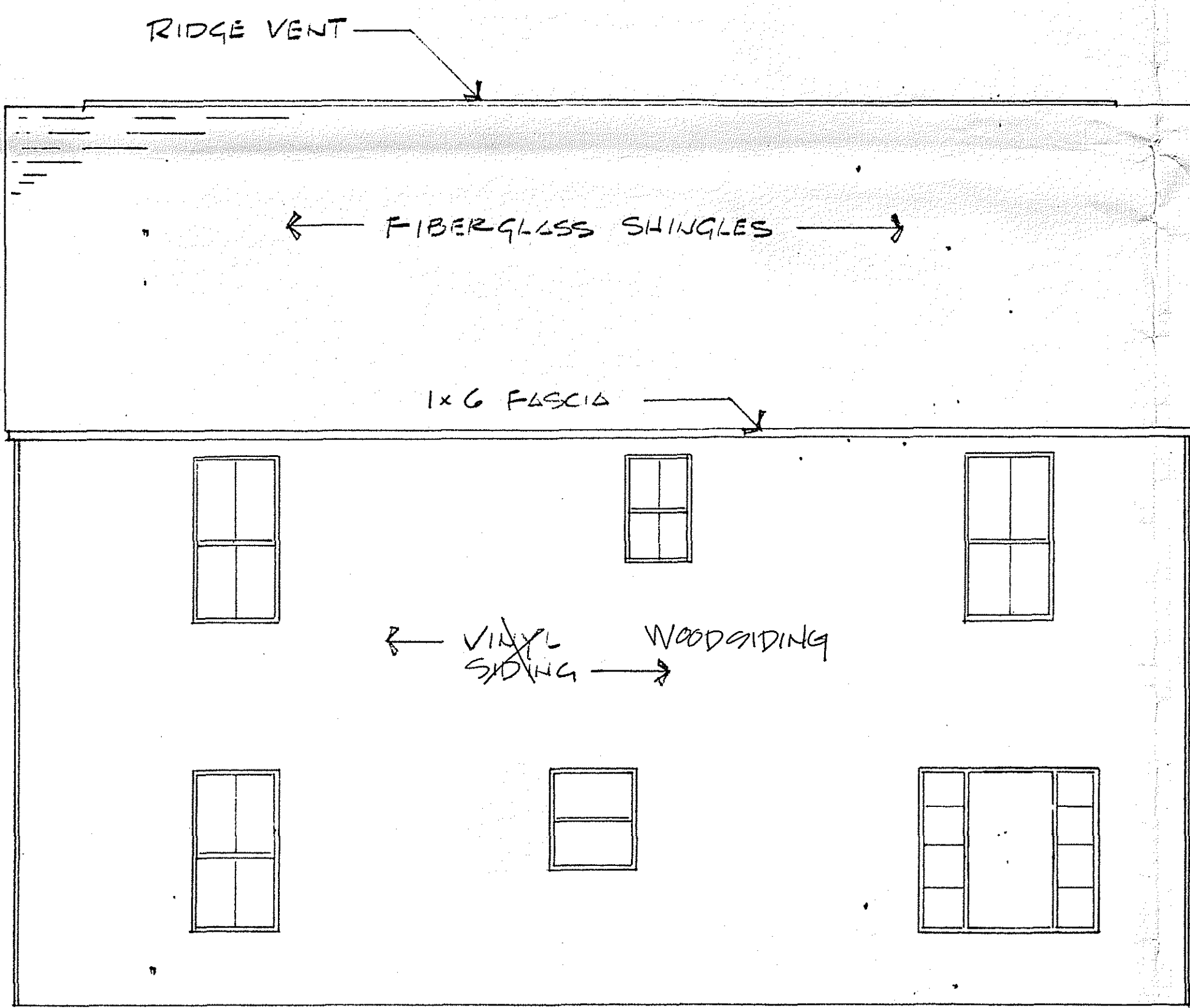
HOME FRONT DESIGNS
JOHN KOWALSKI AIBD
LANTONSVILLE, MD. 301.977.3652

RUPPERT FAMILY BUILDERS LLC.

REVISIONS	BY

Date	APRIL 01
Scale	
Drawn	
Job	
Sheet	1
Of	5 Sheets

REVISIONS	BY



FRONT

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]
 4/10/01

Date	APRIL 01
Scale	
Drawn	
Job	
Sheet	3
Of	5 Sheets

Tuesday afternoon – 3 p.m.

Robin – Dick Witmer was in here to see what is needed to pave the alley at the lot he showed me on the plat – which he said was a minor subdivision between 26004 and 26012. Nick Kotzalas from DPS told him that the alley had to be paved. He didn't know the street address, just showed me the location, and that it was Ruppert.

When Nick called me back he said it was 26003, across the street – and I see on the DPX site that it does have a HAWP, but don't know if it needs a revision for a paved alley. He said he would hold up the permit until the HAWP is sorted out.

I think Witmer has the site wrong, and its just a question of the paving, not of a house being built without a HAWP.

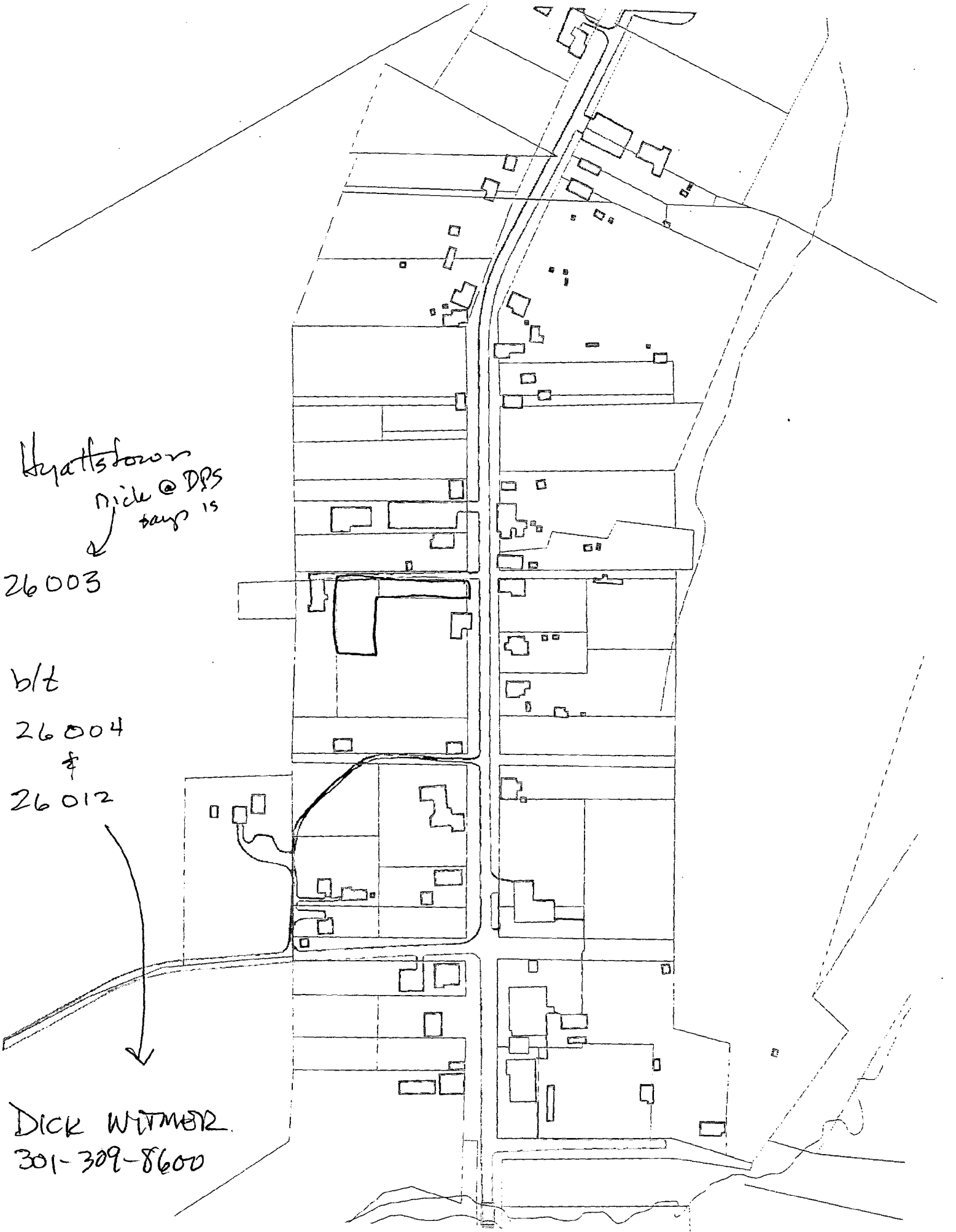
Gave Witmer your name to follow up on this.

Perry

Dick Witmer - Surveyor for Danny Ruppert 301.309.8600

Nick Kotzalas - 240.777.6303

*Joe Chung is his supervisor - DPS (subdivision plan Review)
Mgr.*



Hyattstown
nick @ DPS
says 15

26003

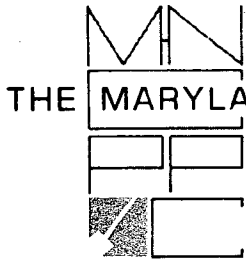
b/t

26004

+

26012

DICK WITMER
301-309-8600



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

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: DICK WITMER FAX NUMBER: 301.309.8603

FROM: ROBIN ZIEK

DATE: 8/21/02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

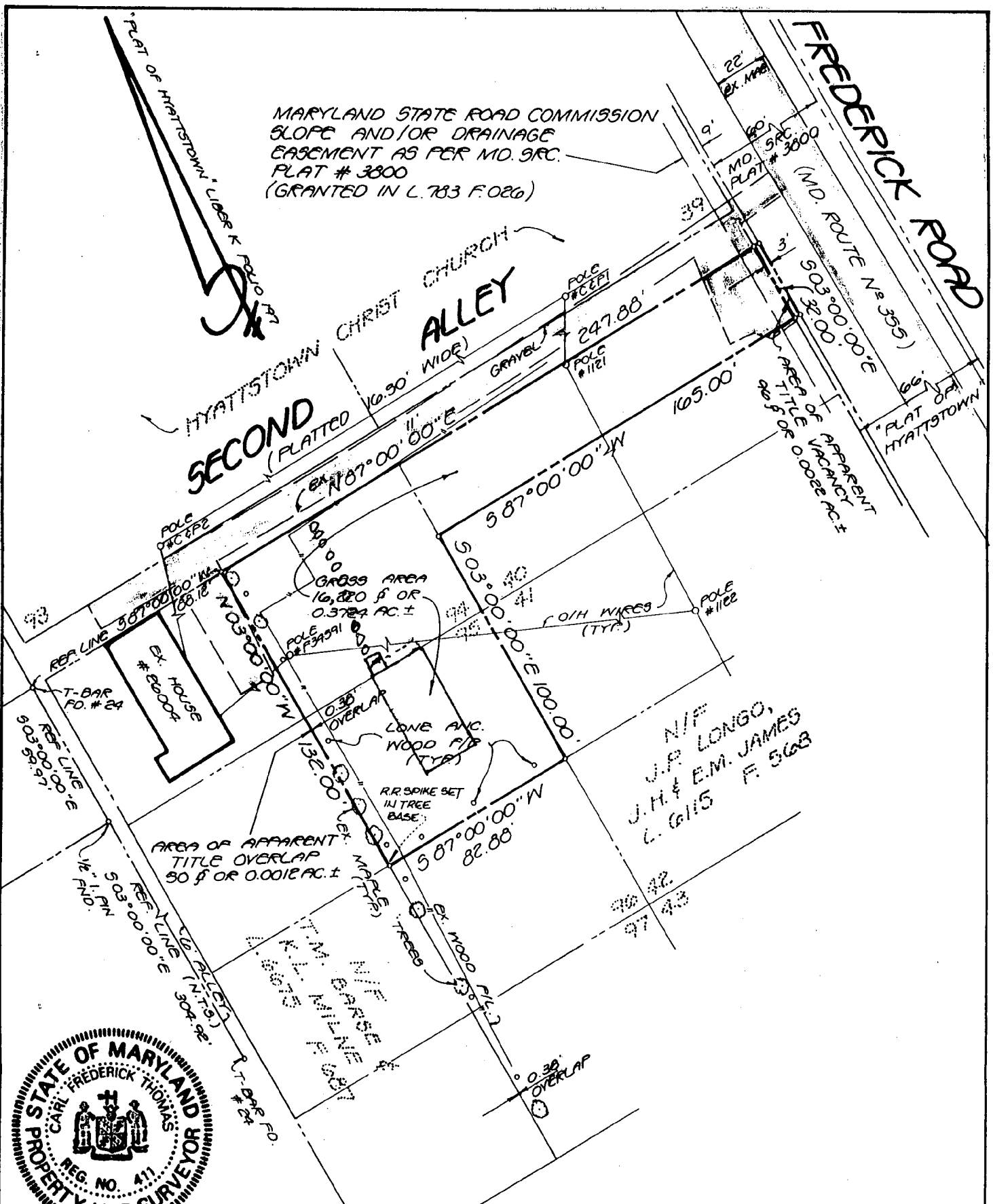
Please see page 2 for discussion of 2nd Alley -

Thanks for your
help - Robin





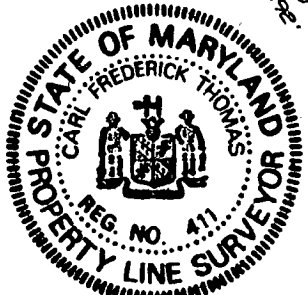




MARYLAND STATE ROAD COMMISSION
 SLOPE AND/OR DRAINAGE
 EASEMENT AS PER MD. SRC.
 PLAT # 3800
 (GRANTED IN L. 783 F. 026)

HYATTSTOWN CHRIST CHURCH
SECOND ALLEY
 (PLATTED 16.50' WIDE)

FREDERICK ROAD
 (MD. ROUTE No 355)



Carl F. Thomas

CARL F. THOMAS
 PROPERTY LINE SURVEYOR
 MD. REG. NO. 411

D. SUMMERBELL AND R. G. ELLIS
LIBER 3699, FOLIO 681

SITUATED ON FREDERICK ROAD (MD. ROUTE No 355)
 AND SECOND ALLEY
 CLARKSBURG ELECTION DISTRICT No 2
 MONTGOMERY COUNTY, MARYLAND

o CAPPED REBAR SET # 411
 (UNLESS OTHERWISE NOTED)

SCALE: 1" = 50'
 REFERENCE: L. 3699 F. 681
 DRAWN BY: KAP
 CHECKED BY: C.F.T.

Thomas, Moore & Associates, Inc.
 LAND SURVEYORS - CONSULTANTS
 129.6 WEST PATRICK STREET
 FREDERICK, MARYLAND 21701
 (301) 698-9788

JOB NO. 0692
 TAX MAP # DX, NO PARCEL #
 BOUNDARY MARCH 1991

I HEREBY DECLARE THAT THE BOUNDARY SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY JOSEPH ARTHUR MOTT AND MARIE FISHER MOTT, HIS WIFE, AS TENANTS BY THE ENTIRETY, UNTO DALE SUMMERBELL AND ROBERT G. ELLIS, AS EACH TO ONE-HALF INTEREST AS TENANTS IN COMMON, BY DEED DATED DECEMBER 4, 1967 AND RECORDED IN LIBER 3699 FOLIO 681 OF THE MONTGOMERY COUNTY LAND RECORDS.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

147539

