10/59-03A 15019 Hyattstown Mill Rd (Hyattstown Historic District)

MJ

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue Silver Spring, Maryland 20910

301-563-3400

Case No. 10/59-03A (Retroactive) Received August 29, 2003

Public Appearance September 24, 2003

Before the Montgomery County Historic Preservation Commission

Application of Hyatt Recreation Inc. 15019 Hyattstown Mill Road, Clarksburg

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to enlarge the size of their existing parking lot.

Commission Motion: At the September 24, 2003 meeting of the Historic Preservation Commission, Commissioner Harbit presented a motion to deny a proposed Retroactive Historic Area Work Permit application to enlarge the size of the existing parking lot behind the Hyattstown Volunteer Fire Department building. Commissioner O'Malley seconded the motion. Commissioners Velasquez, Harbit, Breslin, O'Malley, Anahtar, Fuller, and Burstyn voted in favor of the motion. Commissioner Williams and Watkins voted against the motion. The motion passed 7-2.

BACKGROUND:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located an historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

<u>Director</u>: The director of the department of permitting services of Montgomery County, Maryland or his designee.

<u>Exterior features</u>: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

<u>Historic District</u>: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

<u>Historic Resource</u>: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

<u>Retroactive</u>: Work completed before being considered by the Commission and/or before receiving a Historic Area Work Permit.

On August 29, 2003 Hyatt Recreation Inc., with Jeff Gross as their agent, completed a retroactive application for a Historic Area Work Permit (HAWP) to enlarge the size of their existing parking lot.

The parking lot expansion was completed prior to August 25, 2003 and before being reviewed by the Commission. A stop work order and notice of violation was issued to the contractor on site by Department of Permitting Services inspector, Pete Hrycak, on August 25, 2003.

15019 Hyattstown Mill Road is an Out-of-Period Resource within the Commercial Core of the Hyattstown Historic District designated on the <u>Master Plan For Historic Preservation in Montgomery County</u> in 1986.

EVIDENCE IN THE RECORD:

A written staff recommendation on this case was prepared and sent to the Commission on September 17, 2003. At the September 24, 2003 HPC meeting, staff person, Michele Naru, showed a PowerPoint presentation with photographs of the site illustrating the before and after construction conditions and presented an oral report on the staff recommendation. Staff recommended the parking lot expansion be denied.

The staff's specific concerns were:

1. The increase in the size of the parking lot negatively impacts the environmental

setting and landscape of the historic district. The introduction of paving in this existing green space, directly contradicts the "rear-lot greenspace" model identified as a goal in both the "Vision of Hyattstown, A Long Range Preservation Plan" document and the Clarksburg Master Plan/Hyattstown Special Study Area Plan. These documents give a high priority to retention of back lot open space and green space, as this gives the community its integrity as a unique late 18th and early 19th century linear town.

- 2. The massive amount of lot coverage the parking lot utilizes is out of character with the Hyattstown Historic District. The proposed parking lot adds an additional 3,240 square feet of paving onto an already large, paved lot.
- 3. The site, at the entrance to both the Hyattstown Historic District and Little Bennett Regional Park, is an important visual gateway. Paving over the entire property in asphalt is an inappropriate treatment for the rural historic area.

The applicant's agent, Jeff Gross, attended the meeting.

Jeff Gross testified that the Hyattstown Fire Department and its corporation, Hyatt Recreation Inc., have been doing business in Hyattstown since 1929. Mr. Gross indicated that the corporation's charter from the State allows for fire and rescue services, the operation of fundraising events, and the improvement of their property and buildings as needed to provide these services. Mr. Gross further explained that State of Maryland Delegate Jean Cryor, Maryland Department of Transportation, Montgomery County Board of Elections, Councilmember Mike Knapp, and former Councilmember Nancy Dacek have all regularly used the firehouse's facilities for their community meetings and functions. Additionally, Mr. Gross explained, several non-profit organizations such as Timber Ridge HOA, Maryland Search Teams Task Force, and the Clarksburg Community Association hold their meetings and functions in the subject facilities. Mr. Gross also noted that the Fire Department is required to do training exercises on a regular basis. He explained that the asphalt area being proposed would provide a location not only for event parking, but also for driver training, and set-up and checkouts for the rescue vehicles.

Commissioner Harbit questioned the applicant on the reasons the subject HAWP application was being presented as a retroactive, given that the agent, Mr. Gross, has come to the Commission on several occasions in the past and had knowledge that a HAWP was required.

Mr. Gross testified that he was not involved with this project due to his work schedule this past summer.

Commissioner Harbit further stated that the Commission's task when reviewing retroactive HAWP applications is to examine them as if the work had not already been completed. If the work is determined to not be consistent with the historic district, then the applicant would be required to undo the work that was completed without prior review.

Commissioner Fuller added that he concurred with Commissioner Harbit's statements. He also expressed frustration with this case where the applicant has been through the HAWP application process before and knew that they should have come to the Commission prior to the commencement of work on the subject project. Additionally, Commissioner Fuller noted that not only did the

applicant fail to receive a HAWP application, they also failed to get a County building permit or waivers for sediment control and storm water management. Finally, Commissioner Fuller questioned the intended use of the parking lot for heavy-duty fire trucks. He noted that the six inches asphalt and six inches of aggregate base is not sufficient to withstand the load of heavy trucks. Commissioner Fuller expressed his desire for the applicant to return to the Commission with an application for a proposed parking lot, which retained more greenspace.

Mr. Gross responded to Commissioner Fuller's comments by reminding the Commission that the fire station is located within the Commercial Core of the Historic District. He also stated that there are other commercial properties within this Core that have asphalt from front to back on their lots. He further noted that his contractor has guaranteed that the existing asphalt to aggregate ratio is sufficient for carrying the weight of over 63,000 pound trucks.

Commissioner Watkins testified that the fire station serves an important function in the community. She expressed that the Commission should look at the functions of the community over greenspace. She noted that landscape features could be provided to help mitigate the visual impact of the needed pavement. She further expressed that the Commission should take into consideration that the parking lot proposal is not for a restaurant or a shopping center, but for a fire station, an important part of the community.

Commissioner Burstyn expressed concern over the applicant's use of public money for this project. He additionally wanted information on the contractors contract with the owner, questioning whether the contract specified that the contractor would be required to obtain all necessary permits for the project.

Mr. Gross replied that the contractor was not required to obtain the needed permits as part of his contract with the applicants.

Commissioner Harbit made the motion to deny the Historic Area Work Permit for Case 10/59-03A. Commissioner O'Malley seconded the motion. Commissioners Velasquez, Harbit, Breslin, O'Malley, Anahtar, Fuller, and Burstyn voted in favor of the motion. Commissioner Williams and Watkins voted against the motion. The motion passed 7-2.

The commission did agree that they would like the applicant to work with staff to develop a new HAWP application focusing on mitigating the visual impact of current proposal though the use of landscaping.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The work in question in this case needed a Historic Area Work Permit under the following sections of the law:

Section 24A-6(a)2 provides that:

Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of a historic site or a historic resource located within a

historic district.

Section 24A-6(c)2 provides that:

Any person who shall undertake any work as stated in subsection (a) of this section without first obtaining a historic area work permit shall be subject to the penalties established in section 24A-11.

Section 24A-11 provides that:

Any person who violates a provision of this chapter, or fails to comply with any of the requirements thereof, or disobeys or disregards a decision of the Commission, or fails to abide by the conditions of a permit, shall be subject to punishment for a class A violation as set forth in section 1-19 of chapter 1 of the County Code. Each day a violation continues to exist shall constitute a separate offense. (Ord. No. 9-4, 1; 1983 L.M.C., ch. 22 28; Ord. No. 11-59.)

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Amendment to the <u>Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland - Hyattstown Historic District and the "Vision of Hyattstown, A Long Range Preservation Plan" document.</u>

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted in the Commission's Executive Regulations on November 4, 1997. In particular Standards #2, and #9 are applicable in this case:

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be

compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Based on this, the Commission finds that:

- 1. The proposed asphalt parking lot is inconsistent with the environmental setting and historic character of the Hyattstown Historic District.
- 2. The amount of and the nature of paving proposed in this application, with no landscaping or buffering, is out of character with the rural nature of the Hyattstown area and Little Bennett Regional Park.
- 3. The proposal for the enlargement of the existing parking lot constitutes changes that specifically impair the existing environmental settings, streetscape and patterns of open space that contribute to the historic character of the Hyattstown Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by the Amendment to the <u>Approved</u> and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, - <u>Hyattstown</u> <u>Historic District</u>, by the "Vision of Hyattstown, A Long Range Preservation Plan" document, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Hyatt Recreation Inc. for a Retroactive Historic Area Work Permit (HAWP) to enlarge their existing parking lot at 15019 Hyattstown Mill Road in the Hyattstown Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision <u>de novo</u>. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

Susan Velasquez, Chairperson

Montgomery County

Historic Preservation Commission

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15019 Hyattstown Mill Road, Clarksburg Meeting Date: 09/24/03

Resource: Hyattstown Historic District **Report Date:** 09/17/03

Review: HAWP Public Notice: 09/10/03

Case Number: 10/59-03A RETROACTIVE Tax Credit: None

Applicant: Hyatt Recreation Inc. (Jeff Gross, Agent) Staff: Michele Naru

PROPOSAL: Parking Lot Expansion RECOMMEND: Denial

PROJECT HISTORY

The applicant began construction of the parking lot expansion in early August without an approved HAWP application. A stop work order and violation was issued to the contractor on site by the HPC's inspector, Pete Hrycak, on August 25, 2003.

PROJECT DESCRIPTION

SIGNIFICANCE: Contemporary Resource in Hyattstown Historic District.

STYLE: Twentieth Century Brick Firehouse

DATE: 1945

This two-story brick fire station is located within the Commercial Core of the historic district. The building is set upon a concrete foundation, is covered with a hanger type roof featuring end walls with stepped parapets. The walls are CMU block with a brick veneer. The HPC reviewed and approved in September of 1999, the constructions of an exterior elevator tower and machine room at the rear of the fire station.

The Hyattstown Fire Department occupies Lots P1 and P3 within the historic district. The aforementioned building and existing parking lot are located on P1, and a Morton building with a concrete driveway measuring 24' wide by 135' long is located on P3 (approved by HPC March 1996).

PROPOSAL:

The applicant proposes to expand the existing fire station parking lot. The applicants desire to fill in the space between the existing side/rear fire station lot and the existing 135' long by 24' wide concrete driveway, which fronts the Morton building (See circles 8 - 11).

STAFF INFORMATION

The Hyattstown Historic District was established in March 1986 when the County Council adopted an Amendment to the *Montgomery County Master Plan for Historic Preservation*. This district is architecturally significant as one of the largest cohesive concentrations of late 18th and early 19th century buildings in the County.

Critical elements, or character-defining features, of the district were identified by the approved an adopted *Vision of Hyattstown: A Long-Range Preservation Plan.* The *Vision* is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. These character-defining features include: 1) **building setbacks**, 2) **rhythm of spacing between buildings**, 3) **geographic and landscape features**, 4) scale and building height, 5) directional expression of buildings, 4) roof forms and materials, 5) porches, 6) dominant building material, 7) integrity of form, building condition and threats, 8) outbuildings, 9) architectural style.

The Hyattstown Historic District has elements beyond individual historic buildings, which contribute to the historic setting of the district. In particular, the intimate town-like character along Frederick Road is the result of the relatively short setback distances of houses and commercial buildings from the road, the relatively close spacing of buildings from each other, the significant rear "greenspace" and the tree canopy established by mature trees on either side of the street.

STAFF DISCUSSION

This application for a HAWP is coming to the Commission retroactively. Staff notes that the potential expenses being incurred due to the stop work order could have been eliminated if the applicant would have followed the law and applied for this permit prior to installing the proposed pavement.

The HPC considers alterations to contemporary resources for their impact on the overall streetscape and environmental setting of the historic district. Although the building is not a primary or secondary resource, the property does contribute to the landscape of the historic district.

Staff's objections to this proposal are as follows:

- 1. The installation of approximately 3,240 sq ft of paving onto an already "maxed-out" lot.
- 2. The introduction of paving in this green space, directly contradicts the "rear-lot greenspace" model which gives the town its integrity as a unique late 18th and early 19th century linear town, with significant back lot open space.

Staff is asking the Commission to look at this project as if it is not a retroactive case. Staff generally feels that the proposal creates a major impact to the environmental setting of the historic district. The firehouse and its associated buildings are located at the gateway of the

historic district. Driving northward into the historic district on Frederick Road, these two lots are the first lots one views as they cross the bridge over the river and into the historic district. The removal of 3, 240 SF of greenspace on this property will create a significant impact to the environmental setting of the historic district, since it eliminates most of the open space on both of these lots. The new firehouse (Morton) building was approved by the HPC in 1996, has in staff's opinion, already stretched the limits of maintaining the cohesiveness of the setbacks and rear open-space.

Staff is recommending that the applicant be required to remove the proposed parking lot in its entirety.

The Friends of Hyattstown have not responded to this HAWP application at the time this report was being prepared.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>deny</u> the HAWP application as it is not being consistent with 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,

nor with the Secretary of the Interior Guidelines #2 and #9:

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.

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



Friit 6/7 1/99



DPS-#8

III

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

A116 2 9 2003

Division of Casework Management

	Contact Person.	Jeff Gross	D Casewo
	Daytime Phone No.:	443-250-0020	0
188 ACCOUNT No.: 52-1748572	•		-
Name of Property Owner: Hyatt Becreat	CON, INC Devilino Phone No.:	301-831-8248	1
Address: 15019 Hyattstown	Mill Rd Clar	KSDUIG MD 20	0871
Contraction: BIC/SCUTCH FKIING.	n C Phone No.:	301-667-8211	
Contracto: Registration No.: (//K/OCU)			
Agent for Owner: N/A	Daytime Phone No.:		
Address:			
LOCATION OF BUILDING/PHEMISE House Number: 2.5801	sheet Frederi	ck Rd	
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PART TWO: COMPLETE FOR NEW CONSTITUTION AND EX	ENDIADUITIONS		
	J. Septic 63 (3 Other:		
70. Type of water supply: 01 [] WSSC 07	Wee 03 1) Other:		
PART THREE: COMPLETE ONLY FOR TENCE/RETAINING WAL			
JA. Height feet inches	NA	•	
3B. Indicate whether the tence or retaining wall is to be constructed	on one of the Inflowing Incations:		
[] On party line/property line [] Entirely on land of o	owner (.) Da public right of	way/easement	
Thereby certify that I have the milhority to make the foregoing equiler approved by all agencies listed and I hereby acknowledge and acceptance.			
11124			
John & June		8-28-03	
Signifure of owner or authorital agent		Date	
	t Charana Paris Barra	in Commission	
Approvet:	For Choirperson, Wistoric Preservati		
Disapproved: Signature:	9-79-12	Date;	
Application/Permit No.:	Date Filed: 8-29-03	Date issued:	

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. 3	WHITTEN DESCRIPTION OF PROJECT	
,	a. Description of existing structure(s) and covironmental setting, including their historical features and significance:	
	a Story brick firehouse, circa 1945, existing	
	black top parking let on the South + east	
	sides (rear) New firehouse on rear lot	,
	Circa 1996, with concrete driveway to	
	Hunttetown Mill Do	
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	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:	
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	the concrete develope Grace is to be	•
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	removed No Trees on Site.	
وسبنرا	SITE PLAN	
5	Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:	
•	a. the scale, north arrow, and data;	
t	b. dimensions at all existing and proposed structures; and	
	c. sile leatures such as well-ways, driveways, lences, ponds, stremms, tresh dumpstors, mechanical equipment, and landscaping.	
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3. <u>[</u>	PLANSANDELEVATIONS NOT required for this work	
,	You must submit 2 copies of plans and elevations in a legician no laugh than 11 x 12 Mans on 8 1/2 x 11 maper ore oretened.	
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a	a. Schematic construction plans, will marked dimensions, indicating location, size and general type of walls, window and door openings, and other lived leatures of both the existing resource(s) and the proposed work.	
	mate requires or once are a second learners of the second	
t	b. Elevations (facades), with matted dimensions, Clearly indicating proposed work in relation to existing construction and, when appropriate, context. All nuterials and lixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation grawing of each	
	laceds affected by the proposed work is required.	
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4. !	MATERIALS SPECIFICATIONS (" asphalt on top of 6" aggregate	Day
,	General description of materials and menulactured items proposed for incorporation in the wark of the project. This information may be included on your	
	design deavings.	
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	a. Clearly labeled photographic prints of each facedoral existing resource, including details of the affected portions. All labels should be placed on the	
•	front of photographs.	
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	 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, 1	THEE SURVEY NONE ON SITE	
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13-12	ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY DYNERS	
- ,	for ALL projects mayile an accusale list of atlacent and conhoming property owners (not tenants) including names addresses, and zip codes. This list	

PLEASE PRINT (IN BLUE OII DLACK INX) OIL LYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Hockville, (301/279-1355).

should include the owners of all lots or parcels which allow the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which his directly across the streethighway born the parcel in question. You can obtain this information from the Department of Assessments and Taxatian, 51 Monroe Street,

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address Hyatt Recreation, Inc 15019 Hyattstown Mill Pd Clarksburg, mD 20871 Adjacent and confronting Property Owners mailing addresses Hot Springs 25811 Frederick Rd Clarksburg, MD 20871 HyaHstown VFD 25801 Frederick Rd Clarksburg, mis 20871 owner: Joe Mahoney MNCPPC- Little Bearett CHIFF HILL 15015 Hyattstown Mill Rd Clarkoburg, mb 20871 Regional Park 23701 Frederick Rd Clarksburg, MD 20871 graddresses; noticing table



HYATTSTOWN VOLUNTEER FIRE DEPARTMENT, INC.

Serving our Community since 1929

(301) 972-3398, (301) 831-8248 FAX: (301) 831-8901

E-Mail: hvfd@accessa.net

25801 Frederick Road Clarksburg, Maryland 20871

Public Meetings Scheduled at the HVFD Banquet Hall

11/02/04 – Montgomery County Board of Elections Presidential General Election

03/02/04 - Montgomery County Board of Elections Presidential Primary Election

10/14/03 - Councilmember Mike Knapp hosting town hall

Past Meetings Held at the HVFD Banquet Hall

Delegate Jean Cryor - Public Road Safety Meeting

Montgomery County Board of Elections - Public Polling Facility

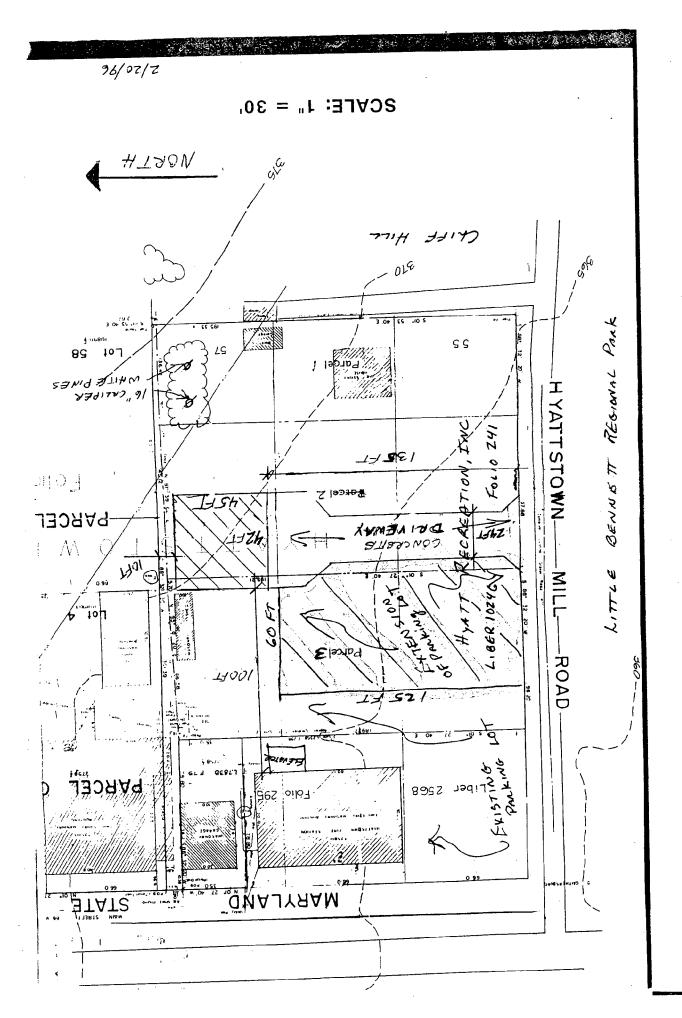
Clarksburg Civic Association – Monthly Public Meetings

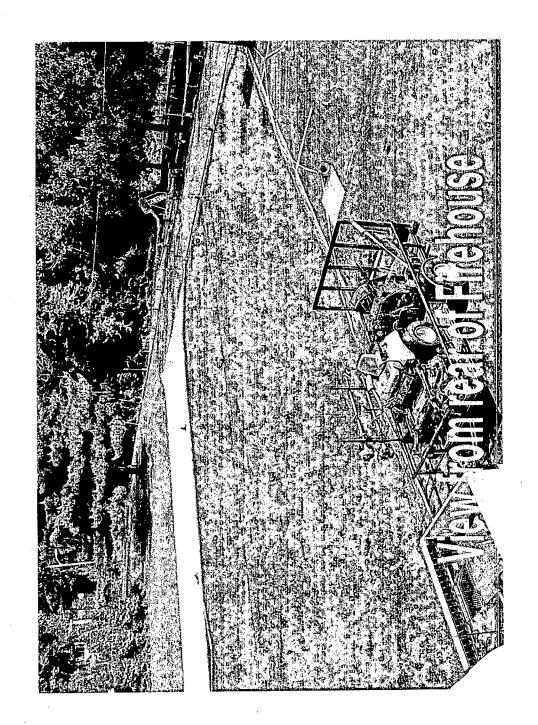
Timber Ridge Homeowner's Association – Association Meetings

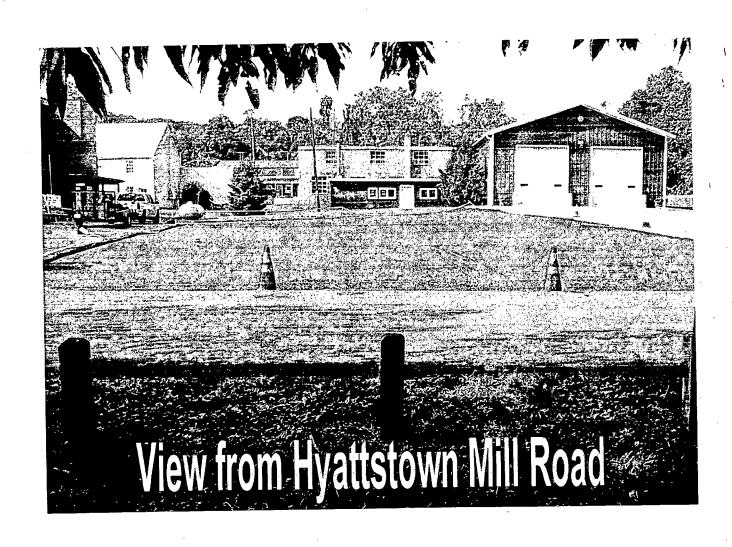
Maryland Search Teams Task Force – Annual SAR Exercise

Welch Company, Inc. – Annual Employee Insurance Meetings Annual Employee CPR Training

Weekly Bingo Fundraiser – Appx 95 players per week









MEMORANDUM - September 8, 2003

TO:

Historic Area Work Permit Applicant

FROM:

Michele Naru, Historic Preservation Planner Corri Jimenez, Historic Preservation Planner Anne Fothergill, Historic Preservation Planner

Historic Preservation Section

M-NCPPC

SUBJECT:

Historic Preservation Commission Review

Your Historic Area Work Permit (HAWP) has been scheduled for the next meeting of the Montgomery County Historic Preservation Commission, as noted on the enclosed agenda. The agenda is also mailed to the adjacent property owners you listed in your application and is published as a legal notice in the Montgomery County Journal. Some historic districts have established Local Advisory Panels. LAPs receive a copy of your entire application and may comment on it.

During the coming week, we will review your application and may call you or your representative for additional information, if necessary. We will also be visiting your property to study it and to take slide photographs for the Commission's meeting. The slides would illustrate the portion of your property that you propose to alter. If you would like us to make arrangements with you prior to our photographing the exterior of your property, please call our office as soon as possible at 301-563-3400.

You will receive a copy of the staff report in the mail. The HPC votes on each HAWP application at its public meeting. Your signed application and drawings are returned to the Department of Permitting Services (DPS) in Rockville within two business days. You will receive two pieces of paper in the mail: a signed copy of your HAWP application from this office, and a computer-generated Historic Area Work Permit from DPS. The Historic Area Work Permit is proof that your plans have been approved by the HPC and <u>must</u> be presented at DPS in order to proceed with obtaining a county building permit. For further information on DPS application requirements for a county building permit, please call the building permit office in Rockville directly at 240-777-6200.

If you have questions regarding either the HPC's review procedures for your pending case or historic preservation matters in general, please call our office at 301-563-3400.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY September 24, 2003

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 any time 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. <u>HPC WORKSESSION</u> 7:00 p.m. in Third Floor Conference Room
- II. MASTER PLAN FOR HISTORIC PRESERVATION EVALUATION 7:30 p.m. in MRO Auditorium.
 - A. Public hearing and worksession to formulate recommendations to the Planning Board on the potential addition of the Francis C. Brown House at 5004 River Road, Bethesda, to the Locational Atlas sponsored by the Green Acres/ Glen Cove Citizens Association.
 - B. Public hearing and worksession to formulate recommendations to the Planning Board on the potential addition of the house at 8501 Woodhaven Blvd, Bethesda, to the Locational Atlas sponsored by Jackie Sincore and Jamie Donelan.

PLEASE NOTE: PUBLIC TESTIMONY WILL BE LIMITED TO ONE HOUR FOR THE ABOVE ITEMS, WITH A MAXIMUM OF 30 MINUTES ALLOCATED PER ITEM.

- III. <u>HISTORIC AREA WORK PERMITS</u> 8:45 p.m. in MRO Auditorium.
 - A. Peter and Gene Asmuth for rehabilitation of existing front stoop at 5810 Cedar Parkway, Chevy Chase (HPC Case No. 35/13-03S)(Chevy Chase Village Historic District).
 - B. Al Carr for door and shutter replacement at 3904 Washington Street, Kensington (HPC Case No. 31/06-03J)(Kensington Historic District).
 - C. Constance Mayer for shed addition at 7311 Piney Branch Road, Takoma Park (HPC Case No. 37/03-03II)(Takoma Park Historic District).
 - D. Matt Zimmer for repair and restoration to existing front porch at 7213 Holly Avenue, Takoma Park (HPC Case No. 37/03-03JJ)(Takoma Park Historic District).

- E. Raymond and Lois Weisman for small, front facade addition at 3926 Prospect Street, Kensington (HPC Case No. 31/06-03K)(Kensington Historic District).
- F. Frederick Millhiser and Jane Lawrence for tree removal at 7704 Takoma Avenue, Takoma Park (HPC Case No. 37/03-03KK) (Takoma Park Historic District).
- G. Stewart Bainum for basketball court installation at 12 Primrose Street, Chevy Chase (HPC Case No. 35/13-03T)(Chevy Chase Village Historic District).
- H. Michael Fistere for garage demolition and reconstruction at 12 W. Irving Street, Chevy Chase (HPC Case No. 35/13-03O REVISION/RETROACTIVE)(Chevy Chase Village Historic District).
- I. Renata Gould for an addition at 9904 Colesville Road, Silver Spring (HPC Case No. 32/05-03A) (Polychrome Historic District).
- J. Hyatt Recreation Inc. (Jeff Gross, Agent) for parking lot expansion at 15019 Hyattstown Mill Road, Hyattstown (HPC Case No. 10/59-03A RETROACTIVE) (Hyattstown Historic District).
- K. Soraya Karmand (Jesse Sese, AIA) for alterations at 12312 Riding Fields Road, Rockville (HPC Case No. 25/08-03A RETROACTIVE) (Master Plan Site #25/08, Mount Prospect).

IV. MINUTES

A. August 13, 2003

V. <u>OTHER BUSINESS</u>

- A. Commission Items
- B. Staff Items

VI. <u>ADJOURNMENT</u>

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A. August 13, 2003

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- A. Commission Items
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MINCER

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PRINTER

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II. J Hyatt Recreation, Inc 15019 Hyattstown Mill Road Clarksburg, MD 20871 NOTHIL BOX

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue Silver Spring, Maryland 20910

301-563-3400

Case No. 10/59-03A (Retroactive) Received August 29, 2003

Public Appearance September 24, 2003

Before the Montgomery County Historic Preservation Commission

Application of Hyatt Recreation Inc. 15019 Hyattstown Mill Road, Clarksburg

DECISION AND OPINION OF THE COMMISSION

<u>Decision of the Commission</u>: DENY the Applicant's proposal to enlarge the size of their existing parking lot.

Commission Motion: At the September 24, 2003 meeting of the Historic Preservation Commission, Commissioner Harbit presented a motion to deny a proposed Retroactive Historic Area Work Permit application to enlarge the size of the existing parking lot behind the Hyattstown Volunteer Fire Department building. Commissioner O'Malley seconded the motion. Commissioners Velasquez, Harbit, Breslin, O'Malley, Anahtar, Fuller, and Burstyn voted in favor of the motion. Commissioner Williams and Watkins voted against the motion. The motion passed 7-2.

BACKGROUND:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located an historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

<u>Director</u>: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

<u>Historic District</u>: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

<u>Historic Resource</u>: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

<u>Retroactive</u>: Work completed before being considered by the Commission and/or before receiving a Historic Area Work Permit.

On August 29, 2003 Hyatt Recreation Inc., with Jeff Gross as their agent, completed a retroactive application for a Historic Area Work Permit (HAWP) to enlarge the size of their existing parking lot.

The parking lot expansion was completed prior to August 25, 2003 and before being reviewed by the Commission. A stop work order and notice of violation was issued to the contractor on site by Department of Permitting Services inspector, Pete Hrycak, on August 25, 2003.

15019 Hyattstown Mill Road is an Out-of-Period Resource within the Commercial Core of the Hyattstown Historic District designated on the <u>Master Plan For Historic Preservation in Montgomery County</u> in 1986.

EVIDENCE IN THE RECORD:

A written staff recommendation on this case was prepared and sent to the Commission on September 17, 2003. At the September 24, 2003 HPC meeting, staff person, Michele Naru, showed a PowerPoint presentation with photographs of the site illustrating the before and after construction conditions and presented an oral report on the staff recommendation. Staff recommended the parking lot expansion be denied.

The staff's specific concerns were:

1. The increase in the size of the parking lot negatively impacts the environmental

setting and landscape of the historic district. The introduction of paving in this existing green space, directly contradicts the "rear-lot greenspace" model identified as a goal in both the "Vision of Hyattstown, A Long Range Preservation Plan" document and the Clarksburg Master Plan/Hyattstown Special Study Area Plan. These documents give a high priority to retention of back lot open space and green space, as this gives the community its integrity as a unique late 18th and early 19th century linear town.

- 2. The massive amount of lot coverage the parking lot utilizes is out of character with the Hyattstown Historic District. The proposed parking lot adds an additional 3,240 square feet of paving onto an already large, paved lot.
- 3. The site, at the entrance to both the Hyattstown Historic District and Little Bennett Regional Park, is an important visual gateway. Paving over the entire property in asphalt is an inappropriate treatment for the rural historic area.

The applicant's agent, Jeff Gross, attended the meeting.

Jeff Gross testified that the Hyattstown Fire Department and its corporation, Hyatt Recreation Inc., have been doing business in Hyattstown since 1929. Mr. Gross indicated that the corporation's charter from the State allows for fire and rescue services, the operation of fundraising events, and the improvement of their property and buildings as needed to provide these services. Mr. Gross further explained that State of Maryland Delegate Jean Cryor, Maryland Department of Transportation, Montgomery County Board of Elections, Councilmember Mike Knapp, and former Councilmember Nancy Dacek have all regularly used the firehouse's facilities for their community meetings and functions. Additionally, Mr. Gross explained, several non-profit organizations such as Timber Ridge HOA, Maryland Search Teams Task Force, and the Clarksburg Community Association hold their meetings and functions in the subject facilities. Mr. Gross also noted that the Fire Department is required to do training exercises on a regular basis. He explained that the asphalt arca being proposed would provide a location not only for event parking, but also for driver training, and set-up and checkouts for the rescue vehicles.

Commissioner Harbit questioned the applicant on the reasons the subject HAWP application was being presented as a retroactive, given that the agent, Mr. Gross, has come to the Commission on several occasions in the past and had knowledge that a HAWP was required.

Mr. Gross testified that he was not involved with this project due to his work schedule this past summer.

Commissioner Harbit further stated that the Commission's task when reviewing retroactive HAWP applications is to examine them as if the work had not already been completed. If the work is determined to not be consistent with the historic district, then the applicant would be required to undo the work that was completed without prior review.

Commissioner Fuller added that he concurred with Commissioner Harbit's statements. He also expressed frustration with this case where the applicant has been through the HAWP application process before and knew that they should have come to the Commission prior to the commencement of work on the subject project. Additionally, Commissioner Fuller noted that not only did the

applicant fail to receive a HAWP application, they also failed to get a County building permit or waivers for sediment control and storm water management. Finally, Commissioner Fuller questioned the intended use of the parking lot for heavy-duty fire trucks. He noted that the six inches asphalt and six inches of aggregate base is not sufficient to withstand the load of heavy trucks. Commissioner Fuller expressed his desire for the applicant to return to the Commission with an application for a proposed parking lot, which retained more greenspace.

Mr. Gross responded to Commissioner Fuller's comments by reminding the Commission that the fire station is located within the Commercial Core of the Historic District. He also stated that there are other commercial properties within this Core that have asphalt from front to back on their lots. He further noted that his contractor has guaranteed that the existing asphalt to aggregate ratio is sufficient for carrying the weight of over 63,000 pound trucks.

Commissioner Watkins testified that the fire station serves an important function in the community. She expressed that the Commission should look at the functions of the community over greenspace. She noted that landscape features could be provided to help mitigate the visual impact of the needed pavement. She further expressed that the Commission should take into consideration that the parking lot proposal is not for a restaurant or a shopping center, but for a fire station, an important part of the community.

Commissioner Burstyn expressed concern over the applicant's use of public money for this project. He additionally wanted information on the contractors contract with the owner, questioning whether the contract specified that the contractor would be required to obtain all necessary permits for the project.

Mr. Gross replied that the contractor was not required to obtain the needed permits as part of his contract with the applicants.

Commissioner Harbit made the motion to deny the Historic Area Work Permit for Case 10/59-03A. Commissioner O'Malley seconded the motion. Commissioners Velasquez, Harbit, Breslin, O'Malley, Anahtar, Fuller, and Burstyn voted in favor of the motion. Commissioner Williams and Watkins voted against the motion. The motion passed 7-2.

The commission did agree that they would like the applicant to work with staff to develop a new HAWP application focusing on mitigating the visual impact of current proposal though the use of landscaping.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The work in question in this case needed a Historic Area Work Permit under the following sections of the law:

Section 24A-6(a)2 provides that:

Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of a historic site or a historic resource located within a

historic district.

Section 24A-6(c)2 provides that:

Any person who shall undertake any work as stated in subsection (a) of this section without first obtaining a historic area work permit shall be subject to the penalties established in section 24A-11.

Section 24A-11 provides that:

Any person who violates a provision of this chapter, or fails to comply with any of the requirements thereof, or disobeys or disregards a decision of the Commission, or fails to abide by the conditions of a permit, shall be subject to punishment for a class A violation as set forth in section 1-19 of chapter 1 of the County Code. Each day a violation continues to exist shall constitute a separate offense. (Ord. No. 9-4, 1; 1983 L.M.C., ch. 22 28; Ord. No. 11-59.)

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Amendment to the <u>Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland - Hyattstown Historic District and the "Vision of Hyattstown, A Long Range Preservation Plan" document.</u>

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted in the Commission's Executive Regulations on November 4, 1997. In particular Standards #2, and #9 are applicable in this case:

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be

compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Based on this, the Commission finds that:

- 1. The proposed asphalt parking lot is inconsistent with the environmental setting and historic character of the Hyattstown Historic District.
- 2. The amount of and the nature of paving proposed in this application, with no landscaping or buffering, is out of character with the rural nature of the Hyattstown area and Little Bennett Regional Park.
- 3. The proposal for the enlargement of the existing parking lot constitutes changes that specifically impair the existing environmental settings, streetscape and patterns of open space that contribute to the historic character of the Hyattstown Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by the Amendment to the <u>Approved</u> and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, - <u>Hyattstown</u> <u>Historic District</u>, by the "Vision of Hyattstown, A Long Range Preservation Plan" document, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Hyatt Recreation Inc. for a Retroactive Historic Area Work Permit (HAWP) to enlarge their existing parking lot at 15019 Hyattstown Mill Road in the Hyattstown Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision <u>de novo</u>. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

Susan Velasquez, Chairperson

Montgomery County

Historic Preservation Commission

Date





DPS-#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

AUG 29 2003

Division of Casework Management

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SEE REVERSE SIDE FOR INSTRUCTIONS

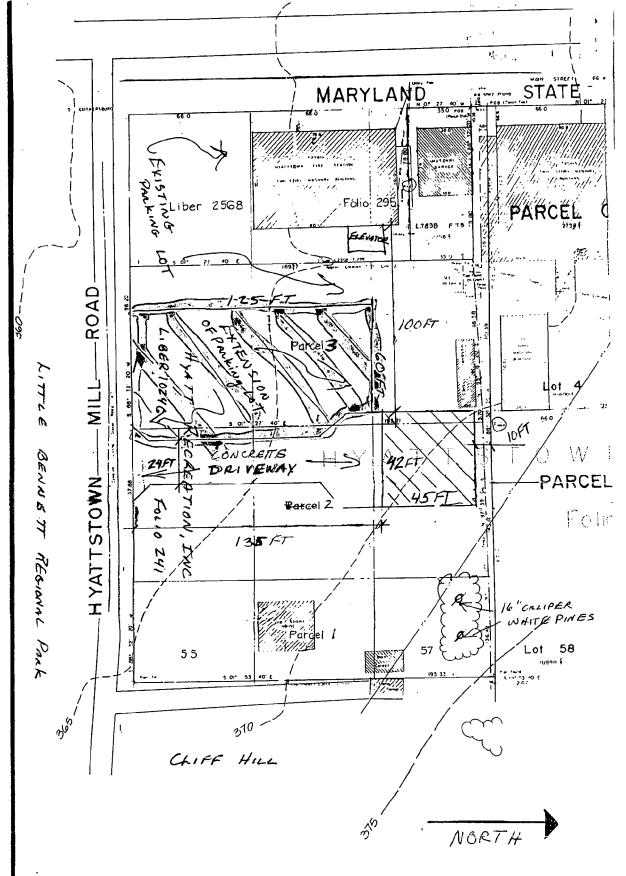
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

١.	WHITTEN DESCRIPTION OF PROJECT
	a. Description of existing structure(s) and environmental setting, including their historical features and significance: 2 Story brick firehouse, circa 1945, existing
	black top parking lot on the South + east
	Sides (rear) New firehouse on sear lot
	circa 1996, with concrete driveway to
	Hyattstown Mill 20
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: Black too to be extended from existing 10t
	to concrete driveway Grass is to be
	removed No trees on site.
_	SITE PLAN
	Size and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
	a. His scale, north arrow, and data;
	b. dimensions of all existing and proposed structures; and
	c. sile features such as well-ways, driveways, lences, ponds, attenties, tresh dumpsters, mechanical equipment, and landscaping.
3	PLANS AND ELEVATIONS NOT required for this work You maint submit 2 copies of plans and elevations in a psychologo lower than 12 a. 12. Plans on 8.172 x 11 napper per preferred.
	a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other lived learnings of both the existing resource(s) and the proposed work
	b. Flevations (tacades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and lixtures proposed for the exterior must be noted no the elevations drawings. An existing and a proposed elevation drawing at each facede affected by the proposed work is required.
٩.	MATERIALS SPECIFICATIONS (" asphalt on top of 6" aggregate has
	General description of materials and manufactured items proposed far incorporation in the wark of the project. This information may be included an your design drawings.
·-	PHOTOGRAPUS
	a. Clearly labeled prolographic prints of each facedo of existing resource, including details of the affected portions. All labels should be placed on the frent of pholographs.
	 Clearly label plucographic 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.
5.	THEE SURVEY Alone ON Site
٠.	None on 3/1e
	If you are proposing construction adjacent to or writin the displant of any nee 6° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the site, localism, and species of each tree of at least that dimension.
سرا	ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
	For ALL projects, provide an accusal r list of adjacent and conhonling property owners (not tenants), including names, addresses, and zip codes, this list
	should include the payers of all lots or parcels which ledging the parcel in question, as well as the owners to better owners to better parcels. In the directly across

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

the streethighway born like parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Morroe Street,

Rockville, (301/279-1355).



SCALE: 1" = 30'

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address Hyatt Recreation, Inc 15019 Hyattstown Mill Pd Clarksburg, mb 20871 Adjacent and confronting Property Owners mailing addresses Hot Springs 25811 Frederick Rd Clarksburg, MD 20871 Hyattstown VFD 25801 Frederick Rd Clarksburg, mis 20871 Owner! You Mahoney MNCPPC-Little Binnett Regional Park Cliff Hill 15015 Hyattstown Mill Rd Clarkoburg, mb 20871 23701 Frederick Rd Clarkoburg, MD 20871 graddresses; noticing table



HYATTSTOWN VOLUNTEER FIRE DEPARTMENT, INC.

Serving our Community since 1929

(301) 972-3398, (301) 831-8248 FAX: (301) 831-8901 E-Mail: hvfd@accessa.net 25801 Frederick Road Clarksburg, Maryland 20871

Public Meetings Scheduled at the HVFD Banquet Hall

11/02/04 – Montgomery County Board of Elections Presidential General Election

03/02/04 - Montgomery County Board of Elections Presidential Primary Election

10/14/03 – Councilmember Mike Knapp hosting town hall

Past Meetings Held at the HVFD Banquet Hall

Delegate Jean Cryor – Public Road Safety Meeting

Montgomery County Board of Elections – Public Polling Facility

Clarksburg Civic Association – Monthly Public Meetings

Timber Ridge Homeowner's Association – Association Meetings

Maryland Search Teams Task Force – Annual SAR Exercise

Welch Company, Inc. – Annual Employee Insurance Meetings Annual Employee CPR Training

Weekly Bingo Fundraiser – Appx 95 players per week

FAX TRANSMITTAL SHEET

Historic Preservation Office Department of Park & Planning

Telephone Number: (301) 563-3400

TO: Geff Grover FAX NUMBER: 301 831 8901
FROM: Michele Haru

Fax Number: (301)-563-3412

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: / 0

Historic area Work Permet application Clease Filf out & return to DPS (address @ top of application) before Sept 3rd — to be included on the HPC's Sept 24th agenda.

> Sharks — Michele

FAX TRANSMITTAL SHEET

Historic Preservation Office Department of Park & Planning

Telephone Number: (301) 563-3400 Fax Number: (301)-563-3412

- 11

TO LEKY MUNUS FAX NUMBER: 701 870
FROM: M. Maru
DATE: 9 /23/03
NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: $/2$
NOTE:
Staff report was returned
to office -
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III-J

Vote - 7 /2 watkins

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

15019 Hyattstown Mill Road, Clarksburg

Meeting Date:

09/24/03

Resource:

Hyattstown Historic District

Report Date:

09/17/03

Review:

HAWP

Public Notice:

09/10/03

Case Number: 10/59-03A RETROACTIVE

Tax Credit: None

Applicant:

Hyatt Recreation Inc. (Jeff Gross, Agent)

Staff: Michele Naru

PROPOSAL: Parking Lot Expansion NCERING ? RECOMMEND: Denial — ENGINEERING ? RECOMMEND: Denial — ENGINEERING ? BUILDING PROJECT HISTORY — WATER RUN OFF? — PERM 179

PROJECT HISTORY

- NOT DESIGNED FOR FIRE TRUCKS?— The applicant began construction of the parking lot expansion in early August without an approved HAWP application. A stop work order and violation was issued to the contractor on site by the HPC's inspector, Pete Hrycak, on August 25, 2003.

PROJECT DESCRIPTION

SIGNIFICANCE:

Contemporary Resource in Hyattstown Historic District.

STYLE:

Twentieth Century Brick Firehouse

DATE:

1945

This two-story brick fire station is located within the Commercial Core of the historic district. The building is set upon a concrete foundation, is covered with a hanger type roof featuring end walls with stepped parapets. The walls are CMU block with a brick veneer. The HPC reviewed and approved in September of 1999, the constructions of an exterior elevator tower and machine room at the rear of the fire station.

The Hyattstown Fire Department occupies Lots P1 and P3 within the historic district. The aforementioned building and existing parking lot are located on P1, and a Morton building with a concrete driveway measuring 24' wide by 135' long is located on P3 (approved by HPC March 1996).

PROPOSAL:

The applicant proposes to expand the existing fire station parking lot. The applicants desire to fill in the space between the existing side/rear fire station lot and the existing 135' long by 24' wide concrete driveway, which fronts the Morton building (See circles 8 - 11

STAFF INFORMATION

The Hyattstown Historic District was established in March 1986 when the County Council adopted an Amendment to the *Montgomery County Master Plan for Historic Preservation*. This district is architecturally significant as one of the largest cohesive concentrations of late 18th and early 19th century buildings in the County.

Critical elements, or character-defining features, of the district were identified by the approved an adopted *Vision of Hyattstown: A Long-Range Preservation Plan.* The *Vision* is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. These character-defining features include: 1) building setbacks, 2) rhythm of spacing between buildings, 3) geographic and landscape features, 4) scale and building height, 5) directional expression of buildings, 4) roof forms and materials, 5) porches, 6) dominant building material, 7) integrity of form, building condition and threats, 8) outbuildings, 9) architectural style.

The Hyattstown Historic District has elements beyond individual historic buildings, which contribute to the historic setting of the district. In particular, the intimate town-like character along Frederick Road is the result of the relatively short setback distances of houses and commercial buildings from the road, the relatively close spacing of buildings from each other, the significant rear "greenspace" and the tree canopy established by mature trees on either side of the street.

STAFF DISCUSSION

This application for a HAWP is coming to the Commission retroactively. Staff notes that the potential expenses being incurred due to the stop work order could have been eliminated if the applicant would have followed the law and applied for this permit prior to installing the proposed pavement.

The HPC considers alterations to contemporary resources for their impact on the overall streetscape and environmental setting of the historic district. Although the building is not a primary or secondary resource, the property does contribute to the landscape of the historic district.

Staff's objections to this proposal are as follows:

- 1. The installation of approximately 3,240 sq ft of paving onto an already "maxed-out" lot.
- 2. The introduction of paving in this green space, directly contradicts the "rear-lot greenspace" model which gives the town its integrity as a unique late 18th and early 19th century linear town, with significant back lot open space.

Staff is asking the Commission to look at this project as if it is not a retroactive case. Staff generally feels that the proposal creates a major impact to the environmental setting of the historic district. The firehouse and its associated buildings are located at the gateway of the

historic district. Driving northward into the historic district on Frederick Road, these two lots are the first lots one views as they cross the bridge over the river and into the historic district. The removal of 3, 240 SF of greenspace on this property will create a significant impact to the environmental setting of the historic district, since it eliminates most of the open space on both of these lots. The new firehouse (Morton) building was approved by the HPC in 1996, has in staff's opinion, already stretched the limits of maintaining the cohesiveness of the setbacks and rear open-space.

Staff is recommending that the applicant be required to remove the proposed parking lot in its entirety.

The Friends of Hyattstown have not responded to this HAWP application at the time this report was being prepared.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>deny</u> the HAWP application as it is not being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, 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,

nor with the Secretary of the Interior Guidelines #2 and #9:

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.

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







DPS - #1

III

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

Division of

Control Passes JEFF Gross Casework Management
Daytime Phone No.: 443 - 250 -00 20
138 ACCOUNT No.: 52-1768572
Name of Property Owner: Hyatt Ricciation, Inc Daylinto Phone No.: 301-831-8248
Address: 15019 Hyattstown Mill Rd Clarksburg MID 20871
Corportion: RIChard F Kline, Inc. Phone No.: 301-667-8211
Contractor Registration No.: UKKNOUCH
Agent for Owner: NA Daytistic Phone No.:
Address:
House Number: 25801 Sheet: Frederick Rd
TOWN/CHY: Clarksburg Nearcal Cross Sugar: Hyattstown 1911 Ra
to: Ulack: Subdivision:
Taker: 10246 Folio: -241 Pricel: 3
FANT ONE: TYPE OF PERMIT ACTION AND USE
TAL CHECK ALL APPLICABLE: GUECK ALL APPLICABLE:
[] Construct
[] Move [] Install [] Wreck/laze [] Solar [] Fireplace [] Wordhurning Stove [] Single Family
[] Revision [] Repair [] Revocable & Fi Inner/Whitemplete Section 4) & Other, Larking Lat
18. Construction cost estimate: \$ 35,000
IC. If this is a revision of a previously approved active pound, see Pounds
PART TWO: COMPLETE FOR NEW CONSTITUCTION AND EXTENDIADULTIONS
7A. Type of sewage disposal: 01 14 WSSC 02 1 Septic 03 1 Other:
V
20. Type of water supplie: 01 C1 WSSC 07 PUWes 03 1 1 Other:
PART THREE: COMPLETE ONLY FOR TENCEMETAINING WALL
JA. { leightleetinches
3B. Indicate whether the tence of retaining well is to be constructed on one of the inflowing locations:
[] On party line/property line [] Entirely as land of owner [.] On public right of way/essement
Discretive certify that I have the milhority to make the integrating synthemism, that the application is correct, and that the construction will comply with proas
approved by all agencies listed and I hereby ocknowledge and accept this to be a notablism but the issuance of this partial.
11/h 2 - 8-28-03
Signifier of owner or aprincipal agent Date
Approven: For Chairperson, Historic Propertation Commission
Oisepheroved: Signature: Uste:

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING IYEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

١.	WHITTEN DESCRIPTION OF PROJECT	
	a. Description of existing structure(s) and environmental setting, including their historical features and significance:	
	a Story brick Firehouse, Circa 1945, CAISTING	
	Sides (Secret) May be should an ever 10+	
•	Sides (rear) New tirehouse on sear lot	*
	CIPCO 1996, WIFT CONCIETY CHIVADAY TO	
	HYDYTSTOWN MIN RO	
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic dispirity Think too to be extended from axis to 10+	
	10 concrete driveway Grass is to be	
	removed No trus on site	
ببزر	SITE PLAN	
	Size and environmental setting, drawn to scale. You may use your plat. Your site plan must include:	
	s, the scale, north arrow, and data;	
	b. dimensions of all existing and proposed sourcities; and	
	c. sile features such as well-ways, diverways, tences, ponds, streams, treat dumpsters, mechanical equipment, and landscaping,	
3.	PLANS AND ELEVATIONS NOT CLYWRED FOR THIS WORK YOU WHAT ENDING Z SEGRES OF MAINS AND ELEVATIONS IN A PRINCE OF THE PRINCE OF THE DESCRIPTION.	
	a. Schematic construction plans, will marked dimensions, indicating location, size and general type of walls, window and door openings, and other liked leatnes of both the existing reconce(s) and the proposal work	•
	b. Elevations (heades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate context. All materials and limites proposed for the exterior must be motest on the elevations drawings. An existing and a proposed elevation grawing of each lacede affected by the proposed work is required.	
4,	MATERIALS SPECIFICATIONS (" as phalt on top of 6" aggregate	basa
	General description of materials and manufactured terms proposed for incorporation in the work of the project. This information may be included on your design drawings.	
مبن <i>س</i> ل	PHOTOGRAPHIS	
	a. Clearly labeled photographic prints of each facede of existing resource, including details of the affected portions. All fibels should be placed on the brant 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 frant of photographs.	
6.	INEE SUNVEY NONE ON SITE	
	If you are proposing construction adjacent to at writin the dayline of any nee 6" to larger in disorder (at approximately 4 feet above the ground), you much life an accurate nee survey identifying the Site, location, and species of each free of at least that dimension.	
رك	ADDRESSES OF ADJACENE AND CONFRONTING PROPERTY OWNERS	•

PYEASE PRINT (IN DILLE DILBLACK INK) OIL TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
FLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LAGELS.

Nockville, (301/279-1355).

For ALL projects, provide an accurate fish of adjacent and conhoming property owners that tenants), including names, and resess, and tip codes. This list should include the owners of alliots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcells) which be directly across the streethighway been the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Morros Street,

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]				
Owner's mailing address Hyatt Recreation, Inc 15019 Hyattstown Mill Pd Clarksburg, MD 20871	Owner's Agent's mailing address			
Adjacent and confronting Pro	perty Owners mailing addresses			
Hot Springs 25811 Frederick Rd Clarksburg, MD 20871 Owner: Joe Mahoney	Hyattstown VFD 25801 Frederick Rd Clarksburg, mid 20871			
MNCPPC-Little Genrutt Regional Park 23701 Frederick Rd Clarksburg, MD 20871	Cliff Hill 15015 Hyattstown Mill Rd Clarksburg, mb 20871			
graddresses; noticing table				



HYATTSTOWN VOLUNTEER FIRE DEPARTMENT, INC.

Serving our Community since 1929

(301) 972-3398, (301) 831-8248 FAX: (301) 831-8901

E-Mail: hvfd@accessa.net

25801 Frederick Road Clarksburg, Maryland 20871

Public Meetings Scheduled at the HVFD Banquet Hall

11/02/04 - Montgomery County Board of Elections Presidential General Election

03/02/04 – Montgomery County Board of Elections Presidential Primary Election

10/14/03 - Councilmember Mike Knapp hosting town hall

Past Meetings Held at the HVFD Banquet Hall

Delegate Jean Cryor - Public Road Safety Meeting

Montgomery County Board of Elections - Public Polling Facility

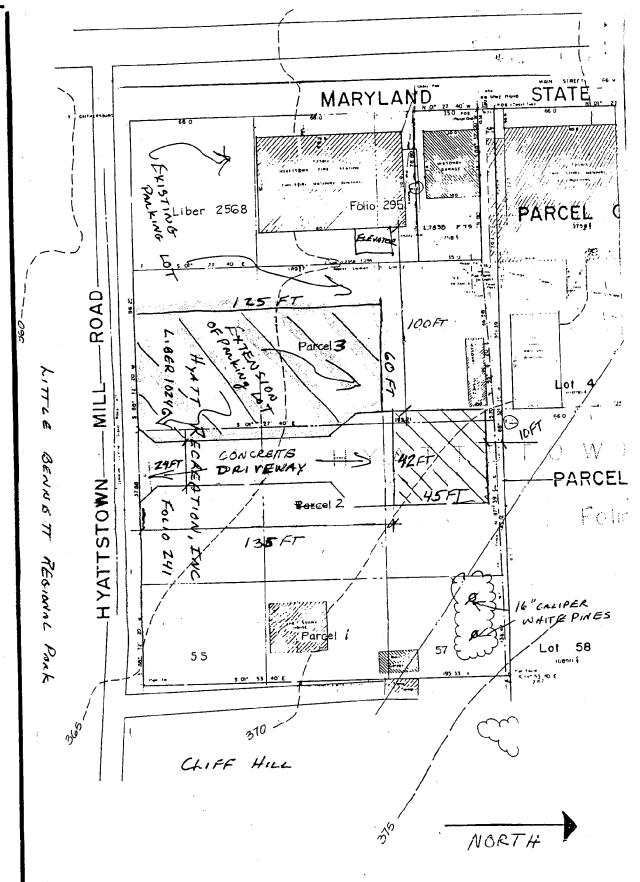
Clarksburg Civic Association – Monthly Public Meetings

Timber Ridge Homeowner's Association – Association Meetings

Maryland Search Teams Task Force – Annual SAR Exercise

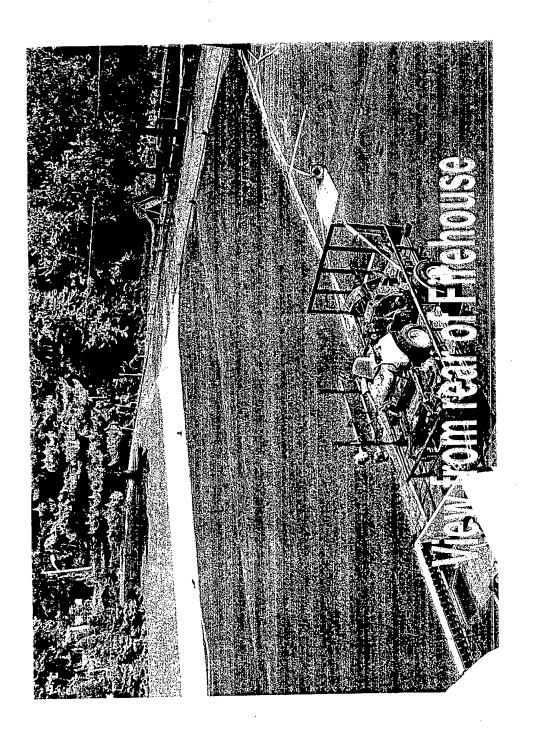
Welch Company, Inc. – Annual Employee Insurance Meetings Annual Employee CPR Training

Weekly Bingo Fundraiser – Appx 95 players per week



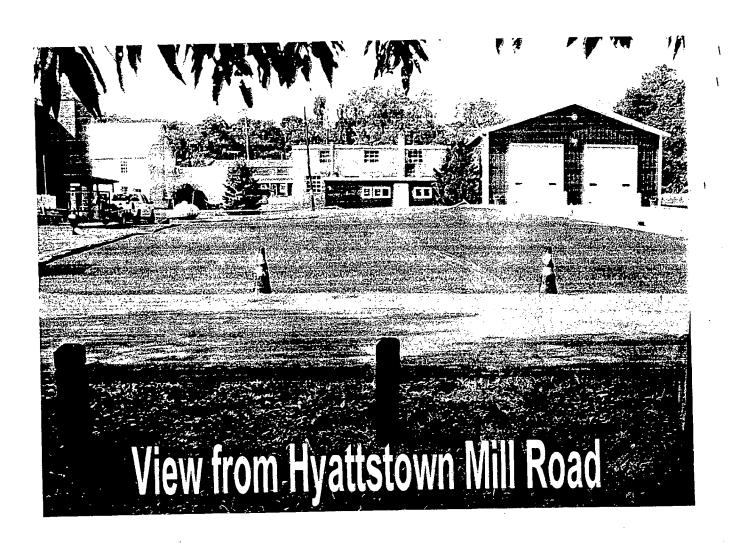
SCALE: 1" = 30"

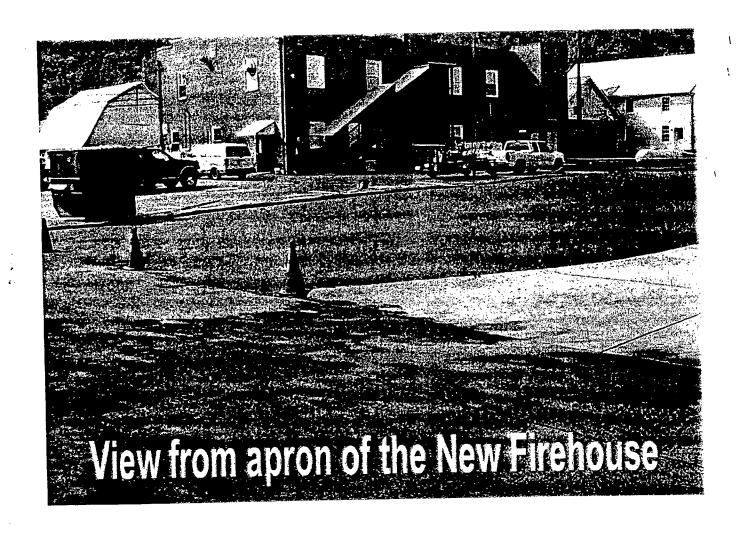
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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II. J Hyatt Recreation, Inc 15019 Hyattstown Mill Road Clarksburg, MD 20871 NO MAT BOX

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FAX TRANSMITTAL SHEET

Historic Preservation Office Department of Park & Planning

Fax Number: (301)-563-3412

Telephone Number: (301) 563-3400

TO: Geff Hower FAX NUMBER: 361 8318901

FROM: Michele Warn

DATE: 9-15-03

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE:

This agrada was attended to mo mail box — —

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the fullower attend mtg.

Manks

June 22nd, 2005

Near addition
@ 15019 H. Meerd.
4 landscaping@
parking lot.

10/59-05C
Retro.

Oaks, Michele

From:

Oaks, Michele

Sent:

Monday, October 16, 2006 1:14 PM

To:

'cmahady@lsassociates.net'

Subject:

Hyattstown Fire Station Info

Carole,

After you left I found the information you needed on my computer. See attached.







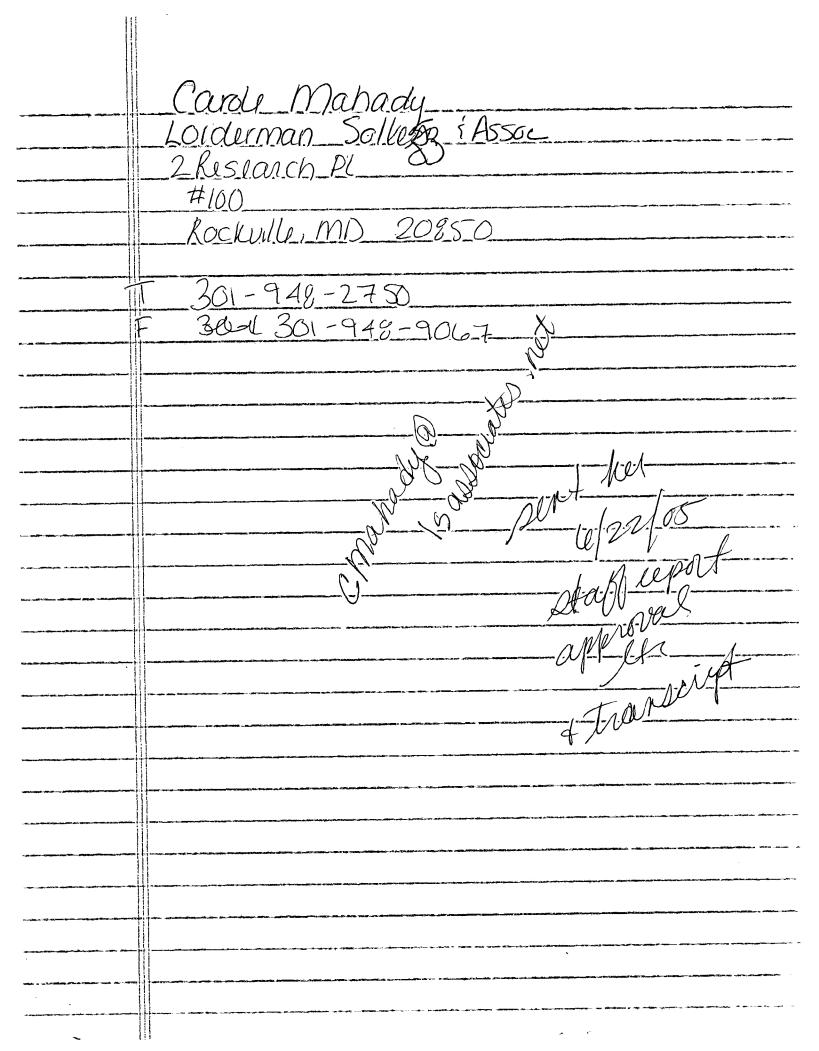
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HPC June 22 05.doc

Michele

www.mc-mncppc.org

Michele Oaks, Senior Planner
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org





MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760







II. J Hyatt Recreation, Inc 5019 Hyattstown Mill Road Clarksburg, MD 20871

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY September 24, 2003

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 any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. <u>If your application is included on this agenda, you or your representative is expected to attend.</u>

- I. <u>HPC WORKSESSION</u> 7:00 p.m. in Third Floor Conference Room
- II. MASTER PLAN FOR HISTORIC PRESERVATION EVALUATION 7:30 p.m. in MRO Auditorium.
 - A. Public hearing and worksession to formulate recommendations to the Planning Board on the potential addition of the Francis C. Brown House at 5004 River Road, Bethesda, to the Locational Atlas sponsored by the Green Acres/ Glen Cove Citizens Association.
 - B. Public hearing and worksession to formulate recommendations to the Planning Board on the potential addition of the house at 8501 Woodhaven Blvd, Bethesda, to the Locational Atlas sponsored by Jackie Sincore and Jamie Donelan.

PLEASE NOTE: PUBLIC TESTIMONY WILL BE LIMITED TO ONE HOUR FOR THE ABOVE ITEMS, WITH A MAXIMUM OF 30 MINUTES ALLOCATED PER ITEM.

- III. HISTORIC AREA WORK PERMITS 8:45 p.m. in MRO Auditorium.
 - A. Peter and Gene Asmuth for rehabilitation of existing front stoop at 5810 Cedar Parkway, Chevy Chase (HPC Case No. 35/13-03S)(Chevy Chase Village Historic District).
 - B. Al Carr for door and shutter replacement at 3904 Washington Street, Kensington (HPC Case No. 31/06-03J)(Kensington Historic District).
 - C. Constance Mayer for shed addition at 7311 Piney Branch Road, Takoma Park (HPC Case No. 37/03-03II)(Takoma Park Historic District).
 - D. Matt Zimmer for repair and restoration to existing front porch at 7213 Holly Avenue, Takoma Park (HPC Case No. 37/03-03JJ)(Takoma Park Historic District).

- E. Raymond and Lois Weisman for small, front facade addition at 3926 Prospect Street, Kensington (HPC Case No. 31/06-03K)(Kensington Historic District).
- F. Frederick Millhiser and Jane Lawrence for tree removal at 7704 Takoma Avenue, Takoma Park (HPC Case No. 37/03-03KK) (Takoma Park Historic District).
- G. Stewart Bainum for basketball court installation at 12 Primrose Street, Chevy Chase (HPC Case No. 35/13-03T)(Chevy Chase Village Historic District).
- H. Michael Fistere for garage demolition and reconstruction at 12 W. Irving Street, Chevy Chase (HPC Case No. 35/13-03O REVISION/RETROACTIVE)(Chevy Chase Village Historic District).
- I. Renata Gould for an addition at 9904 Colesville Road, Silver Spring (HPC Case No. 32/05-03A) (Polychrome Historic District).
- J. Hyatt Recreation Inc. (Jeff Gross, Agent) for parking lot expansion at 15019 Hyattstown Mill Road, Hyattstown (HPC Case No. 10/59-03A RETROACTIVE) (Hyattstown Historic District).
- K. Soraya Karmand (Jesse Sese, AIA) for alterations at 12312 Riding Fields Road, Rockville (HPC Case No. 25/08-03A RETROACTIVE) (Master Plan Site #25/08, Mount Prospect).

IV. MINUTES

A. August 13, 2003

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VI. ADJOURNMENT

G:\Agendas\09-24-03agn.doc

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15019 Hyattstown Mill Road, Clarksburg Meeting Date: 09/24/03

Resource: Hyattstown Historic District Report Date: 09/17/03

Review: HAWP Public Notice: 09/10/03

Case Number: 10/59-03A RETROACTIVE Tax Credit: None

Applicant: Hyatt Recreation Inc. (Jeff Gross, Agent) Staff: Michele Naru

PROPOSAL: Parking Lot Expansion RECOMMEND: Denial

PROJECT HISTORY

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The applicant began construction of the parking lot expansion in early August without an approved HAWP application. A stop work order and violation was issued to the contractor on site by the HPC's inspector, Pete Hrycak, on August 25, 2003.

PROJECT DESCRIPTION

SIGNIFICANCE: Contemporary Resource in Hyattstown Historic District.

STYLE: Twentieth Century Brick Firehouse

DATE: 1945

This two-story brick fire station is located within the Commercial Core of the historic district. The building is set upon a concrete foundation, is covered with a hanger type roof featuring end walls with stepped parapets. The walls are CMU block with a brick veneer. The HPC reviewed and approved in September of 1999, the constructions of an exterior elevator tower and machine room at the rear of the fire station.

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- 1. The installation of approximately 3,240 sq ft of paving onto an already "maxed-out" lot.
- 2. The introduction of paving in this green space, directly contradicts the "rear-lot greenspace" model which gives the town its integrity as a unique late 18th and early 19th century linear town, with significant back lot open space.

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The Friends of Hyattstown have not responded to this HAWP application at the time this report was being prepared.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>deny</u> the HAWP application as it is not being consistent with 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,

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DPS - #1

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

1-15 2 8 2005

Division of

		Contact Person	JETT Co	1035	Casework Management
		Daytime Phone No.:	443-25	60-0020	
128 ACCOUNT No.: 52-176.857	2				
	reation, Ir.	C Daviume Phone No.:	301-831	-8248	
(m) 10 11 11 11 11 11 11 11 11 11 11 11 11	rion Mill	Rd Clai	KSburg	MI) 208	371
Street Number	City C	Sten	281-110	Tip Code	
Comparison: RICIOCIC F RIII	u, Inc	Phone Ne.:	301-66	7-8211	
Contractor Registration No.: (KDOCC)	1				
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TOWNCHY: Clarksburg				KCI	
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FANT ONE: TYPE OF PERMIT ACTION AND USE					. •
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18. Construction cost estimate: 5 20,000 10. It this is a revision of a previously approved active from		NIA			•
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7/4. Type of sewage disposal: 01 18 WSSC	02 1,1 Septic	63 f 1 Other:			
70. Type of water supplies: 01 [] WSSC	07 X Well	00 1 1 (Other)			
PART THREE: COMPLETE ONLY FOR FENCEMETAL	ISNG WALL	,		<u> </u>	
JA. Heighs feet inches		12			
3B. Indicate whether the lence or retaining wall is to be	constructed un one of the	Intowing Incations:			
[] Da party line/property line [] Entirely	on land of owner	(_) On public right o	! way/easement		
Therefore certify that I have the authority to make the form	nine contention that the	nunlication is emirest an	d that the construction will	comply with ours	
approved by All agencies listed and I hereby acknowledge	and accept this to be a	condition in: the issuance	e of this period.	.,	
111.02			0.10.02		
Signifiate of owner or authorition agent		~	0 20 CO		r
Approved	for Chair	person, Historic Preserva	tion Commission		
Disappioved: Signature:			Date:		
Application/Perruit No.: 3/7/97	Date 1	illed: 8-29-03	Date is sued;		

Triit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

۱.	WHITTEN DESCRIPTION OF FROJECT	
	1. Description of existing structure(s) and structuring not betting, including their bistorical features and significance: A STORY DOICK FIRE HOUSE, CIVER 1945, CXIS FING	
	Hack too Darking let on the South + east	
	Signs (red) New tirehouse or rear lot	
	circa 1994, with concrete armiway to	
	Hyattstown Mill RC	
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:	
	Thack top to De extended from existing lot	
	to concrete driveway Grass is to be	
	removed NO trus on site	
_	SITE PLAN	
	Size and environmental setting, drawn to stell. You may use you plot, You site plan must include:	
		-
	a. the scale, north arrow, and date;	
	b. dimensions of all existing and proposed structures; and	
	c. sile features such as well-ways, driveways, tences, ponds, sheamis, hean durapsters, mechanical equipment, and landscaping,	
ع.	PLANS AND ELEVATIONS A A A COCCUMENT A COC	
	PLANS AND ELEVATIONS NOT SIGNATURE of FOR THIS WORK	
	You must submit 7 comes of stems and elevations in a legislature lawer than 3 [2 , 12] Plans on \$ 1/2 x 1 [maper one preferred.	•
	 Schemetic construction plans, with matrix differentions, intenting location, size and general type of walls, window and door openings, and other liked leatures of both the existing resource(s) and the proposed work 	•
	b. Flevations (tacades), with manied dimensions, clearly indicating proposed work accelerating generating construction and, when ephrophiese, context. All materials and finances proposed for the exterior must be noted on the elevations maxings. An existing and a proposed elevation praying of each	
	lacade affected by the proposed work is required.	i
٩,	MATERIALS SPECIFICATIONS (" asphalt on top of 6" aggregate	basa
	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.	
ج	PHOTOGRAPHS	
	a Clearly sabeled photographic prints of each faceste of existing resource, including details of the affected nortions. 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.	
Б.	INEL SURVEY None on Site	
	If you are proposing Construction edjecent to or within the displan of any tree of an larger in diameter (at approximately 4 feet above the ground), you وين الله والمعالمة المعالمة ا	
سر!	ADDRESSES OF ADJACENT AND CONTRONTING PROPERTY OWNERS	
	For ALL projects, province an accordit list of adjacent and conhunting property owners (not tenants), including names, andresses, and zip codes. This list should include the owners of allitots or parcells which define the parcel in question, as well as the owner(s) of losts for parcells, which he directly across	

PLEASE PRINT (IN DEUE DIE BLACK ENKE DIE TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
FLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Hockville, (301/279-1355).

the streethinghway bein the parcel in question. You can obtain this information from the Department of Assessments and Taxetion, 51 Montes Street,

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]			
Owner's mailing address	Owner's Agent's mailing address		
Hyatt Recreation, Inc 15019 Hyattstown Mill Re			
Clarkoburg mD 20871			
Adjacent and confronting Property Owners mailing addresses			
Hot Springs	Hyatistaion VFD		
25811 Fraderick Rd Clarksburg, MD 20871	25801 Fraderick Roi Clarksburg, mis 20871		
owner : Not Mahoney			
MNCPPC-Little Bennett Kegional Park 23701 Frederick Rd	Cliff Hill 15015 Hyattstown Mill Rd Clarksburg, mb 20871		
Clarksburg, MD 20871	Charassony		
graddresses; noticing table	1		



HYATTSTOWN VOLUNTEER FIRE DEPARTMENT, INC.

Serving our Community since 1929

(301) 972-3398, (301) 831-8248 FAX: (301) 831-8901

E-Mail: hvfd@accessa.net

25801 Frederick Road Clarksburg, Maryland 20871

Public Meetings Scheduled at the HVFD Banquet Hall

11/02/04 – Montgomery County Board of Elections
Presidential General Election

03/02/04 - Montgomery County Board of Elections Presidential Primary Election

10/14/03 - Councilmember Mike Knapp hosting town hall

Past Meetings Held at the HVFD Banquet Hall

Delegate Jean Cryor - Public Road Safety Meeting

Montgomery County Board of Elections - Public Polling Facility

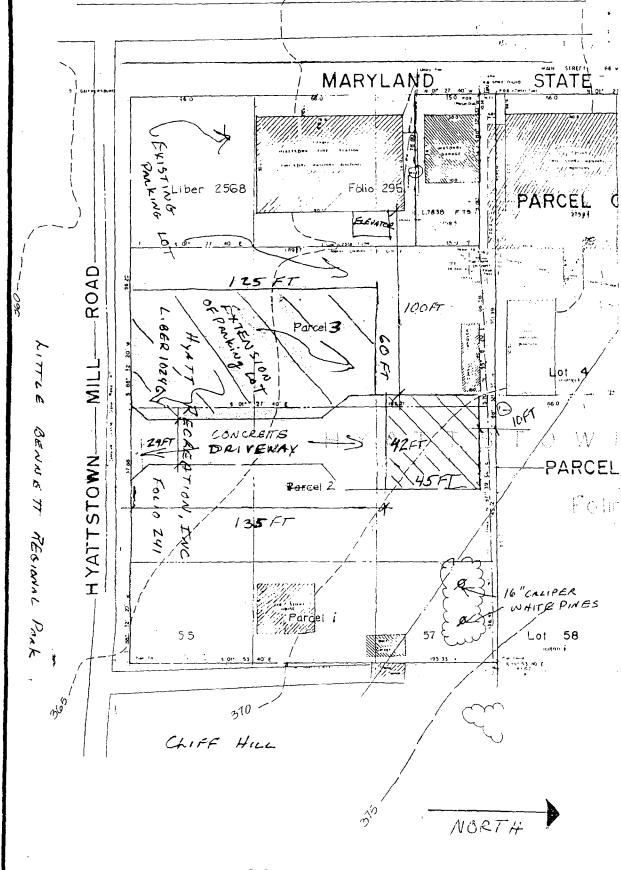
Clarksburg Civic Association – Monthly Public Meetings

Timber Ridge Homeowner's Association – Association Meetings

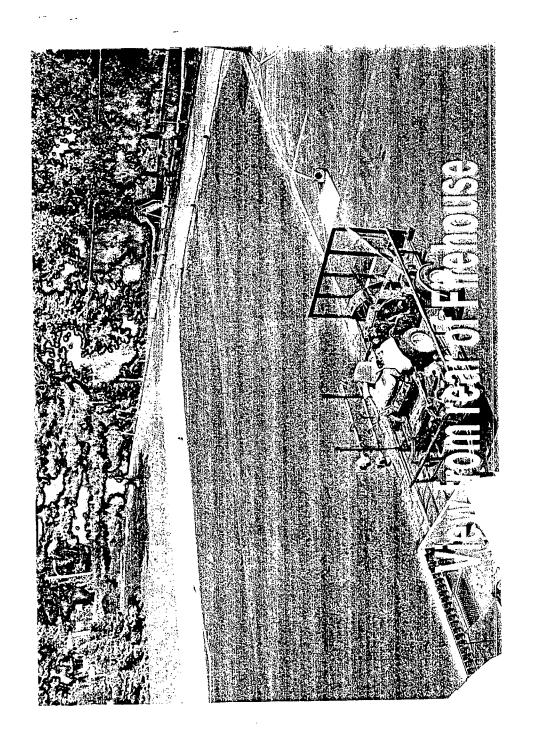
Maryland Search Teams Task Force – Annual SAR Exercise

Welch Company, Inc. – Annual Employee Insurance Meetings
Annual Employee CPR Training

Weekly Bingo Fundraiser – Appx 95 players per week



SCALE: 1" = 30"



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