

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

September 25, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

10/59-02 E

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 286 916

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:

and subject to the general conditions that **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Donald R. Burgess
26021 Frederick Road
Hyattstown

RE: Hyattstown Historic District



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
100 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20880
87-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Don Burgess
Daytime Phone No.: (301) 975-2614

Tax Account No.: 00021797

Name of Property Owner: DONALD R BURGESS JR Daytime Phone No.: (301) 975-2614

Address: 26021 FREDERICK ROAD CLARKSBURG MD 20871
Street Number City State Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____ (DEAN VENTOLA, Architect)

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 26021 Street: FREDERICK ROAD (RT 355)

Town/City: HYATTSTOWN/CLARKSBURG Nearest Cross Street: OLD HUNDRED ROAD (RT 1009)

Lot: 19, 20, 73, 74 Block: _____ Subdivision: LOTS IN HYATTSTOWN / CLARKSBURG - OUTSIDE

Liter: 2347 Folio: 304 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/renovate
- Move
- Install
- Wreck/raz
- 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: _____

1B. Construction cost estimate: \$ \$110-50,000

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 4 feet 0 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.

Donald R Burgess Jr.
Signature of owner or authorized agent

4 Sept 2002
Date

Approved: X _____ Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 10/9/02

Application/Permit No.: 286916 Date Filed: 9/5/02 Date Issued: _____

**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 plot. Your site plan must include:

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

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 end of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

no trees to be disturbed

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).

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	26021 Frederick Road	Meeting Date:	09/25/02
Applicant:	Donald R. Burgess	Report Date:	09/18/02
Resource:	Hyattstown Historic District	Public Notice:	09/11/02
Review:	HAWP	Tax Credit:	No
Site Number:	10/59-02E	Staff:	Robin D. Ziek
PROPOSAL:	Landscape site work; extend existing rear porch and fully enclose for interior space; construct new rear porch.		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Four Square
DATE: 1934

The subject property is a Four Square, frame house, with a full-width front porch and a single-story back porch with pantry area. The site slopes down from the street, so that the basement level is fully exposed at the rear.

PROPOSAL

The applicant proposes to extend the existing rear porch across the full width of the house, and fully enclose this area (see Circle 14, 15, 20). The interior plan would be reworked to reflect the additional interior space. A new rear porch would be constructed across the full width of the back of the house, working within the confines of the existing block retaining wall and back steps (see Circle 15). All new material would match the existing materials. Existing windows would be incorporated into the new project, and an old window salvaged from another site would be used on the rear elevation.

The other work on the house involves the proposed installation of wood storm sash, that will be manufactured specifically for these windows. The applicant also wishes to install a front porch railing. This would be a typical porch railing, with a cap rail and inset pickets. And, finally, the applicant will install a heat pump unit on the north side of the house.

The other aspects of this proposal involve landscape work (see Circle 15). This includes a low stone wall in the front yard, and a stone retaining wall at the basement door, and a slate walk from the front yard and in the rear yard.

STAFF DISCUSSION

Staff would like to thank the applicant for submitting the most thorough application received to date. The project was explained in the historic context, and it is clear that the preservation of the district is a priority for the applicant.

The proposed work is compatible with the district. There are other stone retaining walls in the district, and slate was quarried locally. The rear addition is designed to preserve the existing massing. The enclosure of the one-story porch, and the addition of a new open porch is consistent with this historic resource, and preserves the original massing of the Four Square.

STAFF RECOMMENDATION

Staff recommends that the Commission the HAWP application as being consistent with Chapter 24A-8(b) 1:

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's *Guidelines 9* :

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

with subject to the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits.



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Liter: 2347 Folio: 304 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|---|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Slat | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Blaze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ \$40-50,000

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Donald R Burgess Jr.
Signature of owner or authorized agent

4 Sept 2002
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 286916 Date Filed: 9/5/02 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address

DONALD R BURGESS, JR
26021 Frederick Road
Clarksburg MD 20871

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

~~HANK~~ JEFF + KATE FONES
26011 Frederick Rd
CLARKSBURG, MD 20871

HANK + Ann HANDLER
5815 Riggs Rd
Laytonsville MD
20882

JOE ZETTS
26025 Frederick Rd
CLARKSBURG, MD 20871

FRIENDS OF HISTORIC Hyattstown
PO Box 467
Clarksburg MD 20871

g:addresses: noticing table

5

4 September 2002

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Proposal for Modifications to 26021 Frederick Road, Hyattstown, Maryland

We would like to request permission from the Montgomery County Historic Preservation Commission (HPC) to make a number of modifications to our house at 26021 Frederick Road in the Hyattstown Historic District. Our house is designated as a secondary resource in the Hyattstown Historic District, having been built in 1934. (In Hyattstown, primary resources are pre-1890 structures.)

Description of House

The house is a classic American four-square (24'6" x 26'7") of wood frame construction (possibly kit-built) with 5" wide German drop siding, a 9/12 hip roof (with asphalt shingles) with two hipped-roof dormers on each side, and a full-length front porch covered with a 4/12 hipped roof (with asphalt shingles). It has a concrete block foundation; a full basement with a concrete slab floor; a first floor with living room, dining room, kitchen, and attached pantry; a second floor with three bedrooms and a bath; and a full walkup attic. Extending across three-quarters of the rear of the house is a pantry (6'x7") and porch (11'x7") with a 4/12 shed roof (with asphalt shingles). The house has narrow width oak flooring and wood-finished pine windows, trim, and doors throughout. The windows are double-hung sash with 6/1 lites. The walls are plaster over lathe board.

History of House

Our house was built in 1934 by Webster Burdette for Floyd Horine. "Webbie" Burdette also built at least three other houses in Hyattstown (Dutrow, Anderson/Hawes, Anderson/Linthicum), supervised construction of the existing Hyattstown Mill (the original burned down in 1918), and renovated several other houses in town (Lillie Stone, Webster Burdette, Tailor Shop). We have lived in the Horine House for about 13 years and are the third owners, having purchased it from the Kuklewicz in 1989, who purchased it from the Horines in 1973.

History of Property

The Horine parcel of land was originally owned by Mary Ann Hyatt and was part of the tract of land called the Welsh property. The Hyatt House also stands on the Welsh property to the south of our house. Two other structures were also located at one time on the Horine property. The first was the Welsh/Jackson log cabin (pre-1820), which was sold, dismantled, and moved to

Northern Virginia (near Waterford?) in 1973 (only the stone foundation remains). The second was the original Hyattstown School, called "Swamp College," which was located adjacent to the marsh in the rear of the property (no remains exist) and was used as a schoolhouse from 1831 to 1880.

Location of Property and House

The Horine property consists of four 1/4 acre lots (lots 19, 20, 73, 74 in Hyattstown) plus an adjoining roughly 1/8 acre triangular parcel at the rear of the property. The house is situated in the northwest corner of the property on lot 20 with the front porch about 28' from Frederick Road and the side of the house about 7' from Third Alley (which was formally abandoned in 1983 by Montgomery County to the adjacent property owners). About 23' to the rear of the house is a 16' x 26' two-level garage/barn. The garage is on the ground level, and an animal stall is below grade on the lower level. Between the back porch and the garage is a 23' x 31'6" rear yard. Between the front porch and Frederick Road is a 13' deep front yard, a 4' wide blacktop sidewalk, and a 10' strip of grass along Frederick Road. Located in front of the house on the south side is a 10' wide blacktop driveway. Located on the north side of the house in Third Alley is a 23' wide driveway (half of which belongs to the neighboring property owner). The front portion (20') of the north driveway near the road is blacktop and the back portion (33') extending to the rear of the house is crushed stone.

Adjoining Properties

The adjoining property to the north is the Gardner House, which is owned by Joe Zetts. To the south is the Hyatt House, which is owned by Jeff and Kate Fones. Across Frederick Road to the west is the Davis House, which is owned by Hank and Ann Handler. Also across Frederick Road is a property owned by the Miller and Long company; the stone foundation for the long-gone Jacob Thomas log house is located on this property. Behind the Horine property to the east is Little Bennett Regional Park, with a strip of land on the hillside in between owned by Gilbert and Karen Levin.

Request for Modifications

We would like to request permission from the HPC to make a number of modifications to our house and property. These can be classified as Landscaping Elements, Exterior Trim Elements, and New Construction.

Landscaping Elements

1. Stone landscaping border in the front yard
2. Stone retaining wall near the basement door at the rear of the house
3. Slate walkway in the front yard, around the south side, and at the rear of the house

Exterior Trim Elements

4. Front porch railing
5. Wood storm sash
6. Heat pump unit on north side of house

New Construction

7. Extend the rear porch shed roof across the full length of the rear of the house
8. Enclose the existing rear porch, creating an entryway and room for a half bath
9. Add a new room off the dining room to the rear of the house
10. Add a porch across the full length of the rear of the house with a low-pitched shed roof

Landscaping Elements

1. Stone landscaping border in front yard

We would like to construct a 34' x 6' U-shaped low stone border (12" to 24" high, 12" to 18" wide) in the front yard. The stone border would be constructed with stacked, flat field stones and would be lightly mortared for structural stability. The top of the stone wall would be roughly at the same elevation as the front porch floor. Because the property drops off slightly across the front yard, the stone wall would be about 12" above grade on the north side of the yard and about 24" above grade on the south side. The stone wall will serve the following purposes:

- An architectural feature to define the front yard, which will be landscaped with bushes and perennials.
- A visual feature to frame the property relative to Frederick Road (Route 355). The speed of traffic through Hyattstown is a problem, and the SHA has indicated that the best speed control measure is visually narrowing the road using trees, walls, and other features along the roadway.
- A retaining wall to keep water runoff during rains from washing away the soil in the front yard and to keep stormwater away from the foundation of the house.

We believe that this low stone landscaping wall is appropriate. Historically, there has been a stone retaining wall along Frederick Road in Hyattstown—remains of it still exist in places—and stone walls are typically used as landscaping features in Hyattstown.

2. Stone retaining wall near basement door at rear of house

There is currently a concrete block retaining wall in this area, which is 3' to 4' high. The retaining wall is necessary because the property drops off about 6' to 7' along the south side of the house from front to rear, and the grade at this southeast corner of the house is about 3'. The current retaining wall is poorly constructed—the blocks are just crudely stacked, the wall does a poor job of keeping back the soil, and its orientation makes access to the basement door very restricted. We would like to construct an L-shaped stone retaining wall in this area using the same type of



stone used for the landscaping border in the front yard. The wall would be about 48" high (slightly higher than the existing for safety purposes) near the corner of the foundation and would run about 12' perpendicular to the slope. The intersecting wall of the L would start at about 48" high and step down to grade over about 12'. The core of the wall would be concrete block, and the visible portion of the wall would be stacked, flat field stones. The thickness of the wall would be 12" to 18".

3. Slate walkway in front yard, around the south side of house, and at the rear of the house

We would like to lay down a 24" wide slate walkway in the front yard using random-sized slate, which has been found on the property over the years. We currently have some slate stepping stones laying on the soil, but we would like to better define the walkway and place the slate into a prepared bed of gravel and sand for drainage and stability purposes, and to make the walkway level. To the south side of the house, we would like to construct a roughly 30" wide walkway and steps with rectangular slate pavers. The property drops off about 6' to 7' from front to rear of the house. The edge of the walkway would be located about 3' to 4' off the side of the house, with bushes and perennial plantings in between. We would like to use 30" x 24" and 30" x 12" rectangular slate pavers. The walkway would about 15 steps total, each about 6" high, with the first nine steps about 24" deep and the last six steps about 12" deep (these would go down through the retaining wall). At the south rear of the house near the basement door, we would use random-sized slate stones inside the area defined by the retaining wall. Currently, concrete steps lead up from this area to the rear yard; we would like to face the treads of these steps with rectangular slate pavers to match the walkway and steps on the south side of the house. We propose that these steps connect to a walkway that would be located at the base of the back porch. This walkway would be about 24" wide with random-sized slate (like in the front yard).

Exterior Trim Elements

4. Front porch railing

A 22'6" x 8' porch extends across nearly the full length of the front of the house (24'6"). We would like to enclose this porch with a railing, with the entrance to the porch on the north side (the current primary access point). The wood railing would be made to match the existing railing on the rear porch (about 36" high with 1¼" balusters spaced 4½" apart). The railing will serve several purposes:

- An architectural element defining the front porch in keeping with most of the houses in Hyattstown.

- A safety element. The porch floor on the south side is about 24" above grade. Although this is less than the 30" where a railing is required by code, it is still a large step down.
- Noise abatement. A railing will help abate the traffic noise from Route 355, which is about 25' off the front porch. Medium-height (5-6') evergreen bushes will also be planted in front of the railing. (We used to have four 8' high Japanese yews here, but they died.)

5. Wood storm sash

Currently, the house has aluminum storm windows, which are relatively ugly and obscure some of the nice wood sash. We would like to replace these with custom-built, low profile wood storm sash. They would be mounted on hinges for ventilation purposes (interior wood-framed screens would be used). The storm sash would either have single lites with double-strength glass or two lites vertically with single-strength glass.

6. Heat pump unit on north side of house

The house currently has forced-air oil heat and a central air conditioning unit. However, there is only one small vent on the second floor in the bathroom (under the sink and behind the door). The second floor can get somewhat chilly in the winter and too warm for comfort in the summer. We would like to install a heat pump in the attic to serve the second floor. It will require an outside unit about 18" x 18" x 30", which will be placed adjacent to the existing outside unit for the central air conditioner. Both units will be screened by plantings.

New Construction

7. Extend the rear porch shed roof, which is over the existing pantry and porch, across the full length of the rear of the house

Currently, a 4/12 shed roof (with asphalt shingles) covers the existing pantry (6' x 7') and porch (11' x 7'). We propose to extend this roofline across the full length of the rear of the house, visually maintaining the lines and massing over the existing pantry and porch. This extended roof would cover the proposed new room (8'6" x 10') off the rear of the dining room. We propose to use either asphalt shingles (same as existing) or metal (same as low-pitched roof over proposed new porch).

8. Enclose the existing porch, creating an entryway and room for a half bath.

We propose to enclose the space of the original porch, creating an entryway (6'6" x 7') and room for a half bath (3'6" x 7') accessible from the entryway. This bath is sorely needed, because there is currently only one bath in the house (located on the second floor). The exterior wall of the entryway would be recessed about 9" to visually offset and identify the space as an entryway and also to maintain the original outline of the existing pantry: the 5" corner post and 4" of the siding

would be exposed on this side of the pantry. The existing back door would become a doorway between the kitchen and entryway and the door itself would be reused and moved to become the new back door. It would be laterally aligned with the kitchen-entry doorway. The exterior wall of the new bath would be aligned with the exterior wall of the pantry (7' deep). The bath would have a roughly 28½" wide x 16½" high window with 3 horizontal lites. The window would face the rear of the house. We propose to use German drop siding for the exterior of the entryway and bath to be consistent with the existing siding. A concrete block foundation (not visible) would support the pantry, entryway, and bathroom, while brick-faced concrete piers (visible) would support the proposed new room addition and new porch.

9. Add a new room off the dining room to the rear of the house.

We propose to construct a new room (8'6" x 10') off the dining room at the rear of the house. The existing window in the rear of the dining room would become a doorway to the new room. Both the window frame and sash of the existing window would be reused and moved to the south side of the new room (visible from the street). We propose to also put a nice-sized 48" wide x 52" high 16-lite window facing the rear of the house (not visible from the street). This window was salvaged from a site in Frederick, Maryland. The new room would have a roof with two different pitches. The first 7' near the house would be a 4/12 shed roof (same as for the existing pantry and porch) and last 3' at the end of the room would have a low-pitched (1/12) roof (same as for the proposed new porch). The depth (10' exterior walls) of the new room addition was chosen to make it an adequate-sized room that is visually distinctive from, yet not significantly more massive than, the existing attached pantry (7' deep). The south side of the new room would be aligned with the main structure (consistent with the attached pantry on the north side). We propose to use German siding for the exterior of the new room addition (same as for the rest of the house) and brick-faced concrete piers to support this addition (same as for the existing front porch and proposed new porch).

10. Add a porch across the full length of the rear of the house with a low-pitched shed roof.

We propose to add a new porch (24'6" x 7') across the full length of the rear of the house. The depth of the porch is physically constrained by an existing concrete retaining wall and steps from the side yard, as well visually constrained by its proportion relative to the house and the roofline over the existing pantry and porch. We propose to use brick-faced concrete piers to support the porch (same as for the front porch). We would like to enclose the porch with a railing (matching that on the front porch), with stairs to the porch in about the middle of the porch roughly aligned with the back door. We would use narrow tongue-in-groove slats for the floor (same as for the front porch and existing rear porch). The ceiling would be open to the roof joists in keeping with

the design of the original rear porch and giving more apparent head space to the low (7') ceiling. The roof will be metal with a low pitch (about 1/12). There would be four square support posts for the roof structure in keeping with the design of the original rear porch.

MONTGOMERY COUNTY MARYLAND

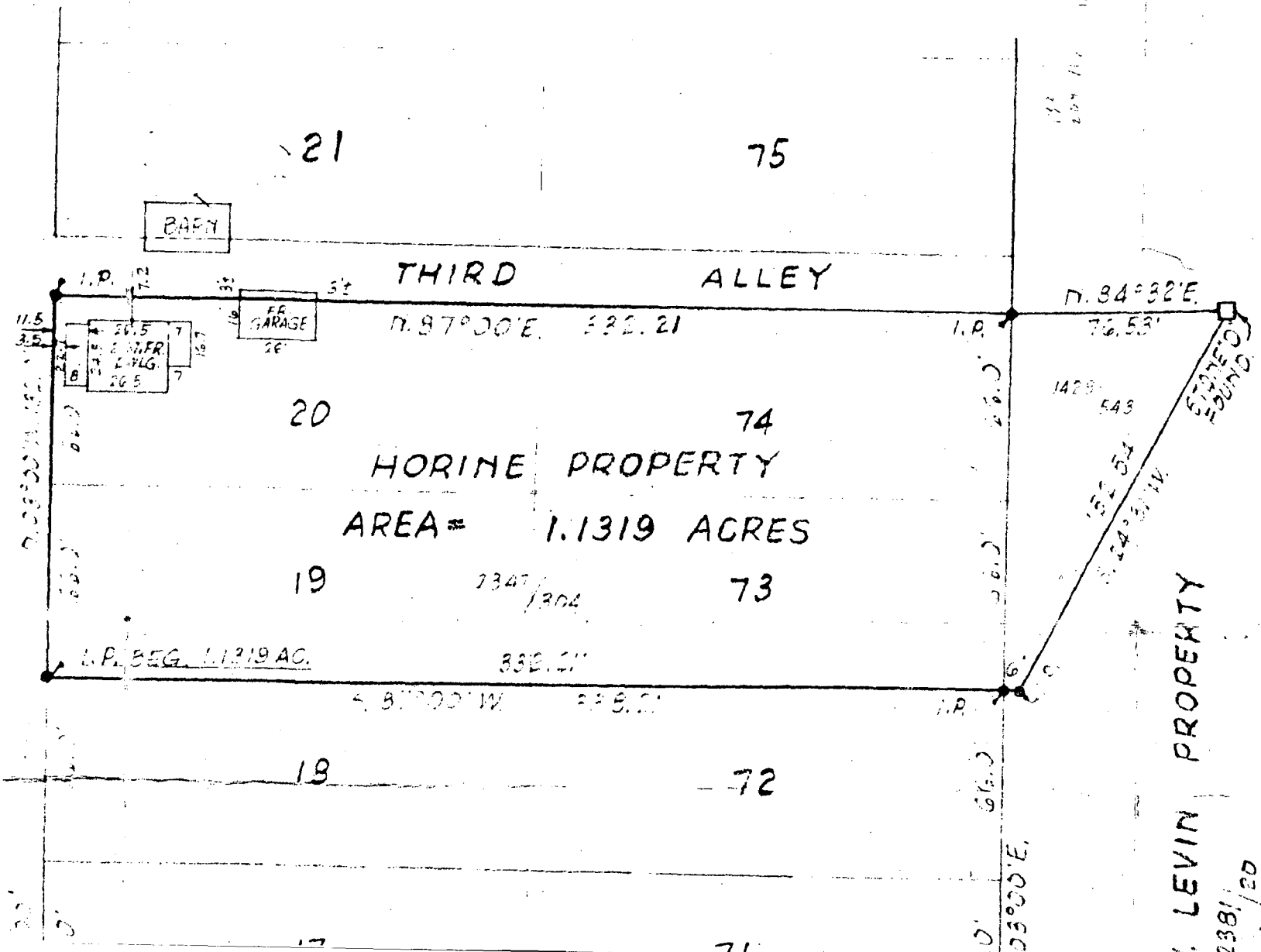
OCTOBER-1973

SCALE: 1" = 50'

R. K. MADDOX
COUNTY SURVEYOR.

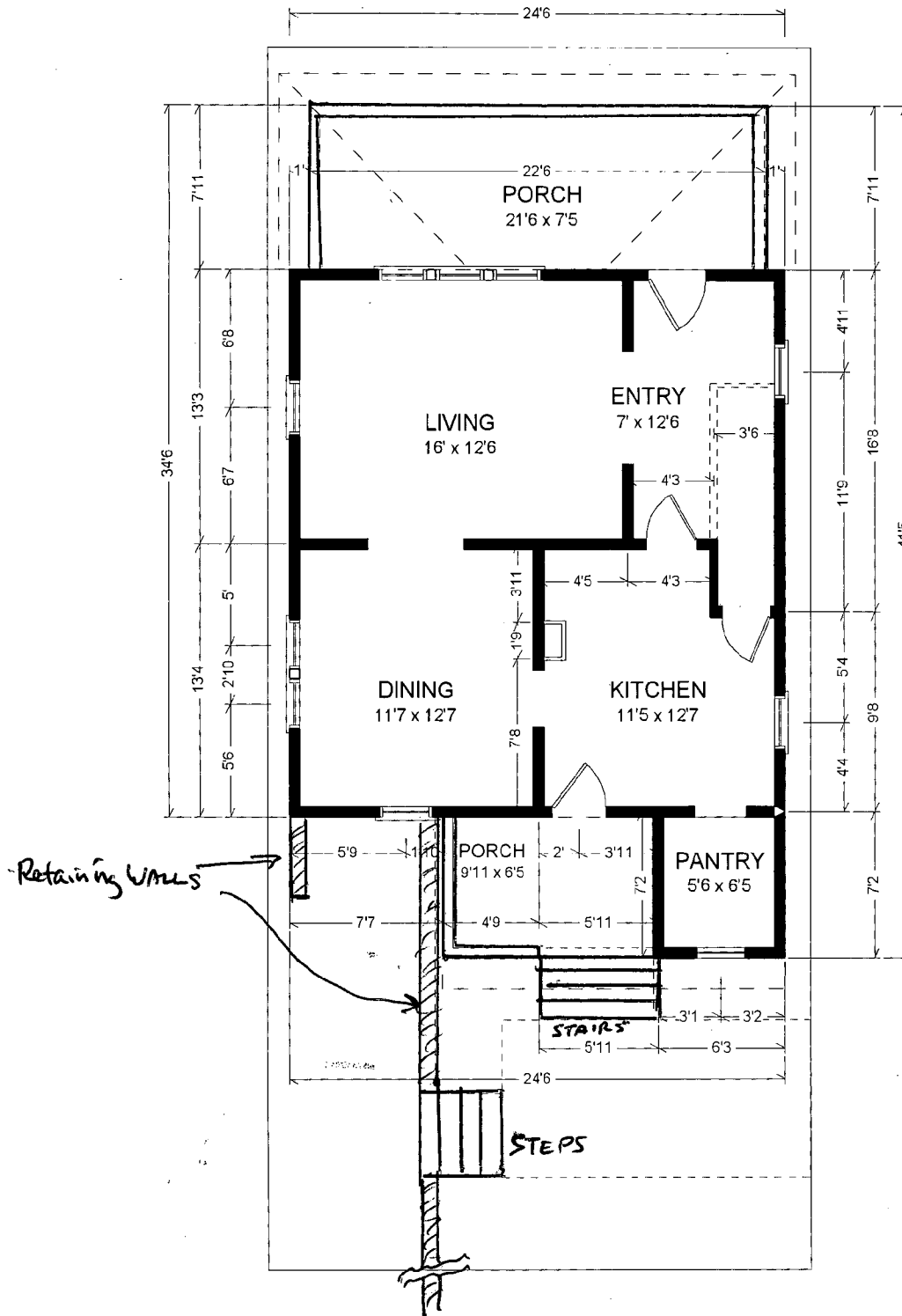
13

(MD. ROUTE-355) ROAD



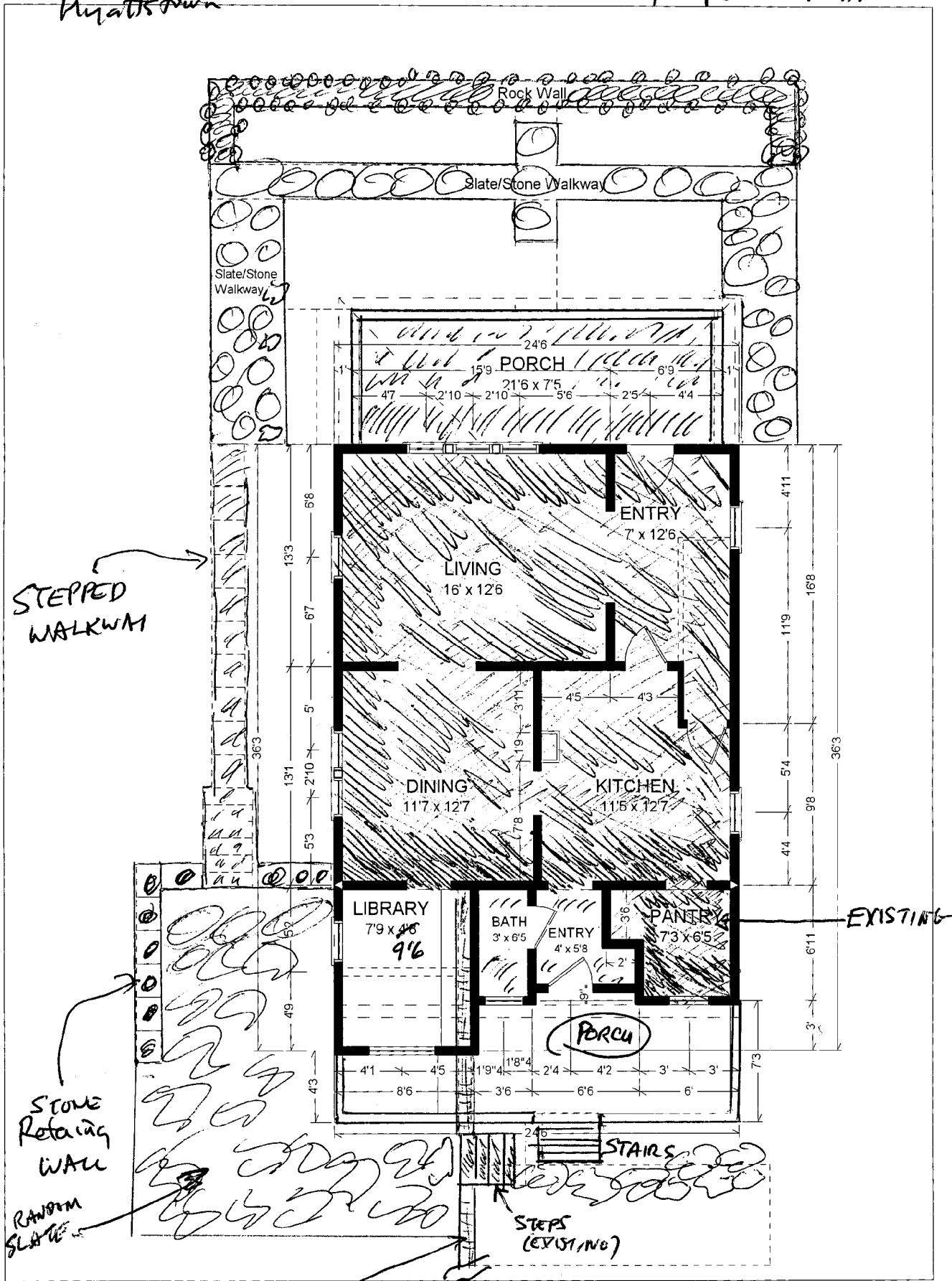
Burgess
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Hyattsville

Existing 1/2" = 12"
1st Floor PLAN



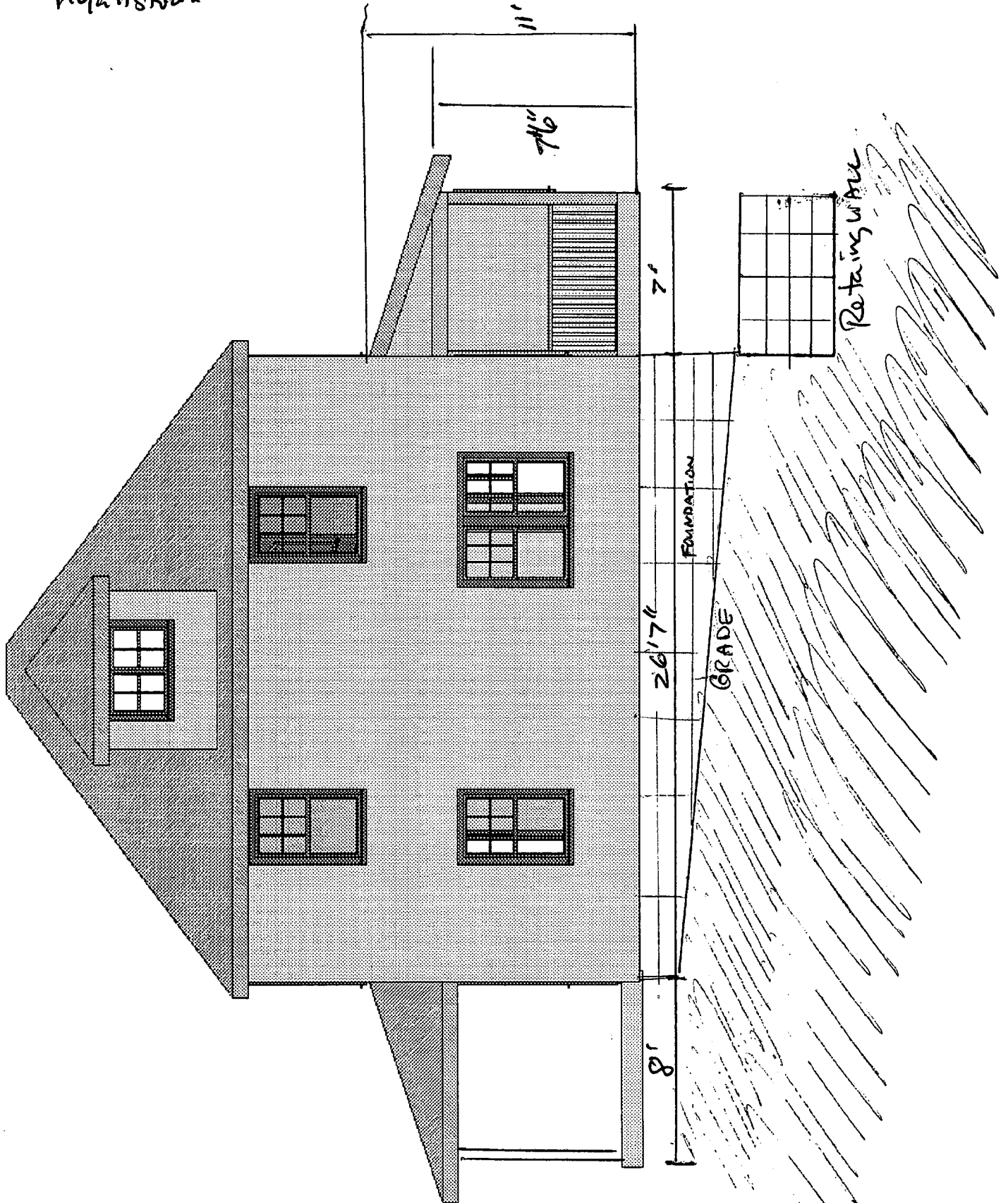
BURROSS
26021 Frederick Rd
Myattstown

Proposed 1/8" = 12"
1st FLOOR PLAN

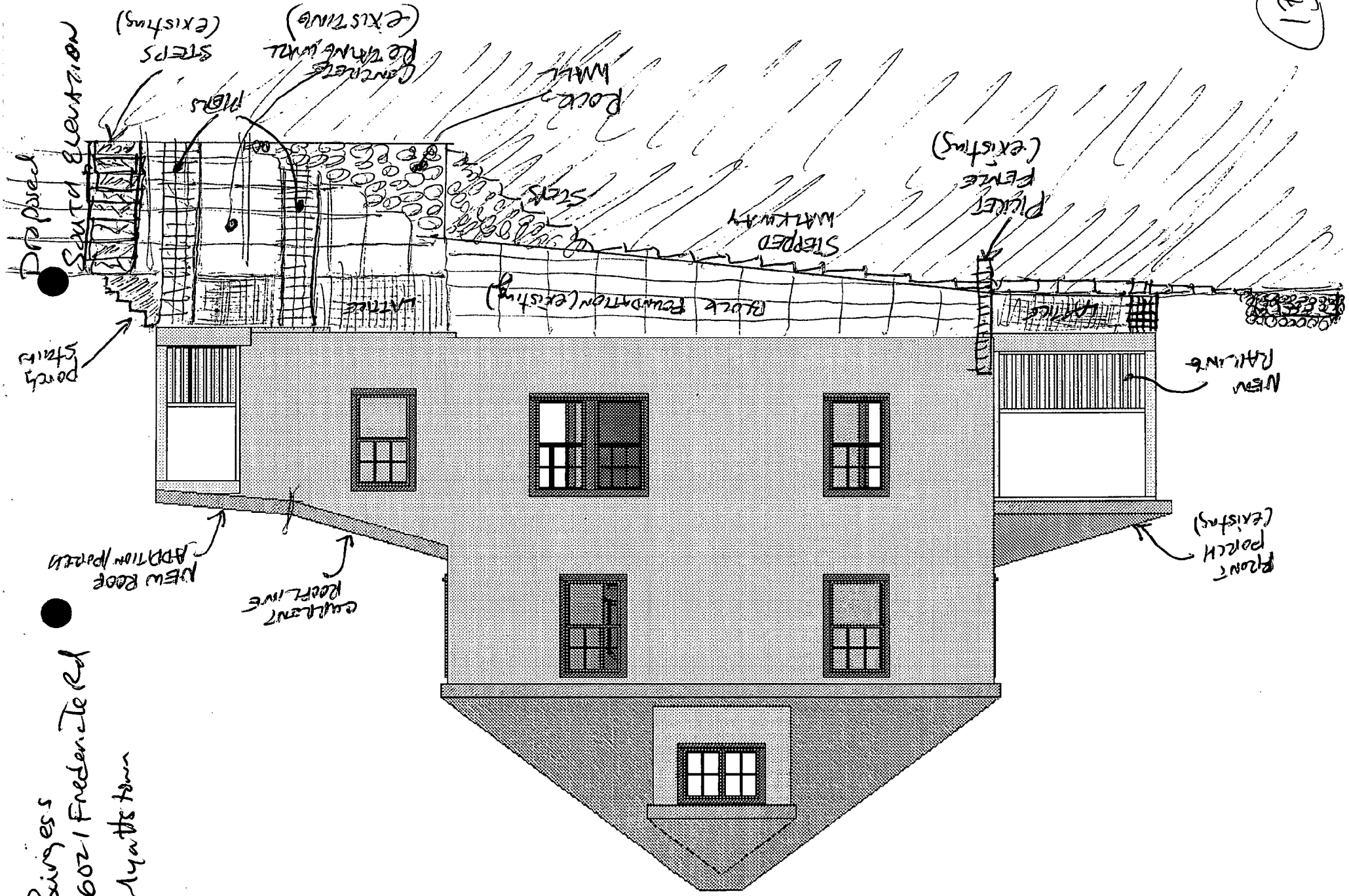


Burgess
26021 Frederick Rd
Hyattstown

Existing
South ELEVATION



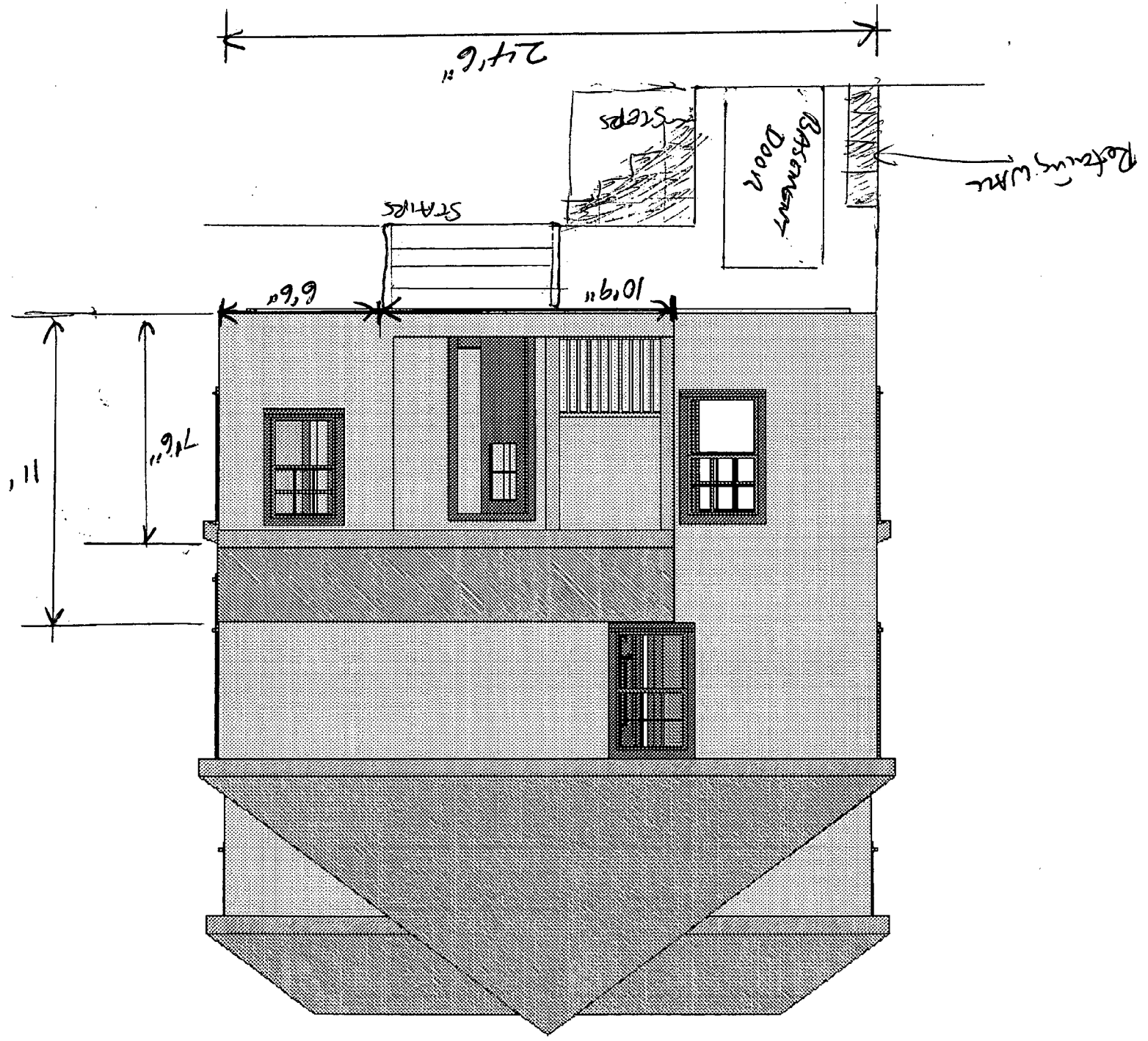
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Myrtle town



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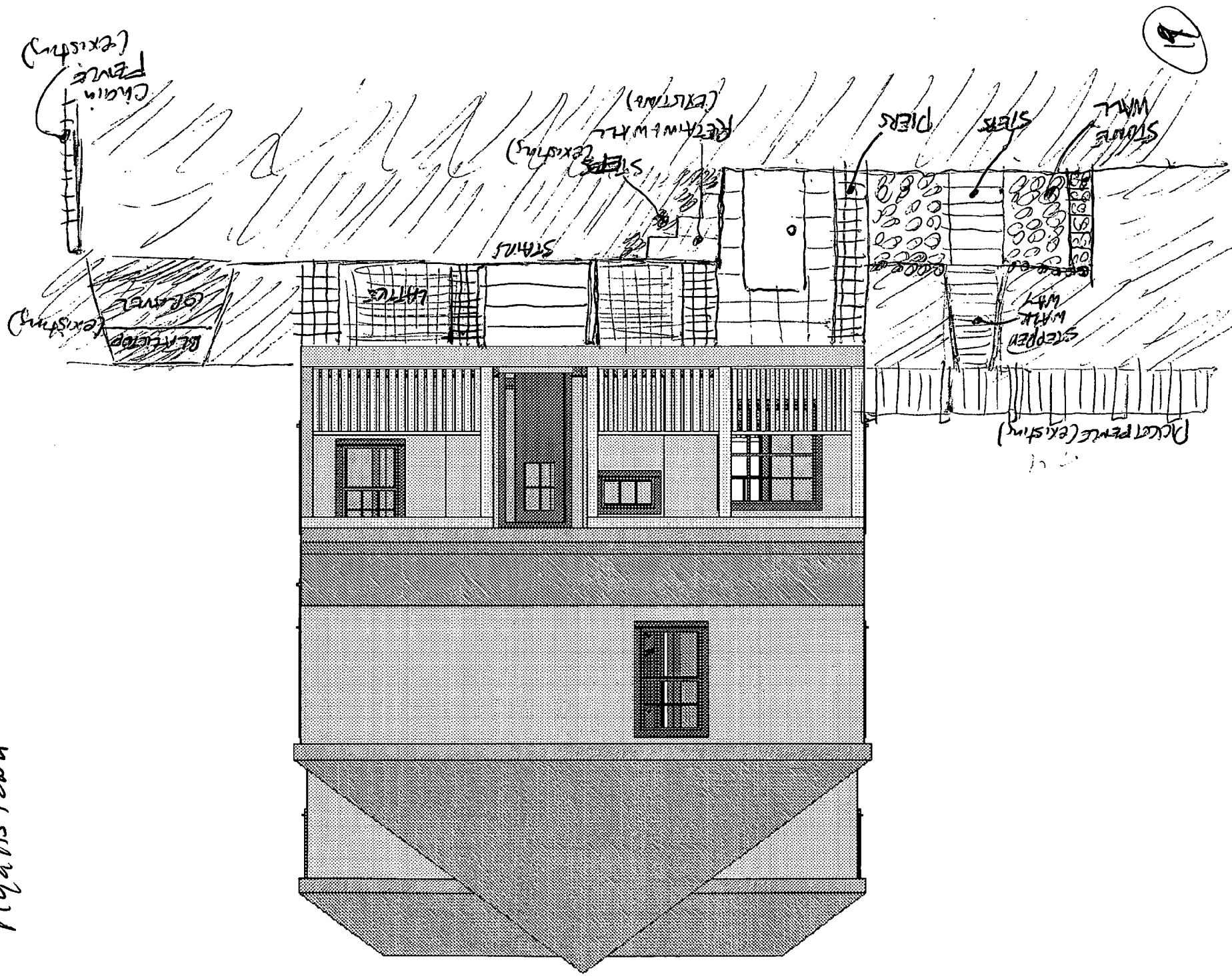
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26021 Fredenckle Rd
Hyattstown

Existing
Rear Elevation

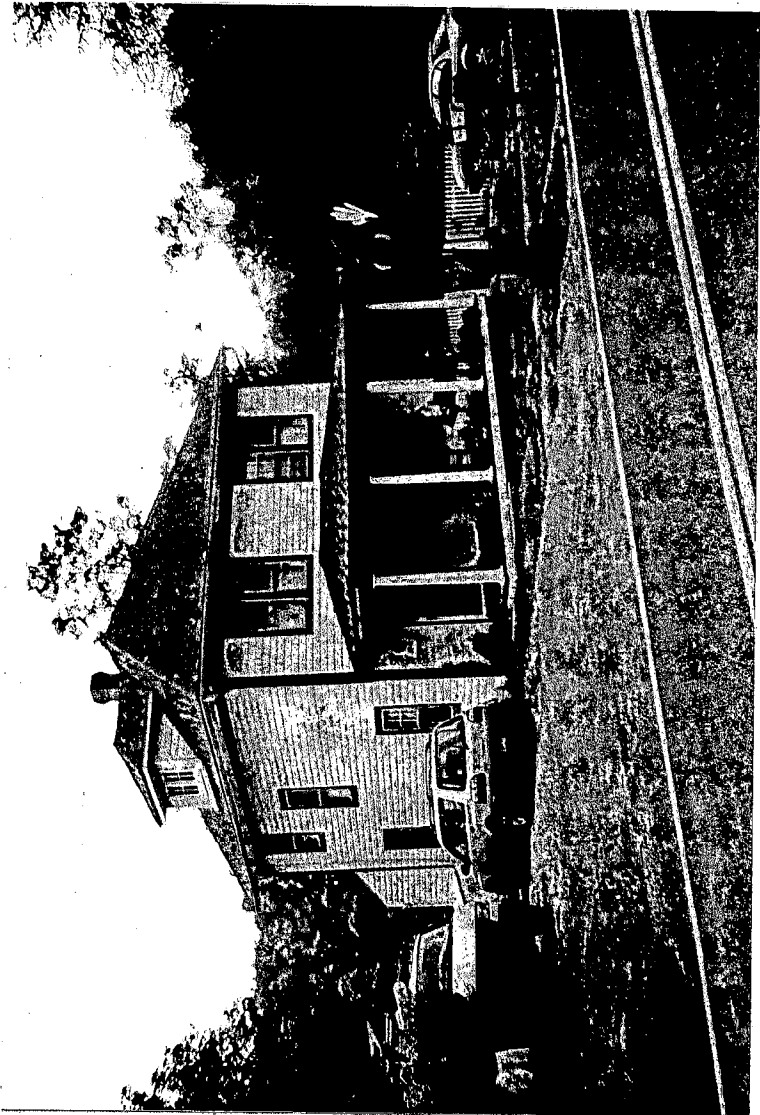
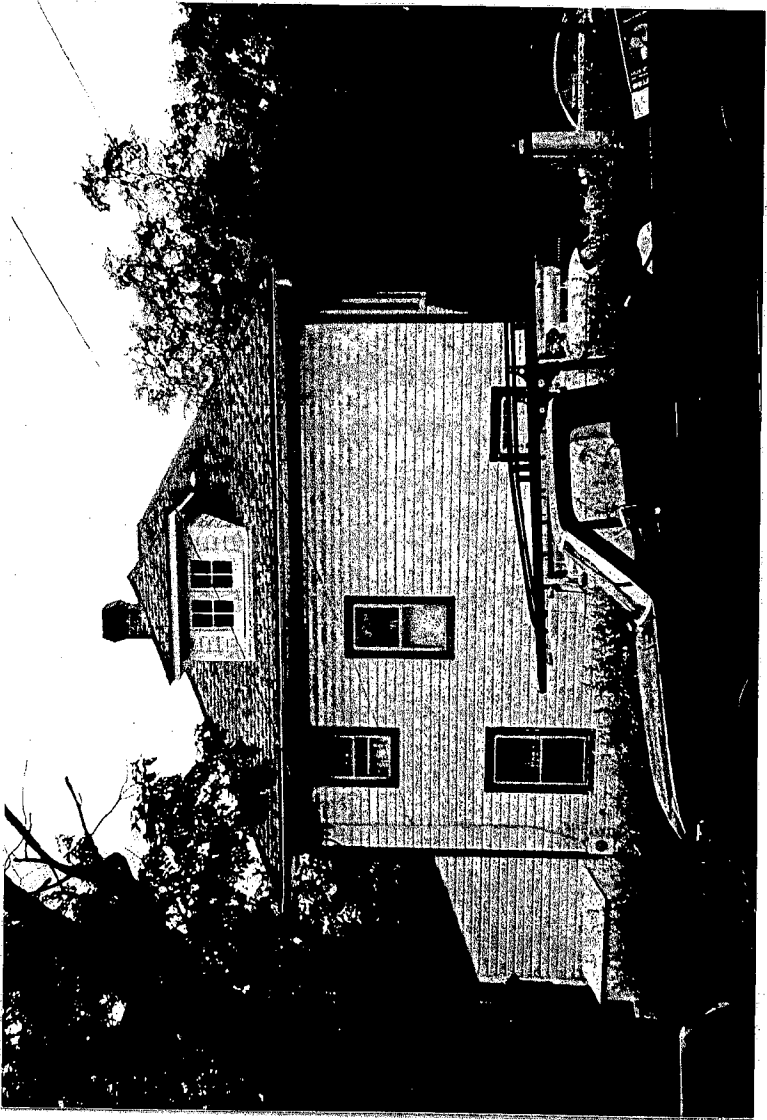


Burgess
26021 Frederic Rd
Hyattstown

Proposed
Rear Elevation



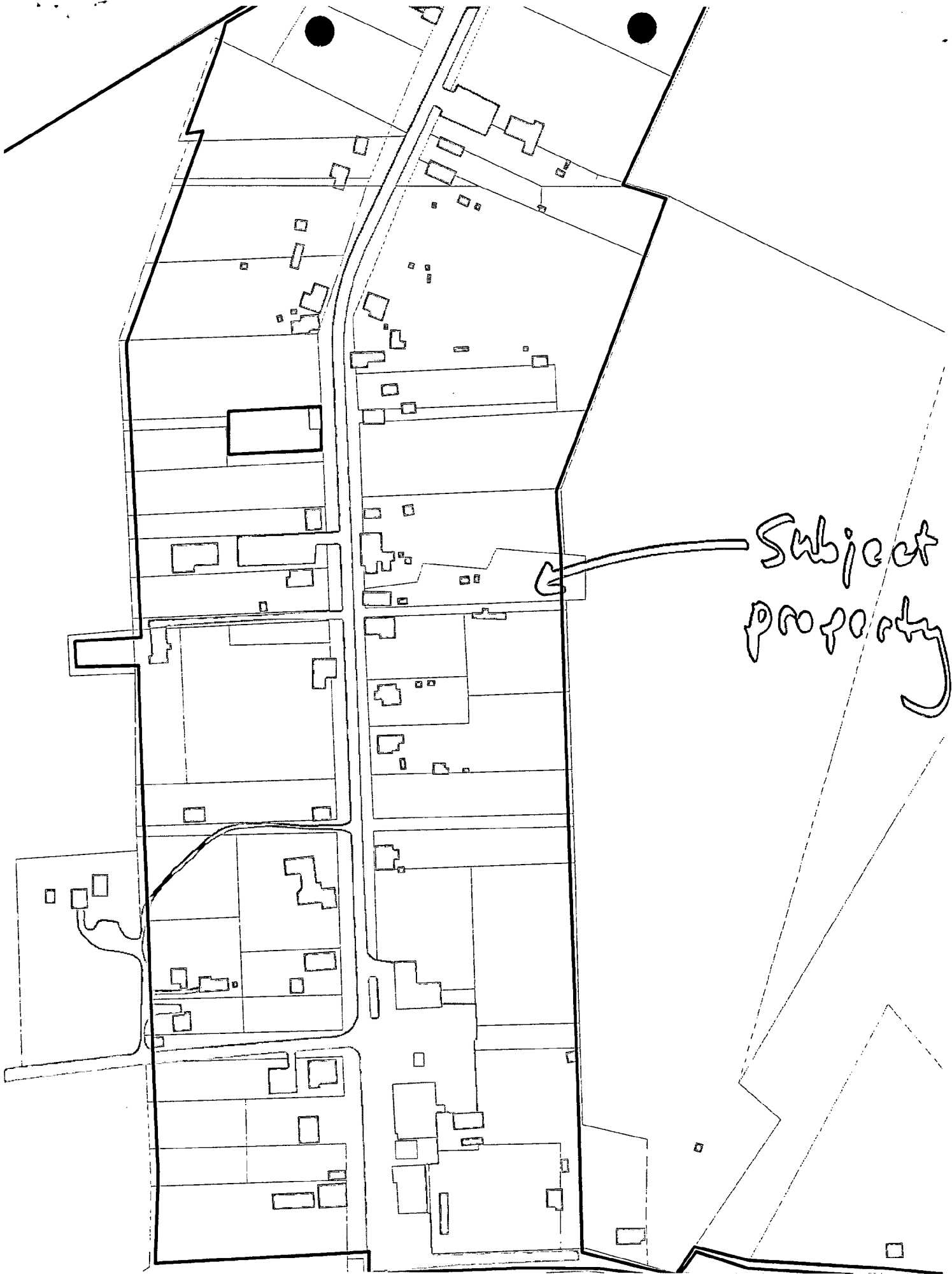




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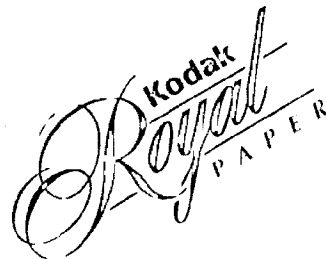
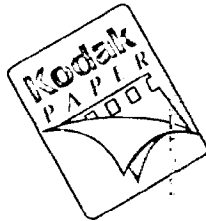
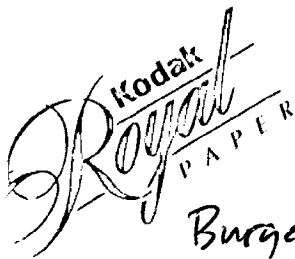


Subject
property

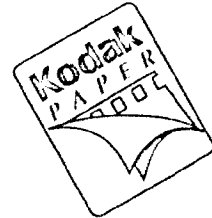
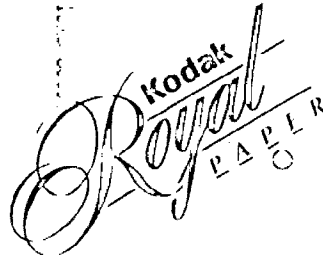
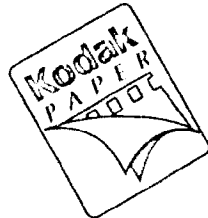
Bruness
26021 Frederic Rd
Myaffsbrun



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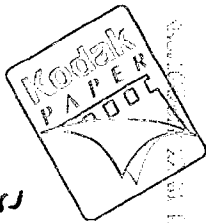


Burgess
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Wheatstown

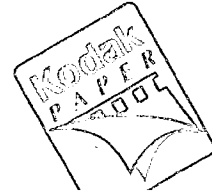
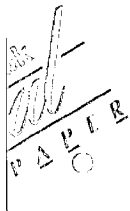




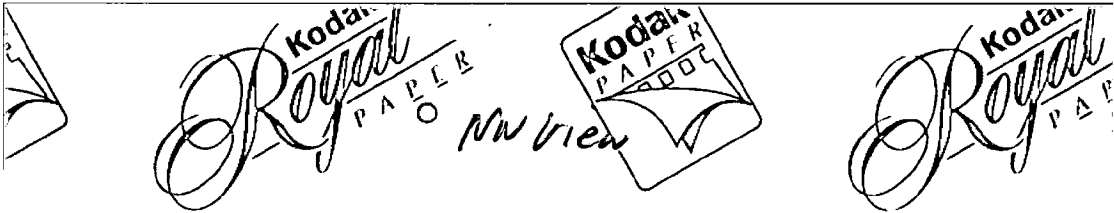
NORTH VIEW



Burgess
2601 Frederick Rd
Wheatstone

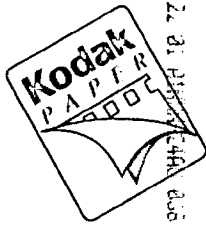




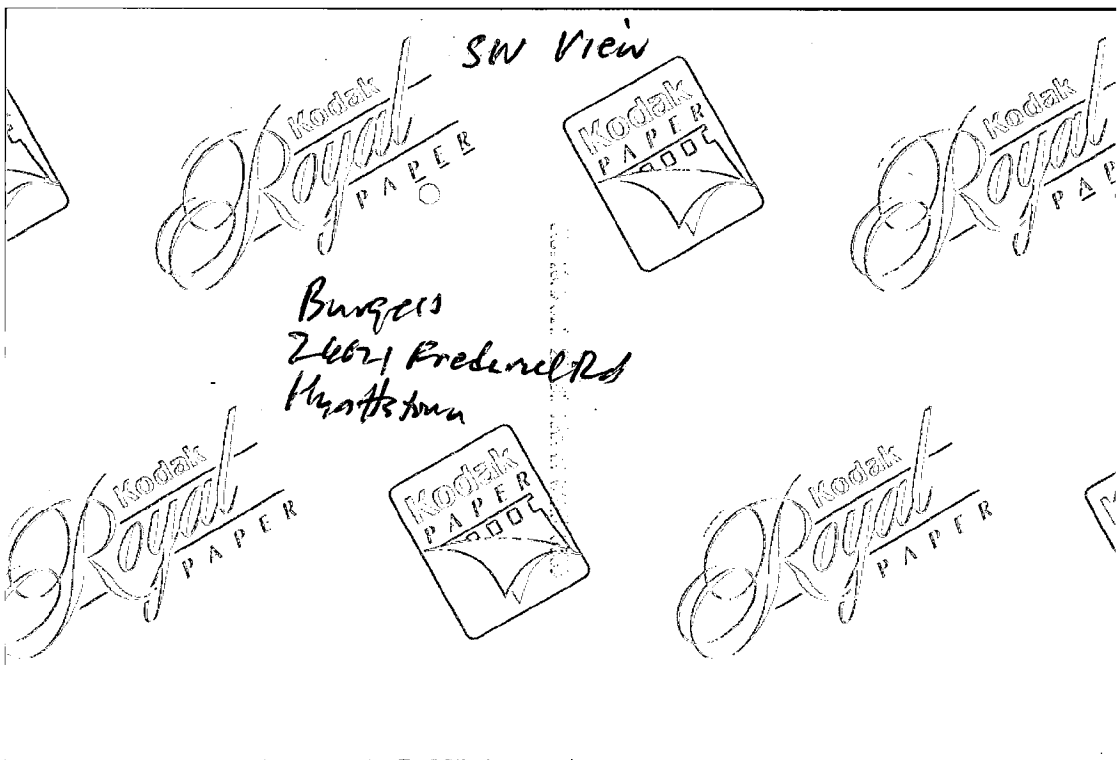


BURGESS
26021 Friedenle Rd
Huntington

Memorandum 22 01 1954

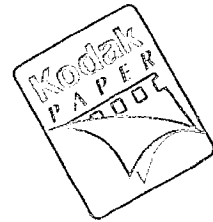
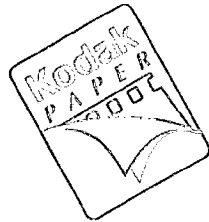
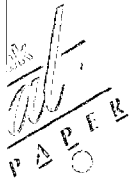




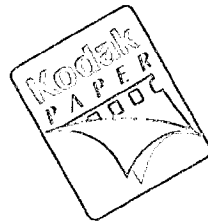
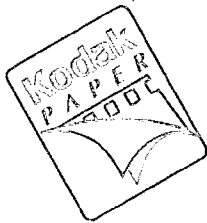


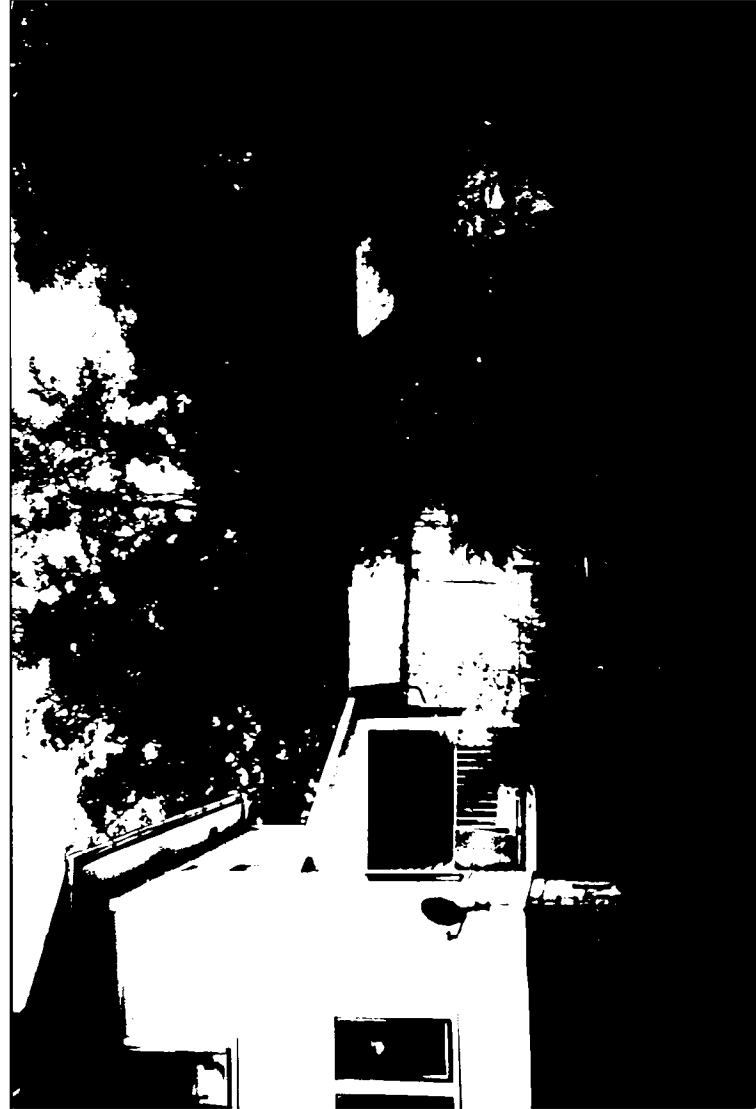


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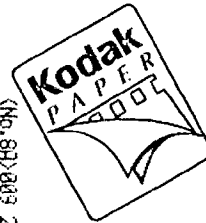


Burgess
26021 President Rd
Myrtle Beach





SOUTH VIEW



Burgess
Zeoli Predictions
Mottstown

(No. 83) 009 22-01 (Kodak) 0389

