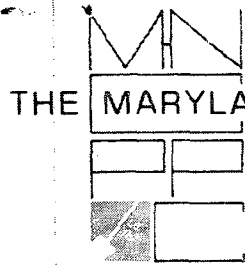


10/59-02E 26021 Frederick Road  
(Hyattstown Historic District)

III - H Robin



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

June 20, 2002

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 10/59-02A

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

Approved  Denied  **Approved with Conditions:**

1. The new front doors will match the design of the original front doors. Applicant to work with staff to determine feasibility of repair and reuse of original doors or replication of original doors.
2. When the new side door needs to be replaced in the future, it should be replaced with something more compatible with the overall architecture of the Church, and **this will need a HAWP.**
3. The church will provide an historical interpretive marker, to be developed with HPC staff and approved at a staff level.
4. A record about the HPC process will be kept on file at the Church.

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to 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.

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

Applicant: The Hyattstown Christian Church - 26012 Frederick Road - Hyattstown  
C/o Mr. & Mrs. Eddie Flook  
3006 Roderick Road  
Frederick, MD 21704



DEPARTMENT OF PERMITTING SERVICES  
230 HUNTERS FORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/417-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: EDDIE/DOBBIE FLOOK  
Daytime Phone No. 301-695-2678 or

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: HYATTSOWN CHRISTIAN CHURCH Daytime Phone No.: \_\_\_\_\_  
Address: 21012 FREDERICK RD HYATTSOWN, MD  
Street Number City Street Zip Code  
Contractor: N/A Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: SAME AS ABOVE Street: the church -  
Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_  
Lot \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

**CHECK ALL APPLICABLE:**

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: PAVING  
WINDOW/DOOR INSTALL.  
RAMP INSTALLATION

1B. Construction cost estimate: \$ \_\_\_\_\_  
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.

→ Dobbe Flook Signature of owner or authorized agent 5-5-02 Date

Approved: X w/ conditions Signature: \_\_\_\_\_ Date: 6/12/02  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No. \_\_\_\_\_ Date Issued: \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2601~~2~~ Frederick Road Meeting Date: 6/12/02  
 Applicant: The Hyattstown Christian Church Report Date: 6/5/02  
 (Debbie Flook, Agent)  
 Resource: Hyattstown Historic District Public Notice: 5/29/02  
 Review: **HAWP- RETROACTIVE** Tax Credit: Yes  
 Resource Number: 10/59-02A Staff: Robin D. Ziek

**PROPOSAL:** Remove existing glass French doors and install replacement front doors with solid wood doors; install driveway extension from the front parking lot to new rear parking lot; install handicapped entrance into church with a sloped sidewalk from the rear parking lot.

**RECOMMEND:** Approval with conditions:

1. The new front doors will match the design of the original front doors (see Circle **5**). Applicant to work with staff to determine feasibility of repair and reuse of original doors or replication of original doors.
2. When the new side door needs to be replaced in the future, it should be replaced with something more compatible with the overall architecture of the Church, and **this will need a HAWP.**

**RESOURCE:** Primary Resource in Hyattstown Historic District  
**STYLE:** Gothic Revival Victorian  
**DATE:** 1871

The Hyattstown Christian Church has been at this location since the 1830's. The current building is a Victorian wood structure, with a front facing gable roof and a bell tower. It has German siding, and lancet windows. A photograph of the original doors may be seen on Circle **5**. The original doors were removed within the last 25 years and stored in Hyattstown at a private residence. Since the removal of the original doors, there have been several different front door installations. The current glass French doors are replacement doors for failed plain Luan doors.

The Church was constructed to the rear of the property, on the high ground, consistent with the building pattern in the historic district of placing public buildings to the rear of the property, with residential buildings closer to Frederick Road. The front portion of the property is paved for parking.

3. *Recommend: church will provide historical interpretive marker, to be discussed + approved by staff.*
4. *Record about HPC process to be kept at church.*

(1)

The Church is coming to the HPC to bring themselves into compliance with Chapter 24A of the County Code. Several alterations at the property have been undertaken without a HAWP. In addition to the new French doors, a new rear parking lot was added, with a driveway on the south side of the Church to provide access; a new side door was added leading directly into the Sanctuary on grade, with a handicapped ramp from the new rear parking lot along the north side of the Church. There is a metal railing along this ramp.

### PROPOSAL

The applicant now proposes to do the following:

- 1) Remove the French doors, and replace them with wood doors. The application shows a 6-panel front door, but staff has urged the applicant to either restore the original front doors or install a replication of the original front doors. They have been working with staff to get estimates on this proposal. This would be retroactive work. (circle 18)
- 2) Retain the new rear parking, the driveway link, the handicapped ramp and the new side entrance into the Sanctuary. This would be retroactive work.
- 3) The applicant proposes to remove wild cherry trees and some chicken wire fencing along the north side of the Church lot. The applicant has recently acquired the adjacent property to the north, with the small bungalow, and would like to better incorporate this new property into the Church yard. This work proposal is current and not retroactive.

### STAFF DISCUSSION

The applicant has been before the HPC in the past, but was of the understanding that the above work would not need a HAWP because they have indicated that DPS does not require a building permit for these changes. [They actually may need a building permit for the new side door.] HPC staff has met with the applicant on site to help them better understand the HPC requirements, and staff is satisfied that this HAWP application will bring them into compliance with Chapter 24A of the County Code.

With regard to the new paving, staff feels that this has minimal effect on the historic district, and provides better service to the congregation. The parking at the rear is not visible from the public right-of-way and the new driveway link is a minimal width. Staff recommends approval retroactively.

With regard to the new handicapped ramp, this is on the north side of the building, and is not readily visible from the public right-of-way. The new metal railing is similar to the railing on the front of the church, and is light-weight visually. Staff would recommend approval retroactively.

The new side door provides handicapped accessibility to the Sanctuary. The existing church is built on several levels. There are internal stairs from the rear entrance into the

Sanctuary, and the side entrance at the southeast corner of the church opens into the stair hall, with stairs up to the Sanctuary and down to the basement. The front steps facing Frederick Road, which lead into the Sanctuary, are very steep. The new side door on the north side of the Church works with the new handicapped ramp to bring people directly into the Sanctuary on grade. This new side entrance serves an important need, even though the new side door itself is not really compatible with the Church architecture. Staff notes, however, that this new entrance is not readily visible from the public right-of-way. Staff would recommend that, in the future, when a replacement door is required for this new side entrance, the applicant work with the HPC staff to find a more compatible door. In the meantime, this is a secondary entrance and staff would recommend that the Church focus its attention at achieving compatibility with the front doors at this time. Staff recommends approval retroactively.

With regard to the front doors, there are several photographs for guidance. One such photograph is seen on Circle **S**. In addition, the original front doors themselves have been held in storage for the past 25 years and have been returned to the church. They are available for reuse or for use as a model for the new doors. For this reason, staff recommends strongly against the proposed 6-panel wood door, as seen on Circle **1B**. The style of the door has no effect on the cost for the applicant, and the 6-panel door would be stylistically inappropriate for this Gothic church. Staff has provided guidance to the applicant as to possible craftsmen for the restoration or reconstruction of the new front doors. Staff would continue to work with the applicant to complete this part of the project, and recommends approval of this new proposal.

Staff recommends approval for the tree and fencing removal. The current line of cherry trees has served to delineate the neighboring property from the church property, and provide privacy screening. This is no longer necessary. In addition, the church sits with an expanse of open space to the south, and this would be complemented by opening up the church building to the property to the north. Staff recommends approval of this new work.

Staff notes that retroactive HAWPs are difficult for the HPC in all instances. Our process is well-publicized and has been in place for a considerable period of time. Nevertheless, the HPC continues to receive retroactive HAWPs on occasion, for varying reasons. In this case, the applicant, while familiar with the HPC process, did not understand that a HAWP would be required in this case. **Staff is of the understanding that the applicant now understands that all alterations to the exteriors of properties, including the removal of trees greater than 6", will need a HAWP even if a building permit is not required.**

The HPC has looked, in the past, for some mitigation which could be undertaken to make up for alterations performed without a HAWP. In the case of this applicant, the HPC staff might suggest some civic project, such as planting street trees in Hyattstown, or working with Friends of Hyattstown to help refurbish the Lillian Stone House at 25911 Frederick Road, or some other public contribution to the historic setting of Hyattstown. On the other hand, the applicant has noted its willingness to spend a considerable amount to either restore or replicate the original doors, even though they had been removed prior to designation of the historic district. Staff feels that replacement of the current inappropriate front doors with doors patterned after the original doors (if not the original doors) will be a substantial contribution to the overall historic district. This should be taken into consideration by the HPC.

## STAFF RECOMMENDATION

Staff recommends, with the following conditions, 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 *Secretary of the Interior's Standards for Rehabilitation* #6:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.

## CONDITIONS:

1. The new front doors will match the design of the original front doors (see Circle **5** ). Applicant to work with staff to determine feasibility of repair and reuse of original doors or replication of original doors.
2. When the new side door needs to be replaced in the future, it should be replaced with something more compatible with the overall architecture of the Church, and **this will need a HAWP.**

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.



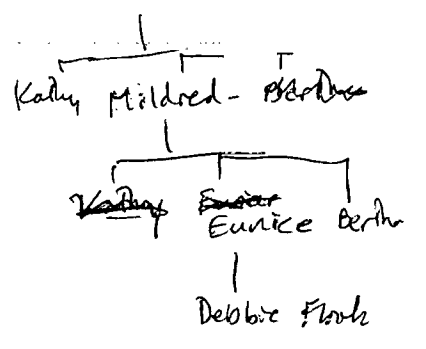
57

Mildred Virginia  
Price Harmon  
(mom)

Kathy Price  
(daughter)

both lived across the street - big house (Fines)  
Mildred bought house just south.

Info. from Debbie Miller Flook



(5)





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
250 HUNTERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-5270

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: EDDIE/DOBBIE FLOOK  
Daytime Phone No. 301-695-2678 or

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: HYATTS TOWN CHRISTIAN CHURCH Daytime Phone No.: \_\_\_\_\_  
Address: 26008, 26012, 26016 FREDERICK RD HYATTS TOWN, MD  
Street Number City Street Zip Code  
Contractor: N/A Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: SAME AS ABOVE Street: \_\_\_\_\_  
Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**  
1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Flaze  
 Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  
 A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: PAVING  
TRAIL REMOVAL  
WINDOW/DOOR INSTALL  
RAMP INSTALLATION  
1B. Construction cost estimate: \$ \_\_\_\_\_  
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.

→ Dobbie Flook \_\_\_\_\_ 5-5-08  
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

(6)

**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:

SEE ATTACHED

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

SEE ATTACHED

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**

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).

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

<p><b>Owner's mailing address</b>  HYATTSOWN CHRISTIAN CHURCH  26008 FREDERICK RD  CLARKSBURG, MD 20871</p>	<p><b>Owner's Agent's mailing address</b>  MR + MRS EDDIE FLOOK  3006 FREDERICK RD  FREDERICK, MD 21704</p>
---	---

Adjacent and confronting Property Owners mailing addresses

<p>JOSEPH LONGO  26000 FREDERICK RD  CLARKSBURG, MD  20871</p>	<p>JEFF + KATE FONGS  26011 FREDERICK RD  CLARKSBURG, MD  20871</p>
<p>THOMAS BRASE  26004 FREDERICK RD  CLARKSBURG, MD  20871</p>	

## **1. Written Description**

The proposal is for the Hyattstown Christian Church, Parsonage and bungalow-all of which are owned by the church. The existing church was constructed in 1870 with a rear/side addition, which houses classrooms, restrooms and a fellowship hall constructed in 1950. The parsonage was constructed in 1950. Both of these are outstanding resources within the historic district. In addition, the bungalow is located on the church's property. The bungalow (1948) is a non-contributing resource within the historic district.

## **2. Proposal**

The applicants are proposing:

### **Church:**

1. Install a 58'x 61' asphalt parking lot @ the rear of the church.
2. Install a 110' long by 10' wide asphalt driveway from the existing front parking lot to the proposed rear lot.
3. Remove incompatible front doors and install 6 paneled oak double doors.
4. Install a handicapped ramp along the North side of the church, to provide accessibility to the church.

### **Parsonage:**

1. Replace existing 6/1 wood windows with 6/1 snap- in muntin vinyl clad wood windows. (Applicants are willing to remove snap-in muntin design and proposed 1/1 vinyl clad wood windows.)

### **Bungalow**

1. Replace in -kind existing front porch.
2. Replace existing 3/1 wood windows with 1/1, vinyl clad wood windows.

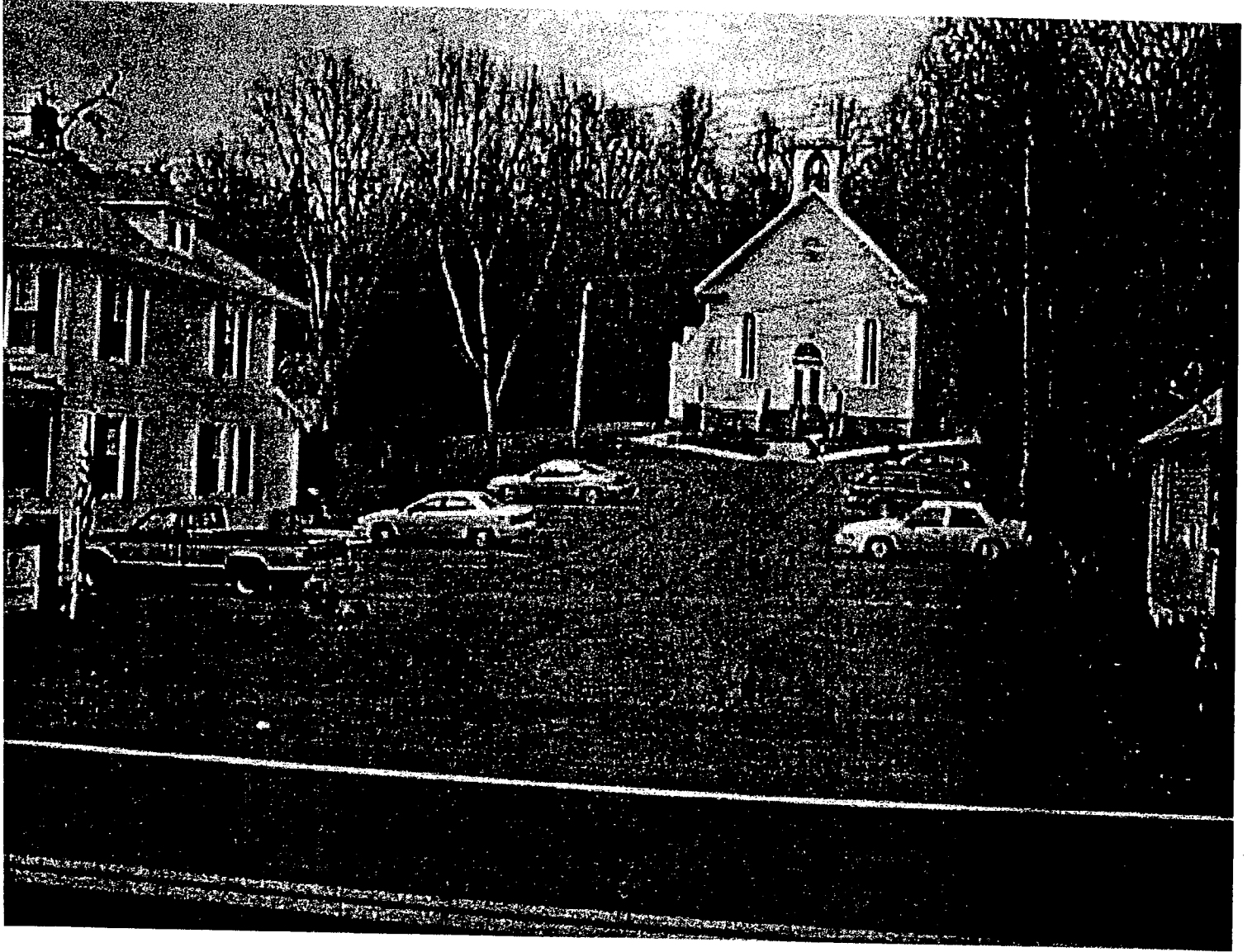
### **Landscape**

1. Remove Wild Cherry trees along the north side of the church's front parking lot and along north side of church adjacent to proposed handicapped ramp. The existing trees produce fruit that is tracked into the church causing stains on the carpet. The trustees of the church also wish to remove these trees to provide a cohesive property. Please note, in the last 6 years there has been 7 White Pines planted and are proposing to plant an additional three Dogwoods.
2. Remove existing chicken wire fence that is in disrepair along the perimeter of the north side of the parking lot.

Parsonage

church

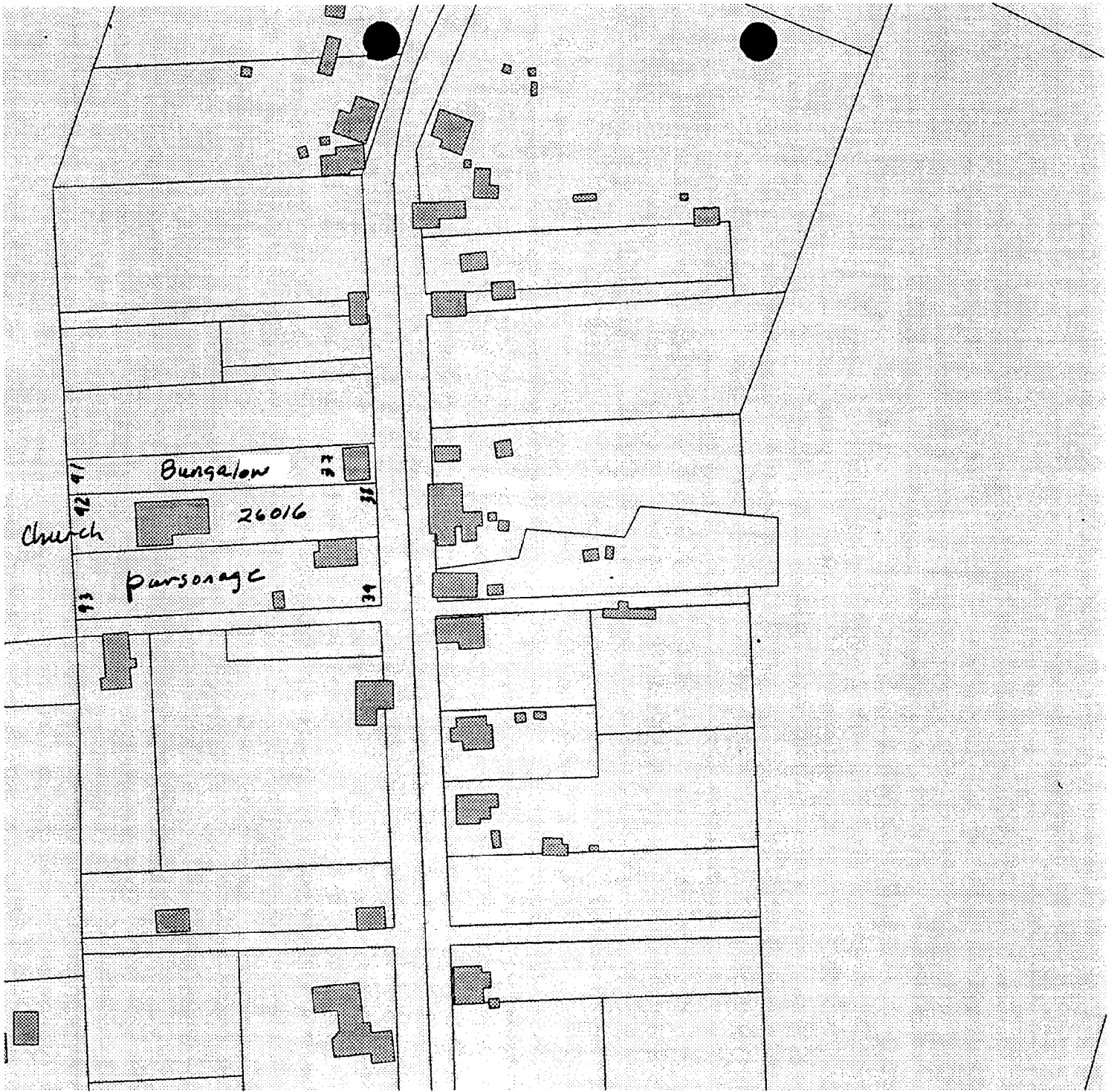
bungalow



VIEW OF SUBJECT PROPERTY  
Looking west

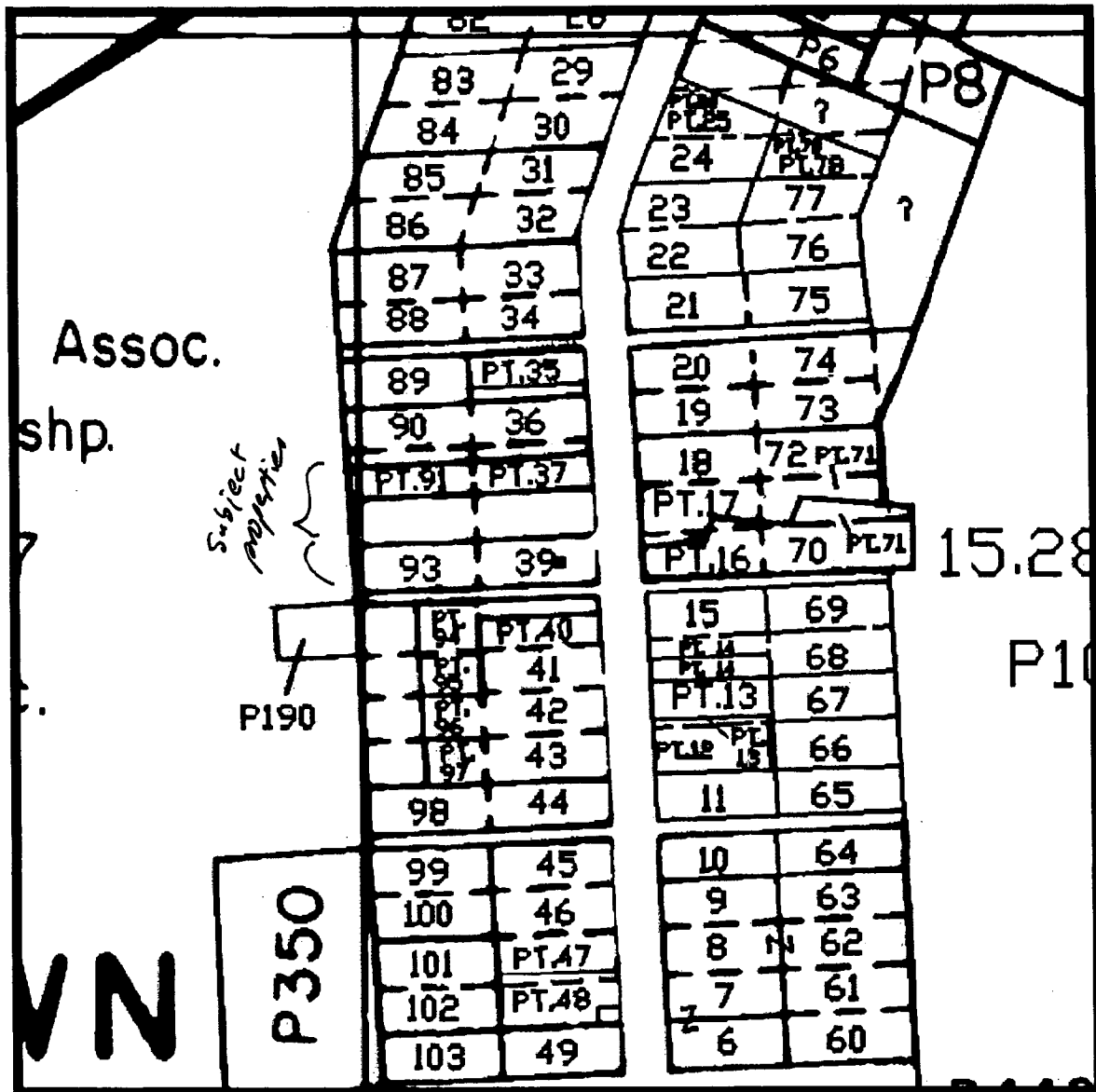
→ N

10



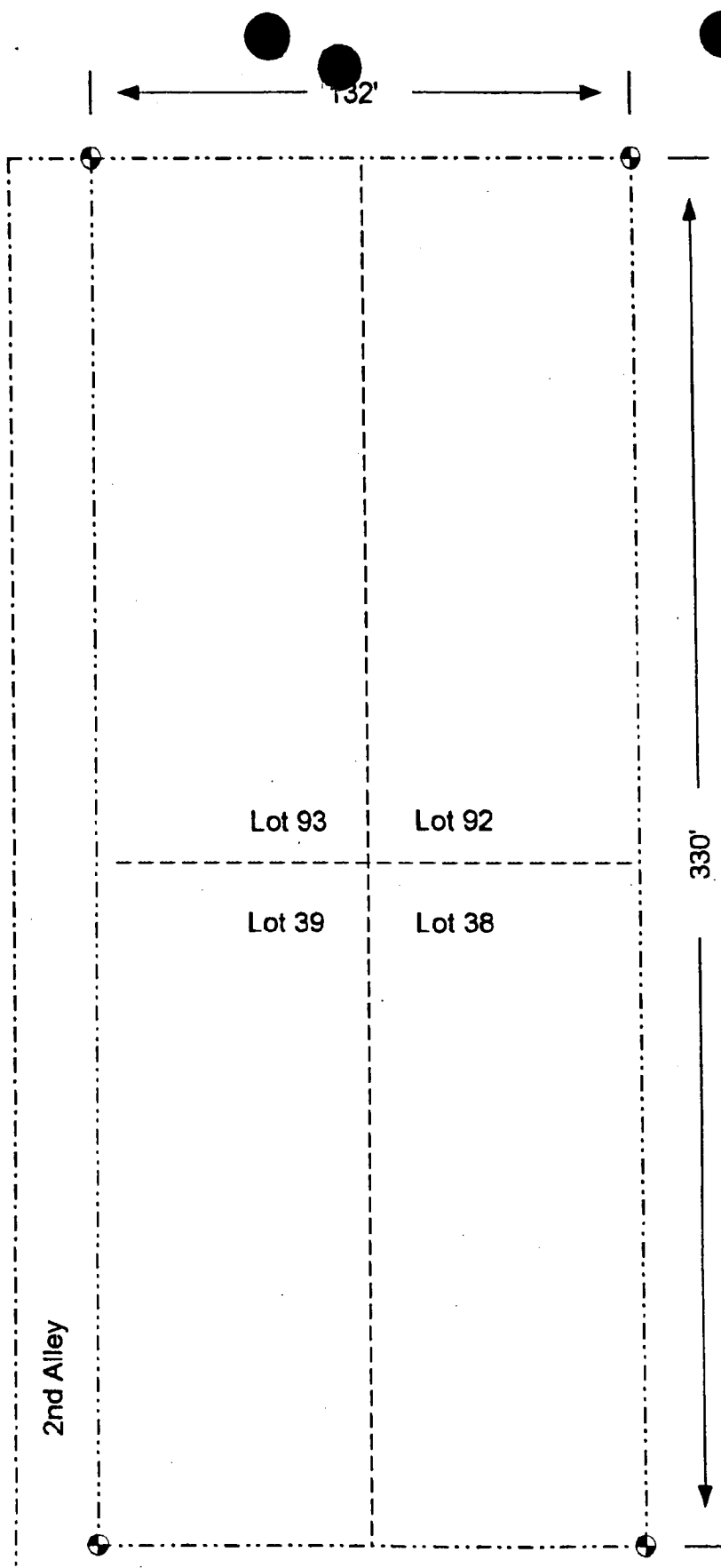
	Maryland Department of Assessments and Taxation <b>MONTGOMERY COUNTY</b> Real Property Data Search	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
---	--	---

District - 02 Account Number - 00022085



Property maps provided courtesy of the Maryland Department of Planning ©2001.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning  
 web site at [www.mdp.state.md.us](http://www.mdp.state.md.us)

*DX10-*



Hyattstown Christian Church  
26008/26012 Frederick Road  
Hyattstown, MD

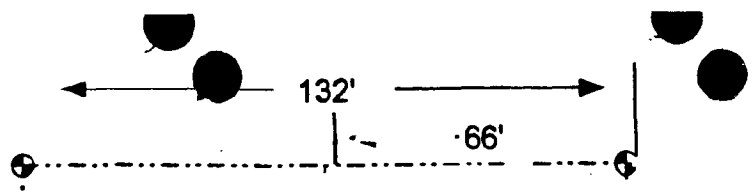
Libre: 298  
Folio: 249

MD 355 Frederick Road

Drawings by H. Howard - Dimentions approximately to scale: 07/05/99

6  
13





Hyattstown  
Christian  
Church  
26012 Frederick Rd

2nd Alley

Power Line  
33/12-KV

Parking Lot

Hyattstown  
Christian  
Church  
Parsonage  
26008 Frederick Rd.

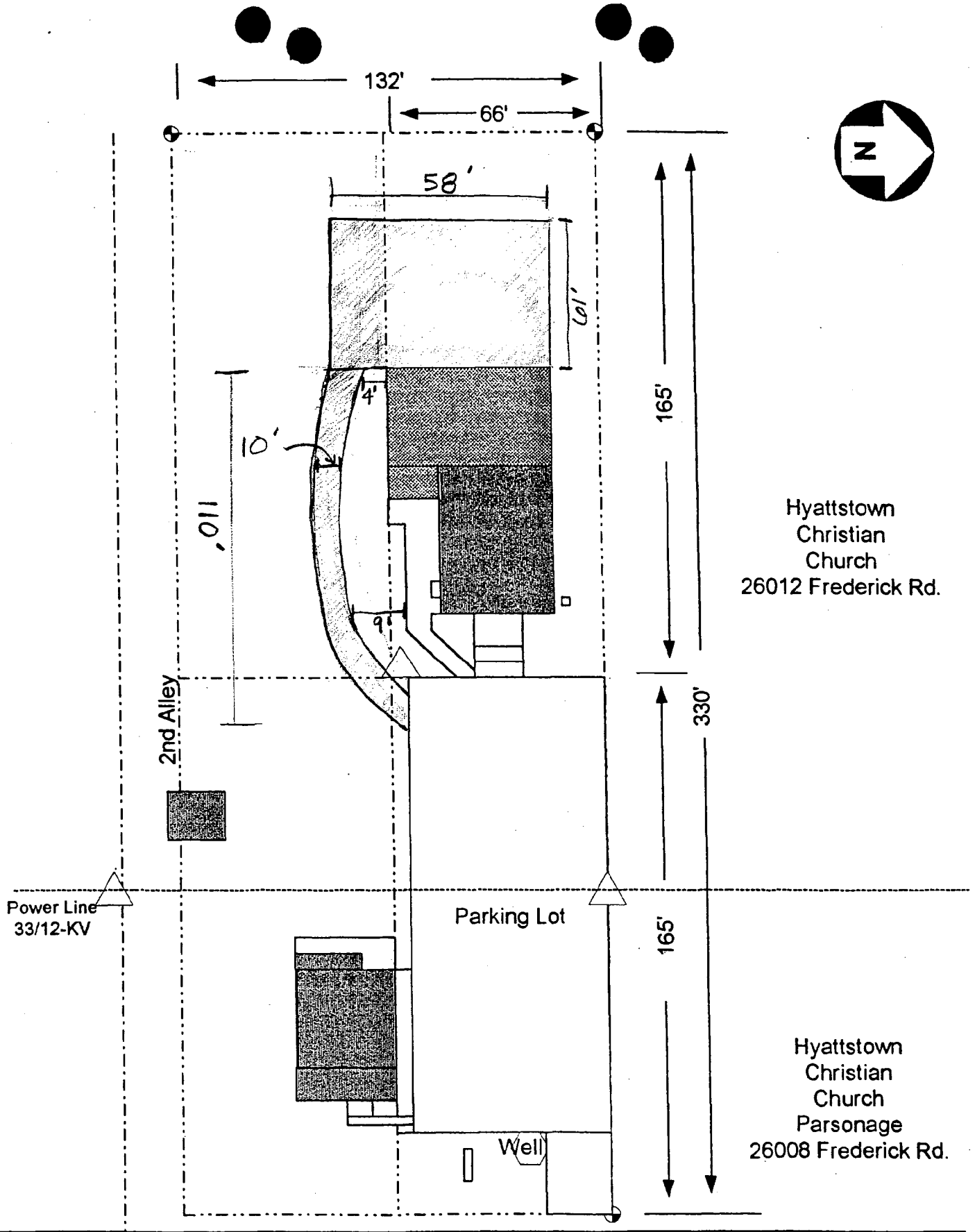
Well

MD 355 Frederick Road

Drawings by H. Howard - Dimentions approximately to scale: 07/05/99  
Features as of 12/31/1998

EXISTING PAVING

14



Hyattstown  
Christian  
Church  
26012 Frederick Rd.

Hyattstown  
Christian  
Church  
Parsonage  
26008 Frederick Rd.

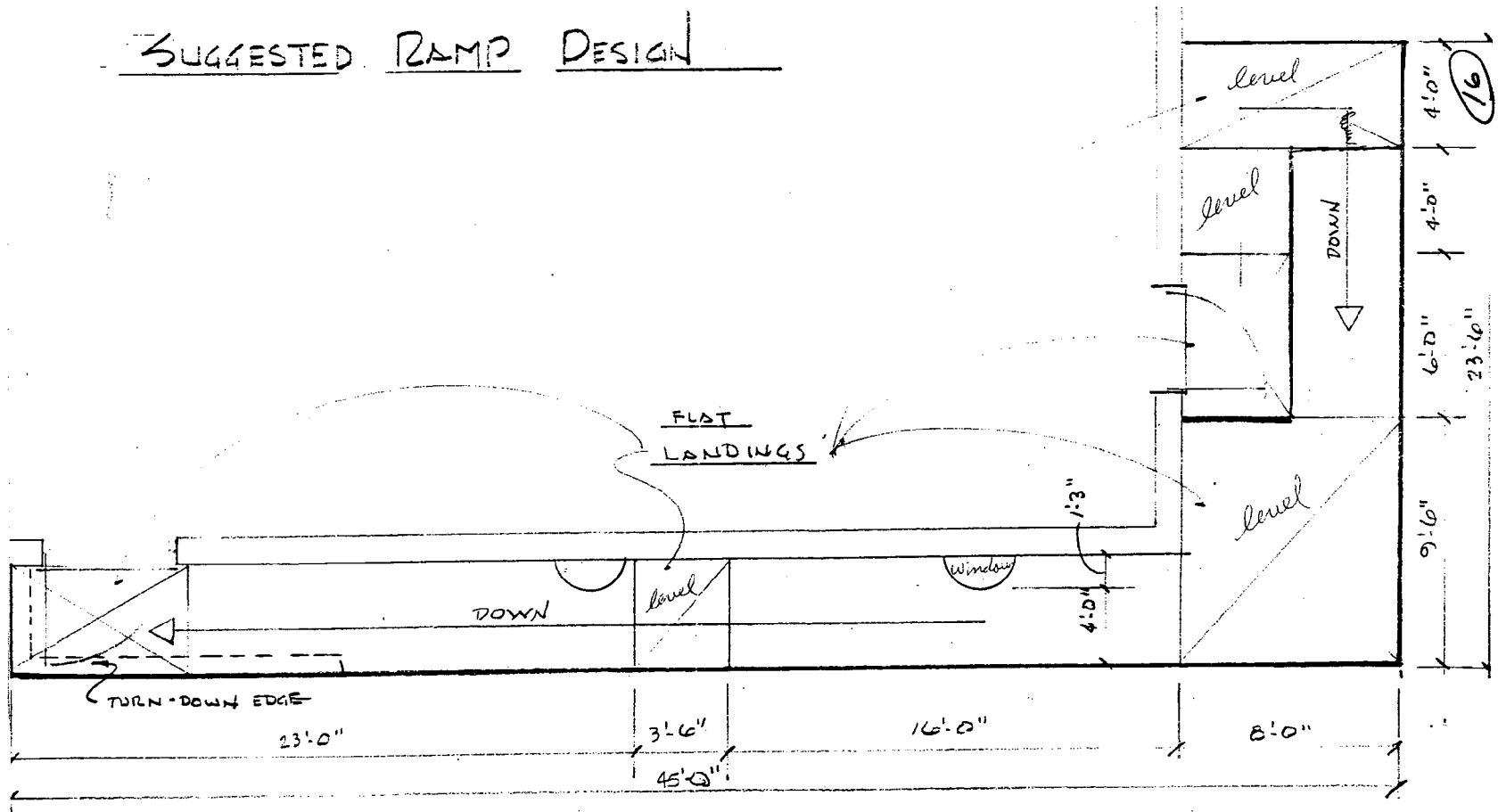
MD 355 Frederick Road

Drawings by H. Howard - Dimensions approximately to scale: 07/05/99  
Features as of 12/31/1998

PROPOSED PAVING



# SUGGESTED RAMP DESIGN



# Cooly Construction Inc.

14301 Lewisdale Road  
 Clarksburg, Maryland 20871  
 (301) 253-3697



Estimate  
**STATEMENT**

Hyattstown Christian Church  
Hyattstown, Md.

DATE 3/30/02

DESCRIPTION	AMOUNT	
Install new solid double door unit on front of church to replace existing glass doors and transit.		
Price for new six panel oak double door unit complete with jamb, weatherstrip, panic bar	3365	35
Tax	168	25
Labor to remove old doors, install new doors and paint two coats, or stain.	1250	00
<b>TOTAL</b>	<b>4683</b>	<b>60</b>

1-1/2% Interest After 30 Days

Due Upon Receipt

Stockman Woodworks

PROPOSED FRONT DOORS TO CHURCH

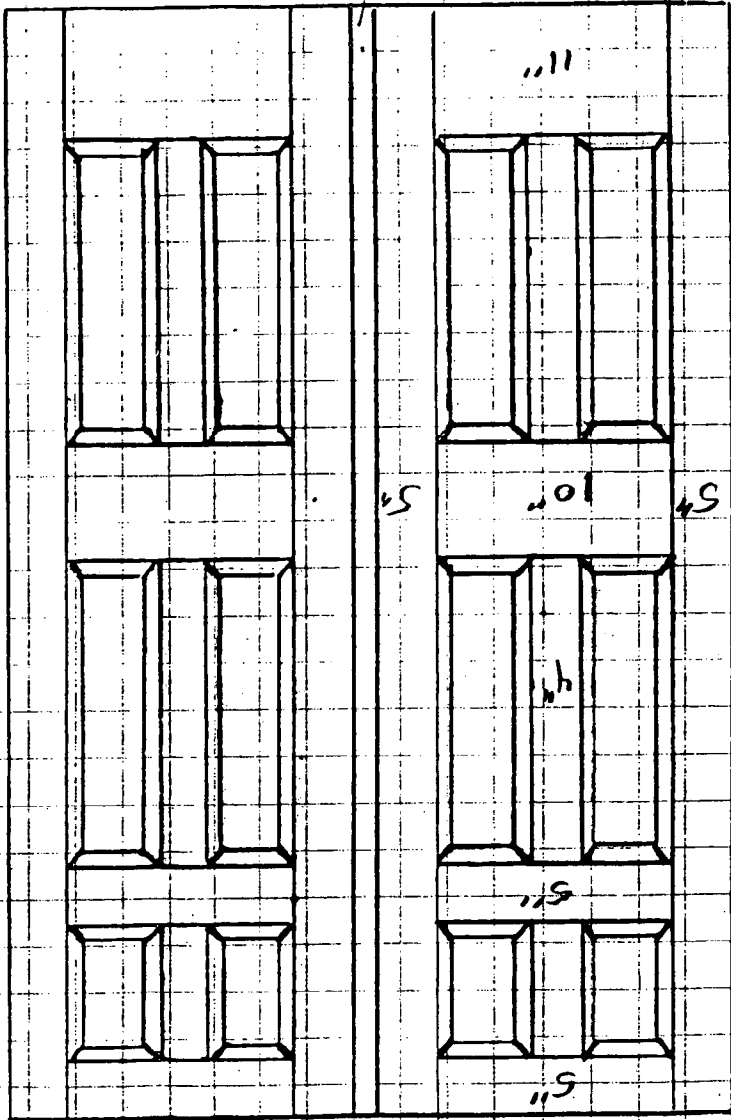
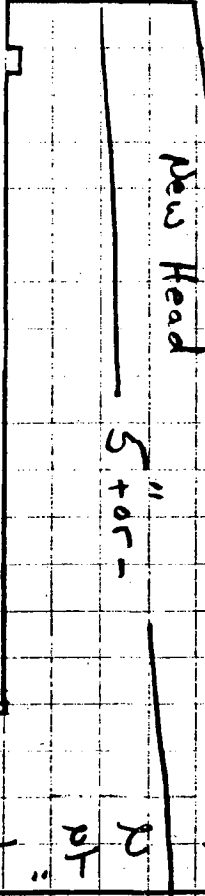
2/1/02

Full size edge view

New Doors

New Head

existing sash



T-track

Material D-Fir or OAK

Doors 1 3/4 x 30 1/2 x 95"

4-4 1/2" steel butt

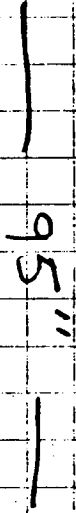
hinges per door

Lock and painting by others

I will install

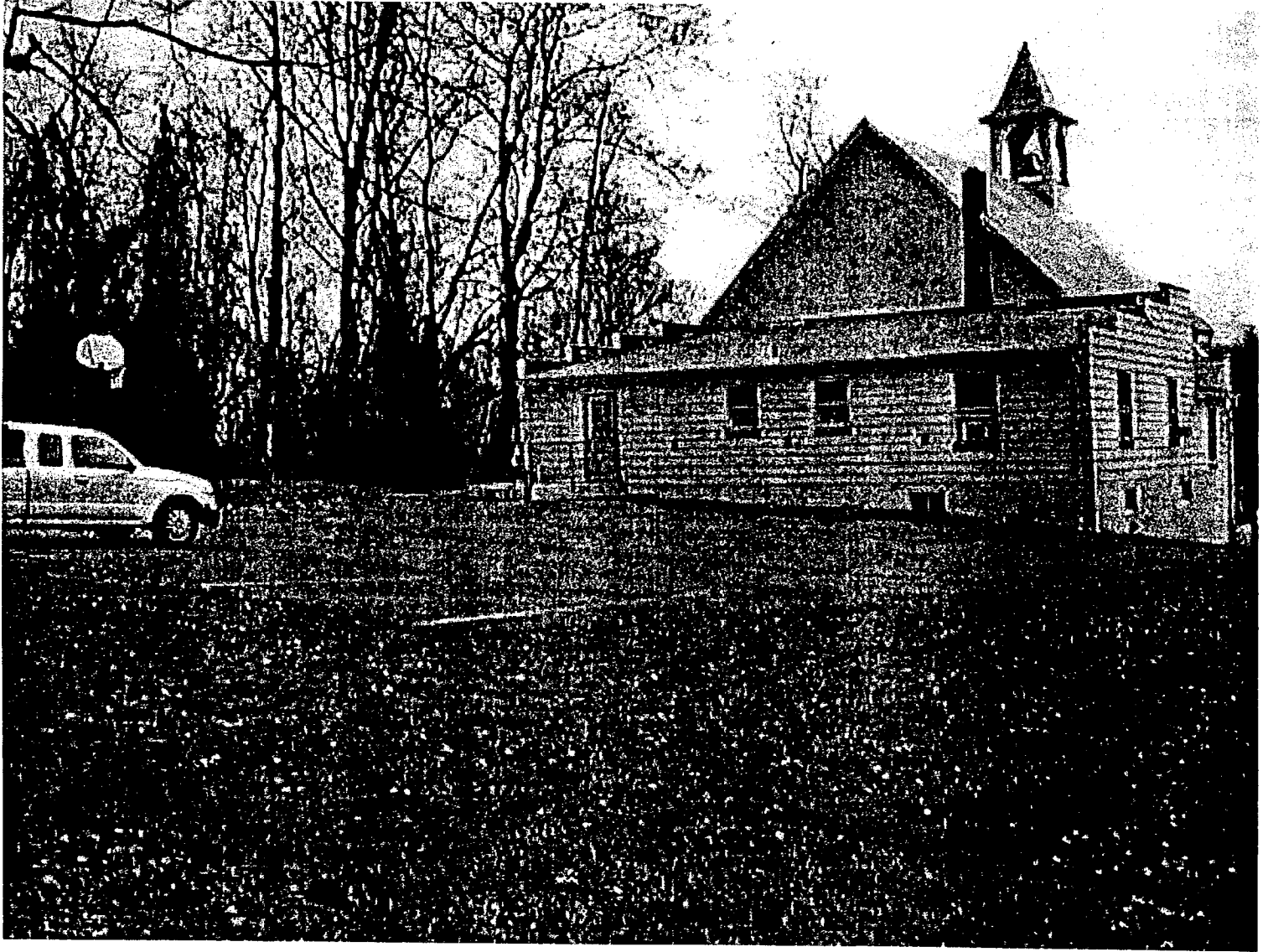
lock by the hour

if needed



3 1/11" = 1' 10" -

2



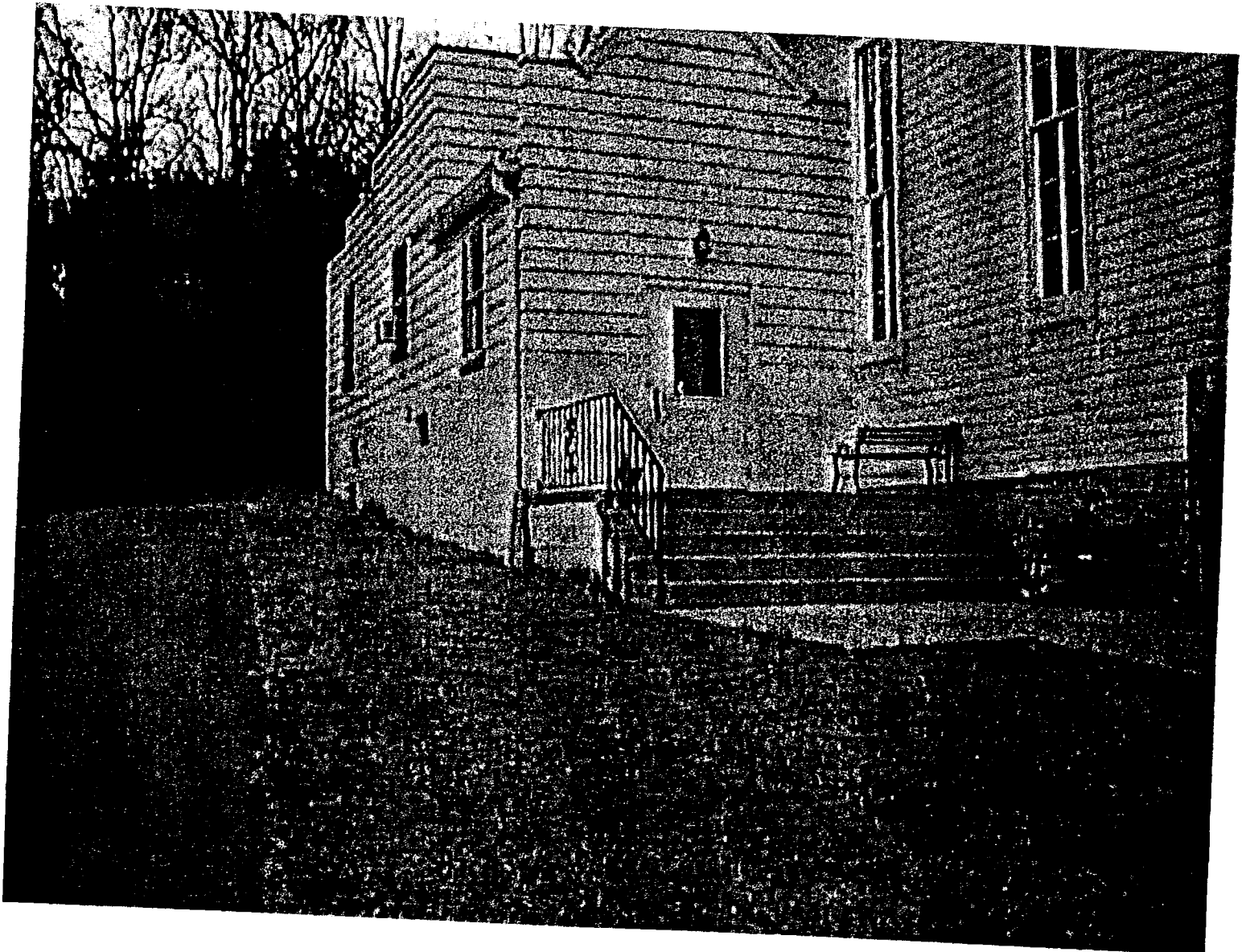
PROPOSED BACK PARKING LOT

Retractive  
Approval



PROPOSED DRIVEWAY

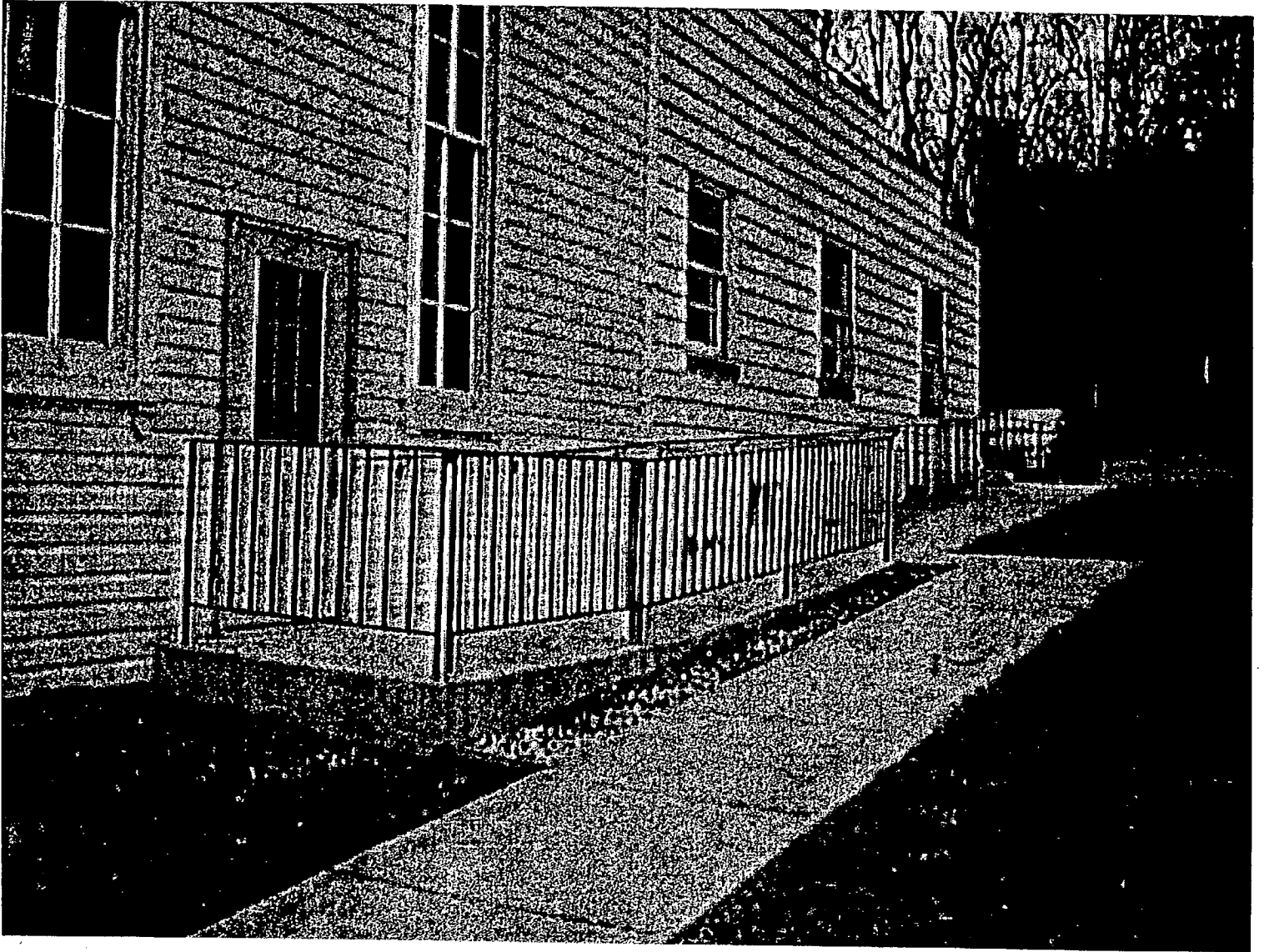
Retrospective  
Approval



PROPOSED WALKWAY

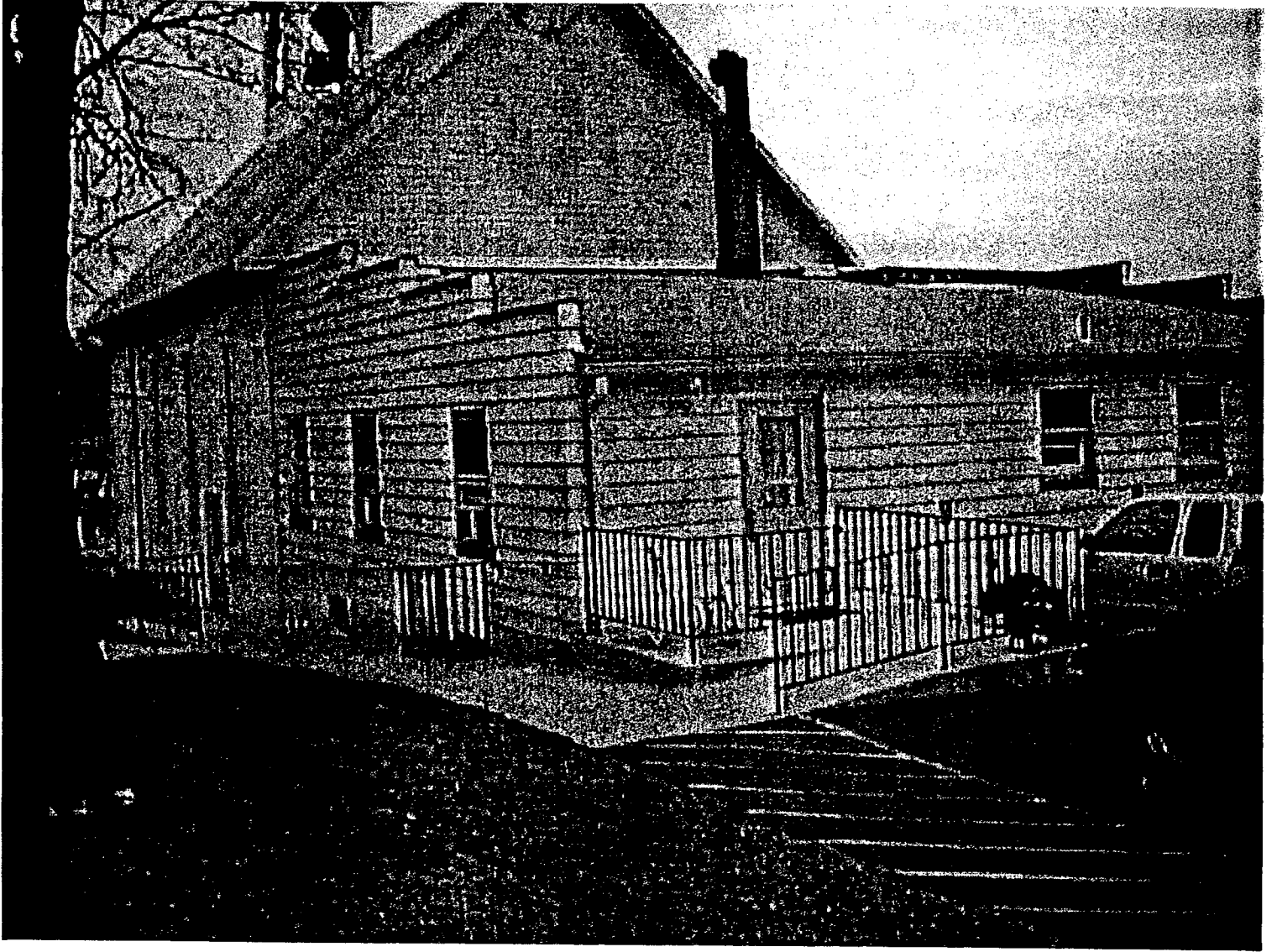
Retroactive  
approval





PROPOSED RAMP TO BE INSTALLED

*Retrospective  
approval*



PROPOSED RAMP TO BE INSTALLED

*Retrospective  
Approval*



PROPOSED TREES TO BE REMOVED



PROPOSED TREES TO BE REMOVED



FENCE TO BE REMOVED



FENCE TO BE REMOVED

## HPC Testimony about The Hyattstown Christian Church - June 12, 2002

I'm Wayne Goldstein of Montgomery Preservation, Inc., MPI. It never pleases me when I learn that the owner of a historic property is coming before the HPC for a retroactive HAWP. It can seem particularly galling when that applicant has worked with the HPC in the past by getting HAWPs. To claim ignorance of the need for a HAWP for something as basic as window replacement suggests to me that an applicant may not truly appreciate its special situation.

Owning one or more structures in an historic district is like sharing responsibility for an important resource, such as a communal field or the town green. It is the willingness of each person to properly use their part that ensures the success for all. To alter and destroy the integrity of any one building in an historic district hurts everyone.

Fortunately, there are mitigating circumstances in this situation. This applicant is prepared to spend nearly \$5000 to install new front doors for the church that will match the original doors. This is a gift from the church to history and it goes a long way to showing that this applicant wants to do the right thing.

MPI would like the applicant to replace the new windows in the two houses that are the most visible from the front of the property with windows with the proper pattern. However, MPI isn't going to insist on that. MPI would like the Church to become a member of Friends of Hyattstown, if it isn't already, and to help out with the refurbishment of the Lillian Stone House and other future projects. It will be that kind of exposure to history that will further educate and sensitize the Church so that it will want to one day install proper windows and to do all exterior changes in ways that honor the history of the buildings and the town.

I apologize for not having the opportunity to see the properties before this meeting. However, I look forward to visiting the Church after the new doors have been installed. MPI holds an annual awards ceremony that includes a number of categories of historic renovation of buildings. We are sometimes pragmatically imaginative by creating new categories to fit new situations. Who knows? We might have to create a category for best replication of historic doors before too long.

MPI believes that the HPC needs to both find and create more opportunities to educate historic property owners about their responsibilities to follow the requirements of Chapter 24A. We hope you will be taking your show on the road again. The HPC has also missed an important opportunity to assert its authority by declining to act against Montgomery College's plans to shortly cut trees in National Register-eligible Jesup Blair Park without asking you for a permit to do so. You are here tonight to do your important work in large part because of those who stood up to another Montgomery College incursion between 1975 and 1979.

That generation of activists and government officials refused to throw up their hands or to seek to appease the college. This generation of activists has committed to standing up to the college and we're waiting for the government to join us. MPI urges you to ignore the overbroad timidity of your counsel's advice and to become the first in government to do so by issuing a stop work order against the college and requiring it to apply for a HAWP. In this situation, we believe that an honorable loss is far better for historic preservation than no action at all.

Wayne Goldstein Montgomery Preservation, Inc. 3009 Jennings Rd. Kensington, MD 20895  
301-942-8079 waynemgoldstein@hotmail.com