

Lot 108, Hyattstown- Curtis Andrews  
PRELIMINARY CONSULTATION

10/59-04C Lot 108 Hyattstown  
Hyattstown Historic District

10/59-04C 26002 Frederick Rd  
Hyattstown Historic District, 10/59

*Revision*

Curtis

arcprint@aol.com

Curtis cell  
301-502-1357

12-11-05

possible retaining  
wall / will

give me details  
for work session

Curtis Andrews

301-439-0996

201-595-4773 fax

301-595-5292

10236 New Hampshire Av

SSMO 20903

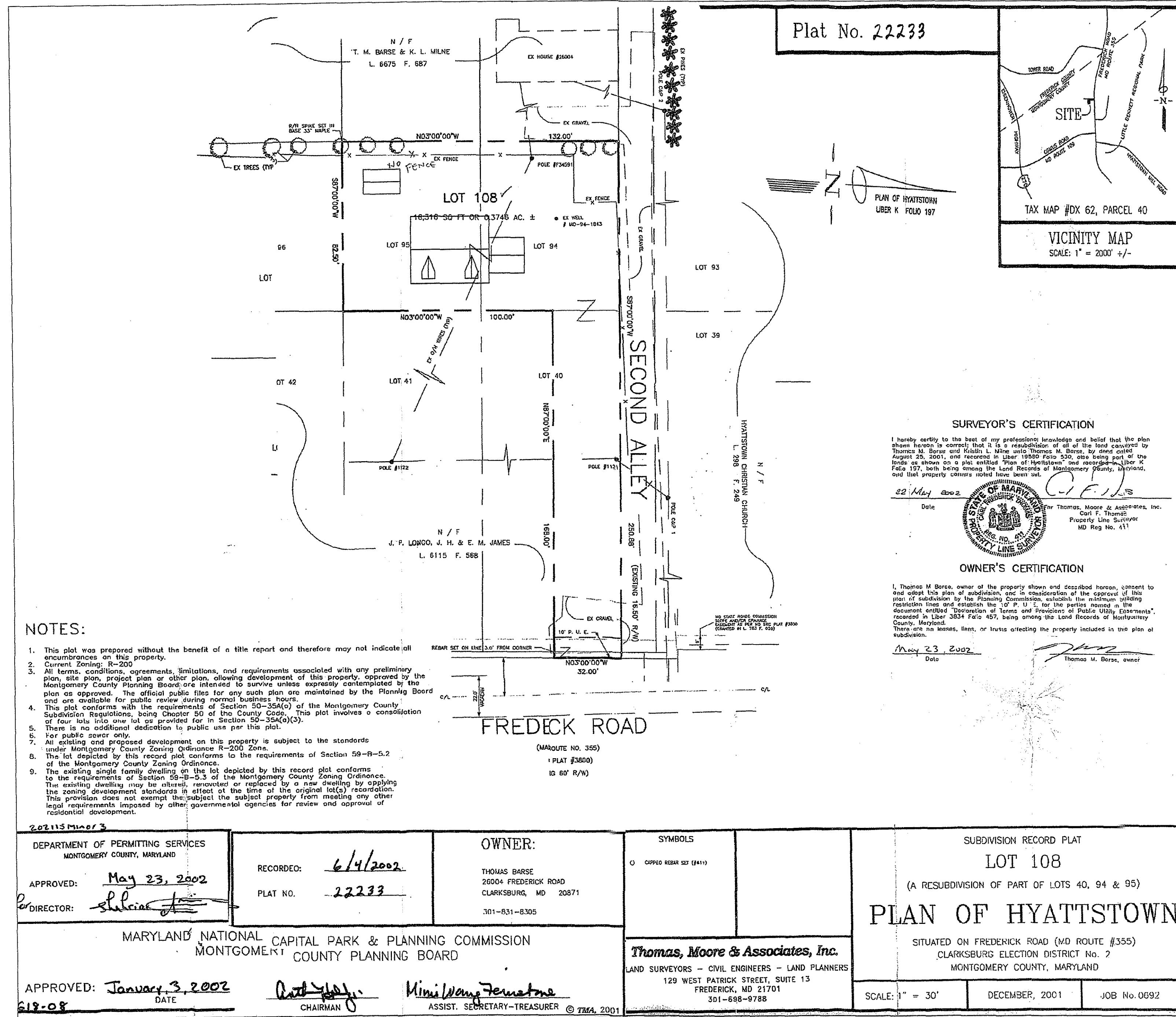
Feb. 16, 2005

Curtis picked up plans  
and DPS approval for  
final drawings.

- will add dormer
- will fix basement  
windows
- his architect will  
bring in 3 sets of  
plans



CONTOUR DRAWING



SITE MAP

Plans by modular structures of PA marked with note:  
 "These plans approved for construction purposes only. All design details (siding, windows, etc.) must conform to stamped Barr-Kumar drawings."  
 (AF) 3-29-05

HRC office copy

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- A-2 PLANS
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 DETAILS
- A-6 GARAGE

ATTACHED DRAWINGS OF MANUFACTURED HOUSING

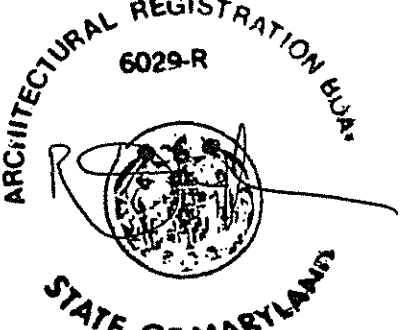


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 WASHINGTON DC 20006  
 202-429-2076  
 FAX: 202-429-9574  
 WWW.BARRARCHITECTS.COM

**ANDREWS RESIDENCE**

LOT 108  
 26002 FREDERICK RD.  
 HYATTSTOWN, MD



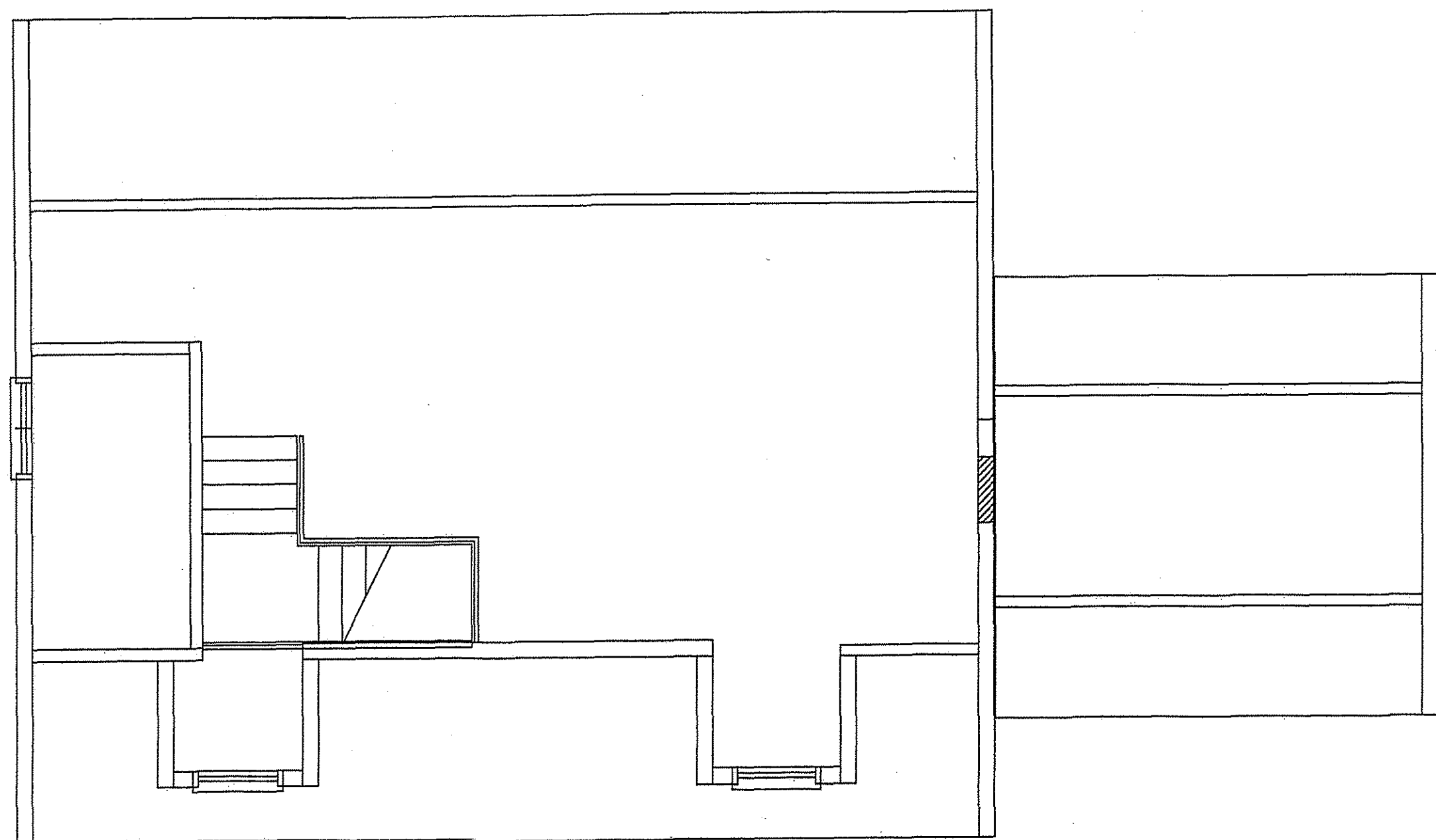
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 Date: \_\_\_\_\_, 2005  
 Scale: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Drawing Title: \_\_\_\_\_

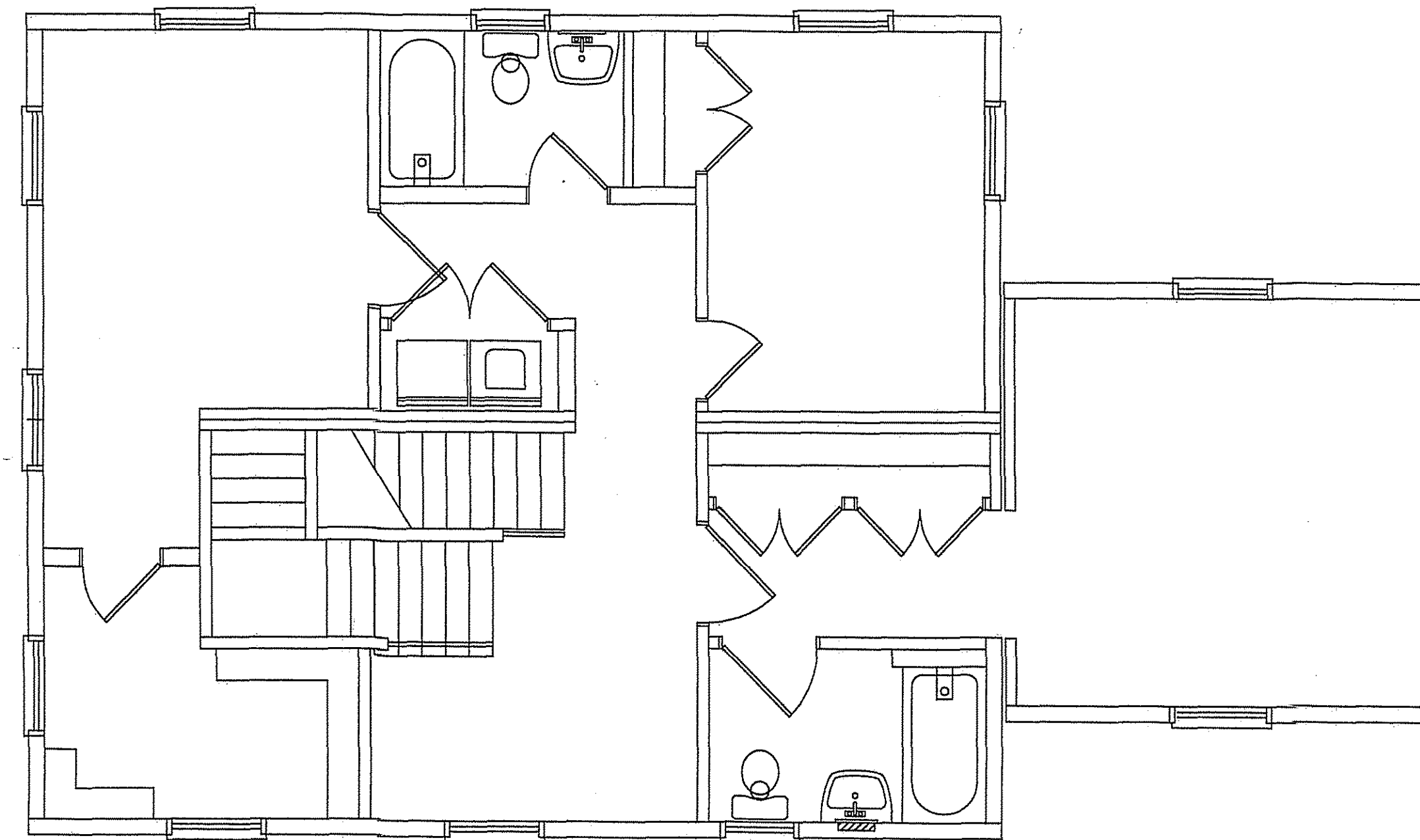
SITE PLAN

Drawing Number  
**A 1**

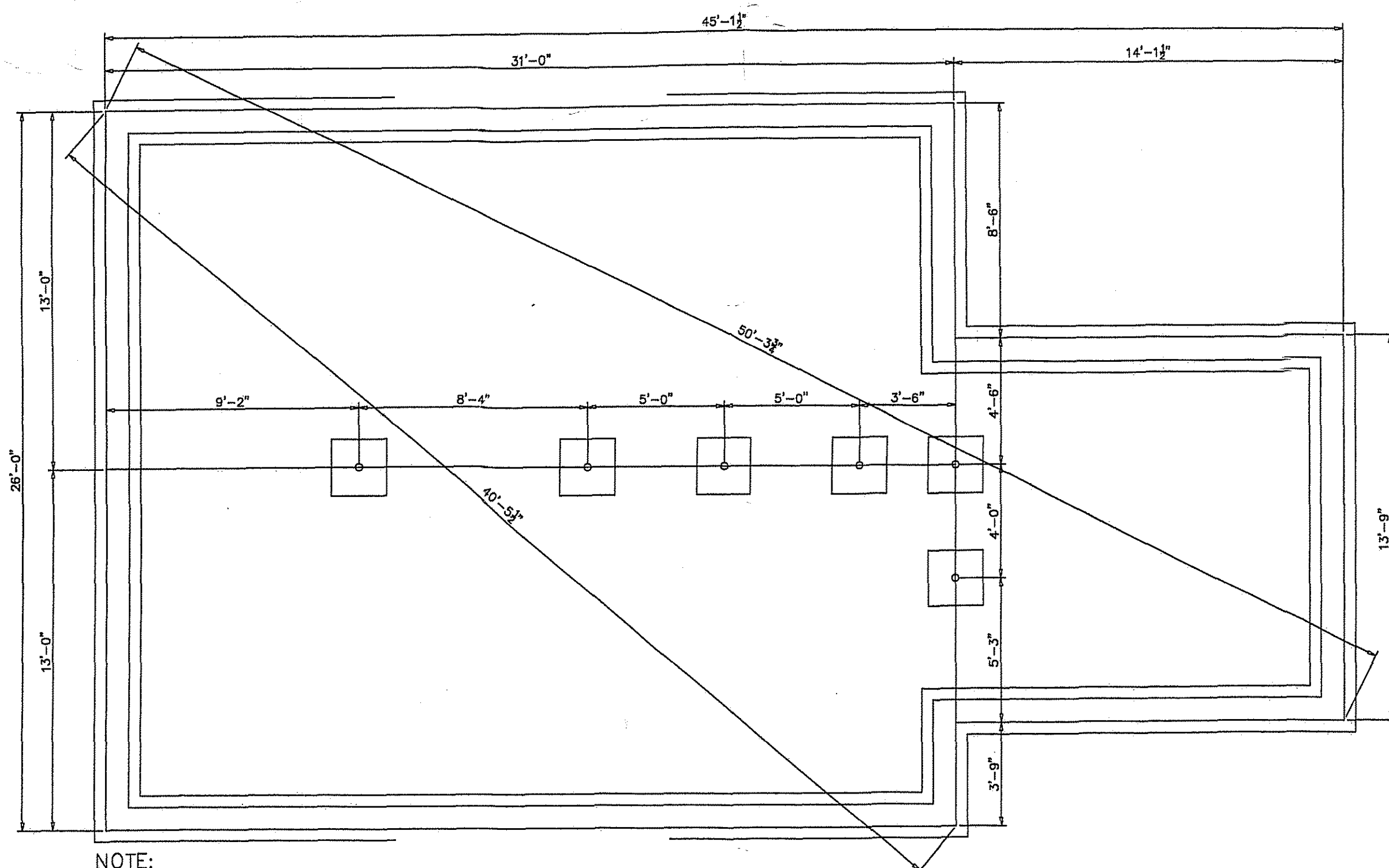
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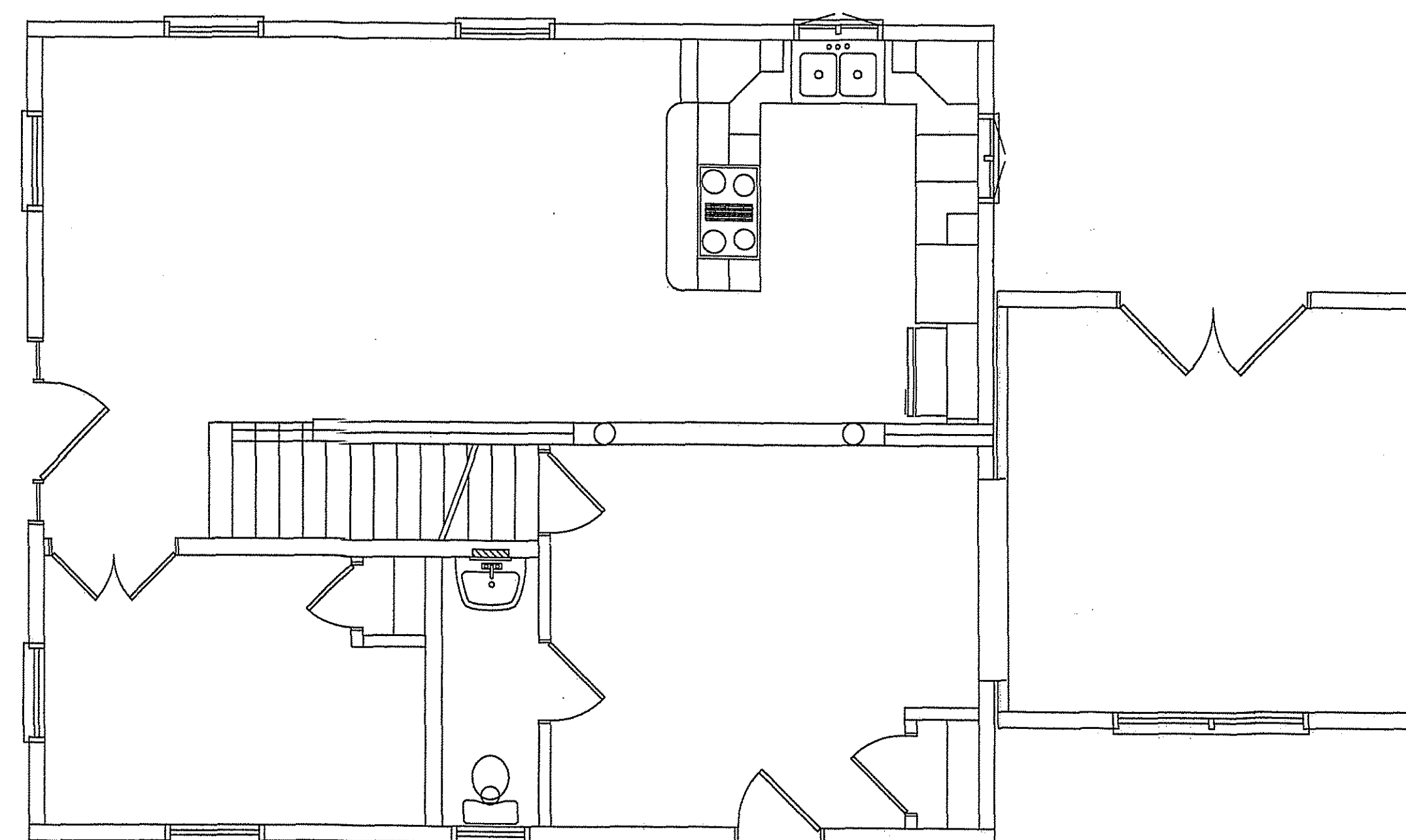
THIRD FLOOR PLAN  
1/4" = 1'0"



SECOND FLOOR PLAN  
1/4" = 1'0"



NOTE:  
ENGINEERED PRECAST CONCRETE WALL SYSTEM:  
SUPERIOR WALLS OF AMERICA-BOCA APPROVED INTEGRAL 10" FOOTING ON NO6 COMPACTED  
STONE BASE, 8 INCH MINIMUM THICKNESS, PER SUPERIOR SPECIFICATION  
SOIL BEARING, INSPECTED AND TESTED @ 3000 PSI  
PIER PADS ARE 24" X 24" X 6" THICK, REINFORCED W/2 #4 BAR EACH WAY  
COLUMNS ARE 4" DIAMETER ADJUSTABLE STEEL LOLLY CLOUMNS MFG'D BY STRUCTURAL STEEL (BALTO)  
MINIMUM VENTILATION FOR ANY FOUNDATION UP TO 1,200 SF IS 5 EA ANDERSON 2817 BASEMENT WINDOW  
FOUNDATION DIMENSIONS ARE FROM STUD TO STUD AND DO NOT REFLECT EXT. SHEATHING OR INSULATION.



FIRST FLOOR PLAN  
1/4" = 1'0"



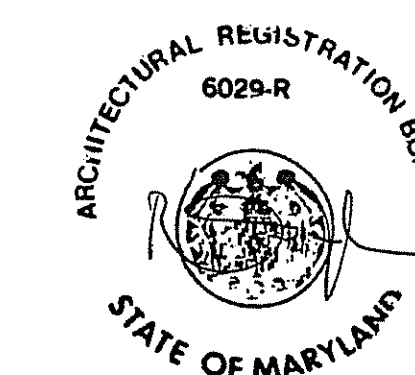
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Revision	Drawing Number	Date

Drawn By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Drawing Title: \_\_\_\_\_

PLANS

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia D. Malley*  
6-29-05

Drawing Number: **A-2**



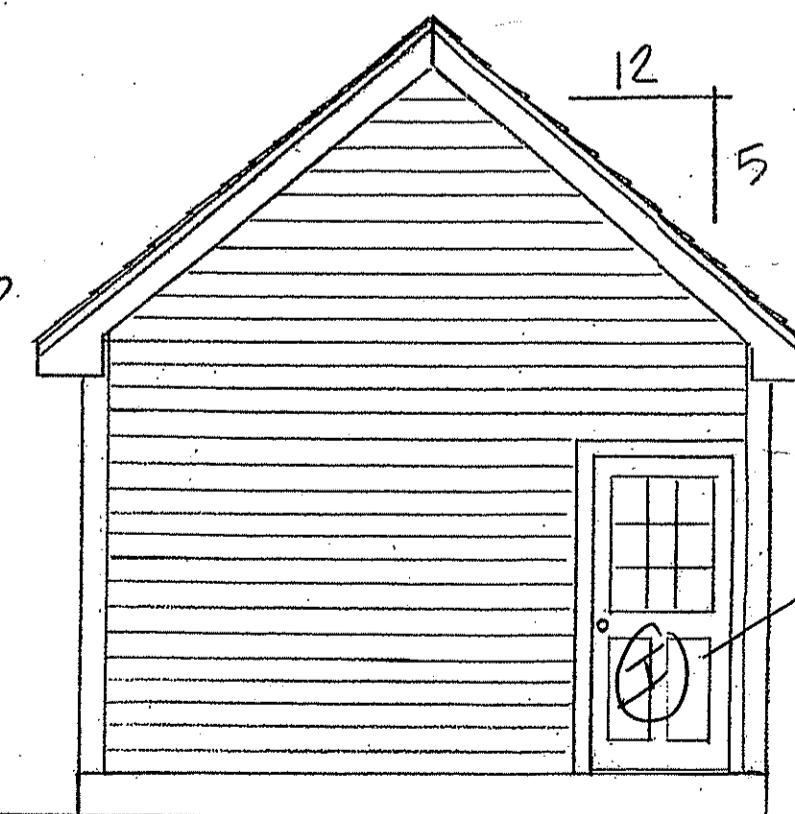
MAIN HOUSE - LEFT SIDE ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

STONE VENEER



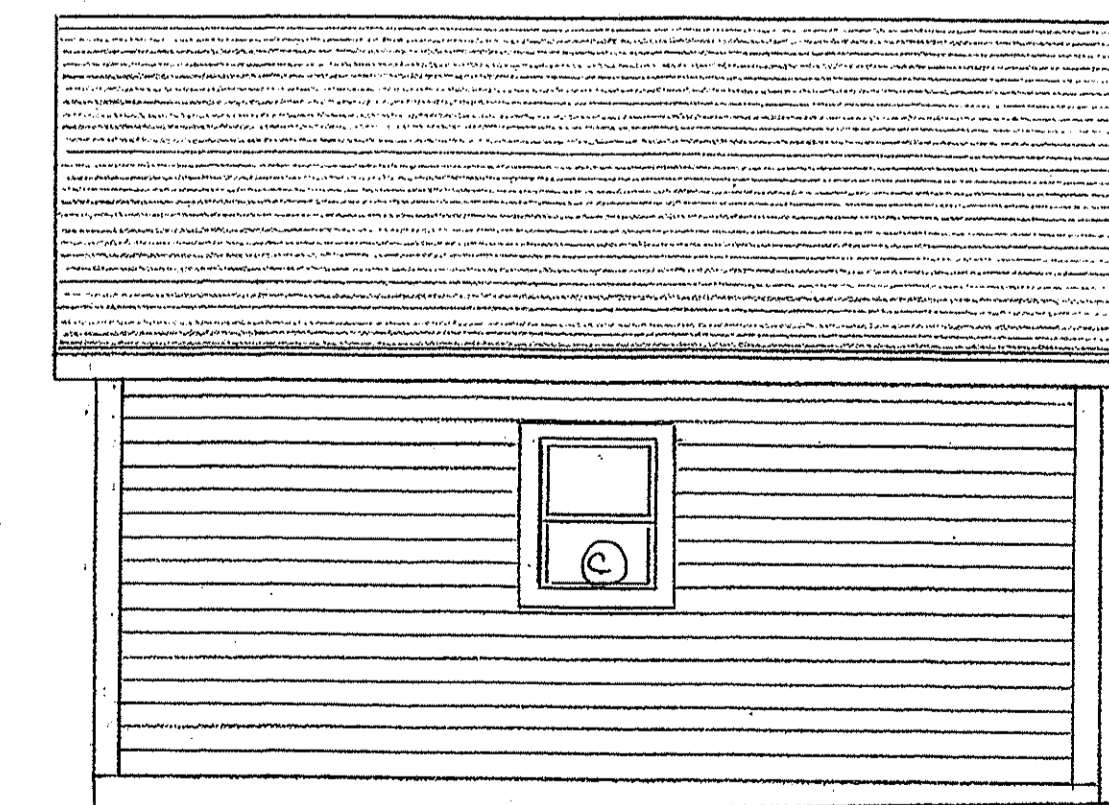
MAIN HOUSE - REAR ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

REAR wood railing - same design as front railing  
 FIN. FLOOR  
 4'-0" MAX.



DETACHED GARAGE - REAR ELEV.  
 $\frac{1}{4}'' = 1'-0''$

wood door with simulated divided lights



DETACHED GARAGE - LEFT ELEV.  
 $\frac{1}{4}'' = 1'-0''$

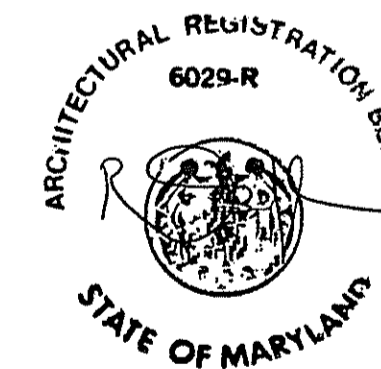


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**ANDREWS RESIDENCE**

LOT 108  
 HYATTSTOWN, MD



Revision	Drawing Number	Date

Drawn By  
 Date  
 Scale  
 Project Number  
 Drawing Title

ELEVATIONS

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia D. Hall*  
 3-24-05

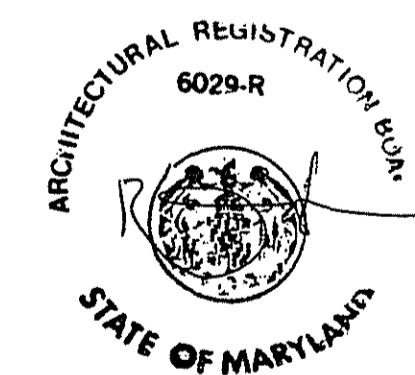
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HYATTSTOWN, MD

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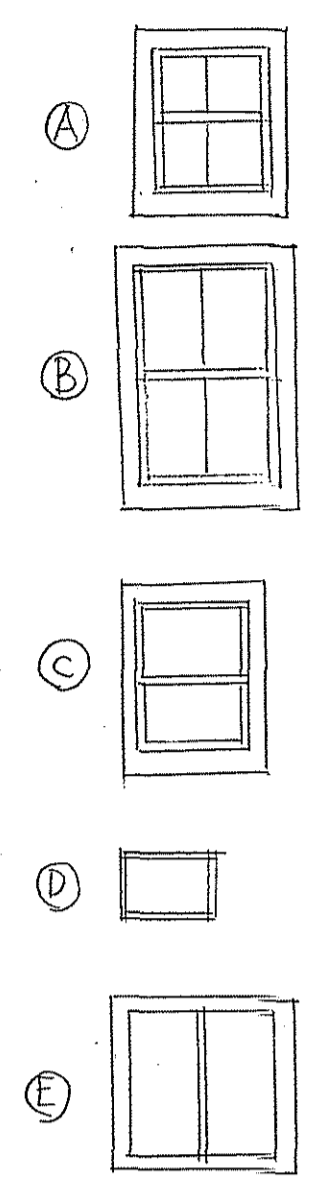
Revision	Drawing Number	Date

Drawn By  
Date  
Scale  
Project Number  
Drawing Title  
**ELEVATIONS**

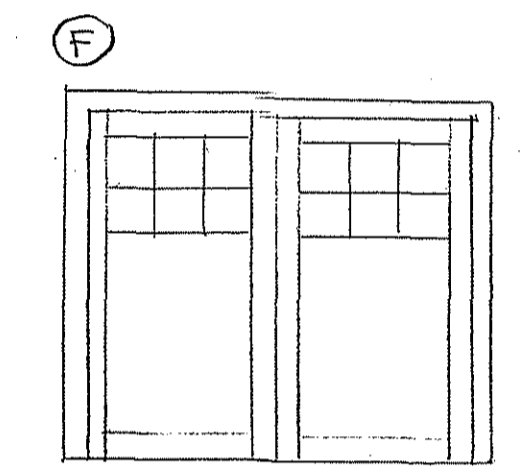
APPROVED  
Baltimore County  
Historic Preservation Commission  
*[Signature]*  
6-29-05  
Drawing Number  
**A-4**



**MAIN HOUSE - RIGHT SIDE ELEVATION**  
1/4" = 1'-0"

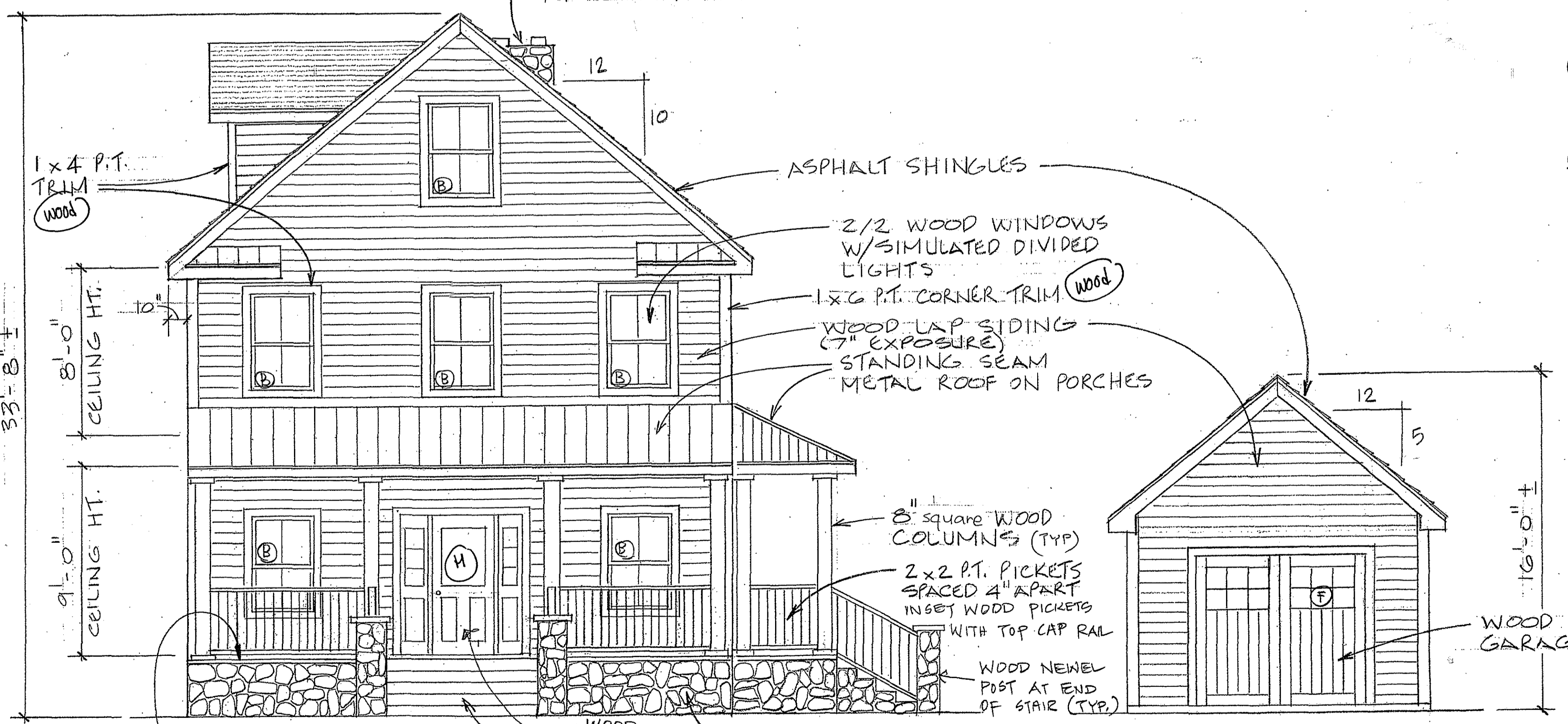


- Windows *wood window*  
Weathershield: Vision 2000, Double Hung, 36X48
- wood window*  
Weathershield: Vision 2000, Double Hung, 48X66
- wood window*  
Weathershield: Vision 2000, Double Hung, 36X48
- wood window*  
Weathershield: Vision 2000, Awning, 24X18
- wood window*  
Weathershield: Vision 2000, Casement: French Casement, 48X48

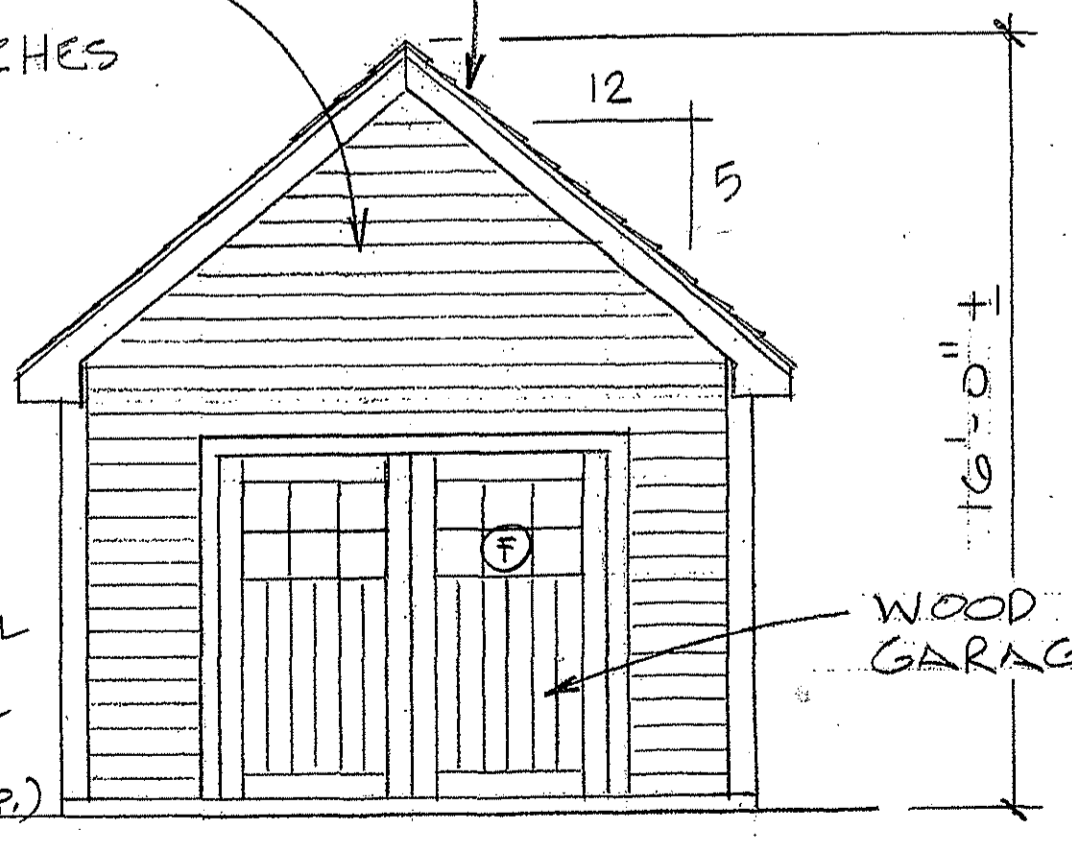


Garage door *wood door*  
Clopay: Series 1 - Models C11, C111  
Single Car (8' and 9' Wide)  
WINDOW LEGEND-SQ24: SQ = Square Window, 24 = Two Rows of 4 Divided Lights  
Per Panel

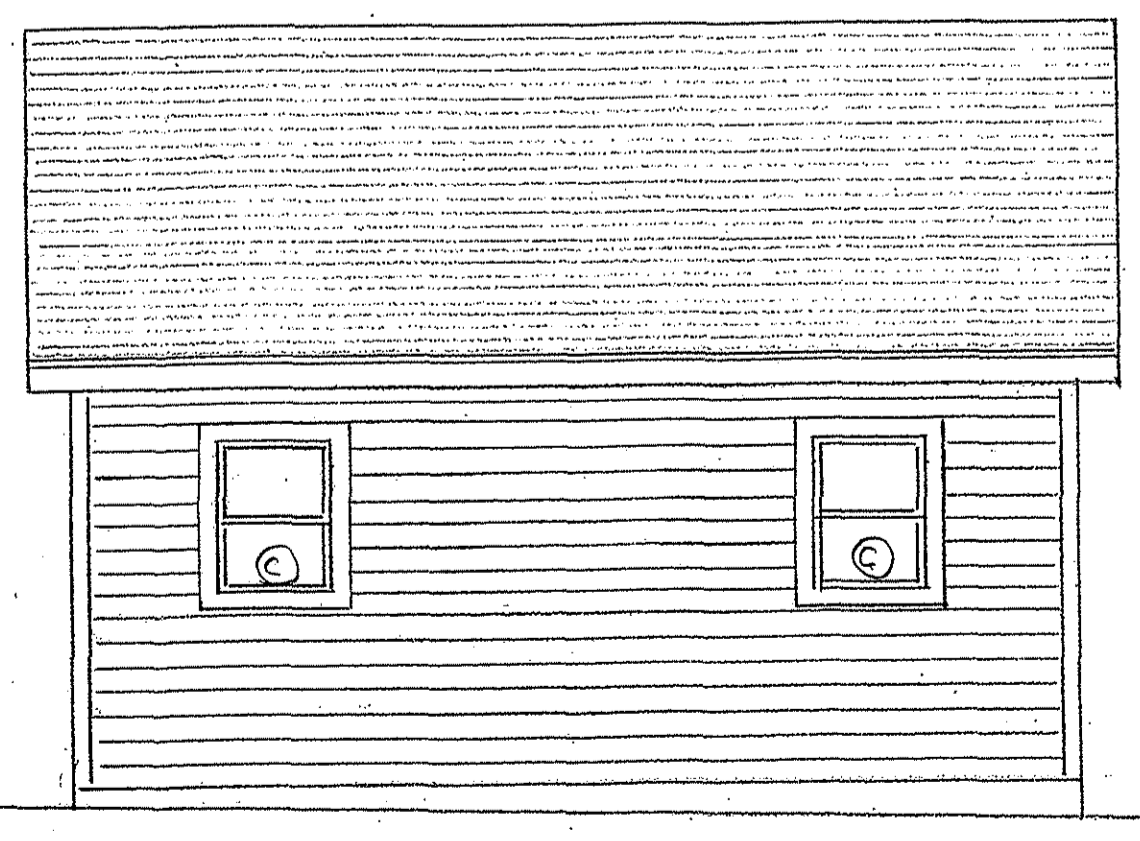
- G Wood doors to deck
- H wood front door and sidelites - final design to be approved by HPC staff before installation
- F Garage entry door - wood with simulated divided lights



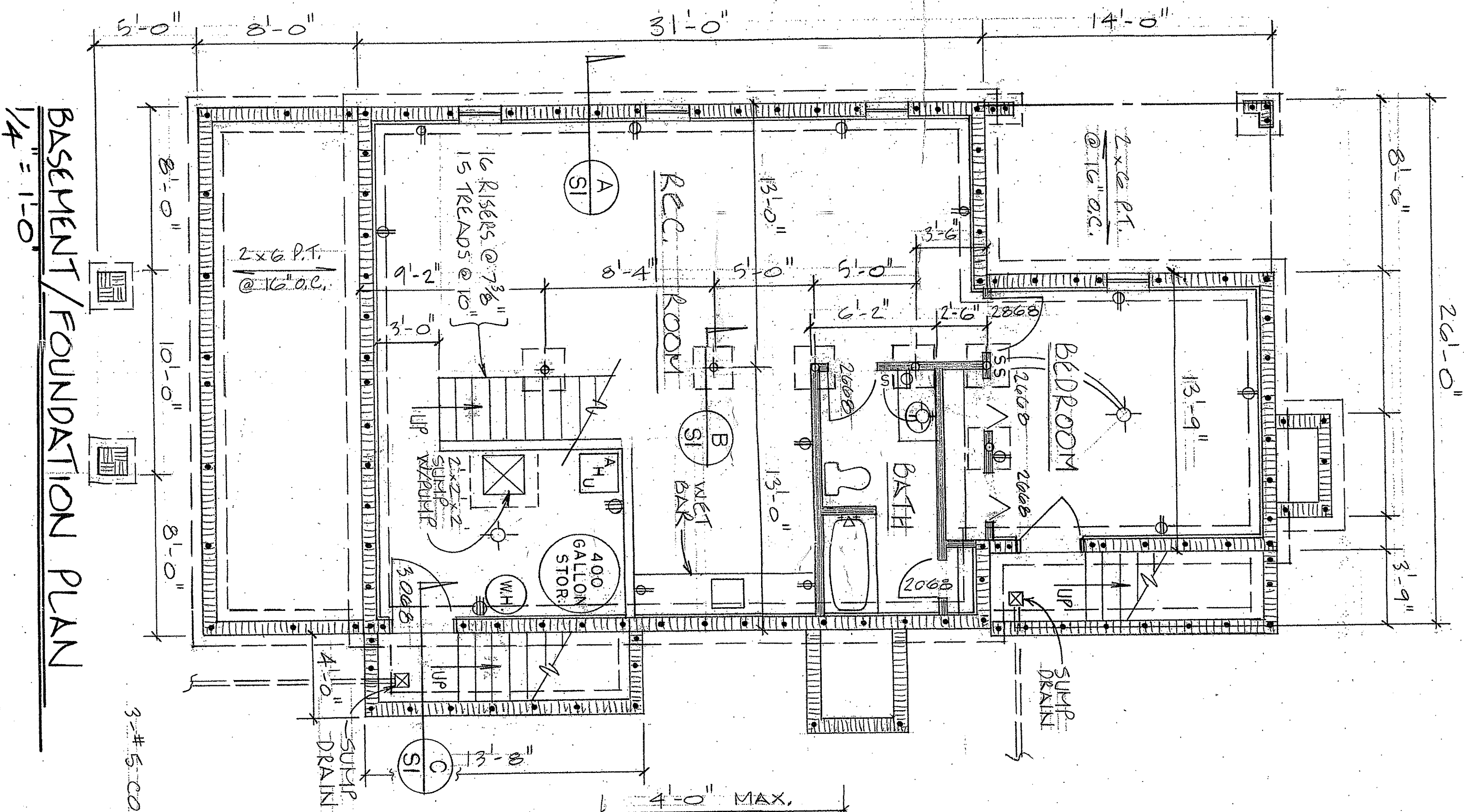
**MAIN HOUSE - FRONT ELEVATION**  
1/4" = 1'-0"



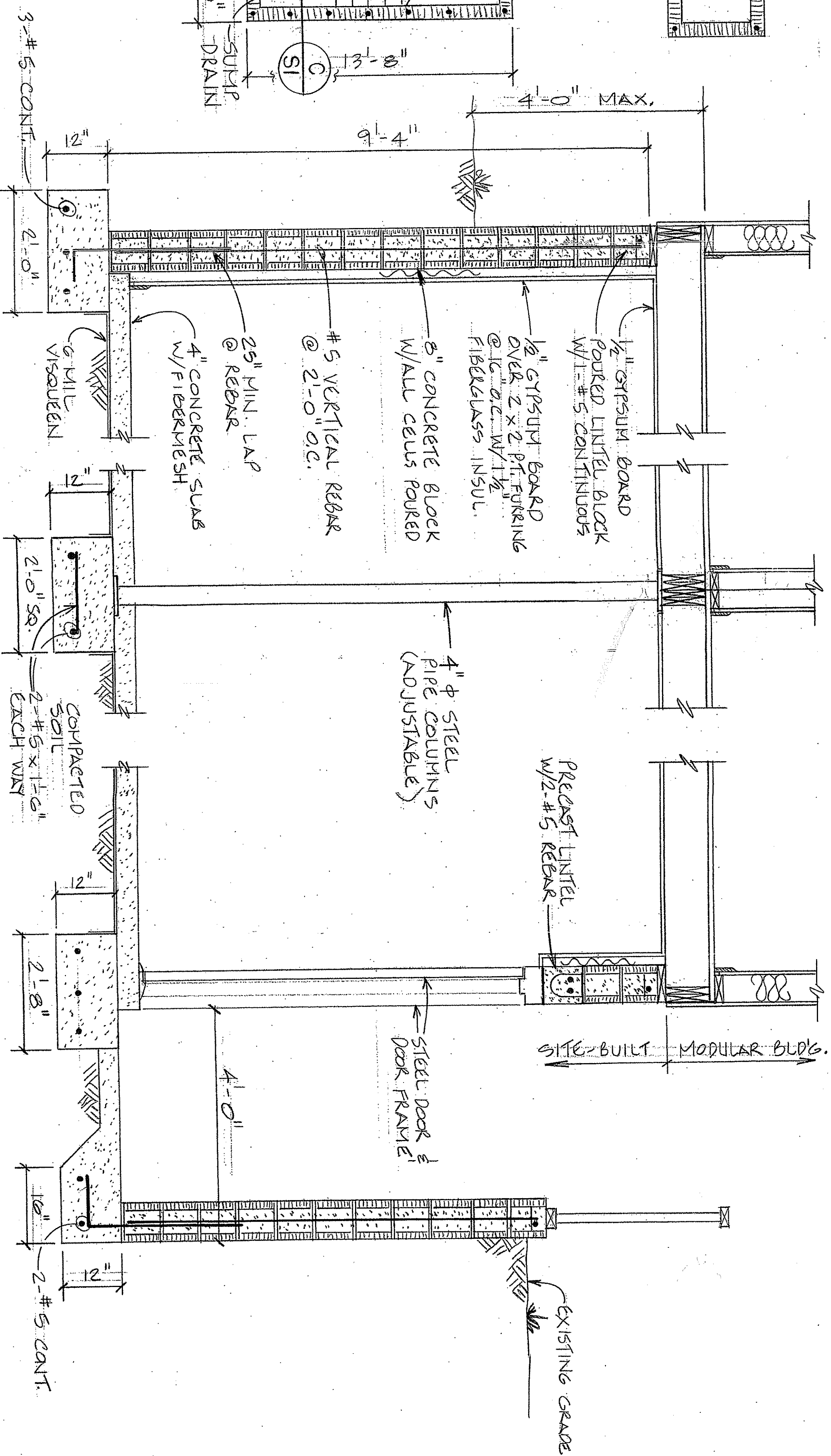
**DETACHED GARAGE - FRONT ELEVATION**  
1/4" = 1'-0"



**DETACHED GARAGE - RIGHT ELEV.**  
1/4" = 1'-0"



BASEMENT/FOUNDATION PLAN  
1/4" = 1'-0"



SECTION A  
3/4" = 1'-0"

SECTION B  
3/4" = 1'-0"

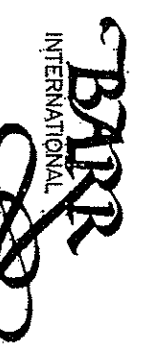
SECTION C  
3/4" = 1'-0"

APPROVED  
Washington County  
Planning & Zoning  
Division  
June 27, 2005  
6-27-05

# ANDREWS RESIDENCE

LOT 108  
HYATTSTOWN, MD

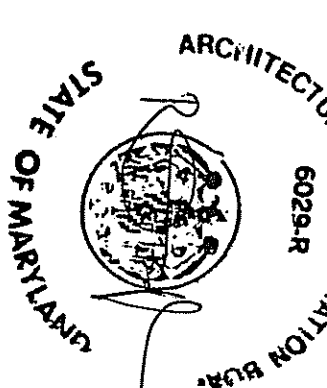
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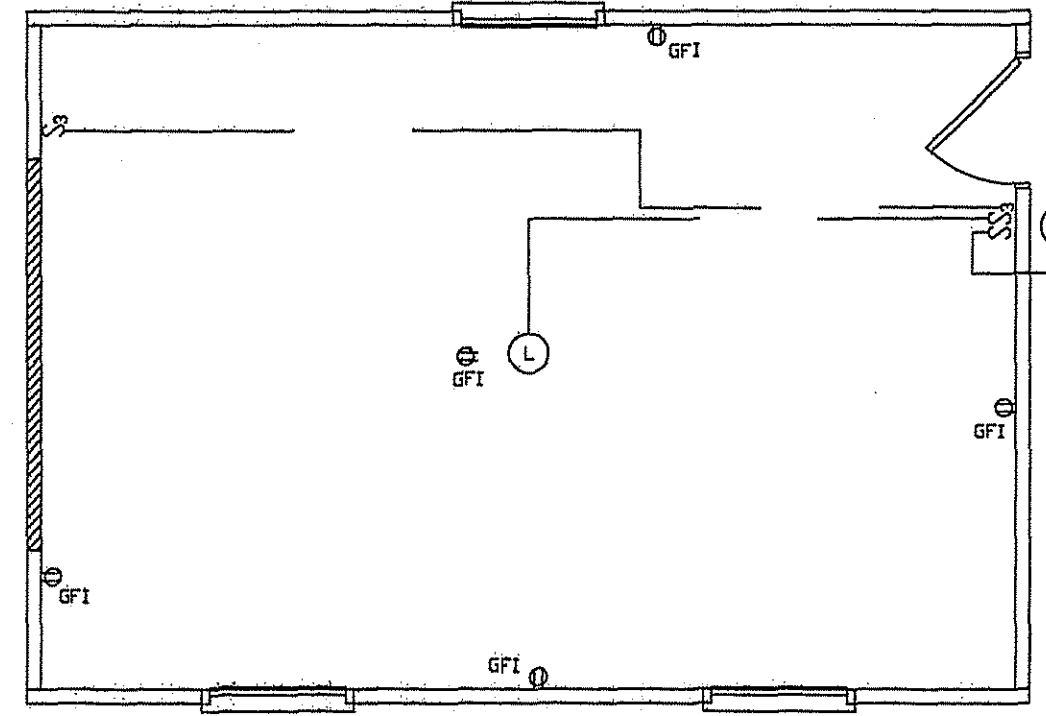
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DETAILS

A-5



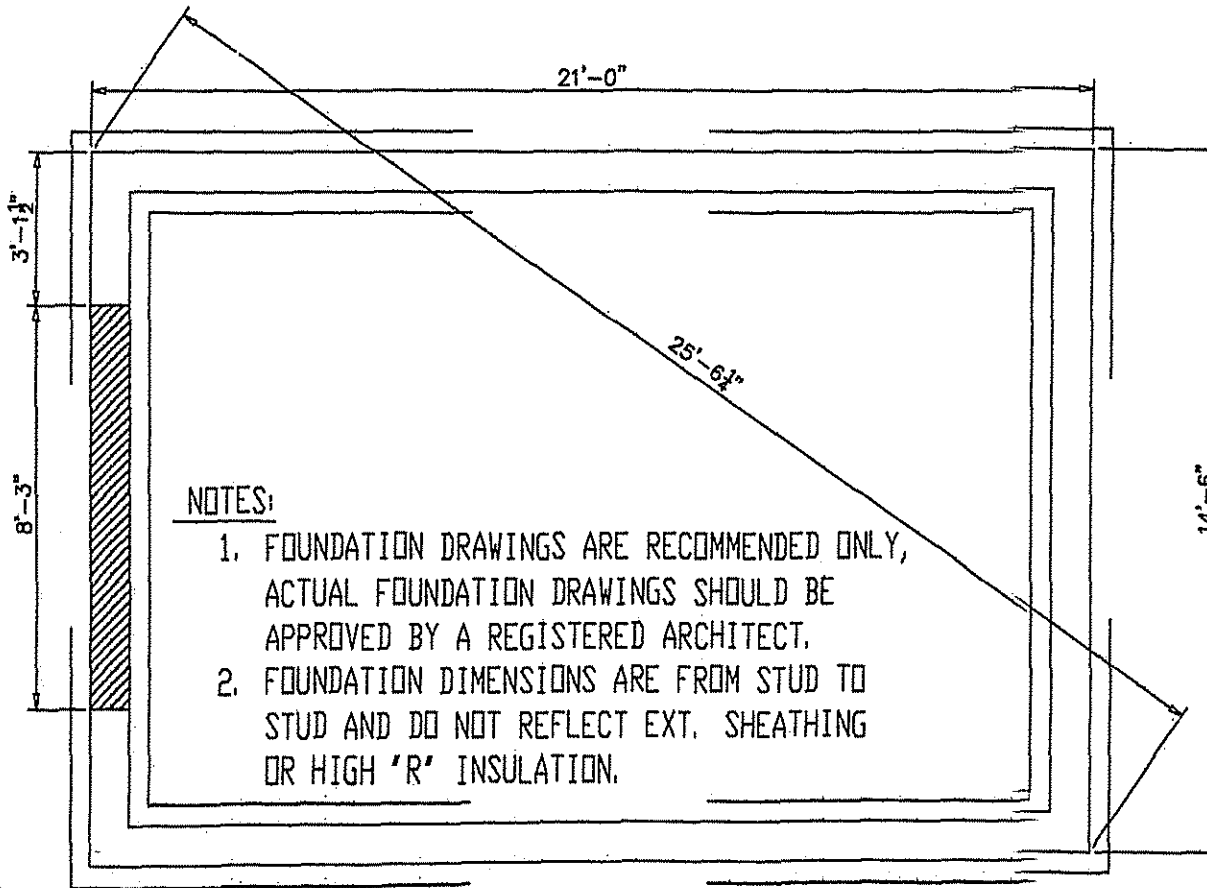
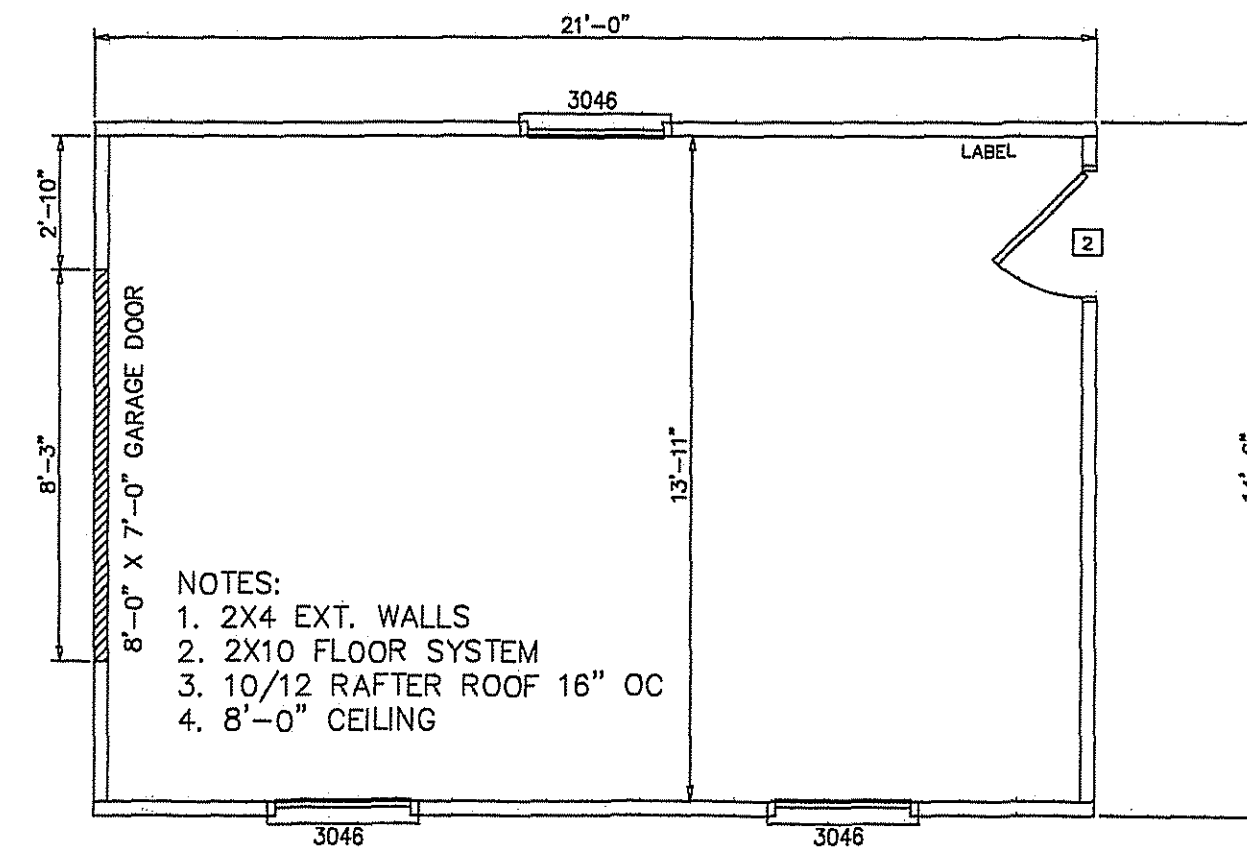
MARYLAND  
 2003 INTERNATIONAL RESIDENTIAL CODE WITH STAIRS BUILT TO 1992 CABD  
 2002 NATIONAL ELECTRICAL CODE  
 2003 INTERNATIONAL ENERGY CONSERVATION CODE  
 2003 NFPA 101 (LIFE SAFETY) CODE W/AMENDMENTS

THIS MODEL IS TO BE BUILT  
 UNDER THE MARYLAND APPROVED  
 MODULAR BUILDING SYSTEM

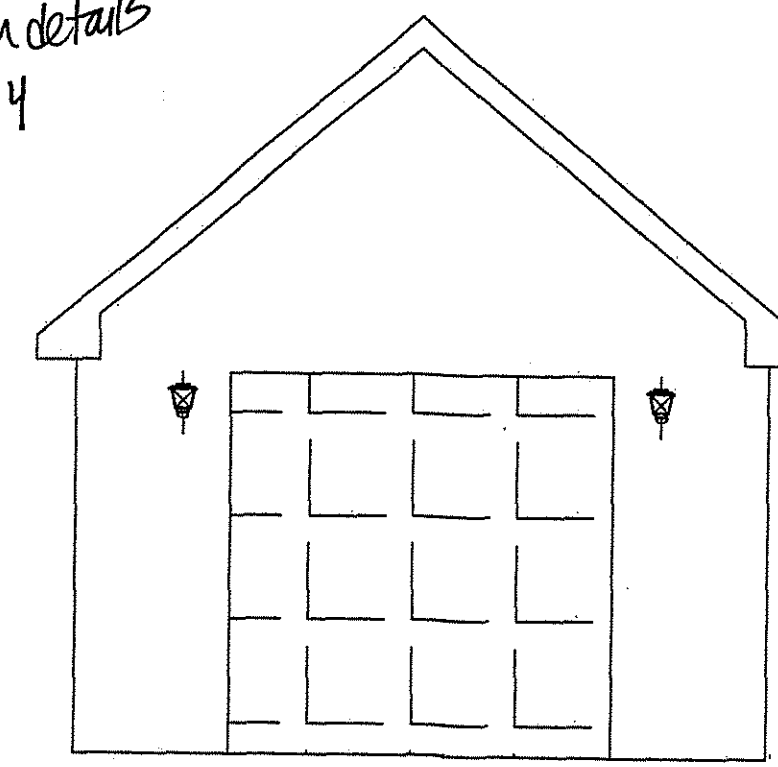
25LB. SNOW ZONE  
 90 MPH WIND SPEED

DETACHED GARAGE MIN.  
 10'-0" SET BACK FROM  
 MAIN HOUSE

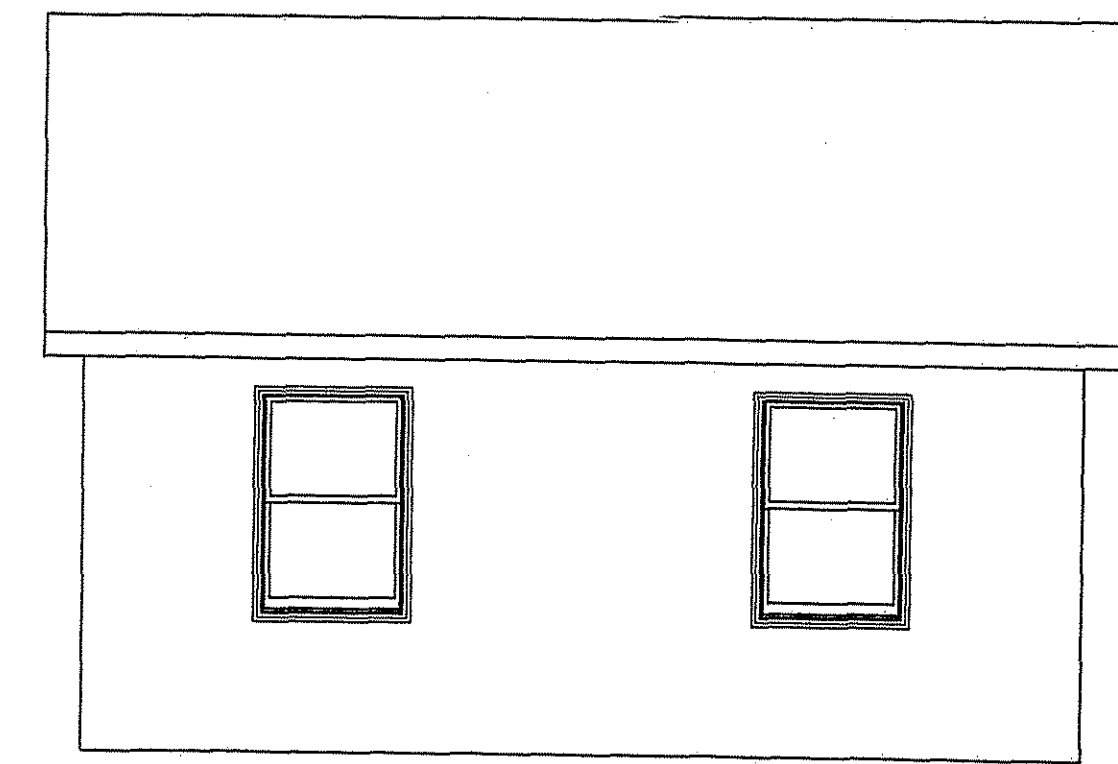
26002 FREDERICK RD.  
 HYATTSVILLE, MD.  
 PRINCE GEORGE'S COUNTY



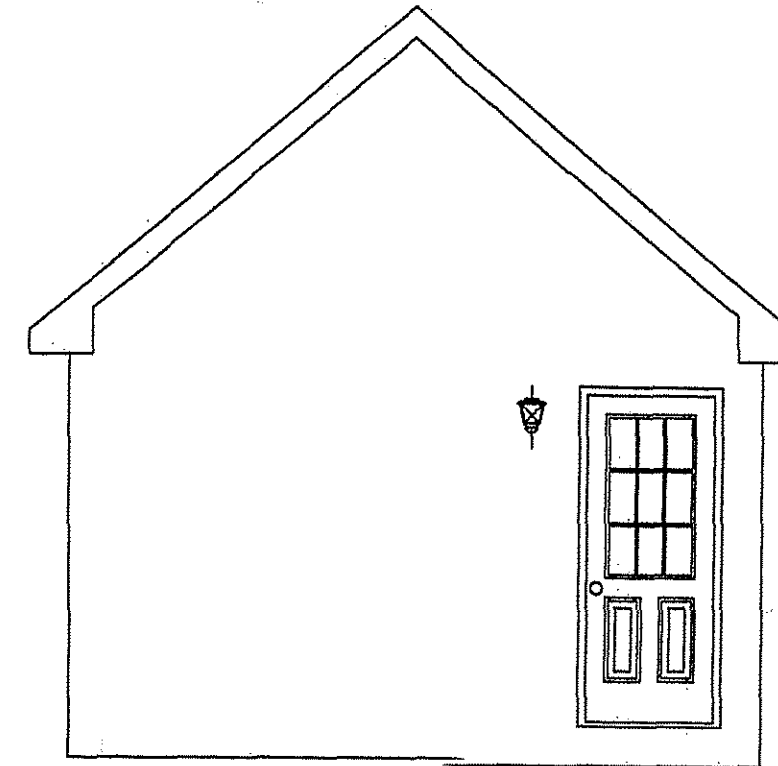
For garage:  
 see design details  
 in A-4



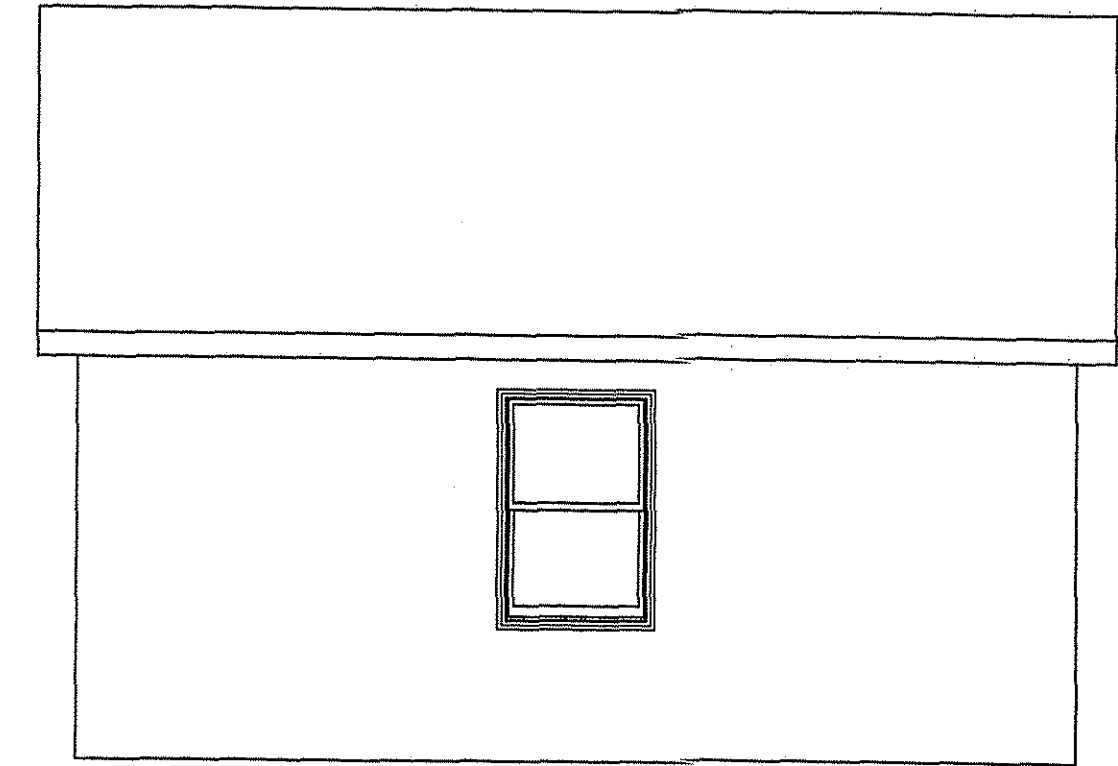
FRONT ELEVATION  
 1/4" = 1'0"



RIGHT ELEVATION  
 1/4" = 1'0"

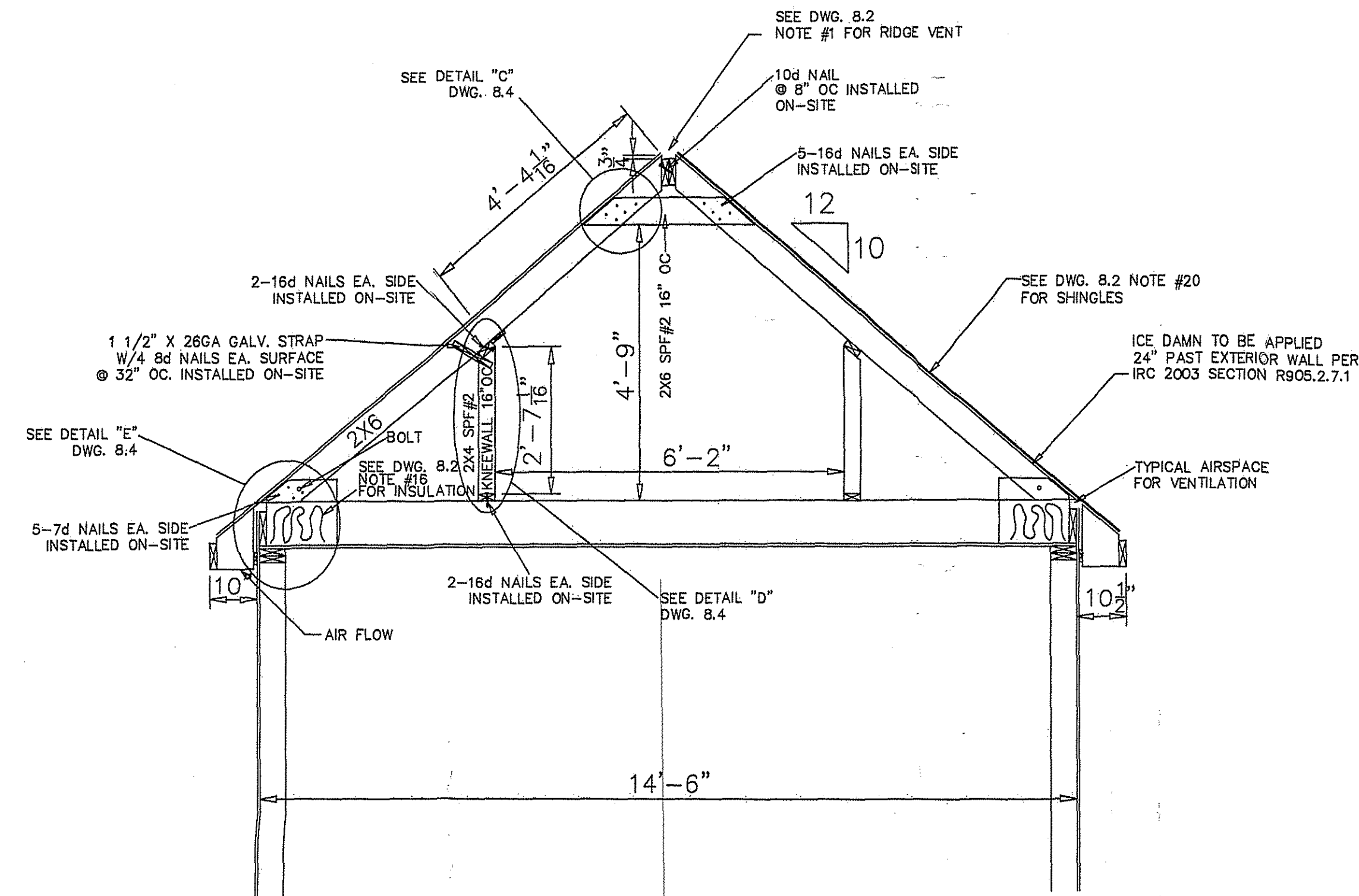
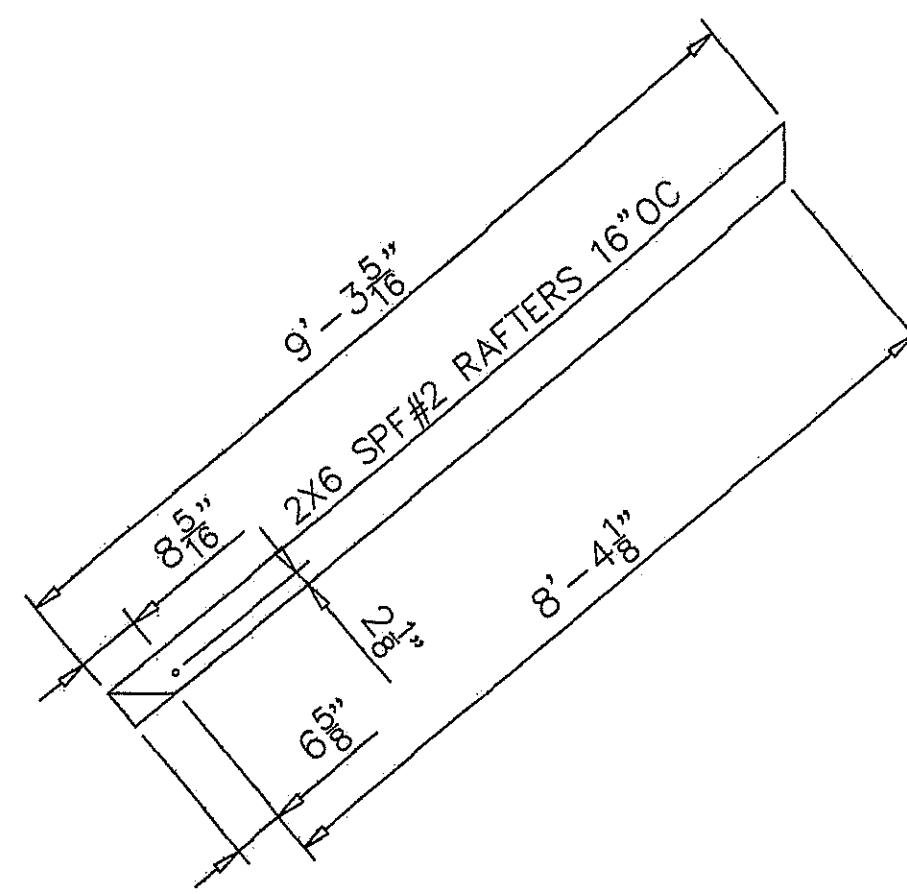


BACK ELEVATION  
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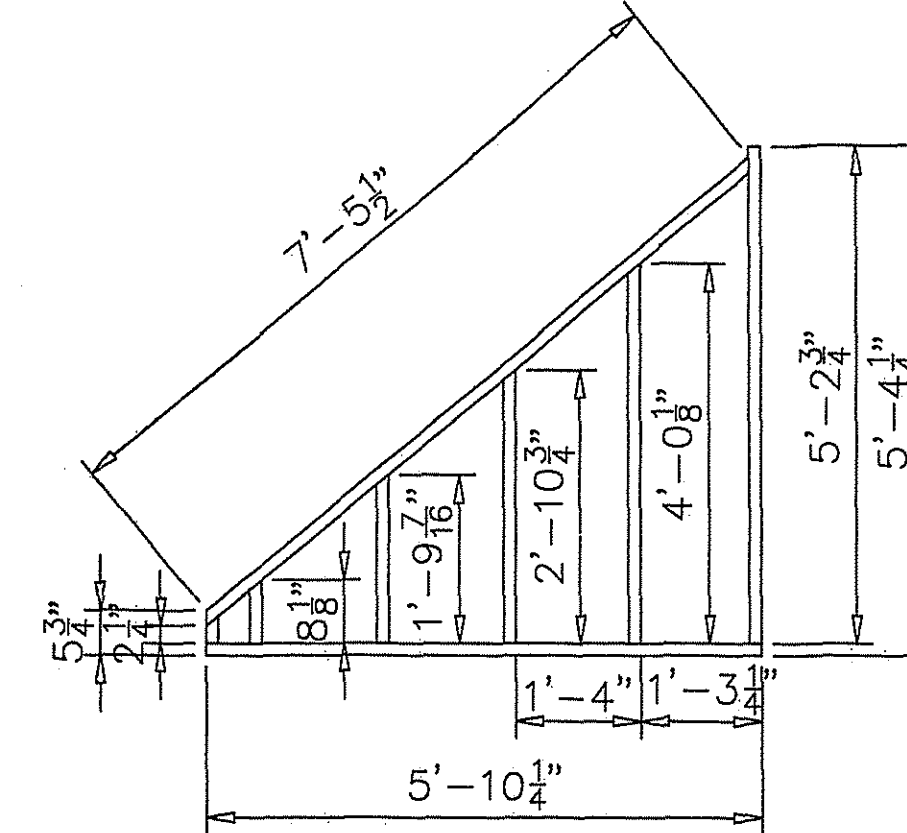


LEFT ELEVATION  
 1/4" = 1'0"

10/12 RAFTER 14'-6 WIDE



NAIL ENDWALL TO FRAMING W/16d NAILS  
 10" OC. ON-SITE BY BUILDER



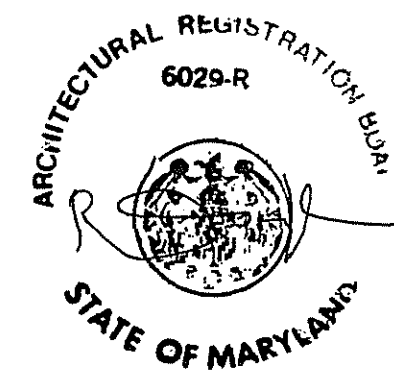
SECTION DETAILS  
 SCALE: 1/2" = 1'0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 Julia D. Hally AE  
 8-29-07

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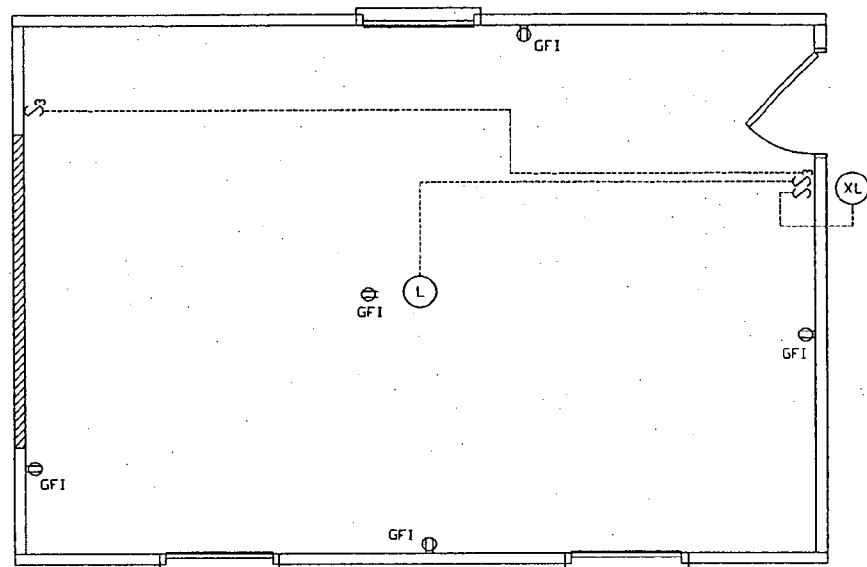
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 HYATTSTOWN, MD

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Revision	Drawing Number	Date
Drawn By:		
Date:		
Scale:		
Project Number:		
Drawing Title:	GARAGE	
Drawing Number:		





**MARYLAND**

- 2003 INTERNATIONAL RESIDENTIAL CODE WITH STAIRS BUILT TO 1992 CABO
- 2002 NATIONAL ELECTRICAL CODE
- 2003 INTERNATIONAL ENERGY CONSERVATION CODE
- 2003 NFPA 101 (LIFE SAFETY) CODE W/AMENDMENTS

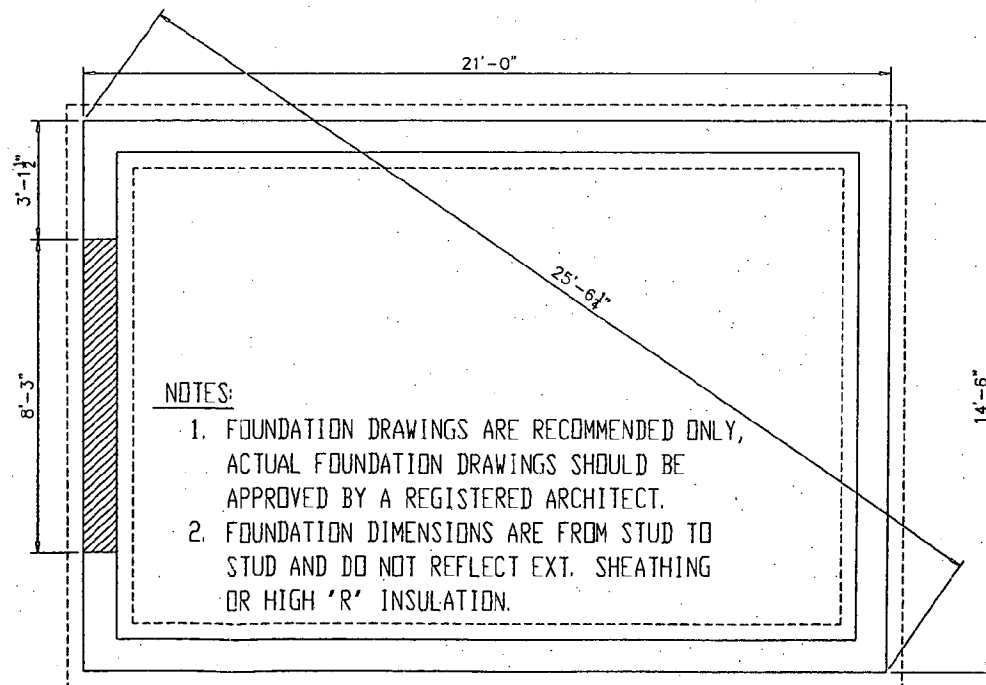
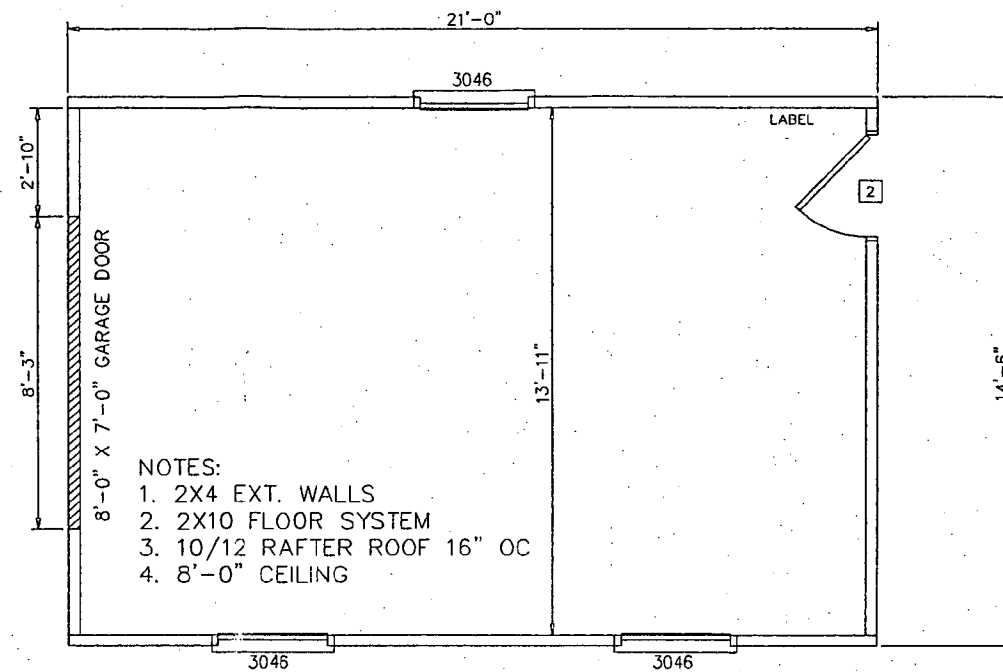
THIS MODEL IS TO BE BUILT UNDER THE MARYLAND APPROVED MODULAR BUILDING SYSTEM

25LB. SNOW ZONE  
90 MPH WIND SPEED

DETACHED GARAGE MIN. 10'-0" SET BACK FROM MAIN HOUSE

26002 FREDERICK RD.  
HYATTSVILLE, MD.  
PRINCE GEORGE'S COUNTY

**APPROVED**  
**PFS CORP**  
**JUL - 6 2005**  
**APPROVAL LIMITED TO**  
**FACTORY BUILT PORTION**



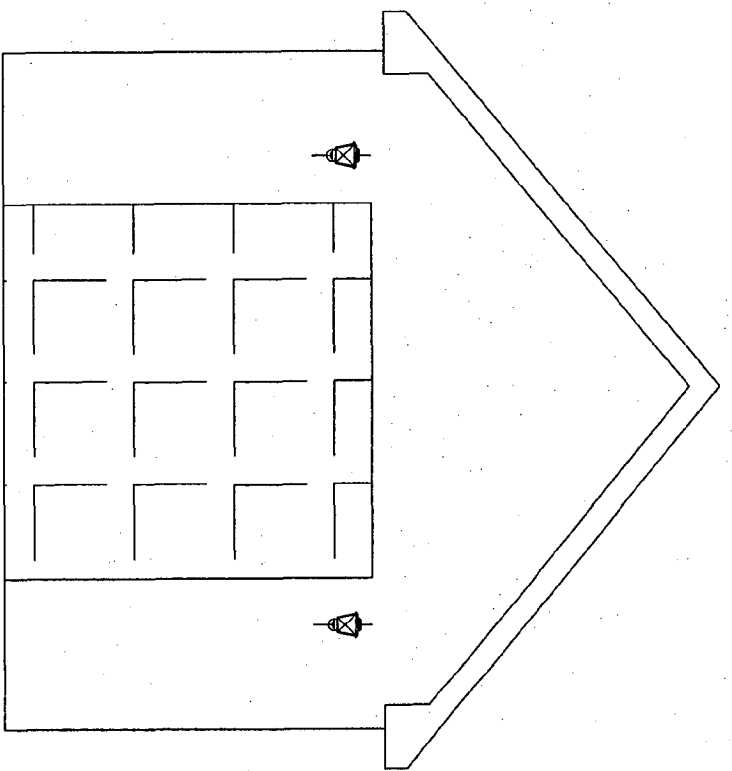
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DWG #	DATE	REVISIONS	BY	TRACKING #

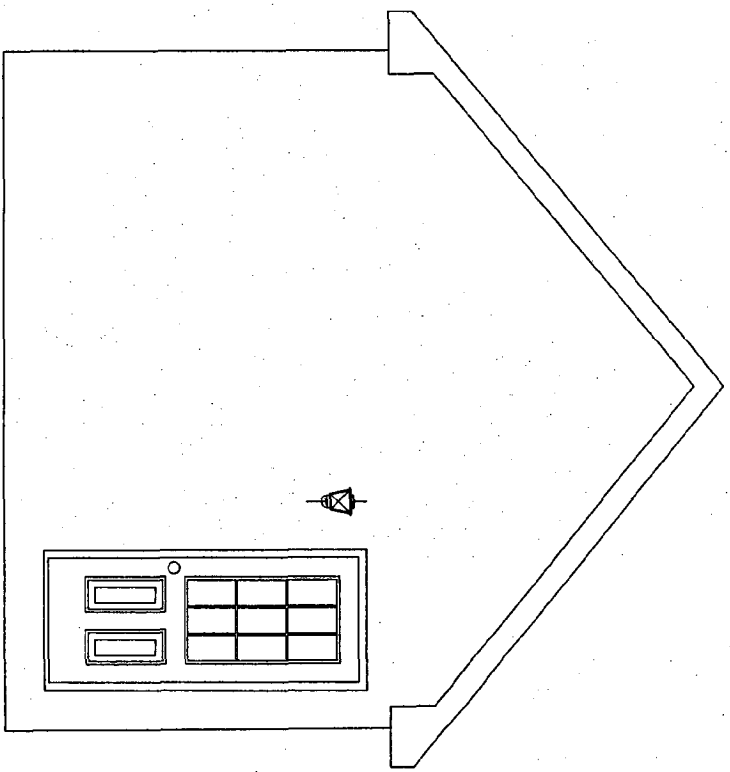
DRAWN BY: JAS  
DATE: 8-13-04  
SCALE: 1/4" = 12"  
TRACKING # 04-0113

**MSI**  
MODULAR STRUCTURES OF PA, INC.  
1910 North Old Trail  
Shelton, PA 17870  
TEL: 717-261-2000

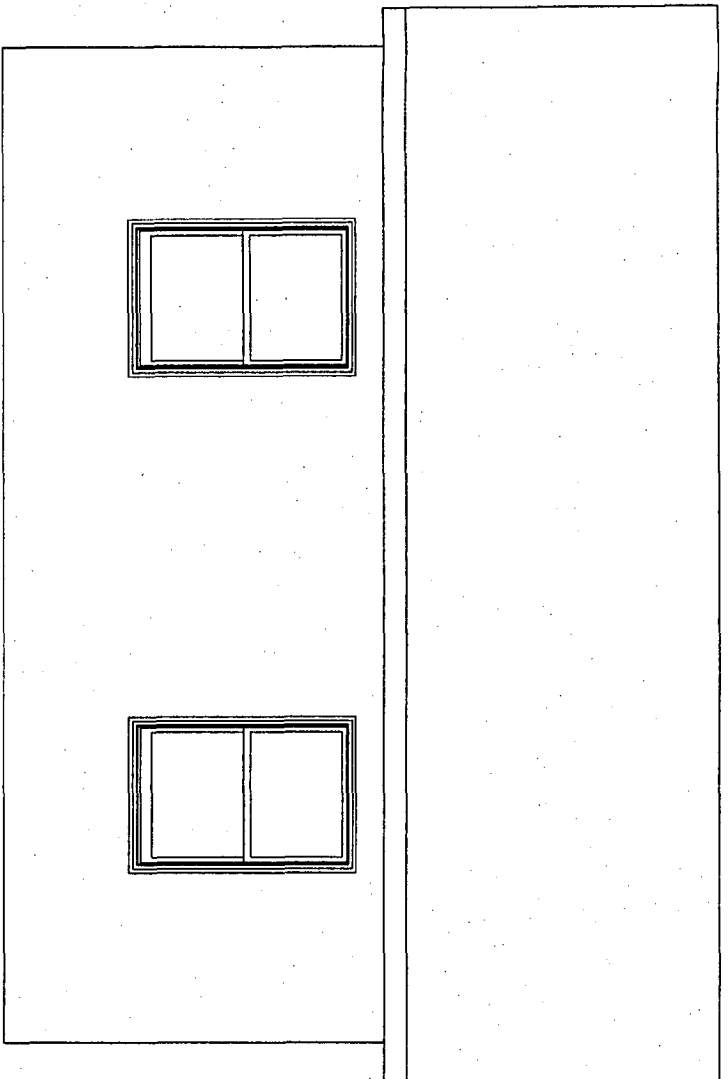
BUILDER	ANDREWS CONSTRUCT	STATE	MD
RETAIL	SPEC	SALES PERSON	JOSH
MODEL:	2 STORY		
DRAWING:	ELEVATION		
SHEET:			



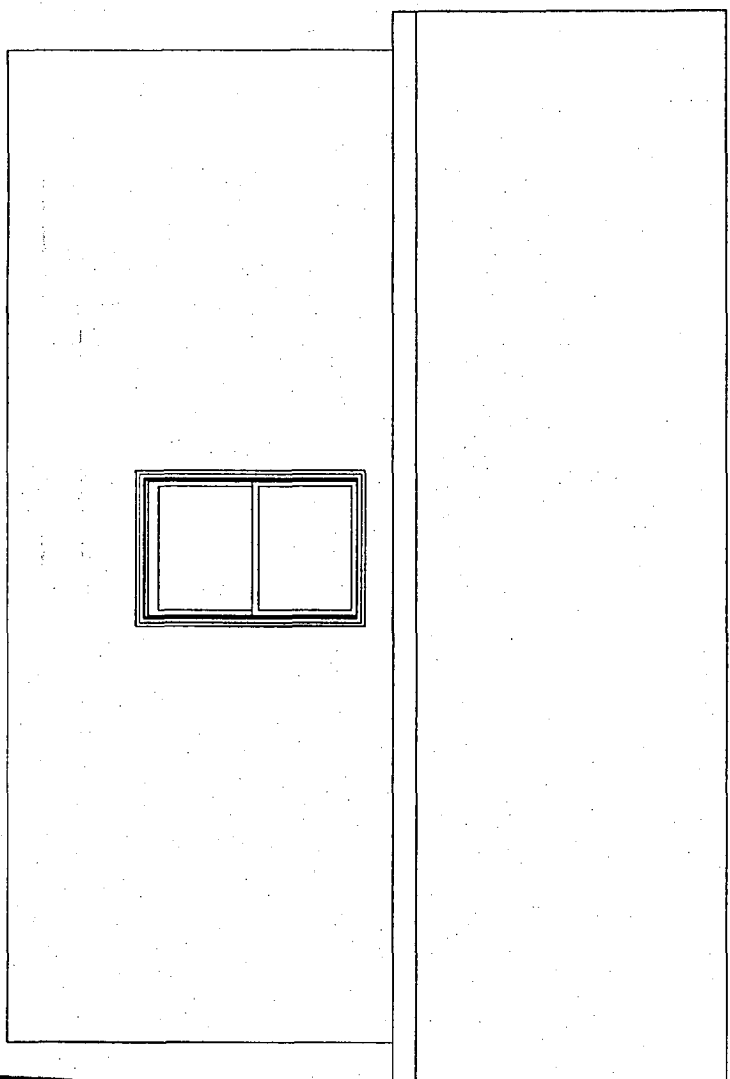
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

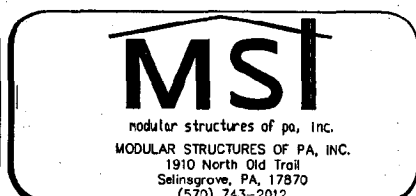


LEFT SIDE ELEVATION

/2-ELEVAT

APPROVED  
PFS CORP  
JUN 29 2005  
APPROVAL LIMITED TO  
FACTORY BUILT PORTION

DRWING:	ELEVATION	
MODEL:	2 STORY	
SALES PERSON	JOSH	STATE
		MD
ANDREWS CONSTRUCT	RETAIL	SPEC



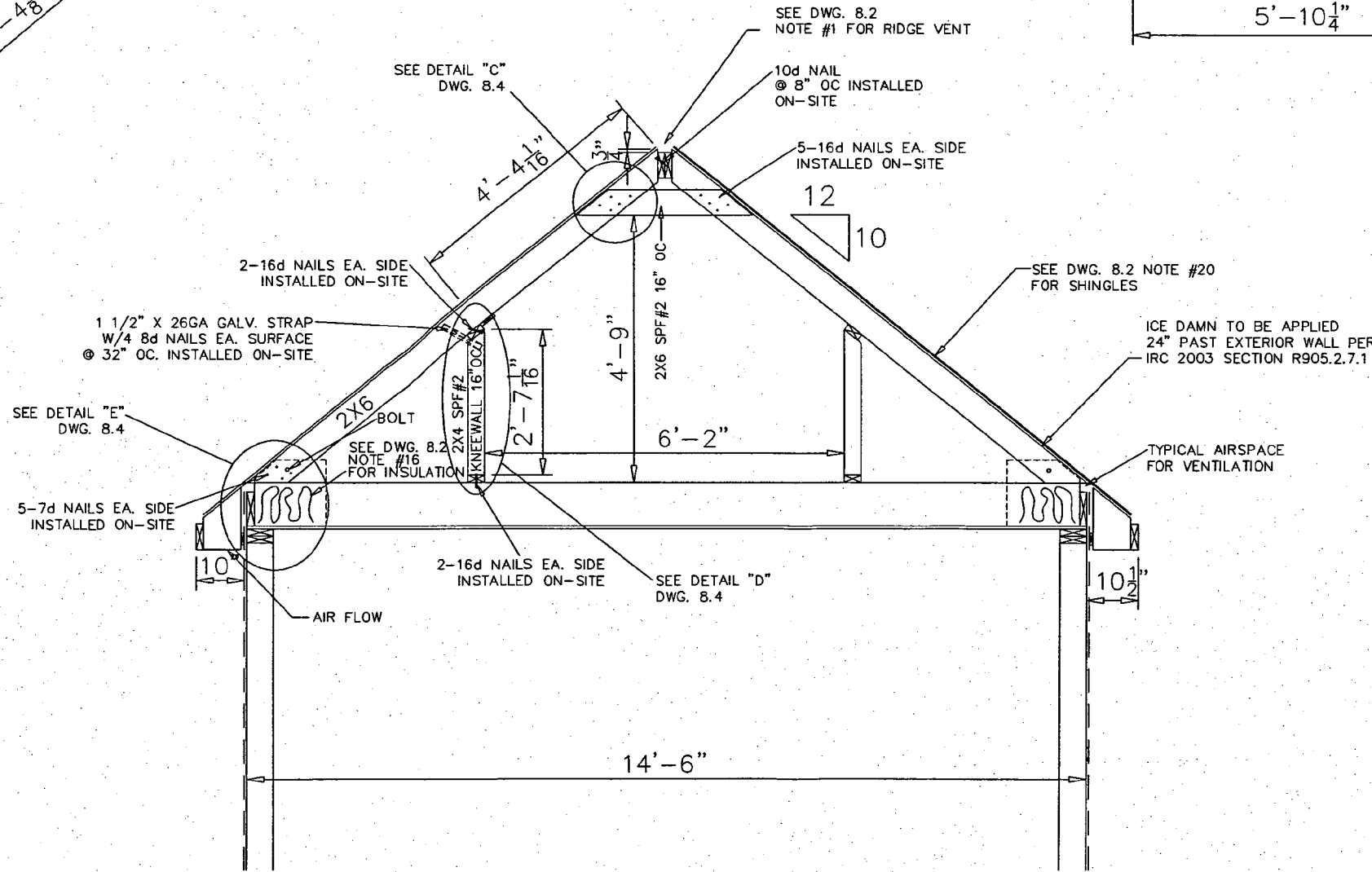
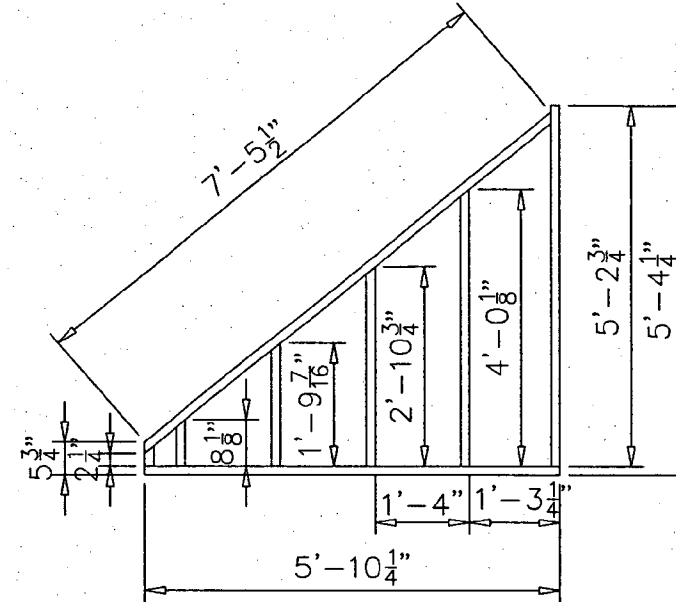
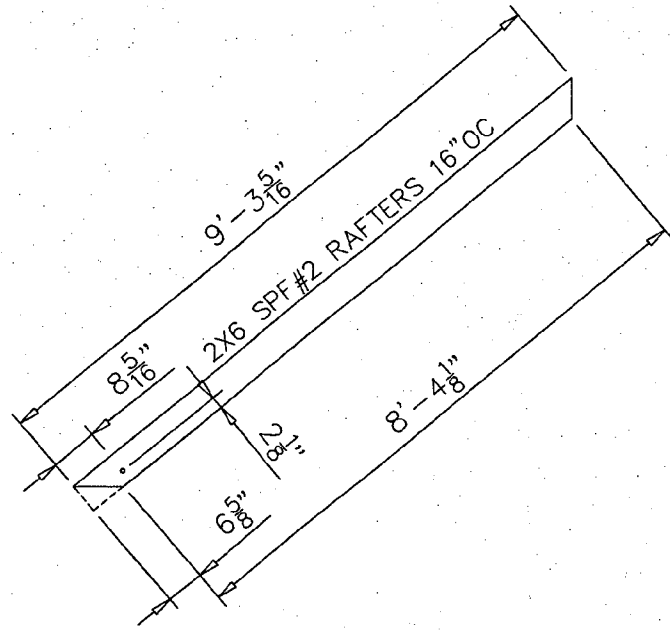
DWG #	DATE	REVISIONS	BY

DRAWN BY:	DATE:	SCALE:	TRACKING #
JAS	8-13-04	1/4"=12"	04-0113

SERIAL #	REVISIONS	DATE

10/12 RAFTER 14'-6" WIDE

NAIL ENDWALL TO FRAMING W/16d NAILS  
10" OC. ON-SITE BY BUILDER



SERIAL #	BY	REVISIONS	DATE

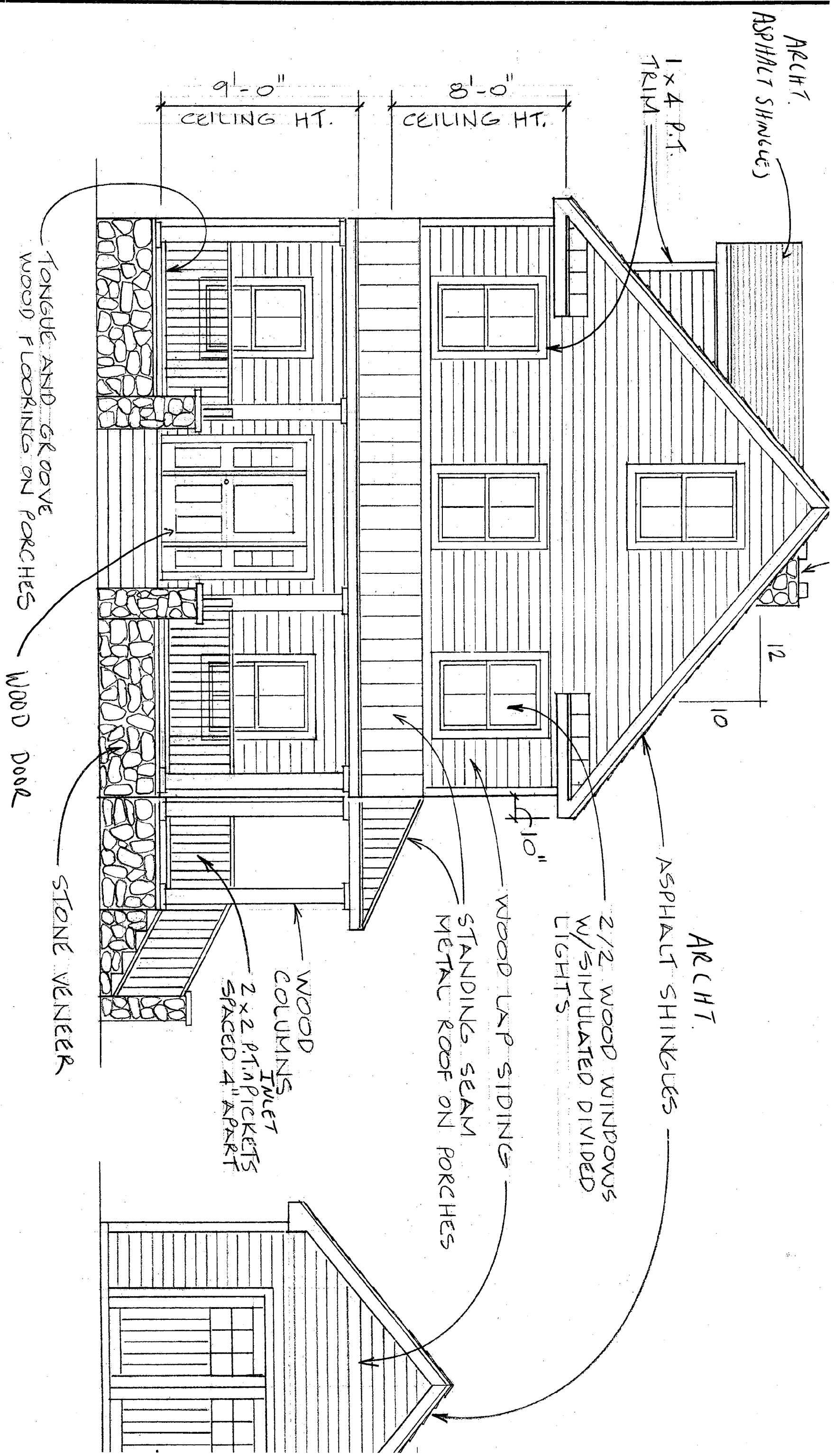
DWG #	DATE	REVISIONS	BY	TRACKING #
	9/22/05		BS	04-0113

DRAWN BY: JAS  
DATE: 8-13-04  
SCALE: 1/4"=12"

**MST**  
MODULAR STRUCTURES OF PA, INC.  
1910 North Old Trail  
Sellersville, PA 17570  
(570) 743-2012

BUILDER	ANDREWS CONSTRUCT
RETAIL	SPEC
SALES PERSON	JOSH
STATE	MD
MODEL:	2 STORY
DRAWING:	ELEVATION
SHEET:	

**APPROVED**  
**PFS CORP**  
**JUN 29 2005**  
**APPROVAL LIMITED TO**  
**FACTORY BUILT PORTION**



MAIN HOUSE - FRONT ELEVATION

1/4" = 1'-0"

DETACHED GARAGE

1/4" = 1'-0"



February 22, 2006 Staff Item -- Hyattstown new house

In July 2004 the HPC approved a new house to be built on Lot 108 in Hyattstown. The house is currently under construction and recently required a site visit with a DPS inspector and HP staff to determine if the building was in compliance with the HPC's conditions of approval.

The house has 6 front steps (5 steps max. allowed) and more than 4' of exposed foundation (4' max. allowed) but the applicant claims he will be bringing in dirt and in the end will meet the conditions of approval.

Additionally, the installed windows are not what the HPC required and the applicant has stated he will change those.

For the areaway door, because of potential snow accumulation in the areaway, he would like to change the wood door to a metal—or other material—door.

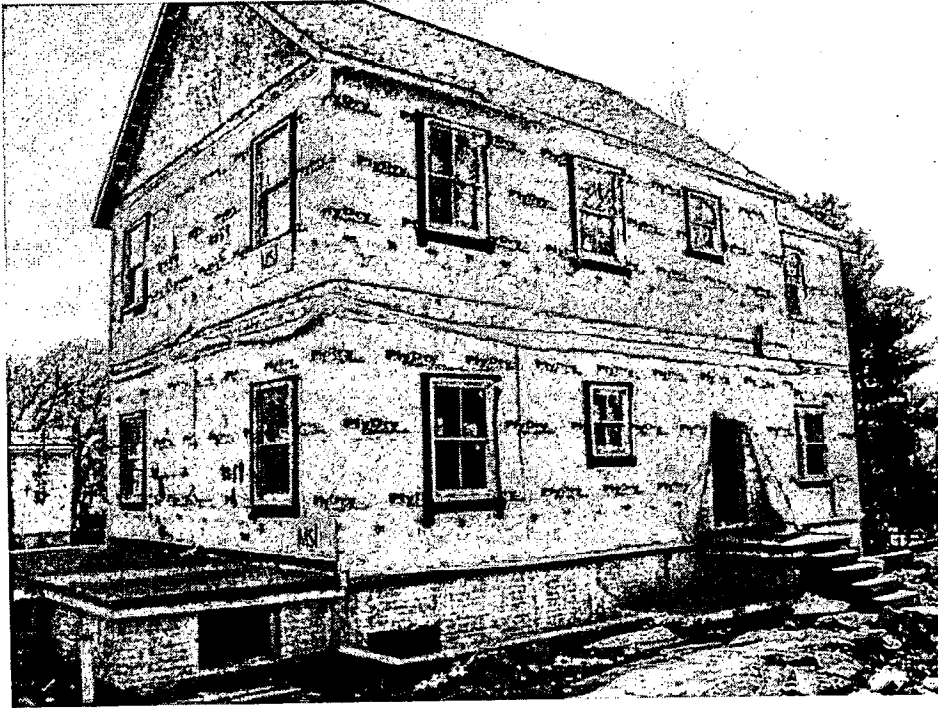
Additionally, he has submitted a column design attached here. The HPC required wood, square columns on the front porch and he wants to know if these are acceptable.

Because this applicant has been in questionable compliance already, staff has informed the applicant that all changes must go to the HPC, no matter how minor.

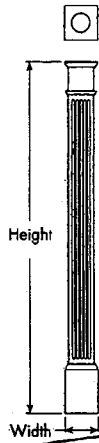
yes



areaway at bottom of photo

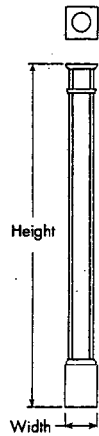


**Fluted Square Column**



Part Number	Shaft	Height	Cap Width	Base Width	Plinth Height	Load Rating/Dead Load
COL8X96FSQ	6" X 6"	96"	8"	8"	11 3/4"	12000#
COL11X96FSQ	8" X 8"	96"	10 1/2"	10 1/2"	12 3/4"	12000#
COL11X108FSQ	8" X 8"	108"	10 1/2"	10 1/2"	13 3/4"	12000#

**Plain Panel Square Column**



Part Number	Shaft	Height	Cap Width	Base Width	Plinth Height	Load Rating/Dead Load
COL8X96PSQ	6 1/8" X 6 1/8"	96"	8"	8"	15 7/16"	12000#
COL11X96PSQ	8" X 8"	96"	10 1/2"	10 1/2"	13 3/4"	12000#
COL11X108PSQ	8" X 8"	108"	10 1/2"	10 1/2"	13 3/4"	12000#

AREA WAY DOORS  
ARE BELOW GRADE  
(NOT VISIBLE)

CAN THEY BE METAL  
DOORS?

301-502-1357

## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Tuesday, February 14, 2006 1:29 PM  
**To:** 'ARCPRINT@aol.com'  
**Subject:** meeting this morning

Curtis,

Thanks for meeting with me, Gwen, and Stan Garber the DPS inspector today. I hope you are feeling better.

I wanted to summarize what we discussed today so everyone is clear about next steps:

- 1) You will be bringing in more dirt to comply with the 4' exposed foundation condition of approval. Stan Garber of DPS thinks this can be done successfully without needing a retaining wall. He recommended you consult with your DPS sediment control inspector about this issue. If you do need a retaining wall, you will need to bring that request to the HPC.
- 2) While the house currently has 6 front steps, the HPC condition of approval states 5 front steps maximum. You plan to make the first step actually the landing and there will only be 5 steps up to the house from grade. If that change is made, the steps will be in compliance. Please email me a photo when that is resolved.
- 3) You will get new windows with simulated divided lights. If you decide to install double hung windows with no muntins at all, you will come back to the HPC to request a revision to your approval.
- 4) You mentioned flagstone on your porch floor where there is a tongue-and-groove wood floor approved. If you want that you will need to come back to the HPC to request that material change. However, you mentioned your front steps being flagstone, but the approved plans show wood stairs so those will need to be wood unless you come back to the HPC to request a change.

Please keep me posted as the project progresses and should you need to request any changes from the HPC. Good luck!

Thanks,  
Anne

Anne Fothergill  
Historic Preservation Planner  
Montgomery County Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400 phone  
301-563-3412 fax  
<http://www.mc-mncppc.org/historic/>

-----Original Message-----

**From:** ARCPRINT@aol.com [mailto:ARCPRINT@aol.com]  
**Sent:** Monday, February 06, 2006 5:56 PM  
**To:** Fothergill, Anne  
**Subject:** (no subject)

Hello Anne,

I left you a voice mail. I apologize if I did not sound my normal cheerful self. However it has been one of those days. Here is a little clarification on the height situation at Hyattstown property.

First, the lot is not at finish grade. We hope to use more dirt around the site. The grade is 2 feet below

height requirements.

Second, as you can tell by the applied waterproofing at the 4' height requirement I had all intentions of backfilling to the required height. Unfortunately after backfilling and hauling in over 10 loads of dirt we are still 2' shy in some areas.

Third, in the meeting I submitted the contours of the lot. I tried to explain the best I could without being a civil engineer that the property is extremely sloped. The property slopes down 3' ever 10'. The garage foundation elevation determined the house foundation elevation. The house and the garage needed to share the same foundation elevation to give adequate grading to prevent flooding in the main houses. We also wanted to keep the existing characteristics of the land.

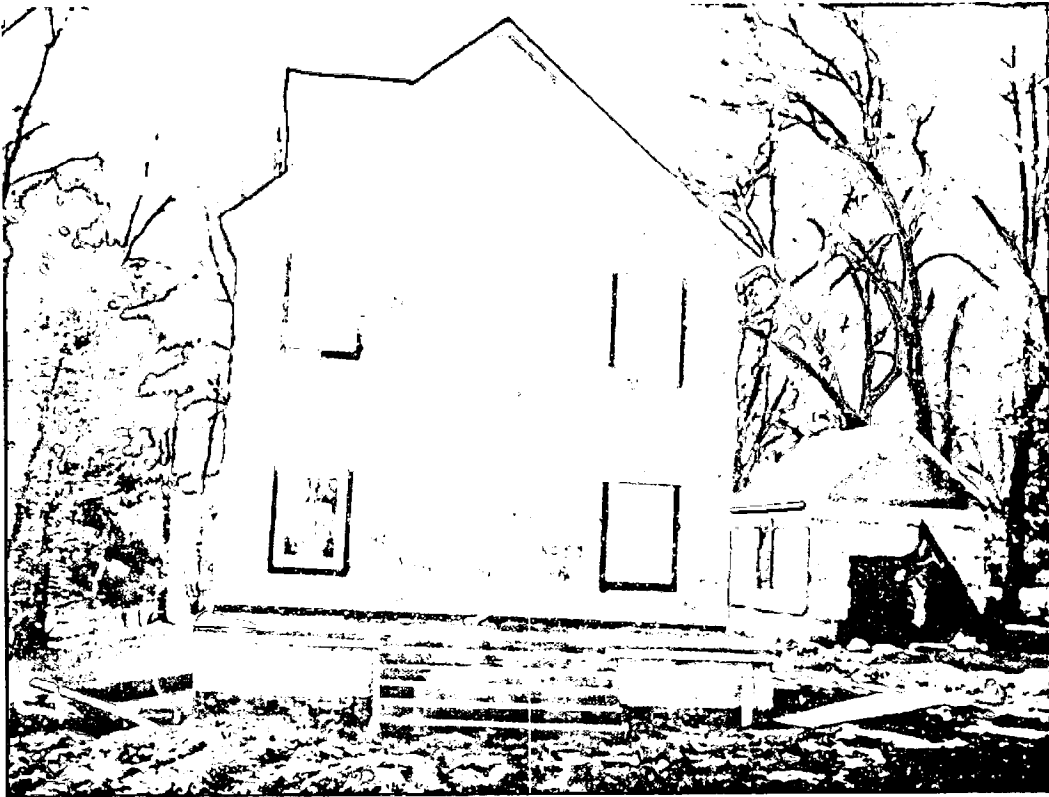
We estimate to reach the required foundation height restrictions will require over 20 more loads of dirt and perhaps a retaining wall. After looking into the cost of purchasing dirt it will cause a financial hardship. Also the house will appear as if it were on cliff. Making our side lot useless. We hope if we don't meet the foundation elevation requirements we could submit a change to our Historic Work Permit, adding landscaping instead of dirt.

Anne please call me to let me know when you wanted to go and see the property. I will be back in town 2/13/06.

Sincerely,

Curtis Andrews  
904-372-0282

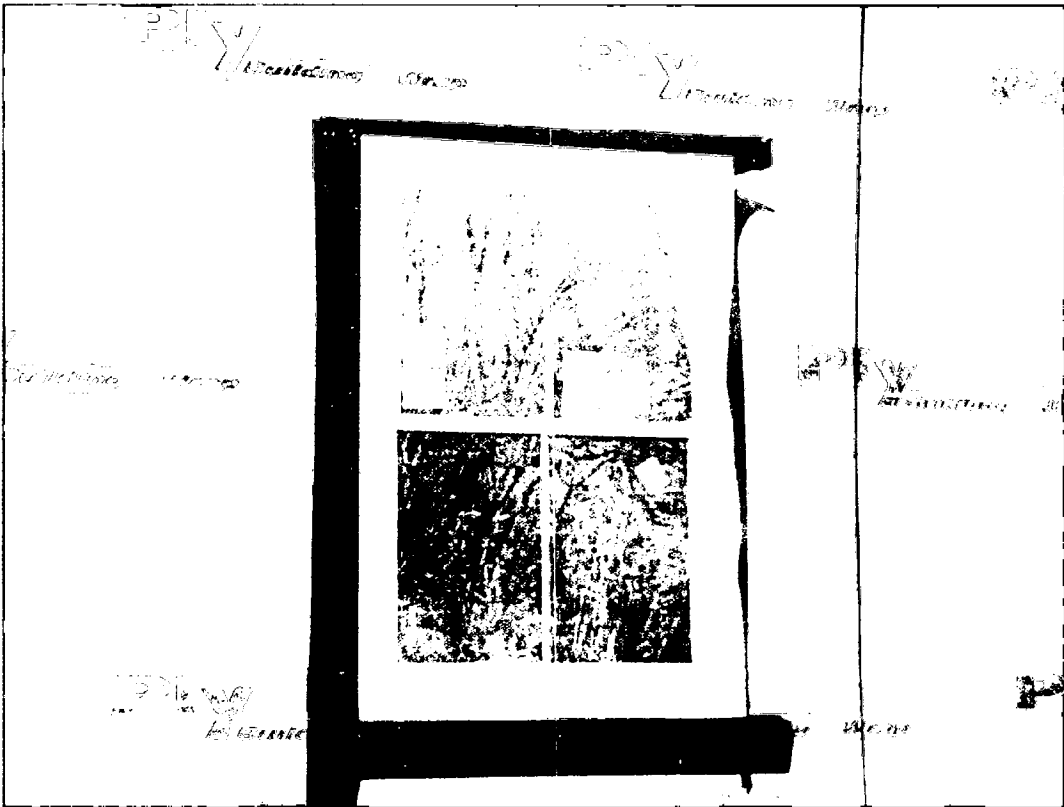
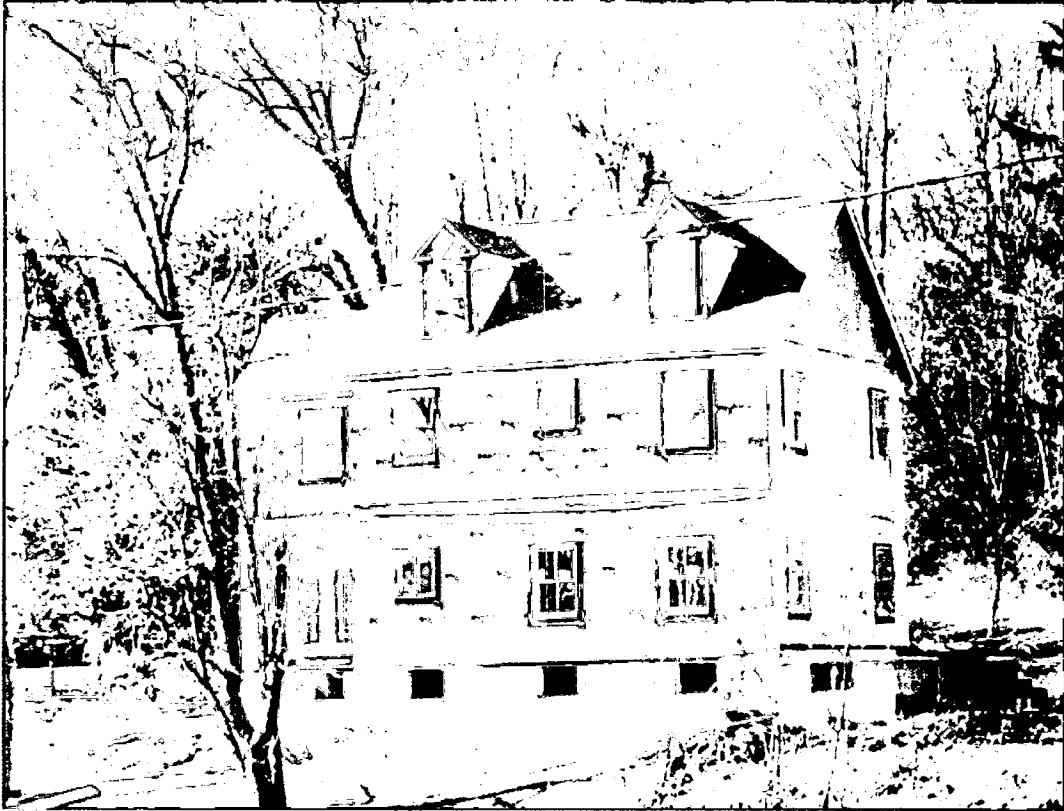
February 6, 2006

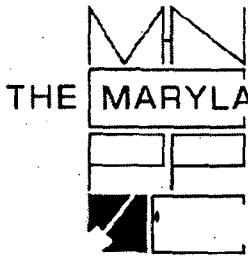













THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 12/8/2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #351038 **REVISION**

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a **REVISED** Historic Area Work Permit (HAWP). This application was **Approved with Conditions.**

1. Wood is the only material approved for the trim.
2. Applicant will install square wood front porch columns.

The 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: Mary Andrews  
Building Address: 26002 Frederick Rd, Hyattstown  
Mailing Address: 13714 Mills Avenue, Silver Spring, MD 20904

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

revision permit # 351038

Anne

Nov 14 05 09:03a

MNCPPC Historic Preservat 301-563-3412

P.5



DEPARTMENT OF PERMITTING SERVICES  
315 ROCKVILLE PIKE, 3RD FLOOR, ROCKVILLE, MD 20850  
240777-6172

OPS-20

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Curtis Andrew  
District Phone No.: 301-562-1357

Site Account No.: \_\_\_\_\_  
Name of Property Owner: \_\_\_\_\_ District Phone No.: \_\_\_\_\_  
Address: 26002 FREDERICK RD Hyattstown MD  
Street Number City State Zip  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ District Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PROJECT  
Nearest Number: 26002 FREDERICK RD  
Town/City: Hyattstown Subdivision: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Type: \_\_\_\_\_ Floor: \_\_\_\_\_ Floor: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE  
1A. CHECK ALL APPLICABLE:  
 Construct  Relocate  Alter/renovate  
 Move  Install  Vehicle/Motor  
 Extension  Repair  Replaceable  
1B. Construction cost estimate: 396869  
1C. If this is a location of a previously abated active permit, see Permit # \_\_\_\_\_

351038

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING CONDITIONS  
2A. Type of sewage disposal:  10000  11000  12000  
2B. Type of water supply:  10000  11000  12000

PART THREE: COMPLETE ONLY FOR RECONSTRUCTION WALL  
3A. Height \_\_\_\_\_ feet  
3B. Indicate whether the fence or retaining wall is to be constructed in one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/encroachment

I hereby certify that I have the authority to make the foregoing application, and the construction will comply with plans approved by all appropriate agencies and that this is to be a condition for the issuance of this permit.  
[Signature] 11/14/05

Approved: with conditions (Signature) Date Issued: 12-8-05  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ District: \_\_\_\_\_ Date Issued: \_\_\_\_\_

151 60195

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** Lot 108—26002 Frederick Road, Hyattstown      **Meeting Date:** 12/07/05  
**Applicant:** Mary Andrews      **Report Date:** 11/30/05  
**Resource:** Hyattstown Historic District      **Public Notice:** 11/23/05  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 10/59-04C REVISION      **Staff:** Anne Fothergill

**PROPOSAL:** Material changes

**RECOMMEND:** Approval with two conditions

---

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following conditions:

1. Wood is the only material approved for the trim.
2. Applicant will provide proposed front porch column design detail and this will be reviewed and approved by the HPC.

BACKGROUND

In 2001 the HPC approved a HAWP for construction of a new house with wood or Hardiplank siding on Lot 108 in the Hyattstown Historic District. The house was never built and the property was sold. In 2004 the applicant received approval from the HPC to build a new house and garage with wood siding on Lot 108.

PROPOSAL

The applicant would like HPC approval to make three changes to the approved HAWP:

1. Install Hardiplank horizontal siding instead of wood on the new house and garage. The trim would be wood.
2. Modify the design of approved front door sidelights as shown in Circles 6+7.
3. Use round wood columns instead of square on the front porch; 8" square wood columns were approved.

See approved front elevation in Circle 5.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

- Standard #2: The historic character of a property will be retained and preserved.  
The removal of distinctive materials or alteration 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.

In terms of the first revision request, the siding change, staff notes that while wood is the prominent siding material for buildings in this historic district, this new house will be set back off of Frederick Road and not as visible as those fronting Frederick Road. Additionally, the Commission recently approved Hardiplank for three other new houses in the Hyattstown Historic District and the HPC approved Hardiplank for the new house that was previously proposed on this lot (previous owner). Whenever Hardiplank has been approved the HPC has required that wood be used for the trim. Staff recommends approval of the use of Hardiplank with wood trim on this house.

The proposed wood front door and wood sidelights are also approvable. In terms of the front porch, the original intent was to keep the porch and its wooden posts as simple as possible. Since no design was submitted for the proposed round columns, staff was unable to determine how simple or ornate they are. While the HPC approval was for 8" square posts because they would be very simple and appropriate, it is possible that round may work too. Staff is recommending that the applicant submit the design of the preferred round column for HPC review—including the proposed capital and base. However, if the HPC finds that the round column is not compatible with the house and historic district, the originally-approved square wood columns would remain approved.

Staff recommends approval of this revised application with two conditions.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with the conditions stated at the beginning of this report** as 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,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).**



DEPARTMENT OF PERMITTING SERVICES  
365 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6172

OPS-#0

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Curtis Andrew  
Contact Phone No.: 301-562-1357

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: \_\_\_\_\_  
Address: 26002 FREDERICK RD HYATTSVILLE MD  
City State Zip  
Construction: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Display Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
House Number: 26002 FREDERICK RD 1  
Town/City: HYATTSVILLE Nearest Corner Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Elev: \_\_\_\_\_ Floor: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMITS AND USE

1A. CHECK ALL APPLICABLE:  
 Construction  Partial  Alter/Remodel  Add  Deck  Shed  
 Repair  Replace  Monitoring Stone  Single Family  
 None  Repair  Restorable  General (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved state permit, see Permit # 396869 351038

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal:  WWSW  Septic  Other: \_\_\_\_\_  
2B. Type of water supply:  WWSW  Well  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE-MAINTEINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed in one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right-of-way/encroachment

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 having authority or jurisdiction and hereby request this to be a exception for the purposes of this permit.

[Signature] Date: 11/14/05

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Occupant: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ (Use if 2) Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

OP 601/05

3

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

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

REQUESTING MATERIAL CHANGE TO EXTERIOR  
LAND LIKE OPTION TO USE HARD PLANK SIDING  
INSTEAD OF WOOD SIDING, TO USE ROUND COLUMNS  
OR SQUARE FOR PORCHES, APPROVAL FOR  
FRONT DOOR SIDELIGHTS

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

**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, trees, structures, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 7 copies of plans and elevations in a format no larger than 11" x 17" plans on 8 1/2" x 11" paper (see enclosed).

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows 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, where appropriate, context. All materials and features 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 exterior of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

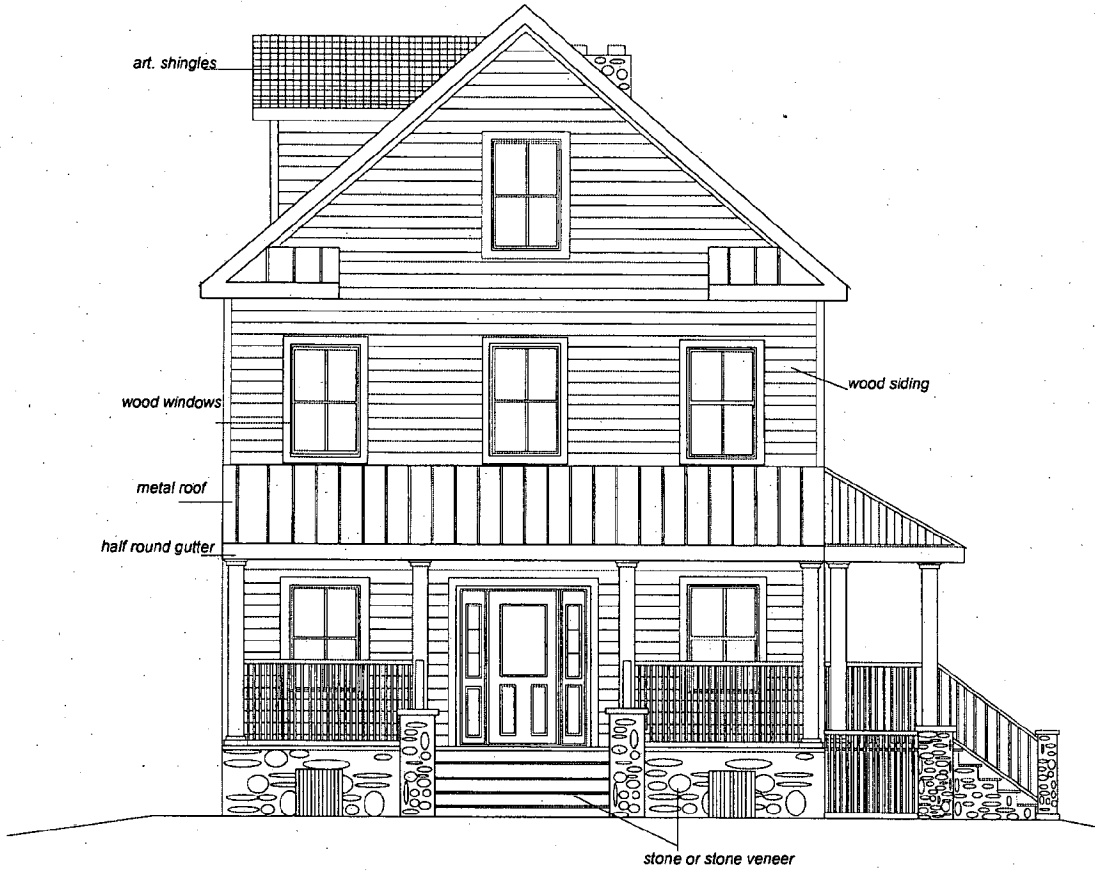
If you are proposing construction adjacent to or within the canopy of a tree 5" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that diameter.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent or confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Market Street, Rockville, MD 20850-1155.

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



front elevation  
scale 1/8"

Approved by HPC  
July 2004

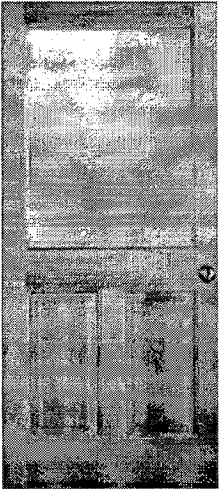


**Fothergill, Anne**

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**From:** ARCPRINT@aol.com  
**Sent:** Monday, November 14, 2005 10:39 AM  
**To:** Fothergill, Anne  
**Cc:** Thetruebirdy@aol.com  
**Subject:** Front door

Hello Anne,



Anne I will use this approved wood door #7044 Simpson Doors



---Anne this is the approved wood sidelights #7215 Simpson Doors  
but I would like the option of using this sidelight #7705 Simpson Doors



Please submit these pictures with the Historic Work Permit Application. I do not think that these pictures would have faxed correctedly.

Thank you,

Curtis Andrews

11/22/2005

7

**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:

REQUESTING MATERIALS CHANGE TO EXTERIOR  
WOOD LUCE OPTION TO USE HARD PLANK SIDING  
INSTEAD OF WOOD SIDING TO USE ROUND COLUMNS  
OR SQUARE FOR PORCHES, APPROVAL FOR  
FRONT DOOR SIDELIGHTS

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

**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, trees, 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 a 17" x 11" paper are preferred.

- a. Schematic construction plan, with marked dimensions, indicating location, size and general type of walls, windows and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (if needed), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features 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 at each locale of existing resource, including exterior of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the canopy of any tree 5" 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 (and tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut 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, Roanoke, (304) 277-1350.

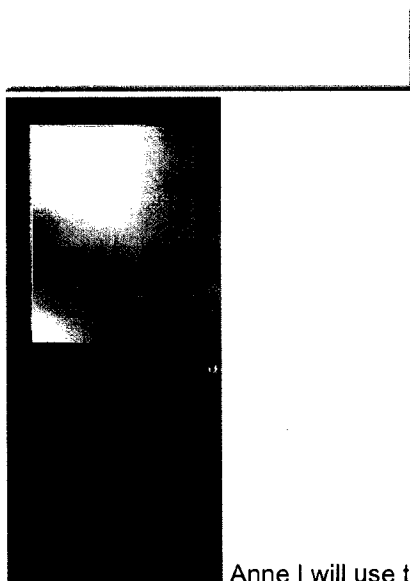
PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**Fothergill, Anne**

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**From:** ARCPRINT@aol.com  
**Sent:** Monday, November 14, 2005 10:39 AM  
**To:** Fothergill, Anne  
**Cc:** Thetruebirdy@aol.com  
**Subject:** Front door

Hello Anne,



Anne I will use this approved wood door #7044 Simpson Doors



---Anne this is the approved wood sidelights #7215 Simpson Doors  
but I would like the option of using this sidelight #7705 Simpson Doors



Please submit these pictures with the Historic Work Permit Application. I do not think that these pictures would have faxed correctly.

Thank you,

Curtis Andrews

Staff Item

In July 2004 the HPC approved a new house on Lot 108 in Hyattstown. The approved house had wood siding. The applicant has requested that the HPC approve Hardiplank for this house.

*Background:* There have been other new houses in Hyattstown recently approved by the HPC that have Hardiplank. Additionally, in 2003 there was a HAWP for a new house on Lot 108 (submitted by a previous owner) that was approved by the HPC. That house was approved with wood or Hardiplank as the siding.

NO- must come back as a revision

**Fothergill, Anne**

---

**From:** Fothergill, Anne  
**Sent:** Tuesday, November 01, 2005 11:49 AM  
**To:** 'arcprint@aol.com'  
**Subject:** RE: for Curtis Andrews

hi Curtis,

This wood front door looks fine, thanks for sending the link. I have a question--Your approved plans showed sidelights designed like your front door, with a wood panel on the bottom half. Can you get that design? I will need the same info for your other door and windows too.

If you decide to ask the HPC to allow Hardiplank at the December 7th meeting, you would need to submit a revised application by November 16th. You would print out the application from our web site and at Item #1C mark that it is a revision and insert your HAWP permit # 351038. Attach a note requesting that you would like to be allowed to use Hardiplank with wood trim.

If there are going to be any other changes to your plans, I would recommend they come in at the same time. So you might want to wait until you are a little further along in the details and then bring everything all at once, if you think there will be anything else to change. Any changes do have to go back to the HPC for review.

web site: [http://www.mc-mncppc.org/historic/instructions/info\\_permits.shtm](http://www.mc-mncppc.org/historic/instructions/info_permits.shtm)

Thanks,  
Anne

-----Original Message-----

**From:** arcprint@aol.com [mailto:arcprint@aol.com]  
**Sent:** Tuesday, November 01, 2005 9:06 AM  
**To:** Fothergill, Anne  
**Subject:** Re: for Curtis Andrews

Hello Anne,

How are you. This is the web link to the front door and side door I have in mind. Please call me with approval.

[www.simpsondoors](http://www.simpsondoors)  
model #7044  
sidelights model #7701

Thanks,

Curtis Andrews

-----Original Message-----

**From:** Fothergill, Anne <Anne.Fothergill@mncppc-mc.org>  
**To:** arcprint@aol.com  
**Sent:** Mon, 24 Oct 2005 14:32:53 -0400

Subject: RE: for Curtis Andrews

hi Curtis,

I reviewed the transcripts from your meetings with the HPC and Hardiplank was not approved on your new house. I will let you know this Thursday what the HPC says about your request to change from wood siding to Hardiplank. If necessary, you could come in for a revision at the December 7th HPC meeting.

Thanks,

Anne

Anne Fothergill

Historic Preservation Planner

Maryland-National Capital Park and Planning Commission

Montgomery County Historic Preservation Section

1109 Spring Street, Suite 801

Silver Spring, MD 20910

301-563-3400

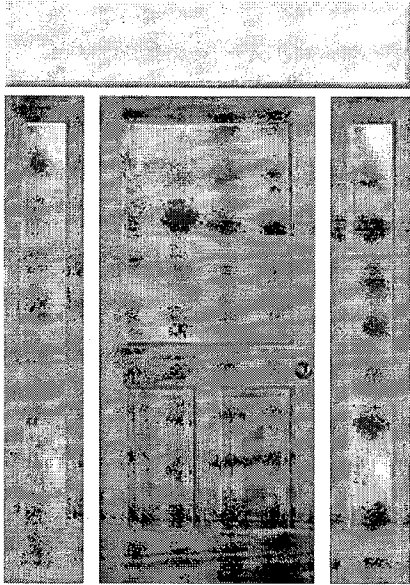
301-563-3412 fax

11/1/2005





# Your Door Specifications



**Other Options**

Matching Transoms:

[Traditional 4790 \(I.G.\) \(4790\)](#)

**Door Information**

Name: ViewSaver Thermal Sash 7044 (I.G.)  
 Number: 7044  
 Series: Mastermark  
 Type: Exterior French & Sash  
 Species: Fir/Hemlock

**Sidelight**

Traditional 7701 (I.G.)  
 7701  
 Mastermark  
 Sidelight  
 Fir/Hemlock

**Standard Options**

Panels: 1-7/16" Innerbond  
 Moulding: na  
 Glass: 3/4" Insulated  
 Caming: na

**Options**

na  
 na  
 3/4" Insulated  
 na

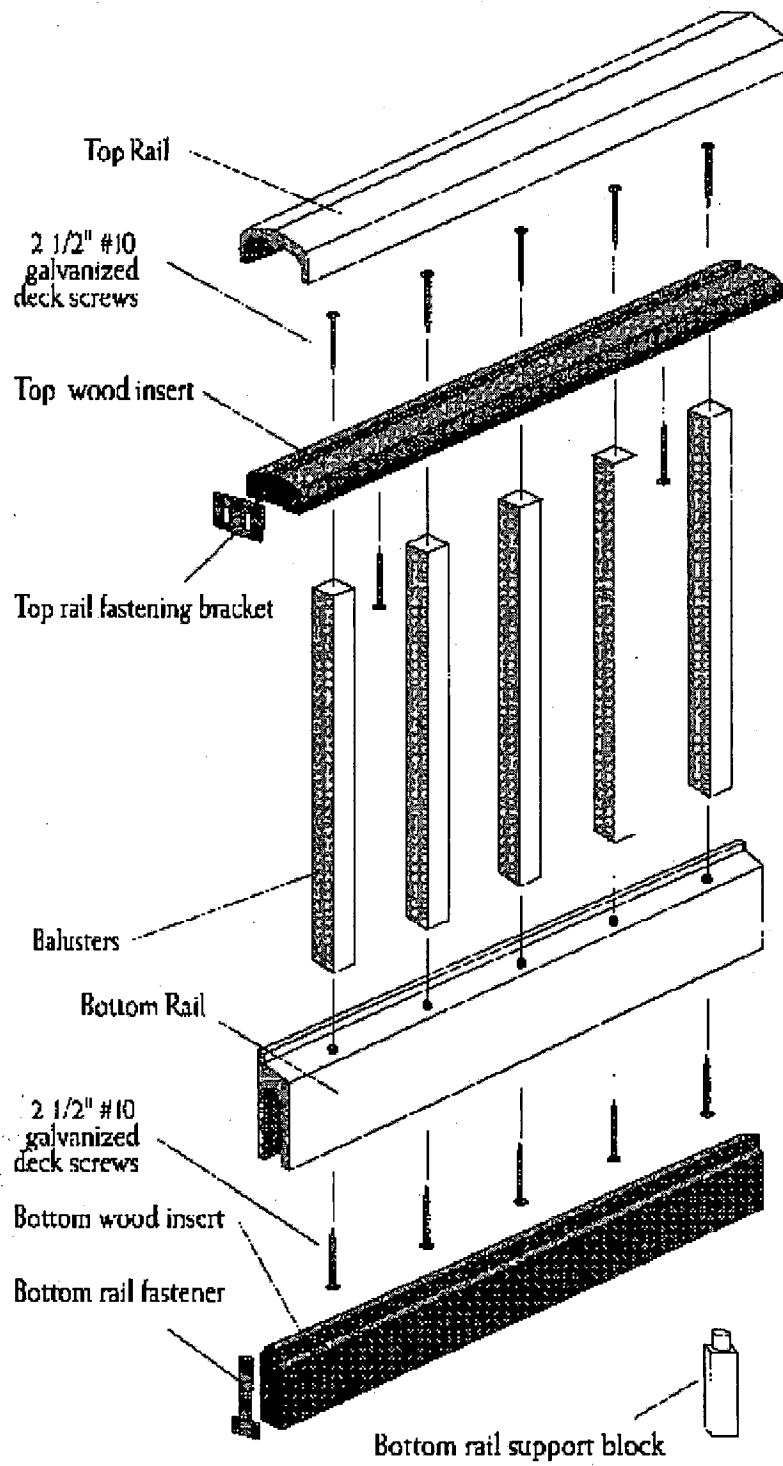
**Standard Sizes\***

Door Widths: 2'6", 2'8", 2'10", 3'0", 3'2", 3'4", 3'6"  
 Door Heights: 6'8", 7'0", 8'0"

**Sizes**

Sidelight Widths: 1'0", 1'4", 1'6"  
 Sidelight Heights: 6'8", 8'½"

\*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.



## Fothergill, Anne

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**From:** Fothergill, Anne  
**Sent:** Monday, August 29, 2005 12:18 PM  
**To:** 'Dr. Raj Barr'  
**Subject:** RE: Lot 108 Hyattstown

I have stamped 2 sets of the plans and they are ready at the front desk of our office so you can pick them up at your convenience. I have marked some notes in BLUE right on the plans including some material specifications including:

- the wood trim and corner boards
- the wood entry doors, French doors and garage doors; I noted that we will need to see the front door before final approval (that can be done by email once you have a link to the door that has been selected)
- the rear wood railing with same design as front railing
- the wood windows

I also stamped the elevations within the modular plans with a note that those plans are for construction purposes only and that all design details can be found in the Barr-Kumar plans. I think it all should be very clear. I would like to have a set of the modular plans on hand if you could drop those off or mail them at some point. I don't necessarily need the entire set that you will provide to DPS, but any of the pages showing floor plans or elevations would be helpful.

Please email or call me with any questions. Thanks.

Anne

Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park and Planning Commission  
Montgomery County Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 fax

-----Original Message-----

**From:** Dr. Raj Barr [mailto:raj@barrarchitects.com]  
**Sent:** Friday, August 19, 2005 12:43 PM  
**To:** Fothergill, Anne  
**Subject:** Re: Lot 108 Hyattstown

Anne:

Thank you for picking up on labelling, and marking the drawings accordingly. The corner boards are wood.

Please mark the windows as wood windows. Please also mark the french doors and other

8/29/2005

doors as wood. The garage door can be Clopay wood doors.

Have a great break.

Raj

**Barr-Kumar Architects Engineers PC**  
*Architecture \* Engineering \* Interiors \* Construction Management*  
1825 Eye Street NW, Suite 400, Washington DC 20006  
202-462-3621 [www.BARRarchitects.com](http://www.BARRarchitects.com)

**TRANSMITTAL**

August 17, 2005

Ms. Anne Fothergill  
Historic Preservation Office  
Department of Park & Planning  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

ANDREWS RESIDENCE  
Lot 108, Hyattstown, Maryland

Attached plans, elevations and sections for your review and approval.

Please call Dr. Raj Barr at 202-421-1010, if you have any questions.

Thank you.

# MEMORANDUM

To: Curtis Andrews  
From: Anne Fothergill  
Date: May 16, 2005

Hi Curtis,

In general your plans are looking good and almost ready to go for a building permit at DPS. Here are some additional things needed for the plans (either marked on the elevations or in the notes):

We need specific material information—please provide us with web links or spec sheets for the windows, all doors (front, side, etc.), garage doors, stone veneer for foundation and chimney, etc. Stone veneer should be uncoarse, rubble—I will need this information.

Some possible web links for materials are:

<http://www.weathershield.com>

<http://homeowner.marvin.com/products/windows.cfm>

garage doors:

<http://www.clopaydoor.com/r-reserve.asp>

[http://www.designerdoos.com/Studio/LE/ei\\_carrozza.htm](http://www.designerdoos.com/Studio/LE/ei_carrozza.htm)

## **Changes to be made to the plans:**

- 1) Corner boards should be bigger—at least 6” if not 8”
- 2) Stone posts at end of porch railings should be simple and wood like a newel post, not large and stone.
- 3) Label trim and corner boards as wood
- 4) Make sure porch columns are clearly labeled square
- 5) Specify porch railing design—inset pickets with top cap rail (traditional porch balustrade)
- 6) The back porch should have the same porch railing and porch flooring as front porch
- 7) Specify door material on elevations (wood)
- 8) Grading plan – please send me what you have (topo sheet)
- 9) Add garage dimensions
- 10) Label all windows and doors and provide door and window schedule

Please call me with any questions at 301-563-3400. Thanks!

FAX

To: Chet Glisson  
From: Anne Fothergill  
Date: April 4, 2005  
Total # of pages: 2

Hi Chet,

I got a copy of the front elevation you did for Curtis Andrews' new house at Lot 108 in Hyattstown, Maryland. In general it looks fine but the level of detail needs to be even greater for our final approval and for the County's Department of Permitting Services review. Here are some additional things needed for the plans (either marked on the elevations or in the notes):

Overall height from grade

Topo survey

Grading plan

Grade needs to be reflected on the elevations—especially the sides

Front porch railing—note that it is wood and the pickets are square and wood

Front porch columns—need size (6"?) and note that they are square

Need the siding reveal

Need front porch steps material listed (wood)

For every feature, please list all materials and note all dimensions even though there is a scale.

I would like to see the other three elevations before they are finalized mainly because of the grade change and also there were some design changes since the last review (specifically the dormer (s) and the basement windows). If you can, please fax them to 301-563-3412. Thank you!

I am attaching some additional information that you may or may not have about this project.

Please call me with any questions at 301-563-3400.

Montgomery County  
Historic Preservation  
Anne Fothergill  
301-563-3400

Lot 108 Hyattstown:

Conditions of approval:

1. The applicant will submit 3 sets of scaled, dimensioned, and fully detailed drawings including material specifications for stamping by staff before submitting a building permit application to DPS.
2. The house will sit no higher out of the ground than shown in the submitted drawings; specifically, the front porch will be no higher than 5 steps off the ground
3. The house's exposed foundation wall does not exceed four feet at any point on the house or the back of the porch.

What was approved:

2 ½ -story residence:

26' wide x 31' deep in the front with a smaller section at the rear of 14' x 13.75' total footprint of just under 1000 square feet (not including the porches or deck). The house would be located towards the back of the L-shaped lot and face Second Alley.

The house has a full-width front porch, a small entry porch at the right side door, and an 8.5' x 14' deck off the rear left side of the house (the Frederick Road side of the house). There is a brick or flagstone walkway in front of the house leading to the driveway.

*There will be two small dormers on the left side of the house—this detail to be discussed with architect*

*Basement windows will be small and horizontal-- this detail to be discussed with architect*

House materials:

wood siding

2/2 wood windows with simulated divided lights

wood porch columns

stone or stone veneer foundation

standing seam metal roof on the front and right side porch

stone chimney

asphalt shingle roof

the front porch will have tongue and groove wood flooring and inset picket wood railing  
wood deck

14.5' x 21' garage: Located next to the house toward the back of the lot. The garage will have wood siding, wood windows, and wood doors and an asphalt shingle roof.  
New gravel driveway off Second Alley leading to the garage.

There are no changes proposed for Second Alley either in terms of width or paving material and the new construction would not affect any trees on the lot.





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

**HISTORIC AREA WORK  
PERMIT**

IssueDate: 9/28/2004

Permit No: 351038  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT:

MARY F ANDREWS  
13714 MILLS AVE  
SILVER SPRING MD 209041050

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: Ac, slab, porch, deck, garage

PREMISE ADDRESS 26002 FREDERICK RD  
CLARKSBURG MD 20871-

LOT 108	BLOCK NA	PARCEL	ZONE
LIBER	ELECTION DISTRICT	PLATE	GRID
FOLIO	SUBDIVISION	CLARKSBURG OUTSIDE	
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		
		HISTORIC MASTER:	Y
		HISTORIC ATLAS:	N

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

351038



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 29, 2004


RECEIVED

SEP 27 2004

DIV. OF CASE WORK MGMT.

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 351038

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The applicant will submit scaled, dimensioned, and fully detailed drawings including material specifications for stamping by staff before submitting a building permit application to DPS.
2. The house will sit no higher out of the ground than shown in the submitted drawings; specifically, the front porch will be no higher than 5 steps off the ground
3. The house's exposed foundation wall does not exceed four feet at any point on the house or the back of the porch.

The 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: Mary Andrews

Address: 26002 Frederick Road Hyattstown, MD  
(mailing address 13714 Mills Ave., Silver Spring, MD 20904)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR HISTORIC AREA WORK PERMIT**

RECEIVED  
JUL 07 2004

Contact Person: Curtis Andrews  
Daytime Phone No.: 301-439-0996

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MALY ANDREWS Daytime Phone No.: 301-595-5292  
Address: 13714 Mills Ave SS MD 20904  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 26002 Frederick Rd Street: Frederick Rd  
Town/City: \_\_\_\_\_ Nearest Cross Street: SECOND ALLEY  
Lot: 108 Block: \_\_\_\_\_ Subdivision: HYATTS TOWN (PLAT OF HYATTS TOWN)  
Liber: K Folio: 197 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Garage

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

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

[Signature] Signature of owner or authorized agent 7-6-04 Date

Approved:  with conditions For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7-29-04  
Application/Permit No.: 351038 Date Filed: 7-7-04 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:

Vacant LOT

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

NEW SINGLE FAMILY QUINZ WITH NUOR SIDING, STONE, WOOD  
WINDOWS DOORS RAILS AND REDEMOLING ORIGINAL HOUSE  
ON SAME PROPERTY

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

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

Lot 108 Hyattstown

pld

39

1 MS. O'MALLEY: All in favor? Any opposed?

2 Commissioner Watkins opposed. Thank you.

3 MS. O'MALLEY: The next item on the agenda is Case  
4 E, at 108 in Hyattstown. Could we have a staff report?

5 MS. FOTHERGILL: Yes. For Commissioners who worked  
6 on Commission with us when the proposal first came out,  
7 showed some visuals.

8 This is a proposal for a new house on Lot 108 in  
9 historic Hyattstown. The applicant came before the  
10 Commission twice: once in October 2003, and once in November  
11 2003. And the new house will be located on a lot that, parts  
12 of Frederick Road, and this is the intersection of Frederick  
13 Road and Second Alley, but it, the, you actually go up Second  
14 Alley, which you can see on the right of this slide, and then  
15 the house is located, well, this house is located here, which  
16 is sort of a back lot essentially, it is off of Frederick  
17 Road. And this is a church that sits across Second Alley  
18 from the house, and this is the school that's at the end of  
19 Second Alley.

20 The proposal is, originally there was a HAWP  
21 approved for a new house at this same site a few years ago,  
22 which was before a narrow two-story house, and the house was  
23 never built and the property was sold. But the idea behind  
24 that HAWP was that originally, in this vicinity, there was a  
25 general store, which stood close to, is right across, it's

1 not exactly in the same location, but the same property. And  
2 the original compass model of that original building.

3           The current application before you is a two-and-  
4 half-story house with a footprint of just under 1,000 square  
5 feet. It is 26 feet wide and 31 feet deep in the front, and  
6 there is a smaller section at the rear, which is 14 feet by  
7 14 feet. The house has a full width front porch, a small  
8 porch with a right-side door, a deck at the rear left side of  
9 the house, and the applicant is proposing the house have wood  
10 siding, two-over-two wood windows, wood porch columns, stone  
11 or stone veneer foundation, sandy seam metal roof on the  
12 front and right side porch, stone and asphalt shingle roof.  
13 The front porch will have tongue and groove wood flooring and  
14 an inset wood railing. The main change that has come since  
15 the HPC saw it last is the addition of a dormer on the left  
16 side of the house, which you'll see on the drawings in your  
17 packet. The applicant is also proposing a garage, which  
18 would be 14 1/2 feet by 21 feet, and would also have wood  
19 siding, windows and doors, and an asphalt shingle roof. And  
20 they would put in a gravel driveway from Second Alley leading  
21 to the garage.

22           The page you'll see where we worked with this  
23 applicant to keep the footprint of the house small, and I  
24 think the applicant should be commended for keeping it under  
25 1,000 square feet, as the HPC requested. And again, the HPC

1 requested appropriate materials, and the applicant is  
2 proposing all appropriate materials for this district. And  
3 the lot coverage is under eight percent, and the division of  
4 for Hyattstown since the average lot coverage for Hyattstown  
5 is eight percent. And the staff, in general is recommending  
6 approval. You saw that slide that showed, this slide -- In  
7 Hyattstown and in other areas there have been some problems  
8 with new construction where, on paper, the height is shown as  
9 one thing, but then when it comes time to building, there was  
10 issues of topography and everything, that the house suddenly  
11 pops out of the ground. And so, the staff made a  
12 recommendation of approval that the height be limited to what  
13 is shown on the drawings. And, I think that that's  
14 appropriate in this case, because the land does slope down,  
15 and one side of the house is higher than the other end. I  
16 know that is a concern for the staff. This is another new  
17 house in Hyattstown that was built, and then recently the  
18 Commission has approved two other new houses to be built in  
19 Hyattstown. But I give to you a letter of protecting  
20 historic Hyattstown, and they are here with some design  
21 proposals that they want you to consider. I'll be happy to  
22 answer questions.

23 MS. O'MALLEY: Are there questions for staff?

24 UNIDENTIFIED PARTY: I just had a question about  
25 the front door and surround of the wide front steps. Would

1 that be typical for a house of that type?

2 MS. FOTHERGILL: I think the staff proposed  
3 further.

4 MS. O'MALLEY: Any other questions?

5 (No verbal response).

6 MS. O'MALLEY: Would the applicant come up please?  
7 Welcome again.

8 MR. ANDREWS: Hi. How are you?

9 MS. O'MALLEY: Do you want to comment on it?

10 MR. ANDREWS: I guess first, like the last time, I  
11 will listen to the Commission and address any concerns.

12 MR. FULLER: Do you have any information about how  
13 much the site actually falls off across the property from  
14 where the front side of the house would be to the back side?

15 MR. ANDREWS: Not exact. I do know that it is quite  
16 substantial in the sense that the way that it is now, I  
17 believe that the house will pretty much just be level with  
18 Second Alley, raising it up that much, like maybe 60 feet.

19 MR. FULLER: I guess if the staff is saying we want  
20 to limit the front doors not more than three steps off the  
21 ground, which assumes six-inch steps, basically 30 inches off  
22 the ground in the front, I am just wondering how much fall is  
23 across the property, and does that mean on the back side of  
24 the house we will be seeing six feet of house, seven, you  
25 know, how much of the base is going to be there? And if we



1 don't have a site plan, it's sort of hard to judge that.  
2 Obviously one of the comments from Hyattstown is, you know,  
3 how much of the base the house actually shows?

4 MR. ANDREWS: The staff report, I think, actually  
5 said five steps. Five steps is around three and a half feet.  
6 When you go to the --

7 MR. FULLER: It can't have more than seven inches  
8 in the risers, so --

9 MR. ANDREWS: Yes. So they said five steps was  
10 about three feet, sometimes five is 35, so three feet, by  
11 inch only three feet. By the time you get to the back of the  
12 property it will probably slope down probably another two  
13 feet, by the time you get from one end to the other. One of  
14 the things that I was trying to do when I did the side that's  
15 facing Frederick Road was try to create usable land, I guess,  
16 beside the house. If I slope that quite a bit from one end  
17 to the other or backfill, it doesn't become very usable  
18 outside.

19 MR. FULLER: Is the basement being daylighted  
20 intentionally because you are trying to have liveable space  
21 down there?

22 MR. ANDREWS: Well, I have daylighted it. Of  
23 course, I would love to have light through the basement. If  
24 that area is going to be exposed at some point regardless,  
25 unless they backfill it. And, like I said, I don't really

1 think that it would go with the topography, the current  
2 topography. It slopes down off of Second Alley, and it  
3 slopes down from the school house. And it's pretty  
4 substantial by the time you get from one side to the other.  
5 So it kind of creates itself, just kind of staying with the  
6 topography of the land.

7 MS. O'MALLEY: Did you have a chance to see the  
8 comments from Hyattstown?

9 MR. ANDREWS: Not until I got here. But, yes, I  
10 read them probably about a half an hour ago.

11 MS. O'MALLEY: Okay. Well they, we do have one  
12 speaker from that group, and so if you will step down for a  
13 minute we'll let them speak, and then you can come back up.

14 MR. ANDREWS: Certainly. Thanks.

15 (Discussion off the record).

16 MS. O'MALLEY: Mr. Burgess, and since you are  
17 speaking for the Association --

18 MR. BURGESS: I'll be quick.

19 MS. O'MALLEY: -- you will have five minutes.  
20 You'll be quick? Great.

21 MR. BURGESS: My name is Don Burgess. I am  
22 Treasurer for the Friends of Historic Hyattstown, and I  
23 appreciate the opportunity to comment. We have gotten  
24 comments from about six or seven households in town, not  
25 Takoma Park, and they have all been very favorable, and I

1 would like to complement Mr. Andrews on the redesign of the  
2 HAWP from earlier. It was very narrow, skinny and block-  
3 like. And that the house is very well portioned out in the  
4 two massings, and the level of detail of the house, very  
5 nice. The redesigned garage as an outbuilding shed was very  
6 nice, the window treatments, et cetera.

7           But there were a couple of concerns that we had  
8 with more difficult things in Hyattstown, basically height  
9 and detail. Some people commented it is a very nice house,  
10 but it is very big. I explained to them the square footage  
11 is actually like 1,000 square feet, but it's the four levels  
12 that when appearing, it seems to come up out of the ground.  
13 So, there was a number of suggestions of just moving it like  
14 in the northwest corner, putting it at grade with all other  
15 houses in town, where basically right there. The topography  
16 obviously has dropped off, getting the highest side of the  
17 house gets as close to the ground as possible.

18           There was also a couple of comments on the dormer,  
19 which appeared in the prior submission. It wasn't there  
20 before. The front side, the left side of the house, as we  
21 provide, is not real nice there, and people thought that that  
22 dormer just sort of popped out there. And they questioned  
23 the need for it, or at least moving it to the back, as the  
24 appearance of the house without the dormer seems very nice  
25 there.

1           And then there was also a couple of comments on the  
2 deck. It was sort of a room, we got stairs up to it over the  
3 last submission, and apparently people commented it looked  
4 sort of naked. It needed to have a roof over it, or possibly  
5 move it to the other side. It is not clear that why moving  
6 it to the other side would work. So, they think that  
7 something is just a little just bit cockeyed on that.

8           And so, in general, the responses were very  
9 favorable, but the house and property need some fine tuning  
10 with regard to height and a couple of other details. Thank  
11 you.

12           MS. O'MALLEY: Thank you.

13           MR. BRESLIN: I've got a question for you.

14           MR. BRESLIN: One of the comments is, you mentioned  
15 elimination of the gable overhang on the front steps. I  
16 don't understand what that means.

17           MR. BURGESS: On the front steps?

18           MR. BRESLIN: Yes, on the front steps of the porch  
19 and the columns.

20           MS. NARU: You are looking at the wrong, you are  
21 looking at lot 11's comments. This is --

22           MR. BRESLIN: I'm sorry. That is a big difference.

23           MR. BURGESS: That's okay.

24           MS. NARU: So, no wonder it didn't seem to make  
25 sense.

1 MS. O'MALLEY: Would the applicant come back up  
2 please? One of the items that you mentioned that I  
3 understand there has been interest in was the dormer? Is  
4 that a possibility to put that on the other side?

5 MR. ANDREWS: It would be very difficult, because  
6 the house is already so small. And trying to change the, to  
7 have access to the attic, the door would get in the way, and  
8 the staircase doesn't really work at all. I originally tried  
9 to put it on that side, but it didn't, unless I push it all  
10 the way down, and it doesn't sit center on that side. I  
11 think it might look a little bit funny. My original was to  
12 put it on the opposite side. I thought that may be better,  
13 but once I tried to configure the space, t would have to  
14 reverse the entire floor plan of the whole place. And it  
15 doesn't work because of the door access, the outside door.

16 MS. WILLIAMS: It don't necessarily object to the  
17 dormer, per se. It's the combination of the raised  
18 foundation and then the seemingly large dormer that,  
19 together, make it appear like almost this four-story  
20 structure, as opposed to a two-story, two-and-a-half-story  
21 structure. And, I think part of that is exacerbated by the  
22 fact that in your foundation, which is raised, you have  
23 almost full length windows, where typically you would really  
24 see, you know, horizontal windows. And, I mean, I definitely  
25 think that this needs to go, it needs to go down. The

1 foundation needs to be reduced, so that the overall height of  
2 the house is reduced.

3 MR. FULLER: I don't even have trouble if it's like  
4 window well. I mean, you know, it's just -- I think if we  
5 grade up the house --

6 MS. WILLIAMS: Right. I mean you are still going  
7 to get the light. You are still going to get the light in  
8 the basement.

9 MR. FULLER: I think if we can grade up the house  
10 and limit the exposed foundation, as a secondary criteria, is  
11 limit the exposed foundation to say four feet or something  
12 like that, so that it is below eye level, it doesn't feel as  
13 if it's a full story.

14 MS. WILLIAMS: It agree. Because, I mean, I think  
15 in a way it's deceptive in the drawings. It mean, just by  
16 the fact that it's rendered as rubble stone. It looks like  
17 foundation, but really it's practically a full story above  
18 ground. And I think, you know, that's a deception and it's  
19 going to be very severe in reality, and I do think, I mean I  
20 think we should make a condition.

21 MR. FULLER: Yes.

22 MS. O'MALLEY: If you had the front closer to the  
23 ground level, it just went straight back then, was there a  
24 reason that you needed to come up five steps in the front?

25 MR. ANDREWS: I was trying to keep the house to

1 where it wasn't below Second Alley, so to speak.

2 MS. O'MALLEY: Yes.

3 MR. ANDREWS: So much below that particular road.

4 There is major irrigation issues coming from the church  
5 involved that goes across that road. If you ever have a  
6 chance to see the road, it's usually always torn up.

7 MR. FULLER: Well then if we give you a condition  
8 to set a backfill around the house to slope it away, that  
9 actually could help some of that.

10 MR. ANDREWS: Yes, definitely. That will  
11 definitely help.

12 MR. FULLER: It mean, can we --

13 MR. ANDREWS: If you can give me a condition as to  
14 how high, I will stick to how much you want exposed to the  
15 best that I possibly can, to what the Commission would like  
16 me to do.

17 MR. FULLER: I'm happy with six feet, something  
18 like that, below eye level.

19 MS. WILLIAMS: No amount of engineering will give  
20 you six feet. Four is awfully high too.

21 MR. FULLER: We are starting at six.

22 MS. O'MALLEY: Architects?

23 MS. ALDERSON: I have a couple of questions about  
24 the garage and I would add, because it is new construction  
25 and not rehab, I am inclined to be more lenient about the

1 dormer, but I would suggest you consider it is awfully  
2 lonely. It's lonely and large. It's a little awkward there.  
3 And you may want to consider making two smaller dormers to  
4 balance it better. It almost wants a twin on the other side.  
5 It's just lonely. And the other thing I would ask, on the  
6 garage, I assume this is somewhat conceptual, because if you  
7 are scaling it out with these, the trim is rather large, and  
8 the panels are rather far apart. And I am assuming this is  
9 just a little bit conceptual, and that maybe those panels are  
10 going to get together right on the doors?.

11 MR. ANDREWS: Yes, actually -- Okay, when you go  
12 down to the doors that are for the garage?

13 MS. ALDERSON: Yes.

14 MR. ANDREWS: I just kind of picked a door that was  
15 supposedly approved for historical --

16 MS. ALDERSON: And I would assume those like lower  
17 panels are going to get to know each other a little better?

18 MR. ANDREWS: Yes. Yes.

19 MS. ALDERSON: Okay.

20 MS. O'MALLEY: And this, actually this is a HAWP  
21 rather than a preliminary. And so you can't do too much with  
22 redesign here. Did you have comments with respect to the  
23 deck on the back having some kind of a roof over it?

24 MR. ANDREWS: Well, I don't know if it was my  
25 drawing or what, but the deck has always remained the same



1 size throughout. It hasn't increased. It's only I believe  
2 8 1/2 feet by 14, which is the, it goes along with the width  
3 of the house, and then the set-back.

4 MR. FULLER: Well, even to me, if the grading is  
5 up, I don't have such a bad problem with the deck, if it's  
6 not over your head.

7 MS. O'MALLEY: Well then you can run the steps  
8 along the house rather than sticking straight out.

9 MR. ANDREWS: Correct.

10 MS. O'MALLEY: It just don't know if you want it to  
11 cross into the back.

12 MR. ANDREWS: Well I think too, It think that once  
13 it reduces, I think currently right now these drawings are  
14 probably showing somewhere around five, five and a half feet  
15 by the time you probably get to that far, far-side corner.  
16 And, by reducing that, I am sure that the stairs wouldn't  
17 even look nearly as massive, probably around two or three,  
18 four steps.

19 MR. FULLER: All right. What I'm going to try, a  
20 condition then, why don't we recommend approval of Case  
21 10/59-04C, within added third condition, as recommended by  
22 the staff, with a third condition that the house be graded  
23 such that the exposed foundation wall does not exceed four  
24 feet at any point on the house, or the back of the porch?

25 MS. WATKINS: I second that.

1 MS. O'MALLEY: A discussion?

2 MS. WILLIAMS: I just make a friendly amendment  
3 that the windows at the exposed foundation level be more  
4 horizontal than vertical.

5 MS. O'MALLEY: Do you accept that?

6 MR. ANDREWS: How they appear?

7 MS. WILLIAMS: Yes, in appearance.

8 MR. BRESLIN: So there is two conditions: there is  
9 five steps at the front and no more than four feet?

10 MR. FULLER: Yes.

11 MS. O'MALLEY: Can you guys --

12 MR. FULLER: And also that still coming back with  
13 final detail drawings to the staff, because there are some  
14 looseness in these. They have gotten a lot better from where  
15 they started, but --

16 MS. ALDERSON: Can we also allow staff discretion  
17 in approving adjustments that would tighten the detailing on  
18 the paneled doors, just to permit those, without going back  
19 to the Commission, and also to permit consideration of also  
20 refining the dormer to be a little better integrated?

21 MR. ANDREWS: I had wanted to know, would it be a  
22 problem if it did reduce the dormer side more than one,  
23 considering the Commission?

24 MR. FULLER: It would be willing to accept that, as  
25 part of the staff's normal review.

1 MS. WILLIAMS: Is staff comfortable with looking at  
2 that without bringing it back to the Commission?

3 MS. FOTHERGILL: It think if there are substantial  
4 changes, I would bring it to you.

5 MR. FULLER: As a staff item to us?

6 MS. FOTHERGILL: Yes.

7 MS. ALDERSON: I'm very comfortable with two  
8 smaller, better proportioned dormers versus the one large  
9 central one, because that's very unusual.

10 MR. ANDREWS: Okay.

11 MR. FULLER: Or, keep one at the most.

12 MR. ANDREWS: Okay.

13 MR. FULLER: And work it out with staff.

14 MR. ANDREWS: Okay. Right. No problem.

15 MR. O'MALLEY: All right. We have a motion on the  
16 floor. All in favor raise your right hand. It's approved.  
17 Thank you very much. Good luck to you.

18 MR. ANDREWS: Thank you.

19 MS. O'MALLEY: The next item on the agenda is Case  
20 F, streetscape improvements, Laurel and Carroll Avenues. Do  
21 we have a staff report?

22 MS. FOTHERGILL: We do, which is basically to  
23 introduce the applicants. This is a concept plan for a  
24 proposal from the City of Takoma Park, and it, the  
25 streetscape alterations to the 6900 block of Laurel, which is

July 28 transcript  
no mention of  
wood v. Hardiplank  
Nov. 2003 only wood discussed III-E

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Lot 108—26002 Frederick Rd, Hyattstown	<b>Meeting Date:</b>	07/28/04
<b>Applicant:</b>	Mary Andrews	<b>Report Date:</b>	07/21/04
<b>Resource:</b>	Hyattstown Historic District	<b>Public Notice:</b>	07/14/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	10/59-04C	<b>Staff:</b>	Anne Fothergill

Hardiplank  
approved on  
previous  
HAWP

**PROPOSAL:** Construction of house and garage

**RECOMMEND:** Approval with conditions

**STAFF RECOMMENDATION**

- Staff recommends that the HPC approve the HAWP application with the following conditions:
1. The applicant will submit scaled, dimensioned, and fully detailed drawings including material specifications for stamping by staff before submitting a building permit application to DPS.
  2. The house will sit no higher out of the ground than shown in the submitted drawings; specifically, the front porch will be no higher than 5 steps off the ground

**BACKGROUND**

The applicant came before the HPC for two Preliminary Consultations in October and November 2003 for a proposed new house and garage on Lot 108 in the Hyattstown Historic District. The initial staff report discussed the issues surrounding new construction in this district in general as well as this lot specifically. The applicant worked closely with staff on this project and at the 2<sup>nd</sup> Preliminary the HPC responded favorably to the applicant's proposal. The applicant is now returning for final approval.

**PROJECT DESCRIPTION**

Originally in this vicinity there was a general store which stood close to and faced Frederick Road on Lot 40. That building no longer exists. In 1967 a new lot—Lot 108—was created by deed which includes parts of Lots 40, 94, and 95. 3 years ago, a HAWP was approved for new construction of a narrow two-story house on Lot 108, facing Second Alley in Hyattstown. The house was never built and the property was sold.

Lot 108 extends from Frederick Road, with 32' of road frontage, along Second Alley for a distance of 247'. The entire lot is 16,316 square feet. The site is 82' x 132' in the area where the new house and garage would be built (see Circle      ).

## **PROPOSAL**

The applicant proposes to build a 2 ½ -story residence which would be 26' wide x 31' deep in the front with a smaller section at the rear of 14' x 13.75' for a total footprint of just under 1000 square feet (not including the porches or deck). The house would be located towards the back of the L-shaped lot and face Second Alley in approximately the same site as the house of the previously-approved HAWP (see Site Plan in Circle      ).

The house has a full-width front porch, a small entry porch at the right side door, and an 8.5' x 14' deck off the rear left side of the house (the Frederick Road side of the house). There is a brick or flagstone walkway in front of the house leading to the driveway.

The applicant is proposing that the house have wood siding, 2/2 wood windows, wood porch columns, a stone or stone veneer foundation, a standing seam metal roof on the front and right side porch, a stone chimney, and an asphalt shingle roof. Staff has confirmed with the applicant that the front porch will have tongue and groove wood flooring and an inset picket wood railing.

The only major change from what the HPC saw in November is the addition of a new dormer on the left side of the house.

The applicant also proposes construction of a 14.5' x 21' garage. As can be seen in the site plan, the garage would be located next to the house toward the back of the lot. The garage will have wood siding, windows, and doors and an asphalt shingle roof. The applicant proposes a gravel driveway off Second Alley leading to the garage. There are no changes proposed for Second Alley either in terms of width or paving material and the new construction would not affect any trees on the lot.

## **STAFF DISCUSSION**

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #2: The historic character of a property will be retained and preserved.

The removal of distinctive materials or alteration 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.

*The Vision of Hyattstown: A Long-Range Preservation Plan* recommends that new construction proposals be reviewed in terms of the following goals:

- Preservation of significant historic patterns of development.
- Maintaining the rural village quality in Hyattstown.
- Preserving and maintaining the trees, which contribute to the character of the Historic District.

Generally in this district the HPC has required that any new construction have a small footprint and low height and utilize wood trim, wood siding, and wood windows and doors and traditional porch rail details for a small vernacular structure, fairly devoid of ornamentation.

At the first Preliminary Consultation (see Minutes in Circles ), the HPC had some concerns and recommendations about the house including the size of the house and the house's footprint, appropriate materials, window type, and garage details.

The applicant resolved these initial issues and at the second Preliminary Consultation the main concern of the HPC was the need to see a greater level of detail in the final plans. Overall the HPC was very supportive of the proposal at the second Preliminary (see Minutes in Circles )

Since the first submission to staff a year ago, the applicant has made many improvements to the proposed house and garage. For this final proposal, the materials are appropriate, the design is simple, and the size and massing are compatible with the District. The footprint of this house—998.5 SF—is appropriate in size.

The average lot coverage in Hyattstown, according to the *Vision*, is 8%. In this case, the proposed lot coverage for the house and garage on Lot 108 is a little under 8% (not including the porches or deck).

Unfortunately with other new construction projects in Hyattstown and elsewhere, there have been a few cases that because of changes in the topography and a loose interpretation of foundation height, houses have been built taller than approved by the HPC. In this case, the land does drop off as it heads down to Frederick Road and because of the natural slope, the foundation will inevitably be taller on the left side of the house than on the right. So as to avoid any eventual house height problems, staff is recommending a condition of approval that restricts the height of the front of the house to what is presented in this application.

It is staff's opinion that the house and garage will be compatible with the District in terms of their massing, scale and proportion and will not negatively impact the character of the historic district, which is consistent with the Secretary of Interior's *Standards for Rehabilitation* and the *Vision of Hyattstown*.

Staff recommends approval of this new house and garage with two conditions, as noted on page one.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application **with the conditions stated at the beginning of this report** as 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,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Curtis Andrews  
Daytime Phone No.: 301-439-0996

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MARY ANDREWS Daytime Phone No.: 301-595-5292

Address: 13714 Mills Ave SS MD 20904  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 26002 Frederick Rd Street: Frederick Rd

Town/City: \_\_\_\_\_ Nearest Cross Street: SECOND ALLEY

Lot: 108 Block: \_\_\_\_\_ Subdivision: HYATTS TOWN (PLAT OF HYATTS TOWN)

Liber: K Folio: 197 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Reuse
- 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: Garage

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

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line  Entirely on land of owner  On public right of way/easement

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

[Signature]  
Signature of owner or authorized agent

7-6-04  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 351038 Date Filed: 7-7-04 Date Issued: 7-8-04



**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:

Vacant LOT

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

NEW SINGLE FAMILY BUILT WITH HARD SIDING, STONE, WOOD  
WINDOWS DOORS RAILS AND RESEMBLING ORIGINAL HOUSE  
ON SAME PROPERTY

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

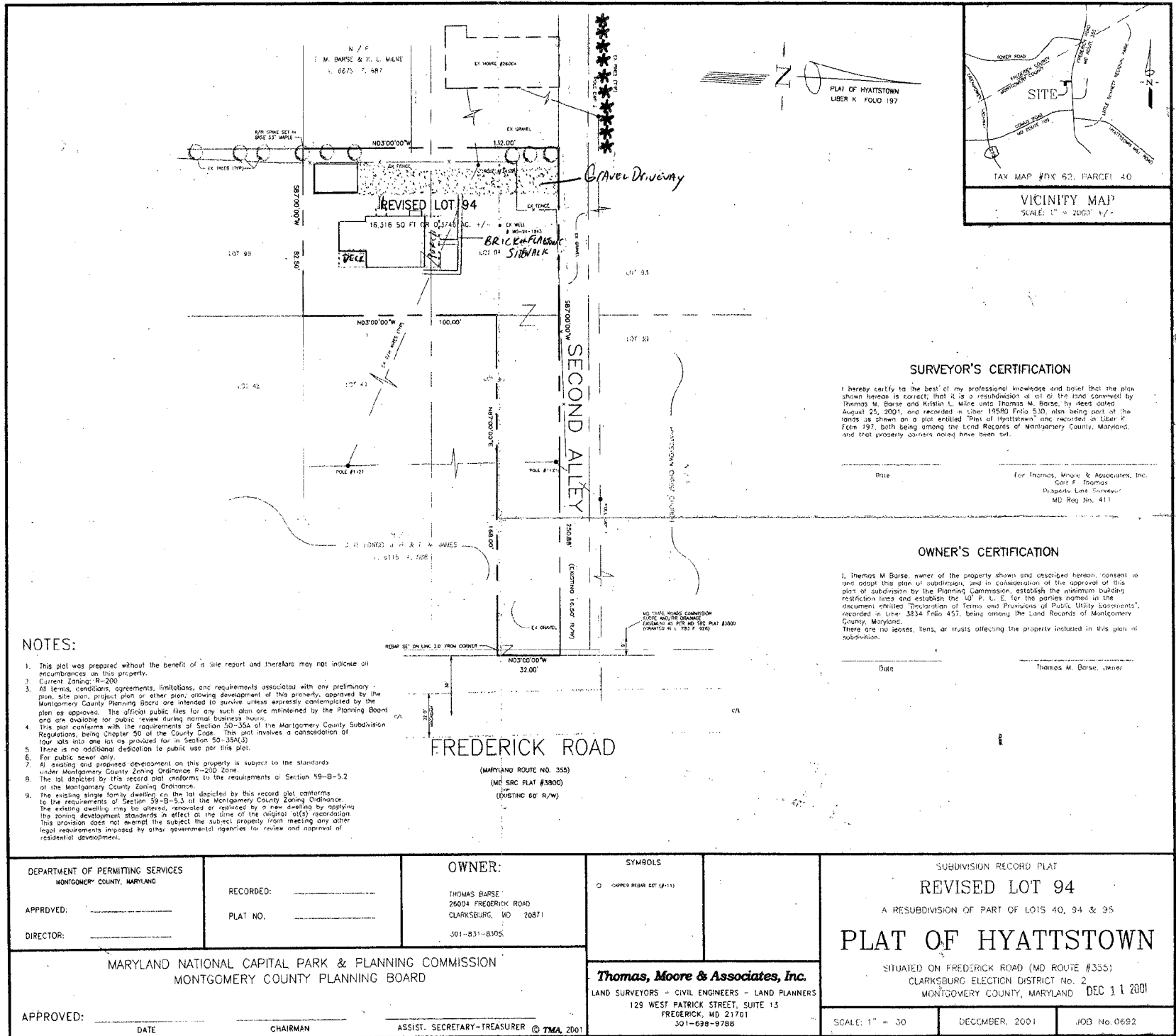
**6. TREE SURVEY**

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

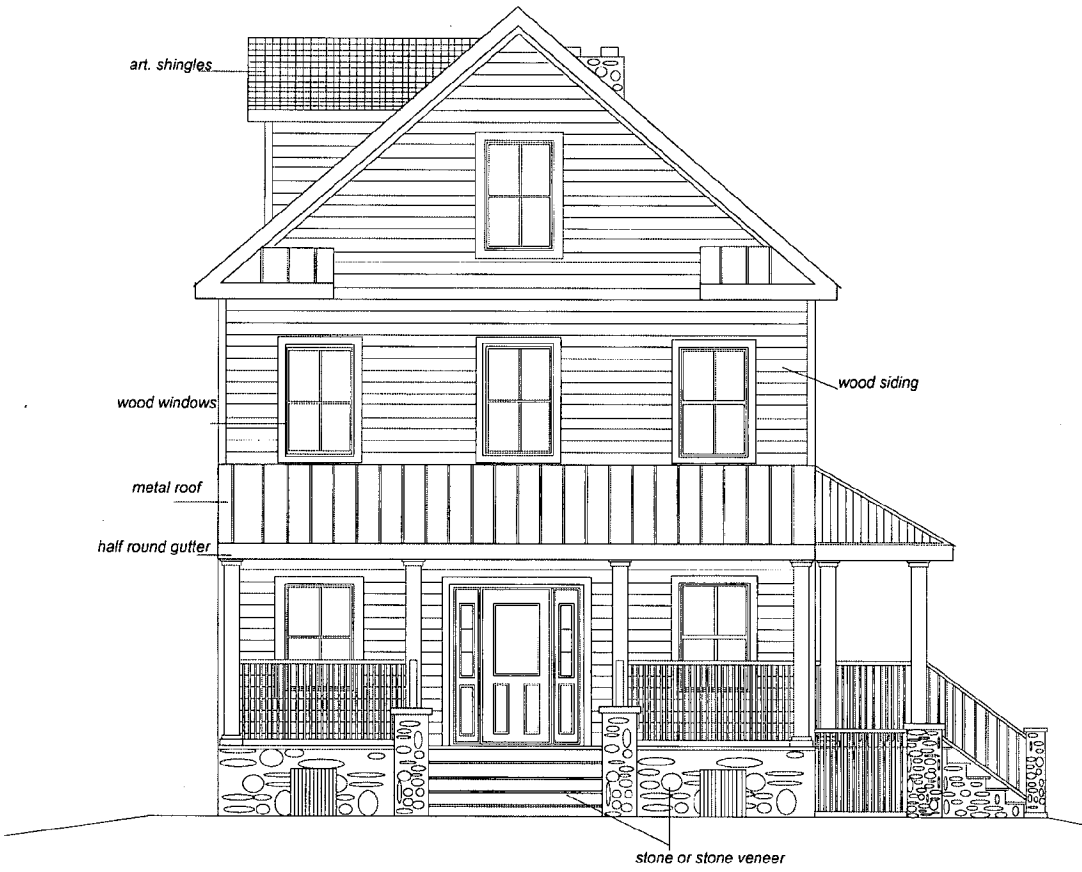
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

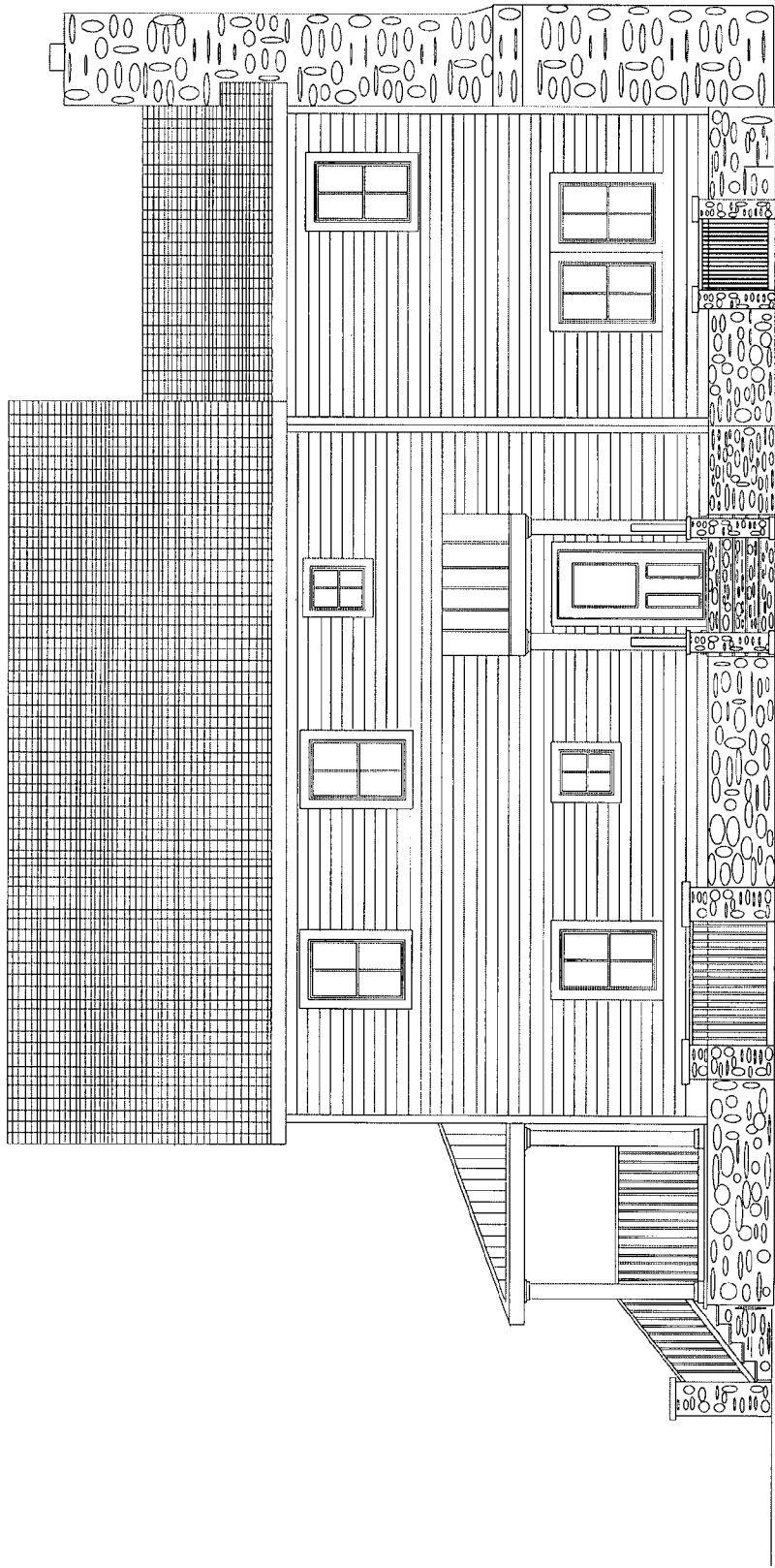
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



9



*front elevation*  
*scale 1/8"*

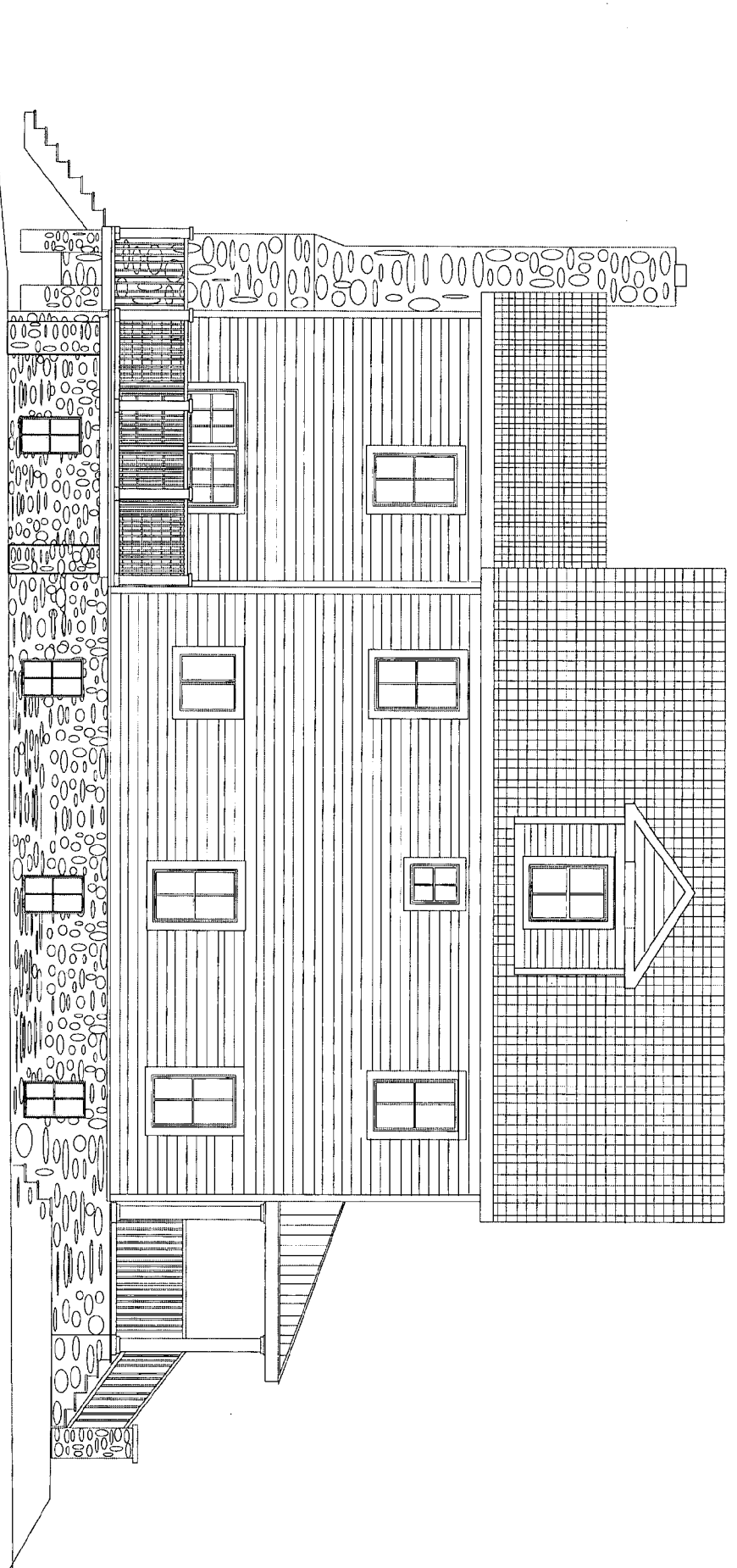


right side elevation

scale 1/8"

(b)

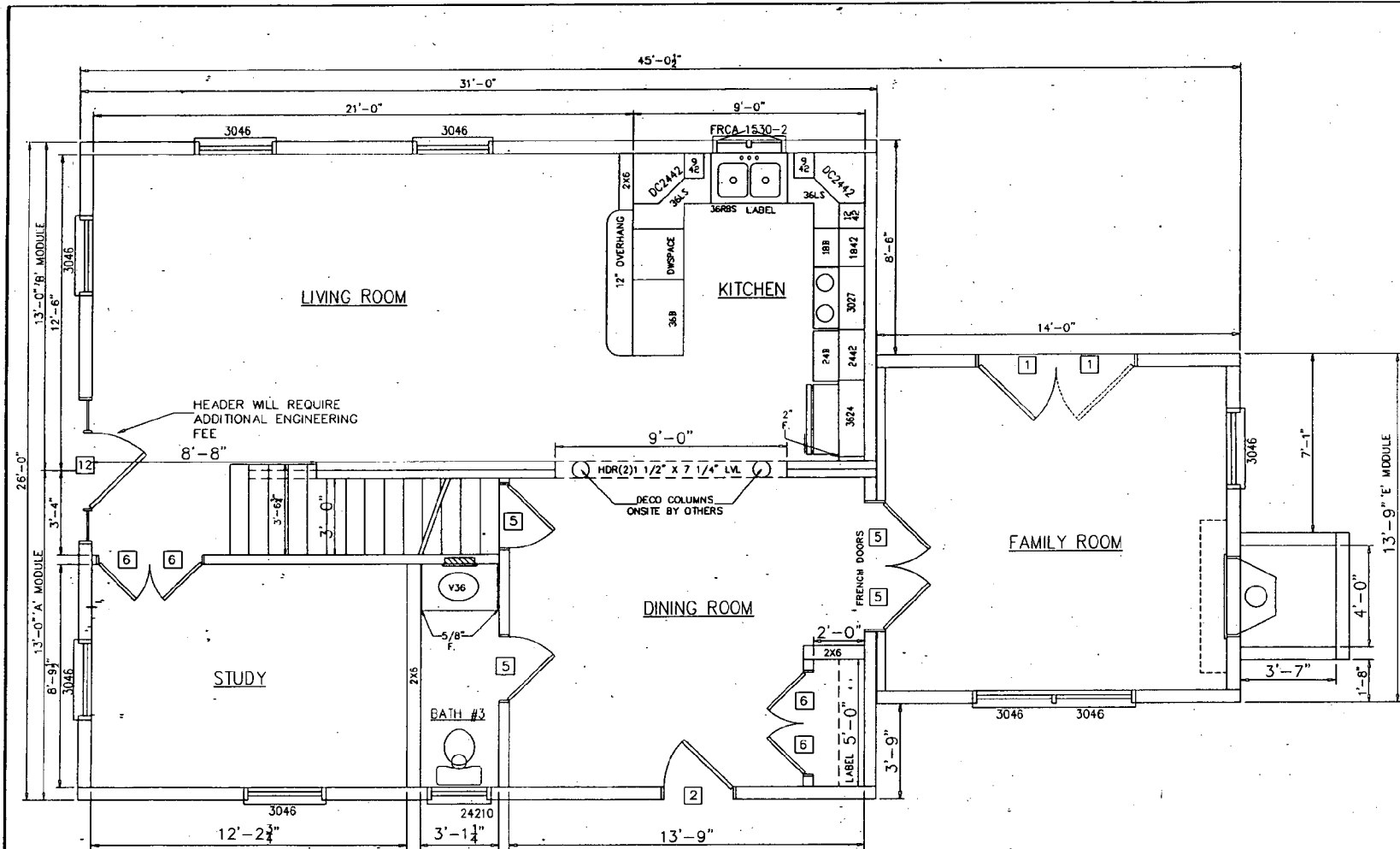
left side elevation  
scale 1/8" = 1'





*rear elevation*

*scale 1/8" = 1'*



- NOTES:
1. 2X10 FLOOR SYSTEM
  2. 2X6 EXTERIOR WALLS
  3. 9' CEILINGS FIRST FLOOR ONLY
  4. 12/12 RAFTER
  5. OMIT HEAT

SERIAL #	FRUSS TYPE 9/12 RAFTER 6/12 F UNIT
HEAT:	OMIT
CEILING HEIGHT:	8'
STAIR TYPE:	OVERHANG LEFT

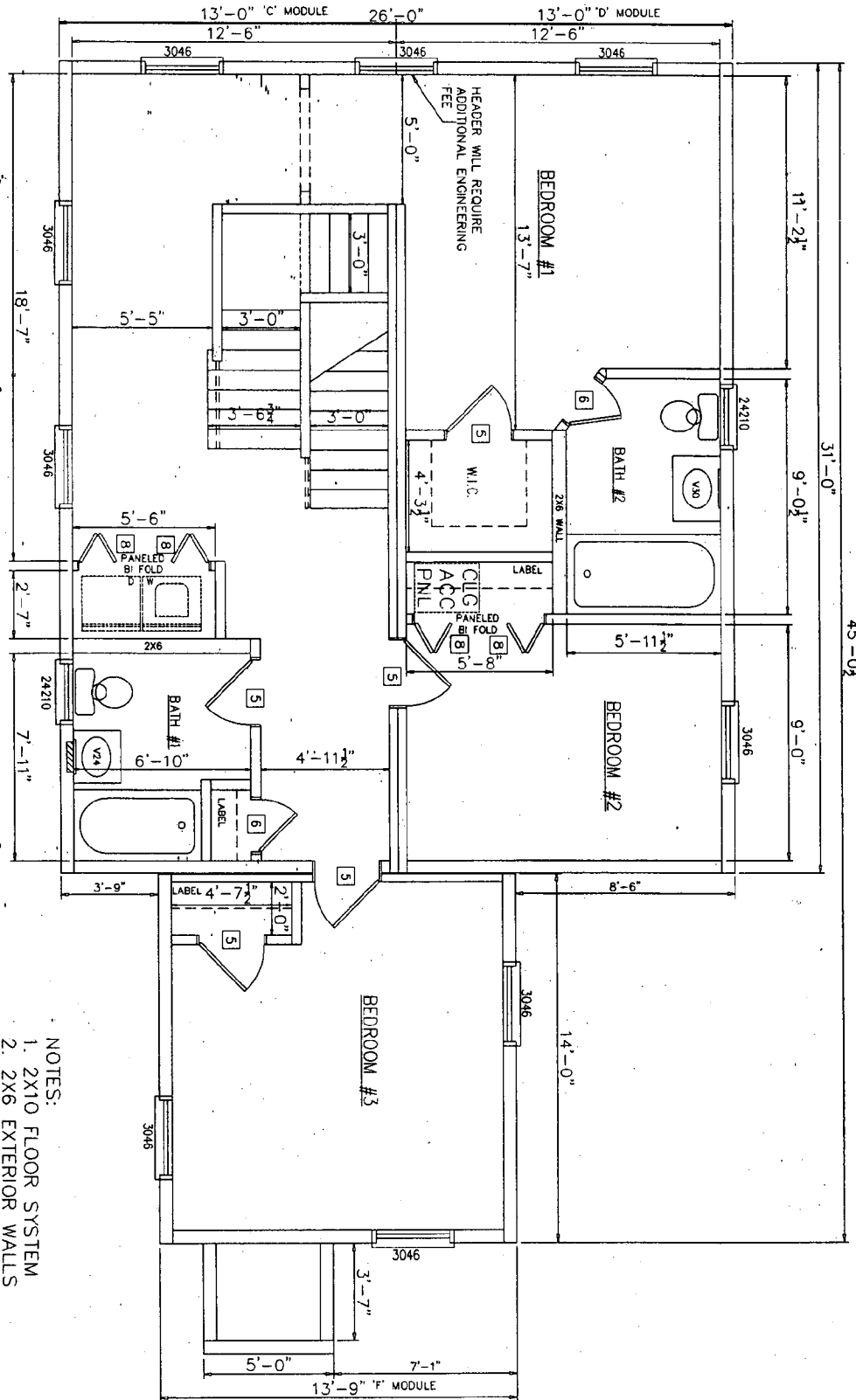
BY	REVISIONS	TRACKING #
SWW	5-18-04	04-0113
SWW	6-2-04	
DRAWN BY:	DATE:	SCALE:
SWW	5-3-04	1/4"=12"

**MST**  
 modular structures of pa, inc.  
 500 North Oak Tree  
 Selinsgrove, PA 17870  
 800.342.8874

BUILDER	ANDREWS CONSTRUCT
RETAIL	SPEC
SALES PERSON	JOSH
STATE	MD
MODEL:	2 STORY
DRAWING:	1ST FLOOR PLAN LAYOUT
SHEET:	

18

/2-SHELL/2-QUOTE



- NOTES:
- 1. 2X10 FLOOR SYSTEM
  - 2. 2X6 EXTERIOR WALLS
  - 3. 8' CEILINGS
  - 4. 12/12 RAFTER C & D UNIT
  - 5. OMIT HEAT

DRAWING 2ND FLOOR PLAN LAYOUT SHEET:	MODEL:	BUILDER	ANDREWS CONSTRUCT
	2 STOREY	RETAIL	SPEC
		SALES PERSON	JOSH
		STATE	MD

modular structures of pa, inc.  
MODULAR STRUCTURES OF PA, INC.  
1910 North Ole Trail  
Salisbury, PA, 17170  
(570) 743-2012

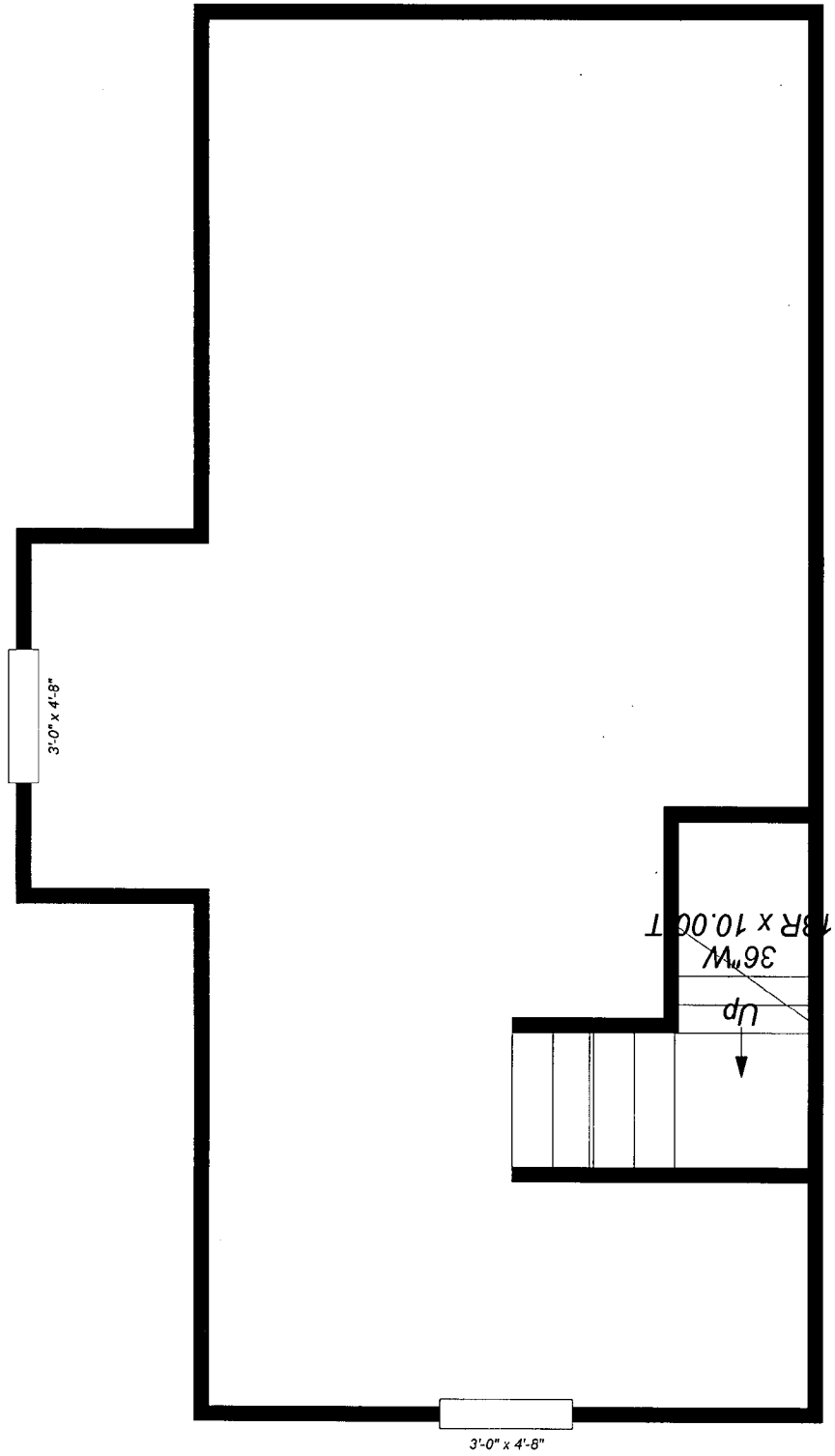
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	5-18-04		SMW
	6-2-04		SMW

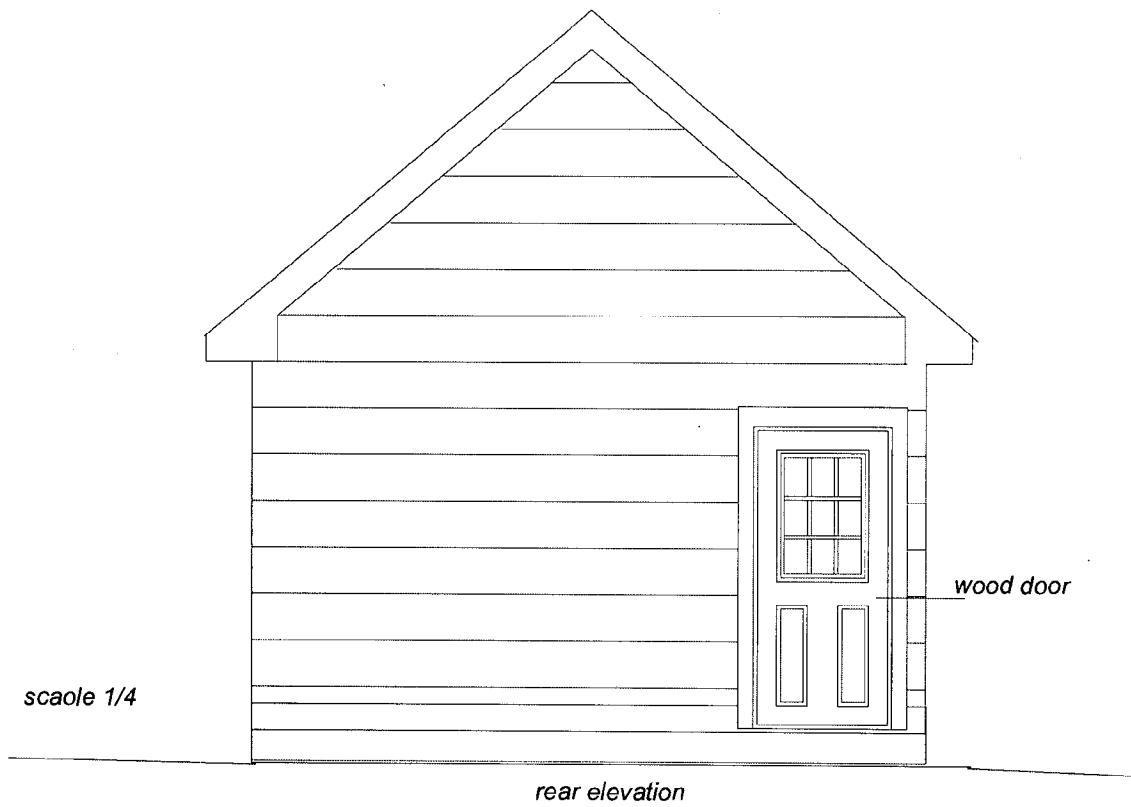
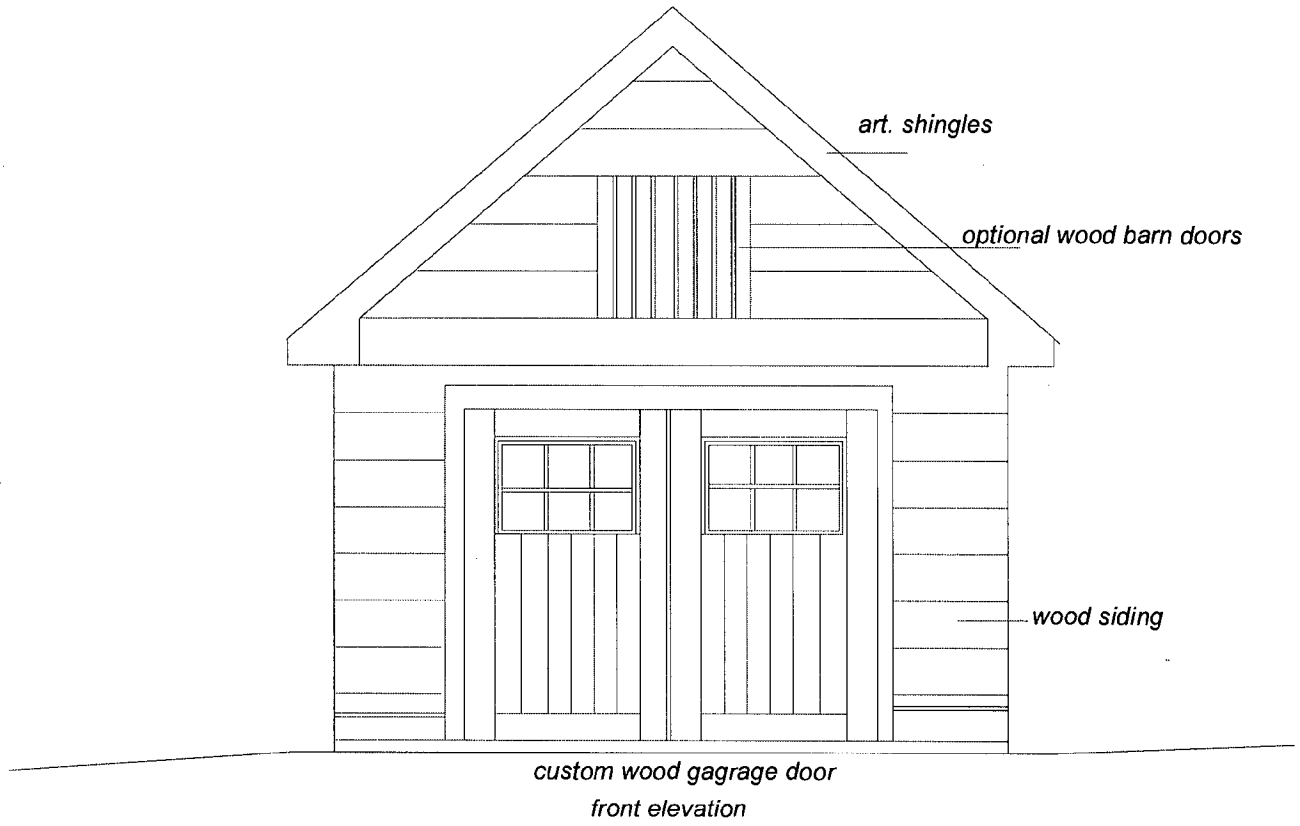
DRAWN BY:	DATE:	SCALE:	TRACKING #
SMW	5-3-04	1/4"=12'	04-0113

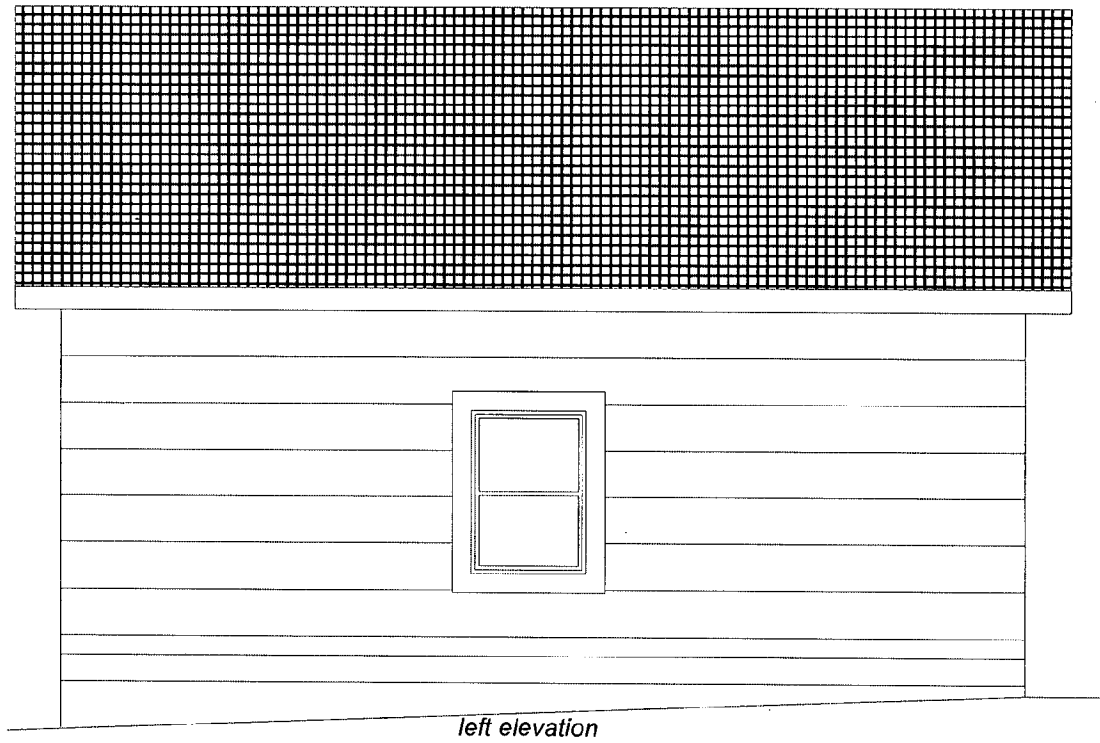
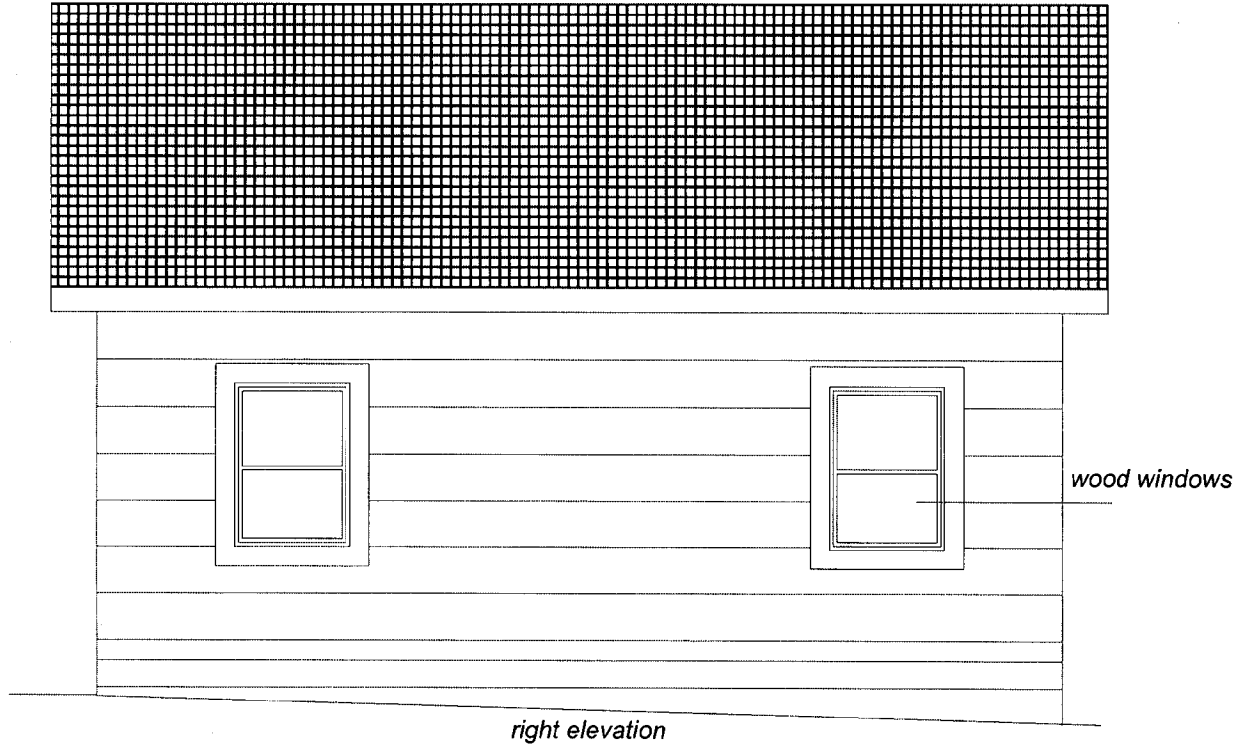
SERIAL #	
TRUSS TYPE:	9/12 RAFTER 6/12 F UNIT
HEAT:	OMIT
CEILING HEIGHT:	8'
STAIR TYPE:	OVERHANG LEFT





attic  
 scale 1/4" = 1'





scale 1/4" = 1'

cgg

1 MR. WHITE: Okay.

2 MS. VELASQUEZ: So we'll just table this for 20  
3 minutes or half an hour.

4 MR. WHITE: Okay.

5 MS. VELASQUEZ: Okay. All right. We're off the  
6 record for five minutes.

7 (Whereupon, a brief recess was taken.)

8 MS. VELASQUEZ: Okay. We're back on the record.

9 Next item on the agenda is second preliminary consultation in  
10 Hyattstown. Is there a staff report?

11 MS. FOTHERGILL: There is. It will be a brief staff  
12 report as this applicant --

13 You're familiar with it. I want to show you some  
14 slides of the site and also go over the changes the  
15 applicant's made since the last time we met.

16 This is Lot 108 which is the second alley at  
17 Frederick Road and the Lot, sort of goes up Alley and goes  
18 off to the left. If you're looking up the alley that is the  
19 historic school building. And this is the proposed house  
20 location, looking, standing on Second Alley and you can see  
21 the house location. And this is the historic church which is  
22 across the alley from the site, and there's the historic  
23 school. There was some talk at the first preliminary  
24 consultation about other examples of the new construction and  
25 this was one I think -- 11 or 1200 square footprint. And

1 then this was the smaller structure that was built. And  
2 there was a -- about the appropriate size --.

3 I just want to go over the staff report, the  
4 changes that have been made from the first proposal. And  
5 there was concern, the first preliminary consultation about  
6 the size of the house that the applicant is proposing and  
7 whether the applicant can get the square footage that the  
8 family needs by doing sort of -- that smaller house, maybe  
9 sections --. There was concern about the view from Frederick  
10 Road since it will be visible. The design --. There was  
11 concern about the height of the house, the pitch of the roof  
12 and the materials. You were very clear that the house should  
13 be wood. And then there was some discussion about the  
14 garage. The applicant actually brought some new garage  
15 drawings so we can look at those tonight.

16 In terms of the changes the applicant made, there  
17 has been reduction of the footprint by more than 100 square  
18 feet. It is now 970 square feet footprint which does not  
19 include the front porch with a deck. But it is in two  
20 sections. There is one long flat 20 foot wall facing  
21 Frederick Road which staff feels is an improvement. There is  
22 a smaller rear section.

23 The applicant has changed the material to wood  
24 which staffs feels is very important and to be compatible  
25 with the district. And we can look at the changes the

1 applicant has made to the garage. The concerns the  
2 Commission had were he pushed the garage further back on the  
3 lot which the applicant has done. Some concern about the  
4 garage doors and the design of the building -- the district  
5 and again the pitch of the roof and window detailing.

6 And the applicant is here to come forward with an  
7 historic area work application. So, I'm sure that he would  
8 like to come forward and hear what you think of this and  
9 where he should go from this so that he can proceed with his  
10 plans.

11 MS. VELASQUEZ: Thank you. Any questions of staff?  
12 Is the applicant here? Please step forward. Thank you.  
13 State your name for the record, please.

14 MR. ANDREWS: Curtis Andrews.

15 MS. VELASQUEZ: Okay. And what do you want to tell  
16 us?

17 MR. ANDREWS: Well, this time I think if it's okay  
18 that I will listen and then I will respond.

19 MS. VELASQUEZ: Commissioners?

20 MR. BRESLIN: In general I think what you listened  
21 to what we said last time. And I think the design is much  
22 more appropriate to scale. And the front elevation is simple  
23 to the point of elegance. I can picture it's well built and  
24 well detailed. It will look like a little vernacular barn  
25 house which I think is appropriate for this location. And as

1 far as I'm concerned we can talk about details. As far as  
2 the big picture I think it's very successful.

3 MR. FULLER: I would also agree that I think the  
4 massing feels better broken down to two pieces. There is, we  
5 complained last time about the drawings. These are  
6 remarkably better, but they're still not to the point that  
7 we'd want to see them. Because there's an awful lot of room  
8 as to what can be built within the two lines that are being  
9 drawn for a lot of the pieces.

10 MR. ANDREWS: Okay.

11 MR. FULLER: So, from a general standpoint, the  
12 scale, yes, I think it feels better. I think it fits nice on  
13 the site. I think the particulars, you come down and look in  
14 at this property buried in behind, from 355, I think it has a  
15 better appearance than what was looked at previously which  
16 was pretty much a blank wall. So I think it's in the right  
17 direction. The -- looks good, but there's an awful lot more  
18 detail I'd like to see.

19 MS. WATKINS: I would agree. I have a couple  
20 questions you might want to address when you come back for  
21 your final. Some of the places, you seem to mix windows  
22 quite a bit, 2 over 2 windows and then I can't quite figure  
23 out what the windows on the side, the left elevation.

24 MS. VELASQUEZ: Circle 9.

25 MS. WATKINS: Yeah, circle 9. Then there's some,

1 this wood rail on the front elevation, I don't quite  
2 understand, that's the side, that's the basement stair there?  
3 Okay. Those are my main questions. I would agree to more  
4 detail.

5 MS. O'MALLEY: What she was asking you about 9 on  
6 the windows, can you explain that?

7 MR. ANDREWS: Definitely. I've kind of limited  
8 knowledge on exactly what's considered historic as far as  
9 windows. So basically this particular window is two separate  
10 windows that are 6 over 6.

11 MS. O'MALLEY: Oh, just put together.

12 MR. ANDREWS: Correct.

13 MR. FULLER: Is this still proposed as modular house  
14 or is this just something --

15 MR. ANDREWS: It will still be modular.

16 MS. WRIGHT: Does the Commission feel that the 2  
17 over 2 windows on the front facade are really a window  
18 vocabulary that should be used consistently throughout the  
19 rest of the facade?

20 MS. WATKINS: I would feel that it'll be important  
21 to be consistent. And the 2 over 2 I think is a vocabulary  
22 that would fit that house.

23 MR. ANDREWS: I know that the Friends of Hyattstown  
24 had mentioned that they felt as though it would be simple  
25 supposedly. So I should mix it up. I didn't get any



1 clarification the last time, so I was trying to please them  
2 as well.

3 MS. O'MALLEY: Well, you could correct me. I think  
4 probably you could have two windows together, but they would  
5 be 2 over 2.

6 MR. ANDREWS: That would be fine. I did not mind  
7 keeping the same window pattern throughout. However, like I  
8 said the Town of Hyattstown wanted maybe to see some, I think  
9 in the last note they asked for 6 over 6 possibly over 2 over  
10 2 windows, mixed up, so.

11 MS. FOTHERGILL: Historic 28 is the -- and they do  
12 say that without pause try to visualize 2 over 2 would fit  
13 with the house and 6 over 6 would probably be too much. They  
14 were concerned that 2 over 2 really made the house look too  
15 boxy especially along that wall.

16 MS. O'MALLEY: Regarding that same window, I'm  
17 looking at the back of your master bedroom. There's a large  
18 window there. You might want to consider furniture placement  
19 too when you're doing your window design.

20 MR. ANDREWS: Do you all like 2 over 2 more or 4  
21 over 4 just out of curiosity.

22 MS. WILLIAMS: I think in this particular case 2  
23 over 2 probably would work better.

24 MR. ANDREWS: Okay.

25 MS. WILLIAMS: But I'm not sure that doing 2 over 2

1 coupled to form a larger window is necessarily appropriate.  
2 And then in that case you might just one to use 1 over 1.  
3 You know how you have your two 6 over 6 coupled to form a  
4 larger opening?

5 MR. ANDREWS: Yes.

6 MS. WILLIAMS: Try just maybe a 1 over 1 coupled.  
7 But I just think it might look a little funny to have 2 over  
8 2's together.

9 MR. ANDREWS: Okay.

10 MS. WILLIAMS: But just in respect to that comment  
11 about the windows and that left side elevation, I, you know,  
12 I don't think it's inappropriate for vernacular to have  
13 asymmetrical window spacings. So I don't really have a  
14 problem with that. But I think consistency that Commissioner  
15 Watkins was talking about is important in terms of, you know,  
16 you don't want to mix and match too many different styles on  
17 that elevation. But I wouldn't worry about being too rigidly  
18 symmetrical either in your ---. And then just a general  
19 comment. I mean I think you've come a long way from the last  
20 preliminary. I like the broken up massing the rear L which  
21 would be a typical scenario you would see in a historic  
22 house. And I like the vertical emphasis as opposed to more  
23 kind of horizontal blockiness of your first preliminary. So  
24 I just want to congratulate you on the improvement you made  
25 and look forward to seeing with some greater detail on the

1 next go around.

2 MR. FULLER: Didn't she say that you had some garage  
3 plans you want us to look at?

4 MR. ANDREWS: Yes.

5 MS. VELASQUEZ: Thank you.

6 MS. WATKINS: The garage looks much more  
7 appropriate. I really, actually I really like the house now.  
8 I think, there's a real appeal to it, a real simplicity to it  
9 and you've done a great job.

10 MR. ANDREWS: Thank you.

11 MS. WATKINS: I think you've worked very hard and I  
12 think I really like it. It's great.

13 MS. VELASQUEZ: I haven't heard that from any  
14 Commissioner in a long time.

15 MR. HARBIT: I think the roof angle on the garage,  
16 you've got the 12 and 5 reversed.

17 MR. ANDREWS: Yeah, correct.

18 MR. FULLER: On circle 15, if you shifted the house  
19 much further back into -- is that going to --?

20 MR. ANDREWS: Yes, I did a site plan on the computer  
21 and I did shift it back further.

22 MS. VELASQUEZ: Is that near your septic field or  
23 anything?

24 MR. ANDREWS: No. I don't have to worry about a  
25 septic field. His septic field doesn't --it's just --

1 MS. VELASQUEZ: Oh, okay. I thought that was part  
2 of the problem.

3 MR. ANDREWS: A well was there earlier on. And the  
4 well was way up front, 30 feet from the property line.

5 MR. FULLER: Is there a reason why you pushed the  
6 house quite so far back?

7 MR. ANDREWS: Because I have to be 30 feet from the  
8 well and the well is 30 feet from the road.

9 MS. WRIGHT: If you look at circle 40, these are  
10 more detailed site plans. And that was the initial  
11 submission. You see the well and you see the garage --

12 MR. ANDREWS: There's a really teeny dot on there.

13 MS. WILLIAMS: So, on this pipe stem that you have  
14 is that basically going to be paved in the driveway or what -  
15 -

16 MR. ANDREWS: I was going to use the current alley  
17 which is over, the pipe stem runs alongside the current  
18 alley.

19 MS. WILLIAMS: Oh.

20 MS. WRIGHT: The pipe stem will just be grass.

21 MS. WILLIAMS: Okay.

22 MS. WRIGHT: It will not be in the driveway. The  
23 alley which is outside the pipe stem is the access and it  
24 will be driveway off the alley.

25 MR. FULLER: Your house will look like it fronts on

1 Second Alley.

2 MR. ANDREWS: Correct.

3 MS. VELASQUEZ: Well, it looks like you've come up  
4 with something that seems to address everybody's concerns  
5 including those --

6 MS. O'MALLEY: Could I add a couple of comments?

7 MR. ANDREWS: Definitely.

8 MS. O'MALLEY: We ran into a situation earlier  
9 tonight where if the front porch had been maybe one step  
10 lower you wouldn't have to legally have a railing. So keep  
11 an eye on that if you don't want a railing.

12 MR. ANDREWS: Definitely. I also brought a picture  
13 of a porch because my porch is very simplistic and I kind of  
14 wanted to get an idea from the Commission for how to deal  
15 with that aspect.

16 MS. WILLIAMS: So the alley, your house confronts  
17 the alley. But then what is the driveway leading to the  
18 garage?

19 MS. FOTHERGILL: That has not been proposed yet.

20 MR. ANDREWS: That would be gravel more than likely.  
21 -- you want something different? But currently it's just  
22 gravel.

23 MS. WILLIAMS: And the alley itself is gravel.  
24 Isn't it?

25 MR. ANDREWS: Correct.

1 MS. WILLIAMS: Okay.

2 MR. ANDREWS: So it really, not going to save from  
3 getting dusted.

4 MS. WILLIAMS: Right, okay.

5 MS. VELASQUEZ: Any other questions? You have a  
6 porch to show us?

7 MR. ANDREWS: Yes. On this porch the columns are,  
8 well, mostly stone.

9 MR. BRESLIN: So when you come next time you'll have  
10 more details of the house.

11 MR. ANDREWS: Definitely. I wanted to make certain,  
12 in certain aspects and then I will have the architect --

13 MR. BRESLIN: Sure.

14 MR. ANDREWS: -- draw.

15 MR. BRESLIN: I think that, from my point of view,  
16 although other people have said is the appeal of the house is  
17 very simple.

18 MR. ANDREWS: Okay.

19 MR. BRESLIN: Almost elegant. When we develop  
20 details like the porch, you'll keep it simple.

21 MR. ANDREWS: Exactly.

22 MR. BRESLIN: It's less expensive and it's easier  
23 maintenance and it's better looking to have, don't make it  
24 gingerbread or whatever. Simplicity would be wonderful.

25 MS. WRIGHT: The porch columns that you see are,

1 have stone foundations and those sort of rectangular banner  
2 columns. They're more typical of what you would find on a  
3 craftsman house or a bungalow.

4 MS. WILLIAMS: He's not proposing that.

5 MR. ANDREWS: No, not those columns at all.

6 MS. WRIGHT: Just the handrails.

7 MR. ANDREWS: Just the handrails and do not know if  
8 the actual stone, because the stone will be around the  
9 foundation, if there can be any implemented on the columns --

10 MS. VELASQUEZ: This looks so heavy to me.

11 MS. ANAHTAR: Yeah. The details on the upper hand  
12 left side I think that's a nice detail.

13 MR. ANDREWS: Like the other one where the columns  
14 are just straight?

15 MR. BRESLIN: Look at some of the farmhouse type  
16 porches in the area.

17 MR. ANDREWS: Okay.

18 MR. BRESLIN: And they'll be very simply detailed  
19 and very simple posts. I would think that's what you would  
20 want to do.

21 MR. ANDREWS: Okay.

22 MS. WILLIAMS: I think what Commissioner O'Malley  
23 was recommending too is that if you don't necessarily, your  
24 elevation is not up off of the, or the porch --

25 MR. ANDREWS: Exactly.

1 MS. WILLIAMS: -- floor is not up off the ground  
2 more than two feet, you don't even need a railing.

3 MR. ANDREWS: I don't think that I'm going to need  
4 at this particular time. This particular time I don't think  
5 it's going to be over two feet. So I know that the railing  
6 itself may not be necessary at all. But perhaps a supporting  
7 beam of some sort still may be necessary for the roof.

8 MS. WRIGHT: Unfortunately I think the experience  
9 we've had with new construction, not just in Hyattstown, but  
10 in all of our districts is that when they end up getting  
11 built, the houses are always popped up more out of the ground  
12 than we expect them to be. And so I think that's something  
13 that the Commission would want to, you know, be very clear  
14 about and take a look at. And maybe, you know, in the final  
15 approval of this house put some condition assuring that the  
16 foundation, I think what is it that's required by Code is  
17 that --

18 MR. ANDREWS: Yeah, two feet --

19 MS. WRIGHT: Something like, but I mean there's a  
20 certain amount foundation wall that must be exposed above  
21 ground.

22 MR. BRESLIN: The wood has to be eight inches above  
23 grade.

24 MS. WRIGHT: The wood has to be eight inches above  
25 grade?



1 MR. BRESLIN: The wood --

2 MS. WRIGHT: Right.

3 MR. BRESLIN: So you want to think about 1 foot 8  
4 under ground, a virtual coat.

5 MS. WRIGHT: So, but I think whatever the minimum  
6 the Code would allow is what somehow we need to strive for.  
7 So if it is one foot eight which is sort of like 20 inches, I  
8 guess I remembered like 18 inches was somehow, you know the  
9 minimum that you get. That somehow we need to try to strive  
10 for that because I think some of the houses in Hyattstown and  
11 elsewhere that folks have seen after they have been built and  
12 there's been a big concern about them because they've been  
13 popped up out of the ground more than anyone anticipated in  
14 the original review. So that's just something to keep in  
15 mind.

16 MR. ANDREWS: I'm sure you all are aware that the  
17 topography is sloped going this way and that way. And that  
18 may cause issue for, and I'll do the best I can, but one side  
19 to keep, one side may be more out than the other.

20 MR. FULLER: It slopes to the rear. Right?

21 MR. ANDREWS: It slopes to the rear to the side  
22 going to the road.

23 MR. FULLER: -- that you want to get away from it  
24 is to the front, hopefully --

25 MR. ANDREWS: Exactly. I think if the stair is

1 anywhere around that particular, I'm not quite certain if my  
2 elevation in the front. I'm going to take it as straight as  
3 possible. I know I should go back of the house and you deal  
4 with your elevation on the side that's exposed this way.

5 There will be --

6 MS. WRIGHT: The area where the deck is at the back

7 --

8 MR. ANDREWS: Exactly.

9 MS. WRIGHT: -- is going to be also where the  
10 foundation is popped the most out of the ground.

11 MR. ANDREWS: Exactly.

12 MS. WRIGHT: Because that's where the topo drops the  
13 lowest. And that is the facade that will face Frederick  
14 Road. So I think again, there just needs to be some  
15 discussion or understanding of what that height is that's  
16 popped out of the ground so that when the building is  
17 constructed there are no surprises.

18 MR. ANDREWS: Exactly. And I'm hoping, did someone  
19 want to ask a question? I'm hoping to keep it low, below  
20 four feet when it gets to the back. That's what I'm hoping.

21 MS. VELASQUEZ: I think you've got some guidance and  
22 I thank you for listening so well. That is going to be a  
23 very charming project.

24 MR. ANDREWS: Thank you. There was one question I  
25 did have in regards to the front door. The original plan was

1 approved for a front door, wood door with side lights. Is  
2 that still something I can do for a historic home?

3 MS. VELASQUEZ: I don't see why not. It's  
4 appropriate for your design.

5 MS. O'MALLEY: It would have to be simple.

6 MR. ANDREWS: Definitely simple. That's a six panel  
7 wood door.

8 MS. VELASQUEZ: Well, we'll see you back with  
9 drawings for your historic area work permit.

10 MR. ANDREWS: Thank you.

11 MS. O'MALLEY: And remember that stairwell will  
12 collect water. The cellar steps.

13 MR. ANDREWS: Okay.

14 MS. VELASQUEZ: Thank you very much.

15 MS. WRIGHT: I know the applicant for Case M is on  
16 his way according to his contractor, so maybe we can give a  
17 couple more minutes and just quickly go through some staff  
18 items.

19 MS. VELASQUEZ: Absolutely. Why don't we approve  
20 the minutes. Anybody?

21 MS. WRIGHT: Were you all, this time we sent the  
22 minutes via e-mail. We are experimenting with the new  
23 process that you all had suggested. I'm not sending paper  
24 minutes, but sending them to you e-mail. And I'd like to  
25 find out if you all like that?

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** Lot 108—26002 Frederick Rd, Hyattstown   **Meeting Date:** 11/12/03  
**Applicant:** Curtis Andrews   **Report Date:** 11/05/03  
**Resource:** Hyattstown Historic District   **Public Notice:** 10/29/03  
**Review:** 2<sup>nd</sup> Preliminary Consultation   **Tax Credit:** None  
**Case Number:** N/A   **Staff:** Anne Fothergill

**PROPOSAL:** New construction of house and garage  
**RECOMMEND:** Revise and return for a HAWP

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**BACKGROUND:**

The applicant came before the HPC on October 8, 2003 for a Preliminary Consultation regarding his proposal for a new house and garage on the back of Lot 108 in the Hyattstown Historic District. The staff report for that proposal discussed the issues surrounding new construction in this district in general as well as this lot specifically. The applicant discussed the proposal with the HPC, made some changes, and now is returning for a second Preliminary Consultation.

Generally in this district the HPC has required that any new construction have a small footprint (800 or 900 SF) and low height (1 ½ story or 2 story) and utilize wood trim, wood siding, and wood double-hung windows/doors and traditional porch rail details for a small vernacular structure, fairly devoid of ornamentation.

**PROJECT DESCRIPTION**

Originally in this vicinity there was a general store which stood close to and faced Frederick Road on Lot 40. That building no longer exists. In 1967 a new lot—Lot 108—was created by deed which includes parts of Lots 40, 94, and 95. 2 ½ years ago, a HAWP was approved for new construction of a narrow two-story house Lot 108, facing Second Alley in Hyattstown. After much discussion with the HPC and staff about what would be appropriate in this site, the applicant designed the house to replicate the historic general store. The house was never built and the property was sold. The new owner, the current applicant, knows that the approved-HAWP is still valid, but has submitted a new proposal for the HPC's consideration.

Lot 108 extends from Frederick Road, with 32' of road frontage, along Second Alley for a distance of 247'. The entire lot is 16,316 square feet. The site is 82' x 132' in the area where the new house and

garage would be built (see Circle 40).

In the past there was considerable public activity around Second Alley, with the Hyattstown Christian Church (Lots 92, 38) and parsonage (Lots 93, 39) on the north side of the alley, and a public school (Lot 94) and general store (Lot 40) on the south side. There were apparently at least two store buildings on Lot 40 over time. The first appears to be Dutrow's Store (see Circle 51), which shows up on the Hopkins Atlas of 1879 (see Circle 50), with Dutrow's residence on the opposite side of Frederick Road.

## PROPOSAL

The applicant proposes to build a 2 ½ -story residence which would measure 25' wide x 29' deep in the front with a smaller section at the rear of approximately 15' x 16' for a total footprint of approximately 970 square feet (not including the front porch, rear or side decks). The house would be located towards the back of the L-shaped lot and face Second Alley in approximately the same site as the previously-approved HAWP (see Site Plan in Circle 15).

There is a front porch, a small entry way stoop at the right side door which the owner will probably use to access the garage, and the main deck is 8' x 16' off the back left side of the house (the Frederick Road side of the house). The house would have a basement but no rooms on the 3<sup>rd</sup> floor.

The applicant is proposing that the house have wood siding, 2/2 wood windows (in front), wood columns in front, a stone foundation, a standing seam metal roof on the front porch, and an asphalt shingle roof for the house.

The applicant also proposes construction of a 1 ½ story garage and workshop (13.5' x 20.5'). The applicant did not submit new drawings for the garage so staff has included the previous garage proposal in Circle 45. As can be seen in the site plan, the garage would be located next to the house toward the back of the lot. The applicant proposes a gravel driveway off Second Alley leading to the garage. There are no changes proposed for Second Alley either in terms of width or paving material and the new construction would not affect any trees on the lot.

## STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration 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.

*The Vision of Hyattstown: A Long-Range Preservation Plan* recommends that new construction proposals be reviewed in terms of the following goals:

- **Preservation of significant historic patterns of development.** Because this proposed house is sited on a back lot, it is not in keeping with the historic pattern. This proposal mandates a high level of scrutiny and attention by staff and the HPC.
- **Maintaining the rural village quality in Hyattstown.** As this proposal is to build two new buildings on what is currently open space, it would affect the rural village characteristic of the district.
- **Preserving and maintaining the trees, which contribute to the character of the Historic District.** While the proposed new construction will alter the appearance of this lot, the proposed house and garage will be situated on the lot without disturbing any of the mature trees larger than 6" in diameter, which fall within the purview of the HPC.

At the first Preliminary Consultation (see Minutes in Circles 16-27 ), the HPC had some thoughts and recommendations about the house including:

- concern about proposed house size compared to approved HAWP
- consider adding a section to the approved HAWP rather than enlarging the main section to gain the SF that is needed (use recessions and bump-outs, etc.)
- concern about view of house from 355—must be sensitive in design and material
- lower the height of the house; lower the roof pitch
- house must be WOOD
- DRAWINGS MUST BE MORE DETAILED, SPECIFIC, and TO SCALE

The HPC also had some recommendations about the garage which included:

- push garage further back on lot
- garage doors need to be compatible with house and District
- design should be more like an outbuilding; keep it as small as possible, think of it like a shed
- lower pitch of roof and remove window

The applicant responded to many of the HPC's comments and made some changes in the direction the HPC recommended. These positive changes include the reduction of the footprint by more than 100 SF. Additionally, the current proposed design breaks up the massing by adding the smaller section at the back so the house doesn't appear as large. This design change helps the house a great deal as now there isn't one long flat 40' wall facing Frederick Road.

The change in materials from brick or stone to wood is also a very important change. The proposed materials now are much more compatible with the District.

Since the applicant didn't submit new drawings for the garage, it seems the only suggestion from the HPC that was taken into consideration was pushing the garage further back on the lot, which was done (see new site plan in Circle 15 and previous site plan in Circle 40 ). Staff would recommend that the applicant consider the other design changes that the HPC recommended before submitting the HAWP for the garage.

The house that is currently proposed still has a larger footprint than the previously-approved design. However, the current proposal does appear to be an attempt to not overwhelm the historic school and to try to keep the sight lines open to the church and school building.

The average lot coverage in Hyattstown, according to the *Vision*, is 8%. In this case, the proposed lot coverage for the house and garage on Lot 108 is a little under 8% (not including the front porch or left side deck). This is a reduction in lot coverage from the first proposal.

Staff has some concern about the proposed windows. The left side of the house, which is the side most visible from Frederick Road, has no symmetry to the windows and seems to have many different sized windows. Staff would like to see more symmetry and more of a window pattern there. The right side is not visible from any public right-of-way and staff is less concerned with those windows. The rear of the house is also slightly visible from the street and again staff would like to see some consistency in window style and size.

For the HAWP application, the applicant will need to submit much more detailed plans. The HPC will need to see further material specifications and details (railings, columns, driveway, etc.). The HPC will also need to be able to understand the topography of the lot. Additionally, the applicant will need to submit new and more detailed garage plans.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant revise their plans based on the above staff discussion and the Commission's comments and then return to the HPC for a HAWP application.

looking up Second Alley from Frederick Road (lot on left side of alley)



the site of the new house (looking from Second Alley)

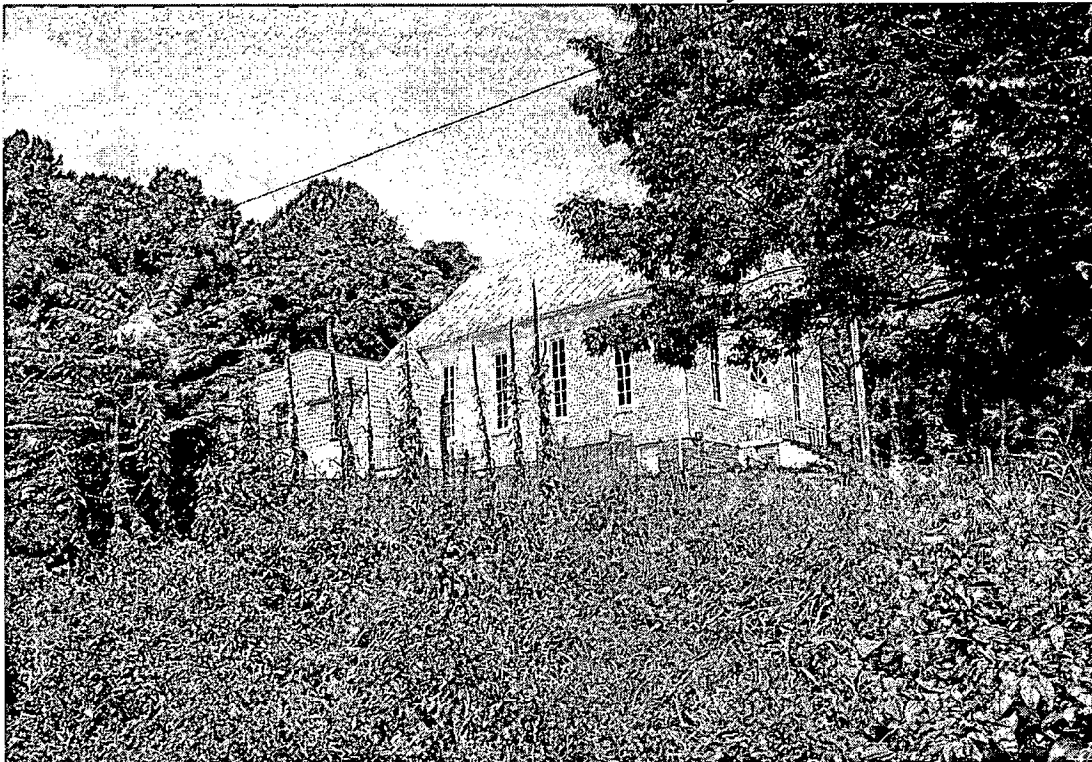


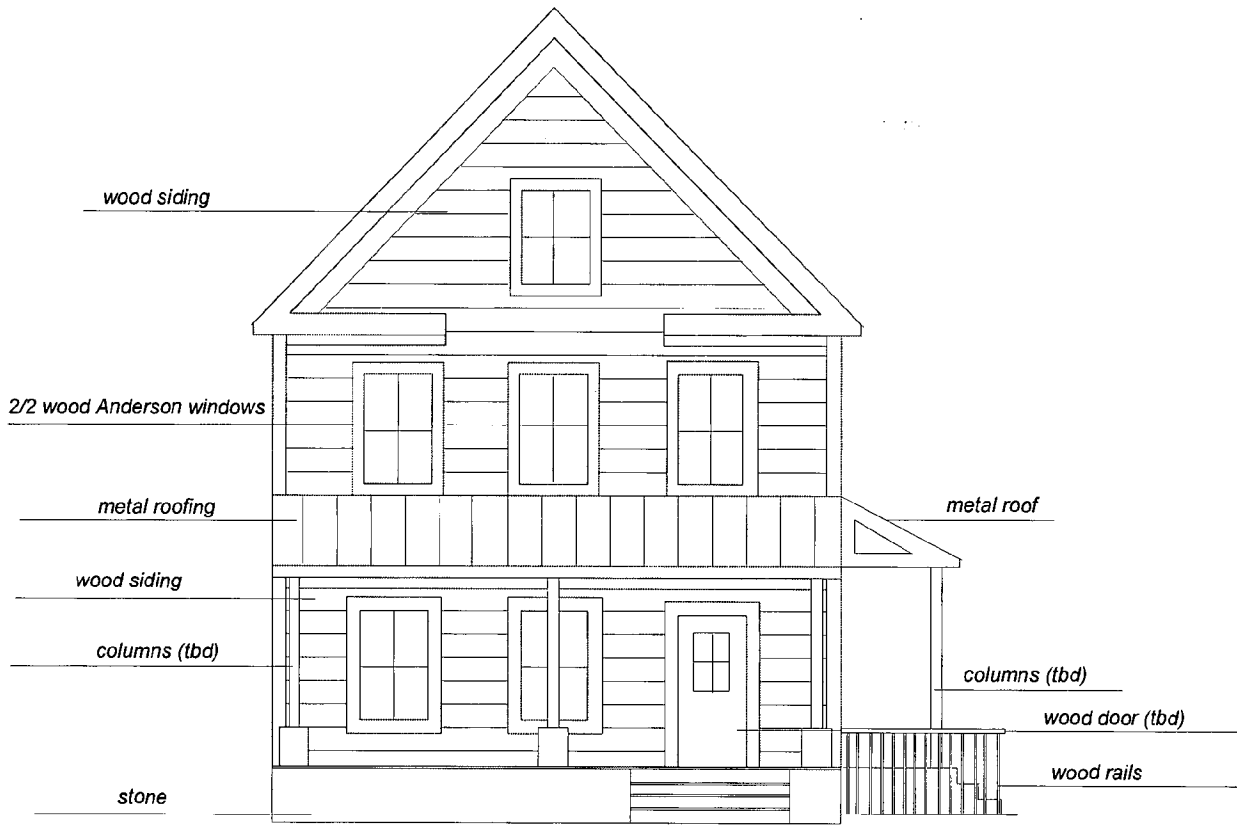


the school at the end of Second Alley

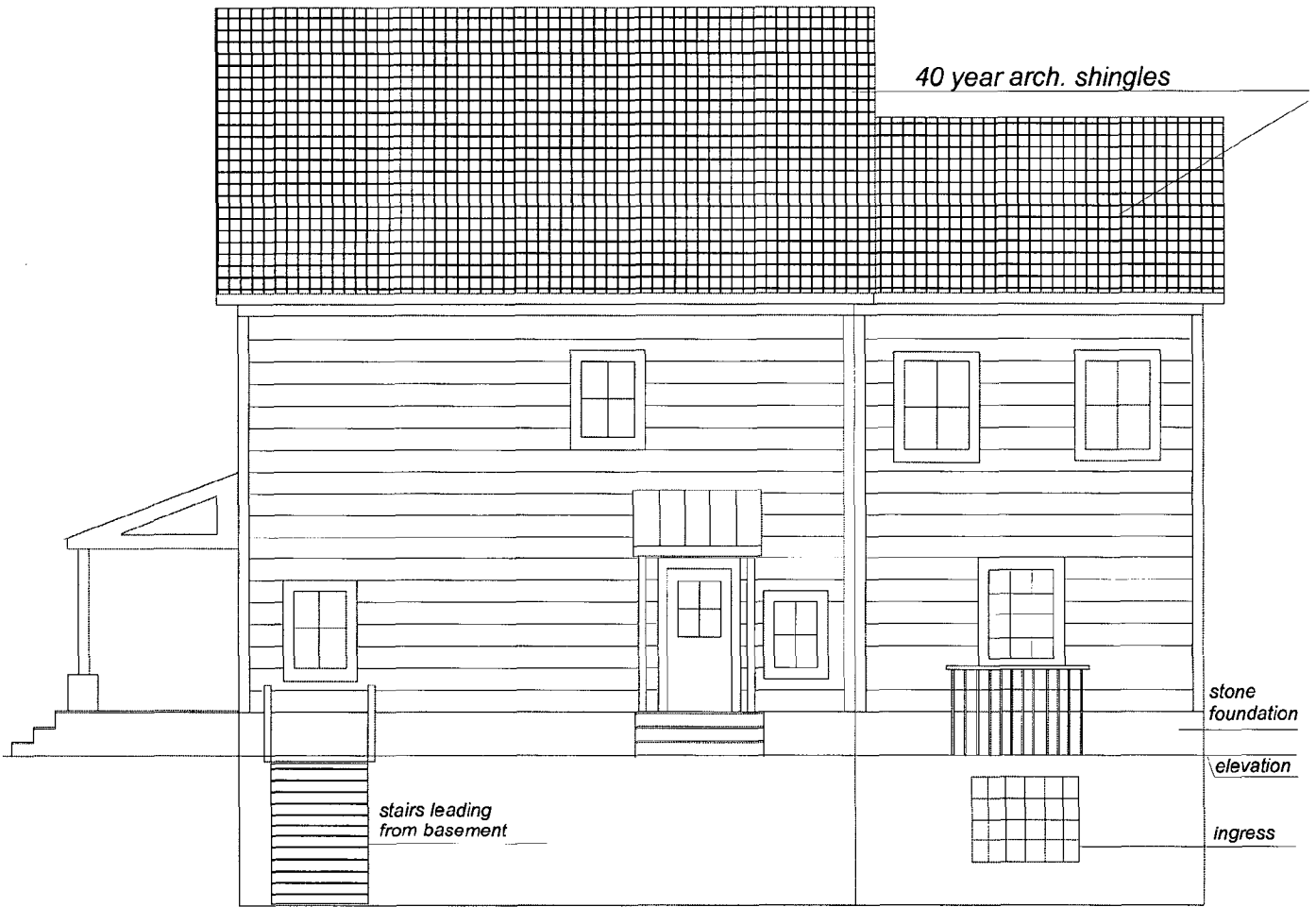


the church across Second Alley





scale:1/8"

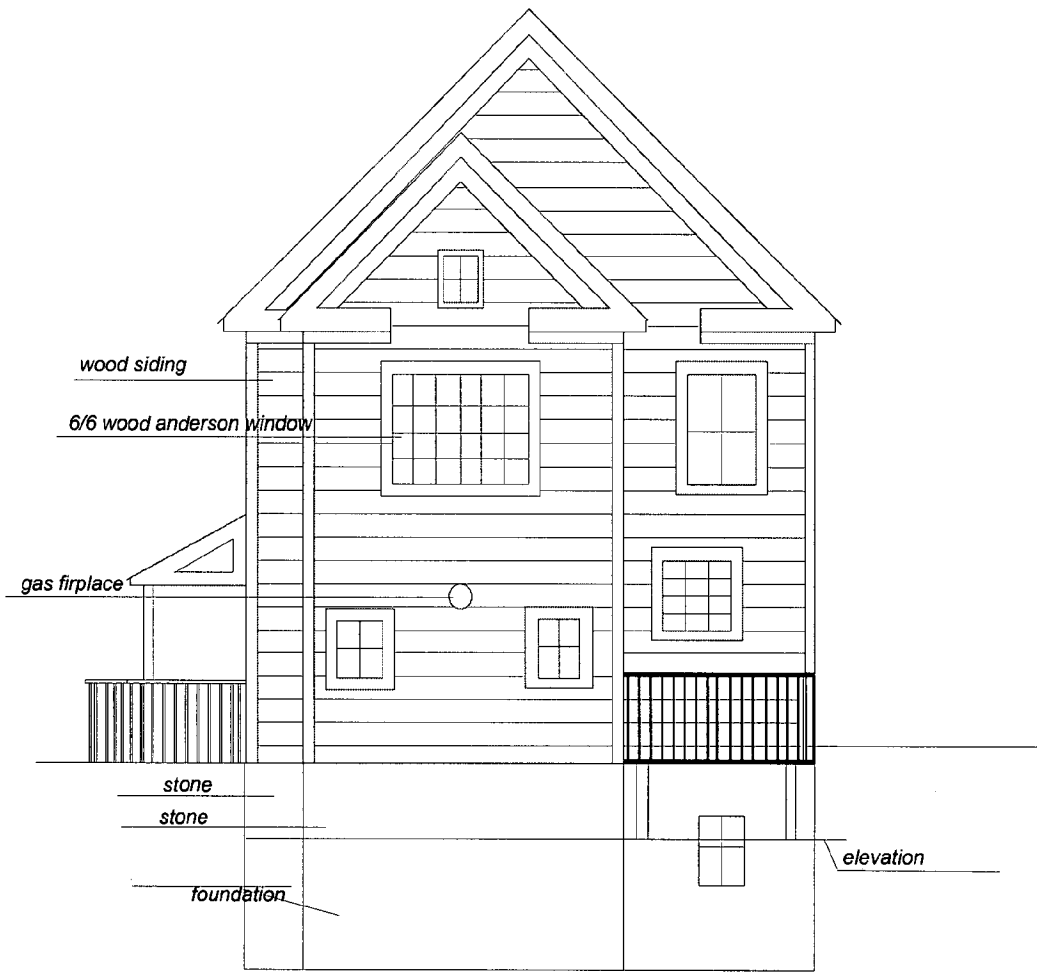


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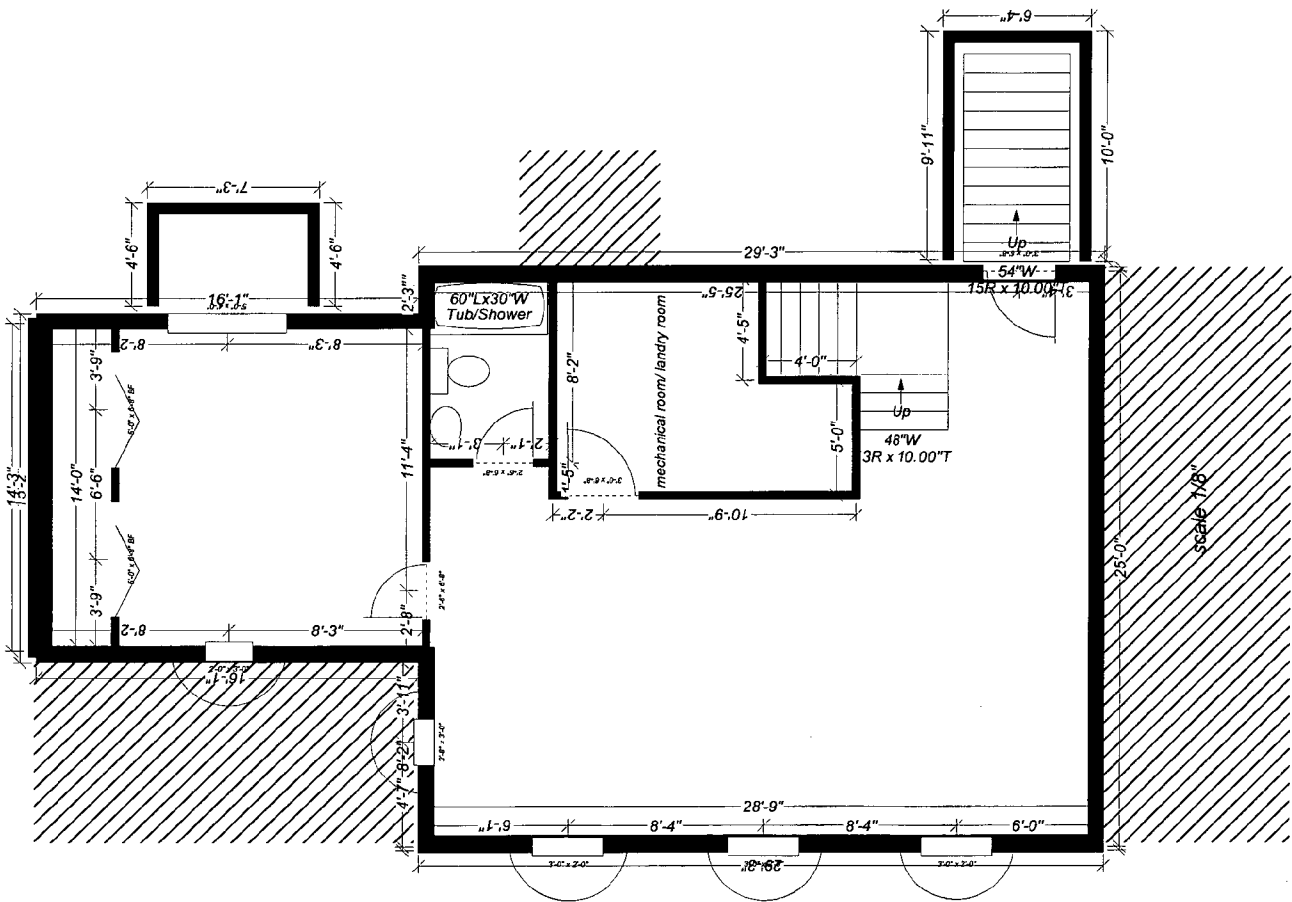


LEFT ELEVATION

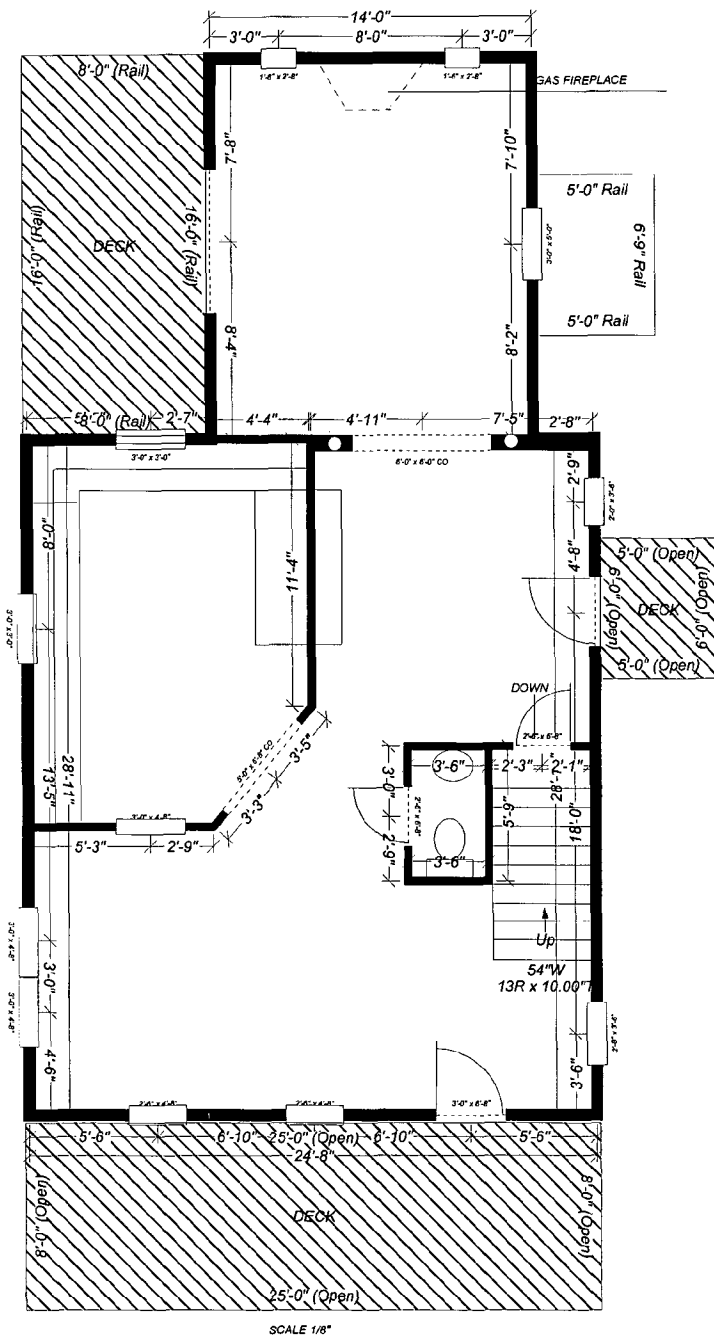
40/4



scale 1/8"



BASEMENT

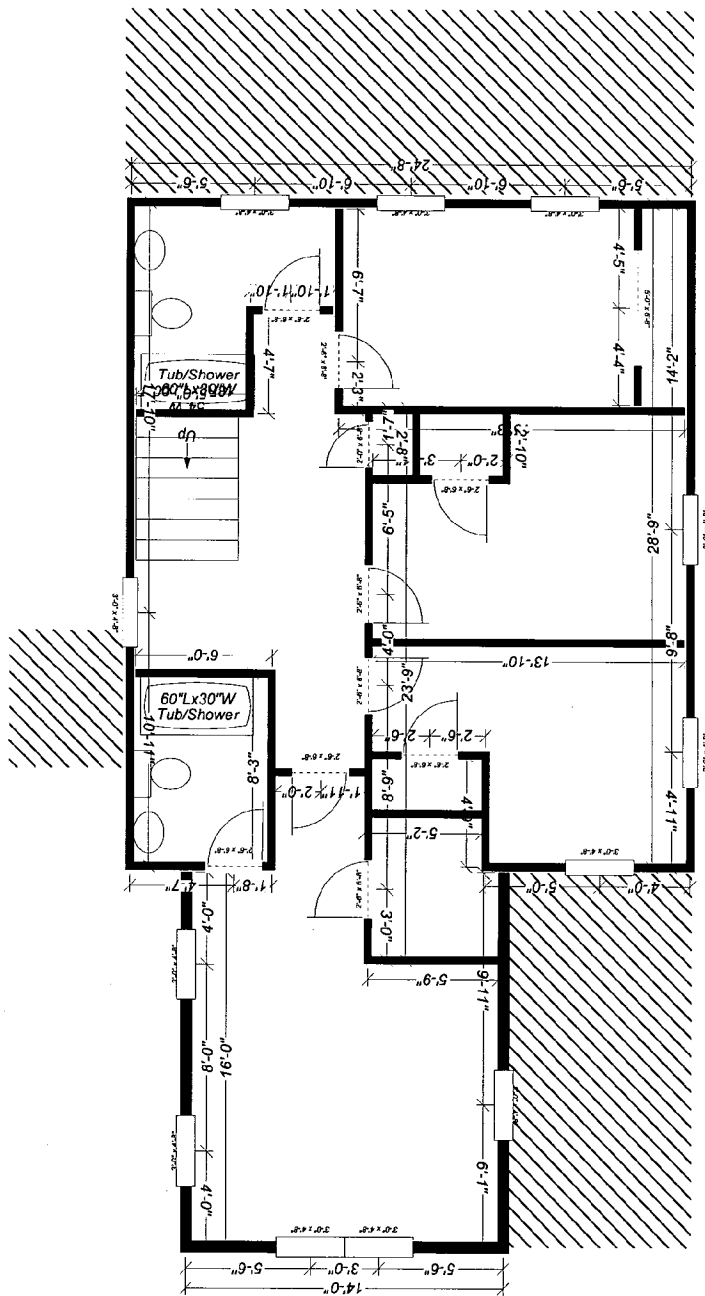


SCALE 1/8"

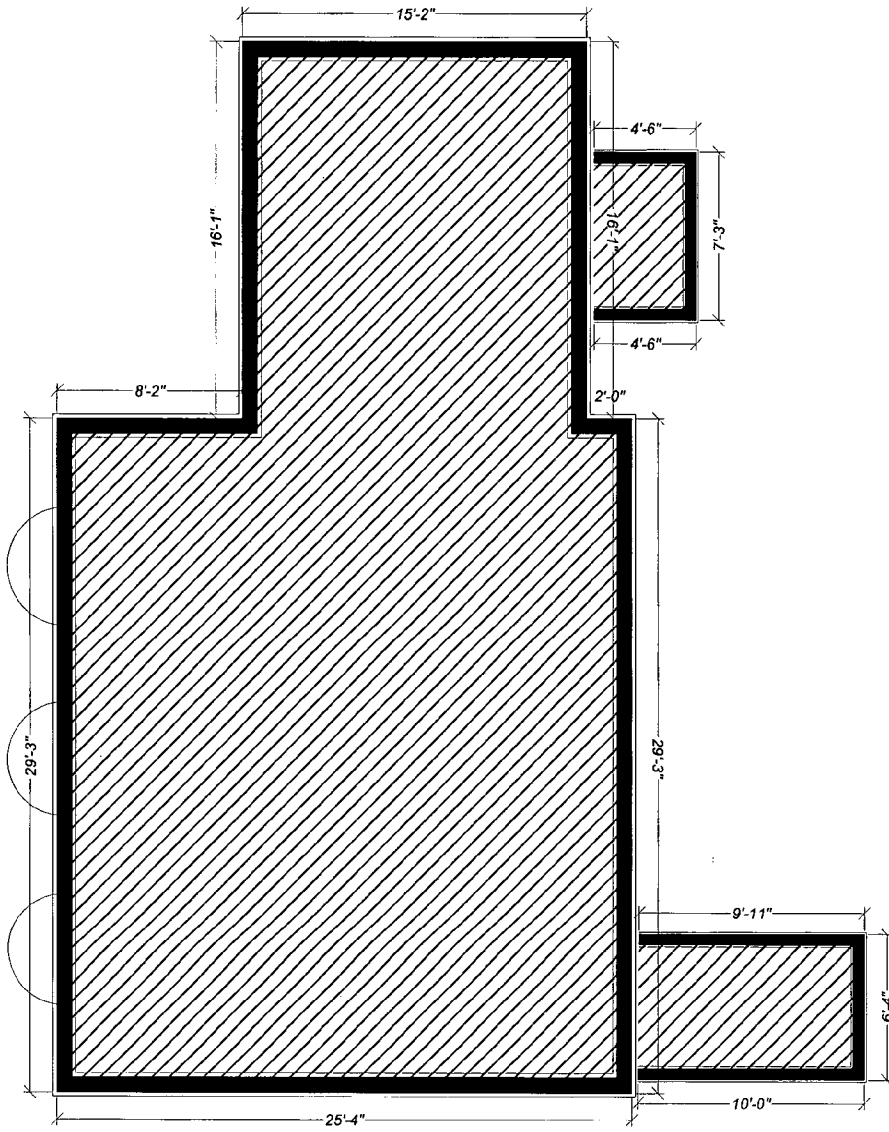
First Floor

43 TC

13 hh

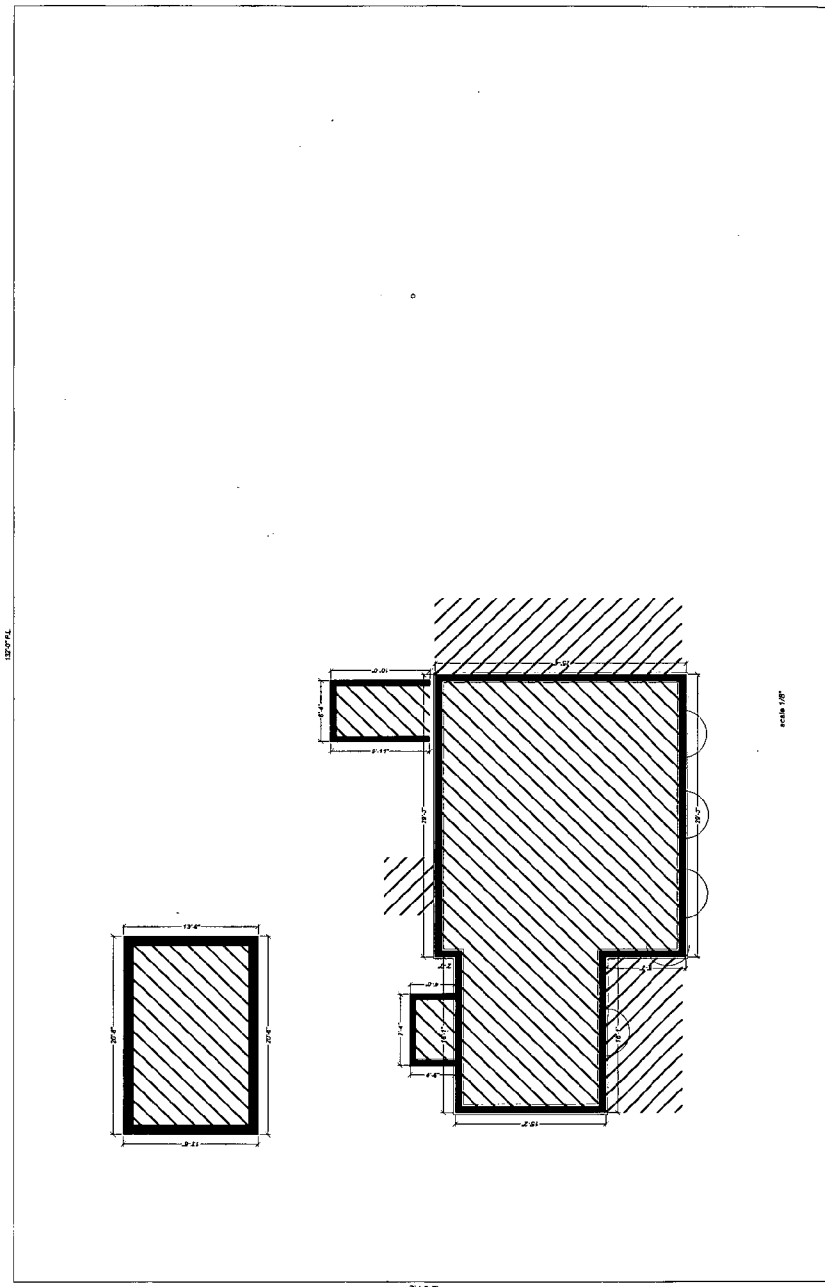






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MS. VELASQUEZ: The next case is III-A. It's a preliminary construction -- preliminary consultation for new construction in Hyattstown. Is there a staff report?

MS. FOTHERGILL: There is. I will give a brief staff report and then we can hear from the applicant. I have some visuals -- where the new construction is proposed.

This is Frederick Road in Hyattstown, and Second Avenue is an unpaved paper street in Hyattstown, and this is the intersection, so it's like I'm standing in Second Alley. The applicant is proposing new construction of a house and a detached garage. As a brief history, there is an approved HAWP for new construction at this site that was -- a previous owner came in to build a house and the HPC approved the design. The applicant has made some changes to that design -- he is coming in with a new proposal. He knows there is an approved HAWP, but he would like to submit something different so that's what we're discussing tonight.

This is looking up Second Alley. You can see the old schoolhouse at the end of the alley, and to the right of the alley you'll see in a minute is the historic church. The house would be built to the left of the alley. This is sort of if you're standing in the alley looking at the house, and actually you can see the tape measure and the applicant standing in the middle of the lot.

This is the historic church, which is just across Second Alley from the proposed house site. And this is the historic school which is now a residence at the end of the alley. And I actually submitted to you tonight a letter from the resident of this house discussing this proposal.

This is -- there have been two houses built recently in Hyattstown, and this is one of them, and one of the concerns staff has about new construction in Hyattstown is size. And this house was built taller and larger than it was approved by the HPC, but as you can see, it is -- if you are familiar with Hyattstown Historic District, it does not fit in. It is much too large.

This is the second house that was built, and actually it sort of has two sections as you can see, but in terms of the footprint, it's actually a smaller footprint that is proposed in the proposal that you have in front of you tonight for Lot 108, and you can see the larger house behind it. So, these are the two most recent new houses in Hyattstown.

The only other thing I want to say is that the approved HAWP that the HPC approved two-and-a-half years ago did not include a garage, so that is something that's never been discussed before. Originally, the approved HAWP was based on the idea that there had been a general store closer to Frederick Road, and that the applicant was to replicate that. And that is what that approved HAWP was for.

Do you have any questions of staff?

UNIDENTIFIED MALE: Is the approved HAWP still valid?

MS. FOTHERGILL: Yes.

UNIDENTIFIED MALE: And it's valid forevermore, until something is built?

MS. FOTHERGILL: Yes.

MS. VELASQUEZ: Thank you. Is the applicant here? Would you like to step forward, please? Please state your name for the record.

MR. ANDREWS: Yes, Curtis Andrews.

MS. VELASQUEZ: Thank you. You heard the staff report. Do you have any response to it?

MR. ANDREWS: Yes. I guess to give a description, we -- the approved house that was approved; the reason why this all started was the fact that I couldn't use that house is because the site plan was originally showing that the house was going to be 30 feet away from Second Alley. There is a well there now, and that is where they dug the well, and because of code, you have to build 30 feet away from that also. That moves the site plan 60 feet back. The original, I think, was only around 30 feet.

Once that took place, we, at that point, started looking at, well we have to submit an entirely new plan. We wanted the house that would have, I guess, enough room and enough size and that -- the original idea, when I was planning to purchase the property, was just to build for resale. At this particular time, we as a family looked at perhaps something different.

The size of the current house is showing to be three -- I think three bedrooms and we needed four. Unfortunately, the plan that I submitted in to, I guess, Michele, did not show that there would be four bedrooms, and I think

that the one you have now is just three. I did make a copy and I guess we'll give it to Michele and pass it around and show you the difference of the interior.

MS. VELASQUEZ: You can pass it now if you like while -- we can look at it while we talk.

MR. ANDREWS: The house that I'm proposing is seven feet larger than -- I guess, seven-and-a-half actually larger than the one that was approved, which takes it up, I guess, around 280 square feet larger than the one that was proposed. Looking at, I guess, the -- what enlarging the house has allowed us to do is be able to also use our third level as a two-and-a-half story house. That gives us a bedroom upstairs also.

MS. VELASQUEZ: Commissioners?

MR. HARBIT: When you purchased the property, you were aware that we had issued a Historic Area Work Permit?

MR. ANDREWS: Yes.

MR. HARBIT: And you talked with staff?

MR. ANDREWS: Yes.

MR. HARBIT: And staff advised you that the permit that had been issued for this site had been extensively discussed before, and that they were probably not likely to approve a different design?

MR. ANDREWS: Not exactly. They were told that we would have to go before the Board to have it looked at -- the Commission. It was not said they would not likely --

MR. HARBIT: I guess I recall this conversation not so very long ago. I was on the Commission at the time, and it was a very extensive conversation with the applicant at that time, about what was appropriate to be built at that location at this time in history. And we basically said that if the applicant could come up with a design that was essentially very similar in size and scale and massing and number of window bays and porch configurations, that that was acceptable because it was in keeping with what the historic development of the community had been.

My concern is that this -- your proposal is significantly different in terms of the number of windows and the height and the size and I'm concerned that it doesn't fit in to the historic character of an historic district.

MR. ANDREWS: Well, one of the things that I had the pleasure of doing was having a chance to speak to historian Mike Dyer, and basically what is happening, this particular lot is -- as we know, is a pipestem lot -- are flat lots. The original lot size on the front was 32 feet wide. After speaking with Mike Dyer and looking at the historical pictures that were once there, it's very difficult really to determine how exactly wide that those particular structures were at the time.

As long as we stayed within, making sure that we weren't over -- he said, gave me a quick number, over 30 feet wide, at that particular time people did not worry about as much about lot lines. They built right up to their easements. Matter of fact, the school that's built, it's built right up to the road. They didn't look at lots exactly the same way, so knowing exactly how wide, this thing had around 27 feet, it's really not a very wide structure.

Also the ones that were approve prior, too, had -- if I'm not mistaken, actually more -- I think a couple only had two windows and I think another one had another fancy-like window which the Board asked for it to be changed. Yes, the one that's pictures here has two, and then two up in the attic.

The other thing that I think could really be strongly considered in this particular proposal is, is that this particular lot slopes quite a bit. If you can see where they took the picture of the church, they're standing at that particular time across I think right on Second Alley. And what ends up happening is by the time you get to where this proposed building site is, it's about 20 feet different that the church, which substantially drops the height of that property in relation to the church. And -- Mr. -- home is tremendously also a lot -- it's quite a bit short.

The -- I'm not quite certain how the Historic Commission judges. I know that when we do it as far as a builder is concerned, the permit office looks at in what lines you are as far as the road is concerned, as far as your final height. So, I'm not quite certain how to explain height except for just what the structure itself.

MS. VELASQUEZ: We -- when we reviewed this for the original HAWP, it was greatly considered, which is how we end up with the final approved HAWP on that property. We do take topography into effect, very, very much.

I'd like to hear from somebody else.

MS. WILLIAMS: Just for clarification, I'm just a little confused about the existing well. Was the

HAWP that we did approve -- is the site plan shown in our packet, and was it closer to Second Alley, do you remember, Doug?

MR. HARBIT: I don't recall a discussion of the well at the time. And -- but the question is whether or not you move the well or redesign the house, I think. I think it -- I'm assuming, but maybe you could correct me, that it would be possible to build the house that we approved and --

MR. ANDREWS: Not any longer.

MR. HARBIT: -- and dig a well on another part of the --

MR. ANDREWS: You can't do that. This -- his septic field; that is the closest -- that is the only place that you can put it. You have the septic field and you have to be 120 feet, I think, or something like that, away from it and there's no other place on the lot.

MS. WRIGHT: Yeah, I think that there's two issues. I think that -- and staff has not argued about the fact that the house location has to be moved a bit. You can see on Circle 11 the proposed house location and I believe it's Circle 34 which is the old house location. We have not felt that the change in location is a big issue, but I think our concern has been that the house has grown from a 20 by 40 house to a 28 by 40 house, while moving. Plus a 20 by 25-foot garage has been proposed for addition. And just to give you again the point of reference of showing those images to you of new houses that have been built already in Hyattstown, the second of the two houses -- this one -- is an 800 square foot footprint. That was the same footprint as the house that was originally approved for this lot. Slightly different configuration of the footprint, but in terms of size, that is the size.

So, what you have to try to do is envision a house of about that size on this new location shown on Circle 11 and then you have to decide if that's a reasonable thing or if the house should be bigger, which is what the applicant is asking you for. And if in addition to a bigger house, you should approve a 20 by 25-foot garage.

MS. VELASQUEZ: Or, we could just grant -- just grant a -- or, just say why don't we just ask for a revision to the original granted HAWP and move the house location so it will be --

MS. O=MALLEY: But he wants a bigger house.

MS. WILLIAMS: I just have a couple comments. Second Alley is clearly a secondary road in Hyattstown. It's unpaved, it's gravel -- led back to the school. As a result, I think that any new construction should be almost secondary in nature to that school building and other primary resources in the town. And so, for that reason alone, I think that the proposed house should be reduced in size.

MR. ANDREWS: That's a very interesting point that you're making and I think a lot of time without actually seeing the actual elevation -- first of all, this particular house is facing Second Alley, so when you come down let's say Frederick Road, you do not see my house proposed where it's located in the proposed plan. You will not see it.

The other issue is -- with that being said -- if you pulled up onto Second Alley and you were heading toward the school, you do not see a very large property. The only property that you can see from Frederick Road is Thomas Parson's house. That particular home, if you flip back to Second Alley, my house will be behind that house, according to the new plan.

The other issue as to saying that it's a secondary structure, the property that I'm proposing is considerably smaller in a lot of areas in a lot of the houses that are there. The one that was approved; that was over 1,300 square feet, is also on a secondary lot, and it is extremely large. The house that I am asking for is much smaller than that one in comparison, and even in design. It does not look as massive, is not as fat, and by being long and narrow, it does look a lot slimmer. That other house is -- it's not very attractive and I'll be honest, most of the neighbors don't like it.

MS. WILLIAMS: I guess my second comment is what is successful about the second approved house that -- footprint of the approved HAWP for this site is it's sort of a series of structures. You've got a front a front building and a rear building and then kind of unified by a porch. It's not a block -- it's not a large block structure. So, I'm not sure about -- you could look at it if you want to gain a little extra square footage from the previously approved HAWP maybe setting back some kind of an L or something, that may be less massive in appearance, but is just as is proposed tonight, I think it's too big for the site --

MR. ANDREWS: All right.

MS. WILLIAMS: -- and it's not appropriate to the historic character of Hyattstown, so I would like to



look at reducing it somehow. If you absolutely can't reduce it, try and mitigate it with architectural detailing in terms of, you know, recessions and a little bit of --

MR. ANDREWS: One of the things that we noticed and what we really liked about Hyattstown was its simplicity and also the fact that there are so many different type of designs of homes for that time period. There is an inn that I guess is pretty much in front of my property -- I have a picture of that one, also -- that is probably about 60 feet long, very simple, very simplistic, it's a very nice looking structure, and ours is considerably smaller. You can't really tell how big it is -- this particular property. It sits right alongside of Frederick Road, and for that reason you can see it very closely how long it is.

MS. WILLIAMS: I guess, you know, one of the things about the approved HAWP is that we approved what is a really vertically kind of emphasized structure. It's two bays, two stories, you know fairly -- what you're proposing is a really wide four-bay front elevation, which doesn't really retain any historic quality. I mean, that's -- the pitch of the roof is lower, the L in the facade is wider, it's not -- there's nothing really unique about that --

MR. ANDREWS: Actually, the one that I proposed --

MS. VELASQUEZ: I think the way -- real ideas since this is a preliminary consultation --

MR. ANDREWS: Okay.

MS. VELASQUEZ: I'm going to poll the Commissioners --

MR. ANDREWS: Okay.

MS. VELASQUEZ: -- and let them each give you their remarks on what they think of this. Again, it is preliminary, so Commissioner Breslin?

MS. WRIGHT: And please do address the garage as well. We haven't really discussed that.

MR. ANDREWS: Well, as far as the garage structure --

MS. WRIGHT: I meant -- I'm sorry, I meant the Commissioners --

MR. ANDREWS: Okay.

MS. WRIGHT: -- please say what you have to say about the garage as well.

MR. BRESLIN: Well, to start with, I agree with some of the things that other Commissioners have said. I think there=s nothing magic about the size of the old house -- of the previous HAWP, but it gave a narrower face to the street, and I think that=s a very good thing considering the size of the surrounding houses and the size of the lot.

And I think you can achieve a larger house with a narrower face to the street doing something like that.

MR. ANDREWS: I=m not facing the street; I=m facing the alley.

MR. BRESLIN: Facing the alley, excuse me. So, I would think one approach would be, if you wanted something larger, is to go with something larger than the old HAWP if that=s what you desire, but to do something with the massing then facing the street and the way the mass -- together to make it seem smaller. And I think you can do that skillfully with a fairly large house -- not necessarily this large, but larger than the original HAWP if you do things like that rather than have a block.

And another thing I would suggest as far as the garage, I think a house like this with an outbuilding is not inappropriate. Since your house is fairly far set back on the lot, I would consider pushing the garage further back on the lot. Because usually an outbuilding is further back and subservient to the house.

And the last point might be when we finally approve it, it might be nice to have some drawings that are a little easier to read and a little more specific as far as detailing and materials. And, you know, these drawings -- as an example, the little bathroom window facing the front, you might want to reconsider that. I think that will come when you finesse and --

MR. BURSTYN: Yeah, I would say that I=m all right with the garage as a separate structure and also make sure that, of course, the framing or like the doors of the garage are also compatible with the architecture.

And on that note, it seems that any design of the home should be totally compatible with what=s existing in the Hyattstown area now, and not -- not get away from that and call your attention and have a question that I=m reading the letter from -- or, e-mail from Tom Bartz, and he notes that he is opposed to a brick or stone exterior. He would recommend the wood clapboard siding and I was wondering are you okay with that?

MR. ANDREWS: Yes. I did want the Commission to make the final decision on that, however, though.

But I am okay with that.

MS. VELASQUEZ: Commissioner Anahtar?

MS. ANAHTAR: Yeah, considering the size of his lot, I don't have a problem with him wanting a bigger house. And what he had before for this size of lot was nothing more than a townhouse to me. So, I can understand that he wants a larger house for this lot.

And, you know, what Commissioner Williams said is that, you know, if we had wanted to keep the proportions the same for the front facade, it's easy to do. I mean, you can do it at the front and then with a little bit of setback then in the back, towards the back you can just, you know, just bring it to the size that you want.

And I also agree with you about of course improving your drawings because these are not good enough for us to understand, you know, even -- you know, how you're -- you know, you can have four bedrooms on this floor it's not clear to me.

MR. ANDREWS: I'm sorry, there's three on that floor, you're correct.

MS. ANAHTAR: Three here now.

MR. ANDREWS: There's one that would be in the half story.

MS. ANAHTAR: And the bathroom location, I mean -- yeah, in general.--

MR. ANDREWS: I understand.

MS. ANAHTAR: -- I do not --

MS. VELASQUEZ: The drawings are what you're going to always going to hear from this Commission.

There are four architects on this Commission.

MR. ANDREWS: Respectfully understood.

MS. ANAHTAR: So, on garage I don't have a problem as long as it goes with the character of the house and set back.

MR. FULLER: I guess going through it, echo several things. I'll change a few as well, but first one,

documentation I think is definitely an issue. I may actually like what you have, but I have no way of knowing because the drawings -- it's really too hard to tell.

I think that let's also make that we've got everything covered. You're showing the house underneath the electric line serving the back. So long as you're prepared to relocate those, that's fine. Just don't have that become another Awhoops@ that when we start looking at wells and septic fields that it all fits.

As it relates to massing, I think massing -- the scale of the house needs to feel smaller than what's generally proposed. Whether that's making it slightly shorter, that problem would help it a bit. Quite frankly, from my perspective I'm more worried about what this house looks like from 355 than I am from Second Alley, so I'm actually a little bit -- I would not recommend making it longer per se, but there are tricks you can use to break down the overall scale and I think whatever you can do to do that is going to be useful.

I think I'd prefer to see wood siding on the house and I don't have a problem with the garage going in as a separate structure. I think that's appropriate. I think there's enough space on the property to make them both work, but I think the real issue is to make sure that the scale of the house gets broken down as you start to develop details on it and reflect it in some accurate drawings.

MR. HARBIT: I definitely would encourage you to use wood or a material other than brick, possibly a hardiplank siding, but wood is probably a better siding. I think the scale of the HAWP that we approved is the appropriate scale for this site and a larger scale is not appropriate. So, I think you need to design a building that fits that scale. And I'll reserve judgment on a garage until I see where it's placed and how it looks. I can't comment on that at this time.

MS. O'MALLEY: My comments would be, first of all, I think that the overall height of the house should be brought down. You should have -- pitch this more like a 10 by 12 -- 10, 12 instead of 12, 12. And that you'd still be able to have a room up there with that kind of pitch.

What did you want to say?

MR. ANDREWS: This structure that I'm building is actually it's a modular and unfortunately my pitch can only be 9 or above.

MS. O=MALLEY: So, what would a nine be? You could still do it with a nine?

MR. ANDREWS: Let me make sure that I --

MS. O=MALLEY: The 12 is very Victorian.

MR. HARBIT: Are you planning on putting a modular home there, did you say?

MR. ANDREWS: A modular structure. The house would be a modular construction.

MS. VELASQUEZ: Well, anything can be built

modular --

MR. ANDREWS: Oh yes, definitely, and it will definitely be to the standards of the --

MS. O=MALLEY: I would not go with the brick or stone. It needs to be wood or hardiplant. I think the garage should be more like an outbuilding with a lower pitch of the roof and no window in the gable end.

MR. ANDREWS: Okay.

MS. O=MALLEY: But I=d like to see the overall size brought down some.

MS. WILLIAMS: In terms of -- I don=t have any further comments, but in terms of the garage, I=d also like to see this very much a secondary small resource that=s in keeping with, you know, a farm-like setting, so -- more of a shed that can hold a car, rather than a garage.

MS. ANDREWS: Okay, and when you say a shed, I mean what size is that -- I know there=s outbuildings that are -- like I think there=s one I know of that=s like 14 by 30 --

MS. VELASQUEZ: I=m familiar with that.

MS. WILLIAMS: I don=t know what the smallest size a garage can be, but let=s see if we can push the limit. You know, make it as small as it can be; you know 12 by 20? I don=t know --

MS. WRIGHT: You=re saying you would prefer a one-car garage rather than a two-car garage?

MS. WILLIAMS: I didn=t see it as a two-car

garage --

MR. ANDREWS: Yeah, it=s only a one --

MS. WILLIAMS: Yeah, I=d want a one -- I mean, I only see this as a one-car garage as being shown.

MR. ANDREWS: It=s only a one-car garage. You can only fit a car 15 feet wide.

MS. WILLIAMS: Yeah, I would definitely only want to see a one-car garage. And that=s -- like a tight, one-car garage.

MS. WATKINS: I would agree with what the other Commissioners have said about the wood siding, bringing the scale down, bringing the pitch down and the garage I think should definitely be a shed-like building, rather than a formal garage.

MS. VELASQUEZ: There you have it. I think what -- I think you get the idea that we=re going to bring down the scale or the seeming size of this house, have a one-car garage, and we=re not going to have a brick building. The roof pitch goes when you submit your architect=s plans to any modular manufacturer -- they can build anything you like.

MR. ANDREWS: Yes, I=m a modular builder. I did have one question in regards to elevation. Currently, this particular drawing was done on a Victorian style. Should I continue to leave it on this type of style or should I look at something else as far as elevation is concerned?

MR. BRESLIN: Take a look at the houses in the neighborhood and I think you=ll want to be sympathetic, but not -- you know want to do a historic recreation necessarily, but be sympathetic and I think you=ll probably see that the most attractive houses are the ones that are simple. You know, nicely detailed, but simply detailed. I don=t think you want to have a lot of Victorian fanciness, but well proportioned shutters, cornerboards over the details. That will make it sympathetic with the other buildings.

MS. VELASQUEZ: Okay? So, feel free to work with staff if you have questions between now and the time you come back.

MR. ANDREWS: Okay. I=m a little confused about --

MS. VELASQUEZ: Well, I=m sure they=ll be happy to talk to you. We do that.

MR. ANDREWS: Thank you.

2 October 2003

To: Montgomery County Historic Preservation Commission  
From: Friends of Historic Hyattstown  
Subject: Curtis-Andrews new construction at 26002 Frederick Road, Hyattstown

Friends of Historic Hyattstown welcome this opportunity to comment on this proposed new construction in Hyattstown. We believe that this HAWP should be approved after some modifications. We believe that (limited) infill, such as with this house, plays a critical role in the revitalization and is necessary to the long term health of the Hyattstown Historic District. We believe that appropriate infill construction should be considered as contributing resources to the Historic District and thus, should be encouraged.

#### Site Plan

The proposed location on the site of the house and garage is very appropriate. The property is accessed from Second Alley and positioning the house facing Second Alley makes sense. The house is rectangular and is situated on the rectangular lot with the long directions running north and south. The proposed garage and driveway/parking area are located behind the house, maximizing the view of the house and minimizing view of the parking area.

The only change we might suggest is that the applicant might consider the possibility of situating the house and garage slightly further to the south, closer to the lot line (if setbacks allow), in order to maximize contiguous open space. This also opens up the viewscape from Frederick Road of both the old schoolhouse and the church. Just a thought, however, not a real concern.

#### Architectural Style

We believe that the proposed style of house, in the spirit of the old store once located on the property, is appropriate to the simple and plain vernacular architecture in Hyattstown. However, we think that the boxy nature of the building may need to be dressed up slightly with some, though not too much, architectural detail. As indicated elsewhere, we suggest that the applicant experiment with window location, size, and style - especially on the long side facing Frederick Road, and consider the contribution of the front porch style and material in providing architectural detail. As indicated elsewhere, a roof with a 12/12 pitch is too much. With regard to the 40' east-side facing Frederick Road, we might suggest that the applicant also consider a side door/entry with simple steps off of the family room facing east. This may or may not work - the general idea here is addressing and breaking up the large expanse on the side of the house most visible to the road.

#### Windows

The applicant proposes 2x2 wood windows that may be acceptable, but without architectural drawings it is difficult to say. The windows should have true divided lites, not fake snap-on/in muntins. As an alternative, we suggest that the applicant consider 4x4 windows. Without architectural drawings, it is hard to visualize how 2x2 or 4x4 would fit with the house. However, the lines of the house are simple and plain, and 4x4 windows may added some needed architectural detail (6x6 would probably be too much), while 2x2 may make the house look too boxy and flat, especially along the 40' long east side facing Frederick Road. During the process of developing architectural drawings, we suggest that the applicant experiment with location, sizing, and number of lites of the windows, especially along the long east side, in order to determine the appropriate level of architectural detail. One suggestion is varying the size of the windows and the number of lites - for example, a modest-to-large sized 1x1 facing Frederick Road in the front living area, more standard double-hung windows in the family room, and smaller 4x4's on the second floor - the idea is to make long east side less flat in appearance. Slight changes in windows have the ability to dramatically change the character of a house.

### Roofing

The applicant proposes asphalt shingles for the main roof, which is appropriate. The HPC staff has suggested a standing-seam metal roof for the porch. We tend to agree and believe that the house with its simple, plain lines might benefit from the added architectural detail of a metal roof on the porch (plus the added benefit of the pleasant plinky lazy sound of rain on the metal roof on a drizzly day).

### Porch

The applicant proposes a 8'x27' full length front porch with three posts/columns - the size and massing of the proposed porch is appropriate. The material should definitely be wood and the detail - simple, not ornate. The proposed 5/12 pitched roof is appropriate, and as indicated above, a metal roof might work best. During the process of developing architectural drawings, we suggest that the applicant experiment with four posts/columns as well in order to determine the appropriate level of architectural detail, massing, and open vs. closed presentation of the front of the house. The HPC staff has suggested adding a railing. We do not believe a railing is necessary (unless of course required by code). A substantial number of houses in Hyattstown do not have front porch railings, and many houses that do, have railings that are not original (for example, the Hyatt, Horine, and Smith-Darby houses). We note that the proposed house is in the style of an old store - which likely would not have had a railing. In any case, we believe that a railing, to be or not to be, is a largely a matter of personal preference. If the applicants find that they prefer the look and/or functionality of a railing, it should be compatible with those on other porches in Hyattstown - it should not be in the style of a deck.

### Garage

The previously approved HAWP did not have a proposed garage. However, there are many properties in town with outbuildings mostly functioning as storage areas (only a few are sufficiently large to be used as garages). The dimensions of the proposed garage are modest, 15'x20', and its location behind the house are appropriate. The applicant proposes a rear door, several windows on the side of the garage, and a window in the gable that are all appropriate from a functional point of view. We note that although many of the existing outbuildings in Hyattstown lack significant numbers of windows, they are also dark inside. We suggest, however, not overdoing the number and sizing of windows - keeping the feel of an outbuilding, keeping it simple, not too much detail. We suggest the applicant consider whether the window in the gable is necessary - at the minimum a smaller sized window would be more appropriate.

The applicant does not explicitly state the roofing material proposed for the garage. We believe that either asphalt shingles or a standing-seam metal roof would be appropriate. We suggest the applicant work at keeping the garage in the style of a outbuilding and consider such things as a metal roof, only a few, smaller windows, and possible vertical plank siding. We have several concerns, however, about the garage. First, cladding the garage in brick or stone would be definitely out of character with other outbuildings in Hyattstown - the garage should definitely have wood (or Hardi-Plank) siding. Second, the 12/12 pitch of the roof is simply too steep and would be out of character with other outbuildings in Hyattstown - which are largely 9/12 (sometimes 6/12) or have shed roofs. Third, the applicant has not explicitly stated the type of garage door proposed. We believe a single "barn" door, a double swing out or a double sliding set of doors would be appropriate (a contemporary-looking scroll up multi-course door would not be appropriate) and the door(s) should probably not have windows, which would probably be adding too much architectural detail.



**Siding**

The applicant has proposed cladding the house in brick or stone. This would definitely be way out of character with the more traditional, vernacular architecture in Hyattstown. The house should definitely have wood (or Hardi-Plank) siding, either clapboard (probably best) or drop. The house is of modest size, and cladding it with brick or stone would make it stand out, significantly increasing the apparent massing of the house highly visible out in the middle of a centrally located open space in Hyattstown.

**Footprint and Dimensions**

The prior approved HAWP for this property was a rectangular 20'x40' (800 SF footprint) house somewhat in the style of the original store located on the property. These dimensions are very modest and make for a somewhat cramped house. The 9'x10' (90 SF) and 9'x12' (108 SF) secondary bedrooms in the prior approved HAWP house are relatively small, actually at or pushing minimum design standards - 10'x12' secondary bedrooms are more typical design standards.

Considering the small-to-modest size of the prior HAWP, the applicant has proposed a somewhat larger, yet still modest, house with dimensions 27'x40' (1080 SF). The size of this house is compatible with other houses in Hyattstown. The nearby Christian Church parsonage is a 30'x30' original structure plus a recent 6'x30' one story addition for a total of about 1100 SF. The Hyatt House across the street has an approximate 18'x50' original section in the front plus other older additions totally probably 1300 SF. The recently painted yellow Brengle-Burdette House up the street has a 27'x27' original structure plus an old 18'x18' addition for a total of about 1050 SF. The Gardiner House across the street has a 18'x28' original section plus 10'x18' and 18'x18' two story additions to the rear and a 6'x18' enclosed side porch for a total of about 1100 SF. The neighboring Horine House is 25'x28' plus an approved HAWP for a one story addition to increase the footprint to about 950 SF. The unoccupied Davis House is 20'x40' (like the originally approved HAWP), but has only two rooms (albeit good sized) on each floor with no room for bath or kitchen. When occupied, Davis House had a kitchen/dining addition to the rear (now gone) - from residual outline, it looked to be maybe 15'x20' - thus for a total of about 1100 SF.

We believe that the proposed 27'x40' house in the new HAWP is not significantly out of scale, with regard to footprint, to the other houses in Hyattstown and is more functionally sized than the small-to-modest 20'x40' house proposed in the earlier HAWP. However, we agree, in a sense, with the HPC staff concern that it's massing may be too much. Reducing the footprint of the house may necessary; reducing the pitch of the roof is definitely necessary - a three-story house is not appropriate.

The applicant proposes a very steep roof with a 12/12 pitch. This is incompatible with the architectural styles in Hyattstown, which are largely modest 9/12 pitched roofs. Given the modest-to-large size of the proposed house and its highly visible location from Frederick Road, we believe that this steeply pitched roof would make the house stand out and look decidedly out of place - being the only 3-story structure in Hyattstown. We strongly believe that the roof should be a more moderate 9/12. Undoubtedly, the high pitch was to provide adequate space for the apparently proposed (2) bedrooms on the third floor. However, even with a 9/12 pitched roof for the 27'x40' dimensions, this makes for an effective 10'x40' usable space on the third floor, which is more than adequate for two bedrooms with closets, a bath, and storage space. Furthermore, the 27'x40' second floor could easily contain 3 bedrooms, rather than the rather large 200 SF secondary bedroom and the very large 400 SF master bedroom suite (including bath). We fully understand that the HPC cannot dictate the size and shape of interior spaces. The point here is that a 27'x40' 2½ story house with a 9/12 pitched roof is still a good-sized house with more than adequate space for 4 bedrooms. If the applicant really needs more space, we suggest that they add a basement freeing up space now designated for laundry and storage areas. A three story house with a very steeply pitched 12/12 roof is not appropriate, would be definitely out of character, and would stand out significantly, being especially visible out in the middle of a centrally located open space in Hyattstown.

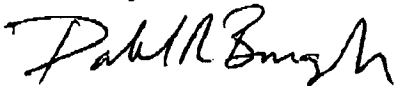
**Stormwater Management**

Stormwater management is a significant issue throughout Hyattstown. There is an enormous amount of water that comes off the big hill between Hyattstown and I-270. Currently when there is a heavy rain, especially when the ground is saturated, the gravel in Second Alley washes out and there is a torrential stream that runs down the big field between this property and Frederick Road that floods at least two properties immediately downstream at the end of the field. Like other places in Hyattstown, there is more than likely, in addition to surface stormwater, just below the surface water flowing through the property. We realize it is not the responsibility of the applicant to solve stormwater problems for other properties. However, new construction with more cleared land will worsen the situation and there are stormwater issues that directly impact this property - most specifically Second Alley. We suggest that HPC require a stormwater management plan as part of the final HAWP.

**Summary**

Friends of Historic Hyattstown appreciate this opportunity to comment on this proposed new construction in Hyattstown. We believe that this is largely appropriate infill construction, that it will contribute positively to the character of Hyattstown, and encourage the applicants to proceed. We believe this HAWP should be approved with modifications - our two biggest concerns are that the siding should be wood and that the pitch of the roof should be 9/12. Cladding the house in brick or stone would make house appear too massive and be distinctly out of character in Hyattstown. A 12/12 pitched roof would also be incompatible with other houses in town - it would be the only three-story house - it would be way too massive and stand out in a very visible, centrally located area of town. With regard to the proposed garage, we suggest designing it to have more of the appearance of an outbuilding. With regard to the long east side facing Frederick Road, we suggest experimenting with windows (and possibly a door) to provide some, but not too much, architectural detail.

Sincerely,



Donald R. Burgess, Jr., Treasurer  
Friends of Historic Hyattstown  
PO Box 467  
Clarksburg, MD 20871

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** Lot 108—26002 Frederick Rd, Hyattstown   **Meeting Date:** 10/08/03  
**Applicant:** Curtis Andrews   **Report Date:** 10/01/03  
**Resource:** Hyattstown Historic District   **Public Notice:** 09/24/03  
**Review:** Preliminary Consultation   **Tax Credit:** None  
**Case Number:** N/A   **Staff:** Anne Fothergill

**PROPOSAL:** New construction of house and garage  
**RECOMMEND:** Revise and return for second Preliminary Consultation

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BACKGROUND:

New construction in the Hyattstown Historic District is a sensitive issue. The following brief overview of new construction in Hyattstown has been taken from previous staff reports and the document entitled, "*Vision of Hyattstown: A Long-Range Preservation Plan*".

Only two new houses have been built in Hyattstown since the district was established in 1986. A few additional HAWPs for new construction have been reviewed and some approved but the houses were never built. In all these new construction cases, the unique history and fragile historic fabric of the town have been major issues of discussion.

Hyattstown, founded by Jesse Hyatt, was originally platted in 1798 and is significant as one of the largest cohesive collections of relatively unaltered 19<sup>th</sup> century buildings in Montgomery County. The town, a rural village, was created to service the needs of travelers and nearby farm facilities. It is located along a single, tree-shaded street and is a fine example of linear development along a major artery, opened about 1750, to connect the tobacco port of Georgetown with the colonial City of Frederick. With the establishment of Washington as the nation's capital, Frederick Road continued as an important artery linking the westward expanding frontier to its new capital city.

Hyattstown appears today much as it did in the 19<sup>th</sup> century. Interspersed among modest homes are many structures essential to 19<sup>th</sup> century village life including a school, churches, shops, offices and a hotel. The majority of the homes in Hyattstown were erected close together on quarter-acre lots and very close to the roadside. The houses, mostly built between 1800 and 1900, are visually important features of Hyattstown's streetscape. The historic district is comprised of approximately 38.6 acres and about 30 structures. The lots and alleys are situated just as they were back in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Included in the district in addition to residential uses are churches, a restaurant, a barber

shop, and the volunteer fire department.

In terms of new construction, an important reference document is the comprehensive study of Hyattstown, prepared by a consultant for M-NCPPC in August, 1992, called "*Vision of Hyattstown: A Long-Range Preservation Plan*". The study focused on various character-defining features of the district which include setbacks, rhythm and space between buildings, and geographic and landscape features. **This report states that there is very little departure from the strict linear configuration of houses facing Frederick Road.**

In reviewing past proposals, the HPC and staff have often had concerns about various factors including the massing and character of a proposed structure, issues of compatibility raised by the design of the new house, and the necessity for landscaping to buffer new construction from the historic road. In terms of the back lots, there has been concern about the establishment of a precedent of approving new buildings to be sited in the backyards of existing homes fronting on Frederick Road.

Generally in this district the HPC has required that any new construction have a small footprint (800 or 900 SF) and low height (1 ½ story or 2 story) and utilize wood trim, wood siding, and wood double-hung windows/doors and traditional porch rail details for a small structure, fairly devoid of ornamentation. In at least one case the HPC required that the applicant acquire archeological information from the M-NCPPC Parks Department Archeologist on the nature of an existing foundation (if a building had stood on the lot).

The proposal now before the HPC is from a new property owner who wishes to construct a new house and garage on a back lot in historic Hyattstown.

### **PROJECT DESCRIPTION**

Originally in this vicinity there was a general store which stood close to and faced Frederick Road on Lot 40. That building no longer exists. In 1967 a new lot—Lot 108—was created by deed which includes parts of Lots 40, 94, and 95. 2 ½ years ago, a HAWP was approved for new construction of a narrow two-story house Lot 108, facing Second Alley in Hyattstown. After much discussion with the HPC and staff about what would be appropriate in this site, the applicant designed the house to replicate the historic general store. The house was never built and the property was sold. The new owner, the current applicant, knows that the approved-HAWP is still valid, but has submitted a new proposal for the HPC's consideration.

Lot 108 extends from Frederick Road, with 32' of road frontage, along Second Alley for a distance of 247'. The entire lot is 16,316 square feet. The site is 82' x 132' in the area where the new house and garage would be built (see Circle II ).

In the past there was considerable public activity around Second Alley, with the Hyattstown Christian Church (Lots 92, 38) and parsonage (Lots 93, 39) on the north side of the alley, and a public school (Lot 94) and general store (Lot 40) on the south side. There were apparently at least two store buildings on Lot 40 over time. The first appears to be Dutrow's Store (see Circle 22 ), which shows up on the Hopkins Atlas of 1879 (see Circle 21 ), with Dutrow's residence on the opposite side of Frederick Road.

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## PROPOSAL

The applicant proposes to build a 2 ½ -story residence which would measure 27' x 40' (1080 SF footprint—*not including the front porch*). The house would be 33' tall plus the to-be-determined foundation height. The applicant does not show plans for a basement and the applicant told staff the house will have one bedroom on the third floor. The house would be located towards the back of the L-shaped lot and face Second Alley (approximately the same site as the previously-approved HAWP). The applicant wants the house to be brick or stone with 2/2 wood windows.

The applicant also proposes construction of a 1 ½ story brick or stone one-car garage and workshop (15' x 20' and approximately 17' tall). The garage would be located next to the house toward the back of the lot. The applicant proposes a gravel driveway off Second Alley leading to the garage. There are no changes proposed for Second Alley either in terms of width or paving material. The applicant indicates that the new construction would not affect any trees on the lot.

## STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration 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.

*The Vision of Hyattstown: A Long-Range Preservation Plan* recommends that new construction proposals be reviewed in terms of the following goals:

- **Preservation of significant historic patterns of development.** Because this proposed house is sited on a back lot, it is not in keeping with the historic pattern. This proposal mandates a high level of scrutiny and attention by staff and the HPC.
- **Maintaining the rural village quality in Hyattstown.** As this proposal is to build two new buildings on what is currently open space, it would affect the rural village characteristic of the district.
- **Preserving and maintaining the trees, which contribute to the character of the Historic District.** While the proposed new construction will alter the appearance of this lot, the proposed house and garage will be situated on the lot without disturbing any of the mature trees larger than 6" in diameter, which fall within the purview of the HPC.

The original HAWP, which was approved, was for a house with a simple design based on the photo of the original general store. The house was designed small and narrow so the low height and small scale would minimize the impact on the historic school building and church. The HPC's goal was that the small massing would help prevent the small school building to the west from being overwhelmed, and

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it would help to reinforce the prominence of the historic structures including the church building. It also would aid in retaining the sight lines to the church and school as you drive along Frederick Road.

The house that is currently proposed is substantially larger than the previously-approved design. The footprint has grown from 800 square feet to 1080 square feet (not including the porch)—an increase of at least 35%. The height of the house has increased from 30 feet tall to approximately 34 feet tall. The other HAWPs and proposals that the HPC have approved in the district have had footprints of under 900 square feet. The one larger house that was built—1300 SF footprint plus the porch—has proven to be much too large for the district (staff will provide slides of the two new houses for the HPC's review.) Based on the HPC's comments in the past, the size of the house must be reduced.

The average lot coverage in Hyattstown, according to the *Vision*, is 8%. In this case, the applicant is proposing a 1080 SF footprint for the house and an additional 300 SF for the garage on a 16,316 SF lot. The proposed lot coverage for Lot 108 is approximately 8 ½ %. This does not include the front porch or any additional impermeable surfaces that may be proposed. Staff would recommend reducing the two footprints to keep within or below the 8% average. Additionally, if the HPC were to consider lot coverage in terms of the 10,890 SF section where the proposed house and garage will be built, then lot coverage is actually 13%.

While the applicant proposes brick or stone, staff feels strongly that this building should be sided with wood clapboard as the general store was and as was approved in the original HAWP. Friends of Historic Hyattstown (FHH) wrote as part of their comments on the initial HAWP:

“Siding should be wood not vinyl, not aluminum, not cement fiberboard. Most houses in town have wood siding, only two are brick. Allowing material substitution sets a bad precedent in town.” (see Circles ~~35-36~~)

The HPC agreed with FHH but did allow the applicant to use wood or Hardi-Plank in the approved HAWP. Staff recommends that the applicant change the material to either clapboard siding or HardiPlank.

The HPC originally recommended a full-width front porch and staff suggests that the applicant add an inset picket railing to the proposed porch. Staff had discussed a standing seam metal roof as being preferable to asphalt shingles and staff asks the applicant to consider this material change.

The approved-HAWP did not include a garage. As has been discussed with other proposals in this district, one possible design change is to design the garage so as to give it the appearance of an outbuilding or ancillary structure. Since this is a back lot this might be something the HPC would like the applicant to consider. As sited now, the garage would be only slightly visible from the street.

Friends of Historic Hyattstown had not commented on this proposal at the time of the staff report.

New construction in this district should certainly not detract from the integrity of the historic district and with good design can enhance it. Staff is eager to work with the applicant to make this house as appropriate as possible for the district.

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~~35-36~~

**STAFF RECOMMENDATION**

Staff recommends that the applicant revise their plans based on the above staff discussion, the Friends of Historic Hyattstown's comments (from the previous HAWP), and the Commission's comments and then return to the HPC for a second Preliminary Consultation with much more detailed plans.

August 19, 2003

Hello Historic Preservation Commission,

My name is Curtis Andrews.

I recently purchased land located at 26002 Frederick Rd, Clarksburg MD. It is a beautiful lot located in the heart of town. I would love the opportunity to build a home for my family of five including my wife and three daughters ages 14, 11, and 10.

I am writing you (Historic Preservation Commission) to request your help in designing my home. I need to build a home conducive for a family of five. After I meetings with your council I was given several ideas to consider in designing a home to be located in the historic district of Hyattstown.

We decided on a simple elevation replicating the original Victorian House previously approved by Historic Preservation Commission).

The house is less than 2500' on the first two floors which is nicely sized for the area. The house dimensions approximately 40 X 27 (2x2 allotted adjustment) with a 15'X20' workshop/ garage.

The house gives us 4 needed bedrooms. The first floor will have 9' ceilings, the second floor 8 ceilings and a 12/12 pitch roof giving the house height a measurement close to 33' above grade (please help us determine foundation height). I am aware that the home is taller. It was necessary to keep the roof pitch 12/12 keeping the homes appearance Victorian. Now since the house is wider it is a little taller adding much needed space.

We would like to completely brick or stone the house and workshop/garage. The workshop/garage will have 9' ceiling and 12/12 pitch roof totaling it's height to 16' to 17'. Please advice me on the garage door opening material. All of the windows will be 2 over 2 wood Anderson windows. Roofing materials will be 25 years or better architectural shingles. Exterior front door will be six panel wood door. The rear door will be French doors instead of sliders. I would like a porch in the front. I am thinking it could be 8'x27' with a 5'/12' pitch roof, simple wood columns or 8" wide, half, wood columns sitting on 3'X3'X3' brick or stone post. The roofing material will be matching shingles or metal roofing material. I am submitting picture of local porch.

After carefully making certain that either side did not dominate 26000 or 26004 we determined that neither sides of the house overwhelmed 26000 or 26004.

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We decided to position the front (27') of the house facing Second Alley with the (40') side fronting Frederick Road because cosmetically we felt it looks the best.

The landscaping will include maple, oak, or pines sheltering the properties perimeters from Frederick Road enhancing the beauty of the current tree lines on the property. The trees will also soften the size of the home.

I know my plans are simple but I needed to create a simple draft to start the process of determining an acceptable home.

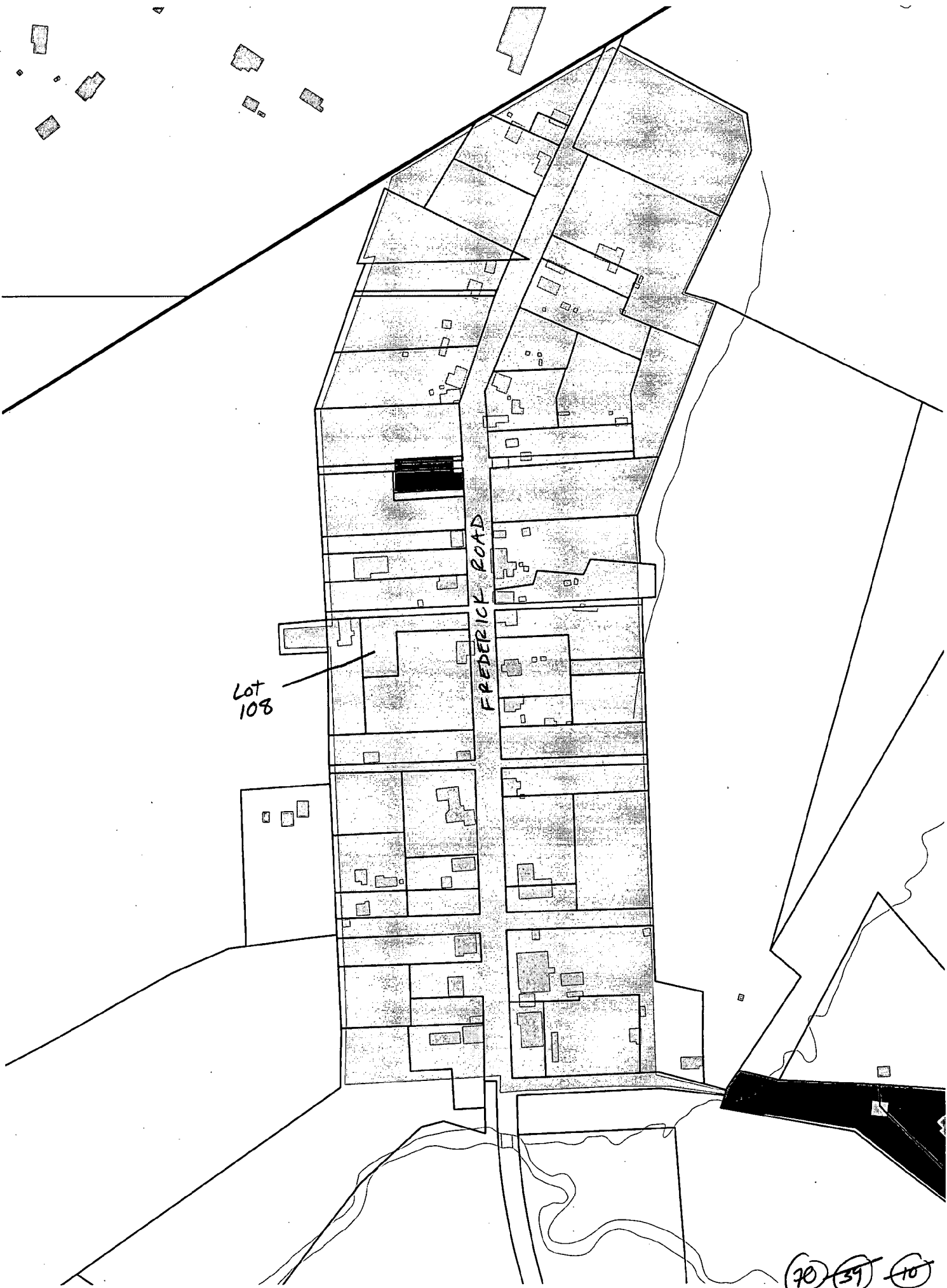
Since this is for a preliminary meeting I will wait until the meeting to discuss any more ideas or concerns. I am anxious to here your comments.

I am open to all of your ideas for making a home suitable for the Historic District of Hyattstown. I know how difficult new construction can be in a historic district but working together we can build a home that my family can live manageably and stays within the guidelines.

The Friends of Hyattstown are in favor of new construction in Hyattstown. They will be involved through out the whole project.

Sincerely

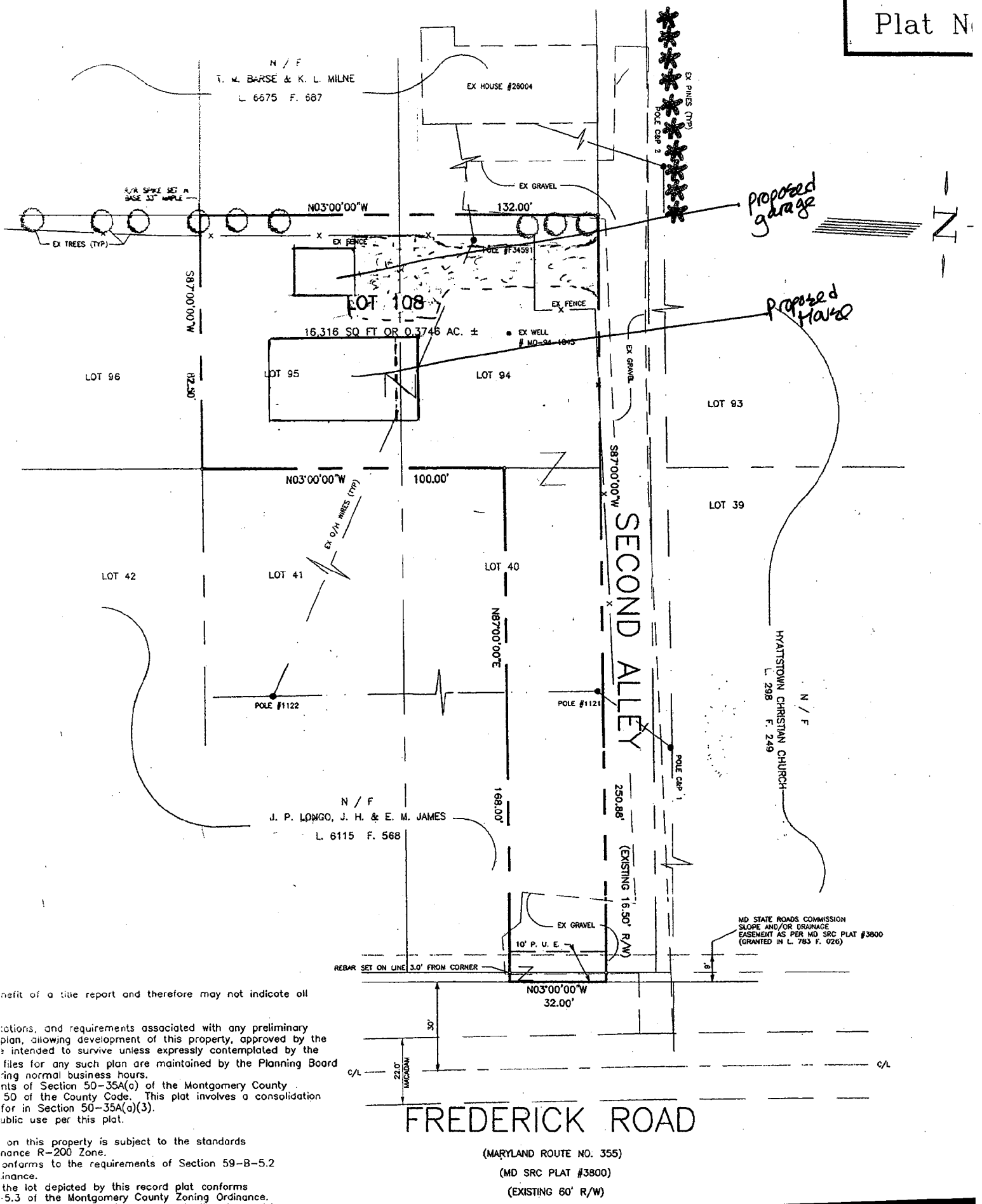
Curtis Andrews



Lot 108

FREDERICK ROAD

70 39 10



benefit of a title report and therefore may not indicate all

conditions, and requirements associated with any preliminary plan, allowing development of this property, approved by the Commission, intended to survive unless expressly contemplated by the Commission. Plans for any such plan are maintained by the Planning Board during normal business hours. This plat conforms to the requirements of Section 50-35A(a) of the Montgomery County Code, Title 50 of the County Code. This plat involves a consolidation of lots as shown in Section 50-35A(a)(3). This plat is for public use per this plat.

The use of this property is subject to the standards of the R-200 Zone. This plat conforms to the requirements of Section 59-B-5.2 of the Montgomery County Zoning Ordinance. The lot depicted by this record plat conforms to the requirements of Section 59-B-5.2 of the Montgomery County Zoning Ordinance.

FREDERICK ROAD

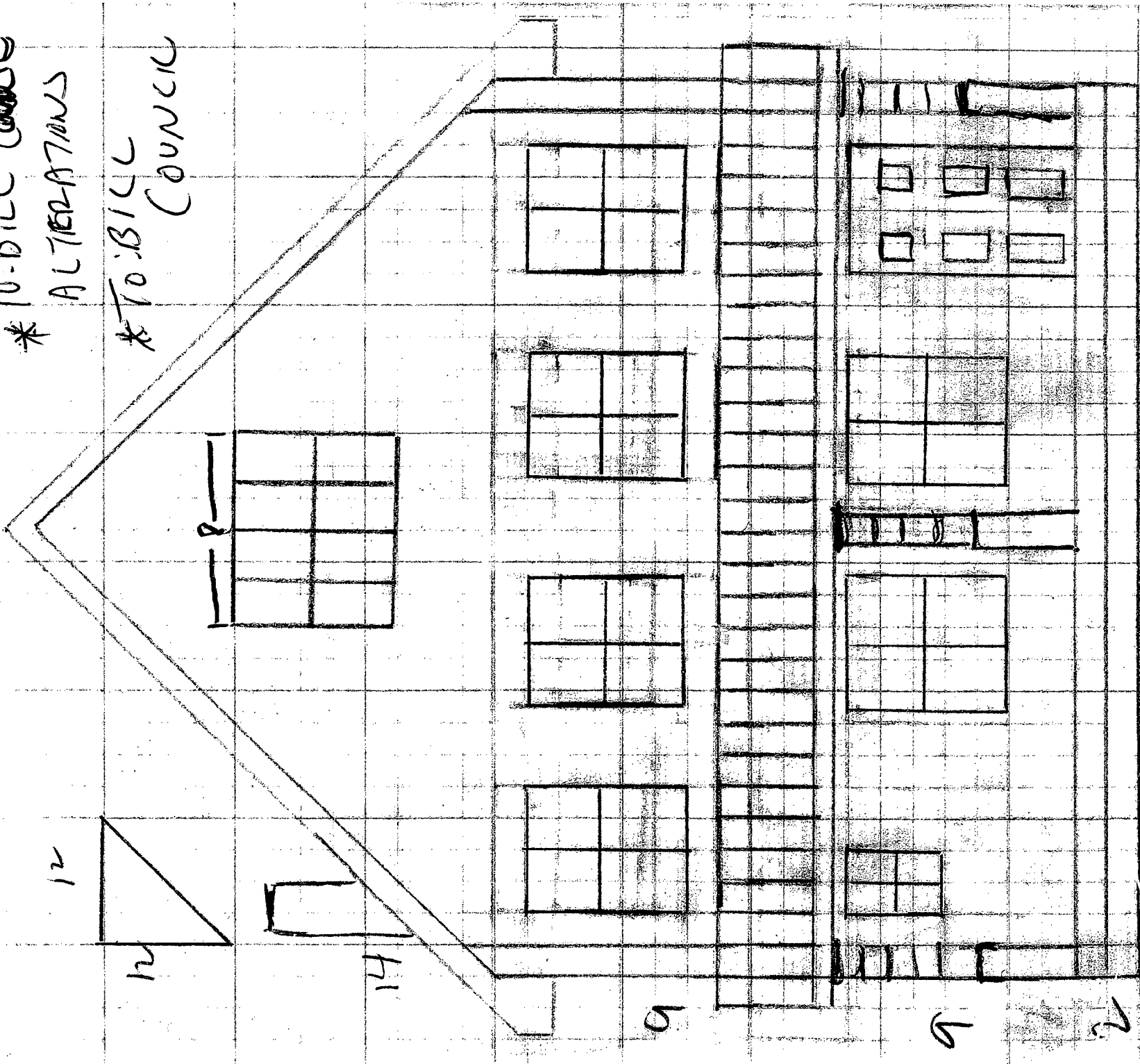
(MARYLAND ROUTE NO. 355)  
 (MD SRC PLAT #3800)  
 (EXISTING 80' R/W)

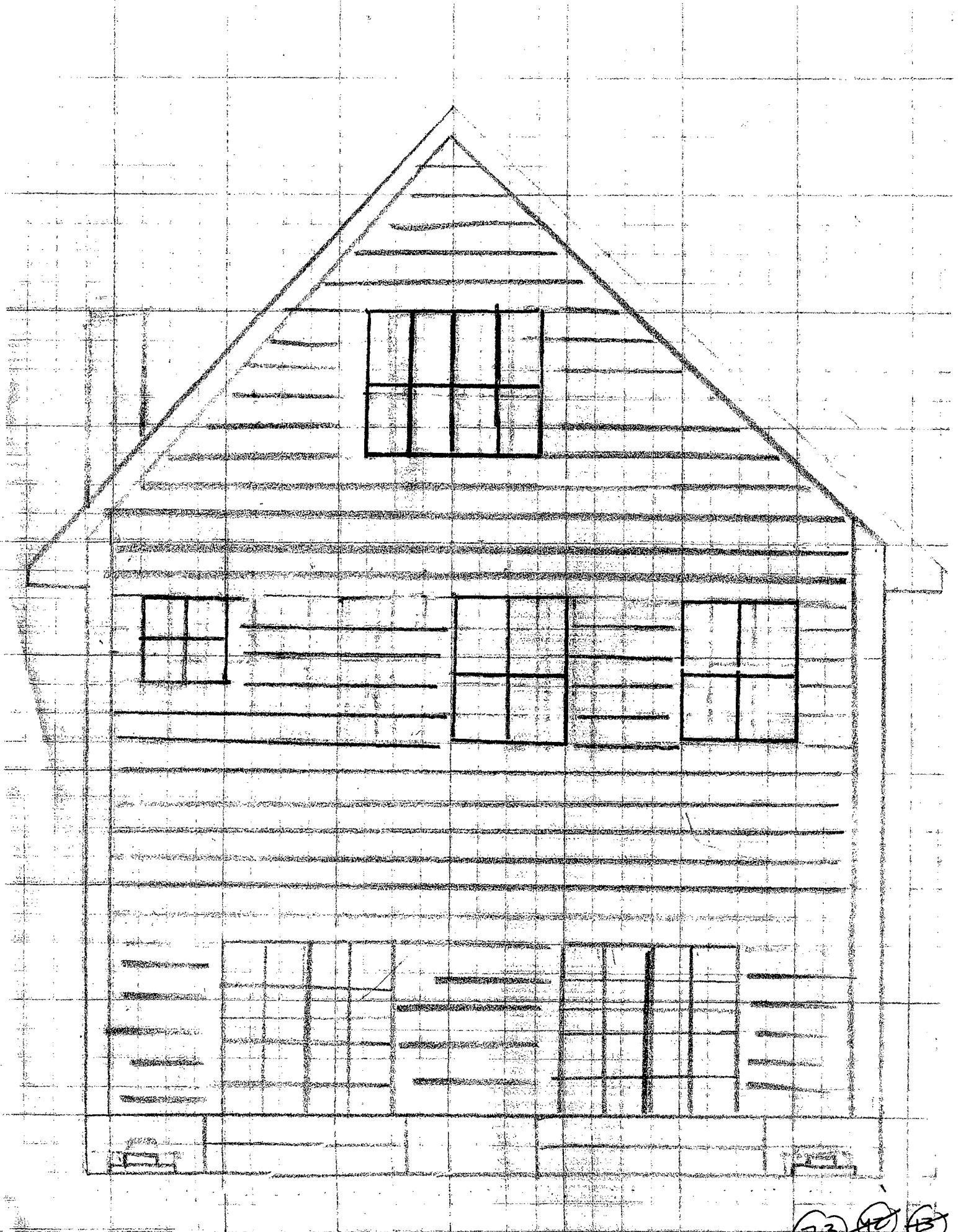
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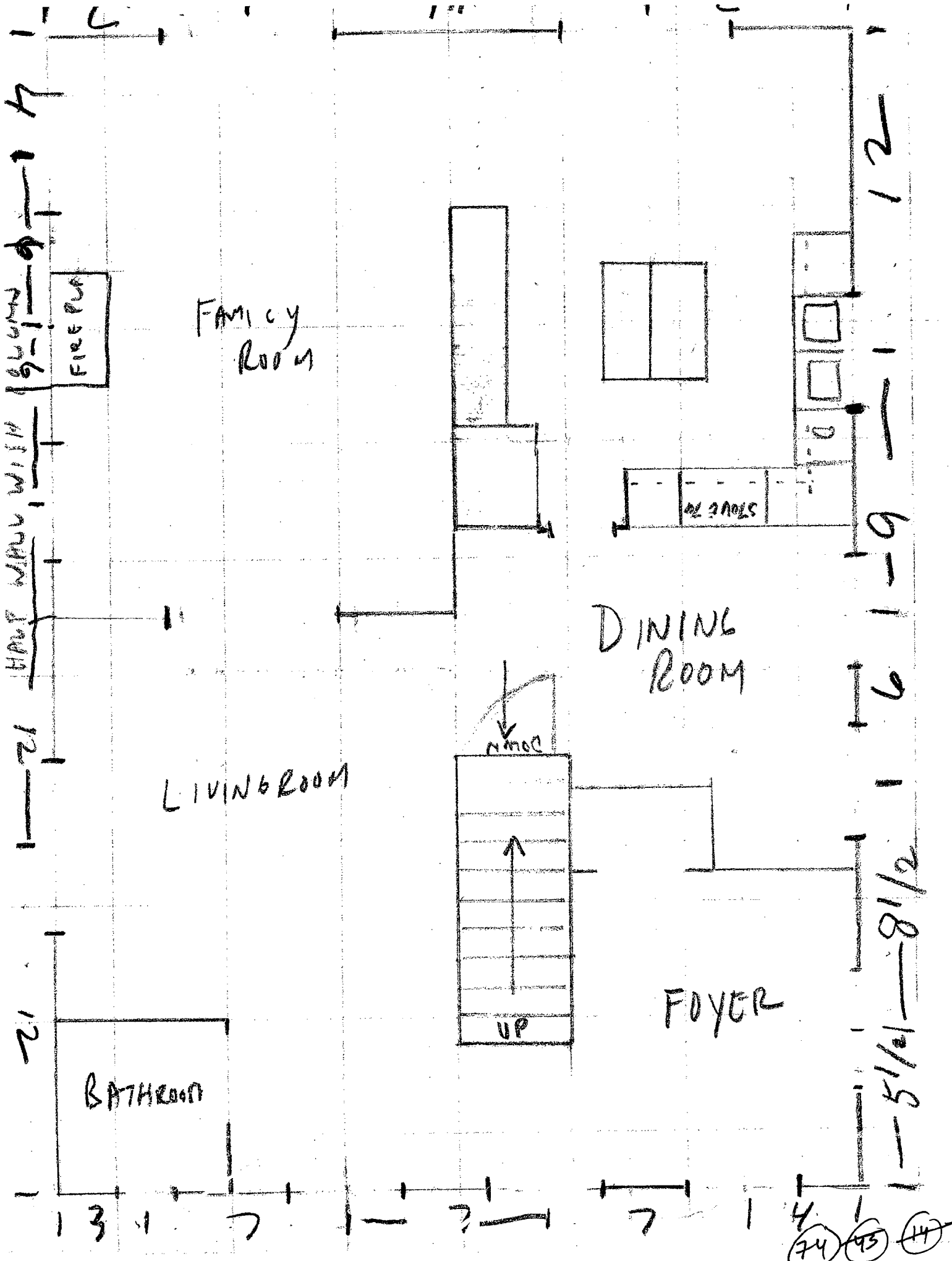
\* TO BILL COUNCIL  
ALTERATIONS

\* TO BILL  
COUNCIL

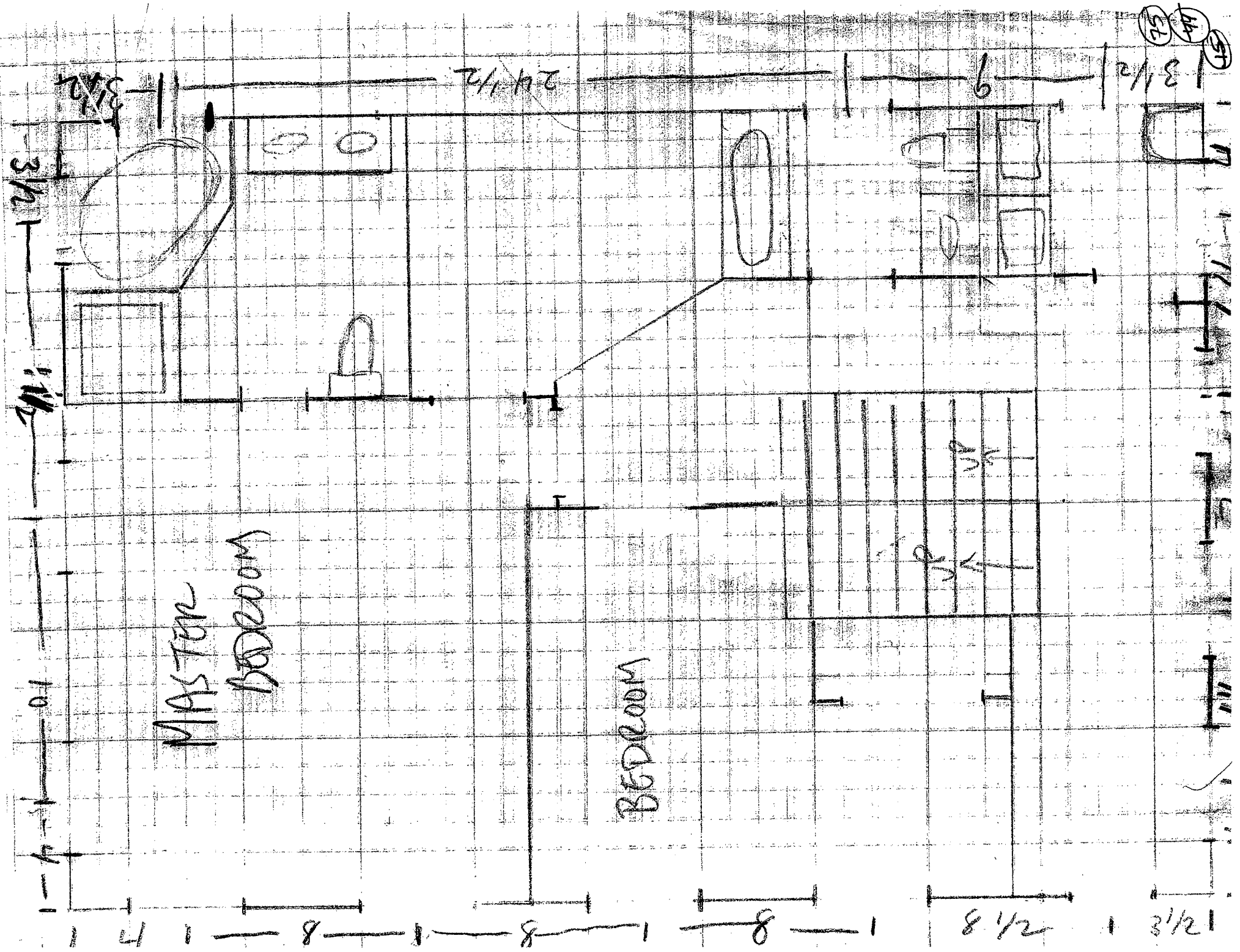


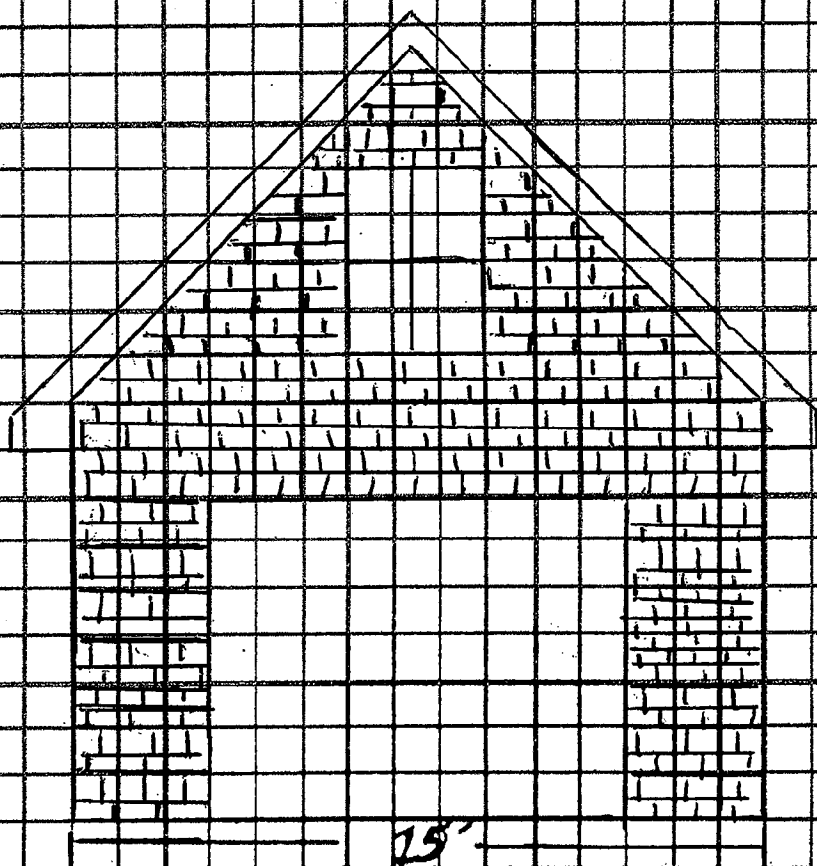


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(74) (53) (14)



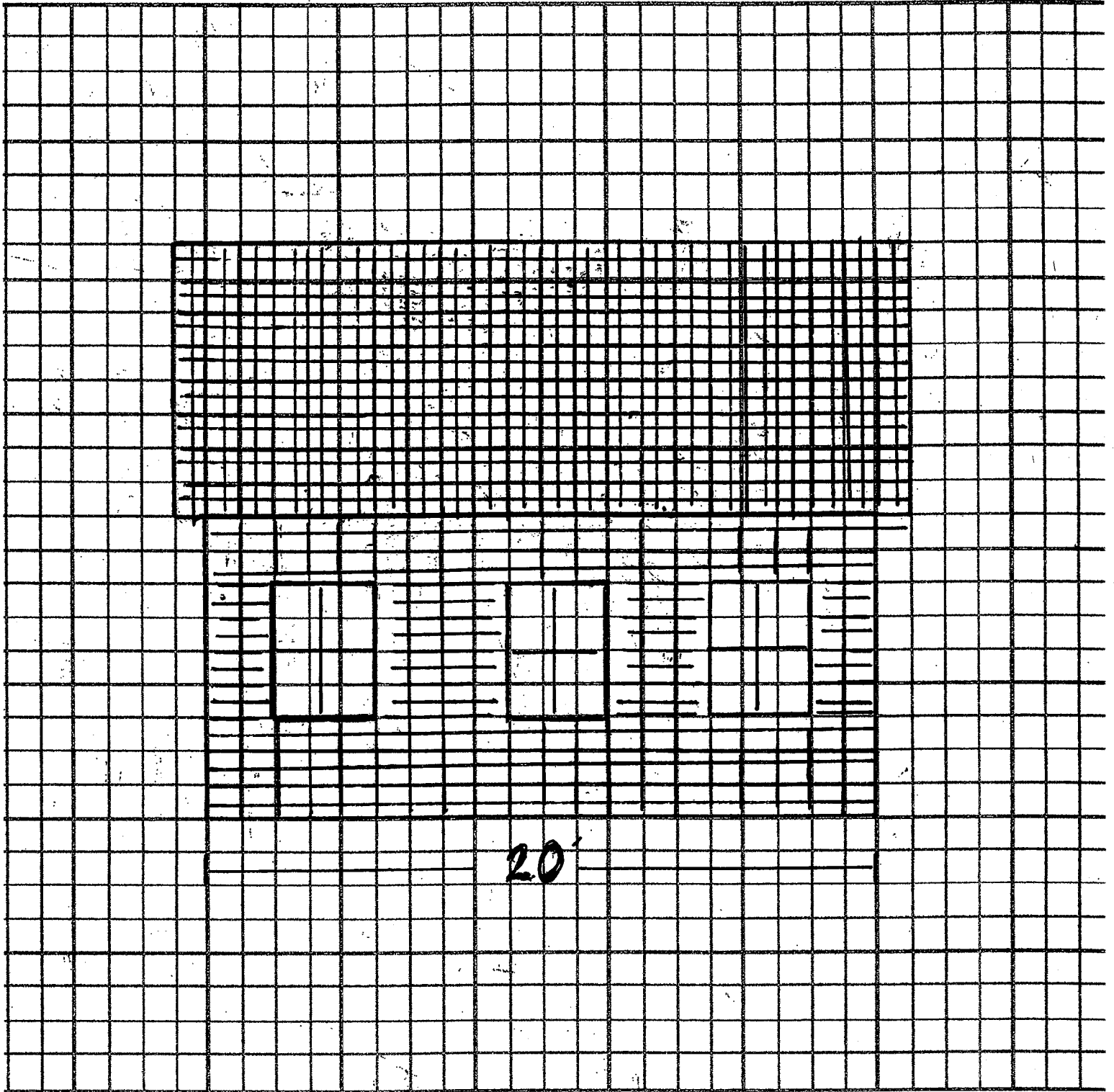


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FRONT VIEW

GARAGE

76 45 16

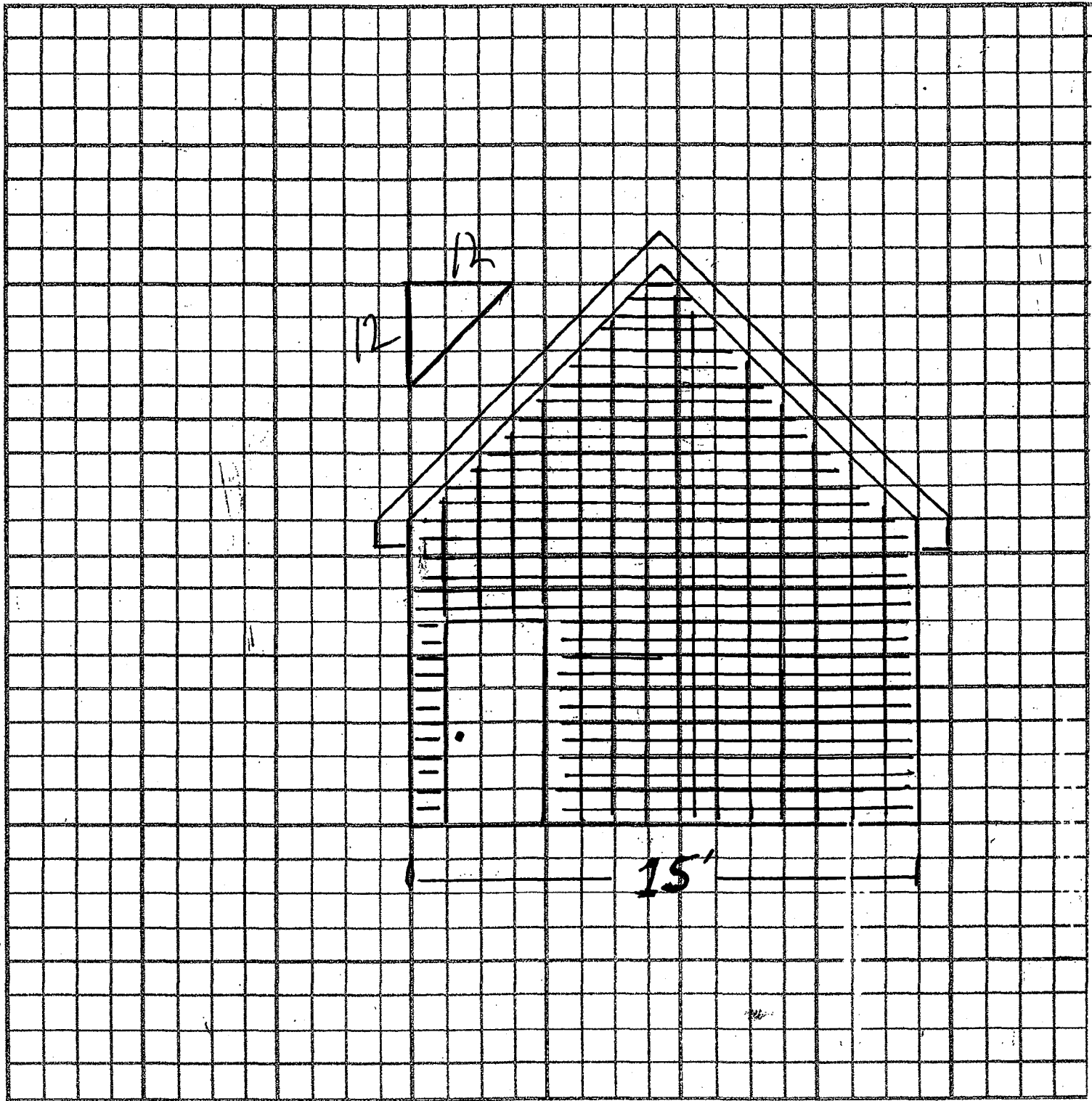




20'

LEFT ; RIGHT SIDE

(77) (46) (17)



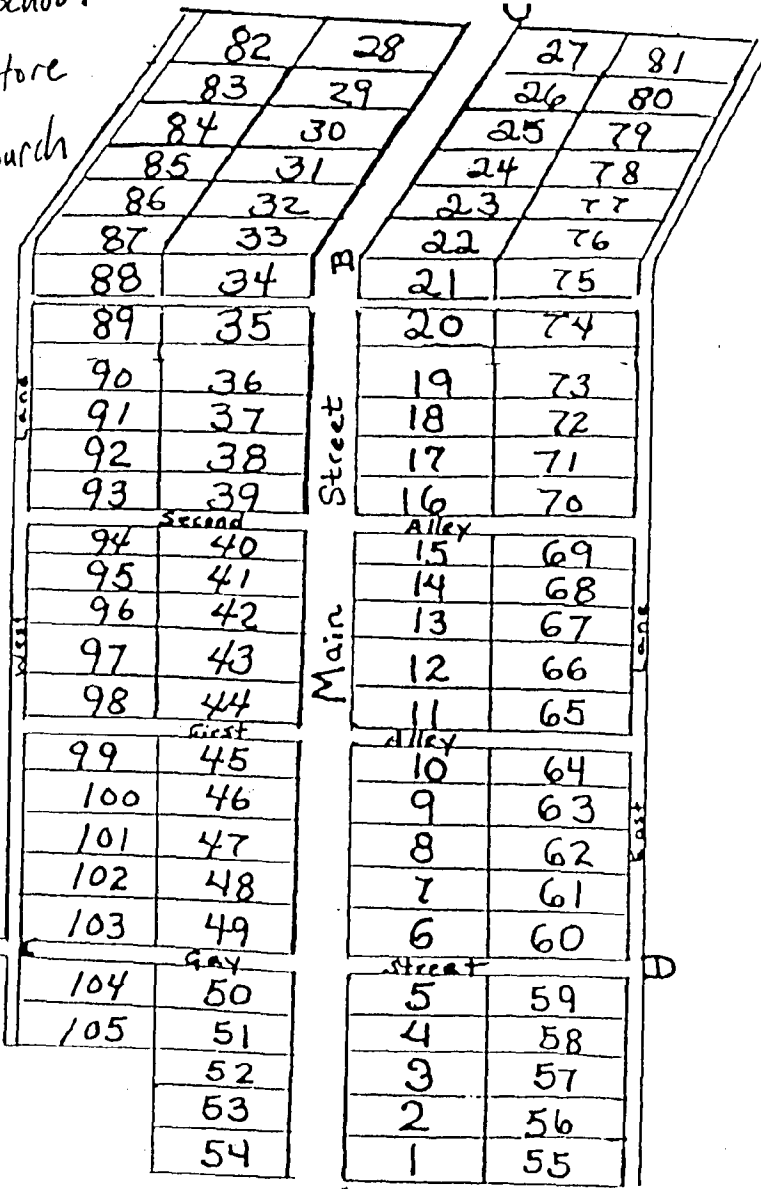
REAR VIEW

(76) (47) (76)

Lot 94 = School

Lot 40 = Store

Lot 92 = church



1798 Town Plat

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

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

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

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

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



Lawson 25

Church 24

Gardner 23

Shop 22

Dudrow 21

Smith-Darby 20

Brengle 19

Davis 18

Thomas 17

Miles 16

Church 15

Parsonage 14

School 13 Store 12

Zeidler 11

Singer 10

bacon Tailor 9

Browning 8

Dronenburg 7

Burdette 6

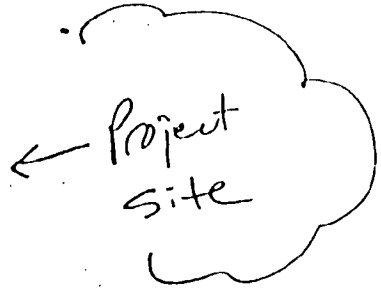
4. Wolfe 5

Dudrow 3

Tabler 2

Qeamey 1

355



Project site

West

W. Layton's Orchard.

129

West Side—Great Road

Handwritten circled notes: 40, 41, 42

26. Mill view  
27. Hyatt - Tabler Farm  
28. Burdette's  
29. Methodist Church

30. Mills

31. Anderson

Blacksmith Shop

32. Linticum

33. Cecil

35. Horine

34. School

36. Cabin

37. Hyatt

37. House

38. Welsh

39. Dudrow-Price

40. Murphy

41. Norwood

42. Webster Burdette

43. Stone

44-45. Store

46. Burdette's

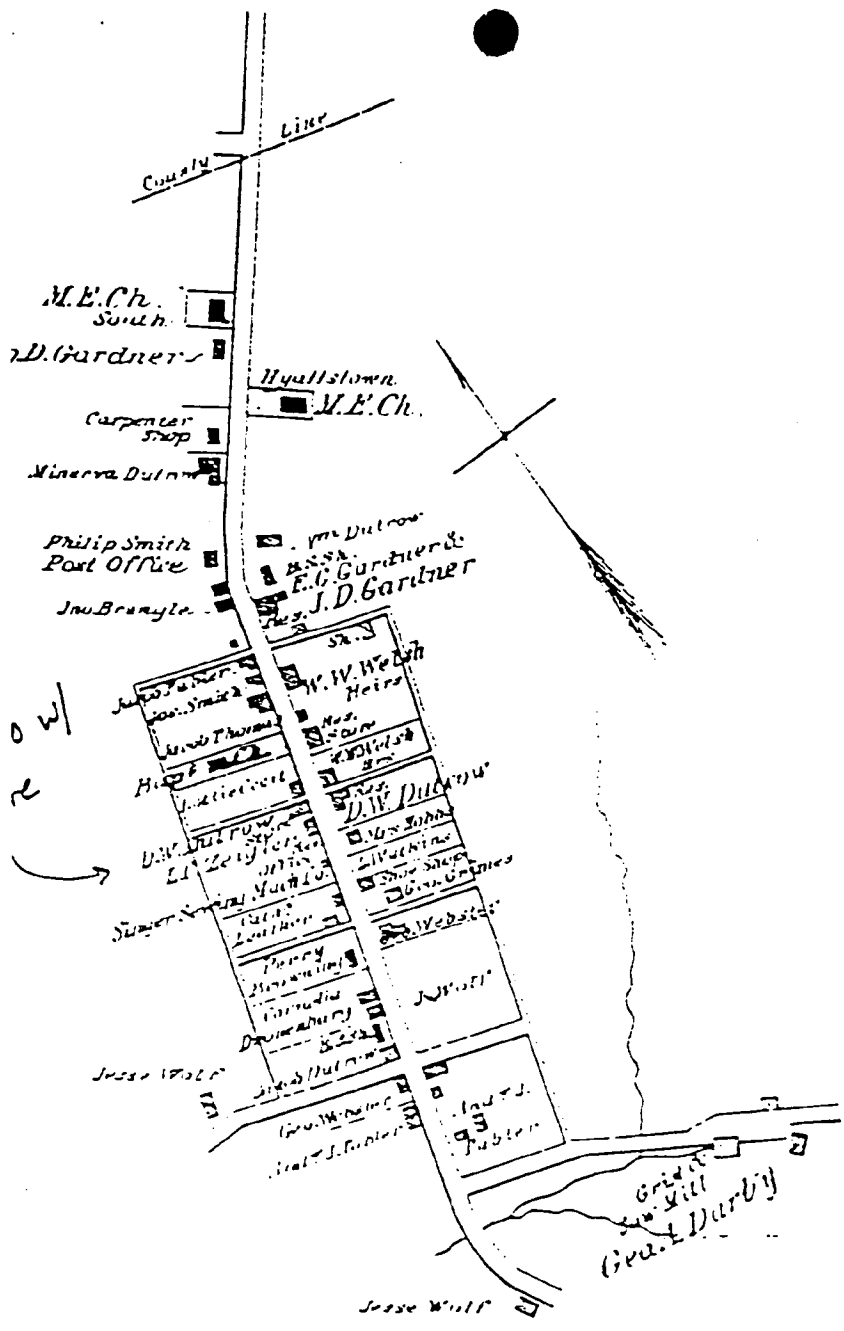
Fire house Tanyard

East

48. Blacksmith

49. Mill

East Side—Great Road



Dutrow's Store, on  
Lot 40.

Precedes Bowman  
Store, also on  
Lot 40.

of Hyattstown Taken from Hopkins' Atlas of 1879

From William Dutrow's shop was the home of John Brangle, a carriage-maker. Brangle's house, which he bought in 1864, was one of the oldest in town. The original house was a log cabin built in the early 1800's by John Brangle. It had been enlarged upward and to the rear before John Brangle. German siding and other trim were added during the Victorian era, who was also a painter and decorator. This house, later occupied by the Brangle family, is still standing today. In 1879, John Burdette was a harness-maker. It is interesting to note that the Burdettes of Hyattstown were a horse and carriage dealership in Hyattstown.

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

50  
81

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

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

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



Dutrow's Store, Circa 1900

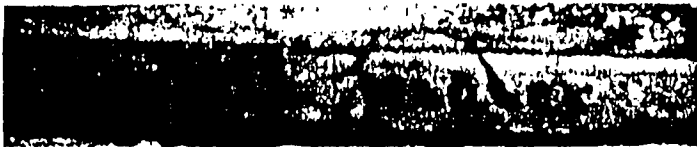
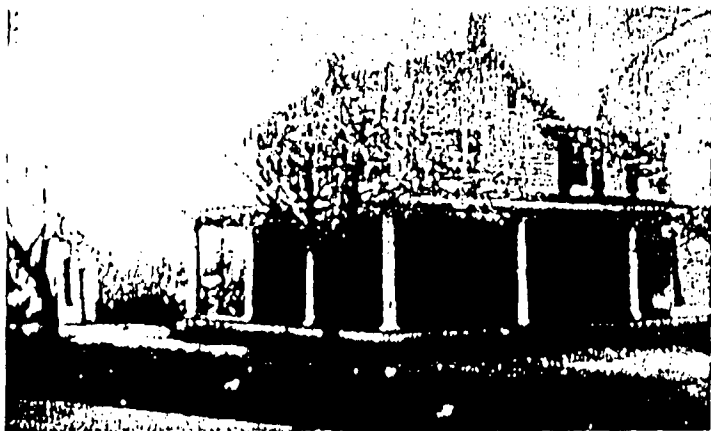
1. "Hyattstown Walking Trail," op.cit.
2. Egan, op.cit.
3. Hopkins, op.cit.

(42) (51) (22)

26000 Frederick KA

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

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



83  
52  
23

SUBJECT MATTER 1

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

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



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

ADJACENT  
PROPERTY

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

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

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



84  
53  
24



14. Christian Church Parsonage  
lots 39 & 93

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



85  
54  
25

15. Christian Church  
lots 92 & 38

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

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



86  
55  
26

Ministers of the Christian Church:

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

16. Stella Miles House  
lots 37 & 91

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

# SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

1879

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

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

Land for the new school, a half-acre taken from parts of town lots 94-97, was granted to the Montgomery County School Commissioners by Levi C. Zeigler, on August 12, 1878 for \$100.<sup>2</sup> By the next year the new school had been constructed. It was a two-room frame structure, housing two teachers and the equivalent of grades one through seven. An addition was built in 1899 at a cost of \$350.<sup>3</sup> The schoolhouse was used for some sixty years, and was closed in 1946 as a result of the school consolidation program.

On May 13, 1947, the schoolhouse and the lot it stands on were sold by the Board of Education to Allen Raymond Carlisle for \$2,050.<sup>4</sup> Mr. Carlisle converted it into a residential dwelling, its present use. After his death in 1971, his widow sold the property to the current owners, Mr. & Mrs. William Gruver.

FOOTNOTES:

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

CONTINUE ON SEPARATE SHEET IF NECESSARY

(87) (56) (29)

Lot 94

CONDITION

CHECK ONE

CHECK ONE

EXCELLENT

DETERIORATED

UNALTERED

ORIGINAL SITE

GOOD

RUINS

ALTERED

MOVED DATE \_\_\_\_\_

FAIR

UNEXPOSED

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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

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

CONTINUE ON SEPARATE SHEET IF NECESSARY

588 57 28



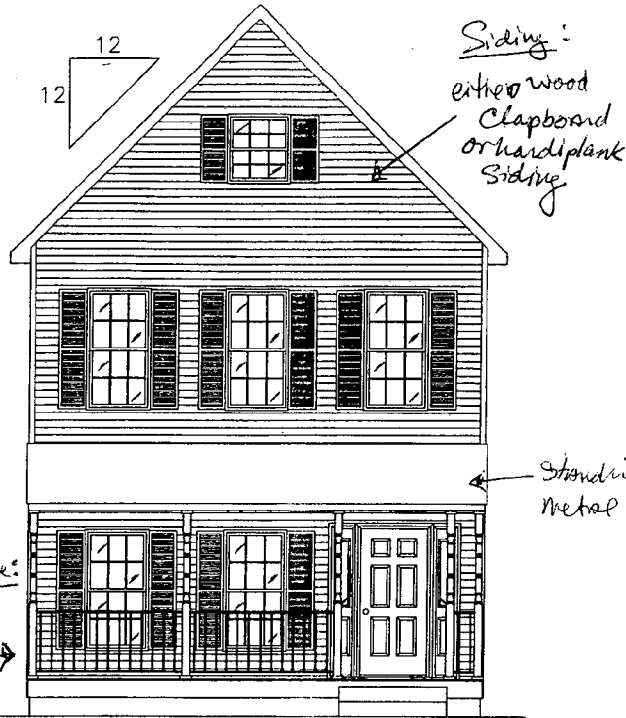
RESIDENCE -- was HYATTSTOWN SCHOOL  
Hyattstown, Maryland  
Photographer: Joseph J. Davis  
Date: November 24, 1978  
Direction: West                      M: 10/59

(89)  
58  
24

Approved HAUP for Lot 108

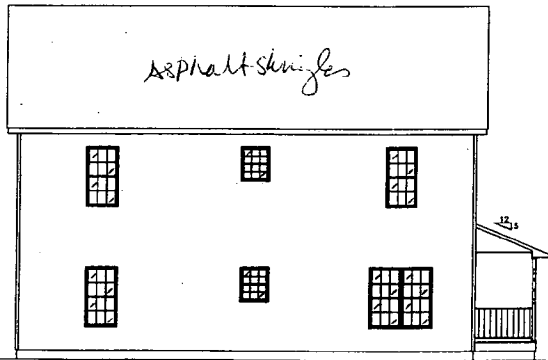
All shutters will be removed on this elevation →

Optional railing, if required by code:  
Railing should be 1" inset wood pickets in a top & bottom rail. →  
All materials used need to be wood.

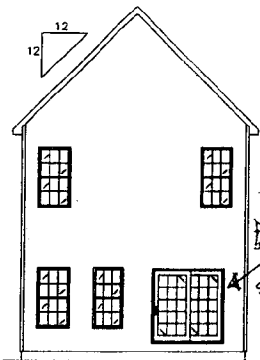


FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

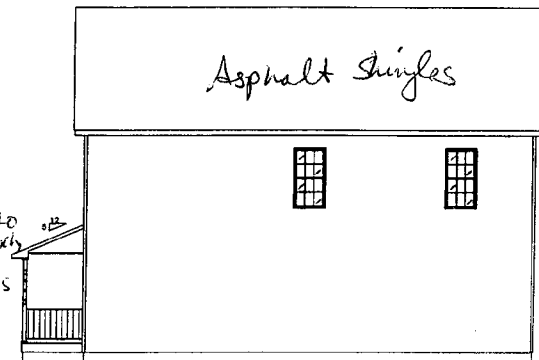
Windows need to be:  
all 2/2 wood simulated or true divided lite double hung windows -  
(6/6 windows are not accepted to what has been approved)



LEFT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"



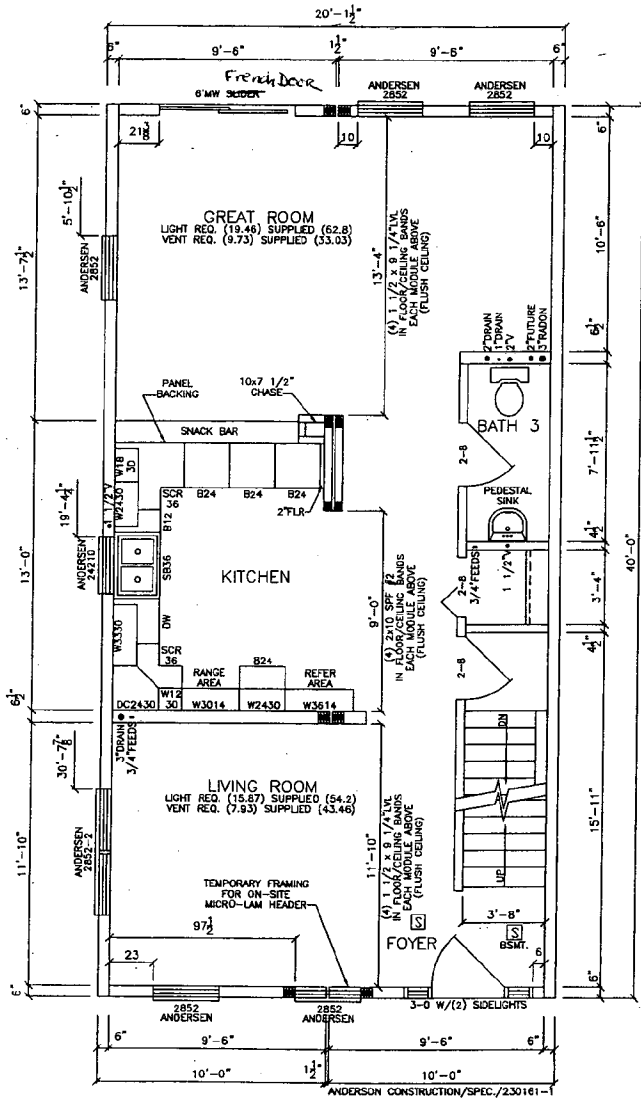
RIGHT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

SEAL AREA IF APPLICABLE

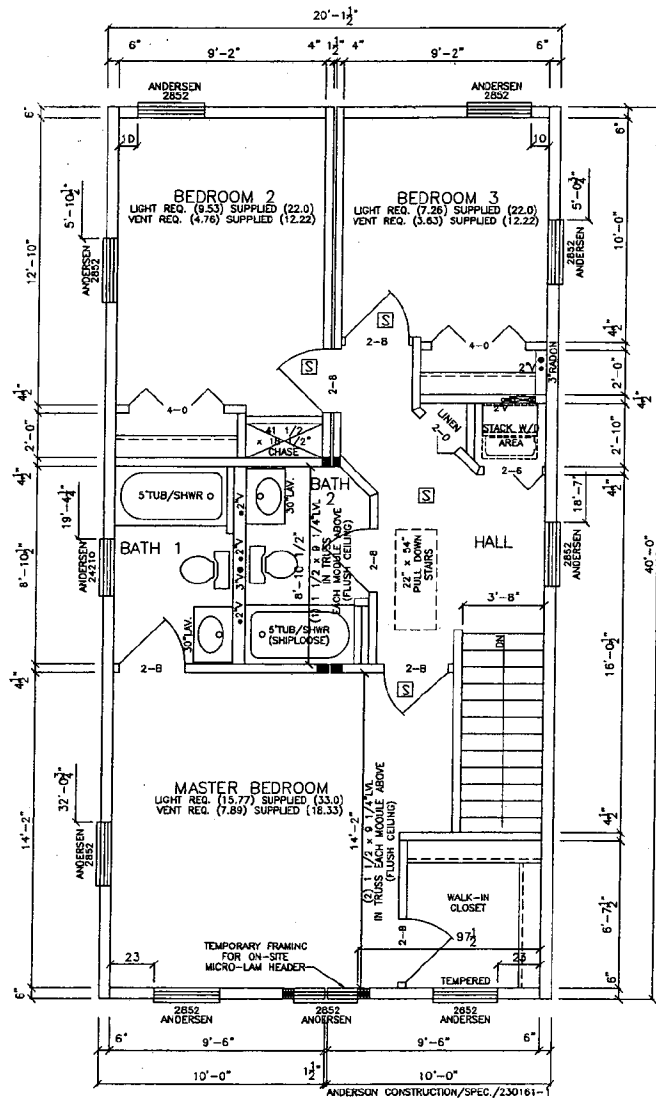
APPROVED  
Montgomery County  
Historic Preservation Commission  
5/17/13

Signature Building Systems, Inc. 1004 Springbrook Ave. Moosic, PA 18507			
BUILDER	ANDERSON CONSTRUCTION	DATE	5-14-03
DRAWN BY	MAPLANE	BRH	230161-1
START			
CUSTOMER SPEC			
SIGNATURE			

90  
57  
30



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0" / 9" CEILING HEIGHT



**SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0" / 9" CEILING HEIGHT

SEAL AREA  
IF APPLICABLE

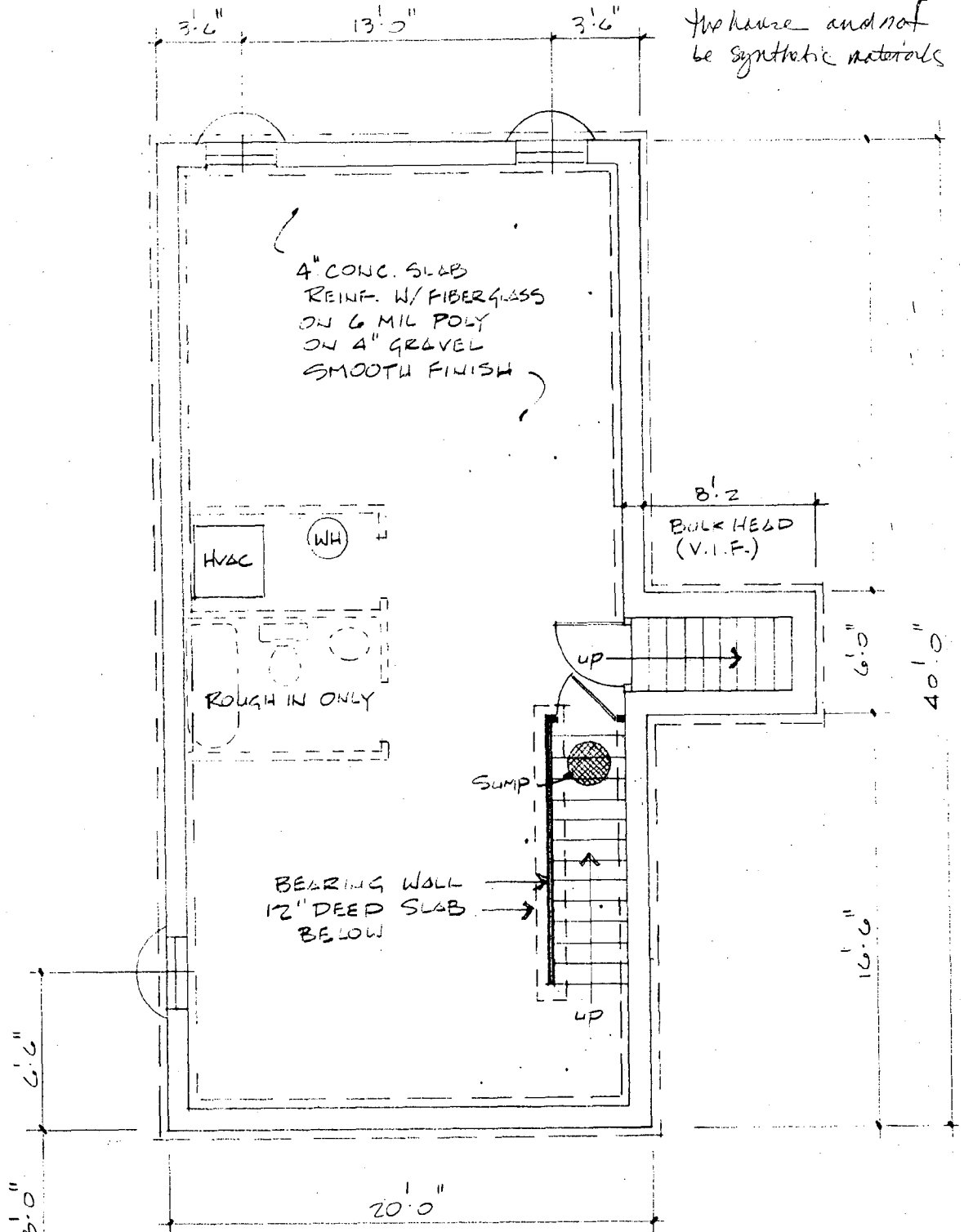
**Signature Building Systems, Inc.**  
1004 Springbrook Ave. Moosic, PA 18507

BUILDER	ANDERSON CONSTRUCTION	DRAWN BY	DATE	DRAWING NUMBER
STATE <td>MARYLAND</td> <td>BRH</td> <td>5-14-03</td> <td>230161-1</td>	MARYLAND	BRH	5-14-03	230161-1
CUSTOMER SPEC. <td></td> <td></td> <td></td> <td></td>				
SIGNATURE : <td></td> <td></td> <td></td> <td></td>				

APPROVED  
Montgomery County  
Historic Preservation Commission

91-60-31

All Constructed windows  
will match the rest of  
the house and not  
be synthetic materials



### BASEMENT PLAN

1/4" = 1'-0"

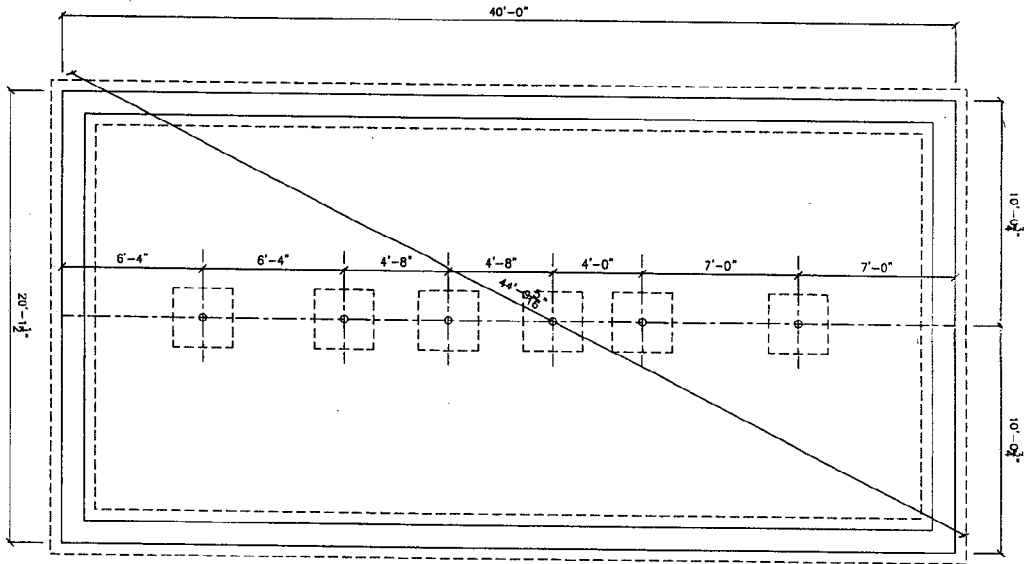
P.T. 6x6  
ON 16" SPOT FIG.  
24" BELOW GRADE

APPROVED  
Montgomery County  
Historic Preservation Commission  
5/19/03  
92 101 32



SUGGESTED FOUNDATION PLAN (Structural)

SCALE: 1/8"=1'-0"



NOTE: THE FOUNDATION IS NOT PROVIDED BY SIGNATURE BUILDING SYSTEMS. THE FOUNDATION SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER TO MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. FOUNDATION SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER TO MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. FOUNDATION SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER TO MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. FOUNDATION SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER TO MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

ALL BASEMENT STAIR DESIGNS  
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 FEDERAL CODES. FOUNDATION SHALL  
 BE DESIGNED BY A REGISTERED  
 PROFESSIONAL ENGINEER TO MEET  
 ALL APPLICABLE LOCAL, STATE AND  
 FEDERAL CODES.

**Signature Building Systems, Inc.**  
 1004 Springbrook Ave. Moosic, PA 18507

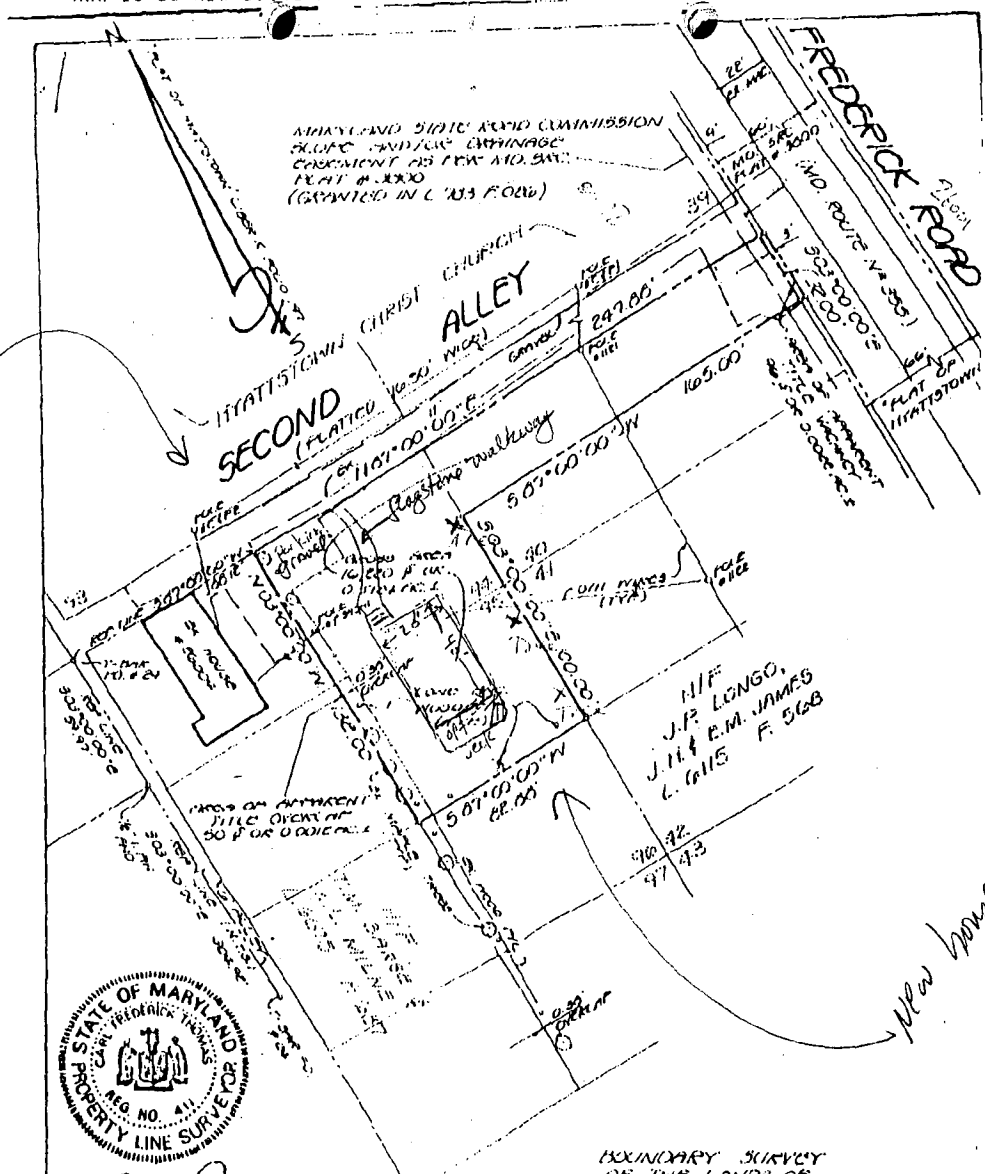
BUILDER	ANDERSON CONSTRUCTION	DRAWN BY	BRH	DATE	5-14-03	DRAWING NUMBER	230161-1
STATE	MARYLAND						
CUSTOMER	SPEC.						
SIGNATURE :							
<b>SHEET 3 OF 3</b>							

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 5/19/03

(93) (62) (33)

SEAL AREA  
 IF APPLICABLE

*<N.W. Alley is Gravel Road*



**STATE OF MARYLAND**  
**CARL F. THOMAS**  
 PROPERTY LINE SURVEYOR  
 REG. NO. 411  
*C. F. Thomas*

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

SITUATED ON **FREDERICK ROAD (MD. ROUTE N° 335)**  
 AND **SECOND ALLEY**  
 CLARKSBURG ELECTION, DISTRICT N° 2  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 200'  
 REFERENCE: C. 231 F 0210  
 DRAWN BY: J.M.P.  
 CHECKED BY: J.M.P.

**Thomas, Moore & Associates, Inc.**  
 154 CEDARCREST, CLUNDRIDGE, MD  
 21035 WEST PATRICK STREET  
 CLARKSBURG, MARYLAND 21713  
 301-459-0926

JOB NO. 0692  
 THIS APPLIES TO MD. STATUTE #  
 BOUNDARY SURVEY

I HEREBY CERTIFY THAT THE ABOVE-SHOWN DRAWING ACCURATELY REPRESENTS THE COMPARISON OF THE SURVEYED TO THE ORIGINAL SURVEY. THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND THAT I HAVE NOT MADE ANY CHANGES TO THE ORIGINAL SURVEY. EXCEPT AS NOTED OTHERWISE, THE ORIGINAL SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. DATED: **DECEMBER 4, 1967** AND RECORDED IN CLARKSBURG RECORDS BY THE MONTGOMERY COUNTY LAND RECORDS.

*Step plan of new house*

APPROVED  
 Historic Preservation Commission  
 5/19/03

\* Final copy w/ corrections  
 sent to DPS (5/19/03)

94  
 63  
 39

February 14, 2000 /

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

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

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

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

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

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

(95) (64) (35)

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

**Location of house**

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

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

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

**Position of House**

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

**Porch**

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

**Windows**

2 over 2 double hung looks good.

**Doors**

- Change front door to solid paneled or with a few panes
- Suggest a side door near rear of house (on side facing 355) like old store

**Roof**

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

**Siding**

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

Oct. 8, 2003

October 8<sup>th</sup> HPC meeting

HPC Comments on Lot 108 new construction:

House:

- concern about proposed house size compared to approved HAWP
- back lot buildings should be secondary in nature
- recent new construction in Hyattstown: the "small" house has a less massive look because it has two sections; maybe consider adding a section to the approved HAWP rather than enlarging the main section to gain the SF that is needed (use recessions and bump-outs, etc.)
- in re-designing the house it possibly could be larger than approved HAWP
- concern about view of house from 355—must be sensitive to that in design and materials
- lower the height of the house; lower the roof pitch and still can have room on 3<sup>rd</sup> floor
- house must be WOOD
- DRAWINGS MUST BE MORE DETAILED, SPECIFIC, and TO SCALE

Garage:

- push garage further back on lot
- garage doors need to be compatible with house and District
- should be more like an outbuilding
- lower pitch of roof and remove window
- as small as possible, think of it like a shed

Staff comments on new plans:

\*\*\*These drawings are not acceptable to HPC—next submission MUST have better drawings or cannot be reviewed (even at Preliminary level)

REDUCE footprint! Approved HAWP was 800 SF footprint. Still too large—reduce by at least 100-200 SF

Return roof gable orientation to approved HAWP and 1<sup>st</sup> plans—front gable not side gable

Need basement info

The footprint is still too large and that doesn't include three new decks/porches

No garage plans—need to see those

Need new site plan

Need materials list and need to be able to see window detailing

These drawings don't show height—how tall is this building?

Is front porch railing required by code? If so, need to show that.

Basement windows do not fit—remove

Circular window on left side does not fit house style

Suggestions: make rear extension two story only, not the 3<sup>rd</sup> floor—so you can lower that roof line

26105 Fred. Rd  
(via)

1st HAWP

MINUTES FOR LOT AT FREDERICK RD +  
2nd ALLEY (HAWP)<sup>60</sup>

jap

1 MS. ZIEK: You have thirty days to appeal the  
2 decision of the commission and the staff can certainly  
3 describe to you in further detail what that process is. And  
4 that you work with the board of appeals of the county.

5 MR. CORN: But if we wanted to, if we wanted to do  
6 a revised plan based on some of the comments that we've  
7 heard tonight, that, that'd be a separate procedure then  
8 during it, an appeal of the decision.

9 MS. KAPSCH: I can talk to you about that.

10 MR. SPURLOCK: Yes, that's correct. Yeah, that's  
11 correct. The staff is very good about giving you the  
12 information. Thank you very much.

13 MR. CORN: Thank you.

14 MR. SPURLOCK: The next case on the agenda is case  
15 B. Can we have a staff report please?

16 MS. ZIEK: The, the historic area work permit  
17 ~~application Hyattstown Historic District is a follow-up to a~~  
18 preliminary consultation which the commission hear on  
19 February 14<sup>th</sup>. It's for new construction on second alley on  
20 the west side of Frederick Road in Hyattstown. That the  
21 preliminary of the commission was, they were both favorably  
22 disclosed to every aspect of this proposal with some  
23 suggestions that the applicant has incorporated in this  
24 historic area work permit. This includes the proposal for a  
25 ~~full-length front porch, that will face second alley and the~~

1 use of either wood clapper siding for the whole house and  
2 with staff is also recommending that the use of a wood  
3 clapper accessory materials such as harden plank should also  
4 be considered and acceptable material for the siding. So  
5 that if you agree with staff the approval for this  
6 application would be pretty good wood siding for the  
7 recessitute siding materials such as harding plank applied  
8 as a vertical, I'm sorry, ~~horizontal lap siding~~. And that  
9 the porch roof, the applicant is asking that it should  
10 either be an ~~asphalt shingle~~ which is what the main roof  
11 will be covered in or ~~potentially galvanized-metal~~, a  
12 ~~standing-seam-metal~~, I think they can manage that. This is  
13 new construction, staff feels that if they can go to a  
14 standing seam metal that would be very nice in the district.  
15 But that too actually require it would really be going a  
16 step further that we would particularly do. So if you agree  
17 with staff, your approval would include either the approval  
18 for an asphalt or for the galvanized metal the standing seam  
19 for the front porch. The only thing I'd like to add is that  
20 I've discussed this with the applicant that the site plan is  
21 rather sketchy and there really are questions about -- there  
22 is evidently an existing parking pad which when I went up at  
23 the site I had actually assumed was part of this tool house  
24 property and in fact since this little, this parcel was  
25 split out of the school house property it wasn't originally,



1 of course associated with the, with the adjacent house. But  
2 it will be part of this property and staff has talked to the  
3 applicant that ~~they would need to come back for a historic~~  
4 ~~are work permit to change that parking pad, put in a~~  
5 ~~driveway,~~ such as we would accept back here a more typical  
6 driveway. A more typical driveway that would perpendicular  
7 to second alley. There's no information about paving. They  
8 haven't gotten that far basically and so -- and finally the  
9 other smaller detail that they haven't really discussed,  
10 although the applicant is here and they may discuss this  
11 with you, I'm just bringing this up as an issue is the the  
12 sidewalk. There's something sketched in, but in discussing  
13 with the applicant, they're saying that what really have in  
14 mind is ~~pieces of slate that would be almost like stepping~~  
15 ~~stones from the parking, existing parking pad to the new,~~  
16 ~~front door.~~ I, I think that those details could be worked  
17 out at a staff level if you would agree, but should be made  
18 explicit in your approvals.

19           And finally, the other little detail was with the  
20 rear of the building where there is a, it's showing a sketch  
21 of where there's, there's the door, a back door, ~~a sliding,~~  
22 ~~glass door.~~ I see on the site plan a sort of a sketch that  
23 says -- absolutely no information provided about anything  
24 like that and in discussion with the applicant today, he's  
25 saying that they're much more likely, what they'd like to do

1 is just some steps and depending on grade it'd be anywhere  
2 between two to four steps out the back door just to get down  
3 to grade. And so you should discuss that with the  
4 applicant. Staff would be happy to work with the applicant  
5 on, you know just the detail. Those kinds of details would  
6 show up on permit staff. And since we technically would do  
7 that anyway that would be a very good time to, you know,  
8 just a check on any concerns you have there with those  
9 issues.

10 I have a few slides if you want. Otherwise we  
11 could just hear the applicant.

12 MR. SPURLOCK: Anybody need to see slides? Okay,  
13 Mr. Ruppert would you like to step forward please? Please  
14 state your name for the record.

15 MR. RUPPERT: Daniel Ruppert.

16 MR. SPURLOCK: Do you have any, any concerns or  
17 questions about staff report?

18 MR. RUPPERT: No. I don't think. Just to comment  
19 on what, what she said there. The a people I'm building the  
20 house for would rather have a some kind of patio in the  
21 future. We don't have the money in the budget to do it now.  
22 So they'd have to come back at a later time and see what'd  
23 you allow there. We'd just put some steps in that match the  
24 front porch in the back so if you can. We like the sliding  
25 glass door because they've got kids and like to see them out

1 the back and the kids, you know, another light issue. Which  
2 by the way the were similar tubes and they could put  
3 anywhere on the house. I was dying to say that. Am I  
4 allowed to raise my hand back there and mention something  
5 like that? No? But yeah, that's what were looking at in  
6 the front. If we could, if we hadn't really thought about a  
7 driveway, if you know just some gravel off to the side of  
8 the house, an eight foot, whatever is standard.

9 MR. SPURLOCK: These are things you could you would  
10 be glad to work out with staff.

11 MR. RUPPERT: Easy, yeah.

12 MR. HARBIT: So the outstanding issues are the  
13 issues that staff couldn't resolve would be the roof type,  
14 the sidewalk and rear steps? Is that correct?

15 MS. ZIEK: Well I'm suggesting that you give  
16 approval for either roof material.

17 MR. HARBIT: Yeah.

18 MS. ZIEK: And so, you know, I would just double  
19 check that it's either one shows up and the same thing with  
20 the siding and that really in terms of working out what the  
21 front walk would be, basically where it would go or if, you  
22 know something of that minimal scale which can actually be  
23 mowed right over is actually a very nice proposal here  
24 because since ~~this building is so set back from Frederick~~  
25 Road anyway, that's the kind of treatment that you would

1 really not see at all. You know, the, the idea that you'd  
2 just mow over these stepping stones in the grass I think is  
3 a very nice minimal treatment. And the same thing for the  
4 back steps. That everything here is so compatibly minimal.  
5 ~~Compatible simple-to~~ a, with high, ~~with the Hyattstown~~  
6 District. I just feel that those kinds of details can be  
7 worked out. The, obviously we've had some concerns with  
8 parking pads in the front. This is an existing condition.  
9 The applicant obviously hasn't focused on, do you want to  
10 build this right now, on the house. I think that you could  
11 just as easily suggest they come back in the future to talk  
12 about a driveway. And I think that that might actually be a  
13 just a cleaner way to do it. I don't think that they have  
14 any intentions right now of doing it. They'll be very  
15 familiar with the process and -- can take some time, some  
16 preparations but that also helps applicants in getting  
17 focused. So, you, you could, of course Danny you may not  
18 agree with me on that, but I don't think that anybody's  
19 really thought about the driveway, so.

20 MR. RUPPERT: No, I mean, we're building the house.  
21 We're gonna well we're gonna create one probably by just  
22 working there and pulling in the trucks in the same place  
23 and bulldozing a foundation. We're gonna, I mean there's a  
24 lot of land to service there. Probably wind up just having  
25 something there and, and, and sediment control's going to

1 want some kind of gravel through the, we may have to put  
2 more gravel on Second Avenue to stop. So it's gonna be  
3 something creative then we can look at that at the end and  
4 see what you like and what you don't like and adapt it.

5 MS. ZIEK: Well that's what I would suggest is that  
6 they actually get going on their construction but know that  
7 you might want to put that as a condition in the approval,  
8 that they come back for an actual discussion and plan and  
9 decision on where a driveway should go, what it should look  
10 like, what the paving material would be.

11 MS. VELASQUEZ: Mr. Chairman, I'd like to thank Mr.  
12 Ruppert for listening and for working with staff and the  
13 commission. This is, this application is one of the, some  
14 that we see that really shows that people like you care.  
15 And do --

16 MR. RUPPERT: It made me cry.

17 MS. VELASQUEZ: And do listen and pay attention to  
18 the preliminary consultations. And I am prepared to move  
19 that we approve.

20 MR. BRESLIN: Could I make a comment first.

21 MS. VELASQUEZ: Oh, yes sir.

22 MR. BRESLIN: Okay. It's just a comment just that  
23 these drawings are not as detailed as we're used to seeing.

24 And --

25 MR. RUPPERT: Okay, yeah.

1 MR. BRESLIN: And I, I'm just assuming that as you  
2 develop the details, they'll be approved at the staff level.

3 MR. RUPPERT: Yeah, we gotta a if you'd like to  
4 look at, these are the, actually it's a redrawn of the  
5 second floor, not the whole thing. No, no, all floors, if  
6 you want to look at those.

7 MR. BRESLIN:

8 MR. RUPPERT: No. I, I didn't bring those. I  
9 guess it just shows changes to the second floor to get two  
10 bathrooms in there. But I can, I can get those and send  
11 them in.

12 MR. BRESLIN: Okay, well I think it's, what's  
13 important is that it goes to staff for approval.

14 MR. RUPPERT: Okay.

15 MR. BRESLIN: I think I was going to --

16 MR. RUPPERT: Is this more what you're looking for,  
17 is it more?

18 MR. BRESLIN: Well I thinking specifically of  
19 elevations. You're elevations are --

20 MR. RUPPERT: You don't like that quality?

21 MR. BRESLIN: Well the quality that there's a real  
22 firm idea of what's built before it's built. When I looked  
23 at this house, I think, this house is potentially very nice.  
24 And I could see it, I could see it being a modern house with  
25 a form and a massing of the size but there's additional

1 house which will fit very nicely. I can also see it being a  
2 imitation Victorian if you go crazy with the detailing and  
3 you put a really fancy front door and really fancy columns.  
4 So I think depending on the detailing, it could be great.  
5 And --

6 MS. ZIEK: We have actually tried to pin down the  
7 detailing verbally.

8 MR. BRESLIN: Okay.

9 MS. ZIEK: If you would look on circle ten, you  
10 would see that what he is proposing is a, a solid wood panel  
11 door, he would not have that glass half moon. It, it would  
12 have sidelights and a transom.

13 MR. BRESLIN: But I mean I was looking at circle  
14 ten.

15 MS. ZIEK: Okay.

16 MR. BRESLIN: I can picture for instance those.

17 MS. ZIEK: I'm sorry, I'm on circle ten. You  
18 should see the, you see the a the detailing at the calling  
19 out of the details that the trend is going to be you know  
20 the four inch.

21 MR. BRESLIN: Right, but I mean there are other  
22 things like the column. The columns for instance could be  
23 intricate turned Victorian columns.

24 MS. ZIEK: You may want to specify.

25 MR. BRESLIN: Which, which might not be

1 appropriate.

2 MS. ZIEK: Uh-huh. You --

3 MR. BRESLIN: I think this is something that we can  
4 leave at staff level. I think everyone knows what this is  
5 going to be. I just wanted to mention that we're approving  
6 this at a very rudimentary level compared to what we often  
7 see. And I think we're at the level where it could be great  
8 and it could make a left turn and be a Disneyland house and  
9 I think --

10 MR. RUPPERT: I, I, you know just being playing  
11 with and -- I won't be too compliant, you might tell me too  
12 much stuff, but pretty much whatever you want us to there,  
13 you're not going to tell us to build junk because you want  
14 it to look nice in, in that neighborhood, so I mean we don't  
15 really have, you know I'm not a designer by any stretch of  
16 the imagination and family is mine and is just happy to get  
17 into a house. So I mean if, if whatever things that you  
18 want us to do in there I don't think we're gonna have  
19 trouble with it.

20 MR. SPURLOCK: Did, staff, do you have a sense of  
21 what commission's looking for and the staff will review  
22 these drawings before stamping them for final approval, so.

23 MR. RUPPERT: I guess one question was railing, if  
24 on that porch, what you guys thought about railing there?

25 MS. ZIEK: Did you want to do a railing?



1 MR. RUPPERT: It's going to be an issue of code if  
2 we're --

3 MS. ZIEK: Is it above thirty inches? I thought it  
4 was thirty, thirty, it's thirty inches.

5 MS. VELASQUEZ: Now we had this discussion at  
6 preliminary as to whether or not to put a porch and decided  
7 that was going to be up to finances and if I'm remembering  
8 correctly? But leave you the option or leave the new owners  
9 an option to go with a porch so they, so the kids have  
10 steps.

11 MS. ZIEK: Not exactly, porch is an integral  
12 feature. And the thing about the railings is we have a very  
13 typical condition about having a railing with an inset  
14 picket and a cap rail and a bottom, you know a bottom rail.

15 MR. RUPPERT: That's when you told me the style of  
16 rails.

17 MS. ZIEK: And it would just be painted. And  
18 that's all very typical. If you need to have it, you know,  
19 you may want to note that that also could be approved again  
20 at a staff level, some of these details.

21 MR. SPURLOCK: Anybody else? Why don't you  
22 continue with your motion.

23 MS. LESSER: Why don't you start over.

24 MR. SPURLOCK: Why don't you start over.

25 MS. VELASQUEZ: Alright. I move we approve

1 application for case number or the staff recommendations for  
2 case number 10/5901D with the verbal amendments which were  
3 tonight and which are on record and with the condition that  
4 staff approval be required before all the unfigured details  
5 and if staff has a problem or is unclear then they should  
6 come back to the commission.

7 MR. BRESLIN: I second.

8 MR. SPURLOCK: All those in favor raise your right  
9 hand. Motion passes unanimously. Thank you and good luck.

10 MR. RUPPERT: Thank you.

11 MS. KAPSCH: Now I ask the commission's indulgence.

12 That the applicant from the previous case, F on the agenda  
13 has asked if you all would approve the installation of three  
14 skylights on the rear of the addition and include that would  
15 be on the east facade and back facade where they would not  
16 be at all visible in addition to the says skylight that was  
17 approved as an amendment to the motion that was made for  
18 approval.

19 MR. SPURLOCK: Does anybody have a problem with  
20 that?

21 MR. HARBIT: Say that again, all the skylights  
22 would be on the rear --

23 MS. KAPSCH: The, they're asking, they are  
24 suggesting putting on circle twelve that shows the rear  
25 addition, the rear facade of the addition and they would put

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+ 2nd ALLEY (preliminary) 144

jd

1 we get on the docket in two weeks?

2 MS. KAPSCH: No.

3 MS. VELASQUEZ: Because it's already been -- it's  
4 already been advertised.

5 MR. BRASHER: Oh, that's right.

6 MS. KAPSCH: I'm sorry. It's not -- it has to do  
7 with the legal notices.

8 MR. BRASHER: Could we do it two weeks after that?

9 MS. KAPSCH: Mm-hmm.

10 MR. KOUSOULAS: Okay?

11 MR. MUNN: Thank you for your patience.

12 MR. BRASHER: We will take that with me. And thank  
13 you.

14 MR. KOUSOULAS: Okay, final case?

15 MS. ZIEK: This preliminary consultation has to do  
16 with new construction in Hyattstown. I know everybody's  
17 tired. I'll try to make this very brief. I've got only a  
18 few slides and there are people from Hyattstown and they  
19 probably have a longer commute than anybody.

20 So, here are the slides. This is a view looking up  
21 Second Alley and the proposal is behind that evergreen tree.  
22 That's -- the building site would actually start where the  
23 For Sale sign is and the car is parked right along Frederick  
24 Road. I'm standing on Frederick Road looking up Second Alley  
25 looking west.

1           The site is an odd one. It was deeded off a long  
2 time ago, so we're not involved in any subdivision and the  
3 ~~building at the end of Second Alley is an old schoolhouse.~~  
4 The resident who lives there now is here, as well as  
5 representatives from the Friends of Hyattstown. Just for the  
6 record, I've passed out a response from the Friends of  
7 Hyattstown pointing out some issues and generally in support  
8 of the proposal.

9           The approximate location of the sign is also the  
10 approximate location of a general store in town, which was a  
11 narrow rectangular building two stories, with a front porch  
12 facing Frederick Road, and there are some wonderful historic  
13 photographs showing that store. The history of the general  
14 store on the site I want to say I've done a little bit more  
15 research. There's been several families involved, Dutrow and  
16 Bowman and maybe Friends of Hyattstown -- maybe this isn't  
17 the night to actually comment on that, but we know that there  
18 was a general store there.

19           The proposal for the house would be either -- I  
20 threw out the idea of having it -- well, let me just put it  
21 this way. Here's some more of the site. This is the  
22 schoolhouse building, and I'm standing on the building site  
23 as proposed by the applicant. This is the building site that  
24 would be ~~accessed off of Second Alley in the approximate~~  
25 ~~location closer to the vicinity of the schoolhouse than to~~

1 ~~Frederick Road.~~

2           When the applicant first came and talked about  
3 building a building here, I talked about doing a building  
4 that would be a ~~low one-and-a-half-story-with-a-small~~  
5 ~~footprint-like~~ we generally talk about that meets the general  
6 configuration of properties in Hyattstown. And then I think  
7 during some research, the applicant came back with a proposal  
8 that was much more in line with the general store form, and  
9 at that point, because that form is a ~~two-story-with-a~~  
10 ~~steeply-pitched-roof,~~ I threw out the idea of, well, put it  
11 back in the general location of the general store.

12           I'd like to backtrack from that in terms of my  
13 staff recommendation. I now feel that that store location is  
14 actually much more valuable right now as an archeological  
15 site and that any construction that would be on the location  
16 of the store in particular right at Frederick Road, would  
17 really only accomplish the demolition of an archeological  
18 site and loss of, you know, solid potential material --  
19 historic material for us.

20           So, I'm going to amend my staff report to suggest  
21 that the back of the -- the ~~back of the lot here and what~~  
22 ~~we're looking at to the right, even behind this tree, is the~~  
23 ~~approximate building location.~~ It's ~~well removed from~~  
24 ~~Frederick Road.~~ The gray house right in the center of the  
25 photograph is directly on Frederick Road, so you can see that

1 this is quite removed from it. And this is standing on that  
2 building site, probably at the back edge of where a building  
3 would be. You can see the church, which is one of the major  
4 public buildings in town, situated towards the back of the  
5 lot, fronting on Frederick Road with the prominence that only  
6 a major building like a church can have. The whole  
7 prominence with its front door facing Frederick Road and you  
8 read it from Frederick Road. To help reinforce that, I'm  
9 strongly suggesting that a ~~new house be built in this portion~~  
10 ~~of its property, that it face Second Alley, and that it be a~~  
11 ~~one-and-a-half story house that the design, as proposed, in a~~  
12 rather sketchy format, which, you know, is probably okay for  
13 a preliminary, but gives you a very fair idea of what's being  
14 proposed, ~~pretty much be rejected,~~ and that the ~~applicant go~~  
15 ~~back and redesign a one-and-a-half story small house for this~~  
16 ~~back part of the lot.]~~ This would be somewhere in the  
17 vicinity of the driveway and this is the view back from the  
18 building site area, and the schoolhouse is to my back looking  
19 down towards Frederick Road. And that a one-and-a-half story  
20 here would probably work very nicely.

21 I want to point out that Frederick -- I mean,  
22 Hyattstown is interesting because it's really very -- there's  
23 a lot of holes. And I know historically there were so many  
24 more buildings than there are now. But as it stands now,  
25 there's a lot of visibility from different parts of town and

1 I'm actually standing at what is another property you're  
2 familiar with, the Strudy house at the south end of town on  
3 the opposite side of the street, looking up towards the  
4 church and the building site. So, just to let you know that  
5 ~~a building of the verticality that I think was being proposed~~  
6 in the sketchy presentation really ~~would be too much~~ and  
7 that, again, ~~a one-and-a-half story in this location would~~  
8 come -- would more closely ~~approximate what has the feel and~~  
9 ~~character of the -- sort of a secondary structure in~~  
10 Hyattstown.

11 One of the other discussion -- this just again  
12 shows the front part of the lot, and I don't know what they  
13 would do there. But the -- I think the biggest thing is that  
14 the -- if the house were here and just a small residential  
15 structure, I think that it could be set back on the lot as  
16 the applicant is proposing, which would let the schoolhouse  
17 continue. That -- you know, the front door of the  
18 schoolhouse -- ~~the schoolhouse would look past the front yard~~  
19 of the new structure and given the random placement of the  
20 secondary structures in these backyards of Hyattstown, that  
21 ~~that would be appropriate.~~ Whereas if the building were  
22 ~~going to be built along Frederick Road on the --- you know,~~  
23 along the public right-of-way there, I would very strongly  
24 urge that it be, you know, ~~as close to Frederick Road as the~~  
25 ~~zoning would permit and all of that, but that in this back~~

1 lot location, something that's not quite, you know --  
2 something that's much more casual in terms of its siting  
3 would work in terms of the general character of Hyattstown.

4 The applicant is here and, as I said, there are  
5 representatives from the town and from the Friends of  
6 Hyattstown. I'd be happy to answer any questions and the  
7 applicant is here, who would like your comments.

8 MR. HARBIT: Can I ask a question? On Circle 8,  
9 I'm just trying to figure out the property lines that we're  
10 looking at. On Circle 8 I understand where the schoolhouse  
11 is and the proposed location, and as you move then towards  
12 Frederick Road, are there more parcels that can be developed?

13 MS. ZIEK: No. The -- you know, I'm suspecting  
14 that this was done in order to give them frontage. I don't  
15 exactly know how the lot was actually -- this configuration  
16 was decided on. But this is one lot and --

17 MR. BARSE: I know the history of the house.

18 MS. ZIEK: You know the history of it. Do you --  
19 this is the gentleman who lives in the schoolhouse. You may  
20 want to come up and just very briefly, because everyone is  
21 tired, just to address a little bit of that. But for one  
22 thing, this is one lot with this L-shape -- odd L-shape and  
23 you'd be participating in any subdivision.

24 MR. HARBIT: Okay, so just for clarity, the  
25 building that is on Frederick Road --



1 MS. ZIEK: The blue gray house.

2 MR. HARBIT: Correct -- owns the remainder property  
3 back here that's between Frederick Road and the -- would be  
4 the east edge of the dog leg.

5 MR. BARSE: It's actually the south -- I'm Tom  
6 Barse, by the way, Commissioners. Glad to meet you. The  
7 house -- the big blue house is just south of the lot line.  
8 If you're looking at Circle 8, right?

9 MR. HARBIT: Right.

10 MR. BARSE: It's right approximately at the line --  
11 the original lot line. This is part of Lot 40. The blue  
12 house is on -- actually the next lot over is Lot 41, and then  
13 there's 42 and 43. They also own part of 96 and 97 to the  
14 east. If you're looking at that --

15 MS. ZIEK: Those numbers also show up on Circle 13,  
16 which give you some of the original lot numbers. And Lot 40  
17 at Second Alley is -- somehow or another has been subdivided  
18 in a sense, or mixed up with 40 and 41.

19 MR. BARSE: Well, part -- Lot 40 was divided in  
20 the 1870's so the Dutrow could build his store. And he  
21 actually had -- initially he had a 22 by 60 foot piece of Lot  
22 40. Then later owners acquired the balance of part of Lot 40  
23 -- half of Lot 40, and then the -- the remaining half of Lots  
24 94 and 95, the -- half of Lots 94 and 95, 96 and 97 were  
25 acquired by the Montgomery County school system at the time,

1 back in 1878. So that what's remaining of this lot -- then  
2 in 1961, what happened was Reverend Mott bought all of this  
3 property and then accepted the remaining part of Lot 40 and  
4 the remaining halves of Lots 94 and 95, which created the  
5 fly. So, the fly was actually -- it was initially started in  
6 1876 and then it was completed in 1960. Actually it was --  
7 part of it was completed in 1960 -- the balance of the half  
8 of Lot 40 was completed in 1960 and then the remaining half  
9 of 94 and 95 was completed in 1964. And that was when  
10 Reverend Mott then sold it to --

11 MR. HARBIT: I think I've got it, but what I wanted  
12 to make sure was that we weren't setting up a series of, you  
13 know, little houses on Second Alley. And it sounds like that  
14 can't happen.

15 MR. BARSE: Oh no, this is just one lot on Second  
16 -- and it extends all the way from --

17 MR. HARBIT: I got it.

18 MR. BARSE: Okay. We're tired, too. While I'm  
19 here, can I just say what I was going to say anyway?

20 MR. HARBIT: Sure.

21 MR. KOUSOULAS: No, you can go ahead.

22 MR. BARSE: Okay. I'm also the lot owner of this  
23 lot and Danny Ruppert is the builder. He is the contract  
24 purchaser of the lot. I also am a member of the Friends of  
25 Historic Hyattstown. I am in agreement basically with the

1 staff recommendation that was made; both the written part on  
2 the second part of -- I guess it's the second recommendation  
3 for putting the house towards the back of the lot. The  
4 ~~original Dutrow store was~~ -- and there is a picture of it, I  
5 think, in the packet -- ~~was on that narrow part of the lot,~~  
6 which really wasn't -- it ~~didn't include the back part of the~~  
7 lot. And that house was burned down by the Hyattstown Fire  
8 Department about 30 years ago as a practice burn. And, in  
9 fact, there's a resident -- two residents who live in  
10 Hyattstown who used to live in that building. It was burned  
11 down in about 1970 and it was broken into two apartments  
12 before then and they lived there and, in fact, the well is  
13 still there and part of the foundation. So that -- the  
14 remains of the Dutrow store are still -- most of it is buried  
15 under grass, but some of it's buried under asphalt, but I  
16 support the recommendation of the staff and would suggest  
17 that with -- that Mr. Ruppert will certainly work with the  
18 Commission to put an appropriate home here.

19 I've also met my prospective neighbor for the first  
20 time tonight and I know he's interested in the historic  
21 character of Hyattstown and in continuing to preserve it.  
22 And I think that's all I have to say, and I'd love to go back  
23 to Hyattstown.

24 MR. KOUSOULAS: Thank you. Would the applicant  
25 like to come up?

1 MR. RUPPERT: Robin's been a great help in getting  
2 through -- into this point here. But I really would like to  
3 build --

4 MR. KOUSOULAS: Your name?

5 MR. RUPPERT: My name is Danny Ruppert. It's on  
6 that piece of paper there. I really do like the design for  
7 that neighborhood that I drew there. It is a little sketchy;  
8 just a quick thing to give you an idea there.

9 The lot does sink down and I think a one-and-a-half  
10 story would almost feel like you'd be looking at the roof  
11 line from the road. That design pretty much goes with what's  
12 in the neighborhood there. Facing the church would be great  
13 any direction anywhere on that property would be great. I'll  
14 use whatever building materials fit the area. I mean, I  
15 think we can really build a nice little house that increases  
16 the value of homes there in Hyattstown. It's very similar to  
17 a new house that's going on across the street.

18 If we can afford to put a porch on, that would be  
19 great. It would certainly be a future consideration. I  
20 think that would also bring it to what looks like the  
21 neighborhood there. But I would like to, I guess, beg or  
22 implore the ability to use that design. I think it would  
23 really look good there.

24 MR. HARBIT: The two-story versus the one-and-a-  
25 half?

1 MR. RUPPERT: Yeah. The family that it's intended  
2 for is a very nice young family; three kids. They need a  
3 little bit more space. Not a lot. They don't -- they're not  
4 -- you know, the reason we're looking at this lot is because  
5 it is inexpensive and we can get a house built on the land.  
6 Part of the problem of building in Montgomery County is the  
7 cost of land, and we can do this in the price range using  
8 good materials because it is a small house we're looking at.  
9 The first floor is maybe 800 square feet. The total house is  
10 ~~1,600 square feet.~~

11 MS. VELASQUEZ: I have no problem with a two-story  
12 house. I think one-and-a-half stories; not too many people  
13 are going to be able to live in it and get use -- especially  
14 if it's such a small -- it's 20 by 30? Is that what I read?

15 MR. RUPPERT: Yeah, it's not -- yeah.

16 MS. VELASQUEZ: So, I mean I think we have to have  
17 two stories just to be able to live in it.

18 MS. ZIEK: Susan, a one-and-a-half story gives you  
19 two stories of living space. It's a matter of configuring  
20 the space that it's actually in the roofline. It doesn't  
21 address the floor space per se.

22 MR. RUPPERT: You know like in --

23 MS. ZIEK: I think that the architects on board  
24 could elaborate on that.

25 MS. VELASQUEZ: Well, I don't need that, but I've

1 looked at all the other houses, all those Victorians and  
2 they're all two stories.

3 MR. RUPPERT: Well, even American Craftsman house;  
4 that takes use of the second floor and it does it well. I'd  
5 have to have a little wider -- I'd have to reconfigure and go  
6 a little wider so I get some room on the second floor. I  
7 mean, it could be done. But I honestly really do feel that  
8 design, in a better drawing -- I think it would be much more  
9 attractive to you if I had spent a little more time on it.  
10 It is a pretty house.

11 MR. KOUSOULAS: I think we have one more speaker or  
12 -- would you like to come up?

13 MR. BURGESS: My name is Don Burgess. I live in  
14 Hyattstown; been there for about 13 years and I'm vice  
15 president for Friends of Historic Hyattstown and speaking on  
16 behalf of the Friends of Historic Hyattstown.

17 And first I'd like to recognize the staff, both  
18 Robin and Michele have been very heavily involved in  
19 Hyattstown in the last several years and their great work  
20 really shows and we're very appreciative of that. I won't  
21 read this since I've given it to you, but as it says in here  
22 that we believe the revitalization of Hyattstown involves  
23 infill and so we generally support things as long as it's  
24 appropriate. This is sort of a heyday of Hyattstown we sort  
25 of see compared to many years ago. It's been in very poor

1 health. When Friends of Hyattstown was formed in 1976,  
2 things were in really bad shape and so this infill  
3 construction we support.

4 In terms of the specific items, I think the two-  
5 and-a-half stories would be fine. ~~It's in a valley and~~ if  
6 the applicant could show that the two-and-a-half stories  
7 ~~doesn't block the view~~ -- I mean, the consideration is from  
8 ~~the road you need to be able to see the school and definitely~~  
9 ~~the church.~~ And if it's two-and-a-half stories and you can  
10 still see --

11 MR. RUPPERT: Two or it's one-and-a-half.

12 MR. BURGESS: The two-and-a-half.

13 MR. RUPPERT: Two.

14 MR. BURGESS: Well, this design. If this design  
15 doesn't block the church or the school, then it's fine. I  
16 don't think the mass is too big. It looks like it's 20 by  
17 40? It's 20 along the front --

18 MR. RUPPERT: Right, 20 along the front by --

19 MR. BURGESS: So, the consideration there is not  
20 the mass; the consideration is you need to be able to see the  
21 -- both the school and the church. Obviously if you lay it  
22 on the ground, that's not an issue, but generally.

23 Quickly, I think ~~locating it back on the back part~~  
24 ~~of the lot is appropriate, as I show here.~~ If you put it up  
25 ~~front, I think it's too congested and there's also the~~

1 consideration, as I pointed out, getting on and off 355 is a  
2 real problem. We have accidents and it's cluster --  
3 congested up there.

4 I would agree with the staff that a porch is  
5 probably appropriate, similar to the porch on the old store.  
6 Let's see -- with regard to siding, I think the wood siding  
7 would be appropriate. I'm not sure -- I mean, the cost  
8 differential is some amount, but I just don't think it's  
9 setting a good precedent. And there's going to probably -- I  
10 would guess maybe four or five potential building sites in  
11 town more. Obviously there's a lot, but realistically,  
12 there's probably four or five and I think you need to keep  
13 that in consideration when you're approving this.

14 I think that's all I have. Thank you.

15 MR. KOUSOULAS: Okay, thank you.

16 MR. RUPPERT: And real quickly, I don't know if it  
17 makes any difference. If it helps, I'll be glad to give you  
18 any rights in the front there to dig an archeological site.  
19 I wouldn't have any problem with that.

20 Thank you.

21 MS. DEREGGI: I agree everything that Don Burgess  
22 said. It really does go down into a valley there. ~~Two~~  
23 ~~stories and definitely wood siding in Hyattstown.~~ It's a  
24 tiny little historic district and it's going to be a jewel.  
25 It's just wonderful.



1 MR. SPURLOCK: I think the other problem with a  
2 ~~one-and-a-half-story~~ is it really ~~depends on having dormers~~  
3 to get light and it sort of ~~introduces almost a level of~~  
4 ~~element that you don't see in a lot of other Hyattstown~~  
5 houses. Most ~~of them are fairly simple --~~ and it may be  
6 better in the long run just to do a ~~little taller box~~ without  
7 the dormers and without the --

8 MS. DeREGGI: ~~Simple.~~

9 MR. SPURLOCK: So I would agree with Commissioner  
10 DeReggi.

11 MR. KOUSOULAS: Yeah, it's a very simple small  
12 house. We rarely see a proposal this clear and willing. You  
13 may think that the drawing is quick and sketchy, but it's  
14 also very easy to understand exactly what you're intending.  
15 And it seems to be pretty --

16 MS. LESSER: I would just add I don't object to the  
17 two story at all. I mean, I do think it is in keeping with  
18 the architecture of the district. But I do feel strongly  
19 that wood siding or Hardiplank should be used as opposed to  
20 vinyl. I think it is setting --

21 MS. DeREGGI: ~~Wood siding.~~

22 MR. HARBIT: I agree with Commissioner Lesser.

23 MS. ZIEK: Does anybody want to comment about the  
24 porch or not?

25 MR. HARBIT: I think we have.

1 MR. SPURLOCK: I think we all agree that ~~the porch~~  
2 ~~should be there.~~

3 MR. RUPPERT: Can I ask -- if -- I mean, we're  
4 talking about a pretty tight budget. If the porch makes it  
5 cost prohibitive --

6 (Discussion off the record.)

7 MR. RUPPERT: It would certainly -- the porch would  
8 wind up there eventually, but if the porch makes it cost  
9 prohibitive for my client, would a future thing on the porch  
10 be acceptable or we've got to just do it? I mean, the house  
11 would look much better with it. I'd love to put it on there,  
12 but I'm really on a shoestring budget.

13 MS. KAPSCH: Can you do the porch flooring without  
14 doing the framing above it?

15 MR. RUPPERT: Yeah, I can do anything. I mean, I'm  
16 just -- it's money. Money is it.

17 MS. KAPSCH: Some historical designs have had the  
18 overhang early on.

19 MR. RUPPERT: A little deck type of thing there in  
20 front? Well, I'd rather do it right from the get-go.

21 MS. DeREGGI: I'd rather just have the building and  
22 later -- a later -- an addition if they can't do it, rather  
23 than have a deck.

24 MS. KAPSCH: He's not required to build it. If you  
25 put the porch -- if you approve a porch on the front, he's

1 actually not required to put it on.

2 MR. KOUSOULAS: Yeah. No, I think if you built a  
3 deck, basically removed the supports, that would be a feature  
4 that's kind of odd. I would -- I would take your best shot  
5 at what you want to do. If you really think that you can't  
6 afford the porch, come up with a very simple elevation that  
7 works without one and see what happens.

8 MR. RUPPERT: Thank you.

9 MS. ZIEK: Thank you.

10 MR. HARBIT: I move that we approve the minutes of  
11 January 10th, 2000.

12 MS. VELASQUEZ: Second.

13 MR. KOUSOULAS: There's also --

14 MR. SPURLOCK: Mr. Chairman, I'd like to move that  
15 we approve the slate of potential members for the Brookeville  
16 LAP as distributed during the staff meeting prior to our  
17 hearing.

18 MS. DeREGGI: Second it.

19 MR. KOUSOULAS: All those in favor. Any other  
20 Commission items? Any staff items? We're adjourned.

21 (Whereupon, at 11:44 p.m., the hearing was concluded.)

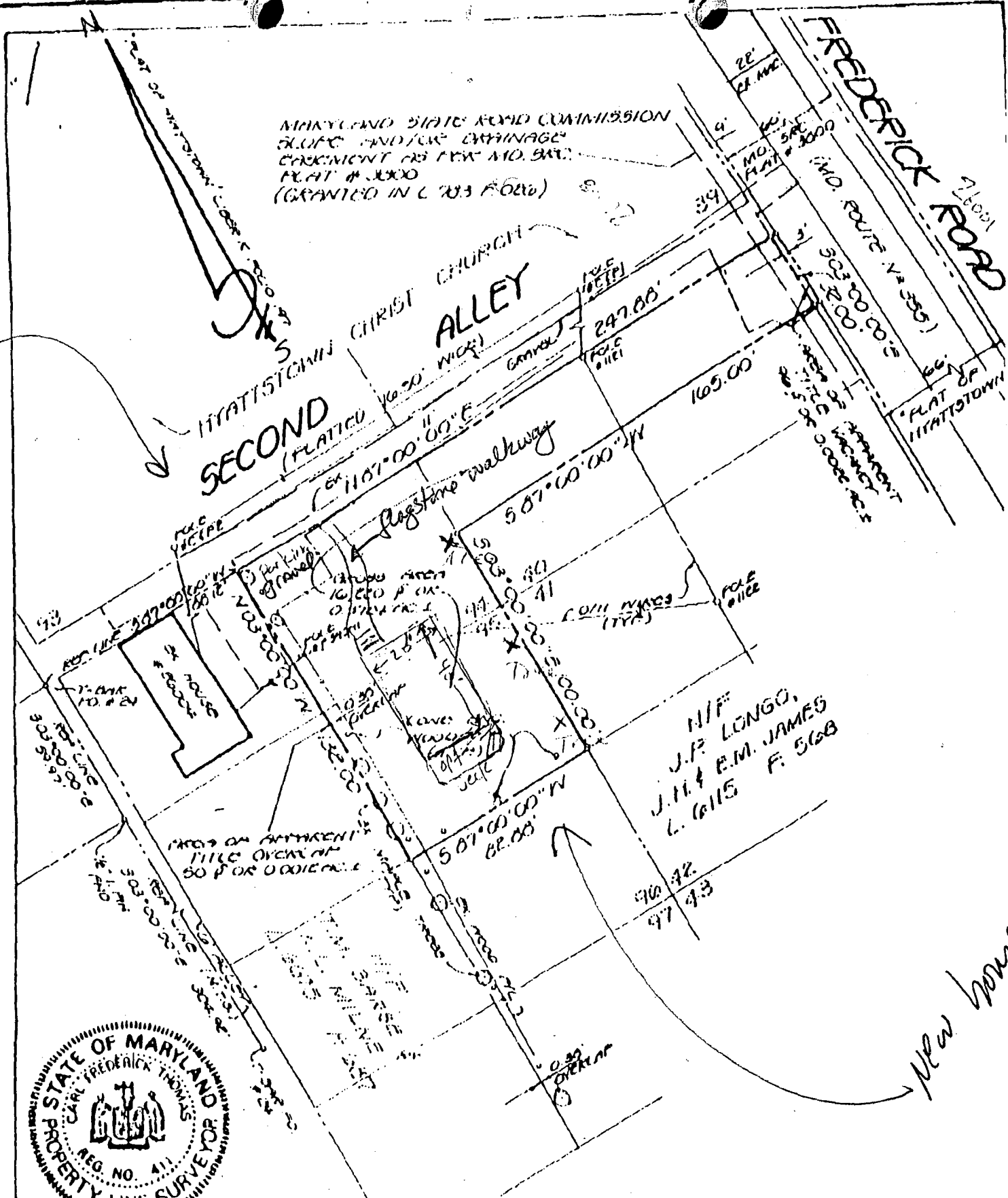
22

23

24

25

2nd Alley is Gravel Road



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

BOUNDARY SURVEY  
 OF THE LANDS OF  
**D. SUMMERBELL AND R.G. ELLIS**  
**LIBER 3699, FOLIO 681**  
 SITUATED ON FREDERICK ROAD (MD. ROUTE N° 325)  
 AND SECOND ALLEY  
 CLARKSBURG ELECTION DISTRICT N° 2  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'  
 REFERENCE: L. 2071 P. 601  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

Thomas, Moore & Associates, Inc.  
 LAND SURVEYORS - CONSULTANTS  
 1011 WEST PATRICK STREET  
 FREDERICK, MARYLAND 21701  
 301-798-8788

JOB NO. 0692  
 THIS MAP IS ON, NO FURTHER BOUNDARY ALREADY 1791

I HEREBY CERTIFY THAT THE SURVEYING BEING DONE IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY DEEDS LIBER 3699, FOLIO 681 AND LIBER 3699, FOLIO 681, AS TESTED BY THE ORIGINAL SURVEYORS, CARL F. THOMAS AND ROBERT S. ELLIS, AS SET OUT TO THE ORDER AND ORDER OF RECORDS OF COUNTY OF MONTGOMERY, MARYLAND, DECEMBER 4, 1967 AND RECORDED IN DEED BOOK 3699, FOLIO 681 OF THE MONTGOMERY COUNTY LAND RECORDS.

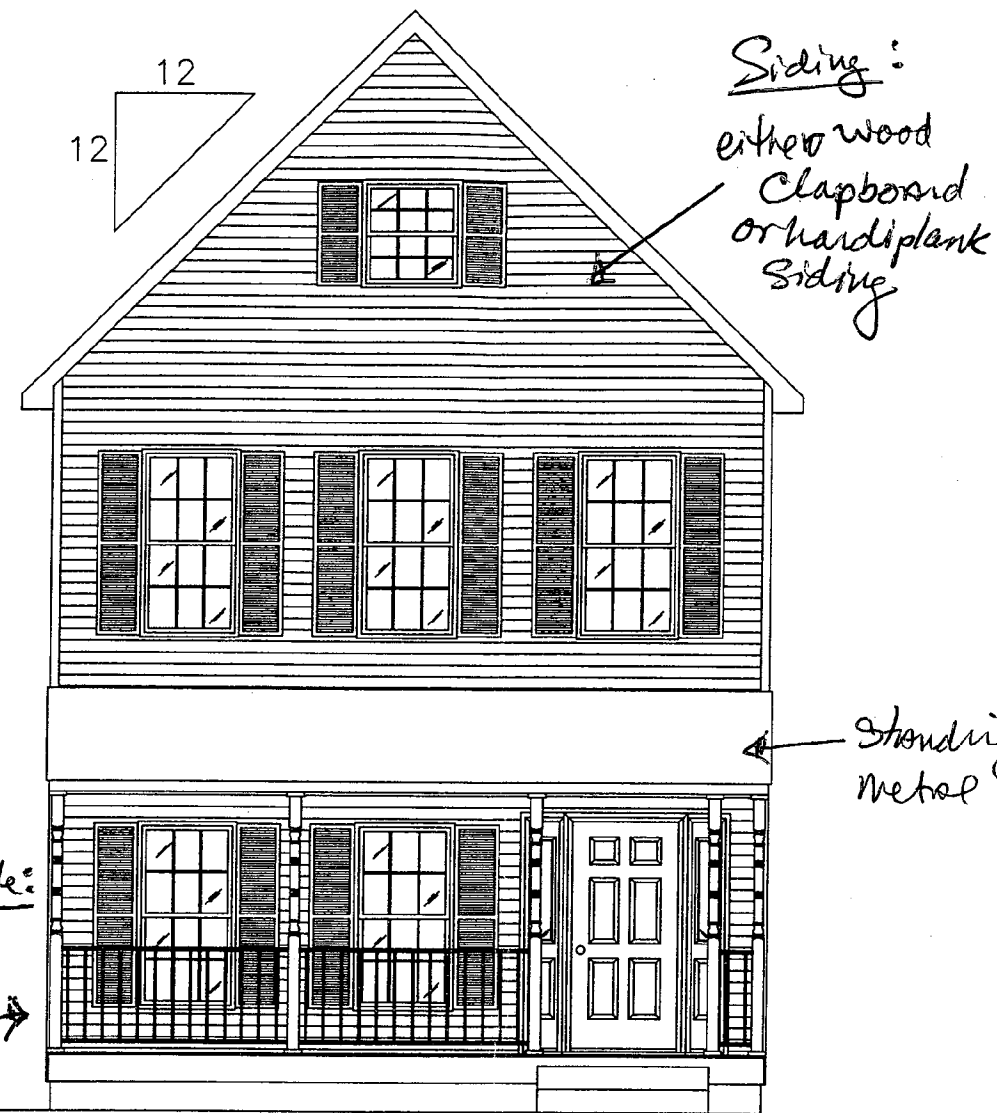
6

Site plan of new house

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature] 5/19/03

\* Final copy w/ corrections sent to DPS (5/19/03)

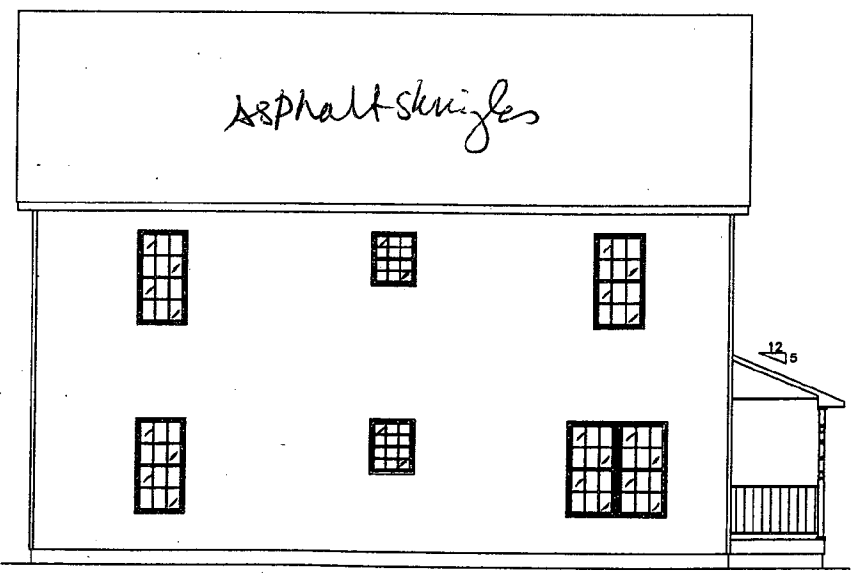
All shutters will be removed on this elevation →



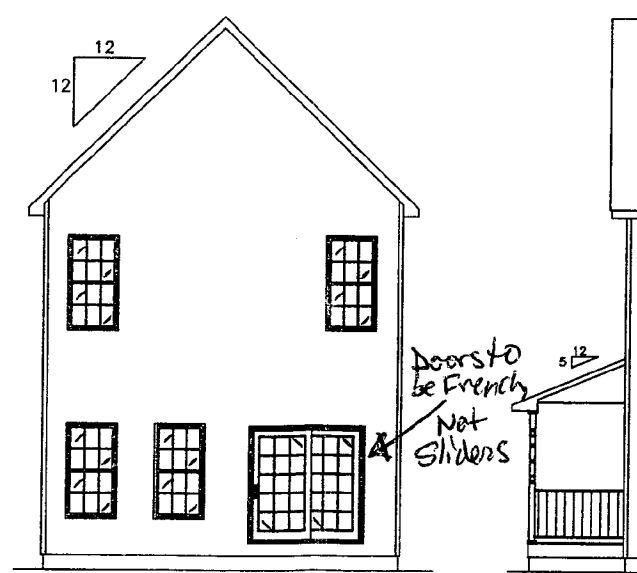
Windows need to be:  
all 2/2 wood simulated  
or true divided lite  
double hung windows -  
(6/6 windows are not  
accepted to what has been  
approved)

Optional railing, if required by code:  
Railing should be 1" inset wood  
pickets in a top & bottom rail. →  
All materials used need to  
be wood.

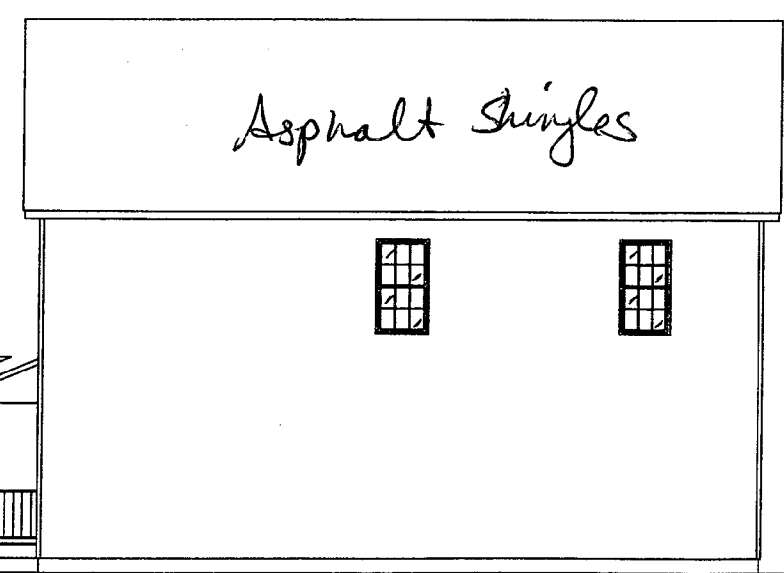
FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"



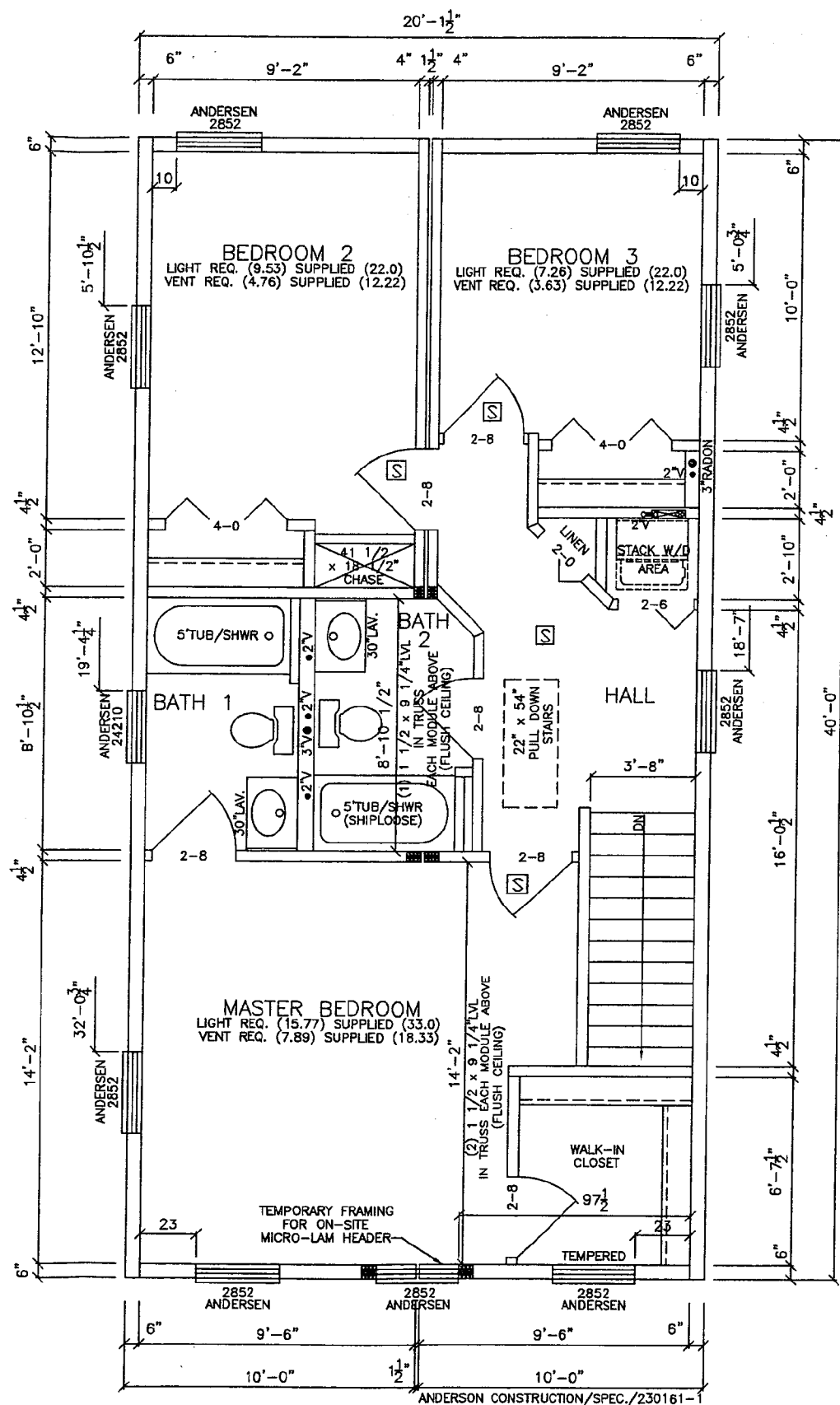
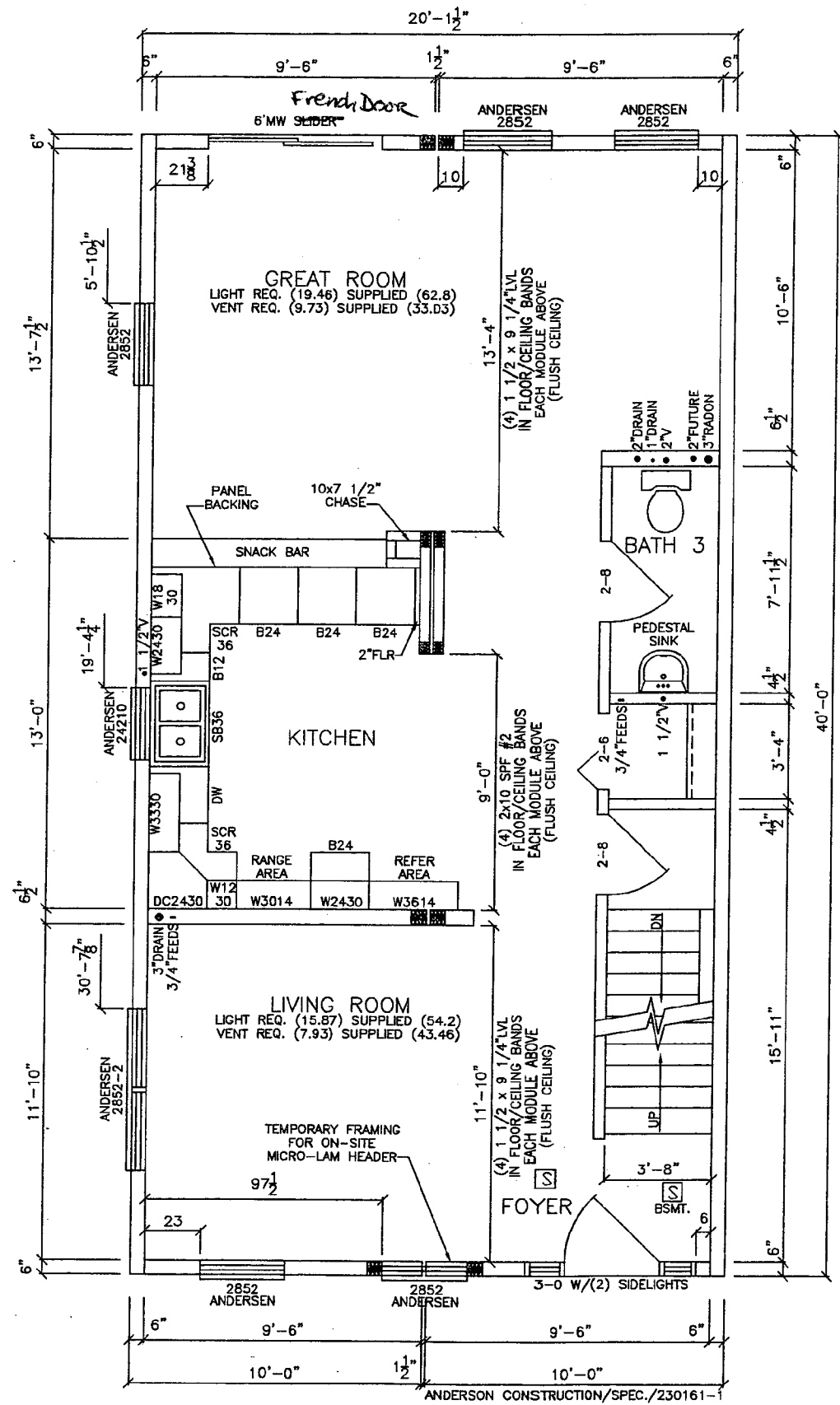
RIGHT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

SEAL AREA  
IF APPLICABLE

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 5/11/02

Signature Building Systems, Inc.  
1004 Springbrook Ave. Moosic, PA 18507

BUILDER	ANDERSON CONSTRUCTION	DRAWN BY	DATE	DRAWING NUMBER
STATE	MARYLAND	BRH	5-14-03	230161-1
CUSTOMER	SPEC.			
SIGNATURE				



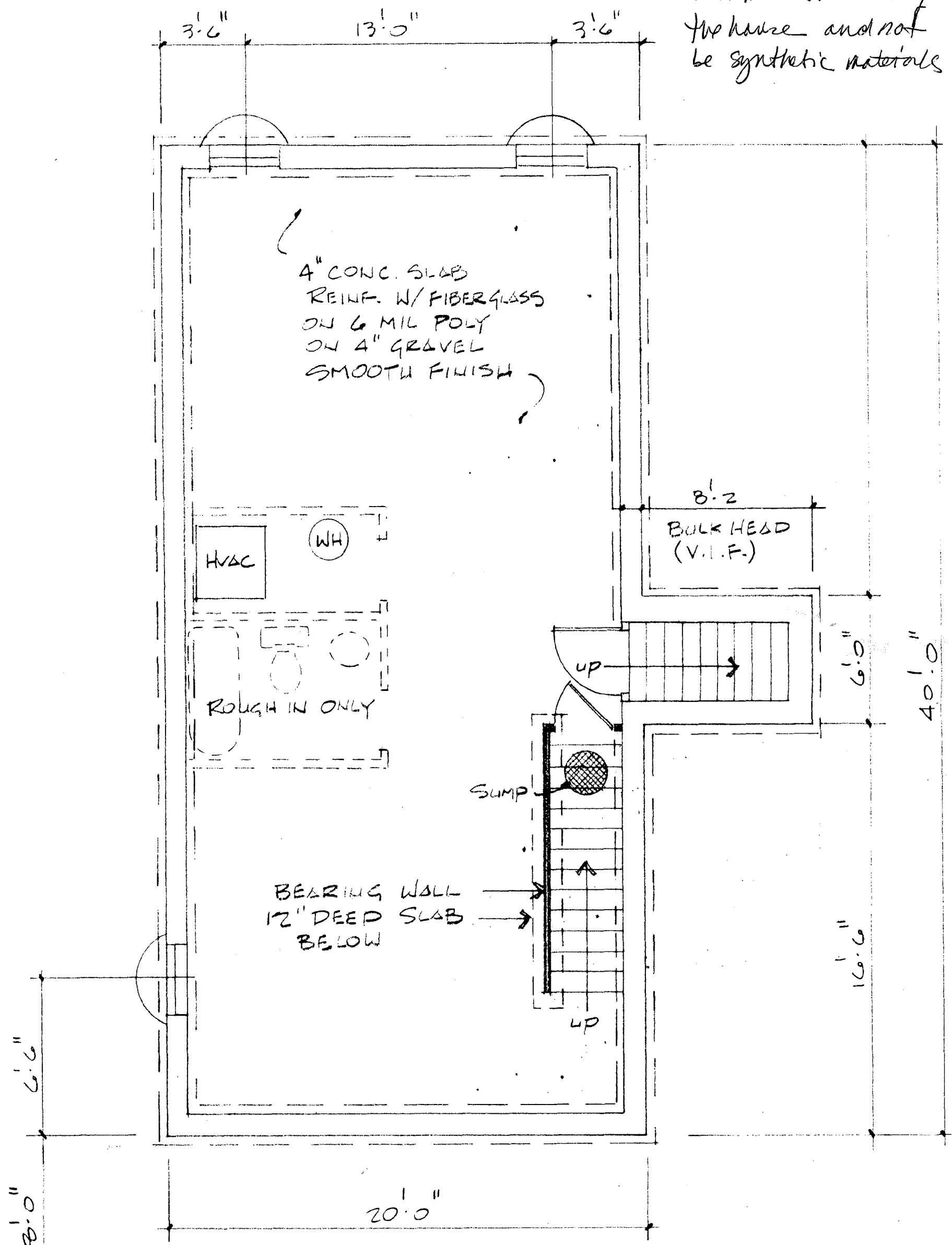
SEAL AREA IF APPLICABLE

**Signature Building Systems, Inc.**  
1004 Springbrook Ave. Moosic, PA 18507

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
5/19/03

BUILDER	ANDERSON CONSTRUCTION	DRAWN BY	BRH	DATE	5-14-03	DRAWING NUMBER	230161-1
STATE	MARYLAND						
CUSTOMER SPEC.							
SIGNATURE :							

All Constructed windows  
will match the rest of  
the house and not  
be synthetic materials

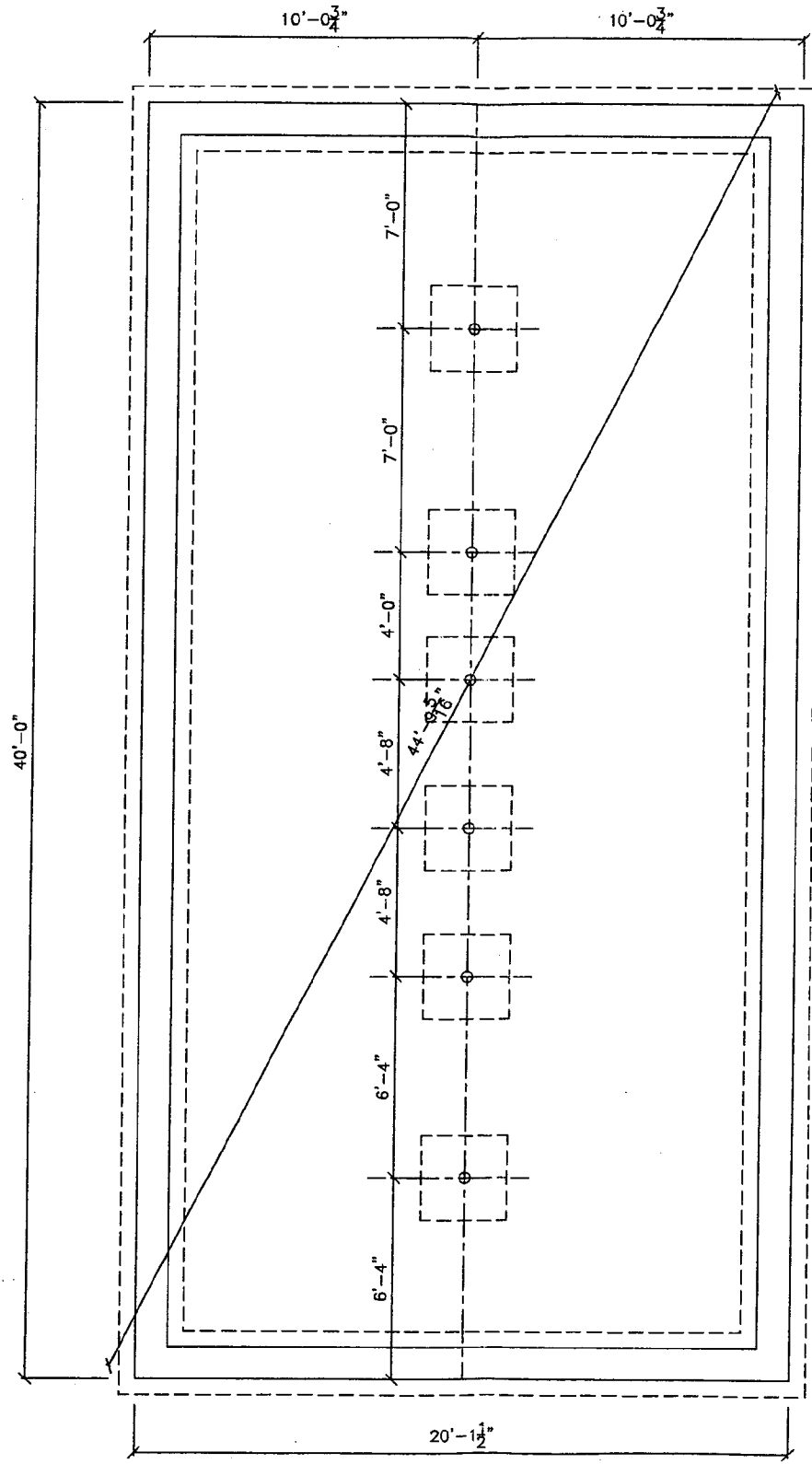


### BASEMENT PLAN

1/4" = 1'-0"

P.T. 6x6  
ON 16" SPOT FTG.  
24" BELOW GRADE

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
5/19/03



SUGGESTED FOUNDATION PLAN (Structural)  
 SCALE: 3/16" = 1'-0"

NOTE: THE FOUNDATION IS NOT PROVIDED BY SIGNATURE BUILDING SYSTEMS. THE FOUNDATION PLAN SHOWN IS NOT PART OF THIS APPROVAL AND IS USED ONLY TO SHOW THE SIZE OF THE FOUNDATION AND THE RECOMMENDED SPACING OF PIERS AND COLUMNS ALONG THE MAIN GIRDER. IF APPLICABLE FOR STATE OR LOCAL ORDINANCES, THE FOUNDATION SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER TO LOCAL SITE CONDITIONS AND SHALL BE IN COMPLIANCE WITH ALL PREVAILING STATE AND LOCAL CODES. FOUNDATION SHOWN ALLOWS FOR A 1-IN. MAXIMUM SETTING GAP.

ALL BASEMENT STAIR DESIGNS ARE CALCULATED WITH A FINISHED FLOOR TO TOP OF FOUNDATION WALL HEIGHT OF:

HEIGHT	MODULAR WIDTH
92"	26'-0"
92"	27'-6"
89-1/2"	23'-6"

SEAL AREA  
IF APPLICABLE

**Signature Building Systems, Inc.**  
 1004 Springbrook Ave. Moosic, PA 18507

BUILDER	ANDERSON CONSTRUCTION	DRAWN BY	DATE	DRAWING NUMBER
STATE	MARYLAND	BRH	5-14-03	230161-1
CUSTOMER	SPEC.			
SIGNATURE :				

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*  
 3/19/03



**Barr-Kumar Architects Engineers PC**  
*Architecture \* Engineering \* Interiors \* Construction Management*  
1875 Eye Street NW, Suite 500, Washington DC 20006  
202-462-3621 [www.BARRarchitects.com](http://www.BARRarchitects.com)

December 27, 2005

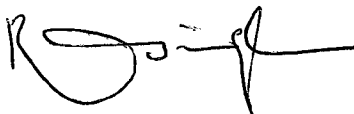
Ms. Anne Fothergill  
Historic Preservation Office  
Department of Park & Planning  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

ANDREWS RESIDENCE  
Lot 108, Hyattstown, Maryland

I had passed on your request for copies of plans, elevations and sections of the manufactured housing unit, to the owner, Mr. Curtis Andrews, who pulled the permit and has the approved set with him.

Please call Curtis at 301-501-1357, if you have not received them.

Thank you.

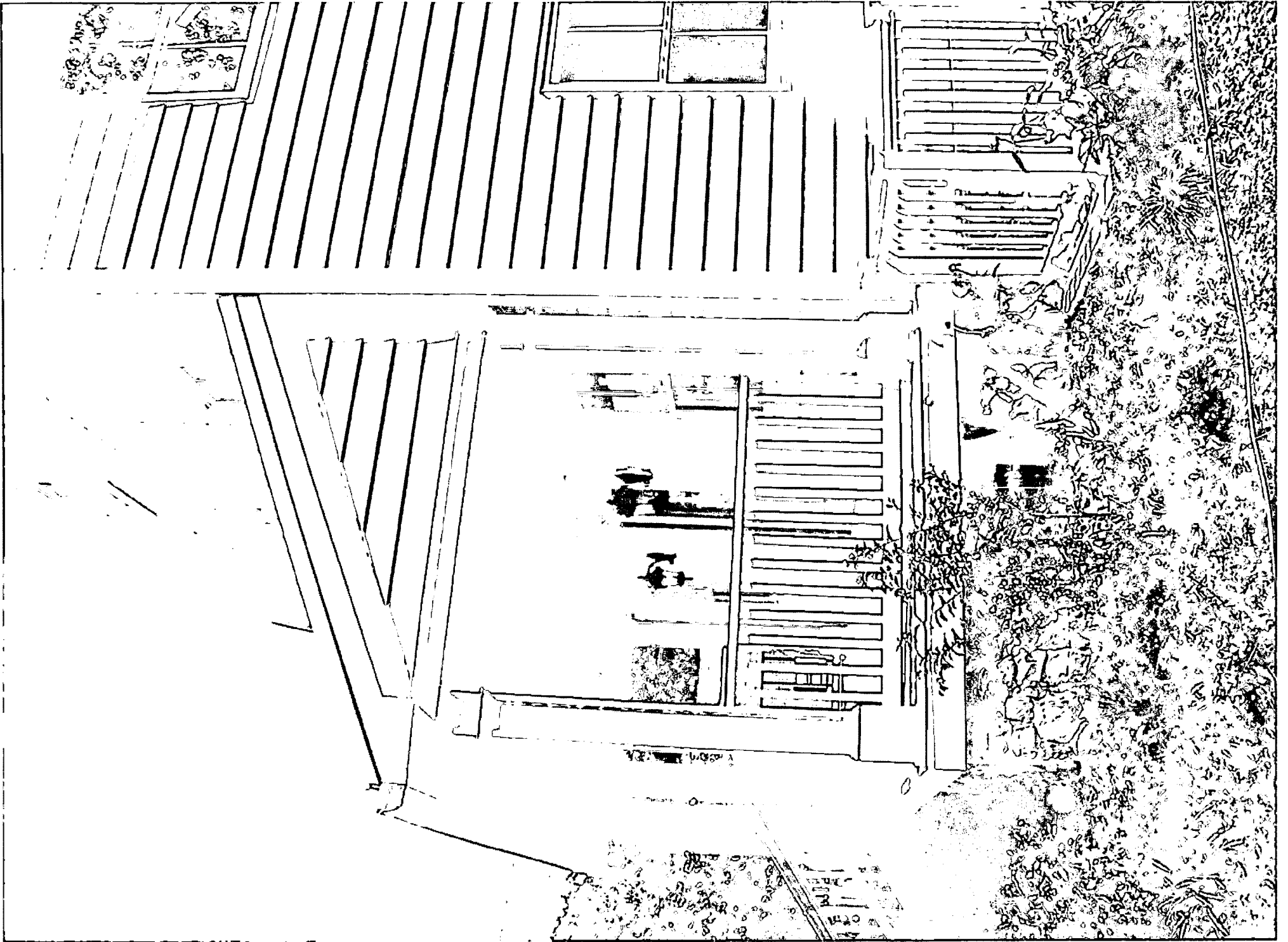
A handwritten signature in black ink, appearing to read 'Raj Barr-Kumar', with a horizontal line extending to the right.

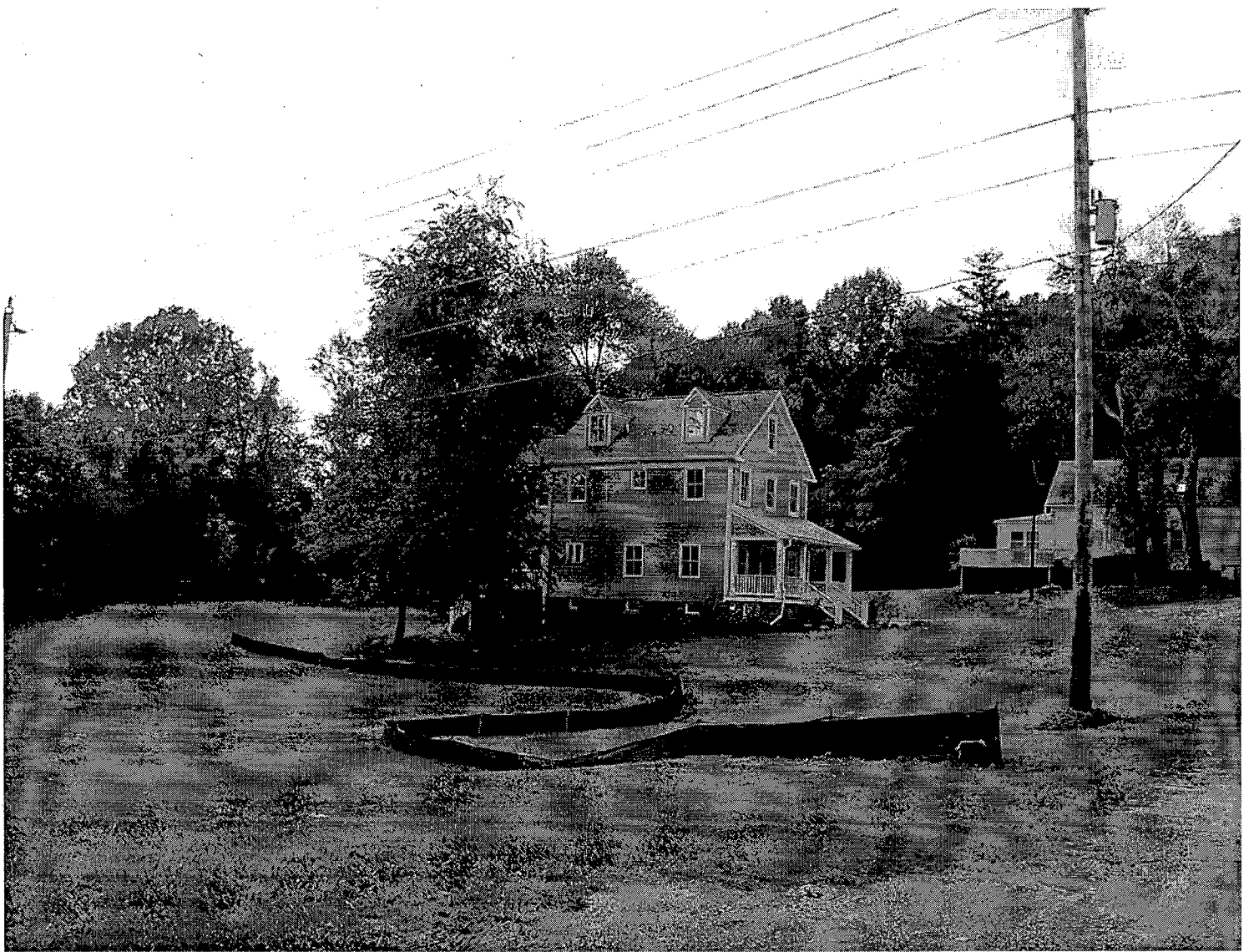
Dr. Raj Barr-Kumar, FAIA RIBA

September 2006





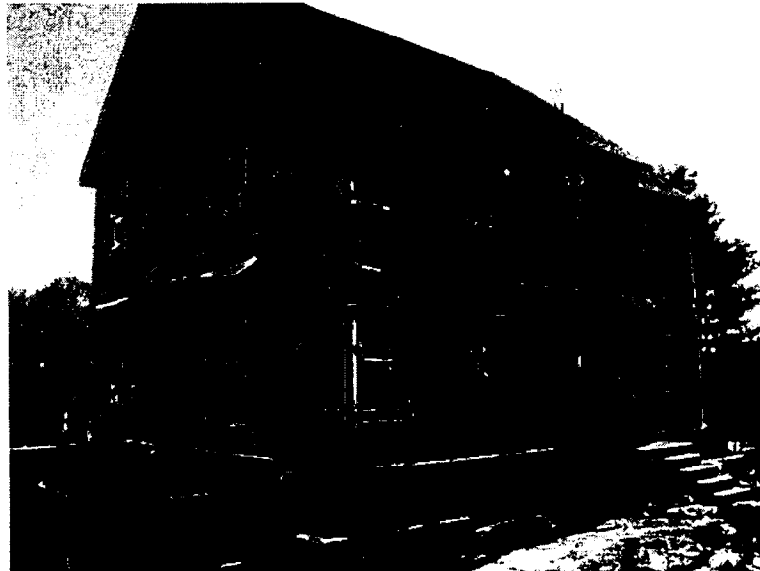




April 26, 2006  
Staff Item

The owner of Lot 108 in Hyattstown who is building a new house would like to request two material changes.

- 1) Change the areaway railing from wood to metal. This is located on the right side of the house (see 2<sup>nd</sup> photo below). *iron yes*
- 2) Change the front porch flooring from wood tongue and groove. He did not request a specific material change but would like to know if you would consider anything besides tongue and groove. He mentioned that other houses in Hyattstown have wood decking/planks for their front porch floors including some of the recent new construction. *NO*



2-23-06

Note to file:

Curtis Andrews originally showed stone-faced front steps in his application, which was approved by the HPC. Based on conversations I had with his architect after the approval, they were changed to wood stairs. However, that was never his intention and cement stairs were installed. The porch floor will be wood (on top of cement). Because of the original approval, I have advised him that the stone-faced stairs are allowable. Also, he pointed out that Crane Homes recently built cement steps on their new houses.

However, the plans shows stone pillars at the bottom of the stairs and that is not correct. Those will be wood newel posts according to Curtis.