

10/59-05C 15019 Hyattstown Mill Rd  
Hyattstown Historic District RETRO



Loiederman  
Soltesz Associates, Inc. *Moving development forward.*

Keely D. Lauretti, RLA  
Assistant Project Manager  
T: 301.948.2750  
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Mauretti@LSAssociates.net

2 Research Place, Suite 100 • Rockville, MD 20850  
Engineering | Planning | Surveying | Environmental Sciences [www.LSAssociates.net](http://www.LSAssociates.net)



Loiederman  
Soltesz Associates, Inc. *Moving development forward.*

Stephen P. Tawas, RLA, ASLA  
Associate/Director of Planning &  
Landscape Architecture

Engineering | Planning | Surveying | Environmental Sciences | [www.LSAssociates.net](http://www.LSAssociates.net)



Hyattstown Volunteer Fire  
Department, Inc.

Jeff Gross, Battalion Chief

25801 Frederick Road  
Clarksburg, Maryland 20871

jpgrosshvfd@aol.com

Jeffrey Gross  
countyind.gov

Cell 443-250-0020  
Nextel D/C 164\*21\*22331  
Home 301-831-8392  
Pager 301-831-2456  
Fax 301-831-8392



Loiederman  
Soltesz Associates, Inc. *Moving development forward.*

Chanda S. Beaufort, RLA, ASLA  
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beaufort@LSAssociates.net

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Engineering | Planning | Surveying | Environmental Sciences | [www.LSAssociates.net](http://www.LSAssociates.net)

1/4/05  
Peggy Webb  
(301) 663-4988

called  
1/5/05



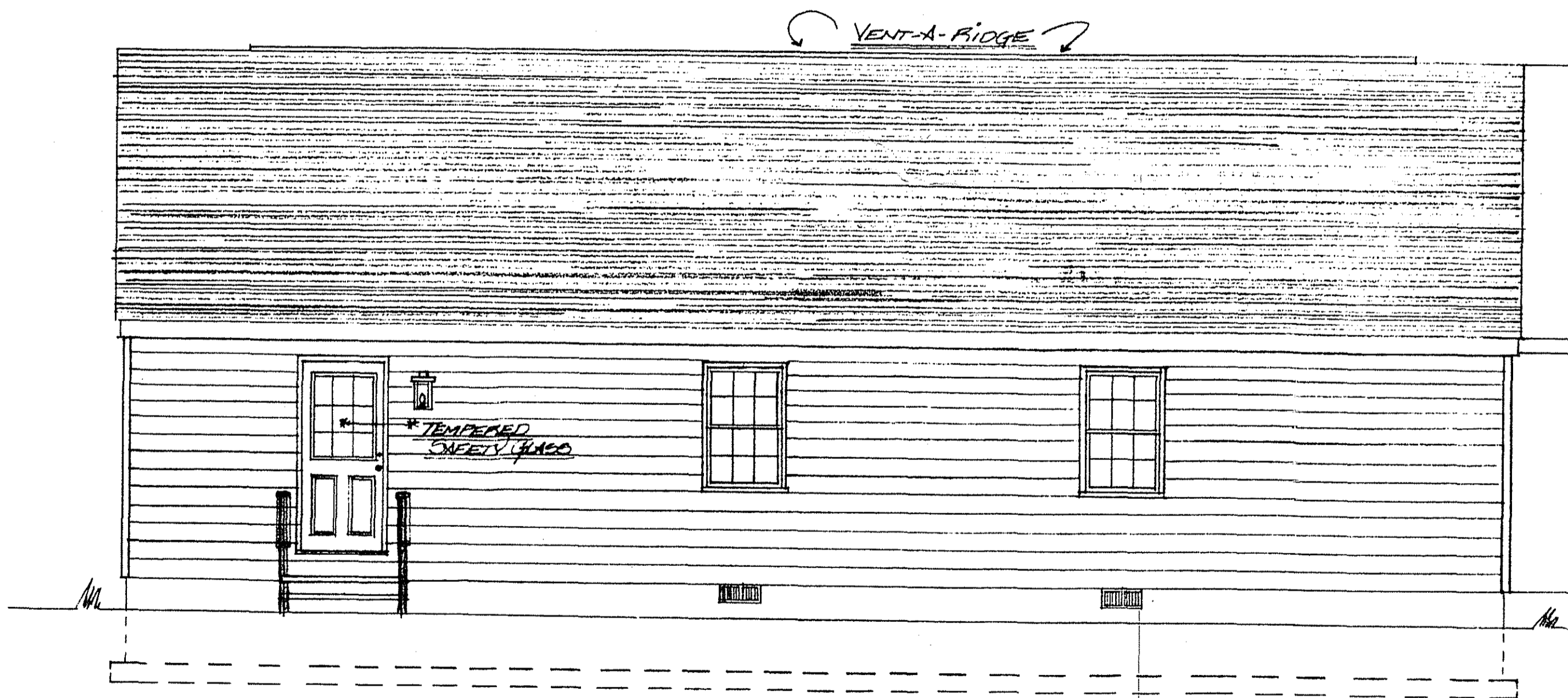
Macris, Hendricks and Glascock, P.A.  
Engineers - Planners  
Landscape Architects - Surveyors

Stephen E. Crum, P.E.  
Principal

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279

Phone: 301.670.0840 x1019  
Fax: 301.948.0693

Email: [scrum@mhgpa.com](mailto:scrum@mhgpa.com)  
Web: [www.mhgpa.com](http://www.mhgpa.com)



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Carol Miller 12/1/07*

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

ENGINEER'S SEAL FOR STRUCTURAL INFORMATION ONLY

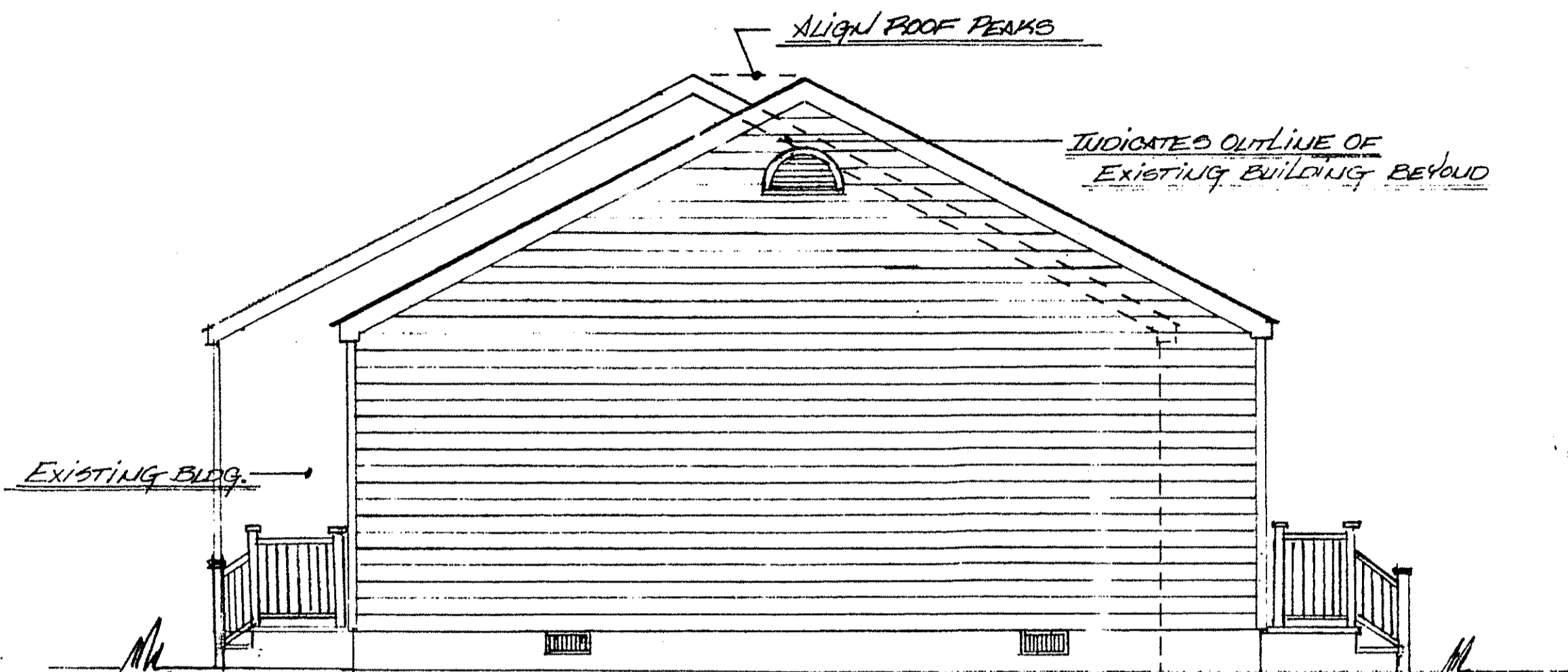
DESIGN PER IBC/IRC 2003/06  
ROOF 130 PSF  
FLOOR 100 PSF  
WIND 90 MPH, EXP B

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 24342 Expiration Date: 11/7/2007

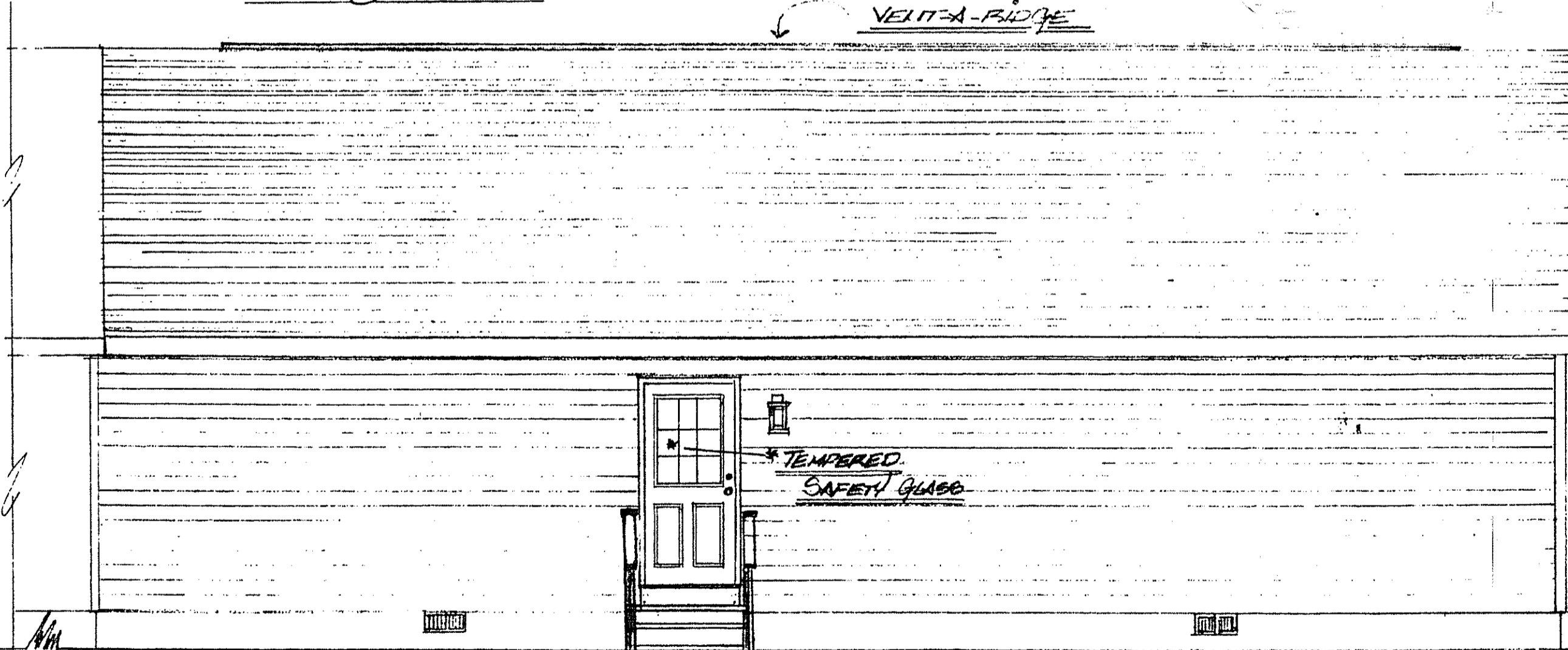
STRUCTURAL ENGINEERING RESOURCES, LLC  
26 NORTH FOURTH STREET  
GETTYSBURG, PA 17325  
717-357-1335



DESIGN CONCEPT BY: SHERRARD DESIGN/BUILD LLC.		
HARRISTOWN FIRE DEPT. ADDITION		
SCALE: 1/4" = 1'-0"	CHECKED BY	DRAWN BY
DATE: 5-28-06		
SIZE	DRAWING NO. 1 of 3	

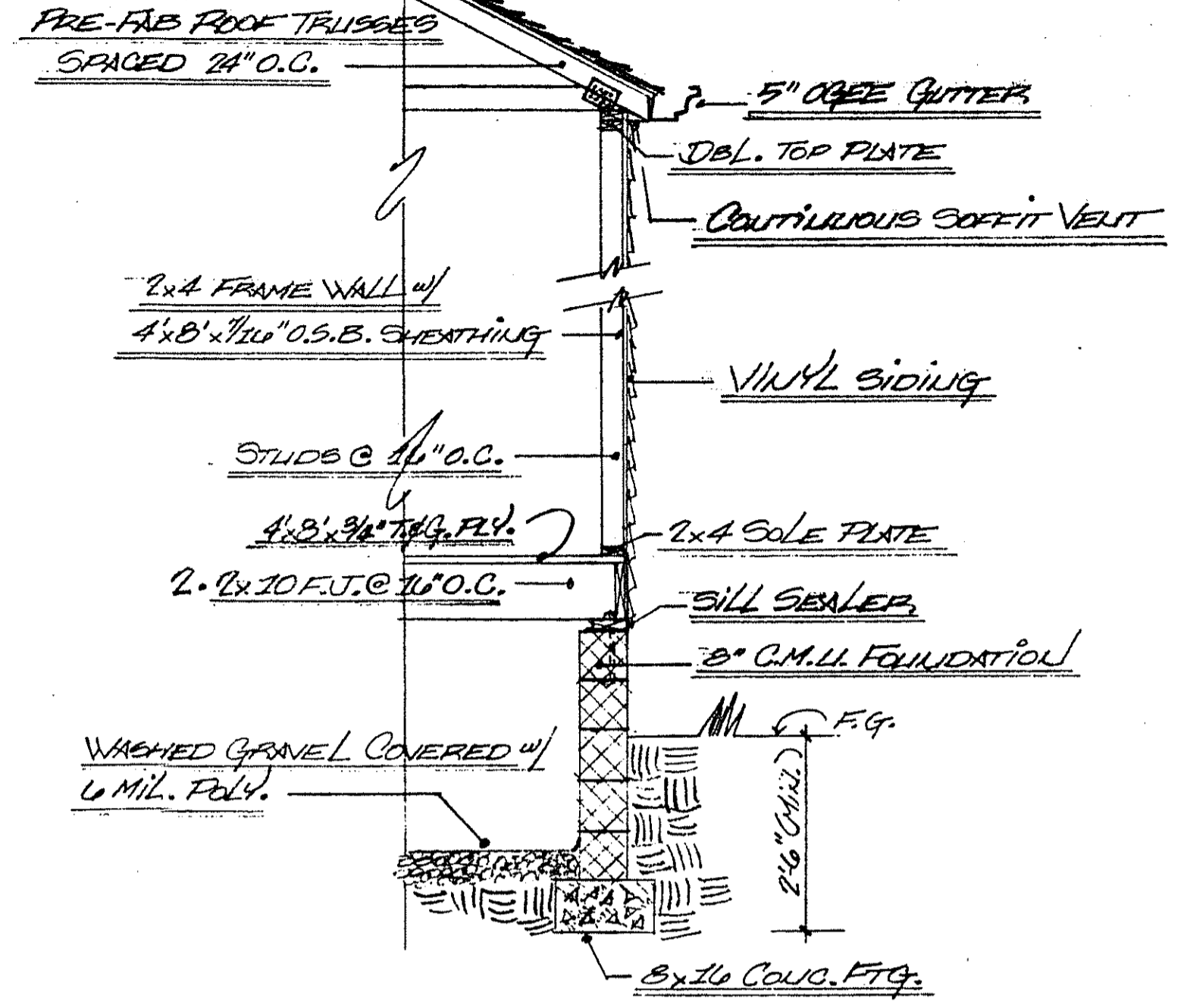


END VIEW



LEFT SIDE ELEVATION

SCALE: 3/4" = 1'-0"



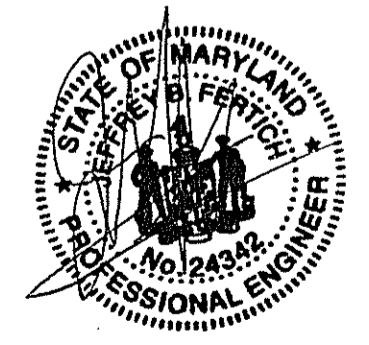
TYPICAL WALL SECTION

SCALE: 3/2" = 1'-0"

ENGINEER'S SEAL FOR STRUCTURAL INFORMATION ONLY

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 24342 Expiration Date: 11/7/2027

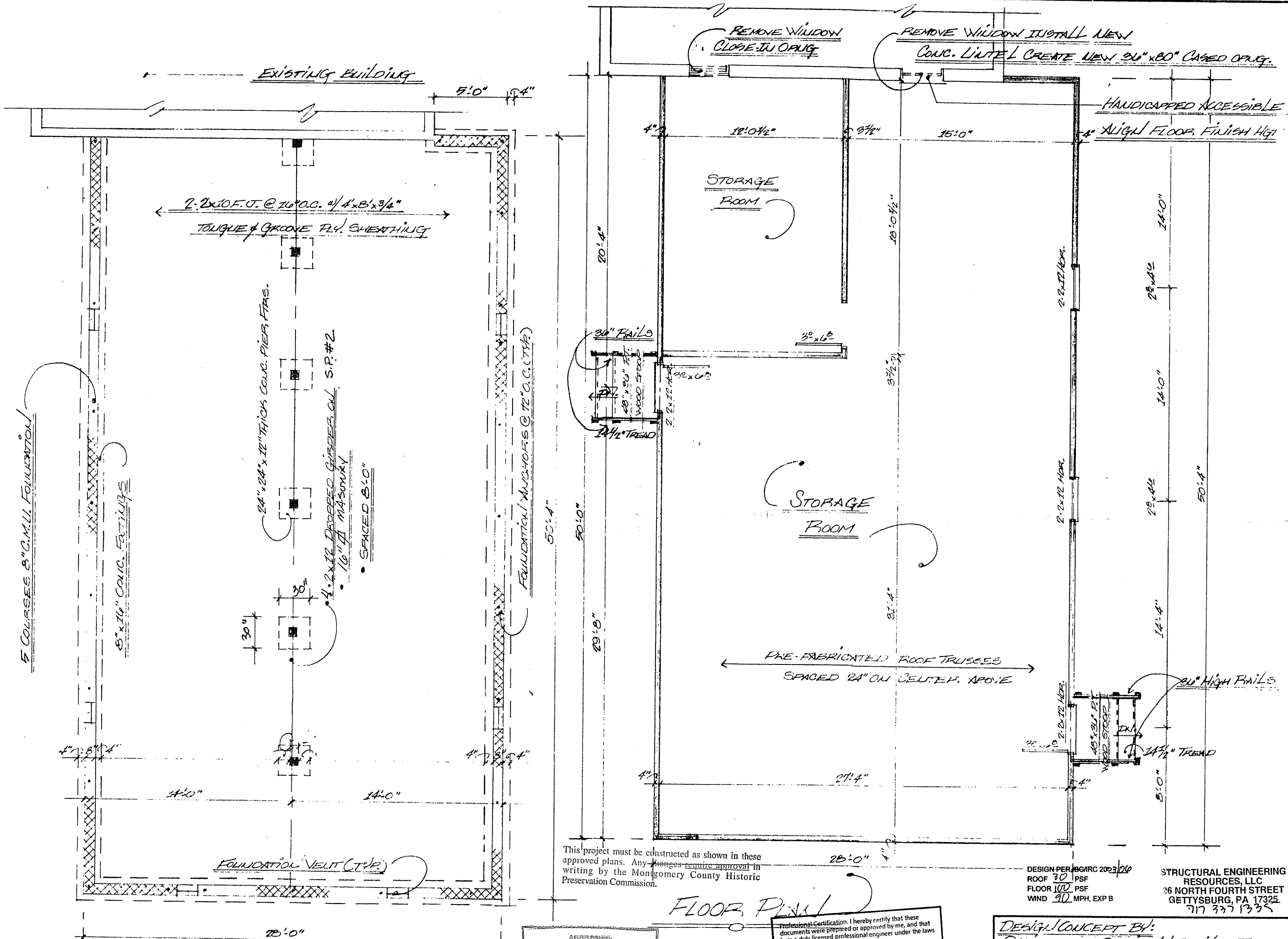
STRUCTURAL ENGINEERING RESOURCES, LLC  
 26 NORTH FOURTH STREET  
 GETTYSBURG, PA. 17325  
 717-337-1325



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 Approved 12/4/07

DESIGN CONCEPT BY: SHERMAN DESIGN & BUILD INC.		
HAYTISTOWN FIRE DEPT. ADDITION		
SCALE AS SHOWN	CHECKED BY	DRAWN BY
DATE		DRAWING NO.
SIZE		2083

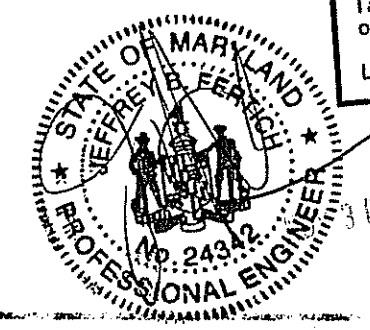
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



**FOUNDATION/FLOOR FRAMING PLAN**

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 12/1/09



ENGINEER'S SEAL FOR STRUCTURAL INFORMATION ONLY

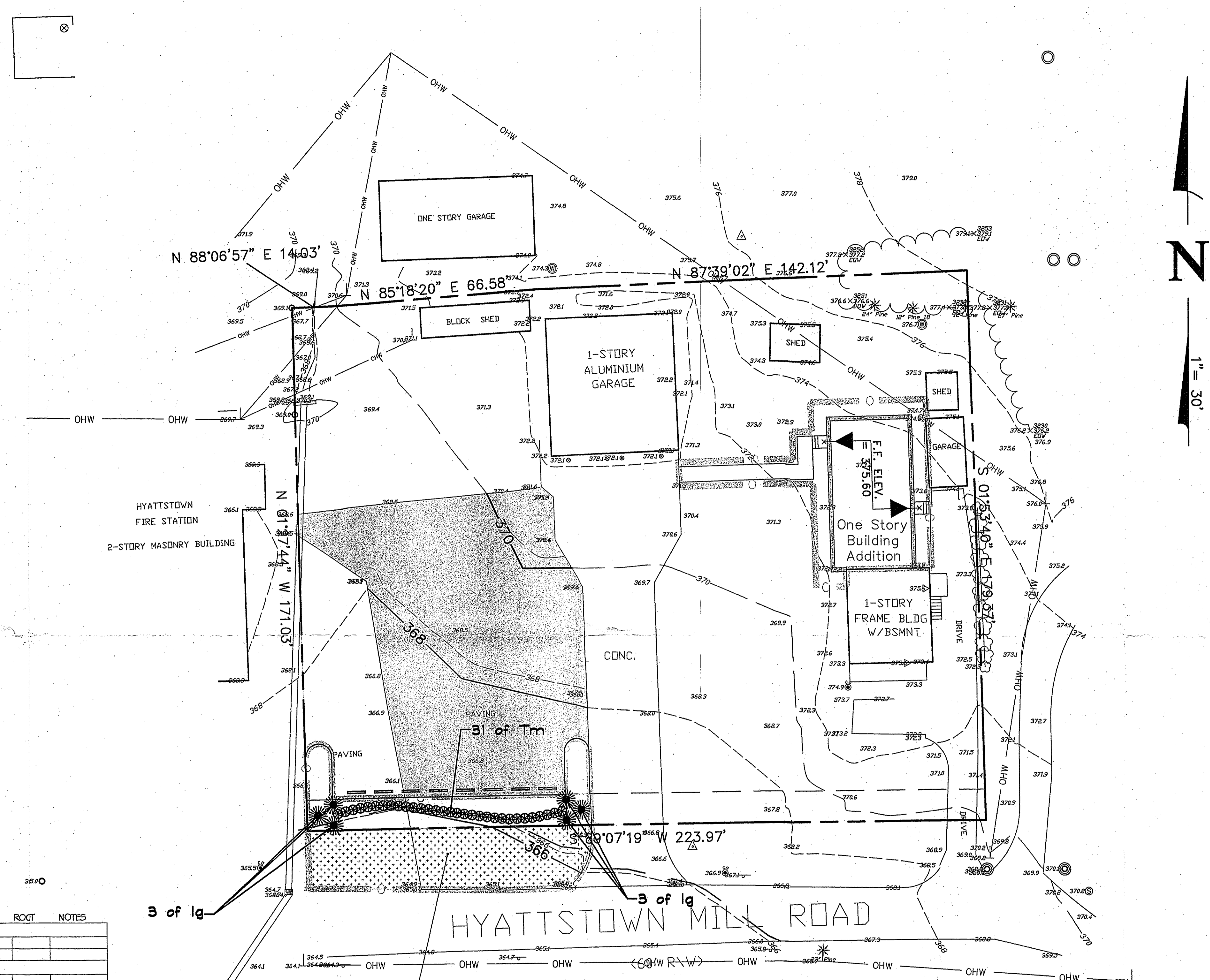
DESIGN PER IBC/IRC 2003/04  
ROOF 30 PSF  
FLOOR 100 PSF  
WIND 90 MPH, EXP B

STRUCTURAL ENGINEERING  
RESOURCES, LLC  
26 NORTH FOURTH STREET  
GETTYSBURG, PA 17325  
717 337 1335

DESIGN/CONCEPT BY: <b>SHERPARD DESIGN &amp; BUILD INC.</b>	
REVISIONS 5-28-05 ADD SIDE WINDOWS	TITLE <b>ADDITION FOR: HARRISTONVILLE FIRE DEPT.</b>
DRAWN	CHECKED
SCALE 1/4" = 1'-0"	DRAWING NO. 3 OF 3

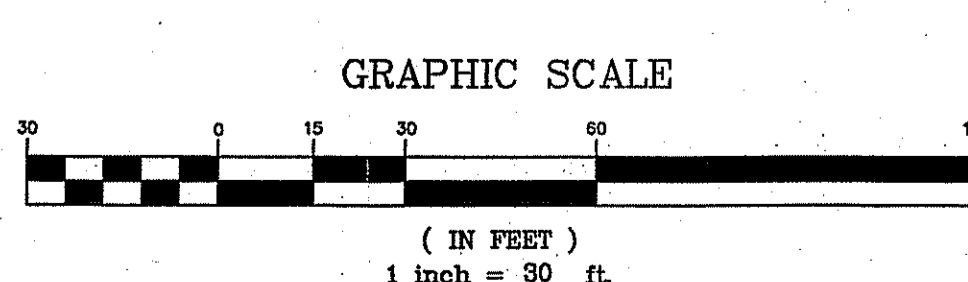
**FLOOR PLAN**

VICINITY MAP  
 SCALE 1" = 2,000'  
 COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.  
 PERMITTED USE NO. 20192133



LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	NOTES
SHADE TREES								
EVERGREEN TREES								
		Ilex x R. Nellie Stevens						
EVERGREEN SHRUBS								
Ig	6	Ilex glabra 'Compacta'	Compact Inkberry Holly		24-30"	#4 Cont.	42" o.c.	
Tm	31	Taxus x media 'Hatfield'	Hatfield Yew		24-30"	B/B	30" o.c.	
ORNAMENTAL GRASSES & GROUNDCOVERS								
HERBACEOUS PERENNIALS								



Install Sod Within the Right-of-Way Disturbed by Pavement Removal

TAX MAP DX WSSC 236 NW 15

LANDSCAPE PLAN  
 LOT 109  
 HYATTSTOWN  
 PLAT 23063  
 2ND ELECTIØN DISTRICT - MONTGOMERY COUNTY - MARYLAND

PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb

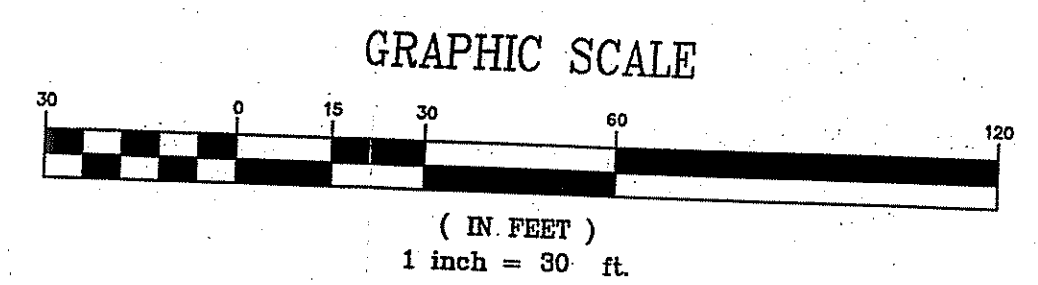
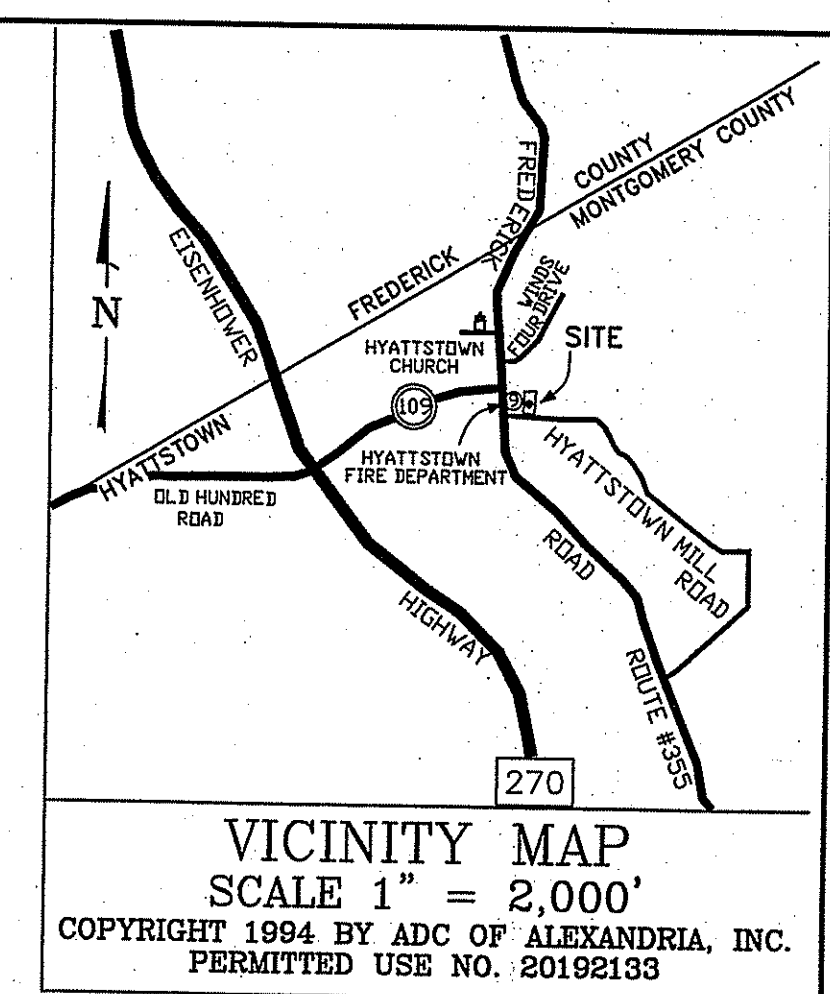
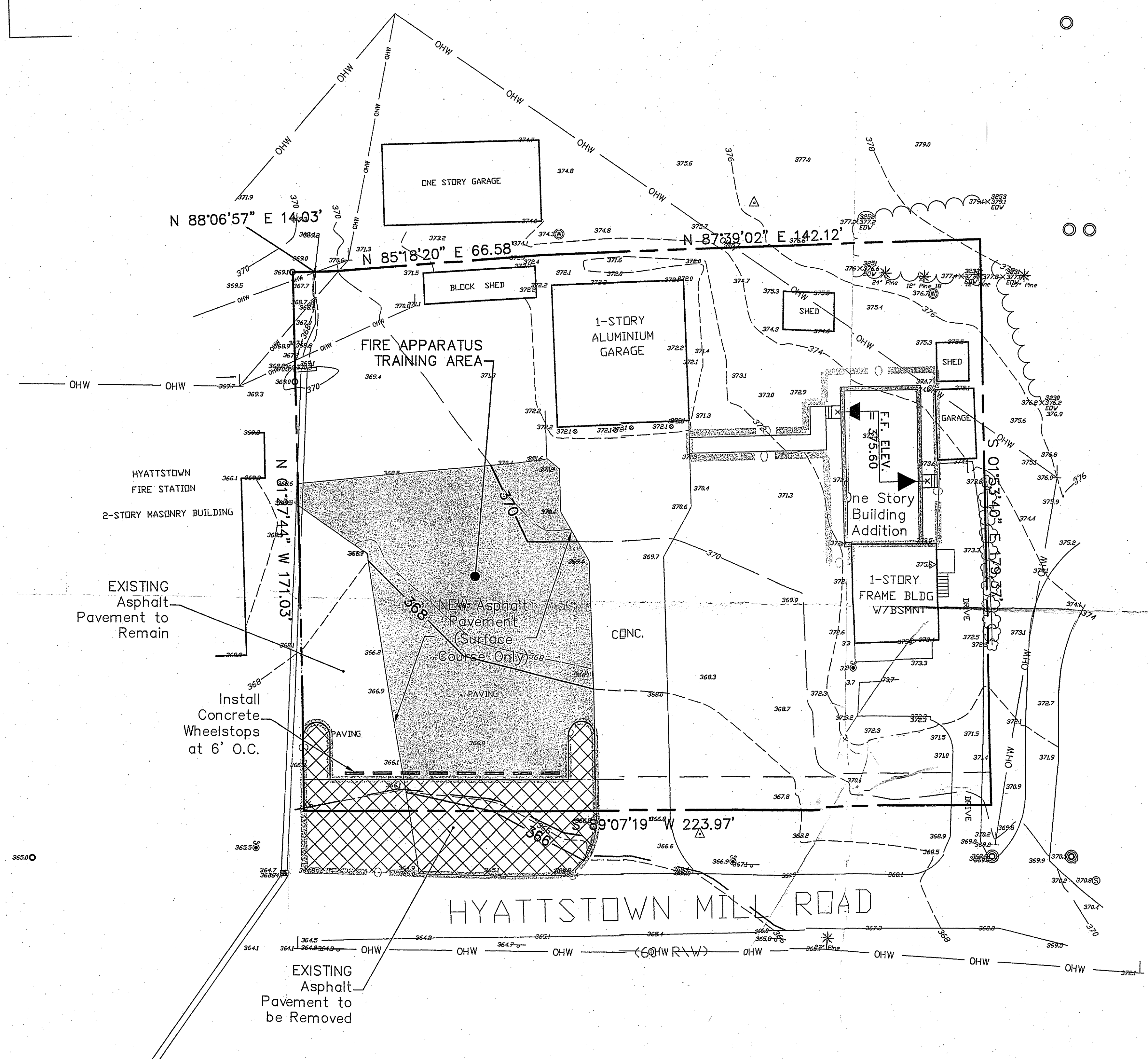
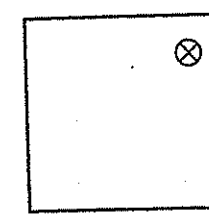
NO.	DATE	DESCRIPTION	BY

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers ■ Planners  
 Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1270

Phone 301.670.0840  
 Fax 301.948.0693  
 www.mhgpa.com

Proj. Mgr. SEC	Designer GSH
Date 06-01-05	Scale 1"=30'
Project No. 2004.178.11	Sheet 1 of 1



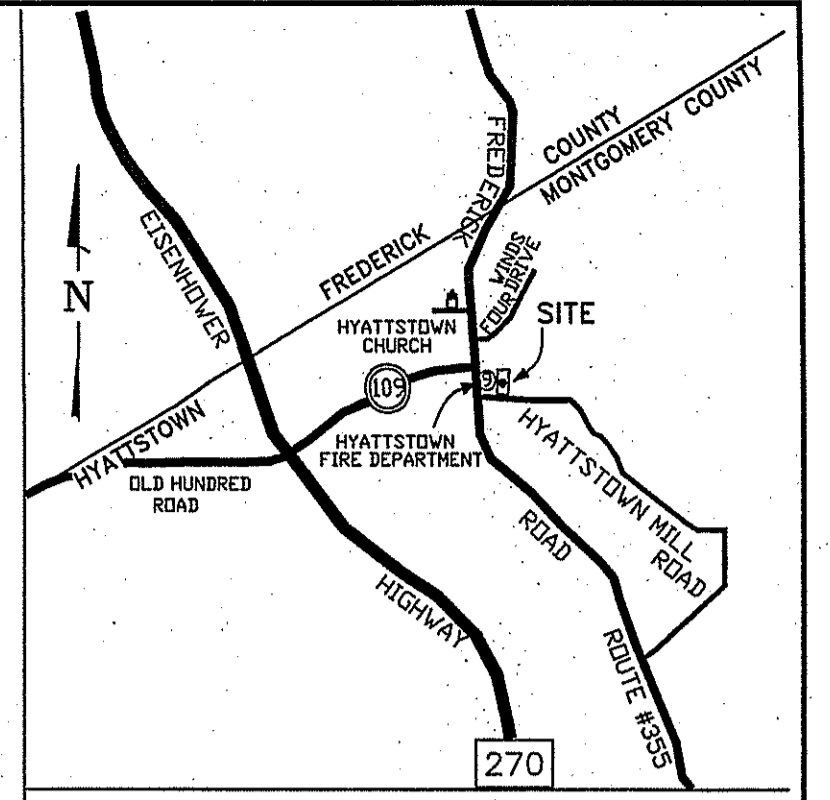
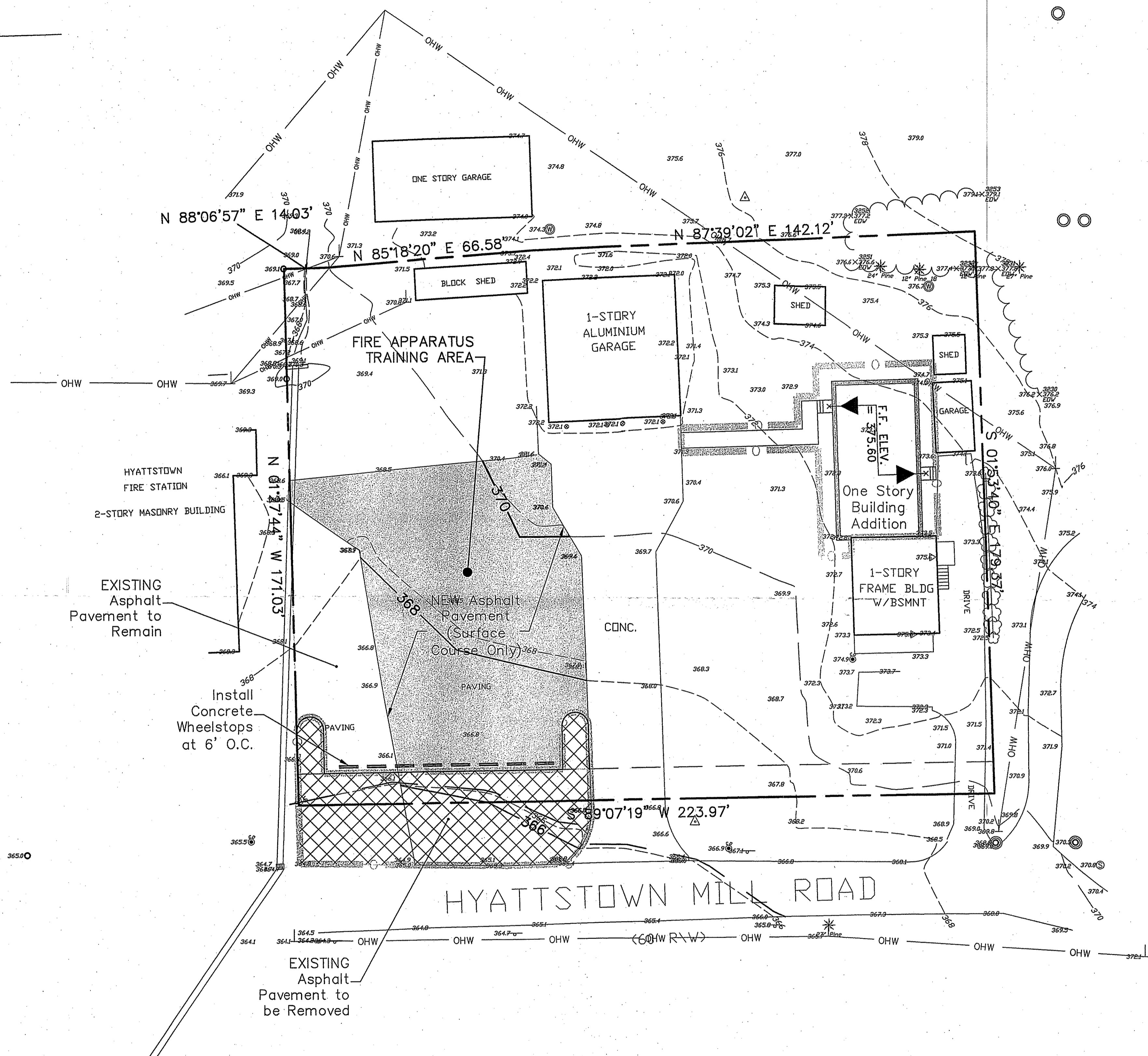
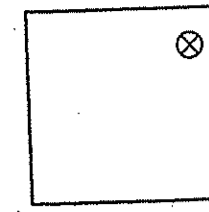
PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb

NO.	DATE	DESCRIPTION	BY

TAX MAP DX WSSC 236 NW 15

SITE DEVELOPMENT PLAN  
 LOT 109  
**HYATTSTOWN**  
 PLAT No. 23063  
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

<b>Macris, Hendricks &amp; Glascock, P.A.</b> Engineers ■ Planners Landscape Architects ■ Surveyors 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Proj. Mgr. SEC	Designer GSH
	Date 06-01-05	Scale 1"=30'
Phone 301.670.0840 Fax 301.948.0693 www.mhga.com	Project No. 2004.178.11	Sheet 1 of 1



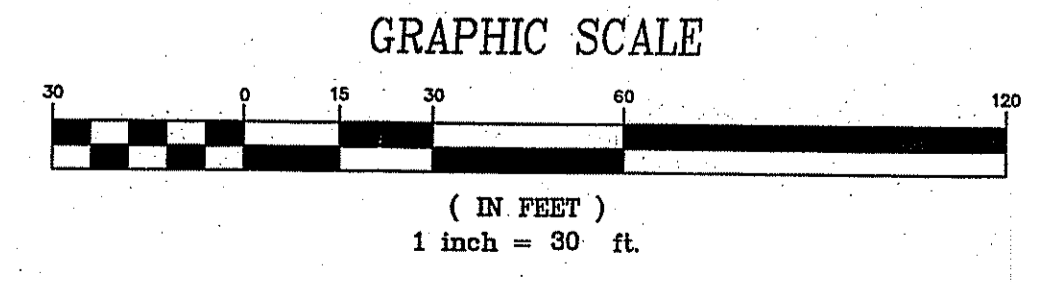
VICINITY MAP  
 SCALE 1" = 2,000'  
 COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.  
 PERMITTED USE NO. 20192133

HYATTSTOWN  
 FIRE STATION  
 2-STORY MASONRY BUILDING

EXISTING  
 Asphalt  
 Pavement to  
 Remain

Install  
 Concrete  
 Wheelstops  
 at 6' O.C.

EXISTING  
 Asphalt  
 Pavement to  
 be Removed



PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb

NO.	DATE	DESCRIPTION	BY

TAX MAP DX WSSC 236 NW 15

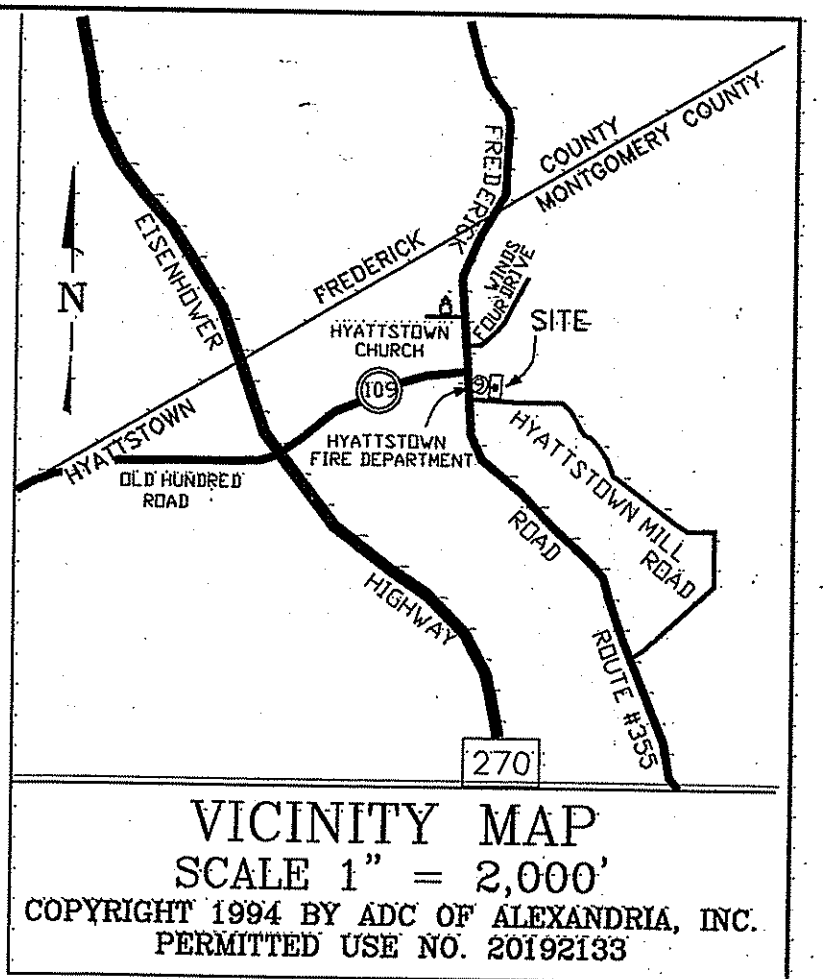
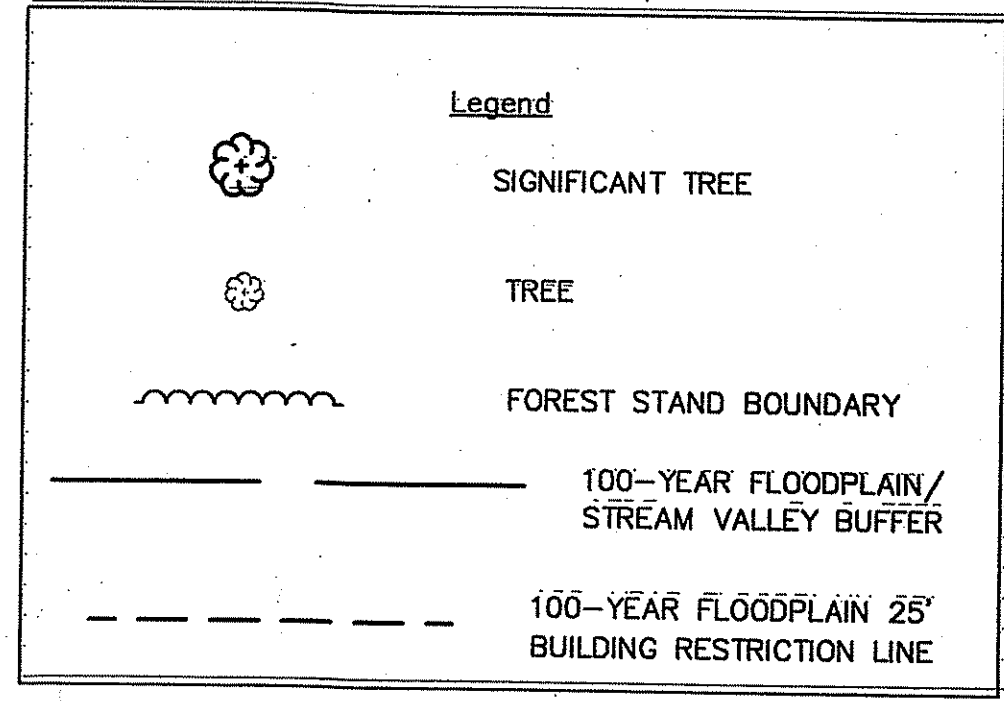
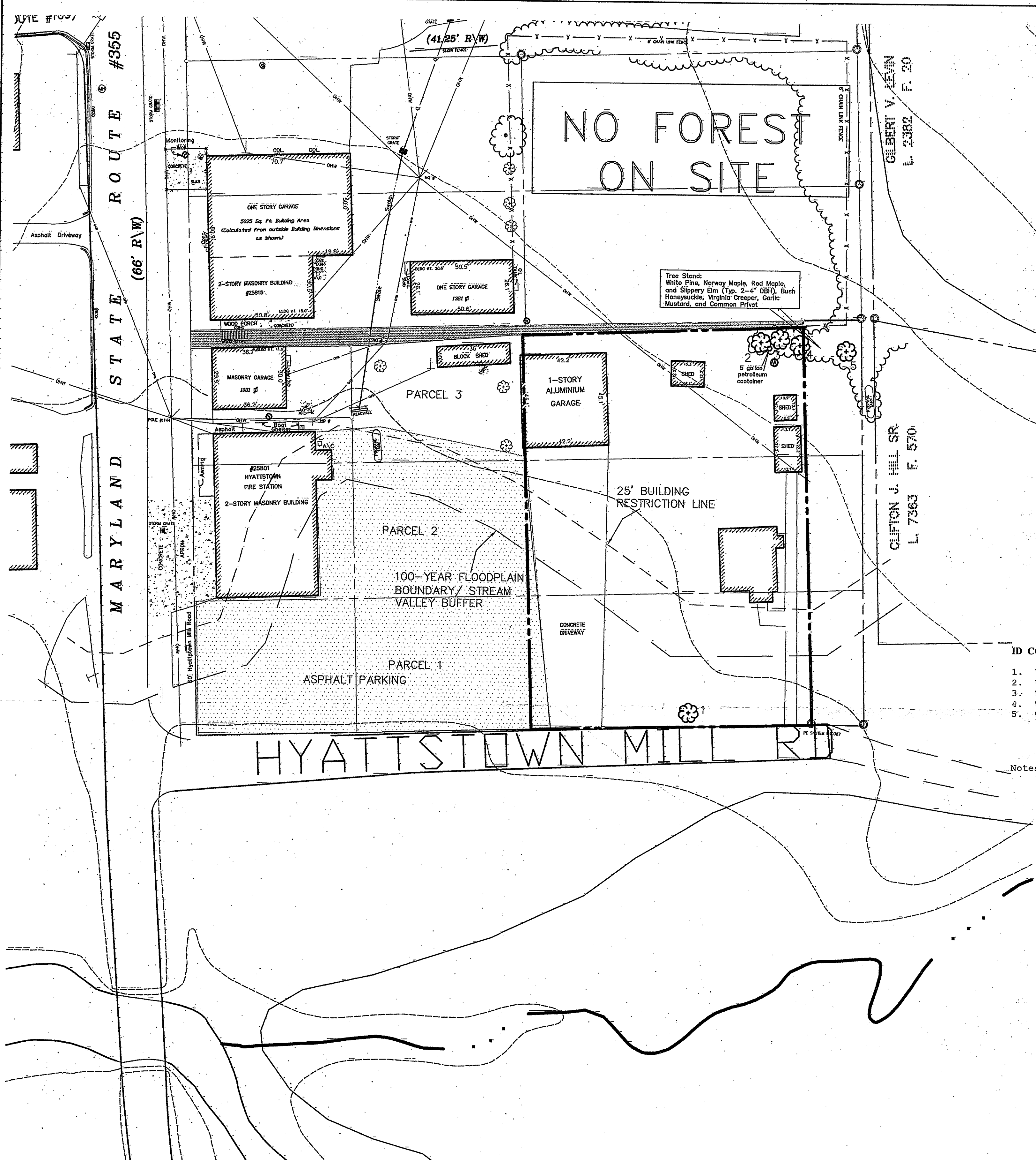
**SITE DEVELOPMENT PLAN**  
 LOT 109  
**HYATTSTOWN**  
 PLAT No. 23063  
 DISTRICT - MONTGOMERY COUNTY - MARYLAND  
 2ND ELECTION

**Macris, Hendricks & Glascock, P.A.**  
 Engineers • Planners  
 Landscape Architects • Surveyors

9220 Wightman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1279  
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Proj. Mgr.	Designer
SEC	GSH
Date 06-01-05	Scale 1"=30'
Project No. 2004-178.11	Sheet 1 of 1





**EXISTING FOREST TABLE**

DESCRIPTION	SIZE
Total Tract Area	0.61 Acres
Existing Forest	0.00 Acres
Wetland Area / Forest in Wetlands	0.00 / 0.00 Acres
FEMA 100-year Floodplain / Forest in FEMA 100-year Floodplain	0.13 / 0.00 Acres
MNCPPC 100-year Floodplain / Forest in MNCPPC 100-year Floodplain	N/A / 0.00 Acres
Stream Valley Buffer / Forest in Stream Valley Buffer	0.13 / 0.00 Acres

**SIGNIFICANT TREES**

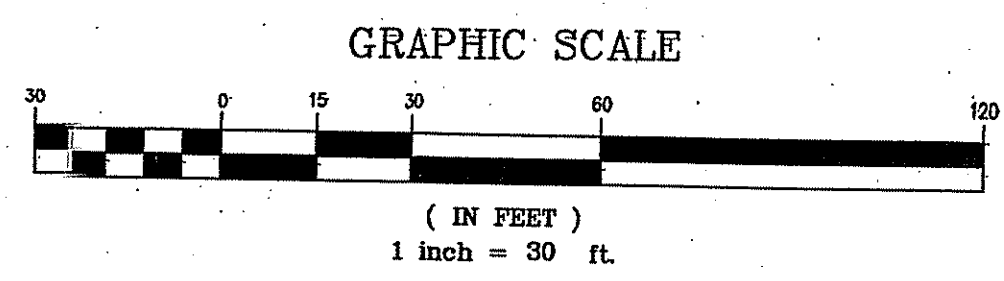
ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION / REMARKS
1.	White Pine	28"	Pinus strobus	Good
2.	White Pine	24"	Pinus strobus	Good
3.	White Pine	27"	Pinus strobus	Good
4.	White Pine	12"-13"	Pinus strobus	Good - 2 boles at 2 feet
5.	White Pine	26"	Pinus strobus	Good

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. Trees are located on the map by ocular estimate.

**SOIL KEY**  
5B = Glenville silt loam, 3 to 8 percent slopes

**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES**

- TOTAL SITE AREA = .61 ACRES (26,754 S.F.) AND CONSISTS OF PART OF PARCEL 1, 2, & 3, AT LIBER 8347, FOLIO 293. PROPERTY IS LOCATED ON HYATTSTOWN MILL ROAD, EAST OF FREDERICK ROAD.
- 5' CONTOUR TOPOGRAPHY FROM M-NCPPC SURVEY PERFORMED IN MARCH 1996.
- BOUNDARY INFORMATION FROM MACRIS, HENDRICKS AND GLASCOCK, P.A. SURVEY IN SEPTEMBER OF 1989.
- SOILS ON-SITE ARE MAPPED AS GLENVILLE SILT LOAM (MAPPING UNIT 5B) ACCORDING TO SHEET 3 OF THE SOIL SURVEY OF MONTGOMERY COUNTY ISSUED JULY 1995.
- THE PROPERTY IS ZONED C1 (LOCAL CONVENIENCE RETAIL) ACCORDING TO MNCPPC'S "CLARKSBURG MASTERPLAN & HYATTSTOWN SPECIAL STUDY AREA", JUNE 1994.
- THE SITE DRAINS TO LITTLE BENNETT CREEK TRIBUTARY. THIS PORTION OF THE LITTLE BENNETT CREEK WATERSHED IS DESIGNATED AS CLASS III-P WATERS BY THE STATE OF MARYLAND. APPROXIMATELY .13 ACRES OF THE PROPERTY ARE SHOWN AS BEING WITHIN A FEMA 100-YEAR FLOODPLAIN. THERE IS NO MAPPED MNCPPC 100-YEAR FLOODPLAIN.
- NO WETLANDS, STREAMS, SEEPS, OR SPRINGS EXIST ON SITE. AN EXPANDED STREAM VALLEY BUFFER IS SHOWN TO COINCIDE WITH FEMA 100-YEAR FLOODPLAIN.
- ALL UTILITIES (WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN APPROXIMATE LOCATIONS.
- THERE IS NO FOREST ON SITE. THE SIGNIFICANT TREES ON SITE ARE WHITE PINES (Pinus strobus). THE UNDERSTORY OF THE TREE STAND IS COMPOSED OF WHITE ASH (Fraxinus Americana), NORWAY MAPLE (Acer platanoides), RED MAPLE (Acer rubrum), AND SLIPPERY ELM (Ulmus rubra). THE HERBACEOUS LAYER IS COMPOSED OF VIRGINIA CREEPER AND INVASIVE SPECIES SUCH AS JAPANESE HONEYSUCKLE AND GARLIC MUSTARD.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY M-NCPPC'S "LOCATIONAL ATLAS & INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND". THE PROPERTY IS NOT LISTED AS A HISTORIC SITE NOR IS IT LOCATED WITHIN A HISTORIC DISTRICT ACCORDING TO M-NCPPC'S "PLACES FROM THE PAST: THE TRADITION OF GARDEZ BIEN IN MONTGOMERY COUNTY, MARYLAND, 2001". NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATION.
- INDIVIDUAL TREE LOCATIONS ARE BY OCULAR ESTIMATE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 5/13/04.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THIS PLAN EXPIRES 2 YEARS FROM THE DATE OF M-NCPPC APPROVAL UNLESS A FOREST CONSERVATION PLAN HAS BEEN APPROVED.



PREPARED FOR:  
Hyattstown Volunteer Fire Department  
25801 Frederick Road  
Clarksburg, MD 20871  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb

NO.	DATE	DESCRIPTION	BY

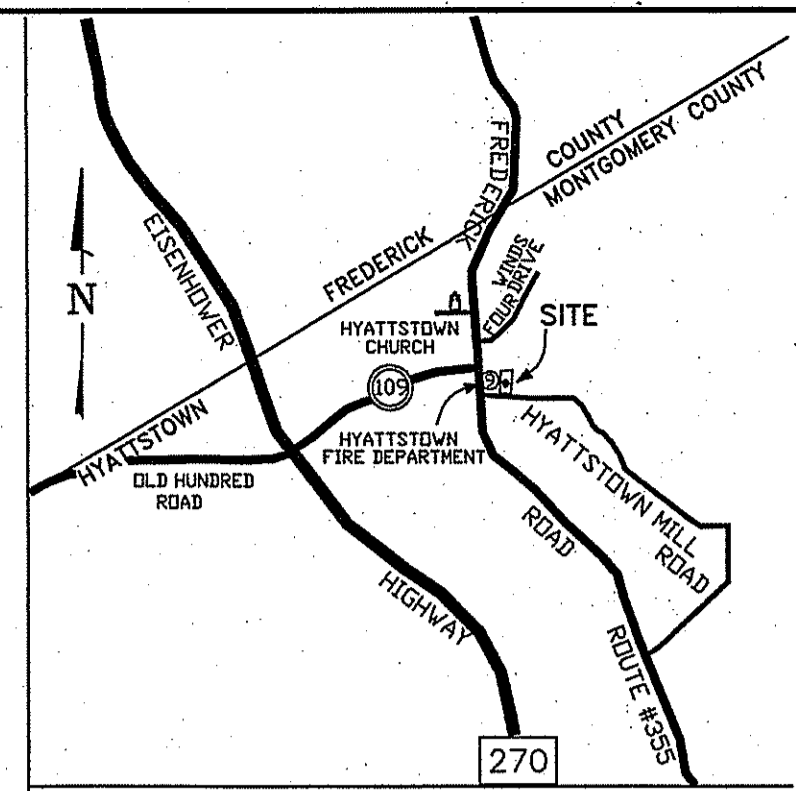
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
NR/FSD PLAN  
**APPROVED**  
NR/FSD No. 4-04392  
SIGNATURE: [Signature] DATE: 8/2/04

TAX MAP DX WSSC 236 NW 15

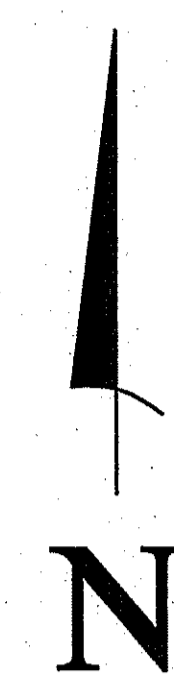
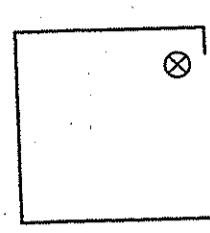
**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION**  
Part of Parcel 1, 2, & 3  
**HYATTSTOWN**  
Liber 8347, Folio 293  
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG** Macris, Hendricks & Glascock, P.A.  
Engineers & Planners  
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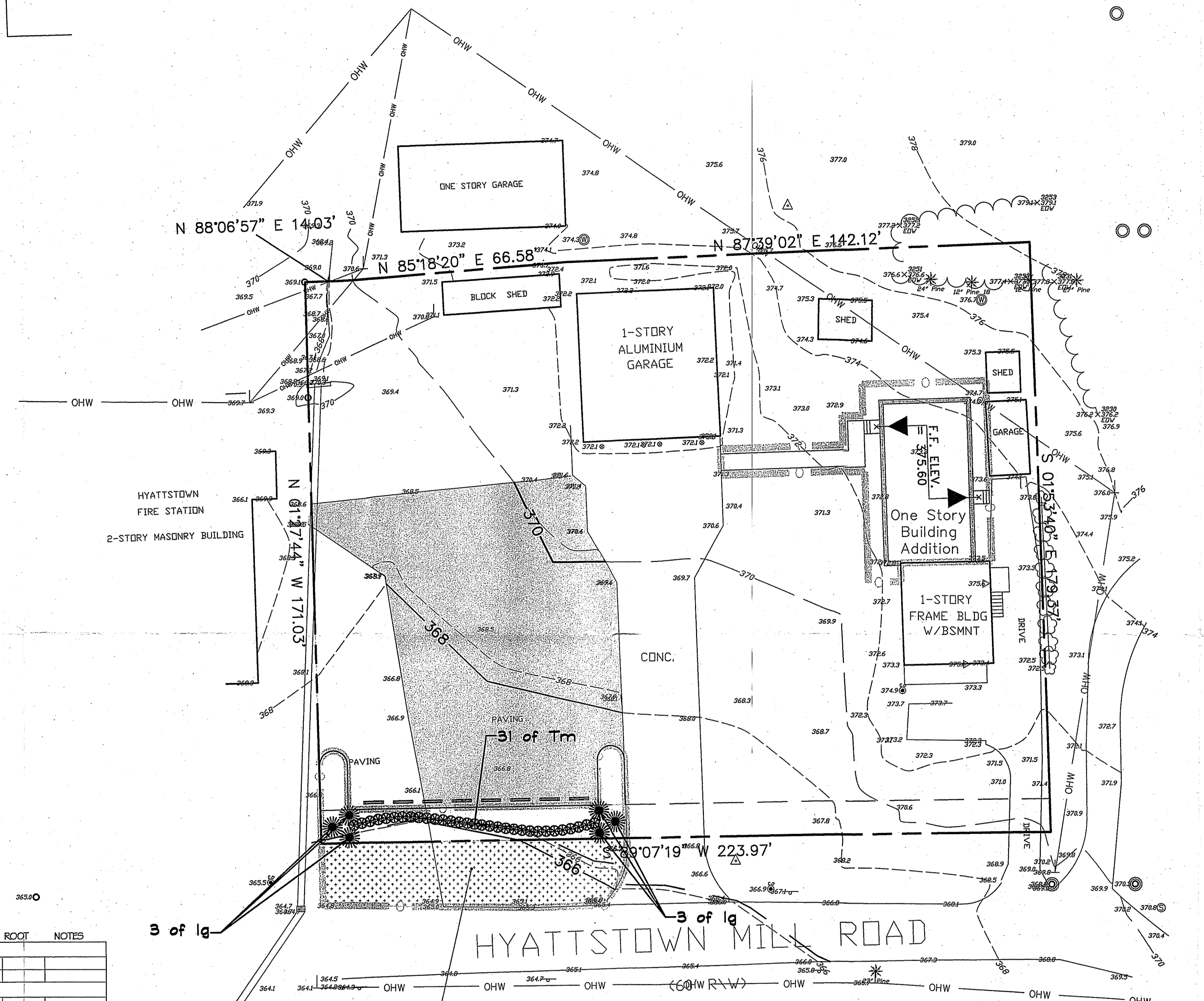
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Date	06-04-04	Scale	1"=30'
Project No.	04-178-11	Sheet	1 of 1



VICINITY MAP  
 SCALE 1" = 2,000'  
 COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.  
 PERMITTED USE NO. 20102133



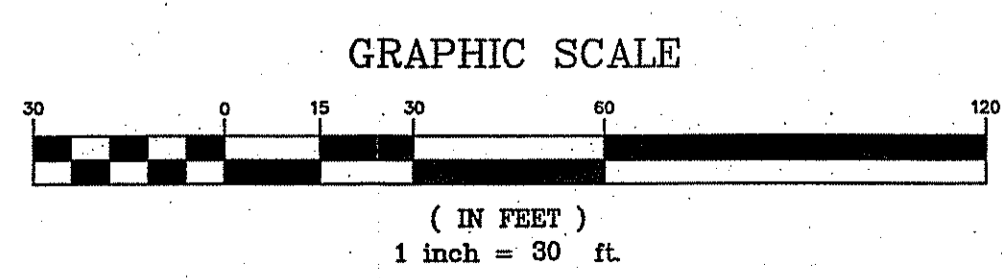
1" = 30'



LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	NOTES
SHADE TREES								
EVERGREEN TREES								
EVERGREEN SHRUBS								
Ig	6	Ilex glabra 'Compacta'	Compact Inkberry Holly		24-30"	#4 Cont.	42" o.c.	
Tm	31	Taxus x media 'Fastfield'	Fastfield Yew		24-30"	B4B	30" o.c.	
ORNAMENTAL GRASSES & GROUNDCOVERS								
HERBACEOUS PERENNIALS								

Install Sod Within the Right-of-Way Disturbed by Pavement Removal



PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb

NO.	DATE	DESCRIPTION	BY

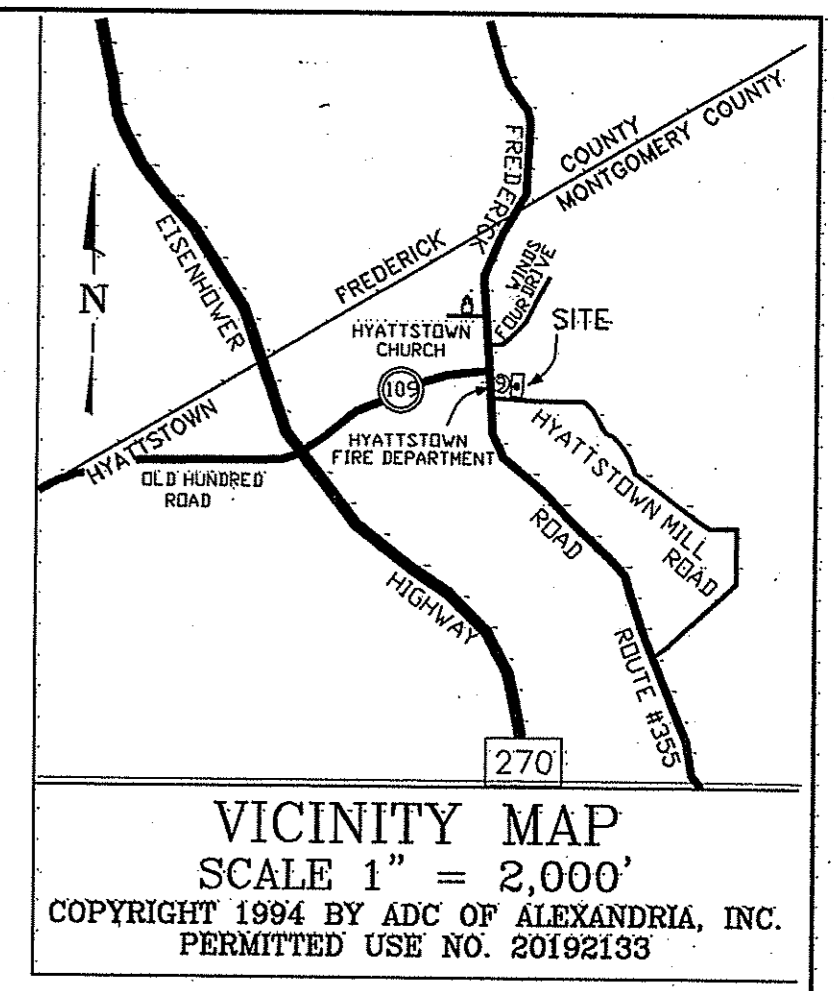
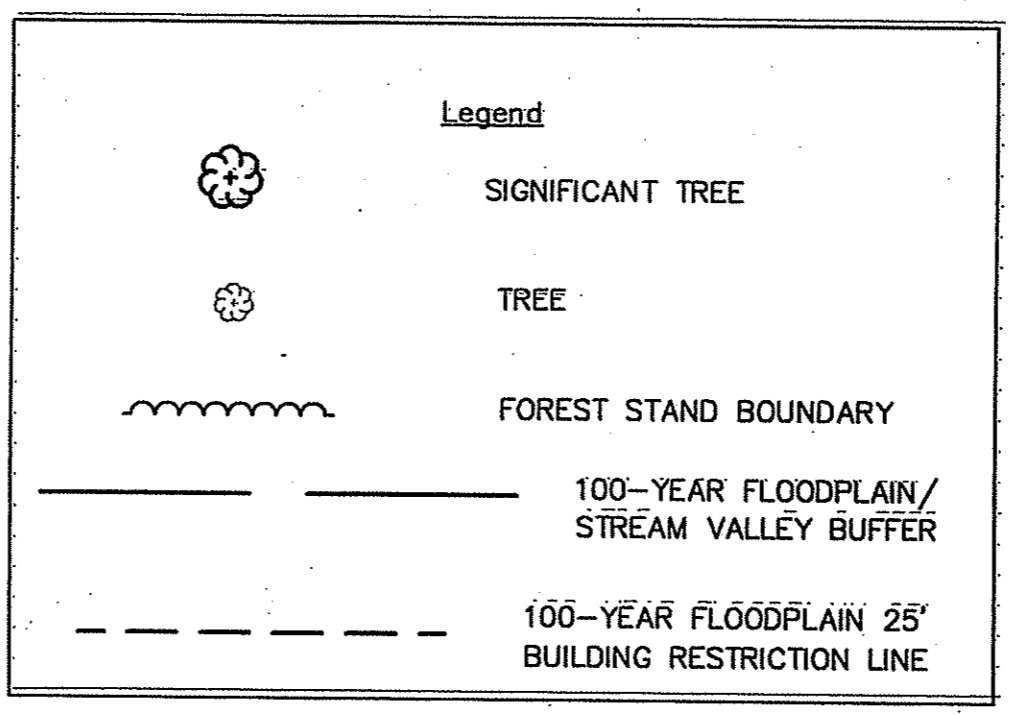
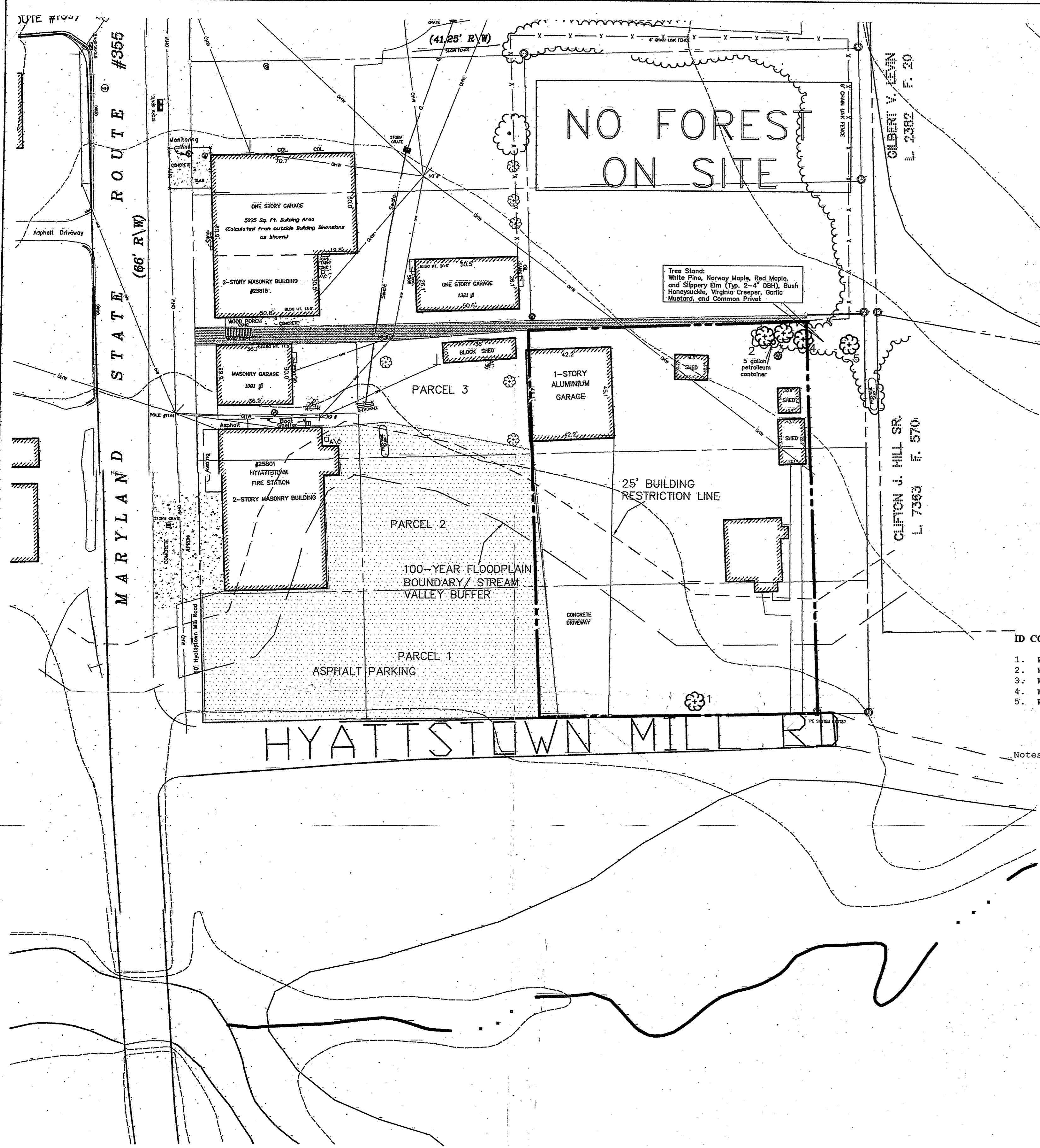
TAX MAP DX WSSC 236 NW 15

LANDSCAPE PLAN  
 LOT 109  
**HYATTSTOWN**  
 PLAT 23063  
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
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Proj. Mgr. SEC	Designer GSH
Date 06-01-05	Scale 1"=30'
Project No. 2004.178.11	Sheet 1 of 1



**EXISTING FOREST TABLE**

DESCRIPTION	SIZE
Total Tract Area	0.61 Acres
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MNCPPC 100-year Floodplain / Forest in MNCPPC 100-year Floodplain	N/A / 0.00 Acres
Stream Valley Buffer / Forest in Stream Valley Buffer	0.13 / 0.00 Acres

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- NO WETLANDS, STREAMS, SEEPS, OR SPRINGS EXIST ON SITE. AN EXPANDED STREAM VALLEY BUFFER IS SHOWN TO COINCIDE WITH FEMA 100-YEAR FLOODPLAIN.
- ALL UTILITIES (WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN APPROXIMATE LOCATIONS.
- THERE IS NO FOREST ON SITE. THE SIGNIFICANT TREES ON SITE ARE WHITE PINES (Pinus strobus). THE UNDERSTORY OF THE TREE STAND IS COMPOSED OF WHITE ASH (Fraxinus Americana), NORWAY MAPLE (Acer platanoides), RED MAPLE (Acer rubrum), AND SLIPPERY ELM (Ulmus rubra). THE HERBACIOUS LAYER IS COMPOSED OF VIRGINIA CREEPER AND INVASIVE SPECIES SUCH AS JAPANESE HONEYSUCKLE AND GARLIC MUSTARD.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY M-NCPPC'S "LOCATIONAL ATLAS & INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND". THE PROPERTY IS NOT LISTED AS A HISTORIC SITE NOR IS IT LOCATED WITHIN A HISTORIC DISTRICT ACCORDING TO M-NCPPC'S "PLACES FROM THE PAST: THE TRADITION OF GARDEZ BIEN IN MONTGOMERY COUNTY, MARYLAND; 2001". NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATION.
- INDIVIDUAL TREE LOCATIONS ARE BY OCULAR ESTIMATE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 5/13/04.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THIS PLAN EXPIRES 2 YEARS FROM THE DATE OF M-NCPPC APPROVAL UNLESS A FOREST CONSERVATION PLAN HAS BEEN APPROVED.

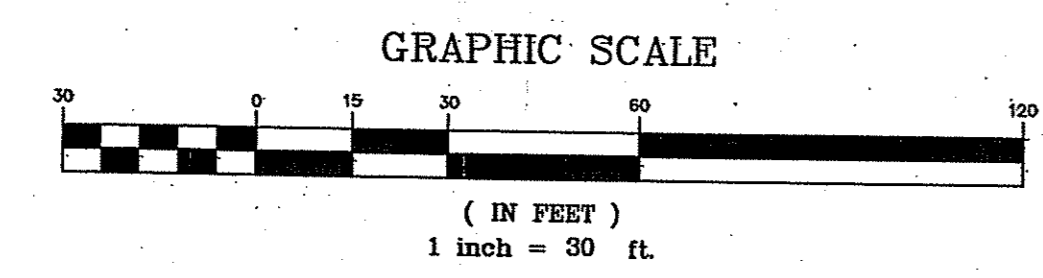
**SIGNIFICANT TREES**

ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION / REMARKS
1.	White Pine	28"	Pinus strobus	Good
2.	White Pine	24"	Pinus strobus	Good
3.	White Pine	27"	Pinus strobus	Good
4.	White Pine	12"-13"	Pinus strobus	Good - 2 boles at 2 feet
5.	White Pine	26"	Pinus strobus	Good

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. Trees are located on the map by ocular estimate.

**SOIL KEY**

5B = Glenville silt loam, 3 to 8 percent slopes



PREPARED FOR:  
Hyattstown Volunteer Fire Department  
25801 Frederick Road  
Clarksburg, MD 20871  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb

NO.	DATE	DESCRIPTION	BY

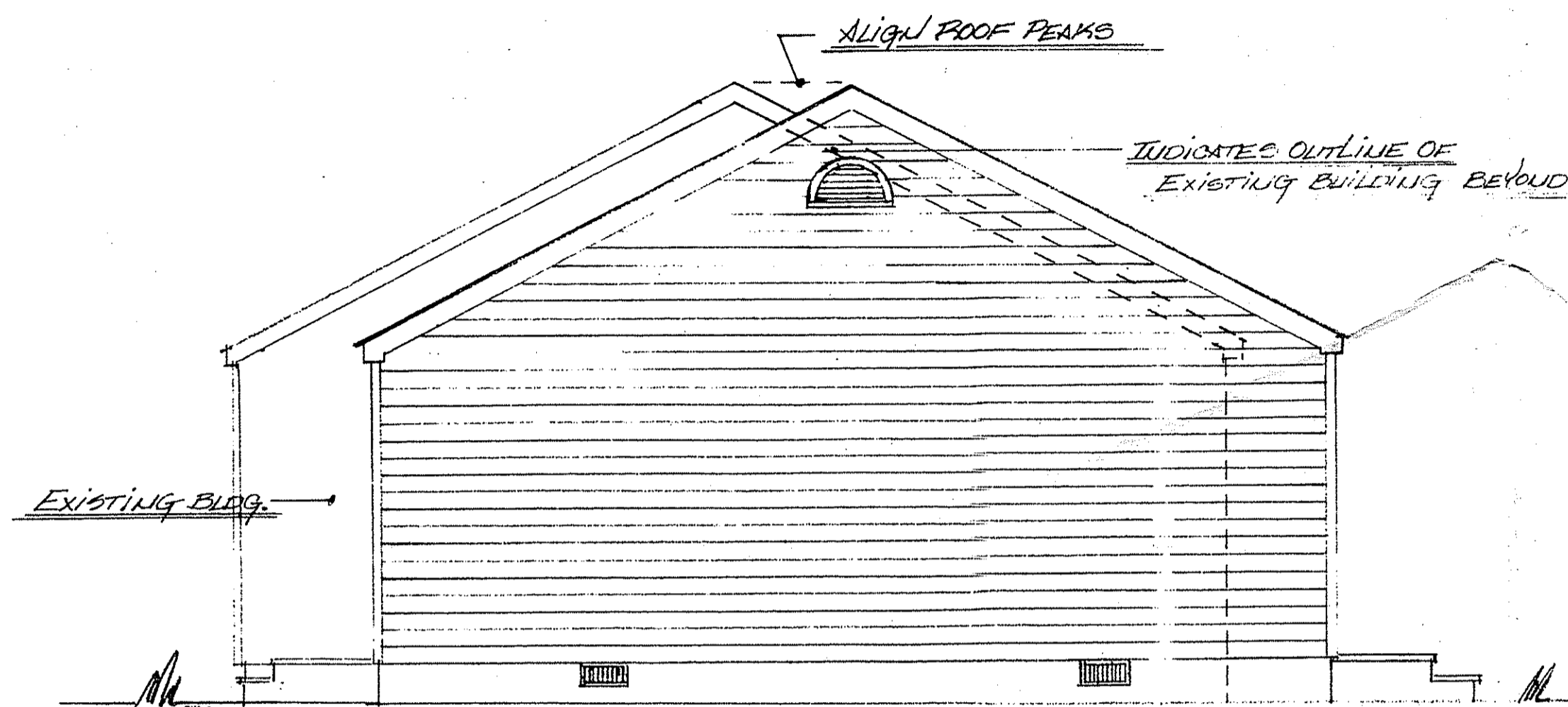
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
NR/PSD PLAN  
**APPROVED**  
NR/PSD No. 4-04392  
SIGNATURE: [Signature] DATE: 8/2/04

TAX MAP DX WSSC 236 NW 15  
NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION  
Part of Parcel 1, 2, & 3  
**HYATTSTOWN**  
Liber 8347, Folio 293  
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG** Macris, Hendricks & Glascock, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors

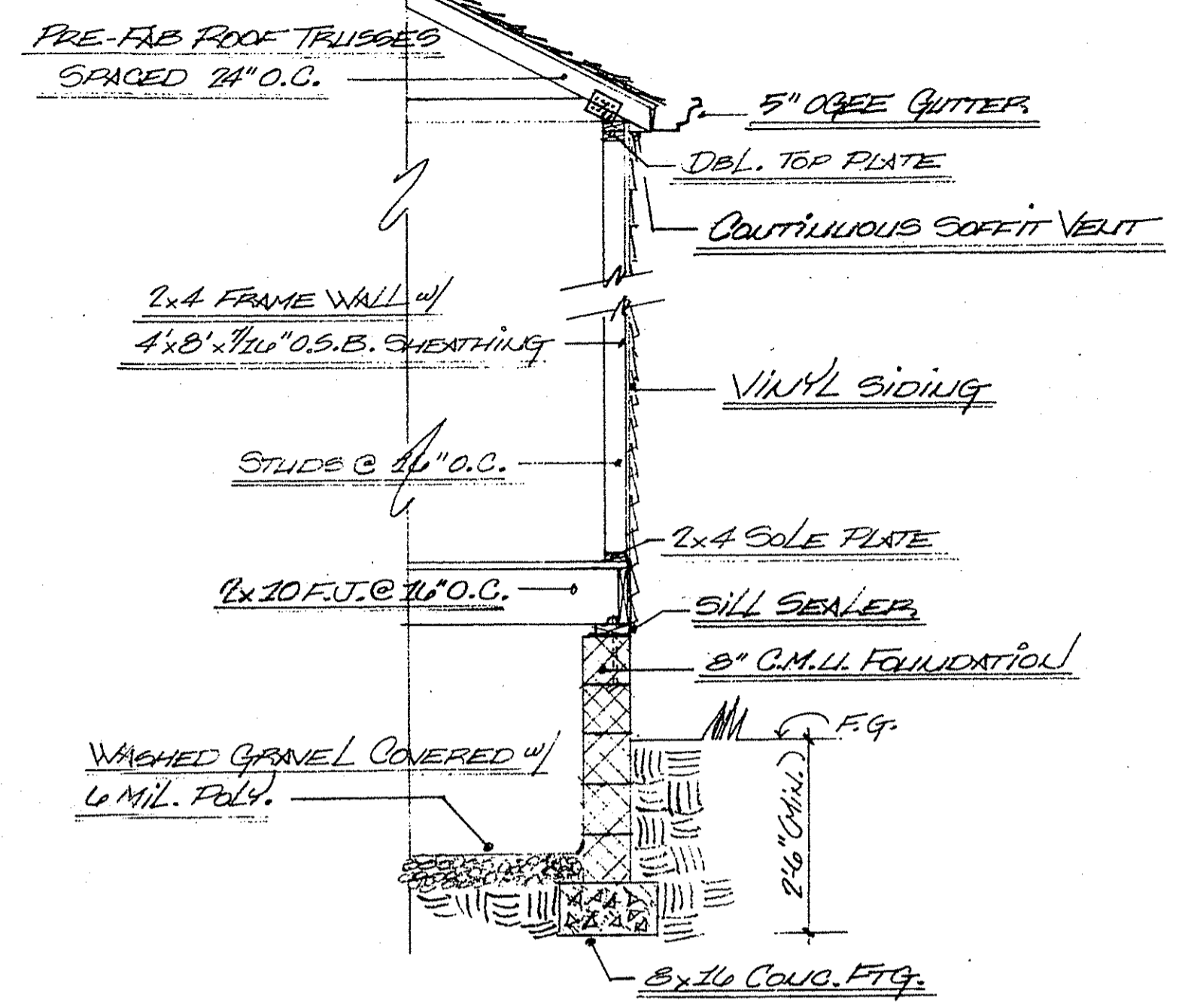
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886-1279  
Phone 301.670.0840  
Fax 301.948.0693  
www.mhgpa.com

Proj. Mgr. SEC	Designer LEW
Date 06-04-04	Scale 1"=30'
Project No. 04.178.11	Sheet 1 of 1



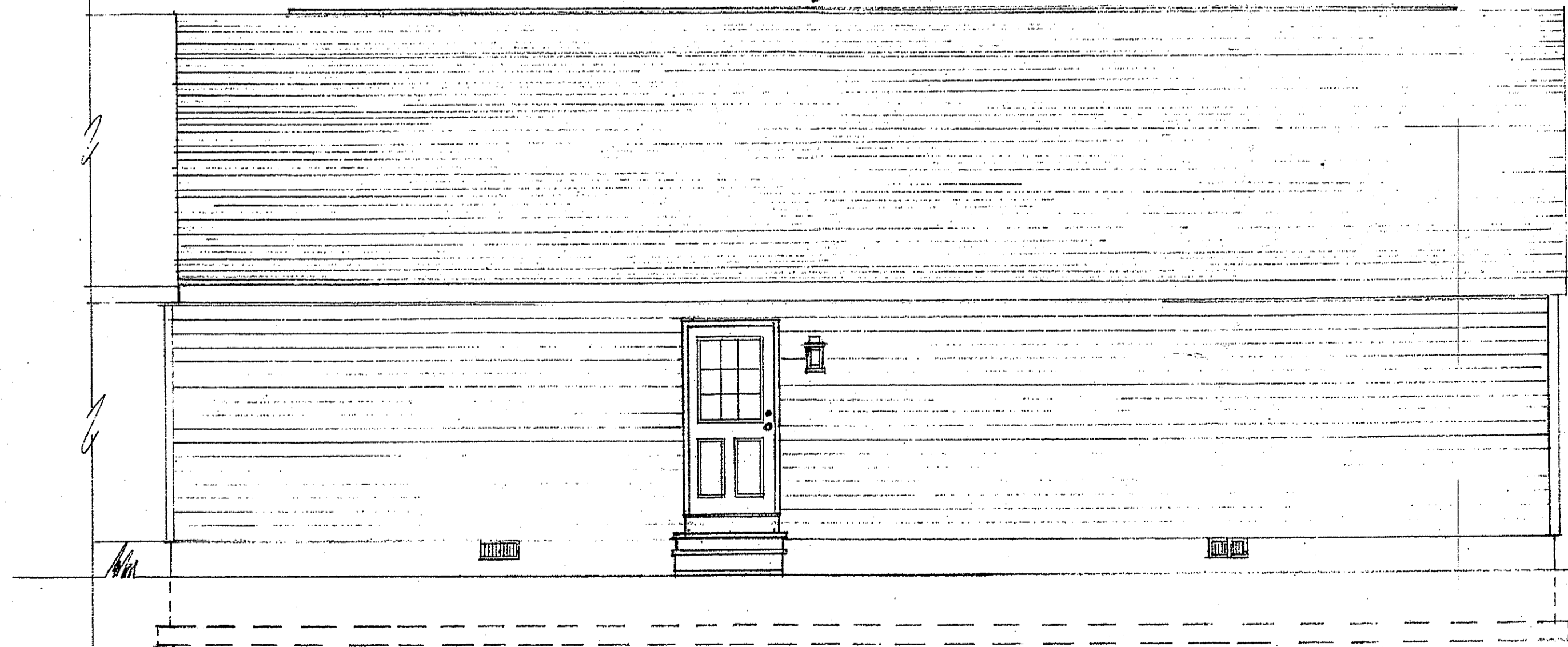
END VIEW

VENT-A-RIDGE



TYPICAL WALL SECTION

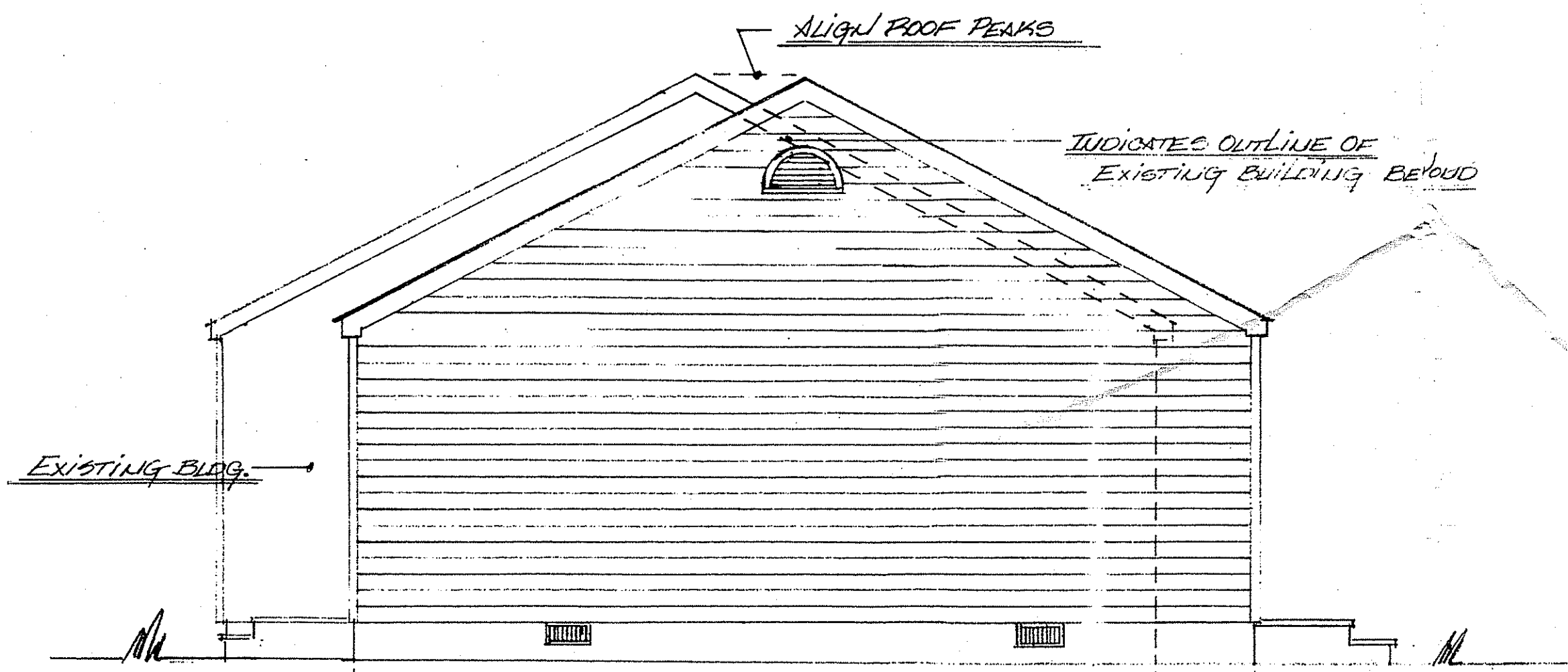
SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/4" = 1'-0"

<u>DESIGN CONCEPT 24:</u>		
<u>SHERARD DESIGN &amp; BUILD INC.</u>		
<u>HATTSTOWN FIRE DEPT. ADDITION</u>		
SCALE: <u>AS SHOWN</u>	CHECKED BY	DRAWN BY
DATE		
SIZE		DRAWING NO.



END VIEW

VENT-A-RIDGE

PRE-FAB ROOF TRUSSES  
SPACED 24" O.C.

2x4 FRAME WALL w/  
4'x8' x 1/2" O.S.B. SHEATHING

STUDS @ 16" O.C.

2x10 F.J. @ 16" O.C.

WASHED GRAVEL COVERED w/  
6 MIL. POLY.

5" OBBE GUTTER

DBL. TOP PLATE

CONTINUOUS SOFFIT VENT

VINYL SIDING

2x4 SOLE PLATE

SILL SEALER

8" C.M.L. FOUNDATION

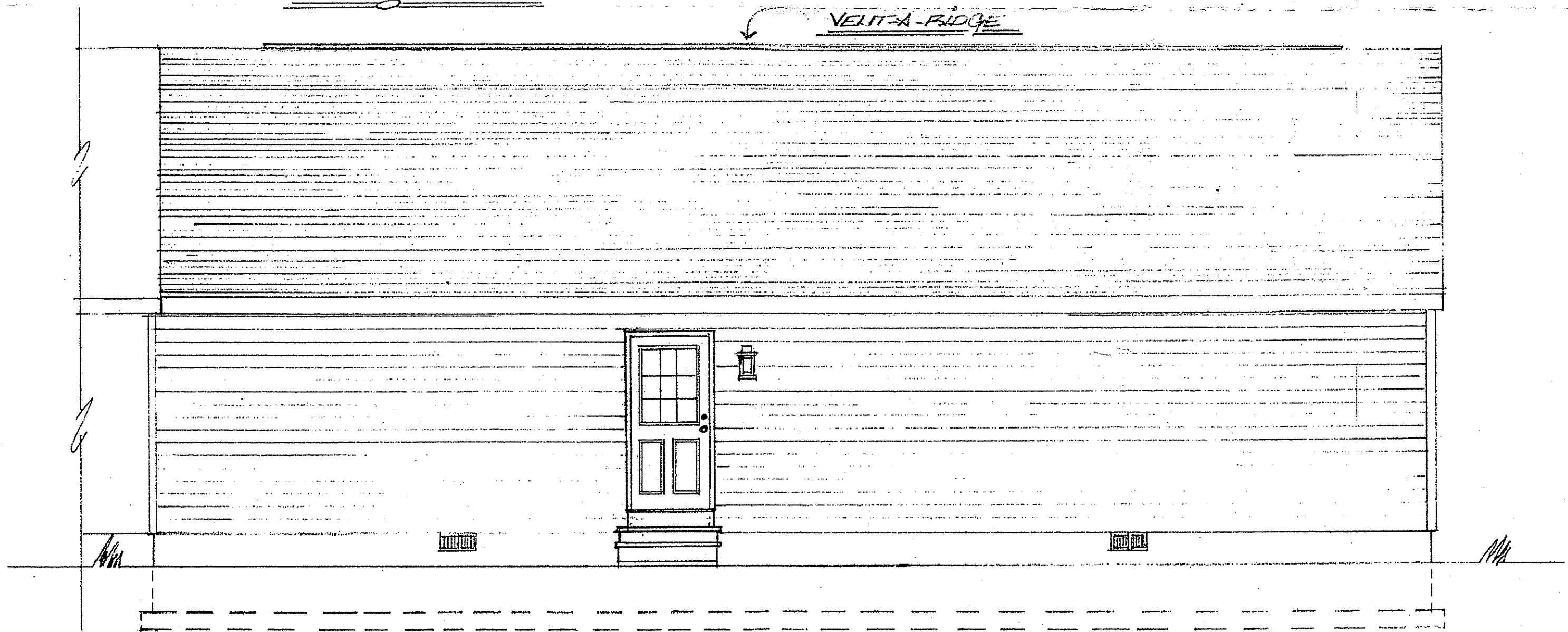
F.G.

2'6" (Min.)

8x16 CONC. FTG.

TYPICAL WALL SECTION

SCALE: 3/8" = 1'-0"



LEFT SIDE ELEVATION

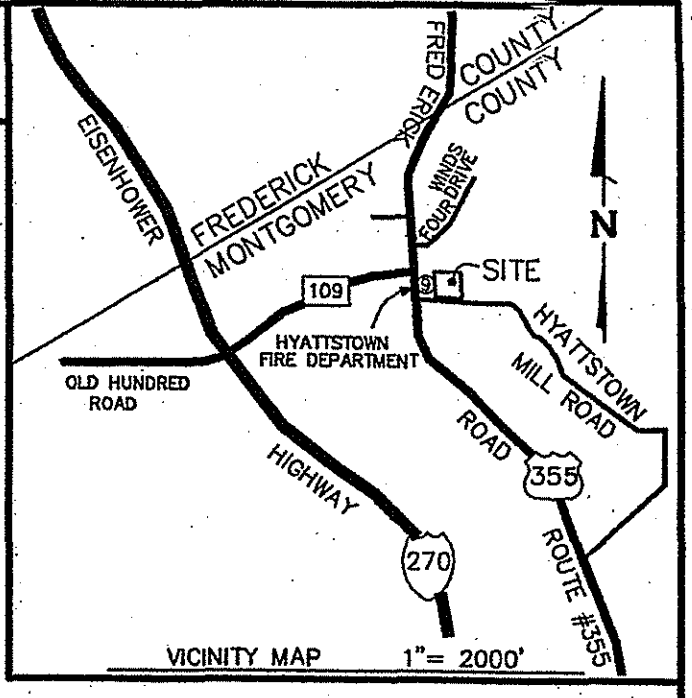
SCALE: 3/8" = 1'-0"

<u>DESIGN CONCEPT 34:</u>		
<u>SHERPARD DESIGN &amp; BUILD INC.</u>		
<u>HATTYSTOWN FIRE DEPT. ADDITION</u>		
<u>SCALE AS SHOWN</u>	<u>CHECKED BY</u>	<u>DRAWN BY</u>
<u>DATE</u>		
<u>SIZE</u>		<u>DRAWING NO.</u>

# PLAT No. 23063

**Notes:**

1. This property is zoned C-1/R-200.
2. The approval of this plat is predicated on the availability of public sewer prior to the construction of buildings.
3. The property shown hereon is exempt from the requirements of the Montgomery County Forest Conservation Law of 1992, per exemption letter dated October 26, 2004 for NRI/FSD #4-04392E.
4. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
5. This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves a consolidation of parts of a lot as provided for in Section 50-35A (a)(3).
6. This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
7. The 100 year floodplain shown hereon is delineated from the 100 year Base Flood Elevations shown on the National Flood Insurance Program, Flood Insurance Rate Map for Montgomery County, Maryland, Community Panel Number 240049 0050 B, dated July 2, 1979 and is subject to a 25' building Restriction Line (FPBR).



TAX MAP No. DX

**OWNER'S CERTIFICATE**

Hyatt Recreation Incorporated, a Maryland corporation, owner of the property shown hereon, hereby adopt this plat of resubdivision; dedicate the streets as shown hereon to public use; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3634 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies; As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

Hyatt Recreation, Incorporated

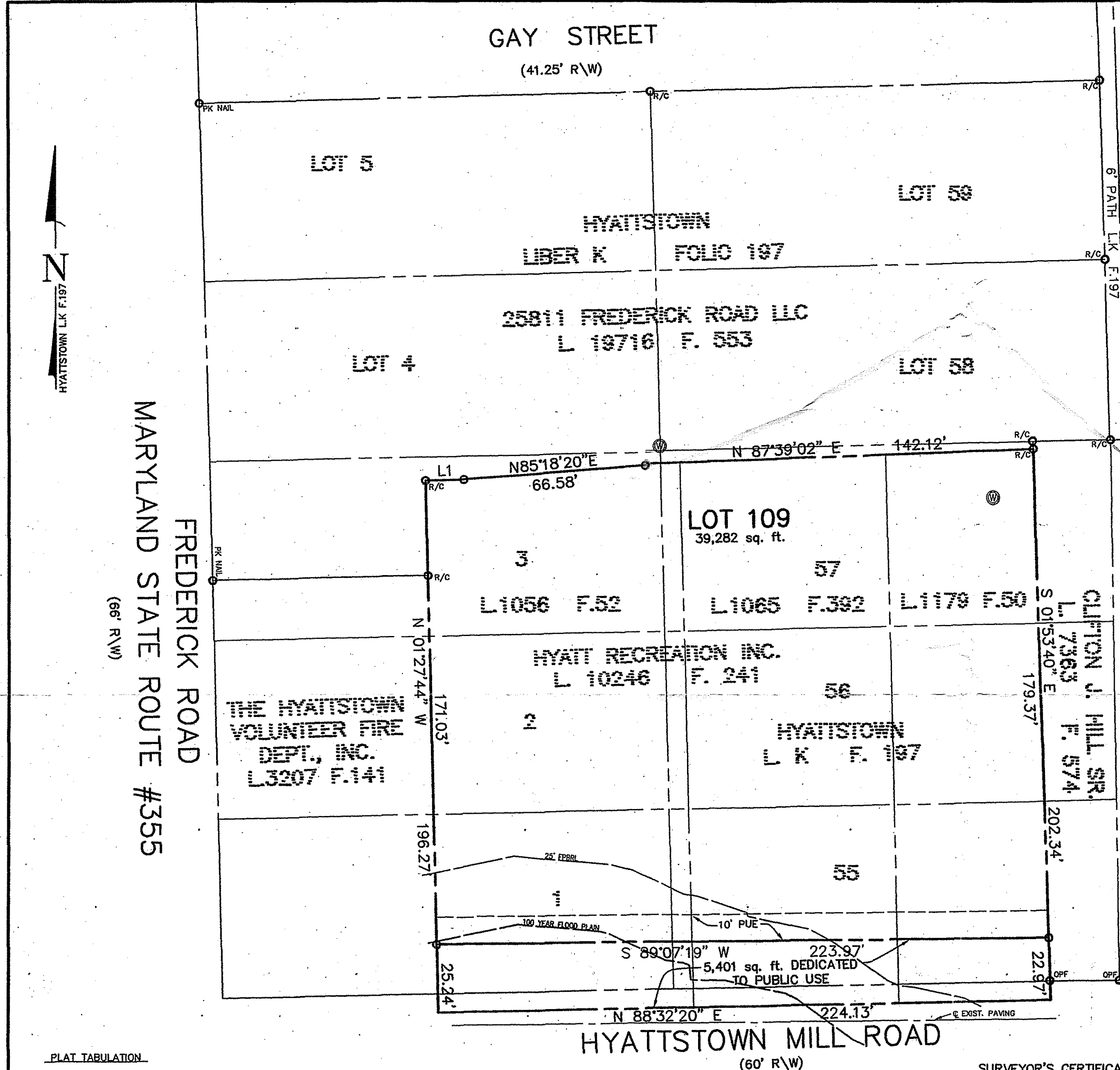
Date: 11/3/04  
 Carol L. Hawse  
 Gregory A. Webb

LINE	BEARING	DISTANCE
L1	N 88°06'57" E	14.03'

GILBERT V. LEVIN  
 L. 23383  
 F. 20

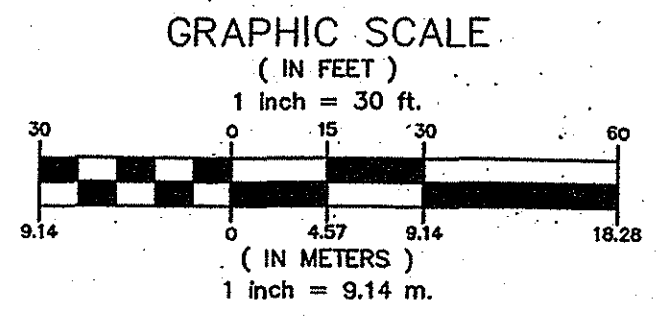
CLIFTON J. HILL SR.  
 L. 7363  
 F. 570

CLIFTON J. HILL SR.  
 L. 7363  
 F. 574



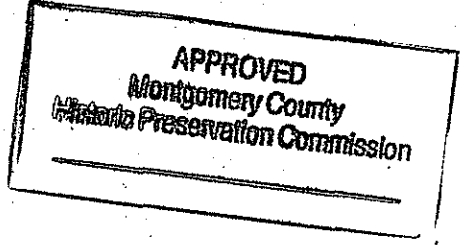
**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Charles S. Carroccio, Jr., Personal Representative of the Estates of William C. Dudrow to Hyatt Recreation Incorporated, by deed dated March 16, 1992 and recorded among the Land Records of Montgomery County, Maryland, in Liber 10246 at Folio 241 and also being a resubdivision of part of Lots 1, 2, 3, 55 56 & 57, as delineated on a plat of subdivision entitled "HYATTSTOWN" as recorded among the said Land Records in Liber K at Folio 197. We hereby certify that the limits of the 100-year floodplain shown on this record plat is an accurate reflection as transferred from the floodplain study referenced elsewhere on this plat. We hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 44,683 square feet or 1.02578 acres, including 5,401 square feet of street dedication.



**PLAT TABULATION**

Number of Lots	= 1
Area of Lots	= 39,282 sq. ft.
Area of Street	= 5,401 sq. ft.
Total Area	= 44,683 square feet or 1.02578 acres



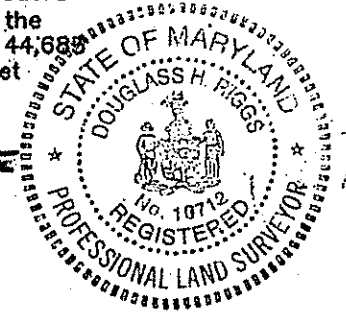
SUBDIVISION RECORD PLAT  
 LOT 109  
 HYATTSTOWN  
 ELECTION DISTRICT No. 2  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' NOVEMBER, 2004

FOR PUBLIC SEWER AND PRIVATE WELL ONLY 205044 Min 06(3) C-1/R-200

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: Sept 9, 2004 Denise P. Barlage CHAIRMAN Mimi Wang-Jenstone ASST. SECRETARY-TREASURER	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES APPROVED: November 24, 2004 [Signature] DIRECTOR
--	--

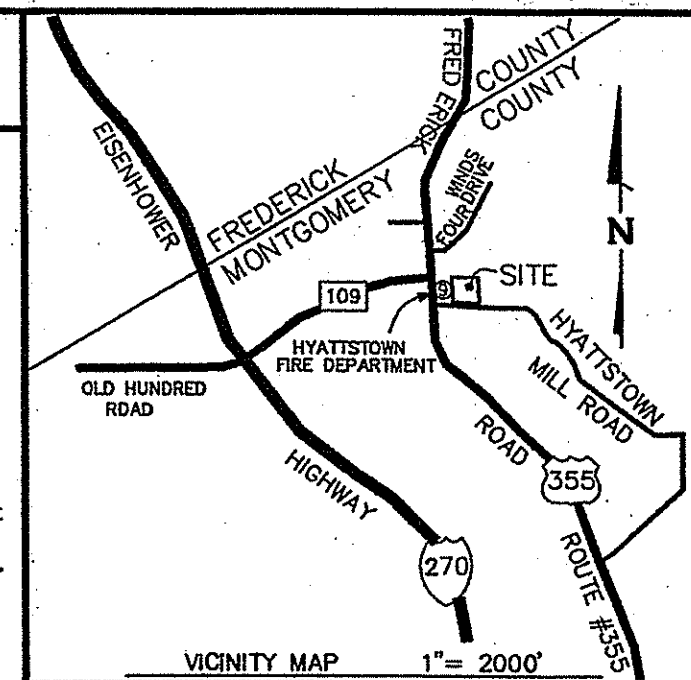
DATE: 12/09/04  
 Plat No.: 23063

11/4/04  
 Douglas H. Riggs  
 Macris, Hendricks & Glascock, P.A.  
 By: Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10712



**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 9220 Wightman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1279  
 Phone 301.670.0840  
 Fax 301.948.0693  
 www.mhga.com

# PLAT No. 23063

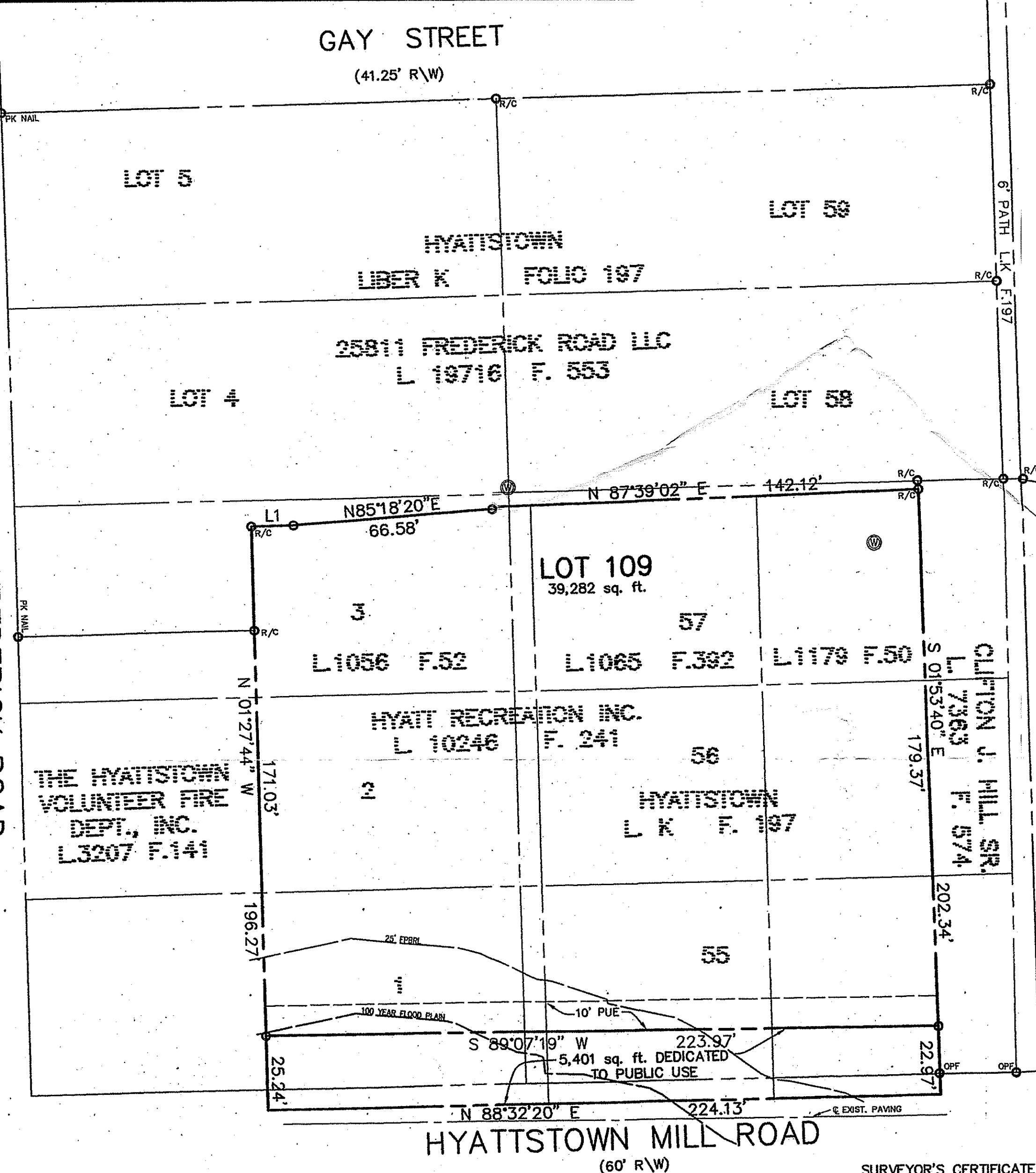


- Notes:
1. This property is zoned C-1/R-200.
  2. The approval of this plat is predicated on the availability of public sewer prior to the construction of buildings.
  3. The property shown hereon is exempt from the requirements of the Montgomery County Forest Conservation Law of 1992, per exemption letter dated October 26, 2004 for NRI/FSD #4-04392E.
  4. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  5. This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves a consolidation of parts of a lot as provided for in Section 50-35A (a)(3).
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TAX MAP No. DX

HYATTSTOWN LK F.197

MARYLAND STATE ROUTE #355  
FREDERICK ROAD  
(66' R/W)



### OWNER'S CERTIFICATE

Hyatt Recreation Incorporated, a Maryland corporation, owner of the property shown hereon, hereby adapt this plat of resubdivision; dedicate the streets as shown hereon to public use; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies; As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

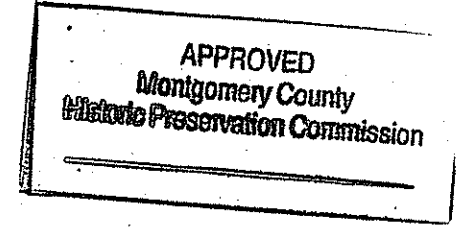
There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

Hyatt Recreation, Incorporated

Date: 11/3/04  
 Carol L. Hawse  
 Gregory A. Webb

LINE	BEARING	DISTANCE
L1	N 88°06'57" E	14.03'

CLIFTON J. HILL SR.  
L 7363 F. 574



### SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Charles S. Carroccio, Jr., Personal Representative of the Estates of William C. Dudrow to Hyatt Recreation Incorporated, by deed dated March 16, 1992 and recorded among the Land Records of Montgomery County, Maryland, in Liber 10246 at Folio 241 and also being a resubdivision of part of Lots 1, 2, 3, 55 56 & 57, as delineated on a plat of subdivision entitled "HYATTSTOWN" as recorded among the said Land Records in Liber K at Folio 197. We hereby certify that the limits of the 100-year floodplain shown on this record plat is an accurate reflection as transferred from the floodplain study referenced elsewhere on this plat. We hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 44,683 square feet or 1.02578 acres, including 5,401 square feet of street dedication.

Date: 11/4/04  
 Douglas H. Riggs  
 Macris, Hendricks & Glascock, P.A.  
 By: Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10712

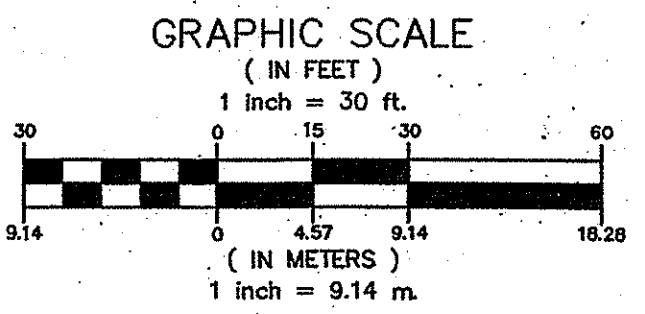


SUBDIVISION RECORD PLAT  
 LOT 109  
 HYATTSTOWN  
 ELECTION DISTRICT No. 2  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' NOVEMBER, 2004

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers ■ Planners  
 Landscape Architects ■ Surveyors  
 9220 Wightman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1279  
 Phone 301.670.0840  
 Fax 301.948.0693  
 www.mhgpa.com

PLAT TABULATION

Number of Lots	= 1
Area of Lots	= 39,262 sq. ft.
Area of Street	= 5,401 sq. ft.
Dedication	= 44,663 square feet
Total Area	= 1.02578 acres

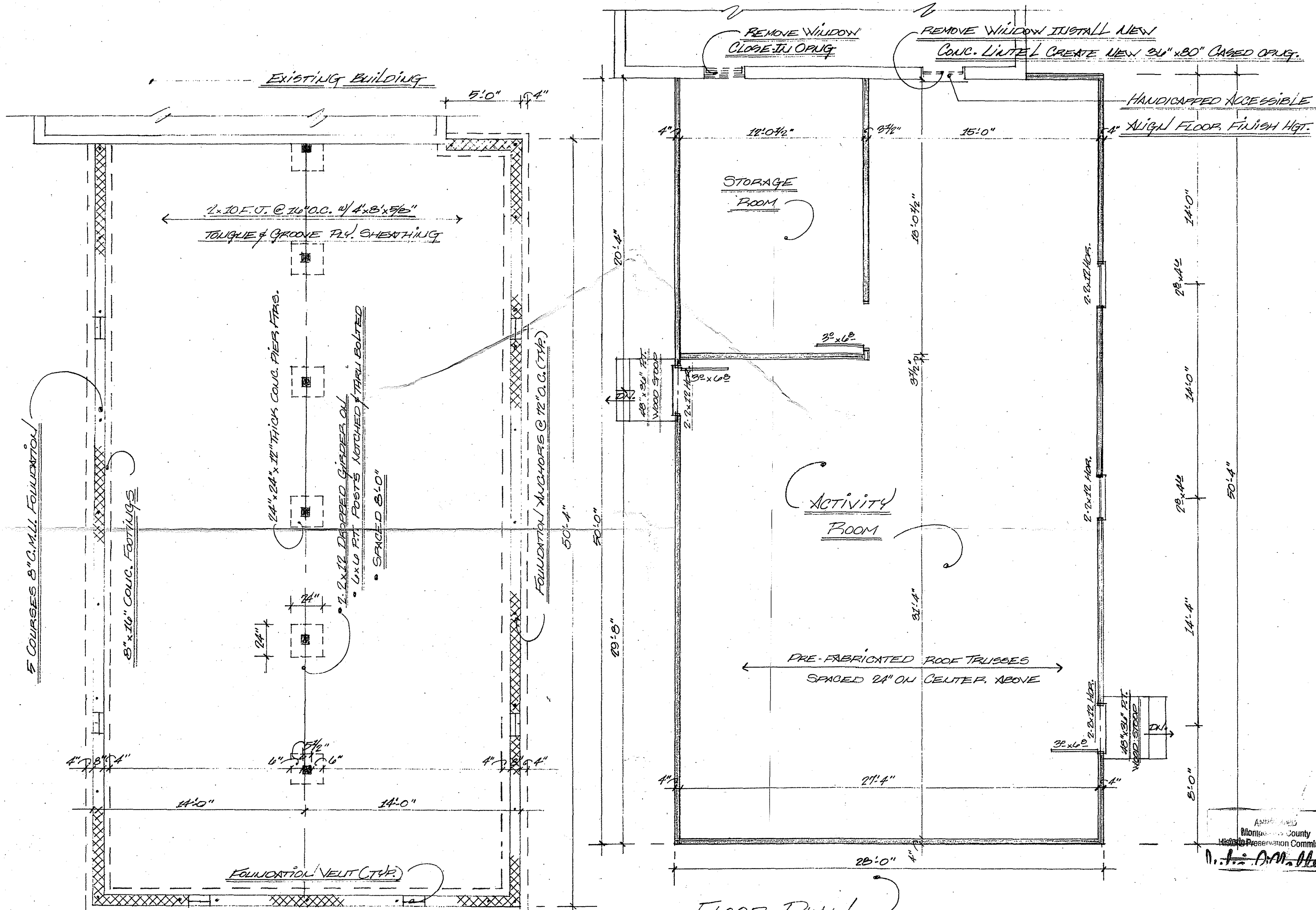


FOR PUBLIC SEWER AND PRIVATE WELL ONLY 205044 Minor(3) C-1/R-200

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: Sept 9, 2004  
 Chair: *Eric P. Parlay*  
 Asst. Secretary-Treasurer: *Mini Wang-Jemstone*

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT of PERMITTING SERVICES  
 APPROVED: November 24, 2004  
 Director: *[Signature]*

DATE: 12/09/04  
 Plat No.: 23063



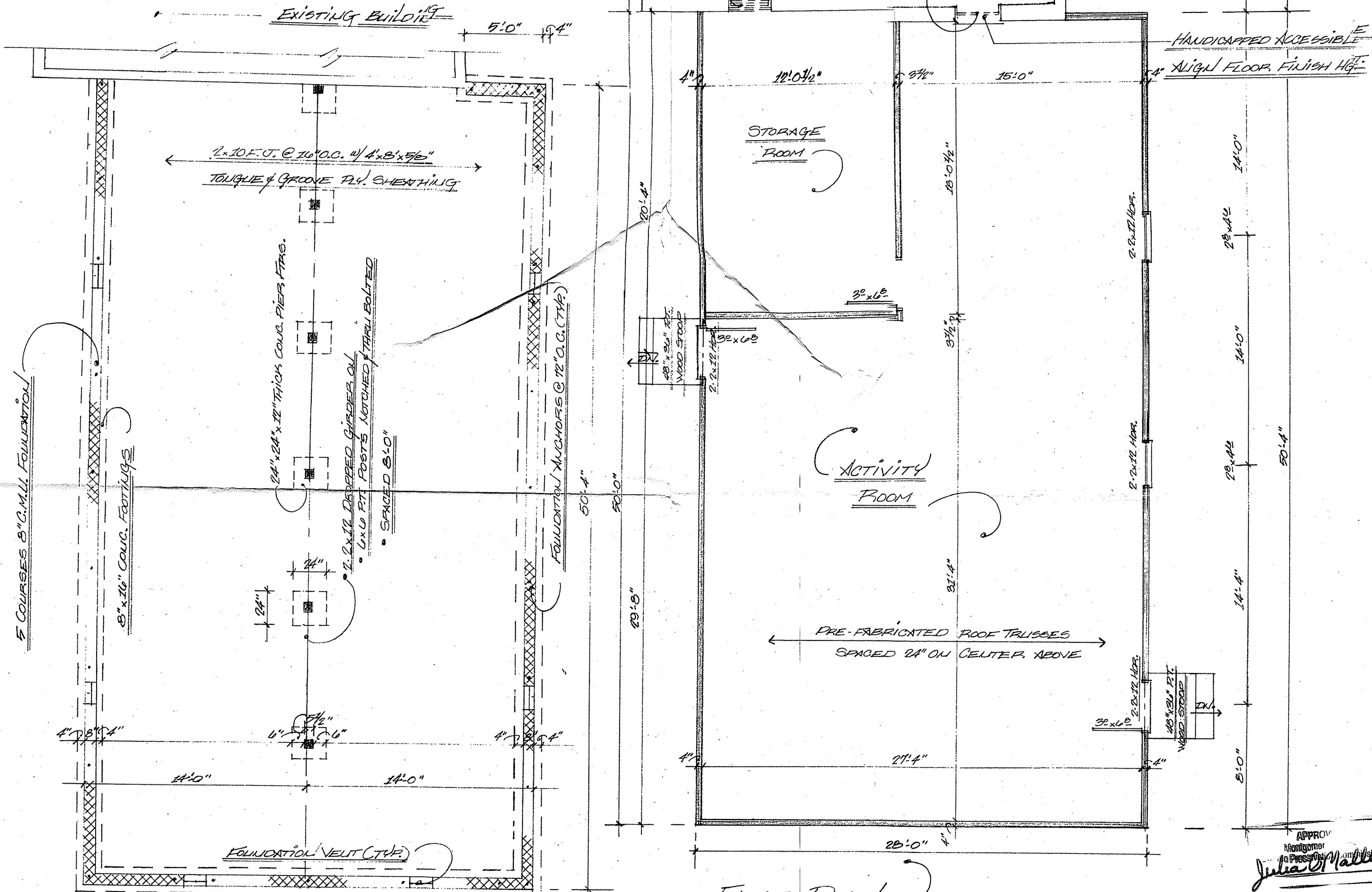
FOUNDATION / FLOOR FRAMING PLAN

FLOOR PLAN

APPROVED  
Montgomery County  
Historic Preservation Commission  
*N. J. D. Miller*

DESIGN CONCEPT BY: <b>SHEPPARD DESIGN &amp; BUILD INC.</b>		TITLE <b>ADDITION FOR: PRATTSTOWN FIRE DEPT.</b>	
REVISIONS 5-28-05 ADD SIDE WINDOWS	CHECKED	SCALE 3/4" = 1'-0"	DRAWING NO.
DRAWN	CHECKED	APPROVED	



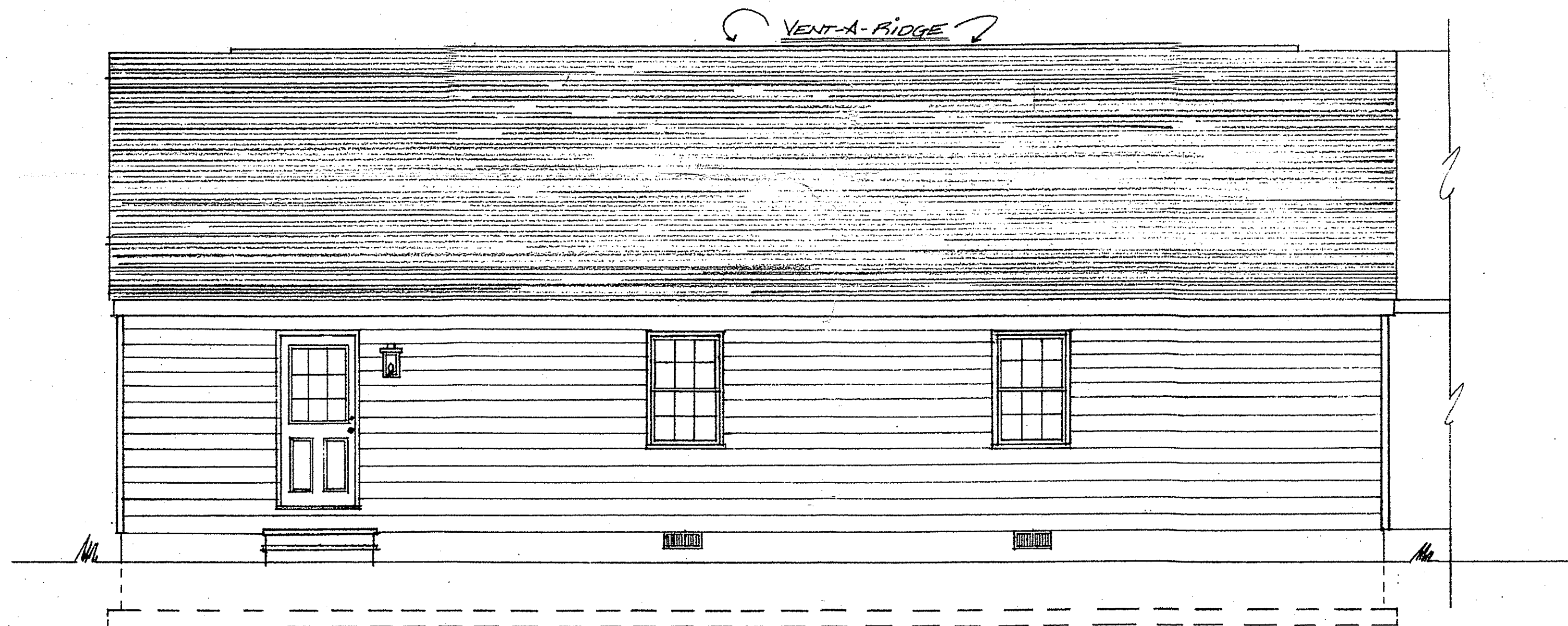


FOUNDATION / FLOOR FRAMING PLAN

FLOOR PLAN

APPROVED  
 Julia O'Malley

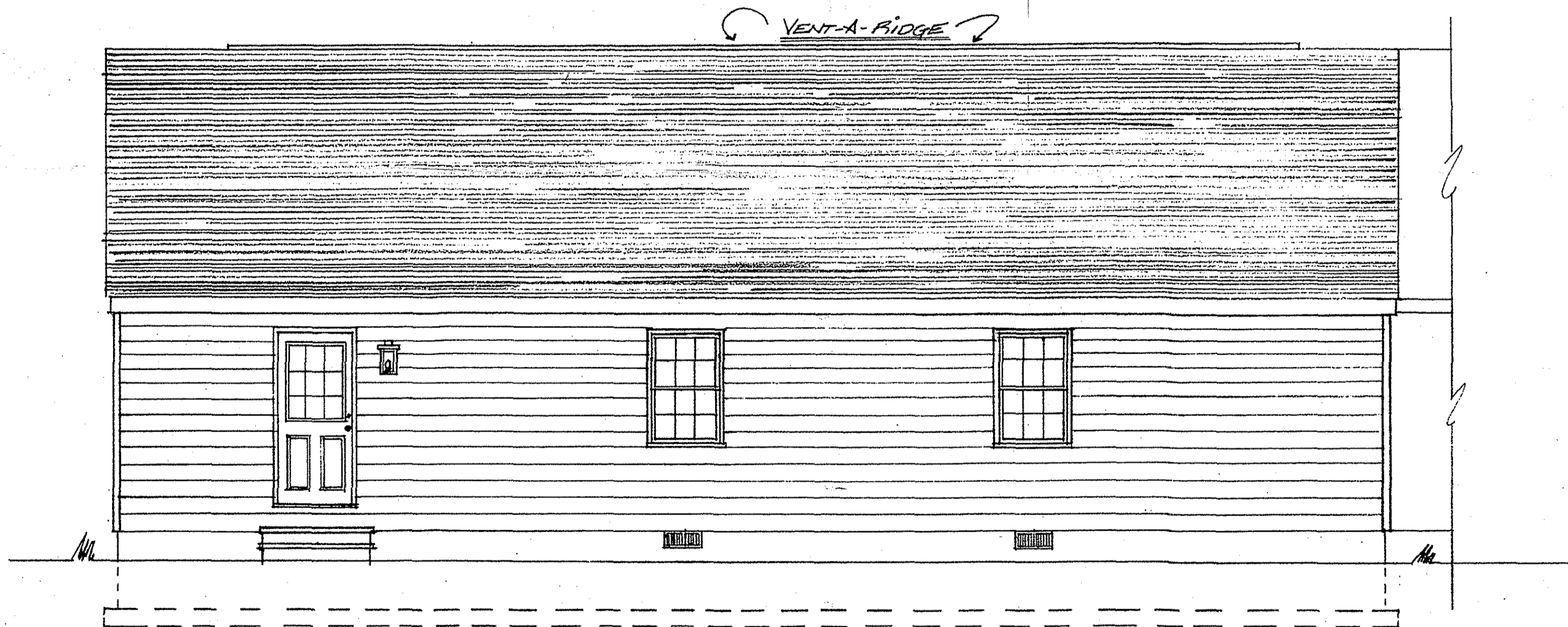
DESIGN CONCEPT BY: SHEPARD DESIGN & BUILD INC.		TITLE ADDITION FOR: PHATTSTON FIRE DEPT.	
REVISIONS 5-28-05 ADD SIDE WINDOWS	DRAWING NO.		
DRAWN	CHECKED	SCALE 3/4" = 1'-0"	DRAWING NO.
APPROVED			



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

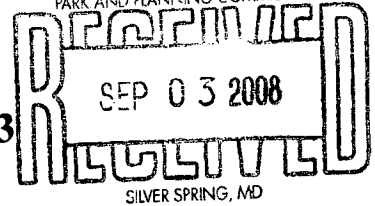
DESIGN CONCEPT BY:		
SHERRARD DESIGN & BUILD INC.		
HATTSTON FIRE DEPT. ADDITION		
SCALE: 1/4" = 1'-0"	CHECKED BY	DRAWN BY
DATE: 5.28.05		
SIZE		DRAWING NO.



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN CONCEPT BY:		
SHERBARD DESIGN & BUILD INC.		
HATTISTON FIRE DEPT. ADDITION		
SCALE: 1/4" = 1'-0"	CHECKED BY	DRAWN BY
DATE: 5.25.05		
SIZE		DRAWING NO.



## **Appalachian Tree Service Inc.**

**C. Alan Nichols - MD Licensed Arborist since 1973**

PO Box 637 Braddock Heights MD 21714

301 473-4370 fax: 301 473-9026 apptree84@aol.com

**Aug 18, 2008**

**Hyattstown Vol Fire Dept. Co #9**

**Hyatt Rec. ,Inc**

**15019 Hyattstown Mill Rd , Hyattstown MD**

**25801 Frederick Rd, Clarksburg MD 20871**

**To whom it may concern,**

**I have been contacted to perform a hazard and condition evaluation on three (3) Eastern White Pines and one (1) wild Cherry tree at the rear of the office of Hyattstown Volunteer Fire Dept. Inc. at 15019 Hyattstown Mill Rd. Hyattstown MD.**

**Enclosed are numerous photos of the three (3) White Pines in question and one (1) Wild Cherry ---- Two Photos of one (1) healthy, stable White Pine (growing left front of office) has also been included to make a comparison (item #1). This healthy and stable Pine has developed symmetry in both the crown and the root system. The three (3) subject White Pines at the rear of offices (item #2) are very top heavy with lower limbs missing high into the crowns. Two (2) of these subject Pines are double trunks with weak crotches located close to the ground, subject to splitting and failure with wind shear.**

**There are numerous signs of insect infestation thru the numerous tree wounds. The structural integrity in the heart wood of these White Pines has most certainly been compromised. There is also primary power lines located very close to these White Pines. Due to the extreme height of these Pines with the adjacent power lines the threat of a severe lightning strike is present. Removal of the subject three (3) White Pines is highly recommended.**

**The one (1) Wild Cherry tree (item # 3) is obviously a candidate for removal due to its condition. Approximately 60% of the tree is dead with a severe basal cavity. Failure of this Cherry tree is imminent, removal of this tree is highly recommended.**

**NOTE: Three (3) White Pines DBH 22", 28", 24"**

**One (1) Wild Cherry DBH 24"**

**C. Alan Nichols**

**MD Certified/Licensed Tree Expert since 1973**

**License #014**

L. 10852 F. 533  
PARCEL THREE  
1.000 ACRES

LOT 58

Tree Stand:  
White Pine, Norway Maple, Red Maple,  
and Slippery Elm (Typ. 2-4" DBH), Bush  
Honeysuckle, Virginia Creeper, Garlic  
Mustard, and Common Privet

Γ 4

ONE STORY GARAGE  
1321 sq

BLOCK SHED

1-STORY ALUMINIUM GARAGE

SHED

5 gallon petrolleum container

SHED

SHED

LOT 57  
THERE IS NO FOREST ON SITE

land Cypress:  
-15'

25' BUILDING RESTRICTION LINE

370

LOT 56

LIBER "K" FOLIO 187

LOT 55

CLIFTON J. HILL SR.  
L. 7363 F. 570

F. 288  
F. 51

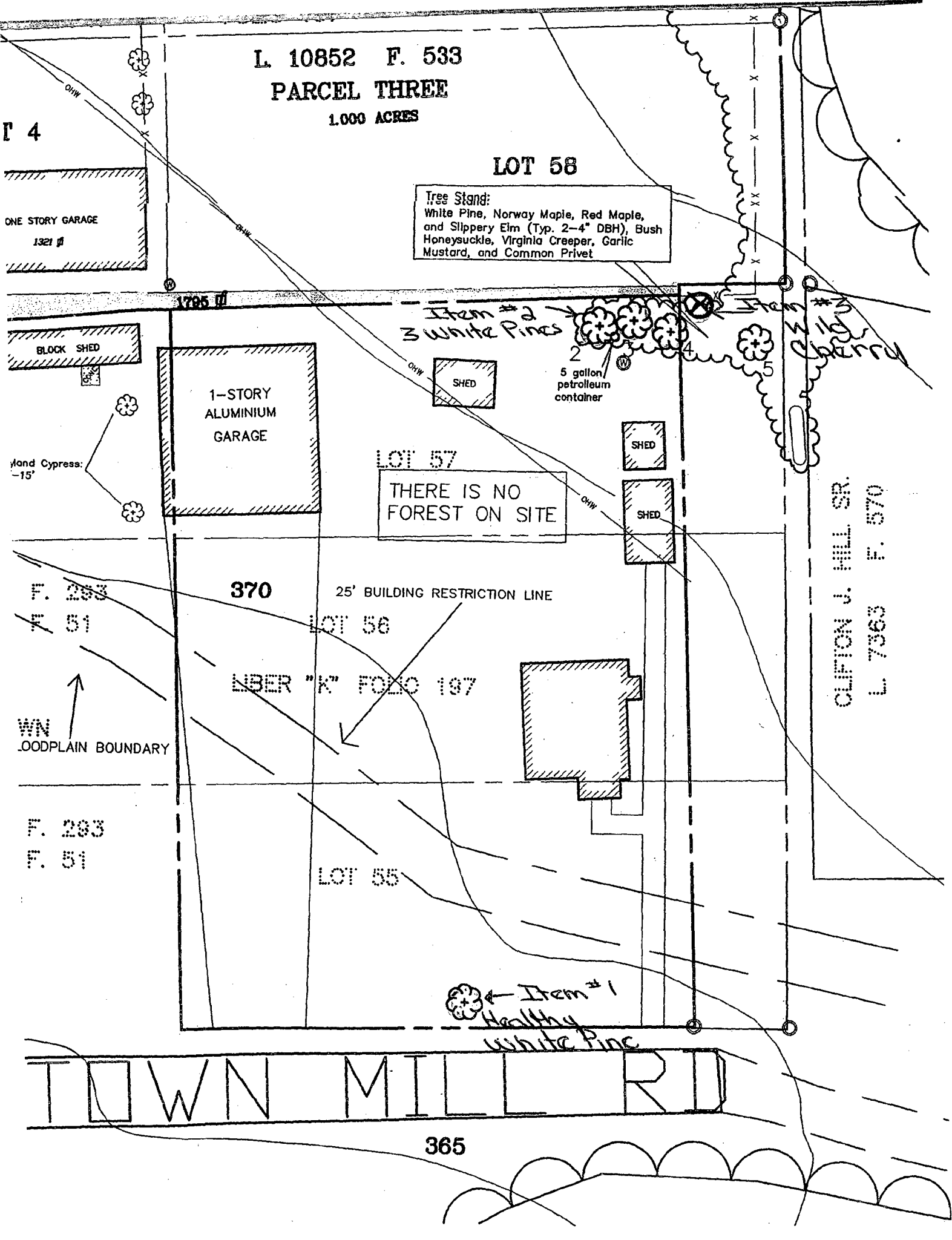
WN  
FLOODPLAIN BOUNDARY

F. 283  
F. 51

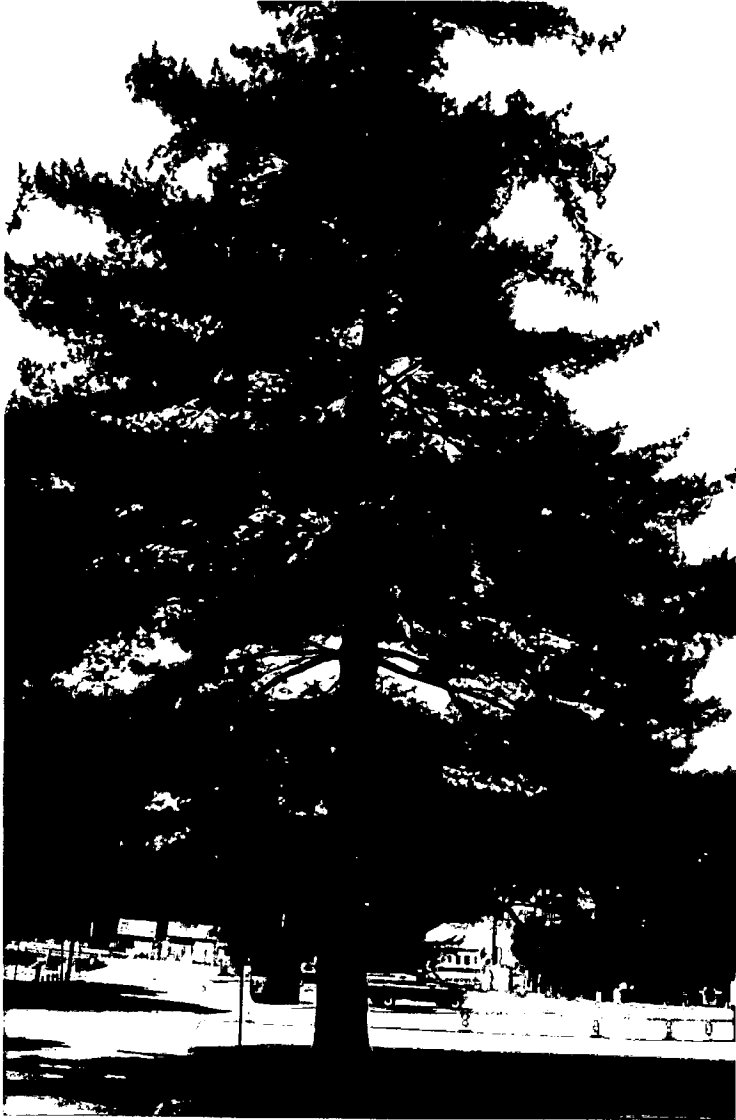
Item #1  
Healthy  
white Pine

TOWN MILLER RD

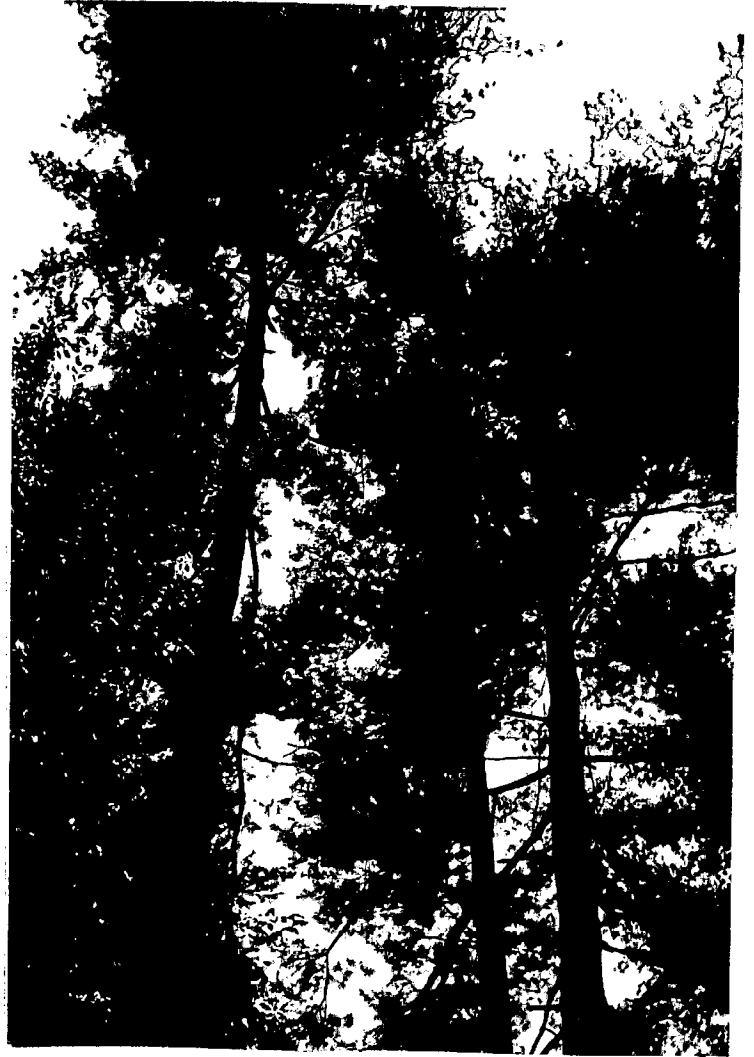
365



Item #1 Healthy White Pine



Item #2 Three White Pines in Question



Item #2 Three White Pines in Question





Item #3 One (1) Wild Cherry in Question



## **Appalachian Tree Service Inc.**

**C. Alan Nichols - MD Licensed Arborist since 1973**

PO Box 637 Braddock Heights MD 21714

301 473-4370 fax: 301 473-9026 apptree84@aol.com

---

**Aug 18, 2008**

**Hyattstown Vol Fire Dept. Co #9**

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**I have been contacted to perform a hazard and condition evaluation on three (3) Eastern White Pines and one (1) wild Cherry tree at the rear of the office of Hyattstown Volunteer Fire Dept. Inc. at 15019 Hyattstown Mill Rd. Hyattstown MD.**

**Enclosed are numerous photos of the three (3) White Pines in question and one (1) Wild Cherry --- Two Photos of one (1) healthy, stable White Pine (growing left front of office) has also been included to make a comparison (item #1). This healthy and stable Pine has developed symmetry in both the crown and the root system. The three (3) subject White Pines at the rear of offices (item #2) are very top heavy with lower limbs missing high into the crowns. Two (2) of these subject Pines are double trunks with weak crotches located close to the ground, subject to splitting and failure with wind shear.**

**There are numerous signs of insect infestation thru the numerous tree wounds. The structural integrity in the heart wood of these White Pines has most certainly been compromised. There is also primary power lines located very close to these White Pines. Due to the extreme height of these Pines with the adjacent power lines the threat of a severe lightning strike is present. Removal of the subject three (3) White Pines is highly recommended.**

**The one (1) Wild Cherry tree (item # 3) is obviously a candidate for removal due to its condition. Approximately 60% of the tree is dead with a severe basal cavity. Failure of this Cherry tree is imminent, removal of this tree is highly recommended.**

**NOTE: Three (3) White Pines DBH 22", 28", 24"**

**One (1) Wild Cherry DBH 24"**



**C. Alan Nichols**

**MD Certified/Licensed Tree Expert since 1973**

**License #014**

L 10852 F. 533

PARCEL THREE

1.000 ACRES

LOT 58

Tree Stand:  
White Pine, Norway Maple, Red Maple,  
and Slippery Elm (Typ. 2-4" DBH), Bush  
Honeysuckle, Virginia Creeper, Garlic  
Mustard, and Common Privet

ONE STORY GARAGE  
1321 sq

BLOCK SHED

1-STORY  
ALUMINIUM  
GARAGE

SHED

6 gallon  
petroleum  
container

SHED

SHED

LOT 57

THERE IS NO  
FOREST ON SITE

370

25' BUILDING RESTRICTION LINE

LOT 56

NUMBER "K" FOLIO 137

LOT 55

CLIFTON J. HILL SR.

L. 7363 F. 570

Item # 1  
Healthy  
white Pine

TOWN MILL RD

365

4

1785 ft

land Cypress:  
-15'

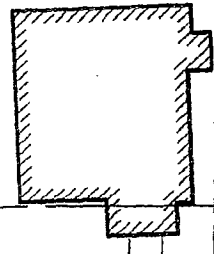
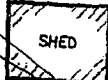
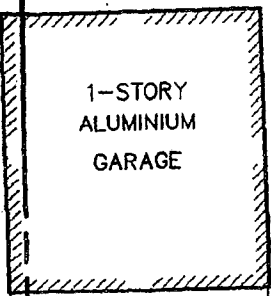
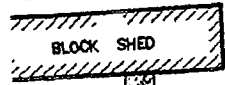
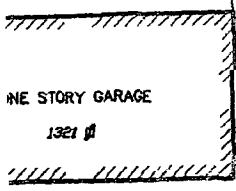
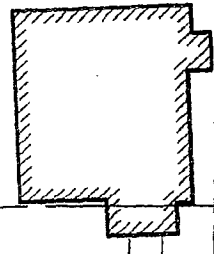
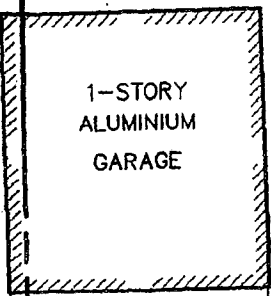
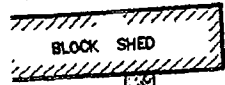
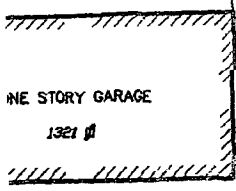
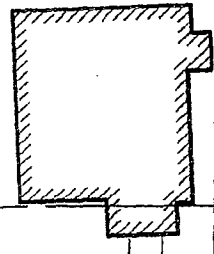
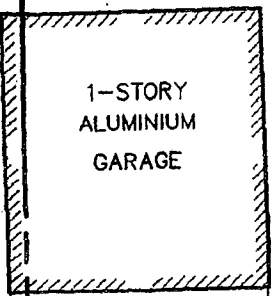
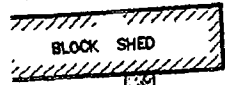
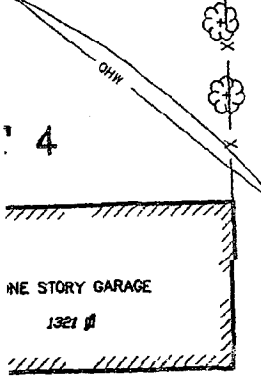
F. 293

F. 51

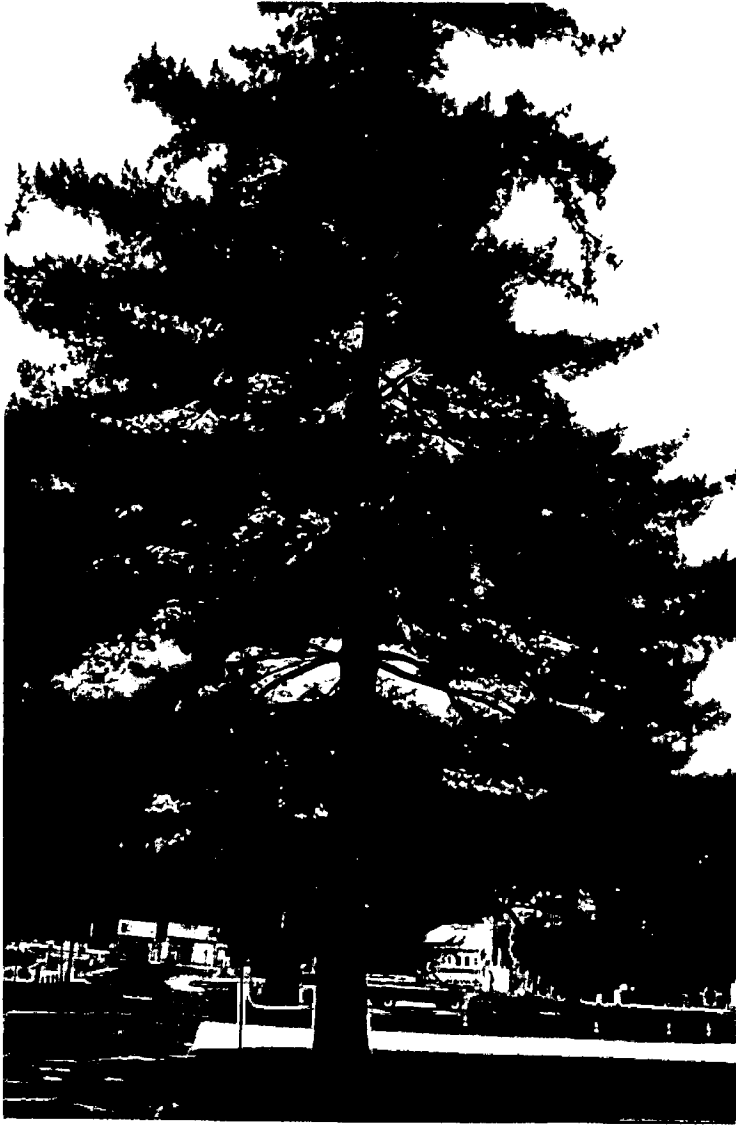
WN  
OODPLAIN BOUNDARY

F. 293

F. 51



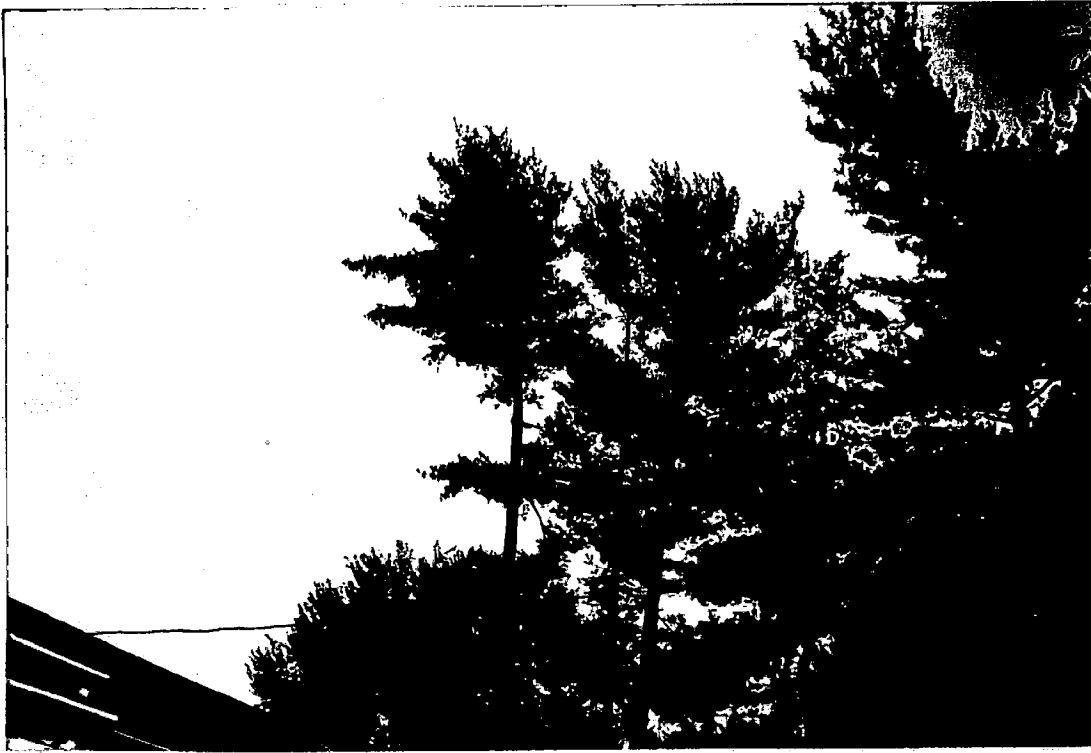
Item #1 Healthy White Pine



Item #2 Three White Pines in Question



Item #2 Three White Pines in Question



Item #3 One (1) Wild Cherry in Question





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
*County Executive*

Jef Fuller  
*Chairperson*

September 4, 2008

Hyattstown Volunteer Fire Department  
15019 Hyattstown Mill Road  
Frederick, Maryland 20871

Re: Removal of (3) Eastern White Pine(s) 22", 28", 24" in Hyattstown Historic District

Dear Hyattstown Volunteer Fire Department,

I have received your arborist's report dated 8/18/2008 regarding the above-referenced tree(s), which documents the assessment that this tree(s) is dead/dying or a hazard and in severe decline.

Therefore, due to the health and hazard of the subject tree(s), the Historic Preservation Commission authorizes the removal of the tree.

This letter serves as your permission to remove the tree(s) without further review by the HPC. If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

Sincerely,

Kevin Manarolla,  
Senior Administrative Specialist  
Historic Preservation Section, M-NCPPC







**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 30, 2008

**Ms. Peggy Webb**  
Hyattstown Recreation Inc.  
15019 Hyattstown Mill Road  
Clarksburg, Maryland 20871

Re: Front porch alterations at 15019 Hyattstown Mill Road, Hyattstown Historic District

Dear Ms. Webb:

This letter is in response to your proposal to repair and/or replace the existing (non-original) wooden front porch floor, stairs, railings and handicap ramp at the property located at 15019 Hyattstown Mill Road. Your request to repair and/or replace the existing porch floor, stairs, railings and handicap ramp with all wood is considered an in-kind replacement; as such your request is approved.

This letter will serve as your official approval to repair and/or replace the existing front porch floor, stairs, railings and handicap ramp at the subject property. If any additional exterior alterations and revisions to this site are proposed they must be reviewed by the HPC prior to the project's commencement.

If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you for your cooperation and assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua D. Silver".

Joshua D. Silver  
Senior Planner

Cc: Carla Reid, Department of Permitting Services

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	26005 Frederick Road, Hyattstown	<b>Meeting Date:</b>	06/22/05
<b>Resource:</b>	Hyattstown Historic District	<b>Report Date:</b>	06/15/05
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/08/05
<b>Case Number :</b>	10/59-05C <b>RETROACTIVE</b>	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	Hyatt Recreation Inc	<b>Staff:</b>	Michele Oaks

**Proposal:** Rear addition and landscape alterations

**Recommendation:****RECOMMENDATION**

Staff recommends that the Commission approve this Historic Area Work Permit (HAWP) application with the following conditions:

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been implemented in its entirety and reviewed and approved by staff.
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be cladded on the exterior in aluminum or vinyl.

**BACKGROUND:**

In early August, 2003, the applicant began construction of the parking lot expansion behind the existing fire station without an approved HAWP application. A Stop Work Order and Notice of Violation were issued by Pete Hrycak, the Commission's inspector, on August 25, 2003.

As per the requirements of the Notice of Violation, the applicants submitted a retroactive HAWP application to the Commission and this item was heard at the Commission's September 24, 2003 public hearing. At this hearing, the Commission voted to deny the Retroactive HAWP to enlarge their existing parking lot (Decision is attached beginning on circle 15 ). The reasons for denial were:

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

Furthermore, the Commission encouraged the applicant to work with staff to develop a landscaping plan for the site and resubmit a HAWP application for the parking lot expansion, which included the proposed landscaping plan.

Prior to this current Notice of Violation and Stop Work Order for the rear addition on the adjacent bungalow, the applicant had not appealed the HPC's decision on the parking lot expansion, nor submitted a HAWP application, which included a landscaping plan for the parking lot, after several written requests by staff.

In mid-May, after witnessing foundations being erected behind the bungalow building, located adjacent to the fire station, staff requested that Pete Hrycak, the Commission's inspector, issue a Notice of Violation and Stop Work Order for the new addition.

Staff met with the fire station's representatives and reviewed the proposed plans for the bungalow's addition. It was at this meeting staff advised the applicants to prepare a landscaping plan for the retroactive parking lot, noting that the Commission would not entertain another retroactive HAWP without an attempt at a resolution to this previous violation, which to date continues to be outstanding.

The subject Retroactive HAWP application includes this requested plan.

## **HISTORY**

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 barbershop, and the volunteer fire department.

## **DESCRIPTION**

The Hyattstown Fire Station occupies Lot 109 within the Hyattstown Historic District. This lot occupies the original parcels 1,2,3,55,56,57 on the original land tract. The entire Lot 109 is located within the Historic District boundary, and therefore is under the jurisdiction of the Historic Preservation Commission in terms of exterior changes or alterations to the buildings, new construction or landscape features on the property.

The subject lot currently contains a two-story brick fire station built in 1945, a Morton building built in 1996, a bungalow house, and four sheds of various sizes (see site plan on circles 8 + 9).

## **PROPOSAL:**

The applicant is proposing to:

### Parking Lot

1. Install the final top coat of asphalt to the new parking lot.
2. Remove a strip of the new asphalt pavement measuring approx. 45' x 145' and install sod and plantings per the landscaping plan (circles 10+11 ).

### Bungalow

1. Construct a 28' wide by 50' long one-story rear addition. The exterior will be clad in vinyl siding and sheathed with asphalt shingles. Specification for doors and windows have not been provided.

## **APPLICABLE GUIDELINES**

When reviewing new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### *Montgomery County Code; Chapter 24A*

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

### *Secretary of the Interior's Standards for Rehabilitation*

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #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.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be

undertaken.

- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #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.

### **STAFF DISCUSSION**

The subject addition is not problematic as it is offset from the existing massing and the ridgeline does not exceed the height of the existing building. The proposed material specifications for the addition would generally be problematic, however, the existing bungalow currently is constructed of CMU block covered in vinyl siding. Therefore, in this specific instance, since there is no original wood siding underneath the vinyl, staff does not object to its use on the addition.

The subject landscape plan is problematic, due to in large part that it is not aggressive enough in its design. Staff is recommending that the asphalt removal be extended all the way to Frederick Road. This suggested modification will provide the needed greenspace that staff was envisioning for the parking lot to help mitigate the impact of the large asphalt expanse.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve with the above-stated conditions* the HAWP application as being consistent with Chapter 25A-8(b) 1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the *Secretary of the Interior's Standards*.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three, (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits, and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within 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

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

385745

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb

Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248

Address: 15019 Hyattstown Mill Rd, Clarksburg, MD 20871  
Street Number City Street Zip Code

Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211

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

Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

### LOCATION OF BUILDING/PREMISE

House Number: 15019 Street: Hyattstown Mill Road

Town/City: Clarksburg Nearest Cross Street: Frederick Road

Lot: 109 Block: \_\_\_\_\_ Subdivision: Hyattstown

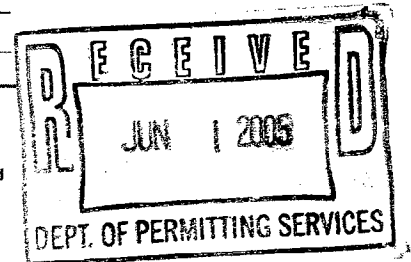
Liber: 10246 Folio: 241 Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:



1B. Construction cost estimate: \$ 150,000

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

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

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

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

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

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

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

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

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

Peggy Webb  
Signature of owner or authorized agent

June 1, 2005  
Date

Approved: 385745 For Chairperson, Historic Preservation Commission

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

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

271288

**1. WRITTEN DESCRIPTION OF PROJECT**

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

Two story brick firehouse, circa 1945, existing asphalt  
parking lot on the south and east sides (rear) New firehouse  
on rear lot, circa 1996, with concrete driveway to  
Hyattstown Mill Road.

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

Asphalt to be extended from existing lot to concrete  
driveway. Addition to be added to existing dwelling now  
use for storage.

**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 drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

271288

**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.

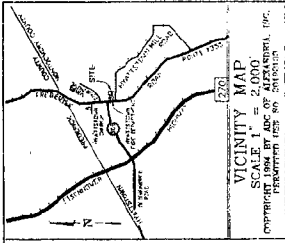
6

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

<p><b>Owner's mailing address</b></p> <p>Hyatt Recreation, Inc.        15019 Hyattstown Mill Road        Clarksburg, MD 20871</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Ms. Peggy Webb        6328 New Haven Court        Frederick, MD 21705-8669</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>25811 Frederick Road, LLC        25811 Frederick Road        Clarksburg, MD 20871-9758</p>	<p>Hyattstown VFD, Inc.        25801 Frederick Road        Clarksburg, MD 20871</p>
<p>M-NCP&amp;PC Little Bennett        Regional Park        23701 Frederick Road        Clarksburg, MD 20871</p>	<p>Cliff Hill 15015 Hyatt        15015 Hyattstown Mill Road        Clarksburg, MD 20871</p>



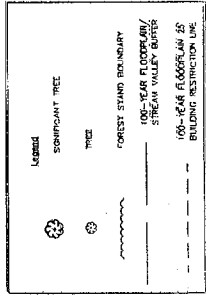




VICINITY MAP  
SCALE 1" = 2,000'  
COPYRIGHT 1984 BY AEC OF ALEXANDRIA, INC.  
PERMISSION LOSS NO. 2001022

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- TOTAL SITE AREA = 51 ACRES (26,734 S.F.) AND CONSISTS OF PART OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- BOUNDARY INFORMATION FROM MACLES, HENRICHES AND GLASCOCK, P.A. SURVEY IN SEPTEMBER OF 1999.
- SOILS ON-SITE ARE MAPPED AS GLENNVILLE SILT LOAM (MAPPING UNIT 5D) ACCORDING TO SHEET 3 OF THE SOIL SURVEY OF MONTGOMERY COUNTY ISSUED JUNE 1988.
- THE PROPERTY IS ZONED C1 LOCAL CONVENIENCE RETAIL ACCORDING TO MDCR'S "CLASSIFIED MASTERPLAN 3 HIGHLIGHTS SPATIAL STUDY AREA, JUNE 1994."
- THE SITE DRAINS TO LITTLE ROCKY CREEK "B" SUBWAY. THIS PORTION OF THE CREEK IS A 100-YEAR FLOODPLAIN AND IS A 5-FOOT WIDE BUFFER TO THE STATE OF MARYLAND APPROPRIATED 1/3 ACRES OF THE PROPERTY ARE BEING MAINTAINED WITHIN A 100-YEAR FLOODPLAIN. THERE IS NO MAPPED 100-YEAR FLOODPLAIN.
- NO WEIHAUSE, STRENGTH, SIZE, OR SPRINGS EFFECT OF THE AN EXPANDED STREAM VALLEY BUFFER IS SHOWN TO COINCIDE WITH THE 100-YEAR FLOODPLAIN.
- ALL UTILITIES WATER, SEWER, STEAM DRAIN, CULVERTS, ELECTRIC, PHONE, AIR SHOW IN APPROPRIATE LOCATIONS.
- THERE IS NO FOREST ON SITE. THE SIGNIFICANT TREES OF SITE ARE WHITE PINES (PINUS STROBUS), WHITE PINE (PINUS STROBUS), WHITE PINE (PINUS STROBUS), AND SUGAR PINE (PINUS LAMBERTIANA). THE SIGNIFICANT TREES ARE LOCATED IN PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE IN MONTGOMERY COUNTY "LOCATIONS, ATLAS & INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND, 2001". THE PROPERTY IS NOT LISTED AS A HISTORIC SITE IN MONTGOMERY COUNTY "LOCATIONS, ATLAS & INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND, 2001". THE TRADITION OF GARDEN BIER IN MONTGOMERY COUNTY, MARYLAND, 2001, NO SPENT ON EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATION.
- INDIVIDUAL TREE LOCATIONS ARE BY OCCASION ESTIMATE.
- FIELDWORK FOR THIS INVENTORY WAS COMPLETED ON 5/13/04.
- NO BARK, HINCHERED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THIS PLAN SHOULD BE READ FROM THE DATE OF M-CRATIC APPROVAL UNLESS A FOREST CONSERVATION PLAN HAS BEEN APPROVED.



EXISTING PLANT TABLE

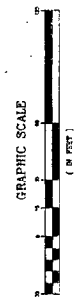
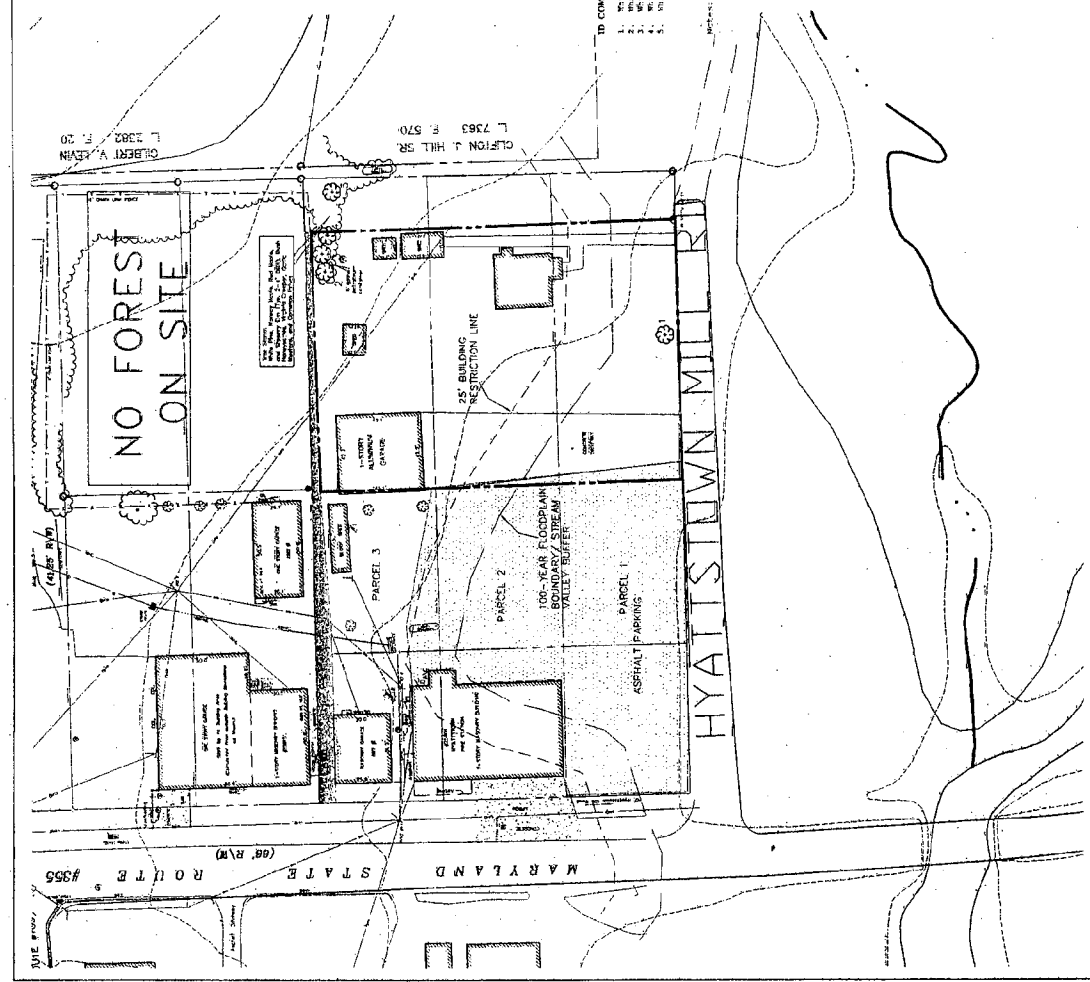
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White Pine	100	5/13/04

SIGNIFICANT TREES

- SIZE: BOTANICAL NAME
- 30' White Pine
  - 25' White Pine
  - 20' White Pine
  - 15' White Pine
  - 10' White Pine
  - 5' White Pine
- COMMON NAME:
- White Pine
  - White Pine
  - White Pine
  - White Pine
  - White Pine
  - White Pine
- Notes: Measurements are given for each trunk of suitable white pine trees when diameter is greater than 4.2 feet. If major diameter is less than 4.2 feet only the diameter is given. If major diameter is 4.2 feet or greater the diameter is given to the nearest 0.1 inch. Trees are located on the map by color-coded symbols.

SOIL KEY

3B - A Glentworth silt loam, 3 to 5 percent slopes



PREPARED FOR:  
Hyattstown Volunteer Fire  
Department  
2550 Department Road  
Clarksville, MD 20871  
Phone: (301) 663-3787  
Attn: Ms. Peggy Webb

THE MARYLAND NATIONAL CAPITAL  
PLANNING AND PLANNING COMMISSION  
APPROVED  
MAY 13 2004  
54035762  
PLANNING AND PLANNING COMMISSION

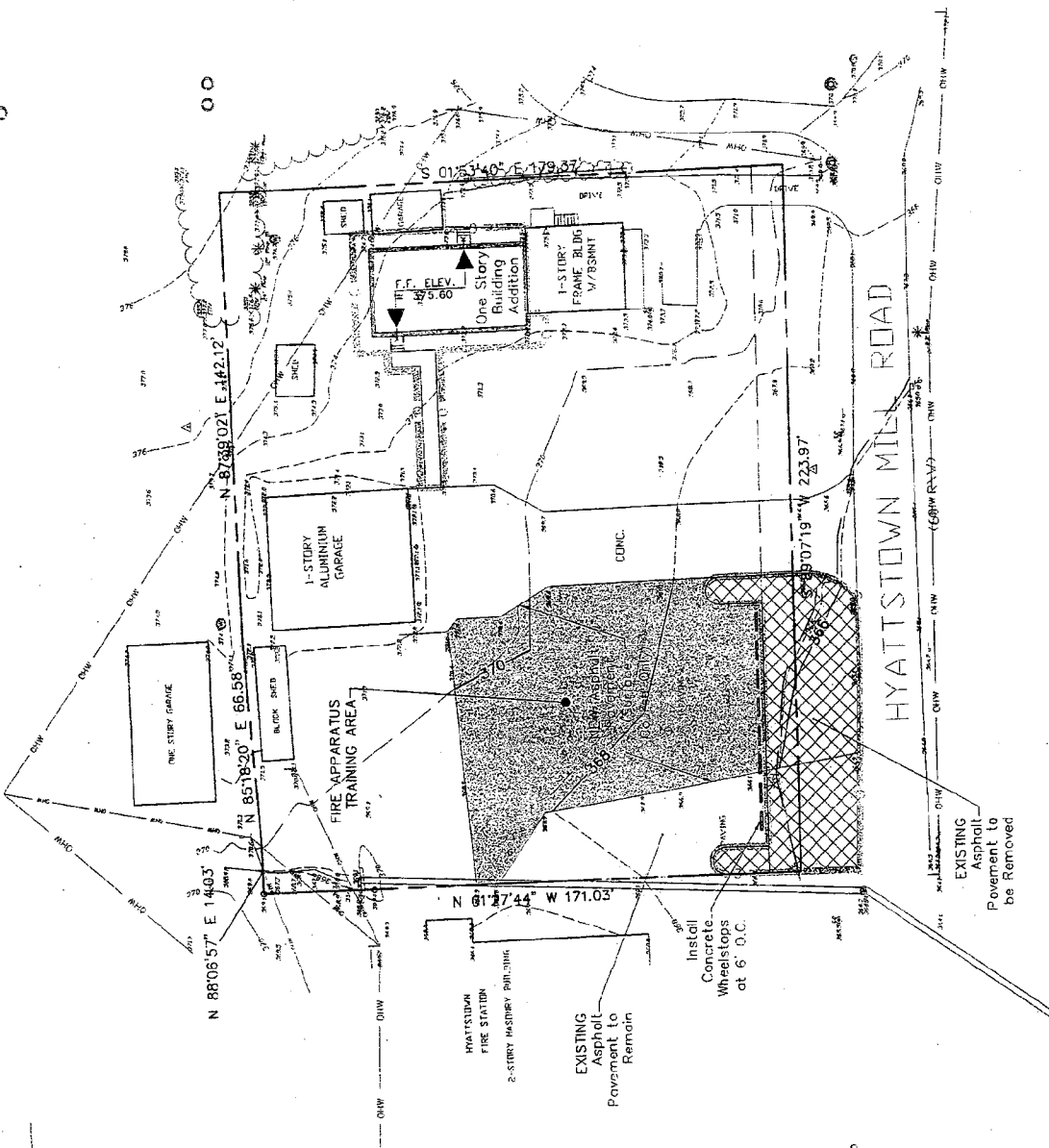
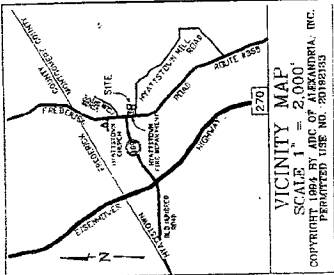
TAX MAP BY  
TAX MAP NO. 15  
PAGES 238, 241, 15

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION  
Part of Parcel 1, 2, & 3  
**HYATTSTOWN**  
Liber 8347, Folio 293

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
Macles, Hendricks & Glascock, P.A.  
Engineers & Planners  
Landscape Architects - Surveyors  
Professional Engineers License No. 10050400  
Professional Surveyors License No. 25886179  
www.mhga.com

Project No. 04-17811  
Sheet 1 of 1



TAX MAP DIST  
WSSC 236 NW 15

SITE DEVELOPMENT PLAN  
LOT 109  
**HYATTSTOWN**  
PLAT No. 23063

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
Macris, Hendricks & Glascock, P.A.  
Landscape Architects & Surveyors  
9500 Macmillan Court, Suite 200  
Montgomery Village, Maryland  
20886-1776  
Phone: 301.670.0800  
Fax: 301.648.0808  
www.mhgpa.com

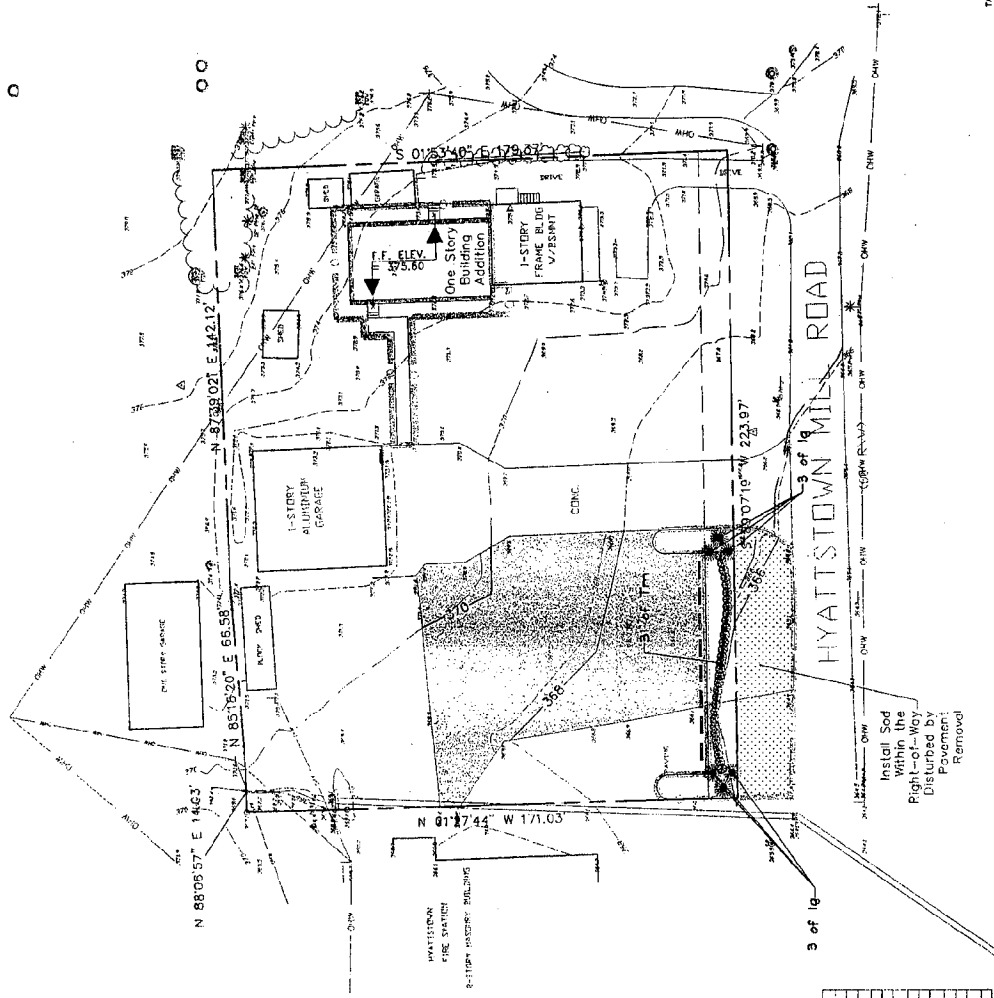
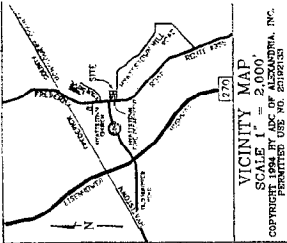
Project No. 2004178111  
Sheet 1 of 1

NO.	DATE	DESCRIPTION
01		
02		
03		
04		
05		
06		
07		

PREPARED FOR:  
Hyatt Recreation, Inc.  
6328 New Haven Court  
Frederick, MD 21703-8669  
Telephone: (301) 663-4988  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb



10



WSXC 236 NW 15

TL3 MAP DX

LANDSCAPE PLAN  
 LOT 109  
**HYATTSTOWN**  
 PLAT 23063

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND  
 MHC  
 Macris, Hendricks & Glascock, P.A.  
 Landscape Architects & Surveyors  
 2220 Wagman Road, Suite 200  
 Huntley Park, Huntley  
 20838-1000  
 Phone: (301) 663-4500  
 Fax: (301) 663-4588  
 Project No. 2000-0001  
 Date 8/27/00

NO.	DATE	DESCRIPTION	BY

PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4588  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb

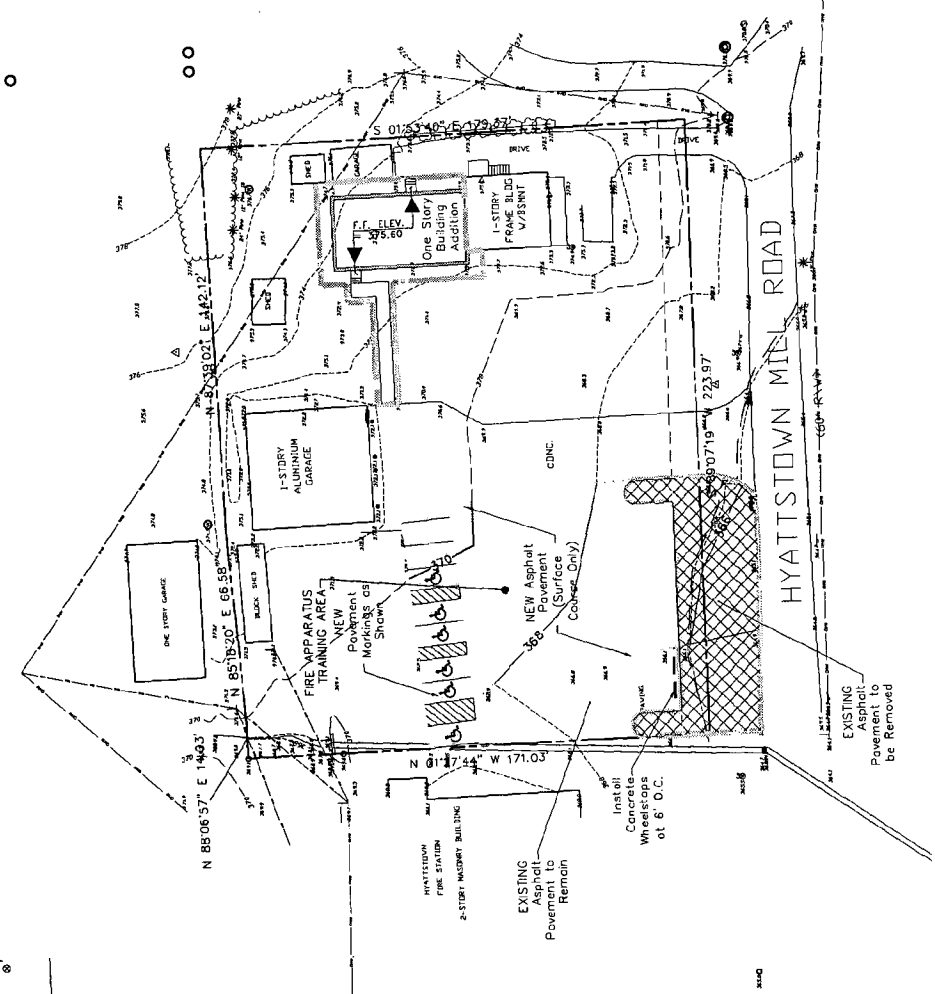
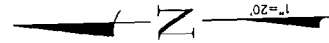
LANDSCAPE PLANT LIST

SYMBOL	CULTURAL NAME	COMMON NAME	CAL.	HT.	SPD.	SOOT.	NOTES



11

VICINITY MAP  
SCALE 1" = 2,000'  
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TAX MAP BK WSC 238 NW 15

SITE DEVELOPMENT PLAN  
LOT 109  
**HYATTSTOWN**  
PLAT NO. 23063

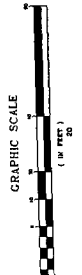
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
Machts, Hendricka & Glascock, P.A.  
Engineers, Architects, Surveyors  
Landscapes Architects  
3025 McMillan Road, Suite 200  
Montgomery Village, Maryland  
20886-1779  
Phone: 301-670-0840  
Fax: 301-670-0850  
www.mhgpa.com

Proj. No.	Scale	Date	Drawn By	Checked By
	1" = 20'			

NO.	DATE	DESCRIPTION

PREPARED FOR:  
Hyattstown, Inc.  
6328 New Haven Court  
Frederick, MD 21703-8669  
Telephone: (301) 663-4988  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb



EXISTING  
Pavement to  
be Removed

EXISTING  
Asphalt  
Pavement to  
Remain

NEW Asphalt  
Pavement  
(Surface  
Concrete City)

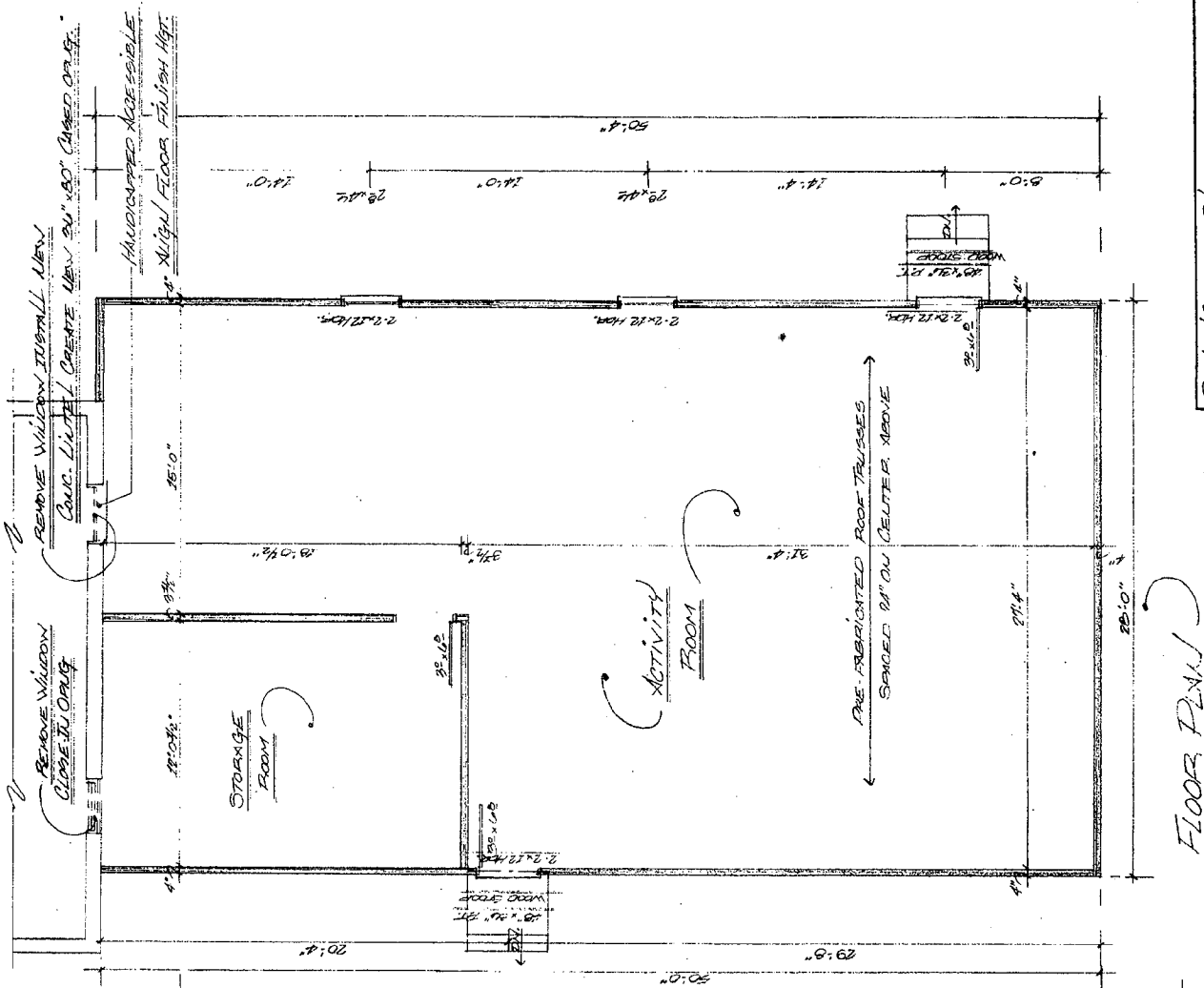
2-STORY FACTORY BUILDING

FIRE APPARATUS  
TRAINING AREA  
NEW  
Pavement  
Markings as  
Shown

1-STORY  
ALUMINUM  
GARAGE

1-STORY  
FIRE STATION  
ADDITION

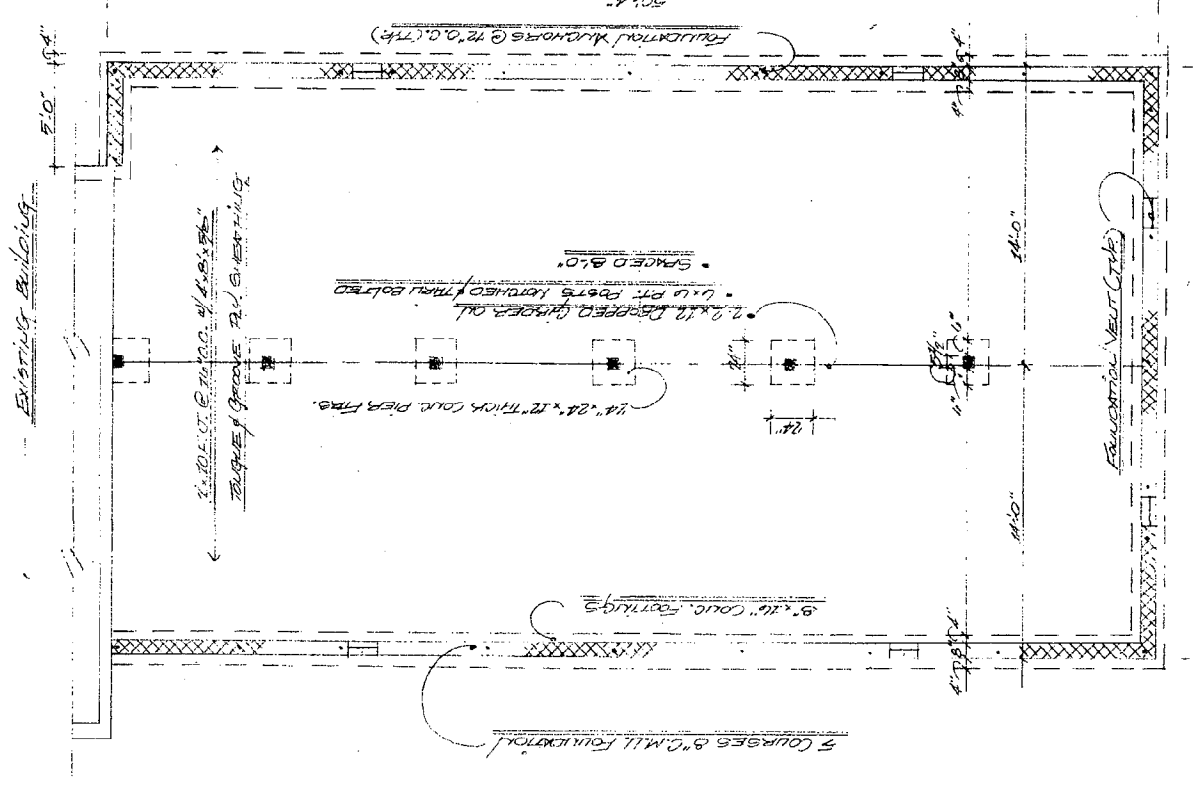
HYATTSTOWN MILL ROAD



DESIGN CONCEPT BY:  
SHEPHERD DESIGN / BUILD, INC.

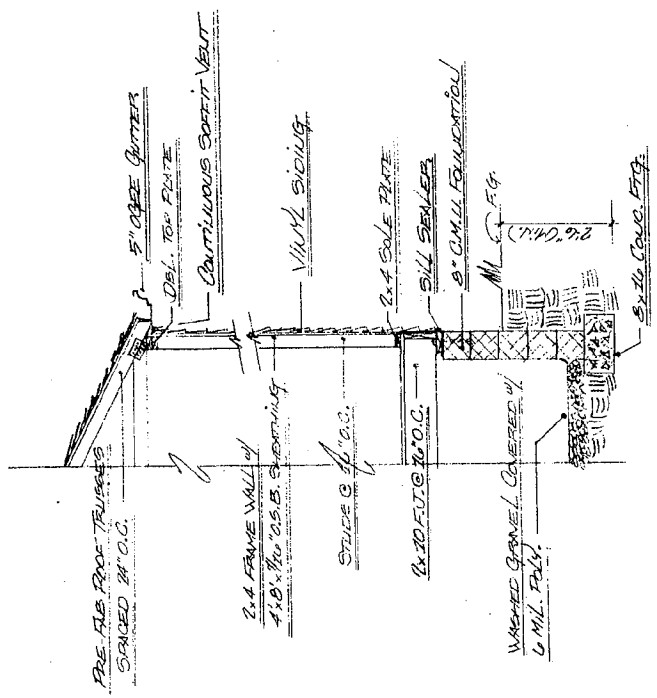
REVISIONS		TITLE
5-28-07	ADD SIDE WINDOWS	ADDITIONAL FOR: ADDITIONAL FIRE DEPT.
	CHECKED	SCALE
	DRAWN	DRAWING NO.
	APPROVED	1/4" = 1'-0"

FLOOR PLAN



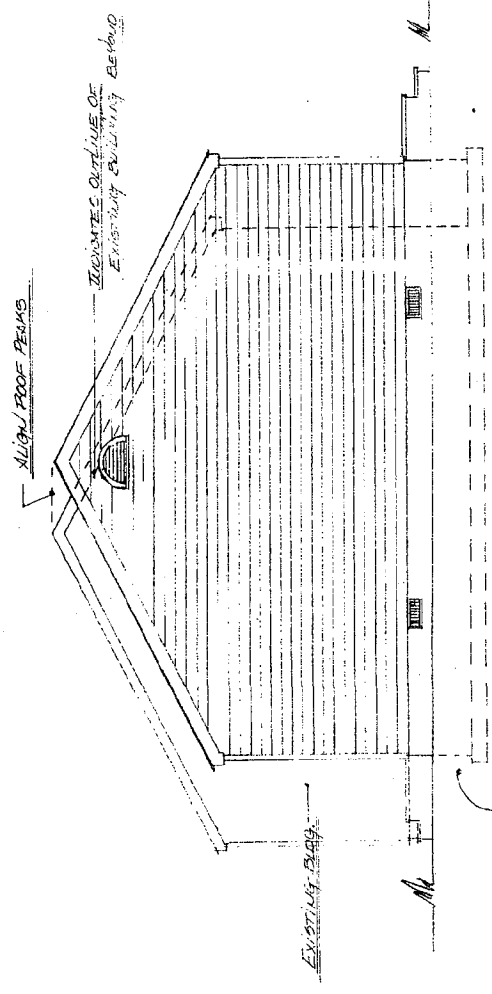
FOUNDATION / FLOOR FRAMING PLAN

PERMITS & PDMA

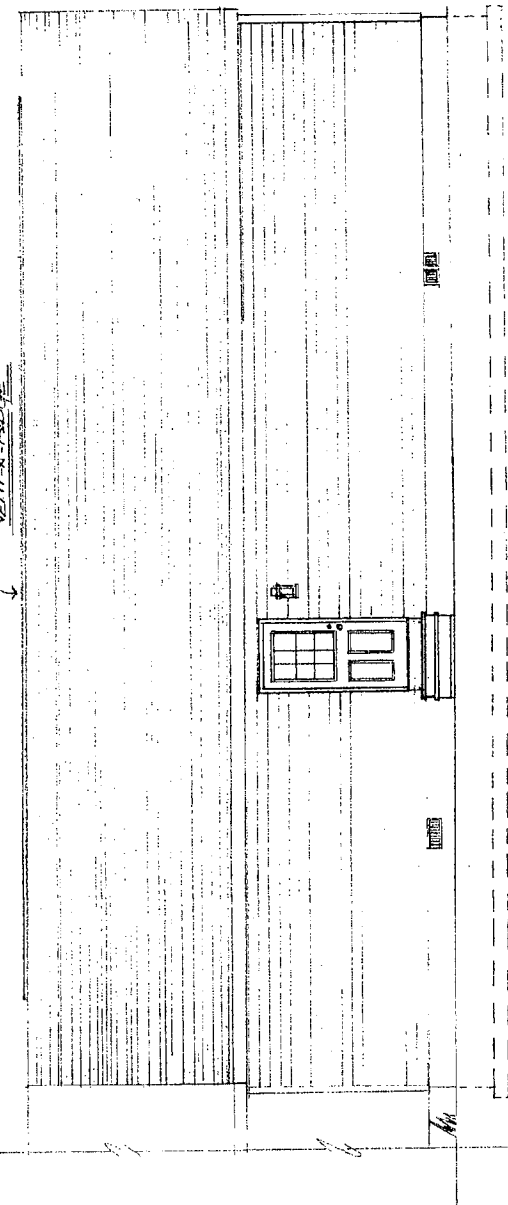


TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



END VIEW



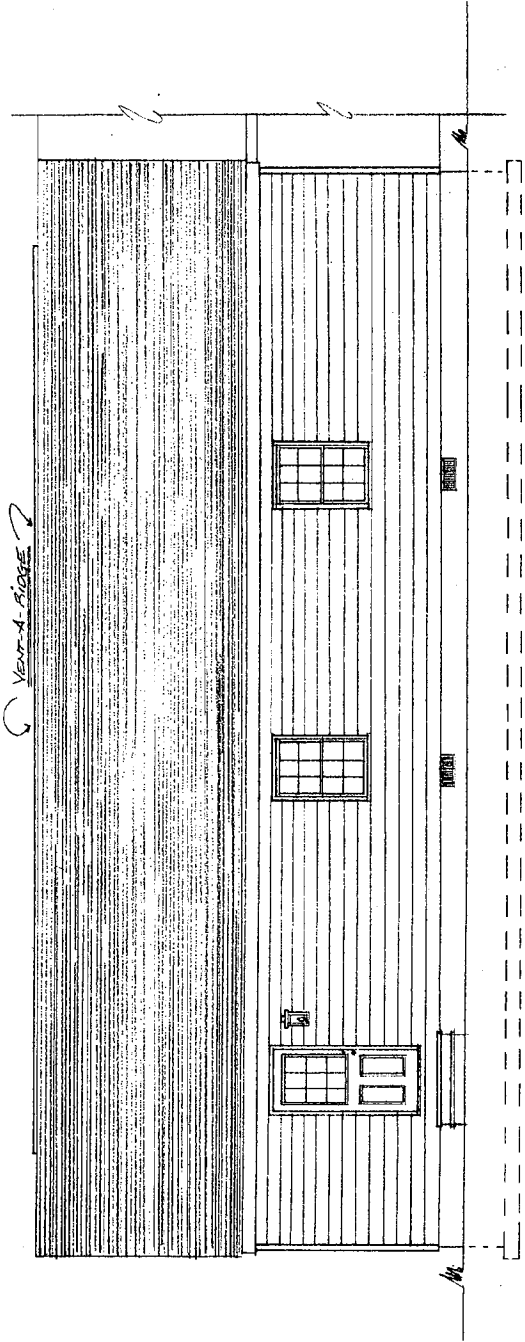
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN CONCEPT BY: SHEPARD DESIGN/BUILD INC.	
DESIGNED BY: MATT STONER	DRAWN BY: ADDITONAL FIRE DEPT. ADDITION
CHECKED BY:	DATE:
DATE:	DRAWING NO.:

13

VIEW-A - FIGURE 2



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN CONCEPT BY: SHERBARD DESIGN/BUILD INC.	
DATE: 11-10-10	SCALE: 1/4" = 1'-0"
BY: [Signature]	DRAWN BY: [Signature]
CHKD: [Signature]	DESIGN NO.:



**HISTORIC PRESERVATION COMMISSION**

of

**MONTGOMERY COUNTY**

**8787 Georgia Avenue  
Silver Spring, Maryland 20910**

**301-563-3400**

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

Public Appearance September 24, 2003

Before the Montgomery County Historic Preservation Commission

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

**DECISION AND OPINION OF THE COMMISSION**

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

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

**BACKGROUND:**

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

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

(5)

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

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

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

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

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

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

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

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

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

#### **EVIDENCE IN THE RECORD:**

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

The staff's specific concerns were:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:**

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

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

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

historic district.

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

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

Section 24A-11 provides that:

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

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

Section 24A-8(a) provides that:

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

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

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

- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be

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

Based on this, the Commission finds that:

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

**CONCLUSION:**

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

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

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



Susan Velasquez, Chairperson  
Montgomery County  
Historic Preservation Commission

11/3/03  
Date

## Silver, Joshua

---

**From:** Heazlit, Jeanette [Jeanette.Heazlit@montgomerycountymd.gov]  
**Sent:** Tuesday, November 20, 2007 3:17 PM  
**To:** Silver, Joshua  
**Subject:** RE: Historic Area Work Permit #463759

Thank you so much Josh!

I really appreciate it.

Happy Thanksgiving!

Jeanette

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

**From:** Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]  
**Sent:** Tuesday, November 20, 2007 2:59 PM  
**To:** Heazlit, Jeanette  
**Subject:** Historic Area Work Permit #463759

Hi Jeanette,

I just received your message regarding HAWP #463759. Please find attached a copy of the approved HAWP application for your records. If you have any further questions please feel free to contact me.

Happy Thanksgiving!

Josh

Joshua Silver, Senior Planner  
Historic Preservation Section  
Montgomery County Department of Planning  
Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org)  
[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)

<<HAWP#463759.pdf>>



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 9, 2007

**Gail Lucas**  
Department of Permitting Services  
255 Rockville Pike  
Rockville, Maryland 20850

RE: Stop-work order for HAWP #317197, 25801 Frederick Road, Hyattstown

Dear Ms. Lucas:

This letter is regarding the stop-work order on Historic Area Work Permit (HAWP) #317197, 25801 Frederick Road, Hyattstown.

The Historic Preservation Commission (HPC) reviewed and approved with conditions HAWP #385745 for landscape alterations at the above-mentioned property at the September 26, 2007 HPC meeting. The final condition of approval stated:

*Upon completion of the landscape project's installation, a letter to Department of Permitting Services will be transmitted by Staff releasing the stop-work order for the new addition on the bungalow house located on Lot 109.*

Please accept this letter as **formal approval** to release the stop-work order for the new addition on the bungalow house located on Lot 109. If you have any additional questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Silver".

Joshua Silver  
Senior Planner

cc: Doug Edwards  
Scott Testerman




 MONTGOMERY COUNTY MARYLAND

## DPS/Application Details

Status  
**Historic Area Work Permit** Permit/License: 317197  
**Application Details** [Help](#)

Permit Number	317197	Site Address	25801 Frederick RD
Application Date	08/29/2003		Hyattstown
Issue Date			MD 20871-9757
Final Date		Lot - Block -	
Work Type	Alter	Subdiv.	Clarksburg Outside
Square Footage	0	Application Status	Stop Work
Value	\$35,000.00		

**Contractors**

ID	Name	Address
Not available		

**Licenses**

Contractor License	Name	Address
Not available		

Pending  
 Stop Work Order  
 is associated w/this

Per Gail Lucas  
 11/9/07

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Best viewed with IE 5.0 or Netscape 6.0 and higher

214220 - Compliant #  
{ 8/27/03 Failed Case  
12/16/03 Passed Frederick  
RD

In  
1999 →  
# 12136 ←

---

15305 Hyatts  
No 84

15035 HT Mill Rd.  
No Permits Pending

---

25801 Frederick Road  
8/27 Stop Work Order  
AAWP# 317197

Project started 8/29/03

---



DPS/Application Details

Status  
Historic Area Work Permit  
Application Details

Permit/License: 385745

[Help](#)

Permit Number 385745  
Application Date 06/02/2005  
Issue Date 11/02/2007  
Final Date  
Work Type Add  
Square Footage 0  
Value \$150,000.00

Site Address  
15019 Hyattstown Mill RD  
Clarksburg  
MD 20871-9604  
Lot - Block -  
Subdiv. Clarksburg Outside  
Application Status  
Permit Issued

*Historic Final Pending 11/2/07*  
*Historic Review*  
*Reviewer:*  
*Ward Rothgeb*  
*Start 11/2/07*  
*Complete 11/2/07*

Contractors

ID Name Address  
Not available

Licenses

Contractor License Name Address  
Not available

[Alert](#) | [Awards](#) | [Privacy Policy](#) | [User Rights](#) | [Accessibility](#) | [Disclaimer](#) | [County Code](#) | [RSS](#)

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• 15019 HM Rd.



F

## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: September 27, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Joshua Silver, Senior Planner *JDS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #385745 (**Revision**), Landscape alterations

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Condition** at the September 26, 2007 meeting.

1. Upon completion of the landscape project's installation, a letter to Department of Permitting Services will be transmitted by Staff releasing the stop-work order for the new addition on the bungalow house located on Lot 109.

The HPC staff has reviewed and stamped the attached construction drawings.

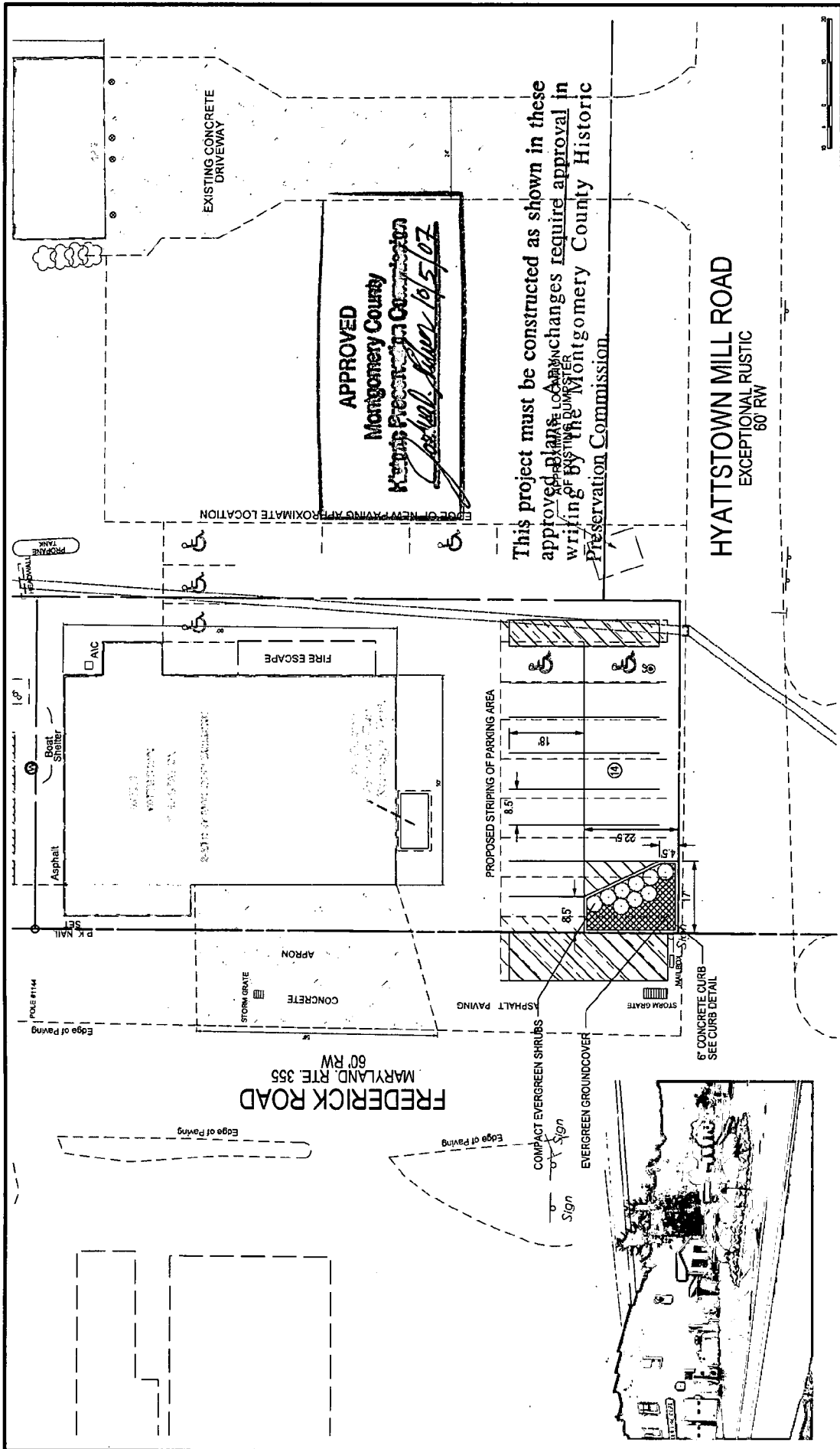
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Hyattstown Recreation/Hyattstown Fire Station (Chief Edwards, Agent)

Address: 15035 Hyattstown Mill Road, Hyattstown  
25801 Frederick Road, Hyattstown

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





Rockville Office  
 2 Research Plaza, Suite 100  
 Rockville, MD 20850  
 Tel: 301-943-7794 Fax: 301-943-9957  
 www.rockvilleoffice.com

**HYATTSTOWN FIRE DEPARTMENT**  
 2801 FREDERICK RD.  
 HYATTSTOWN, MD 20881  
 MONTGOMERY COUNTY, MARYLAND

**MISS UTILITY NOTE**  
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOR PROTECTING THEM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOR PROTECTING THEM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOR PROTECTING THEM.

Project No.	100
Site No.	100
Revision No.	01
Scale	AS SHOWN
Date	03/16/07
Drawn By	J. [Name]
Checked By	[Name]
Project Name	HYATTSTOWN FIRE DEPARTMENT
Client Name	HYATTSTOWN FIRE DEPARTMENT
Client Address	2801 FREDERICK RD. HYATTSTOWN, MD 20881
Client Phone	301-943-7794
Client Fax	301-943-9957
Client Email	[Email]
Project Location	HYATTSTOWN, MD
Project Status	IN PROGRESS

**GENERAL CONDITIONS**

- I. SCOPE**
- The landscape contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans, plant list, and specifications.
  - The contractor shall be responsible for obtaining all necessary permits, fees, and other approvals from the appropriate authorities.
  - The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to install any landscape structures.
- II. STANDARDS**
- All plant materials will conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen (A.A.N.) unless otherwise specified.
  - The plant materials must be selected from nurseries that have been inspected by state or federal agencies. Any contractor required must be provided to the owner or representative upon delivery of materials.
- III. SUBSTITUTIONS**
- A permit to be used in lieu of the materials specified.
  - The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to substitute any plant materials.
  - The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to substitute any landscape structures.
- IV. UTILITIES**
- The landscape contractor shall verify the location of all underground utilities before any excavation work is performed.
  - The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to install any landscape structures.
- V. DRAINAGE**
- The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to install any landscape structures.
- VI. WORKMANSHIP**
- The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to install any landscape structures.

**PLANT MATERIAL**

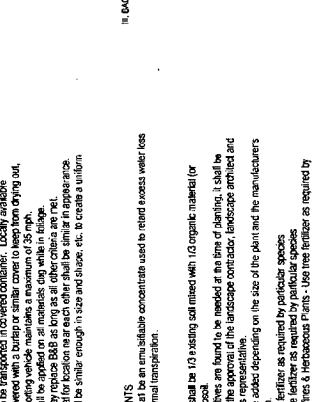
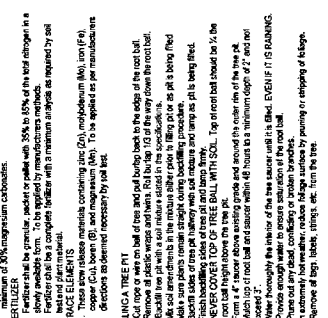
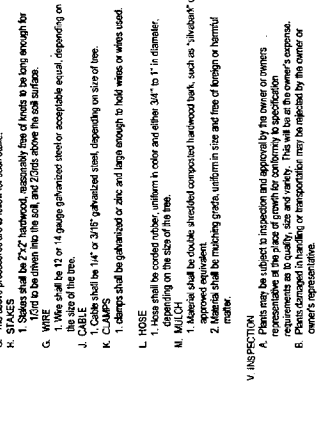
- I. STANDARDS**
- Base root
  - Roots shall be protected during handling and stored and delivered in a manner that will prevent drying out and damage. If not planted soon after arrival, plants must be treated in and maintained.
  - Plants shall be protected during handling and stored and delivered in a manner that will prevent drying out and damage. If not planted soon after arrival, plants must be treated in and maintained.
  - Plants shall be protected during handling and stored and delivered in a manner that will prevent drying out and damage. If not planted soon after arrival, plants must be treated in and maintained.
- II. ANTI-TRANSPIRANTS**
- Anti-transpirants shall be an emulsifiable concentrate used to retard excess water loss without retarding normal transpiration.
- E. BACK-FILL MIXTURES**
- Back fill mixture shall be 1/3 existing soil mixed with 1/3 organic material (or peat) and 2/3 topsoil.
  - Soil shall be amended with 1/3 organic material (or peat) and 2/3 topsoil.
  - Soil shall be amended with 1/3 organic material (or peat) and 2/3 topsoil.

**TOPSOIL**

- Topsoil shall be used for the top 6 inches of the soil.
  - Topsoil shall be used for the top 6 inches of the soil.
  - Topsoil shall be used for the top 6 inches of the soil.
  - Topsoil shall be used for the top 6 inches of the soil.
- D. ORGANIC MATTER**
- Organic matter shall be used for the top 6 inches of the soil.
  - Organic matter shall be used for the top 6 inches of the soil.
  - Organic matter shall be used for the top 6 inches of the soil.
- E. PEAT MOSS**
- Peat moss shall be used for the top 6 inches of the soil.
  - Peat moss shall be used for the top 6 inches of the soil.
  - Peat moss shall be used for the top 6 inches of the soil.
- F. FERTILIZER**
- Fertilizer shall be used for the top 6 inches of the soil.
  - Fertilizer shall be used for the top 6 inches of the soil.
  - Fertilizer shall be used for the top 6 inches of the soil.
- G. COMPOST**
- Compost shall be used for the top 6 inches of the soil.
  - Compost shall be used for the top 6 inches of the soil.
  - Compost shall be used for the top 6 inches of the soil.
- H. DOCK-LIME**
- Dock-lime shall be used for the top 6 inches of the soil.
  - Dock-lime shall be used for the top 6 inches of the soil.
  - Dock-lime shall be used for the top 6 inches of the soil.
- I. FERTILIZER**
- Fertilizer shall be used for the top 6 inches of the soil.
  - Fertilizer shall be used for the top 6 inches of the soil.
  - Fertilizer shall be used for the top 6 inches of the soil.
- J. TRACE ELEMENTS**
- Trace elements shall be used for the top 6 inches of the soil.
  - Trace elements shall be used for the top 6 inches of the soil.
  - Trace elements shall be used for the top 6 inches of the soil.

**IV. TREES BRACED BY STAKING**

- Choose the correct size and number of stakes and size of these and wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- B. STAKING**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- C. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- D. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- E. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- F. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- G. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- H. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- I. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- J. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- K. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- L. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- M. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- N. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- O. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- P. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- Q. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- R. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- S. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- T. STAKES**
- Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
  - Stakes shall be placed around the trunk of the tree and secured with wire.
- U. WIRE**
- Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
  - Wire shall be placed around the trunk of the tree and secured with wire.
- V. INSPECTION**
- The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to install any landscape structures.
  - The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to install any landscape structures.
  - The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities to install any landscape structures.

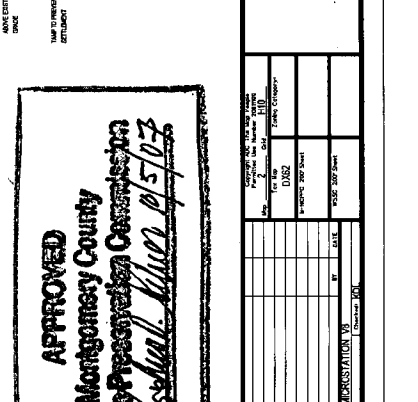
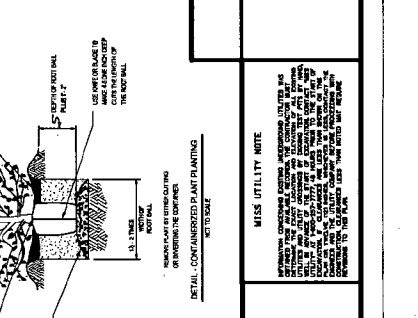
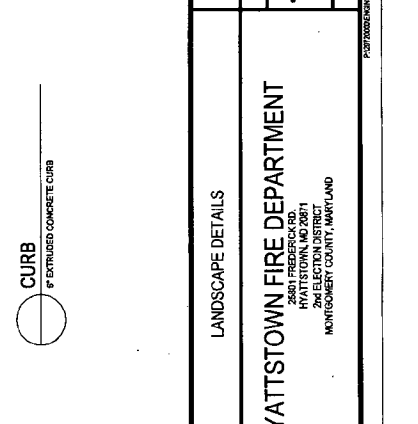


**PLANT LIST**

TYPE	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
Evergreen	Eucalyptus nitens	Longwood	45	1.0BL	Full sun, salt tolerant
	Lambertia discolor	Ver. sergentii	45	1.0BL	Full sun, salt tolerant
	Juniperus horizontalis	Bar Harbor	45	1.0BL	Full sun, salt tolerant
	Microbiota decussata	Russian Arborvitae	45	1.0BL	Full sun, salt tolerant
Groundcover Options	Teucrium chamaedrys	Wall Germander	45	1.0BL	Full sun, salt tolerant
	Saxifraga hypnoides	Cherry Bomb	10	3.0BL	Shade, partial shade, 3\"/>
	Saxifraga oppositifolia	Winter Beauty	10	3.0BL	Shade, partial shade, 3\"/>
Evergreen	Saxifraga oppositifolia	Winter Beauty	10	3.0BL	Shade, partial shade, 3\"/>
	Saxifraga oppositifolia	Winter Beauty	10	3.0BL	Shade, partial shade, 3\"/>
	Saxifraga oppositifolia	Winter Beauty	10	3.0BL	Shade, partial shade, 3\"/>

**This project must be completed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.**

**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*Carol K. King 8/5/03*



**LANDSCAPE DETAILS**

**HYATTSTOWN FIRE DEPARTMENT**  
2601 FREDERICK RD.  
HYATTSTOWN, MD 20811  
MONTGOMERY COUNTY, MARYLAND

**MIS UTILITY NOTE**

UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION WORK IS PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AUTHORITIES TO INSTALL ANY LANDSCAPE STRUCTURES.

**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*Carol K. King 8/5/03*

**ROCKVILLE OFFICE**  
2 Research Plaza, Suite 100  
Rockville, MD 20851  
1-301-460-2726 F-301-948-9667

**DATE:** 8/5/03  
**BY:** [Signature]  
**FOR:** [Signature]

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
2 - - - - - X  
3 HISTORIC AREA WORK PERMIT - : HPC Case No. 15/37-07A  
315 Ashton Road :  
4 - - - - - X  
5 HISTORIC AREA WORK PERMIT : HPC Case No. 31/07-07D  
10221 Capitol View Avenue :  
6 - - - - - X  
7 HISTORIC AREA WORK PERMIT :  
25801 Frederick Road/ :  
8 5035 Hyattstown Mill Road : HPC Case NO. 10/59-05C  
- - - - - X  
9 :  
PRELIMINARY CONSULTATION :  
10 1201 Gold Mine Road :  
- - - - - X  
11 :  
PRELIMINARY CONSULTATION :  
12 7105 Sycamore Avenue :  
- - - - - X  
13

14 A meeting in the above-entitled matter was held on  
15 September 26, 2007, commencing at 7:34 p.m., in the MRO  
16 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
17 20910, before:

18 COMMITTEE CHAIRMAN

19 JEFF FULLER

20 COMMITTEE MEMBERS

- 21 Timothy Duffy  
22 Lee Burstyn  
23 Leslie Miles  
24 David Rotenstein  
25 Nuray Anahtar  
Thomas Jester  
Caroline Alderson



1 any amendment we want to have, or do we want to vote on the  
2 motion as presented?

3 MS. MILES: Confirm the amendment to essentially  
4 incorporate what Commissioner Alderson intends for motion to  
5 say that the open picket requirement be applied only to the  
6 front elevation.

7 MR. FULLER: All in favor please raise your right  
8 hand.

9 VOTE.

10 MR. FULLER: It passes unanimously. Thank you.  
11 Case J, Hyattstown Fire Station. Can we have a brief staff  
12 report.

13 MR. SILVER: This is a proposal for the Hyattstown  
14 Fire Station located in the Hyattstown Historic District.  
15 this is a retroactive case with a number of revisions for  
16 the proposal of landscape alterations. I can quickly go  
17 over the proposal. The applicant is proposing to construct  
18 a 6 inch triangular shaped mountable curb which will be  
19 planted in Evergreen ground cover.

20 The curb will measure 22.5 feet long along  
21 Frederick Road and 17 feet wide along Hyattstown Mill Road.  
22 And I believe the applicant or the agent is here this  
23 evening.

24 MR. FULLER: Are there any questions of staff?  
25 Would the applicant like to come forward. Can you please  
26 state your name for the record.

1           MR. GRASS: Good evening, I'm Jeff Grass. I'm the  
2 Deputy Chief with the Hyattstown Volunteer Fire Department.

3           MR. FULLER: Jeff, tonight I think that we're  
4 generally, I think from the tenor I've heard before, I think  
5 we're generally supportive so I think we have some  
6 procedural questions. So if you want to make a  
7 presentation, fine, or if you want us just to ask questions.

8           MR. GRASS: To be honest with you, I've not  
9 received a copy of the staff report. We've not been given  
10 one, so I don't know all the details that we're talking  
11 about. I think all of this has been agreed upon just within  
12 a matter of days, so I don't know if anything has been  
13 generated.

14          MR. FULLER: Josh, could you at least give him a  
15 copy so he knows what we're going to talk about.

16          MR. GRASS: That would be helpful.

17          MR. FULLER: I think the main issue is to look on  
18 the landscape plan that has the small photograph in the  
19 lower left corner, which is I've seen what it's basically  
20 doing is it's losing two parking spaces that are adjacent to  
21 Hyattstown Mill Road, and landscaping those with shrubs.

22          MR. GRASS: I guess my question about the  
23 specifics about this is exactly what is the appearance of a  
24 mountable curb?

25          MR. FULLER: Basically, unfortunately for the  
26 landscaping it means something that if your truck goes over

1 it, the landscaping gets squashed.

2 MR. GRASS; Well, you know, I think after our last  
3 presentation that this is certainly in an area that's not  
4 going to receive the truck traffic that we, you know,  
5 certainly have occurring at the site. So, you know, I don't  
6 think that that will occur. I do, you know, foresee some  
7 service problems with in climate weather situations, snow  
8 and whatnot. Because we, I mean, we simply don't have any  
9 place to put that stuff.

10 MR. FULLER: I understand. Are there questions  
11 for the applicant? My only concern is more of a technical  
12 one than it is a, and it's a technical one as it relates to  
13 the drawings. Officially what we're reviewing is a  
14 retroactive HAWP for the paving work that was done three or  
15 four years ago. What the drawing in front of us looks like  
16 is what we're approving is a landscaped island being placed  
17 in the parking lot, and what I'd like to make sure is that  
18 as the plans come forward for stamping by staff, that the  
19 plans clearly delineate the paving that was done two years  
20 ago as being proposed in addition to this so that the  
21 retroactive HAWP clearly delineates all of the work that was  
22 both done previously, as well as what we're asking to have  
23 go back and be done backwards.

24 But from my personal perspective, I think adding  
25 some landscaping on the corner sort of solves the issue from  
26 a historic standpoint that we were looking for on the site

1 itself. Any other comments? Do we want to have a motion?

2 MS. ALDERSON: I'll make a motion that we approve  
3 the retroactive HAWP with the staff condition as stated, and  
4 noting for the record that the final application should  
5 indicate clearly that this will cover both retroactively the  
6 paving that went in two years ago, as well as the newly  
7 proposed landscape modifications.

8 MR. FULLER: Is there a second?

9 MS. MILES: Second.

10 MR. FULLER: All in favor?

11 VOTE.

12 MR. FULLER: Passes unanimously. Thank you.

13 MR. GRASS: Was your intention to say that the  
14 work at the administrative office is approved also?

15 MR. FULLER: No. As this has been rewritten  
16 now, --

17 MR. GRASS: Because the reason I say that is one  
18 of the contingencies on that work being approved from --

19 MR. FULLER: Need to get this taken of?

20 MR. GRASS: -- was that we had to present this  
21 landscaping plan. So, I have to presume from what you're  
22 saying here that this opens that back up to being approved.

23 MR. FULLER: That's correct. It doesn't open it  
24 to being approved, because that's never come forward. We  
25 basically at the last hearing said we weren't going to hear  
26 that until we took care of the old business.

1           MR. GRASS: I'd have to go back and read the  
2 document, but I believe it said based on, you know, the  
3 staff recommendation that that was all that needed to occur.  
4 That we had an approved historic area work permit for that  
5 administrative office.

6           MR. FULLER: I'd have to pull that one back up. I  
7 mean, you may be correct. Our action tonight --

8           MR. GRASS: And if that is correct, would you  
9 state in this approval tonight that that, you know, clarify  
10 that please.

11          MS. FOTHERGILL: There are two different  
12 applications, and this one, as you'll see in the condition,  
13 the recommended condition lifts the stop work order, which  
14 is what I believe you're referring to. And then there is  
15 one coming on the next agenda that is about a different  
16 aspect of this proposal.

17          MR. FULLER: That's correct. So this -- we have  
18 never approved the new stuff that has not, -- originally you  
19 came in wanting to have us approve new work. The discussion  
20 was we wouldn't do the new one until we took care of the  
21 old. So this has now cleaned the slate on the old one.

22          MS. FOTHERGILL: And also lifts the stop work  
23 order, which is, I think, what he is concerned about.

24          MR. GRASS: Well, that's all I want, you know,  
25 clarified with this is because I believe that's what this  
26 all does. This was the remaining aspect of that thing, and

1 I would just like it stated clearly that that is the case.

2 MR. FULLER: We'll reread this part of the record  
3 and confirm that that's exactly the intent. But as I said,  
4 for sure what we've approved is what's on this plan. So the  
5 retroactive HAWP from two, three years ago has now been  
6 approved.

7 MR. GRASS: Okay.

8 MR. FULLER: Thank you. By us, I should say. As  
9 we talked last time, DPS, soil erosion, DPWT. There are a  
10 bunch of other people who may still have comments.

11 At this point, we've finished the ~~HAWPS~~HAWPs, so  
12 we're moving into preliminary consultations. The first  
13 Preliminary A is at 1201 Gold Mine Road in Brookeville,  
14 Maryland. Do we have a staff report?

15 MS. FOTHERGILL: We do. This is a Master Plan  
16 Site, Riverton in Brookeville, and you can see the excerpt  
17 from Places In the Past in your staff report, It was built  
18 in 1848, and it is a five bay center passage house  
19 constructed of stone covered with a pebble-stucco finish.

20 There was a two story rear service wing  
21 constructed around 1880 to replace an earlier log kitchen on  
22 the site, and one interesting feature of this site is that  
23 the Claysville Mill, which was a gristmill built around 1880  
24 and then used until around 1930 was moved from Laytonsville  
25 to this site in 2000. You'll see a slide of that.

26 The property is also directly associated with the



Loiederman  
Soltesz Associates, Inc.

## MEETING MINUTES

**ATTENDEES:** Chief Doug Edwards Hyattstown Fire Department  
Paula Hyattstown Fire Department/Rec.  
Scott Hyattstown Fire Department/Rec.  
Michele Oaks MNCPPC  
Mary Dolan MNCPPC  
Jamie Chapman LSA

**FROM:** Jamie Chapman LSA

**CC:** Attendees  
Steve Tawes, RLA LSA

**DATE:** September 18, 2007

**MEETING DATE:** September 18, 2007

**SUBJECT:** Hyattstown Volunteer Fire Dept.

**LSA NO:** 2972-00-00

---

A meeting was held at Hyattstown Volunteer Fire Station to discuss resolution of conflict between HVFD, Hyattstown Rec. and MNCPPC Historic Preservation. The following items were discussed:

1. The right-of-ways were determined by measuring 33' from painted centerline of Frederick Road and by locating pk nail on Hyattstown Mill Rd.
2. Location and configuration of the proposed planter was discussed and agreed upon.
  - Michele Oaks stated that the HPC is requesting that the planter be "L" shaped to delineate the corner of Frederick Rd. and Hyattstown Mill Rd.
  - The planter shall have a mountable curb to protect plantings without restricting movement of large vehicles.
  - Planter location was agreed upon, extending north along Frederick Rd. inside of right-of-way 18' or the length of one parking stall. The planter is to be 8.5' wide along Frederick road. It will extend east along Hyattstown Mill Rd. 8.5 feet or the width of one parking stall. The portion of the planter extending east along Hyattstown Mill Rd. shall be a minimum of 4' wide.
3. LSA will provide Michele Oaks a landscape plan by 9/21 to be entered into the Sept. 26 Historic Preservation Commission hearing
4. HVFD is required to work with HPC staff (Contact HPC office at 301-563-3400 and ask for Anne Fothergill) to ensure that the current Historic Area Work Permit submitted is complete for HPC review of the application on an upcoming meeting. Michele Oaks discussed with the applicants that the HPC does not approve vinyl fencing within the Historic District, and this portion of the application should be amended. Additionally, she encouraged the applicants to consider deleting the Pavilion and the covered walkway from the application, as she felt the Commission would not support these elements of the project, as the site as exceeded its building capacity. The impermeable surface and building lot coverage is substantial. There is very little remaining green space on the site - an important feature in a Historic District.

5. LSA will research permits needed for all of HVFD proposed work.

"The above constitutes the writer's understanding of the events and agreements that were made during the meeting. If any of the attendees have a different understanding of the above, please notify the undersigned, in writing, within 5 days of the date of these minutes. Revisions, if any, will be forwarded to all attendees. If no revisions are forthcoming, the minutes will be considered a true and accurate description of the meeting.



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

Address:	15035 Hyattstown Mill Road, Hyattstown 25801 Frederick Road, Hyattstown	Meeting Date:	09/11/07
Resource:	Hyattstown Historic District	Report Date:	09/15/05
Review:	HAWP	Public Notice:	06/08/05
Case Number :	10/59-07C <b>RETROACTIVE</b>	Tax Credit:	N/A
Applicant:	Hyatt Recreation /Hyattstown Fire Station (Chief Edwards, Agent)	Staff:	Michele Oaks
Proposal:	Landscape alterations/New Construction		

**RECOMMENDATION**

Staff recommends that the Commission DENY this Historic Area Work Permit (HAWP) application.

**BACKGROUND:**

The Montgomery County Department of Planning Historic Preservation Office has been working with the Hyattstown Station since 2003 to rectify a violation to Chapter 24A of the Montgomery County Code issued (August 25, 2003) for the installation and widening of their asphalt driveway. The fire station representatives came before the Historic Preservation Commission (HPC), the regulatory body that enforces Chapter 24A, at its September 24, 2003 public hearing with a retroactive Historic Area Work Permit (HAWP) application for the parking lot enlargement and the application was denied. The decision from this hearing is attached.

Since 2003, Historic Preservation staff has been working with the fire station representatives to try to work out a design that would meet the Commission's directives outlined in the September 24, 2003 public hearing.

In May 2005, staff sent a DPS inspector out to the site again to issue another stop work order and citation as work commenced on an addition to the bungalow house on the same property without a HAWP application.

The fire station representatives came before the Commission again for a Retroactive HAWP application for the retroactive addition to the bungalow on June 22, 2005. The Commission approved the application with conditions (staff report attached). The most important condition being that the stop work order on the house's addition would not be lifted until the landscape plan for the parking lot has been implemented in its entirety and reviewed and approved by HPC staff.

Since 2005, HPC staff has attempted to work with the Fire Station Chief and his representatives to encourage them to hire a landscape architect or civil engineer to analyze the site and prepare an existing conditions use plan demonstrating the fire station's needs. Staff saw this plan's information to be a useful tool and to provide the foundation for the development of a landscape plan, which could be submitted to the Historic Preservation Commission for their consideration. The week of June 28, 2006, we received a

plan from Loiderman, the project Civil Engineer, which showed the needs of the station, including circulation patterns, however, did not include a proposed landscape plan (this plan is attached on page ).

Staff has continued to ask the consultant and applicant to design a landscape plan, which would focus on creating a green separation between Hyattstown Mill Road, Frederick Road and the retroactive parking lot facility. Currently, these asphalt areas blend into one at their juncture, which was staff's understanding of the HPC's greatest concern from the previous public hearing.

On August 14, 2007, staff along with Division Chief Mary Dolan, met with Chief Thomas Carr and his head of Facilities Management to discuss the project. A schematic design and resolution to the landscape issue was developed during this meeting which staff felt could be supported by the Historic Preservation Commission. We believed that this design was to be transmitted as part of this HAWP application.

After this HAWP application was received, I contacted Chief Carr and he explained that the reason the fire station did not submit the Historic Area Work Permit as discussed is that the Hyattstown Station believes that the HPC is not holding everyone else in the historic district accountable for their violations, so they feel they do not have to comply.

Staff explained to Chief Carr that the Historic Preservation Commission takes compliance seriously within their Historic Districts. The Commission is actively involved or has resolved every violation in Hyattstown to date. Most recently, the Lilly Stone House, which has been the most difficult and longest case, has been resolved. This project took several years of research and court issues to find the owner of this property, which was in severe neglect. The owner is working on the property with Historic Preservation and the Department of Housing and Code Enforcement staff to rehabilitate the building.

### **DISTRICT CONTEXT**

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 barbershop, and the volunteer fire department.

### **SITE DESCRIPTION**

The Hyattstown Fire Station occupies Lot 109 and P1, P2 and P3 within the Hyattstown Historic District. These lots are located within the Historic District boundary, and therefore is under the jurisdiction of the Historic Preservation Commission in terms of exterior changes or alterations to the buildings, new construction or landscape features on the property.

The subject lot currently contains a two-story brick fire station built in 1945, a Morton building built in 1996, a bungalow house, and four sheds of various sizes.

**PROPOSAL:**

The applicant is proposing to:

Parking Lot

1. Install two, 9' planter boxes, in front of the fire station building.
2. Install one, 12' x 6" x 6" wood pole.
3. Install a 5'high white, vinyl fence.

New Construction

1. Construct a one-bay addition onto the existing Morton building.
2. Extend a new asphalt driveway from the new Morton building, addition onto Hyattstown Mill Road.
3. Construct a wood picnic pavilion.
4. Construct metal covered walkway.

**APPLICABLE GUIDELINES**

When reviewing new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

*Montgomery County Code; Chapter 24A*

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #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.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements form other historic properties, will not be undertaken.

- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #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.

**STAFF DISCUSSION**

The subject proposal does not address the over four-year old outstanding violations on this property. As such, the historic preservation commission should not entertain a new HAWP application for this site until the violations have been addressed.

This property is a County facility located within the boundaries of a historic district, which is subject to Chapter 24A of the Montgomery County Code, the Historic Preservation Ordinance. The Station's Fire Chief and his employees responsibilities, in addition to managing public safety, is to ensure that their citizens are complying with the Chapters in the Montgomery County Code pertinent to fire safety. As such, they should be setting an example for the entire community by showing the importance of complying with all Chapters of the Montgomery County Code, which includes timely compliance with Chapter 24A, the Historic Preservation Ordinance.

It is for the above reasons that staff is recommending that the Commission deny this application and recommend that the applicant work with their designer to develop a landscape plan, which reflects a low maintenance green buffer at the juncture of Hyattstown Mill Road, Frederick Road and the retroactive parking lot, to help mitigate the impact of the large asphalt expanse. Additionally, staff encourages them to consult with the Parks Department, as they are an adjacent property owner.

**STAFF RECOMMENDATION**

Staff recommends that the Commission deny the HAWP application as being inconsistent with Chapter 25A-8(b) 1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

and with the *Secretary of the Interior's Standards*.

REVISED 8/31/07

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
301-563-3400

TUESDAY  
September 11, 2007

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

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend. If you plan to speak in opposition to an application, please arrive at 7:30pm.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in MRO Auditorium

- exp A. Germantown Historical Society (Susan Soderberg, Agent) for signage installation at 19320 Mateny Hill Road, Germantown (HPC Case No. 19/13-07A)(Germantown Historic District).
- exp B. Eric Hauser and Anne Zollner for rear window replacement at 7506 Carroll Avenue, Takoma Park (HPC Case No. 37/03-07AA)(Takoma Park Historic District).
- exp C. Ron and Dina Borzekowski for alterations to approved rear addition at 7400 Maple Avenue, Takoma Park (HPC Case No. 37/03-07BB **REVISION**)(Takoma Park Historic District).
- exp D. Paul Wapner and Diane Singer (Shawn Buehler, Agent) for rear porch addition at 7107 Sycamore Street, Takoma Park (HPC Case No. 37/03-07CC)(Takoma Park Historic District).
- exp E. Douglas and Kelly Palmer for window replacement at 210 Market Street, Brookeville (HPC Case No. 23/65-07D)(Brookeville Historic District).
- exp F. John Ridenour, III (Rebecca Willens, Agent) for rear addition and alterations and garage addition at 11 East Melrose Street, Chevy Chase (HPC Case No. 35/13-07GG)(Chevy Chase Village Historic District).
- exp G. Peter Murtha and Mary Andrews for side addition at 8710 Second Avenue, Silver Spring (HPC Case No.36/04-07A)(Woodside *Locational Atlas* Historic District).
- exp H. Michael Shulman and Jacqueline Judd for front walk installation at 3708 Thornapple Street, Chevy Chase (HPC Case No. 35/94-07A **RETROACTIVE**)(*Master Plan* Ste # 35/94, **Moxley-Sprenger House**). → *Comment*
- exp I. Chris Niemczewski (Alistair Gellatly, Architect) for window replacement and other alterations at 6 East Irving Street, Chevy Chase (HPC Case No. 35/13-07FF)(Chevy Chase Village Historic District).

*HEMP* J. Jodi Longo for garage, deck, fencing, window and landscape alterations at 3951 Baltimore Street, Kensington (HPC Case No. 31/06-07F)(Kensington Historic District).

*X* K. **POSTPONED** Jose Chavez (Sofia Suarez, Agent) for fence installation at 10221 Capitol View Avenue, Silver Spring (HPC Case No. 31/07-07D **RETROACTIVE**)(Capitol View Park Historic District).

*exp* L. Tim and Lisa Avedt for fence installation at 26028 Frederick Road, Clarksburg (HPC Case No. 10/59-07B)(Hyattstown Historic District).

*M* M. **POSTPONED** Steven and Jennifer Eller (Miche Booz, Agent) for rear addition, side porch, and pool installation at 1201 Gold Mine Road, Brookeville (HPC Case No. 23/90-07A)(Master Plan Site # 23/90, Riverton).

*exp* N. Porter and Mary Wheeler (Steve Vanze, Agent) for driveway and walkway replacement, stone wall repair, and alterations at 4 Oxford Street, Chevy Chase (HPC Case No. 35/13-07HH)(Chevy Chase Village Historic District).

*exp* O. James DeArmon for driveway installation at 500 Tulip Avenue, Takoma Park (HPC Case No. 37/03-07DD)(Takoma Park Historic District).  
*AMEND condition #2 4'5"*

*HEMP* P. Hyattstown Fire Station (Chief Doug Edwards, Agent) for driveway landscape plan, addition and new driveway installation at 25801 Frederick Road/15035 Hyattstown Mill Road (HPC CASE No.10/59-07C **RETROACTIVE**)(Hyattstown Historic District).

III. MINUTES

A. July 25, 2007

IV. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

V. ADJOURNMENT

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

EXHIBIT LIST

Address of Case: 15035 HYATTSTOWN MILL RD, HYATTSTOWN  
~~25801 FREDERICK RD, HYATTSTOWN~~

Case No. 10/59-07C RETROACTIVE

Public Hearing Date: 9/11/07

Staff: MICHELE OAKS

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A. MEMORANDUM FROM HYATTSTOWN  
FIRE STATION, RECEIVED IN HP OFFICE 9/11/07

B. PETITION FROM HYATTSTOWN RESIDENTS.

C. HYATTSTOWN FIRESTATION POWERPOINT

D. HYATTSTOWN FIRESTATION VIDEO

E.

F.

G.

H.

I.

J.

K.

L.

HISTORIC PRESERVATION COMMISSION  
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: Sept 11, 2007

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Hyattstown UFD  
- item P on the agenda

NAME: KENDRICK SMITH

COMPLETE MAILING ADDRESS: KING & ATTRIDGE  
39 W. MONTGOMERY AVE. ROCKVILLE MD 20850

REPRESENTING (INDIVIDUAL/ORGANIZATION): Hyattstown UFD;  
Hyattstown Recreation, Inc.

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

HAWP applicant's presentation	7 minutes
Comment by affected property owners on Master Plan designation	3 minutes
Comment by adjacent owners/interested parties	3 minutes
Comment by citizens association/interested groups	5 minutes
Comment by elected officials/government representatives	7 minutes



HISTORIC PRESERVATION COMMISSION  
SPEAKER'S FORM

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DATE: 9/11/07

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: HAWP

Item P

NAME: JEFF GROSS, Deputy Chief

COMPLETE MAILING ADDRESS: Hyattstown Vol. Fire Dept

REPRESENTING (INDIVIDUAL/ORGANIZATION): Hyattstown VFD

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HISTORIC PRESERVATION COMMISSION  
SPEAKER'S FORM

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DATE: 09-24-09

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: P

Hyattstown 55-D

NAME: Marcus D. Goodloe

COMPLETE MAILING ADDRESS: 4122 Mitchell Court

Kensington, Md. 20895

REPRESENTING (INDIVIDUAL/ORGANIZATION): \_\_\_\_\_

Montgomery County Vol. Fire/Rescue Assoc.

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Comment by affected property owners on Master Plan designation	3 minutes
Comment by adjacent owners/interested parties	3 minutes
Comment by citizens association/interested groups	5 minutes
Comment by elected officials/government representatives	7 minutes

~~EXHIBIT~~  
EXHIBIT A

HISTORIC PRESERVATION OFFICE  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
SEP 11 2007  
SILVER SPRING, MD  
H.P.

BEFORE THE HISTORIC PRESERVATION COMMISSION  
FOR MONTGOMERY COUNTY

MEMORANDUM IN SUPPORT  
OF THE APPLICATION FOR HISTORIC AREA WORK PERMIT

Case No. 10/59-07C RETROACTIVE

**I. The Work Proposed**

Hyatt Recreation Inc. and the Hyattstown Volunteer Fire Department (hereinafter, collectively, "Hyattstown" or Applicants") propose to construct an addition to the small house which serves as the Fire Station's administrative offices. This house lies behind the Hyattstown Volunteer Fire Station, at 15019 Hyattstown Mill Rd., in Hyattstown, Maryland. Applicants also seek a retroactive Permit to allow for the paving of a portion of the area which lies between the Fire Station and the administrative offices house.

Although, as mandated by the Commission's staff, these two issues previously have been combined into one application, they clearly are separate and the Application should be considered separately as to each issue. In considering the addition to the administrative office house, it should be kept in mind that the Commission previously has approved the addition as to materials, aesthetics, etc.

In addition, Hyattstown seeks approval to construct an addition to the stand-alone Morton building behind the Fire Station which is needed to house three new, large apparatus. The Morton building will, in fact, become the main operations response building, as the new apparatus simply will not fit in the original Fire Station building.

The addition is compatible in materials and general appearance to the stand-alone building which was approved by the Commission in 1996. This addition also results in the need for a small amount of paving from the addition to the paved area, (40-50 feet of concrete) to support the apparatus as they leave the building.

Hyattstown also seeks approval to construct a covered walkway from the Fire Station to the Morton building to protect personnel as they traverse this space to man their vehicles. It is designed to complement the already-approved appearance of the Morton building and the newly-requested addition.

Finally, Hyattstown seeks approval to construct a small "picnic pavilion", next to the Morton building, and to place a screening fence at the side of the Fire Station. Applicants believe that the walkway, pavilion and screening fence enhance the aesthetic feel of the property, in keeping with its current (previously-approved) architecture. Hyattstown plans to add two large planter boxes at the front of the Fire Station, a planting area beside the Morton building addition, and a flower bed next to the administrative house addition, as additional aesthetic enhancements. Applicant will tear down a cinder block chicken coup which sits where the addition is to be built.

## **II. History of The Application/Status**

The application to perform an addition to the administrative house in question was approved by this Commission through Application/case # 385745 (2005).

The paving of a portion of the parking lot area between the Morton building driveway and HVFD's Fire Station had been undertaken prior to Application 385745, and was done without a permit. This work was done in ignorance of any need by the Applicants for a historic permit.

When the administrative house addition was started, the builder was to get all necessary permits, and submitted the required documentation to the County Department of Permitting Services. It received the approvals and began work.

The Commission stopped this work, and asked that an application for approval be submitted which joined with it an application for retroactive approval for the previous paving operations. This was done, and retroactive approval was granted by the Commission on the

basis of a “remediation” plan which would have added plantings along the northern edge of Hyattstown Mill Road - on the Southern portion of the Hyatt Recreation and the HVFD property.

After consultation with the HVFD, which is Hyatt Recreation’s tenant, it became clear that the “remediation” plan would not allow the HVFD to continue the use of the property as a functional fire fighting operation. Specifically, HVFD would be unable to: efficiently or quickly fill tanker trucks and return them to the scene of an incident; maneuver/park large apparatus without blocking Route 355; efficiently re-fuel large apparatus; land helicopters for medical evacuation, and; perform driver training activities required by both Montgomery County and Federal mandates.

Therefore, Applicants have submitted the current application without landscaping along the Southern edge of its property. The application does, however, provide for new landscaping and aesthetic improvements as detailed above.

### **III. The Paving Issue - Essential to the Functioning of the Fire Station**

Per the County Code:

**“The commission must instruct the Director to issue the permit if the Commission finds that:**

**(A) denial of the permit would prevent the reasonable use of the property or impose undue hardship on the owner . . . “ (Code Section 24A-7-(f)(4))**

Further, **“[i]n balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.”** County Code, Chapter 24A-8 (6).

The paving behind the Fire Station was designed to provide for the use of the area as a truck maneuvering area, a training ground, and a helicopter landing/evacuation site. The effects which modern fire operations were having on the property in question were, in fact, detrimental

to the aesthetics of the area, in addition to preventing the operation of modern fire and rescue equipment.

Well prior to the paving of this area, a large portion of it had been strewn with gravel, to provide greater support for both the greater number of vehicles making use of the fire station, as the area grew in population, and, more importantly, to support the greater size, weight and turning radiuses of the newer fire apparatus needed to serve the growing population.

The Fire Department's apparatus all must use Hyattstown Mill Road to enter the station, if a three point turn using Route 355 is to be avoided. All of them must maneuver in this area in order to get to the fuel pump, which is on the South side of the fire station. The Fire Department's apparatus are of the following lengths and weights: Rescue Engine 91- 37', 54,000 lbs; Rescue-Engine 92 – 31' 8", 38,000 lbs; Tanker 9 – 35', 2", 63,000 lbs.

In addition, HVFD's tanker truck (and any fire apparatus coming into the area to assist) fills from the creek on the South side of Hyattstown Mill Road. Finally, fire apparatus from the County's Station 35 also use the site frequently. The County's trucks are of comparable size to those detailed above - in fact, one unit from that Station is over 47 feet in length.

All of the trucks are of such weight that gravel alone can not support them. Paving was absolutely necessary to avoid rutting of the area behind the station, which, over time, was making the area unusable.

The Commission's Staff, in its Recommendation, takes the Applicant to task for failing to provide a landscaping plan. In fact, landscaping as discussed above is shown on the plans submitted. It is, in the Applicant's opinion, the failure to provide a landscaping plan *which conforms to the Staff's demands that landscaping be installed along the Southern edge of the property* with which Staff actually takes issue. As is shown by the plans submitted, the turning radiuses of the equipment in use at the Station absolutely preclude any landscaping in this area. Entrance and egress to and from the site by the large apparatus would be impossible with

landscaping in this area.

If the planting areas were constructed as the Staff has proposed, the apparatus would have to go up Hyattstown Mill Road and maneuver in and around the driveway area, making a three point turn there, or back out onto Route 355. This would cause confusion, delay, and potential safety hazards to the firefighters and the public - especially in events where multiple tankers need to refill. (Current MCFRS firefighting SOP requires a minimum of 3 tankers.)

In addition, FEMA requirements for tanker driver training require specifically-sized areas. The paved area as now sized and located leaves only just the room mandated by the FEMA provisions.

In summary, the Fire Station is essential for the health and safety of the local population, as well as to travelers along nearby Route 270<sup>1</sup>. The paving of the area behind the Station is essential to the use of the equipment which operates out of the Station. The operation of the Station without paving would quickly result in rutting and quagmire to the extent that apparatus would be unable to manoeuver, and in which they may become stuck. The proposal to allow paving in this area, quite simply, *is necessary in order that the owner of the subject property not be deprived of reasonable use of the property.*

Given this, the Commission *must* instruct the Director to issue a retroactive permit allowing for the paving previously done.

#### **IV. The House Addition**

This Commission already has determined that the addition to the house structure is acceptable. The Staff's discussion of this stated:

“[t]he subject addition is not problematic as it is offset from the existing massing and the

---

<sup>1</sup>In fact, the Station's paved area is frequently used as the helicopter landing zone for air transport for serious incidents on 270, the highway in this area being impractical for landings.

ridgeline does not exceed the height of the existing building. The proposed material specifications for the addition would generally be problematic, however, the existing bungalow currently is constructed of CMU block covered in vinyl siding. Therefore, in this specific instance, since there is no original wood siding underneath the vinyl, staff does not object to its use on the addition.” (See Staff Report in case # 385745 (2005)).

The only reason that the Commission did not grant a HAWP for the addition is that the Staff insisted on a landscaping plan to be instituted at the Southern boarder of the property. That relates solely to the paving area, and should not stand in the way of the approval of a HAWP for the administrative house addition. In addition, as discussed above, the landscaping requested is impossible given the functions of the Station.

Therefore, having approved the aesthetics and materials of the proposed administrative house addition, a HAWP for its construction should issue without delay.

#### **V. The Morton Building Addition**

The addition to the Morton building is needed to house the newest apparatus in service at the Station. In fact, the size of the latest equipment at the Station exceeds the capacity of the current Fire Station. From 1942 through 2002, the Station building was able to house two engines, a rescue squad and an ambulance. It now is capable of housing only two brush trucks, and ambulance and a utility truck.

HVFD has three pieces of equipment which are 34' or longer in length and only one can fit within the original Station building, and that does so with such a tight squeeze that its storage there raises safety concerns. If the Morton building is not constructed, the larger apparatus will need to be parked in the paved area. This will cause potential damage to the apparatus, particularly in the winter months approaching. It also will cause an obstacle to helicopter landings, and to refueling and tanker filling operations as discussed above. To park the



equipment outside would thus constitute an undue hardship, a safety issue, and would hinder the operation of the Station in general - depriving the Station of the reasonable use of the site.

## **VI. Walkway, Pavilion and Fence**

The Applicants see these three elements as improvements to the aesthetics of the site, which are in conformity with the architecture in place, and with the general aesthetic character of the District. In addition, the covered walkway is also in the nature of a safety issue, in that firefighters will need to traverse this space in order to reach the apparatus. Particularly in emergencies, the walkway needs to have protection from inclement conditions, including ice and snow accumulations.

## **VII. Further Review Considerations Under the Code**

In the very first sentence of the very first paragraph of the very first section of the Historic Preservation Code, it is emphasized that purposes of the chapter include the, “*continued use and enhancement, of those sites, structures with their appurtenances* and environmental settings, and districts of historical, archeological, architectural or cultural value”. Montgomery County Code, Section 24-A1. Further purposes of the Code are to “preserve and enhance the quality of life in the county, safeguard the historical and cultural heritage of the county, strengthen the local economy, stabilize and improve property values in and around such historical areas.” Id.

Throughout the Commission’s considerations of the applications before it, it must be remembered that the site and structures being considered is a fire station. Its role in preserving the quality of life, the economy, the value of property in and around Hyattstown and Clarksburg, and to the preservation of lives themselves is as essential today as it was when the site was declared historic. As the Commission is aware, the adjoining area is growing, and the need for

improved and expanded fire service in the area has become a pressing concern for the County Fire Service.

While the role of the site is the same, the means by which its role is accomplished has changed. A 3500 gallon tanker has been added to the fleet, and a 1,500 gallon engine tanker has been replaced by a 1,500 gallon rescue engine which exceeds 37' in length and weighs in at 54,000 lbs. Critical hospital transports are accomplished by helicopter rather than over the road by ambulance. Helicopter flights also serve to provide rapid equipment and personnel transfers . Quite simply, today's fire station needs more space and more weight-bearing capacity for its appurtenant area than did its predecessor.

The tanker truck issue is a pertinent example. The area in which the property is situated includes many areas where no water supply is available. Water must be brought to a fire scene via tanker truck. HVFD's current tanker weighs 63,000 pounds fully-loaded, and is a difficult and potentially dangerous apparatus to maneuver. This is true to such an extent that FEMA has promulgated (and Montgomery County has now "adopted") training requirements requiring a great deal of weight-bearing space. Any tankers or engine -tankers which may come to assist in an emergency event in the area will use the HVFD station as their base of operations and fill site. Multiple tankers unable to maneuver due to raised plantings, or muddy,rutted fields is a situation which neither the HVFD nor the area's community can abide.

The tanker issue serves as an example of the need for obstruction-free maneuvering room. The list of the size and weight of HVFD's other apparatus, provided above, shows that the tankers are only an example - that the need carries through HVFD's full complement of vehicles.

The Staff Report sites the following language from the Code in support of its recommendation that the application be denied:

“(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district. . .” (Code Section 24-A-8)

The fact is, that neither the use, nor the overall features of the area in question have been substantially changed. The area was flat, treeless, and used generally for fire fighting and related support activities. As fire fighting apparatus grew in size and weight, the “field” behind the Fire Station became characterized by rutted gravel, dirt, dust, and mud. It had become both aesthetically unpleasing and practically untenable, (from a fire operations standpoint)<sup>2</sup>. The County Department of Fire and Rescue Services recognized the need when it (without being asked by Hyatt Recreation or the HVFD) paved a portion of this area 1999.

The County also paved, (without a request from Applicant) the portion of Hyattstown Mill Road which borders the Applicant’s property. As far as Hyatt Recreation can ascertain, no Historic Area Work Permit (HAWP) were obtained for either of these activities. Whether or not permits were asked for or granted, the need of the fire service for paving of the area in question is evidenced by these *County* actions.

The Staff report omits to discuss the Code sections cited above, *requiring* the Commission to issue a permit when the reasonable use of the property would otherwise be thwarted. It also fails to address why the paving - or any other item of requested addition - fails to conform to the aesthetics of the historic district within which this Fire Station lies. While it cites a number of “Standards” it does not address how the standards have been violated by any element of the proposed additions. In fact, its item #1 at page 3, under the “Secretary of the Interior’s Standards,” that, “[a] **property will be used as it was historically . . .**” seems strongly to support the Application. Rather, the Staff Report completely ignores the character of this property and its historical use.

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<sup>2</sup>Notably, Little Bennett Park, having similar concerns and problems with Hyattstown Mill Road, paved over its gravel roadway to support general traffic, park maintenance vehicles and fire apparatus in 1997. (This was done after the Historic District was created and just prior to Hyattstown Mill Rd. being declared a “Rustic Road”.)

Further, the Code is quite specific in stating that:

**“ It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.” Code Section 24A-8(c).**

The fact is, the Fire Station was built in 1942. It is not even of the period for which the Staff Report reminds us is the purpose for the Hyattstown Historic District. The character of the area to be protected is stated to be that it is, “significant as one of the largest cohesive collections of relatively unaltered 19<sup>th</sup> century buildings in Montgomery County.” What makes it special is the fact that, “Hyattstown appears today much as it did in the 19<sup>th</sup> Century.” (Staff Report at “District Context”, page 2..) It is thus 50 years in time, and an age in design, removed from the period being protected. It is arguable that the additions proposed in this Application are more alike to the time period at issue than is the Fire Station itself.

This reality is recognized by the fact that the Fire Station is *not an historic site*. This is important from the standpoint of the consideration of the aesthetics of the proposed additions, and of the legalities applied to that consideration, for:

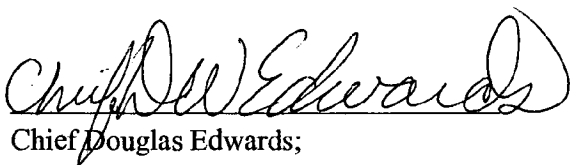
**“In the case of an application for work on an historic resource located within an historic district,” [i.e., not an historic property], “the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.” (Code at 24A-8 (d).)**

The Staff Report does not say how the additions proposed would “seriously impair the historic or architectural value of surrounding resources, or would impair the character of the district.” An objective viewing of the additions proposed reveals no potential for such serious effects, in fact the additions are more of the character of the district than is the Fire Station. The paving, while not of a 19<sup>th</sup> century character, is consistent with the character of 1942 America,

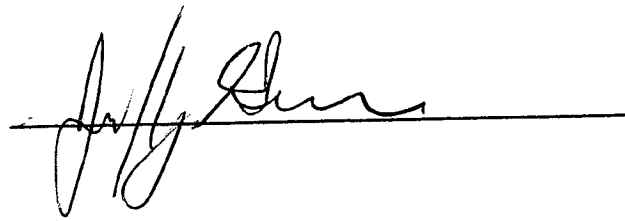
(when the Fire Station was built), and is essential to the continued functioning of the Station in its historic role.

### VIII. Conclusion

If this is a close call for the Commission, the Applicants pray that the Commission be lenient in its decision as prescribed by Code. However, leniency should not be required, as the conformity of the additions with the aesthetics of the District are obvious, and the needs of modern public safety protection demand them.



Chief Douglas Edwards;  
Deputy Chief Jeff Gross,  
Hyattstown Volunteer Fire Department



Respectfully submitted,

KING & ATTRIDGE

By 

Kenneth D. Smith, Esquire  
39 West Montgomery Avenue  
Rockville, Maryland 20850  
Tel: (301) 279-0780  
Fax: (301) 279-2988  
Attorneys for Hyattstown Recreation, Inc.  
and HVFD

**Oaks, Michele**

---

**From:** warren fleming [wkfleming@qst-inc.com]  
**Sent:** Wednesday, September 12, 2007 10:52 AM  
**To:** Oaks, Michele  
**Subject:** RE: Petition from last night's HPC meeting

Hi Michele:

I gave the pictures and the petition names back to the Big guy who spoke during the hearing....oppsss

Warren Fleming  
QSTI  
301-916-4522=Office  
301-452-3619=Cell  
301-972-6301=Fax  
[www.qst-inc.com](http://www.qst-inc.com)

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

**From:** Oaks, Michele [mailto:Michele.Oaks@mnicppc-mc.org]  
**Sent:** Wednesday, September 12, 2007 10:32 AM  
**To:** jfuller@dncarch.com; lmiles@newinco.com; wkfleming@qst-inc.com; david.rotenstein@earthlink.net; nuray.noa@verizon.net  
**Subject:** Petition from last night's HPC meeting  
**Importance:** High

Hello all,

I realized this evening that I didn't get from you all the petition that was circulated last night from the Hyattstown fire department. Can you look in your papers and see if you have it? I need to keep it with the file for the exhibit list.

Thanks!

---

Michele Oaks, Planner Coordinator

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	<del>26005</del> <sup>15019 HMR</sup> Frederick Road, Hyattstown	<b>Meeting Date:</b>	06/22/05
<b>Resource:</b>	Hyattstown Historic District	<b>Report Date:</b>	06/15/05
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/08/05
<b>Case Number :</b>	10/59-05C <b>RETROACTIVE</b>	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	Hyatt Recreation Inc	<b>Staff:</b>	Michele Oaks

**Proposal:** Rear addition and landscape alterations

**Recommendation:**

---

**RECOMMENDATION**

Staff recommends that the Commission approve this Historical Area Work Permit (HAWP) application with the following conditions:

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been implemented in its entirety and reviewed and approved by staff. <sup>reviewed / approved</sup>
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be cladded on the exterior in aluminum or vinyl.

**BACKGROUND:**

In early August, 2003, the applicant began construction of the parking lot expansion behind the existing fire station without an approved HAWP application. A Stop Work Order and Notice of Violation were issued by Pete Hrycak, the Commission's inspector, on August 25, 2003.

As per the requirements of the Notice of Violation, the applicants submitted a retroactive HAWP application to the Commission and this item was heard at the Commission's September 24, 2003 public hearing. At this hearing, the Commission voted to deny the Retroactive HAWP to enlarge their existing parking lot (Decision is attached beginning on circle 15 ). The reasons for denial were:

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

Furthermore, the Commission encouraged the applicant to work with staff to develop a landscaping plan for the site and resubmit a HAWP application for the parking lot expansion, which included the proposed landscaping plan.

Prior to this current Notice of Violation and Stop Work Order for the rear addition on the adjacent bungalow, the applicant had not appealed the HPC's decision on the parking lot expansion, nor submitted a HAWP application, which included a landscaping plan for the parking lot, after several written requests by staff.

In mid-May, after witnessing foundations being erected behind the bungalow building, located adjacent to the fire station, staff requested that Pete Hrycak, the Commission's inspector, issue a Notice of Violation and Stop Work Order for the new addition.

Staff met with the fire station's representatives and reviewed the proposed plans for the bungalow's addition. It was at this meeting staff advised the applicants to prepare a landscaping plan for the retroactive parking lot, noting that the Commission would not entertain another retroactive HAWP without an attempt at a resolution to this previous violation, which to date continues to be outstanding.

The subject Retroactive HAWP application includes this requested plan.

## **HISTORY**

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 barbershop, and the volunteer fire department.

## **DESCRIPTION**

The Hyattstown Fire Station occupies Lot 109 within the Hyattstown Historic District. This lot occupies the original parcels 1,2,3,55,56,57 on the original land tract. The entire Lot 109 is located within the Historic District boundary, and therefore is under the jurisdiction of the Historic Preservation Commission in terms of exterior changes or alterations to the buildings, new construction or landscape features on the property.

The subject lot currently contains a two-story brick fire station built in 1945, a Morton building built in 1996, a bungalow house, and four sheds of various sizes (see site plan on circles 8 + 9 ).



## **PROPOSAL:**

The applicant is proposing to:

### Parking Lot

1. Install the final top coat of asphalt to the new parking lot.
2. Remove a strip of the new asphalt pavement measuring approx. 45' x 145' and install sod and plantings per the landscaping plan (circles 10+11 ).

### Bungalow

1. Construct a 28' wide by 50' long one-story rear addition. The exterior will be clad in vinyl siding and sheathed with asphalt shingles. Specification for doors and windows have not been provided.

## **APPLICABLE GUIDELINES**

When reviewing new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### *Montgomery County Code; Chapter 24A*

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

### *Secretary of the Interior's Standards for Rehabilitation*

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #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.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be

undertaken.

- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #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.

### **STAFF DISCUSSION**

The subject addition is not problematic as it is offset from the existing massing and the ridgeline does not exceed the height of the existing building. The proposed material specifications for the addition would generally be problematic, however, the existing bungalow currently is constructed of CMU block covered in vinyl siding. Therefore, in this specific instance, since there is no original wood siding underneath the vinyl, staff does not object to its use on the addition.

The subject landscape plan is problematic, due to in large part that it is not aggressive enough in its design. Staff is recommending that the asphalt removal be extended all the way to Frederick Road. This suggested modification will provide the needed greenspace that staff was envisioning for the parking lot to help mitigate the impact of the large asphalt expanse.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve with the above-stated conditions* the HAWP application as being consistent with Chapter 25A-8(b) 1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the *Secretary of the Interior's Standards*.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three, (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits, and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6170

DPS - #8

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

385745

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb

Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248

Address: 15019 Hyattstown Mill Rd. Clarksburg MD 20871  
Street Number City State Zip Code

Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211

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

Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

### LOCATION OF BUILDING/PREMISE

House Number: 15019 Street: Hyattstown Mill Road

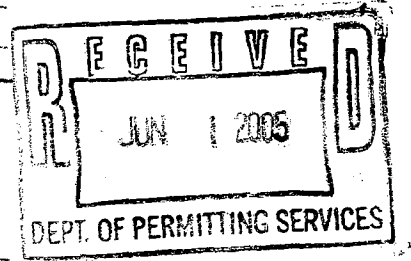
Town/City: Clarksburg Nearest Cross Street: Frederick Road

Lot: 109 Block: \_\_\_\_\_ Subdivision: Hyattstown

Liber: 10246 Folio: 241 Parcel: \_\_\_\_\_

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

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



1B. Construction cost estimate: \$ 150,000

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

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

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

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

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

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

Peggy Webb  
Signature of owner or authorized agent

June 1, 2005  
Date

Approved: 385745 For Chairperson, Historic Preservation Commission

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

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

247288  
**WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:  
Two story brick firehouse, circa 1945, existing asphalt  
parking lot on the south and east sides (rear) New firehouse  
on rear lot, circa 1996, with concrete driveway to  
Hyattstown Mill Road.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:  
Asphalt to be extended from existing lot to concrete  
driveway. Addition to be added to existing dwelling now  
use for storage.

**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 canopy 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.

247288  
①

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

**Owner's mailing address**

Hyatt Recreation, Inc.  
15019 Hyattstown Mill Road  
Clarksburg, MD 20871

**Owner's Agent's mailing address**

Ms. Peggy Webb  
6328 New Haven Court  
Frederick, MD 21705-8669

**Adjacent and confronting Property Owners mailing addresses**

25811 Frederick Road, LLC  
25811 Frederick Road  
Clarksburg, MD 20871-9758

Hyattstown VFD, Inc.  
25801 Frederick Road  
Clarksburg, MD 20871

M-NCP&PC Little Bennett  
Regional Park  
23701 Frederick Road  
Clarksburg, MD 20871

Cliff Hill 12015 Hyatt  
15015 Hyattstown Mill Road  
Clarksburg, MD 20871

# PLAT No. 23063

- Notes:**
- This property is zoned C-1/R-300.
  - The approval of this plat is predicated on the availability of public sewer prior to the construction of buildings.
  - This property shown herein is exempt from the requirements of the Uniformed Services University of the Health Sciences Act of 1954, as amended, and the Public Health Service Act of 1944, as amended, for exemption letter dated October 26, 2004 for HR/75D #4-04392E.
  - Unless expressly contemplated by the plat as approved, all terms, conditions, covenants, and restrictions shall be construed in accordance with any preliminary plan, site plan, project plan, or other plan, drawing, development agreement, or other document approved by the Montgomery County Planning Board and the Montgomery County Department of Planning and Zoning. The official public map for any such plan is maintained by the Planning Board and available for public review during normal business hours.
  - This plat conforms with the requirements of Section 90-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code, which requires a consideration of parts of a lot as provided for in Section 90-35A (4)(c).
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - The 100 year floodplains shown herein is determined from the National Flood Insurance Program Flood Hazard Data for Montgomery County Maryland, Community Panel Number 24066 7030 R, date July 2, 1979 and is subject to a 25' building restriction line (BRRB).

**TAX MAP No. DX**

**1" = 200'**

**VICINITY MAP**

## OWNER'S CERTIFICATE

Hyatt Recreation Incorporated, a Maryland corporation, owner of the property shown herein, hereby adopts this plat of resubdivision; dedicates the streets as shown herein to public use; hereby grants a right of easement for the use of the streets shown herein to the United States and the District of Columbia for the use of the streets shown herein as a part of the National Park System; and hereby grants a right of easement for the use of the streets shown herein as a part of the National Park System to the National Park Service, U.S. Department of the Interior, as successors and assigns, with all other property owners and all other interested parties, in accordance with Section 90-246(2) of the Montgomery County Code.

There are no sales, liens, mortgages, or trusts, affecting the property included in this plat of resubdivision.

Hyatt Recreation, Incorporated

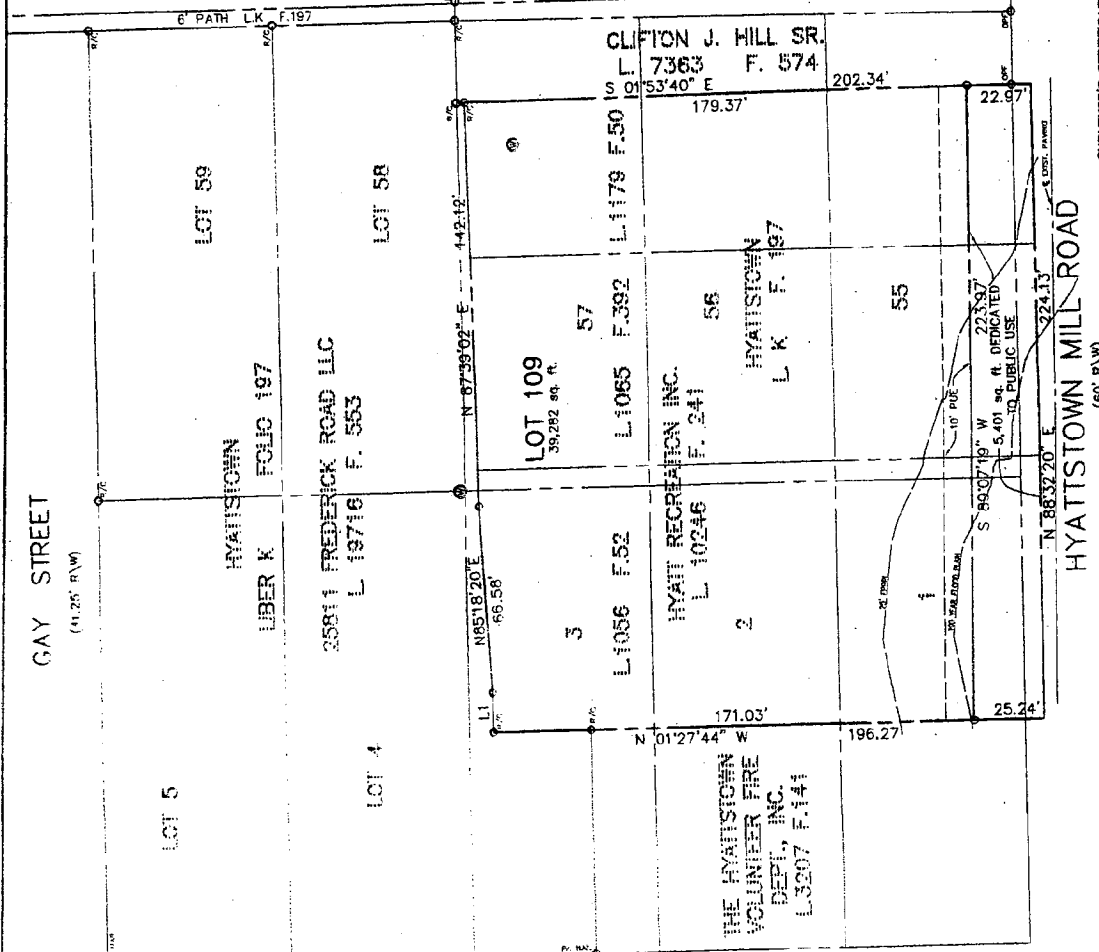
*Charles E. Hendricks*  
*Charles E. Hendricks*  
 Vice President

LINE	BEARING	DISTANCE
1	N. 89°03'57" E.	14.00'

GILBERT V. LEVIN  
 L. 23882 F. 20

CLIFTON J. HILL SR.  
 L. 7363 F. 570

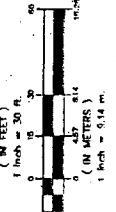
CLIFTON J. HILL SR.  
 L. 7363 F. 574



## SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Charles S. Connors, Jr. to Hyatt Recreation Incorporated, by deed dated March 18, 1982 and recorded among the Land Records of Montgomery County, Maryland, in Law 10246 at 45, and also being a resubdivision of part of Lot 2, 3, 5, 56 and 57, recorded among the Land Records in Liber K of Folio 197. We hereby certify that the limits of the 100-year floodplains shown on this record are as shown on the attached map and that the same are in accordance with the information shown on this plat. We hereby certify that, since adopted as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated on the attached map and that the same are in accordance with the Montgomery County Code. The total area included on this plat is 44,899 square feet or 1.02576 acres, including 5,401 square feet of street dedication.

## GRAPHIC SCALE



APPROVED: *Michelle K. Kealey*  
 CHAIRMAN

APPROVED: *Michelle K. Kealey*  
 ASST. SECRETARY-TREASURER

APPROVED: *Michelle K. Kealey*  
 DIRECTOR

FOR PUBLIC SEWER AND PRIVATE WELL ONLY 225044, MARYLAND  
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *Sept. 9, 2004*  
 MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

DATE: 12/05/04  
 Plat No.: 23063

## PLAT TABULATION

Number of Lots	= 39,282 sq. ft.
Area of Lots	= 5,401 sq. ft.
Total Area	= 44,283 sq. ft.
Total Area	= 1.02576 acres

## SUBDIVISION RECORD PLAT

LOT 109

HYATTSTOWN

ELECTION DISTRICT No. 2

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' NOVEMBER, 2004



Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 6220 Wisconsin Road, Suite 120  
 Montpelier/Venue, Maryland  
 20886-1171  
 Phone: 301.470.8800  
 Fax: 301.470.8800  
 www.mhga.com

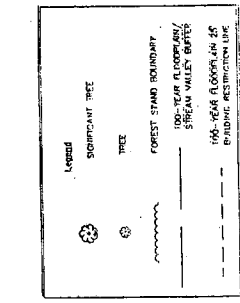
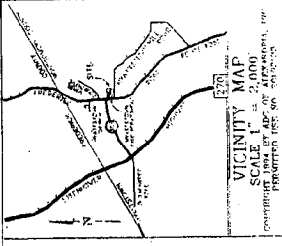


By: *Charles E. Hendricks*  
 Charles E. Hendricks, P.E.  
 Surveyor  
 Md. Reg. No. 10712

DATE: 12/05/04  
 Plat No.: 23063

M.D.C.P. & P.C. RECORD FILE No. 024-75

04-1781-GLV



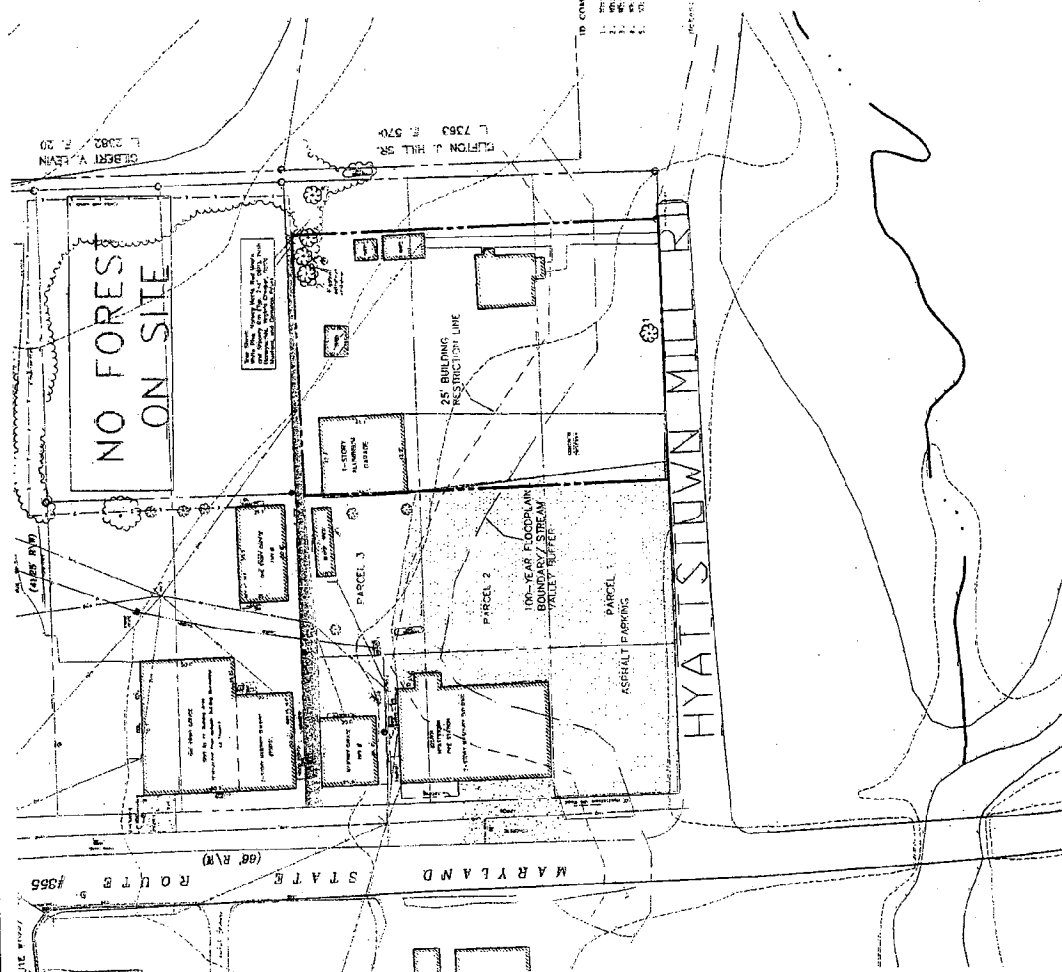
**EXISTING FOREST TABLE**

Tree No.	Species	Diameter (in.)	Height (ft.)	Health
1	White Pine	12"	50'	Good
2	White Pine	10"	45'	Good
3	White Pine	8"	40'	Good
4	White Pine	14"	55'	Good
5	White Pine	16"	60'	Good

**SIGNIFICANT TREES**

ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION / REMARKS
1	White Pine	24"	Pinus strobus	Good
2	White Pine	24"	Pinus strobus	Good
3	White Pine	22"	Pinus strobus	Good
4	White Pine	22"	Pinus strobus	Good
5	White Pine	22"	Pinus strobus	Good

Notes: Diameters are given for each trunk of an upright bole, using diameters taken at a point 4.5 feet above the ground. If a tree is located on the map by a stake diameter is given in inches. Trees are located on the map by a stake diameter is given in inches.



- NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES**
- TOTAL SITE AREA - 61 ACRES (24-154 E.F.) AND COVERAGE OF PART OF INVENTORY 2, 4 & 7, AT LITER 8347, FOLIO 293. PROPERTY IS LOCATED ON HYATTSTOWN MILLS ROAD, PART OF PARCEL 100A.
  - 5' CONTIGUOUS TOPOGRAPHY FROM KENNETT RIDGE RESTRICTION IS MAPED 1994.
  - BOUNDARY INFORMATION FROM MARYLAND, VIRGINIA AND CHESAPEAKE, P.A., DERIVED IN SEPTEMBER OF 1989.
  - LOTTERY ON-SITE ARE MARYLAND GLENNVILLE STATE LOTTERY UNIT (SL) ACCORDING TO 25 SHIRT 3 OF THE SOLE SUPER OF MONTGOMERY COUNTY (ENR 001 1985).
  - "CHESAPEAKE MASTERSHIP & HATTYSTOWN SPECIAL STUDY AREA", 1988, 1994.
  - THE SITE MAPERS TO LITTLE BENNETT CREEK TRIBUTARY. THIS PORTION OF THE LITTLE BENNETT CREEK TRIBUTARY IS LOCATED AT THE EAST END OF THE PARCELS AND BEGINS WITHIN A YEAR 100-YEAR FLOODPLAIN. THERE IS NO MAPPING NEED FOR 100-YEAR FLOODPLAIN.
  - NO UTILITIES, SEWER, SEWER, GAS SERVICES OF STEEP ARE EXTENDED FROM VALLEY RIVER IS SHOWN TO CONDUITE WITH 100-YEAR FLOODPLAIN.
  - ALL UTILITIES, WATER, SEWER, STORM DRAIN, CONDUITS, ELECTRIC, PHONE AND SHOWN IN APPROPRIATE LOCATIONS.
  - THERE IS NO FOREST ON SITE. THE SIGNIFICANT TREES ON SITE ARE WHITE PINE (Pinus strobus), THE OTHER TREES ON SITE ARE OAK (Quercus sp.), AND SWEET GUM (Liquidambar styraciflua). THE SIGNIFICANT TREES ARE COMPRISED OF 24 WHITE PINES AND 5 OTHER TREES. THESE TREES ARE LOCATED ON THE MAP BY STAKE DIAMETERS.
  - THE TREES ON THE SITE ARE LOCATED AS 24 SIGNIFICANT TREES BY MONITORING STATIONS. PROPERTY IS NOT LISTED AS A SIGNIFICANT SITE FOR MONITORING COUNTY MARYLAND. THE MONITORING STATIONS ARE LOCATED ON THE MAP BY STAKE DIAMETERS. THE MONITORING STATIONS ARE LOCATED ON THE MAP BY STAKE DIAMETERS ON EXTENSIVE HISTORICAL RECORDS OF MONITORING STATIONS. STAKE DIAMETERS ARE OBSERVED PERIODS WITH MONITORING.
  - INTERVIEW WITH THE PROPERTY OWNER BY GEORGE ESTIMATE.
  - FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 5/13/94.
  - NO WORK PERFORMED ON CHANGING SPECIES WERE OBSERVED ON-SITE.
  - THIS PLAN SURVEYED 2 YEARS FROM THE DATE OF MONITORING RECORDS. A FORMER CONVEYANCE PLAN HAS BEEN APPROVED.

TAX MAP 06 WDC 218 NW 15

**THE MARYLAND NATIONAL CAPITAL AND PLANNING EDUCATION**

**APPROVED**

MARYLAND No. 240532

**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION**  
Part of Parcel 1, 2, & 3  
**HYATTSTOWN**  
Liber 8347, Folio 293

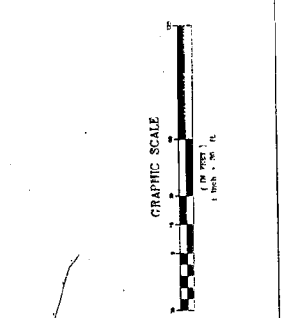
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
Maryland, Maryland & Chesapeake, P.A.  
Baltimore, Maryland  
Linthicum Annapolis • Suitland  
4200 Wymore Road, Suite 100  
P.O. Box 31100  
Baltimore, MD 21286-0110  
www.mhg.com

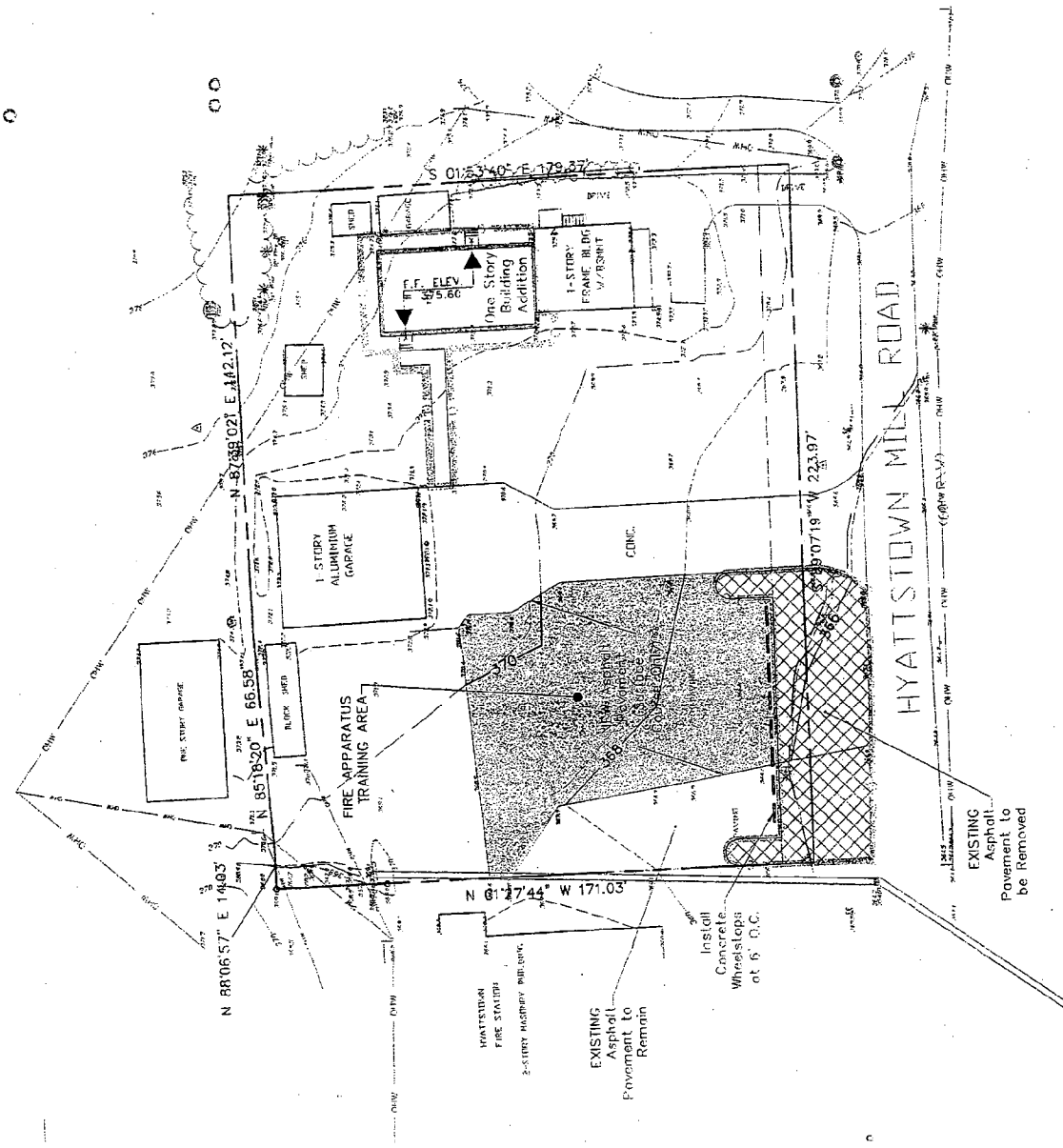
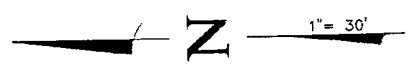
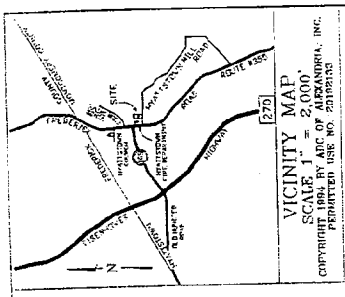
Proj. No. SEC LEV Date 06-04-94  
Contract No. 04-17-11  
SHEET 1 of 1

NO	DATE	DESCRIPTION	BY

PREPARED FOR: Hyattstown Volunteer Fire Department  
25801 Frederick Road  
Clarksburg, MD 20871  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb



9



TAX MAP DX  
 WSSC 736 HW 15

SITE DEVELOPMENT PLAN  
 LOT 109  
**HYATTSTOWN**  
 PLAT No. 23063

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
 Mircis, Hendricks & Glascock, P.A.  
 Engineers, Planners, Surveyors  
 3025 Washington Road, Suite 101  
 Rockville, MD 20854  
 Phone: 301.680.0800  
 Fax: 301.680.0800  
 www.mhgpa.com

Project No. 004179.11  
 Sheet 1 of 1

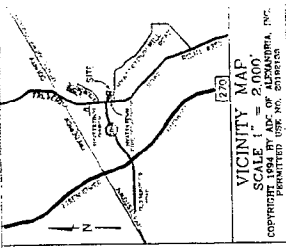
NO.	DATE	DESCRIPTION	BY

PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb



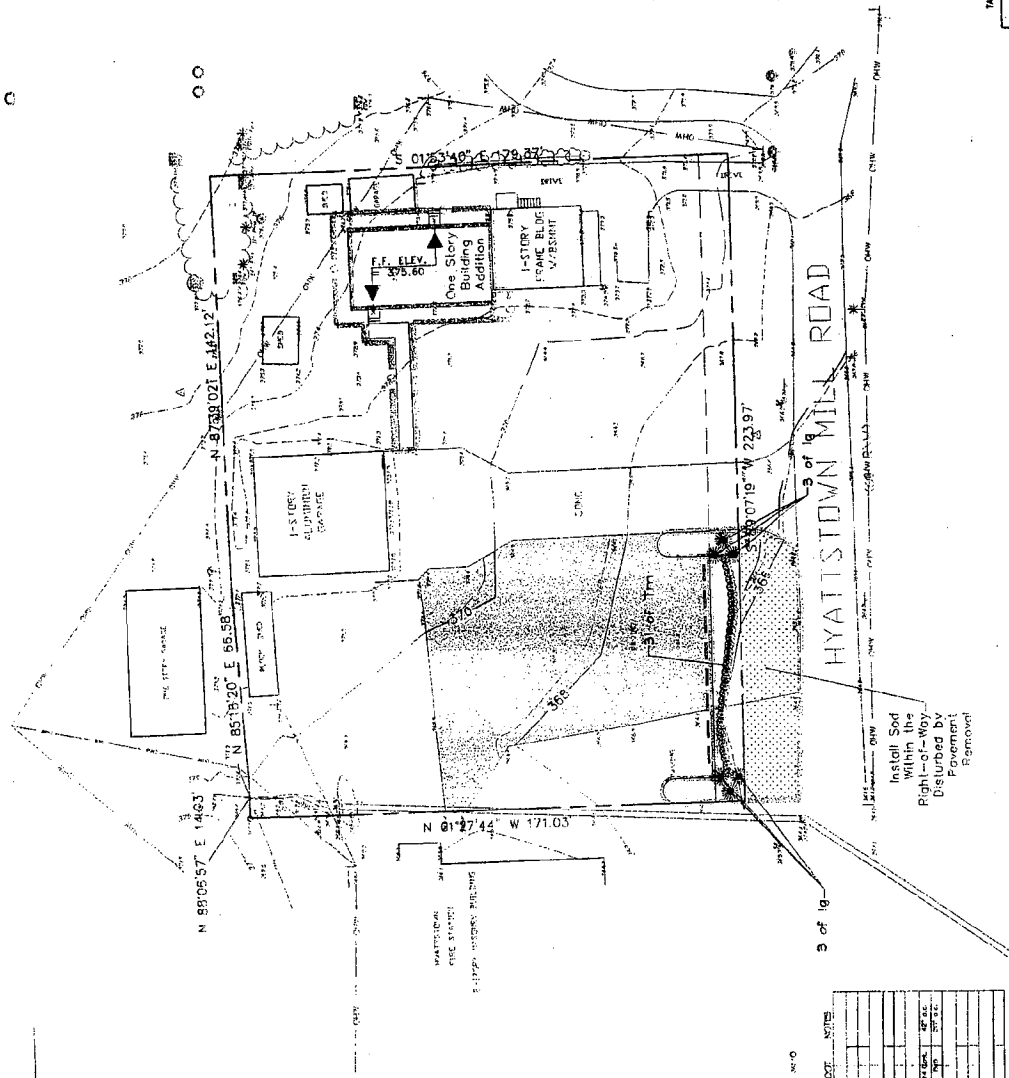
10





VICINITY MAP  
 SCALE: 1" = 30'  
 COPYRIGHT 1994 BY AEG OF ALEXANDRIA, INC.  
 PRINTED FOR THE DISTRICT

N  
 1" = 30'



LANDSCAPE PLAN  
 LOT 109  
**HYATTSTOWN**  
 PLAT 23063  
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

TAX MAP 01

WSSC 238 NW 15

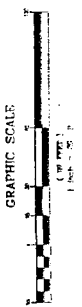
**MHG**  
 Meads, Hendricks & Glascock, P.A.  
 Engineers & Planners  
 Landscape Architects & Surveyors  
 2229 Washington Blvd, Suite 170  
 Silver Spring, MD 20910  
 Tel: 301.584.0000  
 Fax: 301.584.0001  
 www.mhga.com

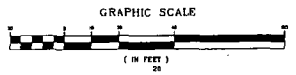
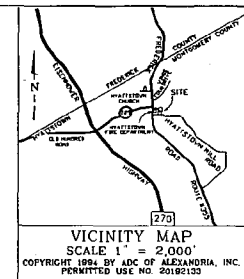
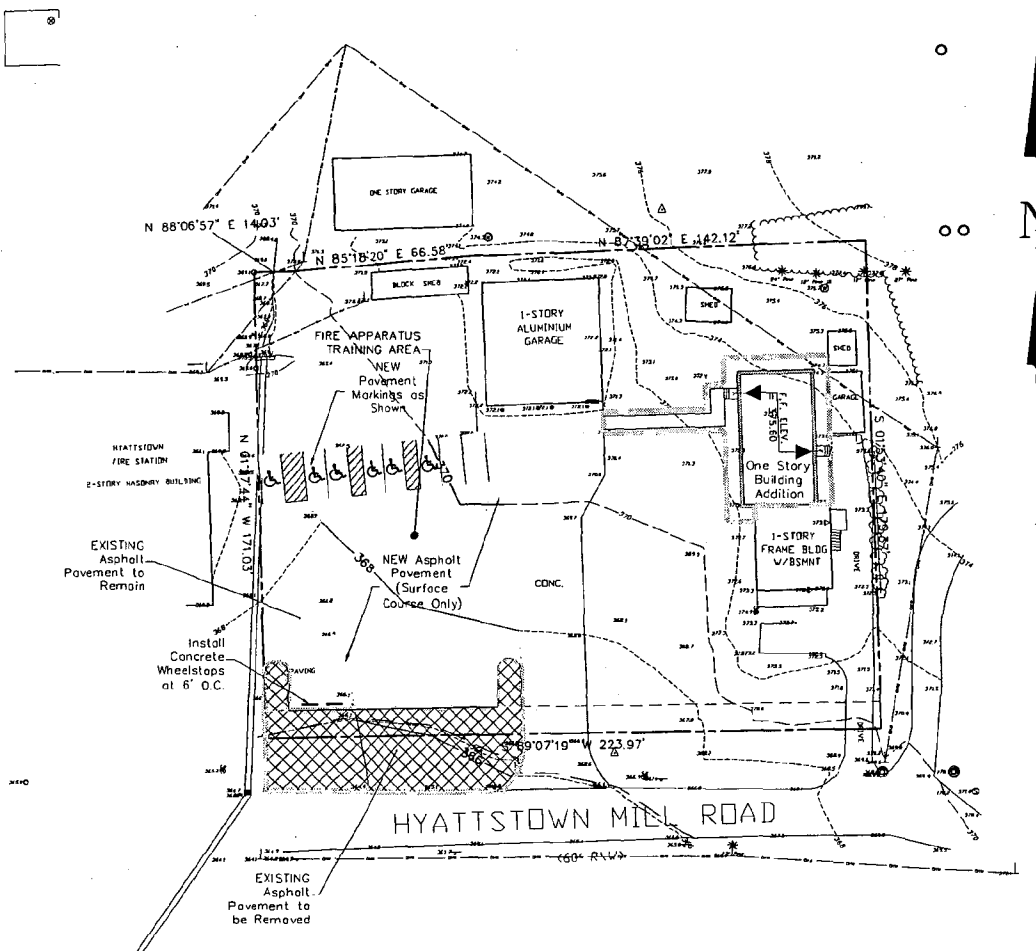
Proj. No.: 01-000  
 Date: 01-01-00  
 Scale: 1" = 30'  
 Sheet: 1 of 1

NO.	DATE	DESCRIPTION

PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Wabb

NO.	REV.	DESCRIPTION	DATE	BY	CHKD.	DATE	BY





PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb

NO.	DATE	DESCRIPTION	BY

TAX MAP EX WSSC 238 JW 15

**SITE DEVELOPMENT PLAN**  
**LOT 109**  
**HYATTSTOWN**  
**PLAT No. 23063**  
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

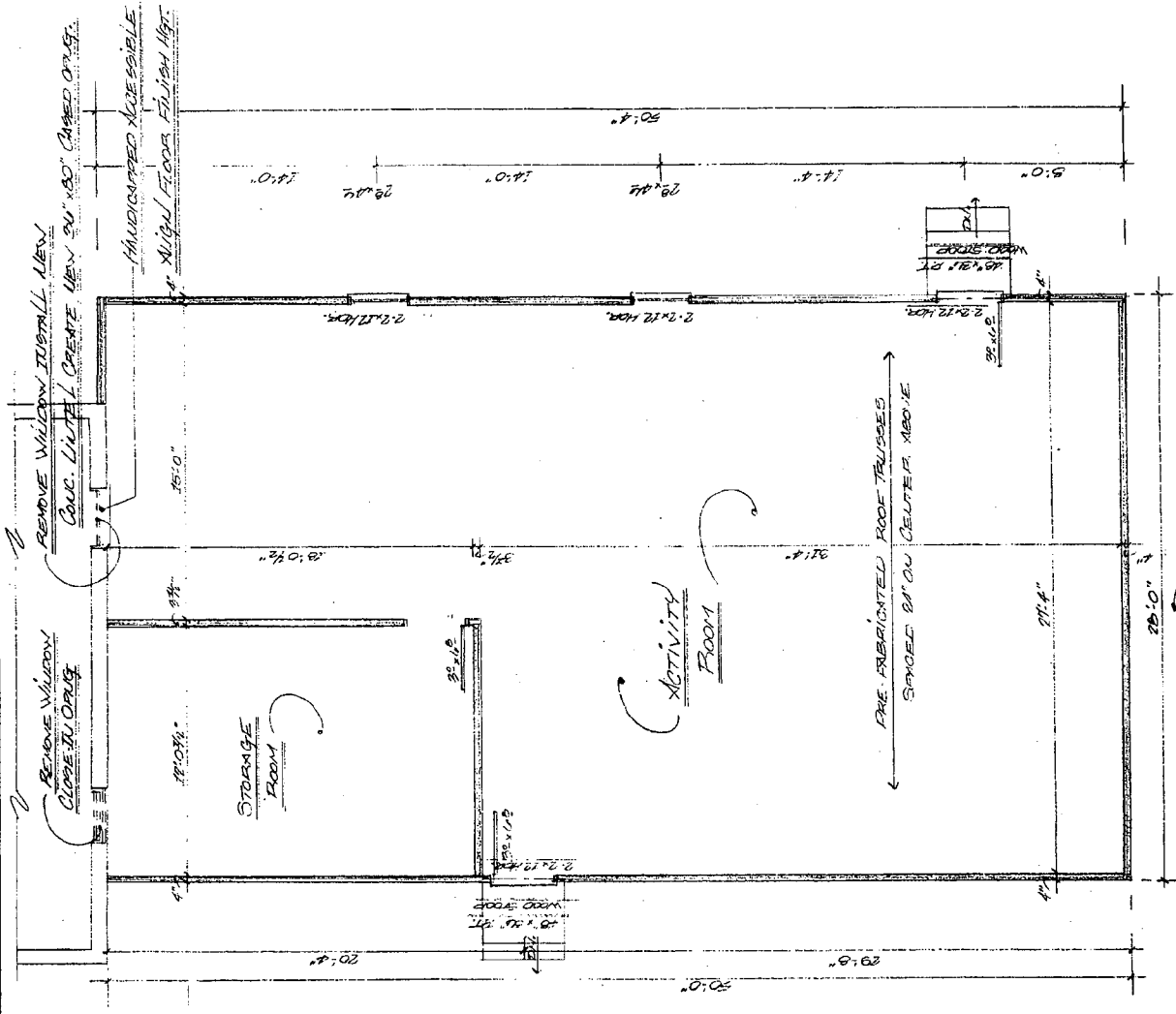
**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers & Planners  
 Landscape Architects • Surveyors

8220 Wightman Road, Suite 120  
 Montgomery Village, Maryland  
 20896-1273

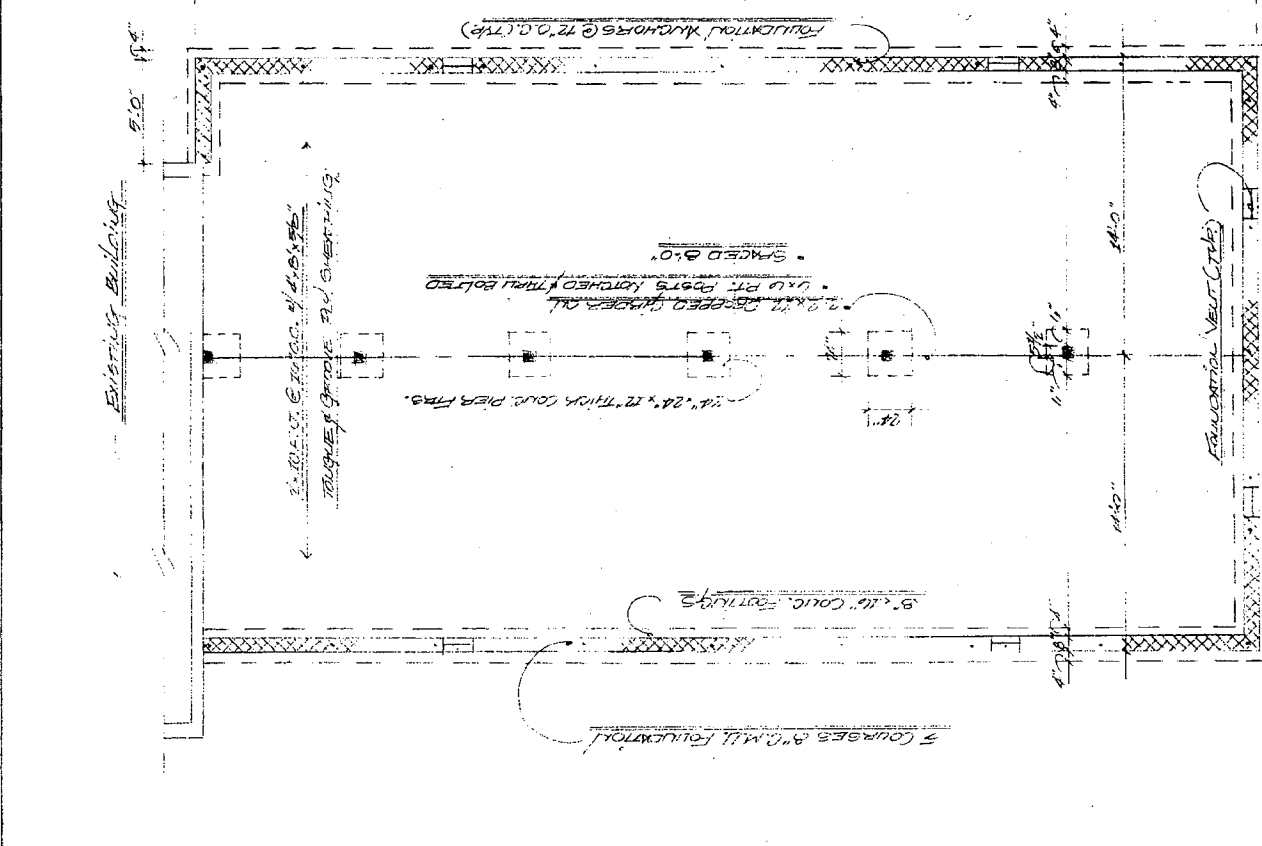
Phone 301.670.0800  
 Fax 301.348.0699  
 www.mhgs.com

Proj. No.	Sec.	Designer
08-01-05		OSH

Date Scale  
 08-01-05 1"=20'  
 Project No. Sheet  
 2004.1.18.11 1 of 1



FLOOR PLAN



FOUNDATION / FLOOR FRAMING PLAN

DESIGN CONCEPT BY:  
SHERWOOD DESIGN & BUILD, INC.

TITLE	REVISIONS	DATE	BY
ADDITIONAL FOR: MARTINSON FIRE DEPT.	5-29-02		
DESIGN	CHECKED	SCALE	DRAWING NO.
APPROVED		1/4" = 1'-0"	

(12)

PRE-FAB ROOF TRUSSES  
SPACED @ 24" O.C.

2x4 FRAME WALL w/  
5/8" x 10" OSB SHEATHING

SPACE @ 24" O.C.

2x10 FIT TO R.O.C.

WARMED CORNELL COVERED w/  
1/2" MIL. FIBR.

5" WIDE GUTTER

DEPT. TOP FINISH

CONTINUOUS SOFFIT VENT

VINYL SIDING

2x4 SOLE PLATE

SILL SEALERS

8" CMU FOUNDATION

1/2" FIN.

2 1/2" (MIN.)

5x10 CORR. FTG.

TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

ALIGN ROOF BEAMS  
INDICATES OUTLINE OF  
EXISTING EXTERIOR FINISH

ALIGN ROOF BEAMS

INDICATES OUTLINE OF  
EXISTING EXTERIOR FINISH

END VIEW

VERTICAL FINISH

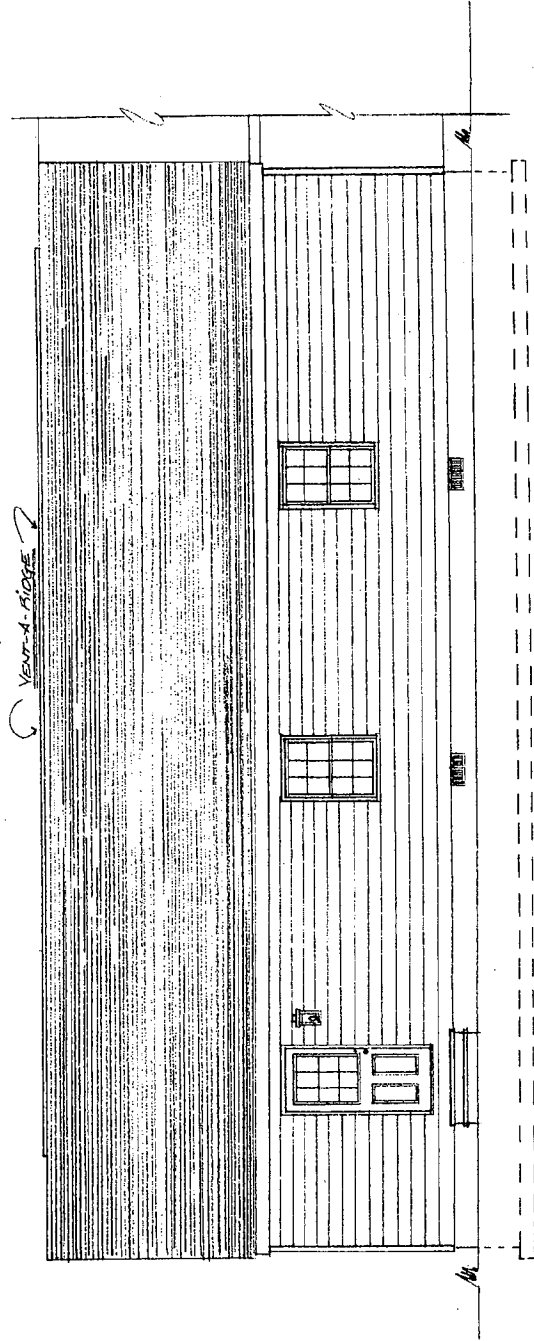
LEFT SIDE ELEVATION

SCALE: 3/4" = 1'-0"

DESIGN CONCEPT BY SHEPARD DESIGN/BUILD INC.	
PROJECTED BY ANTHONY W. FIRE DEPT. ADDITION	
DATE	DRAWN BY
REV	DRAWING NO.

13

View-A-Ridge



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN CONCEPT BY SHERMARD DESIGN/BUILD INC.		DRAWN BY	
KANTONAL FIRE DEPT. ADDITION		DATE: 11-10-10	
SCALE: 1/4" = 1'-0"	CHECKED BY	DRAWING NO.	
DATE: 11-10-10	SITE		

**HISTORIC PRESERVATION COMMISSION**

of

**MONTGOMERY COUNTY**

**8787 Georgia Avenue  
Silver Spring, Maryland 20910**

**301-563-3400**

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

Public Appearance September 24, 2003

Before the Montgomery County Historic Preservation Commission

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

**DECISION AND OPINION OF THE COMMISSION**

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

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

**BACKGROUND:**

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

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

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

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

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

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

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

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

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

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

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

#### **EVIDENCE IN THE RECORD:**

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

The staff's specific concerns were:

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

#### **CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:**

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

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

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

historic district.

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

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

Section 24A-11 provides that:

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

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

Section 24A-8(a) provides that:

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

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

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

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

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

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

Based on this, the Commission finds that:

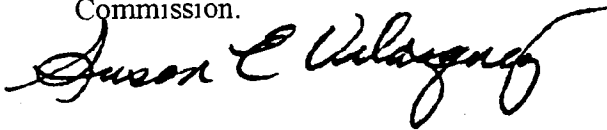
1. The proposed asphalt parking lot is inconsistent with the environmental setting and historic character of the Hyattstown Historic District.
2. The amount of and the nature of paving proposed in this application, with no landscaping or buffering, is out of character with the rural nature of the Hyattstown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

**CONCLUSION:**

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

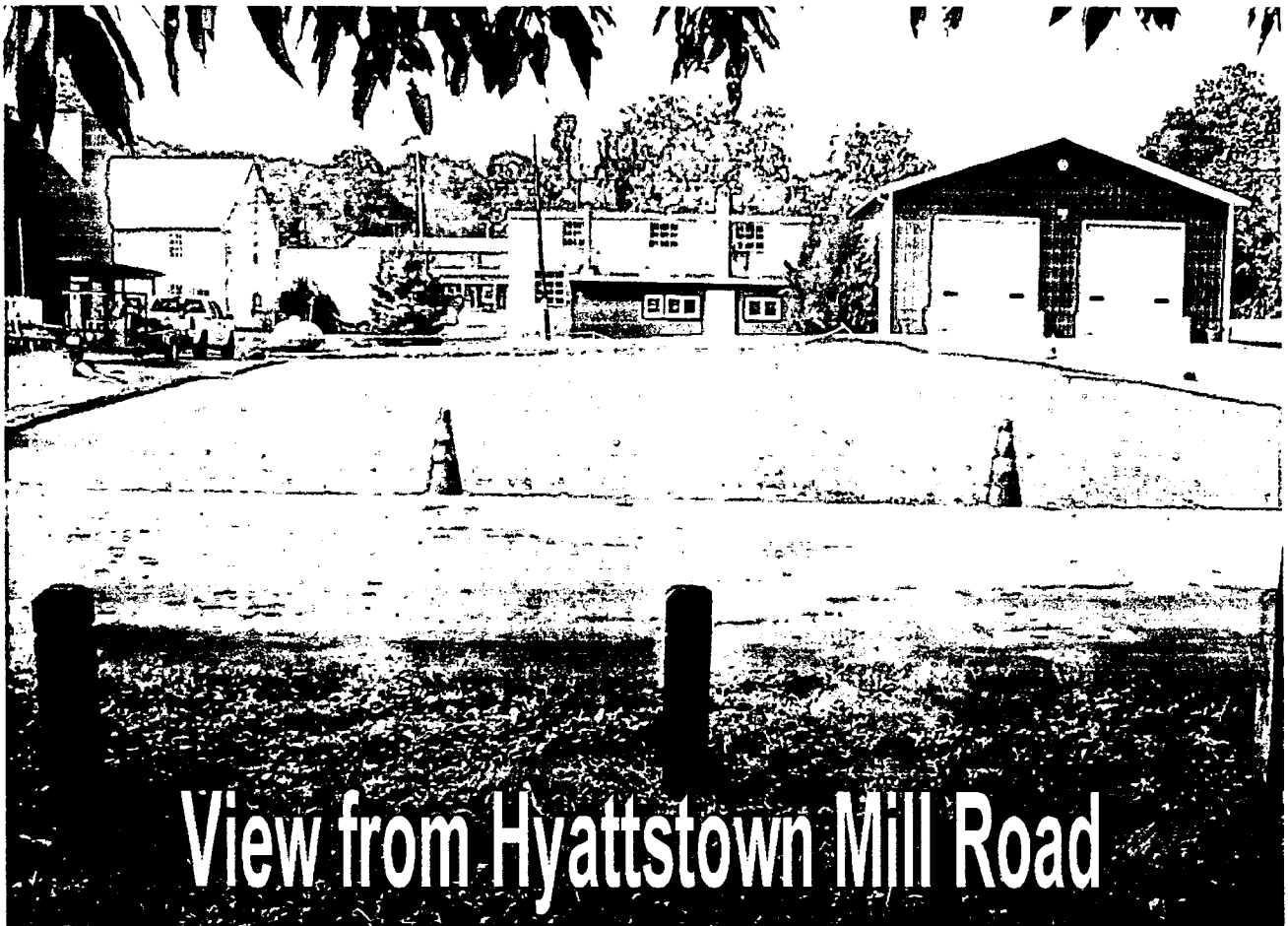
Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Hyatt Recreation Inc. for a Retroactive Historic Area Work Permit (HAWP) to enlarge their existing parking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

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



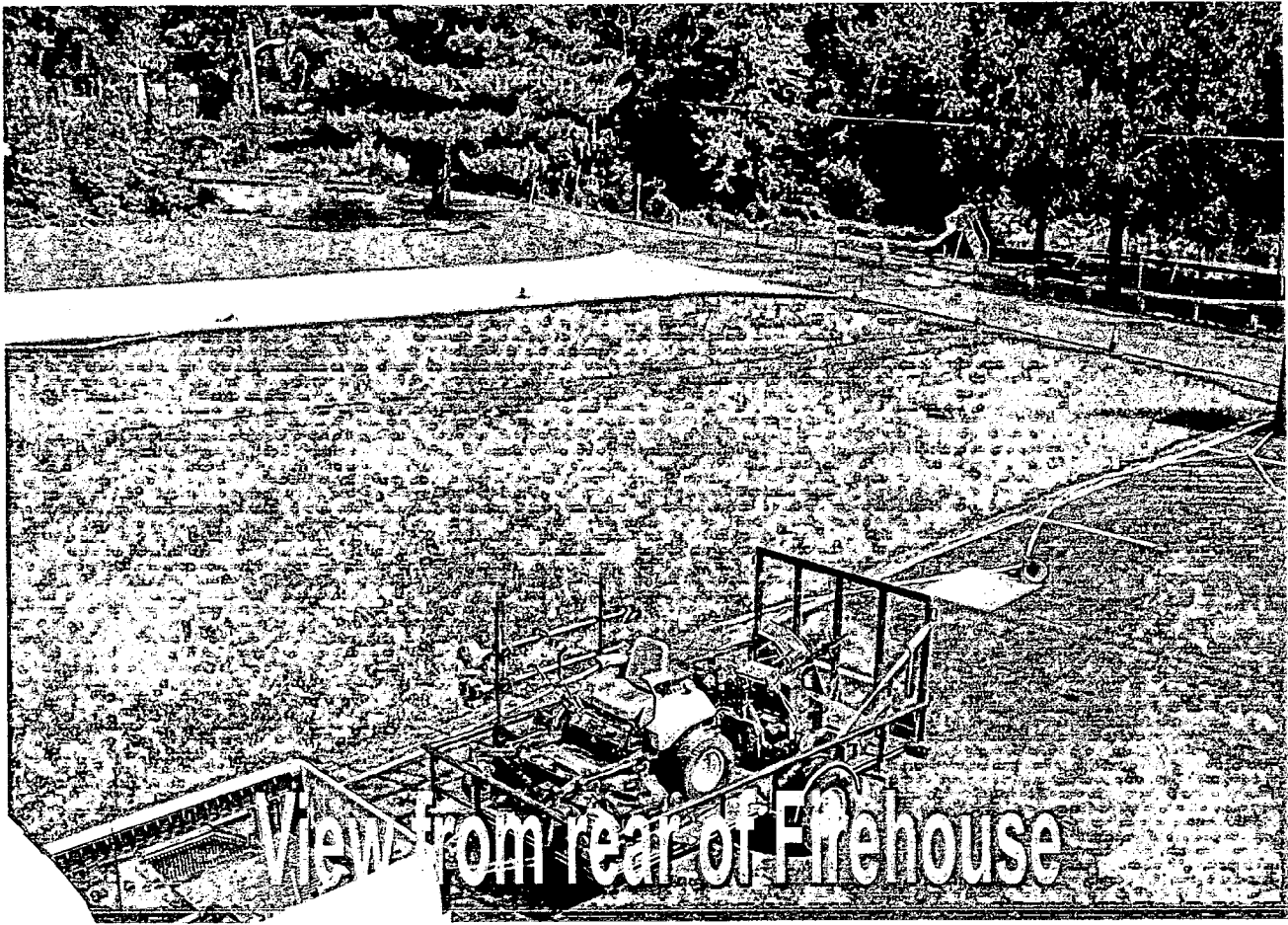
Susan Velasquez, Chairperson  
Montgomery County  
Historic Preservation Commission

11/3/03  
Date



**View from Hyattstown Mill Road**

2003 PHOTO

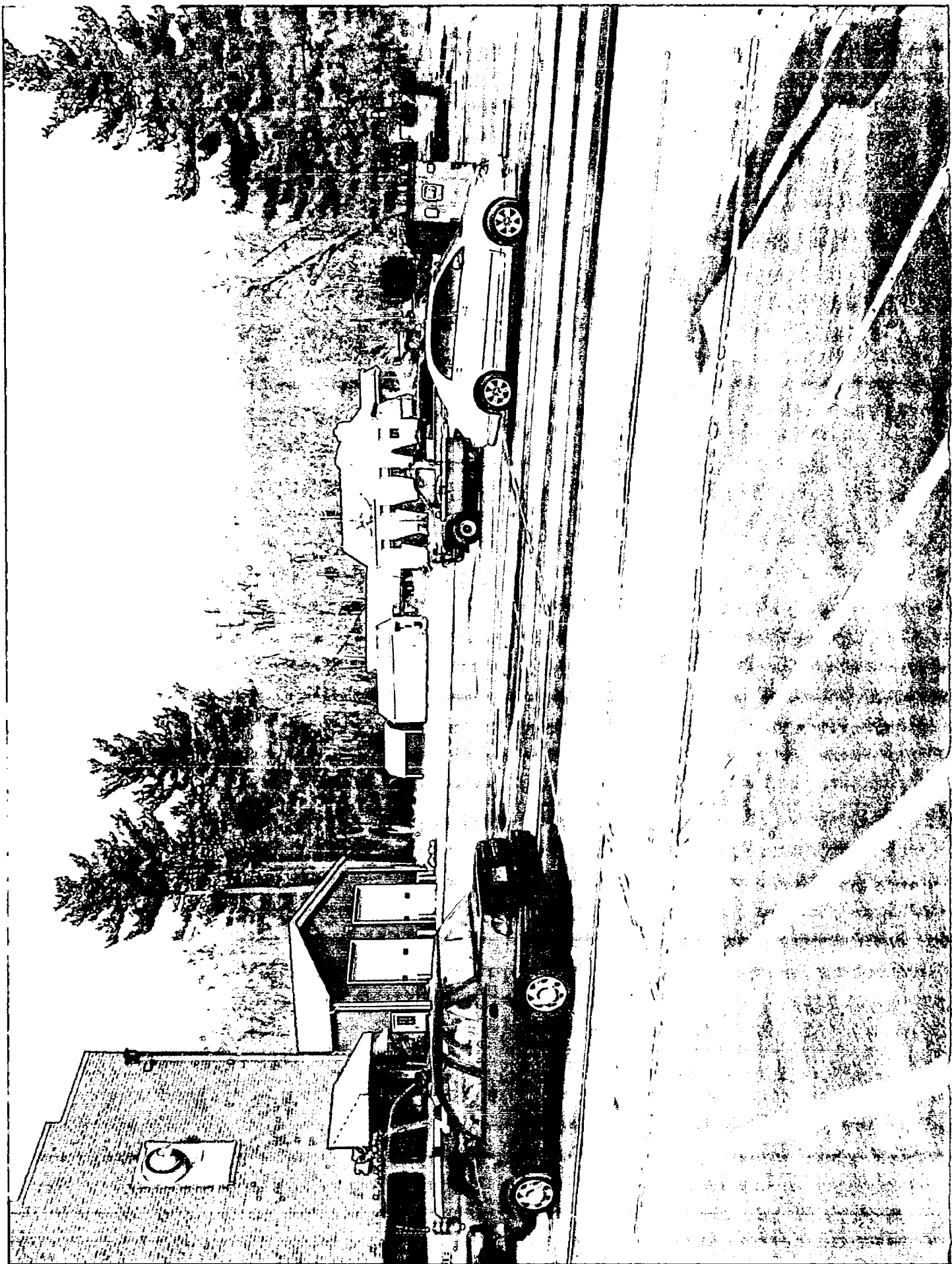


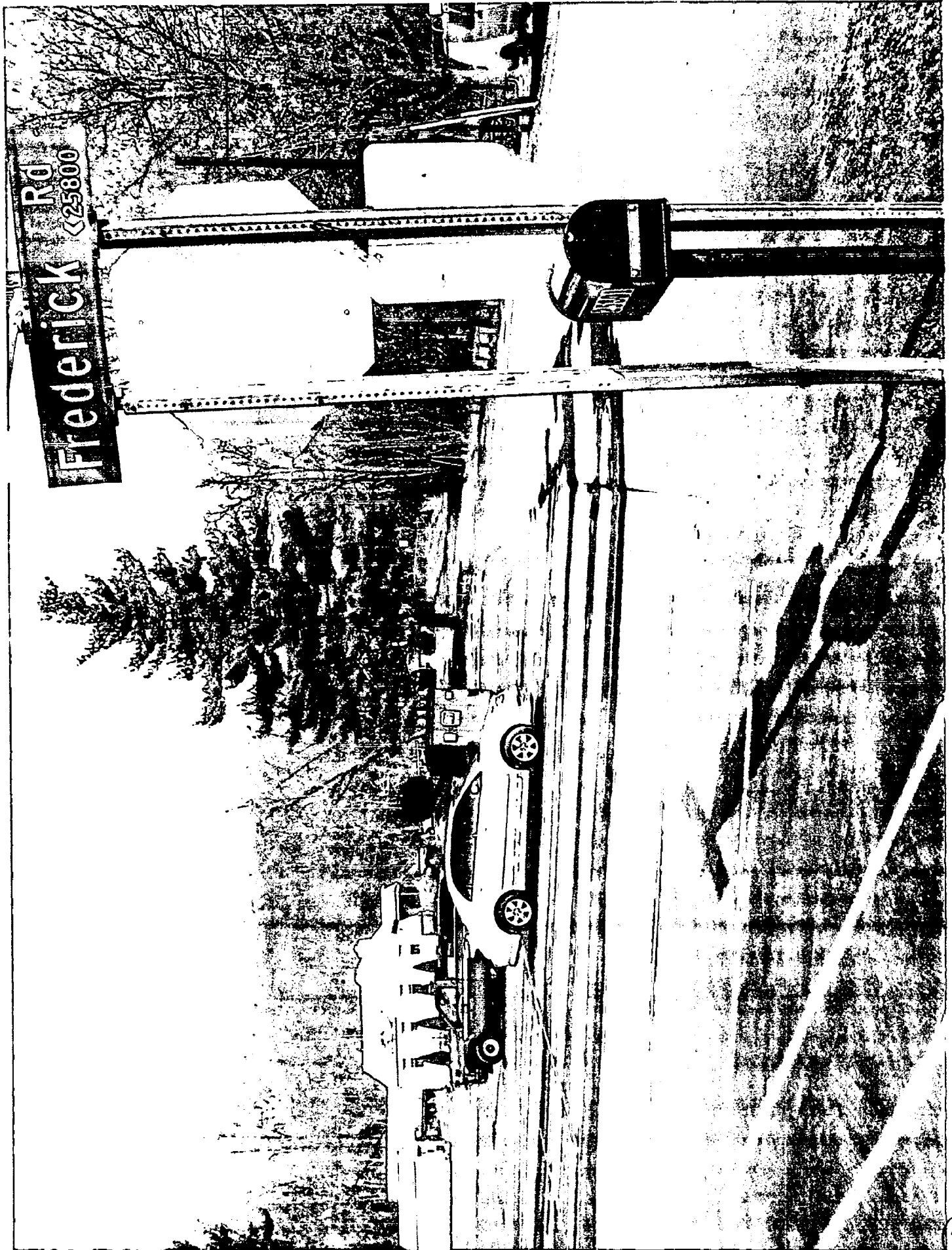
2003 PHOTO



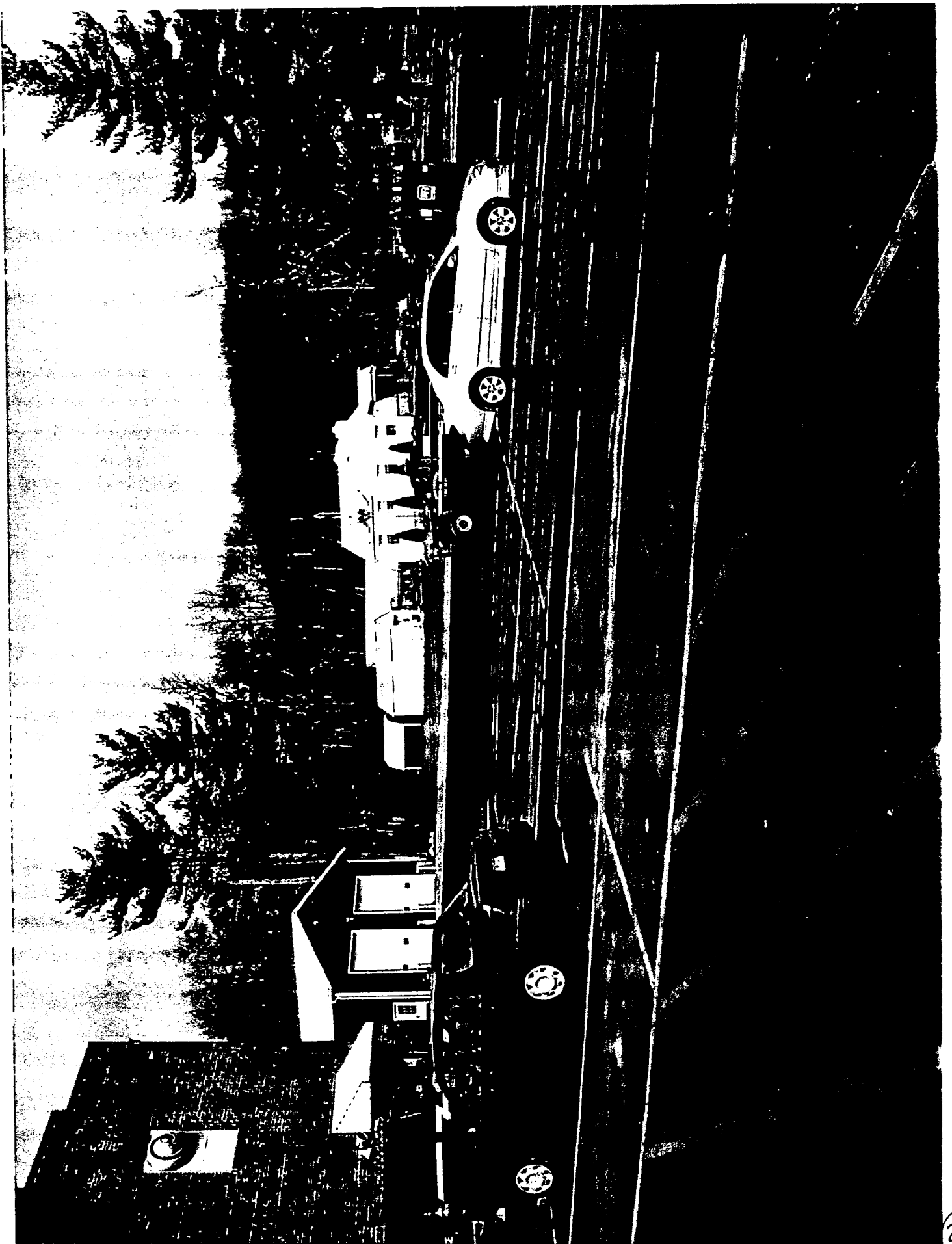
**View from apron of the New Firehouse**

2003 PHOTO












THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #385745, for rear addition and landscape alterations at 15019 Hyattstown Mill Road, Clarksburg; Hyattstown Historic District

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application and drawings for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions.**

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been reviewed, approved and implemented in its entirety.
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be cladded on the exterior in aluminum or vinyl.

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

Applicant: Hyatt Recreation Inc.

Address: 15019 Hyattstown Mill Road in the Hyattstown Historic District

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

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

385745

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb
Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248

Address: 15019 Hyattstown Mill Rd, Clarksburg, MD 20871

Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211

Contractor Registration No.:

Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

LOCATION OF BUILDING/PREMISE

House Number: 15019 Street: Hyattstown Mill Road
Town/City: Clarksburg Nearest Cross Street: Frederick Road
Lot: 109 Block: Subdivision: Hyattstown
Liber: 10246 Folio: 241 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Well, Other

1B. Construction cost estimate: \$ 150,000

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

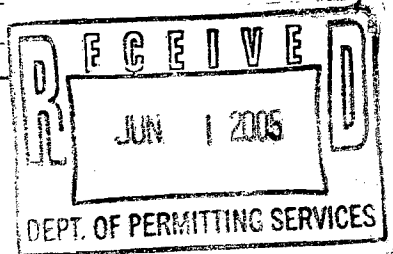
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 X WSSC 02 Septic 03 Other
2B. Type of water supply: 01 WSSC 02 X 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 of owner or authorized agent

Date June 1, 2005

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: June 28, 2005
Application/Permit No.: 385745 Date Filed: Date Issued:

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

27728E

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Two story brick firehouse, circa 1945, existing asphalt  
parking lot on the south and east sides (rear) New firehouse  
on rear lot, circa 1996, with concrete driveway to  
Hyattstown Mill Road.

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

Asphalt to be extended from existing lot to concrete  
driveway. Addition to be added to existing dwelling now  
use for storage.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

27728E

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THE HISTORIC PRESERVATION COMMISSION

- X  
HISTORIC AREA WORK PERMIT - : HPC Case No. 10/59-05C  
10510 Hyattstown Mill Road :  
:
- X  
:  
HISTORIC AREA WORK PERMIT - : HPC Case No. 31/075E  
10001 Menlo Avenue :  
:
- X  
:  
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05CC  
7116 Maple Avenue :  
:
- X  
:  
HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06-05I  
10316 Armory Avenue :  
:
- X  
:  
PRELIMINARY CONSULTATION - : HPC Case No.  
1415 Spring Street :  
:
- X

A meeting in the above-entitled matter was held on Wednesday, June 22,  
2005, commencing at 7:45 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver  
Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Tom Jester

Caroline Alderson

Timothy Duffy

Lee Burstyn

Jeff Fuller

Warren Fleming

Nuray Anahtar

David Rotenstein

ALSO PRESENT:

Tania Tully

Gwen Wright, Staff

Anne Fothergill, Staff

APPEARANCES

STATEMENT OF:

PAGE

Steve Crum, Esq.	11	
Teresa Nielson		24
Janice & Eric Stith	34	
Larry Cole	48	
Lisa Bontempo		52
Shawn Bushway		54
Susan Stam	57	
Jane Sassoon	60	
Ruth Alpert	63	
Scott Calvert	65	
Matthew Goodman	66	
Ryan Schwent	69	
Webb Smedley		70
Wayne Goldstein	74	

PROCEEDINGS

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MS. O'MALLEY: Good evening and welcome to the June 22nd of the Historic Preservation Commission. I'm Julia O'Malley and I'm the Chair, and I'm going to have the Commissioner's introduce themselves, starting on my left.

MR. BURSTYN: Lee Burstyn, Rockville.

MR. FLEMING: Warren Fleming, Damascus.

MR. DUFFY: Tim Duffy, Potomac.

MR. FULLER: Jeff Fuller, Brookville.

MR. ROTENSTEIN: David Rotenstein, Silver Spring.

MS. ALDERSON: Caroline Alderson, Takoma Park.

MS. ANAHTAR: Nuray Anahtar, Bethesda.

MR. JESTER: Tom Jester, Chevy Chase.

MS. O'MALLEY: And the staff.

MS. WRIGHT: Gwin Wright, Historic Preservation Supervisor.

MS. FOTHERGILL: Anne Fothergill, Historic Preservation Planner.

MS. TULLY: Tania Tully, Historic Preservation Planner.

MS. O'MALLEY: Have these work permits been duly advertised?

MS. TULLY: Yes, they were advertised in the June 8th issue of the Montgomery Examiner.

MS. O'MALLEY: And I wanted to remind those in the audience that if anybody wants to speak about one of the work permits, who is not the applicant themselves, to fill out a form at the back and give it to the staff. Is there anyone here tonight that wishes to speak in opposition to Case B, 55 Elm Avenue, in Takoma Park? Is there anyone to speak against Case E, 7518 Carol Avenue? To speak against Case F, 10 Laurel Parkway, Chevy Chase? To speak against Case I, 37 Oxford Street, Chevy

1 Chase? To speak against J, 10320 Fawcett Street, in Kensington? To speak against K,  
2 7300 Baltimore Avenue, Takoma Park?

3 MR. FULLER: Madame Chair, hearing none, I move that we approve  
4 Case 37/03-05BB, at 55 Elm Street, Case 37/03-05DD, at 7518 Carol Avenue, Case  
5 35/13-05L at 10 Laurel Parkway, making note of the revised drawing showing a 2 foot  
6 narrower driveway that were submitted to staff. Case 35/13-05O at 37 Oxford Street,  
7 making note of the revised drawings that were resubmitted, and cautioning the applicant  
8 to comply with all DEP and Chevy Chase regulations, as it relates to erosion control,  
9 fencing, etc. Case J, at 31/06-05J, noting that the fence top will be horizontal and not  
10 scalloped, as noted in the plans. And Case 37/03-05FF at 7300 Baltimore Avenue.

11 MS. O'MALLEY: Any discussion? Is there a second?

12 MR. ROTENSTEIN: Second.

13 MS. O'MALLEY: All in favor, raise your right hand. So those are  
14 approved, and if any of those cases were your cases, thank you for working carefully with  
15 the staff and making our job easier, and you may go home. The first case that we'll hear  
16 tonight is Case A, 10519 Hyattstown Mill Road.

17 MS. WRIGHT: Thank you. For the record, I'm Gwin Wright, Historic  
18 Preservation Supervisor. I'm presenting this case this evening, although it was originally  
19 reviewed Michele Oaks, and she is on leave today. I will quickly go through a power  
20 point presentation, to orient you to the site.

21 This historic area work permit application involves changes to a building  
22 that houses the Hyattstown Volunteer Fire Department operations, and the adjacent  
23 building that is owned by a private non-profit group called Hyattstown Recreation, that's  
24 related to the volunteer fire department.



1                   The property is at the corner of Route 355 and Hyattstown Mill Road, in  
2 the Hyattstown Historic District. The fire station is the building that you see right here;  
3 in 1996 the Historic Preservation Commission approved this metal building for additional  
4 housing of fire equipment. This is an old slide in that it shows the, one of the areas that  
5 we're going to be talking about today; this area that had been a grassy area, but that was  
6 paved in 2003.

7                   Again, here's a closer view, this is as if you were driving down Hyattstown  
8 Mill Road, looking across the fire station property, towards the metal building, and you  
9 see the grassy area and then the driveway leading to the metal building. And the change  
10 that happened in 2003 is that the grassy area to the left in this picture was paved over.

11                   The paving was subject to a stop work order, and actually never has been  
12 fully finished out; the sort of top coat of paving material has never been placed on the  
13 property. This is, again, described in your staff report, the whole procedural history on  
14 this. This was subject to a stop work order, notice of violation; representatives of the fire  
15 department came in and requested retroactive approval of the paving.

16                   The Commission denied that request for retroactive approval. A copy of  
17 the denial decision is attached to your packet, and the denial was not appealed to the  
18 Board of Appeals. But we also did not take additional enforcement action, we continued  
19 periodically to talk to fire department, volunteer fire department representatives, to  
20 encourage them to submit a new historic area work permit, with some landscaping; which  
21 seemed to be the direction that the Board was going, back in 2003.

22                   Then again, here's a view of the paving, and it shows how it is really not  
23 finished, it is lower than the paving that had existed there prior to 2003, the top coat has  
24 never really been installed. Again, looking at the back of the fire station, this is from

1 Hyattstown Mill Road. You'll see that in the staff recommendations, we are  
2 recommending landscaping.

3 The applicants proposed landscaping in the area where the new partial  
4 paving has been installed, and we're really recommending that that landscape be  
5 continued down towards Route 355, Frederick Road. This is looking at it, almost from  
6 the corner of 355; the area beyond the dumpster is where the applicants proposing the  
7 new paving.

8 Staff is recommending, is proposing the new landscaping to mitigate the  
9 new paving. We are recommending that landscaping be extended forward of the  
10 dumpster, to the existing parking lot as well. Just beyond the dumpster, you can see the  
11 small, one and a half story house, which is also owned by Hyattstown Recreation, which  
12 is a private non-profit group that is affiliated with the volunteer fire department. And this  
13 is where a more recent case of an addition has been taking place.

14 Yet another view right from the corner of Frederick Road, to the area that  
15 staff feels should be landscaped, that whole length, down from Frederick Road to the  
16 driveway; it goes into the metal building. This is looking at the rear of the fire station,  
17 and there is a small section of green area still remaining between the fire station and the  
18 property, to the north.

19 This is the front of the fire station, again, showing that there is a lot of  
20 paving on this site. This is looking from the metal building, across, towards Hyattstown  
21 Mill Road, where there is a small playground, tot lot park that's owned by Maryland  
22 National Capital Park and Planning.

23 This is, again, an image, getting into the second part of this, of the house,  
24 which is where the addition is being proposed. This is looking back at the parking lot,  
25 from that tot lot. And that's the end of the slide show. One thing that I'd like to make, if

1 we could just go back to quickly, is the building that's being added onto is a newer  
2 building within the historic district, in the sense that, you know, Hyattstown was founded  
3 in 1794. This building is built of concrete block, with vinyl siding. We don't have an  
4 exact date of construction, but we would guess probably post World War II. So it is not  
5 one of the really old buildings in the District.

6           The addition that's being proposed is a one story rear extension that would  
7 be about the same length as the white, it would go about as far as the white garage that  
8 you see in the slide, but would be no higher than the existing house. It would have vinyl  
9 siding, a very, very simple facade, with windows and a door facing the view that you see  
10 now.

11           What staff is essentially recommending in this staff report is that we try to  
12 resolve both of these retroactive cases now, at this point, now, that the addition to the  
13 small house is acceptable, from an architectural standpoint, but that we feel that they  
14 shouldn't proceed with completing that addition until we know that the landscaped plan  
15 that we've been talking about for a couple of years now, actually is implemented.

16           And again, we're suggesting that that landscape strip that they're  
17 proposing, which is, I believe, a combination of holly's and yews, not only be in the area  
18 of new paving, where you see from the dumpster, sort of beyond, but also be continued  
19 forward, for the parking lot that goes up to 355. We're also suggesting, again, on that  
20 new addition, that the vinyl siding is acceptable, but that the windows and doors should  
21 be wood. The windows could be wood that's cladode with aluminum or vinyl, but they  
22 should be a good quality window.

23           If they're looking at putting in muttons, they should be the simulated, true  
24 divided light integral muttons, but if they don't want to do that, they should probably just  
25 go with simple one over one windows, which would also be appropriate. I think with

1 that, it's all I really have to say, in terms of a staff report, unless you have some  
2 questions?

3 MR. FULLER: Gwin, was there a building permit issued for the addition?

4 MS. WRIGHT: Yes, there was, and it was issued mistakenly by the  
5 Department of Permitting Services.

6 MR. FULLER: Okay.

7 MS. O'MALLEY: Are there any questions for the staff?

8 MS. ALDERSON: Just one. Is your staff recommendation to accept vinyl  
9 siding in this case, which is very unusual, even for new construction, for us, because of  
10 its relationship with the recent construction?

11 MS. WRIGHT: Yes, in this case, the building is a concrete block building  
12 with vinyl siding on it already, and so the addition, I think did make sense for us for it to  
13 be vinyl. The whole building is essentially a non-contributing, or out of period resource  
14 within the district, and if anything, doing a different siding material might call more  
15 attention to the addition, rather than less attention. I think we, think it should be pretty  
16 much of a background kind of building.

17 MS. O'MALLEY: Would the applicant like to come up?

18

18 MR. CRUM: Good evening, Madame Chairwoman and Members of the  
19 Commission. For the record, my name is Steve Crum, I work for McCrease, Hendricks  
20 & Glascock, and I'm here representing the applicant this evening. The applicant is in  
21 agreeance with the staff recommendations, with the exception of No. 2. We would like to  
22 point out that the Hyatt Rec, the applicant, does not own the property where staff is  
23 suggesting that the additional landscaped strip be extended to 355. That is the property of  
24 the volunteer fire company, and there is a property line there. It would require Hyatt Rec

1 to, essentially, get an easement from the fire company, in order to install that landscaping.  
2 It would also interrupt the parking facility that is there, which is used by the volunteers  
3 when they respond to calls. We'd also like to point out that the asphalt that was installed  
4 is not in the strictest sense, a parking lot, but it is a training facility. The department  
5 acquired a rather large piece of fire apparatus prior to installing that pavement, they need  
6 an area to be allowed to train on that piece of apparatus. It is a rather unwieldy piece of  
7 apparatus, it's a tanker truck, that requires a great deal of skill in operating. This asphalt  
8 area is also used as a, an evacuation helipad, in the event of an emergency, and that's  
9 primarily why this area was paved, was to make it available for a Medivac helicopter, as  
10 well as training for this fire apparatus.

11 MR. FULLER: Question, you said that the front property is owned by the  
12 volunteer fire department?

13 MR. CRUM: That's correct.

14 MR. FULLER: And who was it you paid for the paving of that out lot two  
15 years ago?

16 MR. CRUM: I assume that it was the Hyatt Rec people, they're the, they  
17 have a close working relationship with the fire company, but it's not the fire company's.

18 MR. FULLER: I don't believe that's the way it was represented two years  
19 ago, when it came before us. I believe it was represented as being the fire department's  
20 parking lot.

21 MR. CRUM: That may be, I wasn't involved with the case at that time.

22 MR. FULLER: Well, it's just that if they ever want to pay for it, then it  
23 shoots down the argument that it's a different property owner whose land we're asking for  
24 the landscaping to be on.

1 MR. CRUM: Well, regardless of who pays for it, the property owner is  
2 Hyatt Rec, and they are the applicant, and there is a property line. And the application  
3 does not, we're not asking for a historic work permit on the volunteer fire department's  
4 property.

5 MS. O'MALLEY: So you didn't pave the paving that we're reviewing?

6 MR. CRUM: We didn't, we're engineers, we didn't prepare plans for the  
7 paving, no. The paving was done with, to my knowledge, without a permit, and was  
8 done at least two years ago.

9 MS. O'MALLEY: By the fire department?

10 MR. CRUM: Right.

11 MS. O'MALLEY: And so is that on your property that they did that?

12 MR. CRUM: Well, it's on Hyatt Rec's property, yes it is.

13 MS. ALDERSON: So what alternatives, rather than recommend, if we  
14 look at an alternative to the staff's recommendation, it would be to modify the portion of  
15 paving that is on Hyattstown Rec's property?

16 MS. WRIGHT: What's in their application is showing landscaping only  
17 on the piece of land owned by Hyattstown Rec, which is the dumpster and beyond, to that  
18 concrete driveway. But what staff is recommending, because there is a close working  
19 relationship between the two entities, is that they also put the landscaping on the property  
20 that's owned by the fire department, that is the dumpster forward, towards Route 355.

21 MS. O'MALLEY: It does seem you have a very close working  
22 relationship with them.

23 MR. CRUM: There's no question that there's a close working relationship  
24 between the two entities.

1 MR. FULLER: I believe the previous retroactive HOC was from the fire  
2 burning, not from the rec association?

3 MS. WRIGHT: Let me see what the denial says. The actual denial says  
4 the application was from Hyattstown, Hyatt Rec, circle 15.

5 MR. ROTENSTEIN: Is there a reason why the fire department isn't  
6 represented here tonight, since this seems to be a joint program, even though you're  
7 taking on the lead responsibility?

8 MR. CRUM: The applicant is Hyatt Rec and we didn't --

9 MR. ROTENSTEIN: That way you're, but what you've been telling us is  
10 Hyatt Rec is working very closely with the fire department, and you have this sharing  
11 property that you're asking us to make a decision on.

12 MR. FULLER: The testimony last time, Jeff Gross testified that the  
13 Hyattsville fire department and its corporation, Hyatt Rec, Inc., have been doing business  
14 in Hyattstown. So it's a subsidiary organization?

15 MR. CRUM: I don't believe it's a subsidiary, it's a not for profit, separate  
16 entity. It's not, the fire department does not own Hyatt Rec, it has its own board of  
17 directors and its own incorporation laws.

18 MS. O'MALLEY: Well, it would seem that it's in your best interest if you  
19 realize the problem that's occurred here, and what we have lost as a community, the  
20 Hyattstown Community, has lost by having all of this paving. I would think that for the  
21 community, you and the fire department would work together to put back the buffer, as  
22 recommended by staff.

23 MR. CRUM: We are creating a buffer on the Hyatt Rec property, which is  
24 where the additional pavement was done. If you would go back to the slides of, prior to

1 the paving at the rear of the fire company, this paving already exists. I mean, it existed at  
2 the time before the unfinished paving was installed.

3 MR. ALDERSON: However is the impression clarified, my  
4 understanding was that this application does not propose to put back the grass that was  
5 removed, --

6 MR. CRUM: That's correct

7 MS. ALDERSON: -- unless --

8 MR. CRUM: We're not putting all the grass back, no ma'am.

9 MS. ALDERSON: Just the portion on this roadway, this, --

10 MR. CRUM: Yes.

11 MS. ALDERSON: -- along the roadway?

12 MR. CRUM: Yes, ma'am.

13 MS. WRIGHT: Beyond the dumpster.

14 MS. O'MALLEY: Lee?

15 MR. BURSTYN: I have a question, you mentioned the medivac  
16 helicopter, has that ever been used on this site before? Because I noticed power lines  
17 there, it looks kind of like a little tight to me.

18 MR. CRUM: It is tight, however, I believe it has been used.

19 MR. FULLER: Do you know why that wasn't part of the testimony when  
20 they came before us about putting in the parking lot?

21 MR. CRUM: I do not know the answer to that question.

22 MR. FULLER: I mean, this whole ownership issue is somewhat  
23 confusing, because the parking lot was put in the benefit of the fire department. The fire  
24 department was the organization that testified in front of us last time, and now you're  
25 using that as an excuse because it's a different property owner, as a reason why the



1 landscaping shouldn't be extended on the other property. From an engineering  
2 standpoint, if they put in this much asphalt, what would the requirements from DEP be, in  
3 terms of mitigating the runoff?

4 MR. CRUM: I believe that the landscaping that we're proposing would  
5 address the runoff.

6 MS. ANAHTAR: Could you please explain the proposed landscaping,  
7 what are the plans? I just cannot read them, it's too small.

8 MS. WRIGHT: Circle 11 is what we're looking at, it is small. The three  
9 larger blobs are holly's and the little blobs are yews.

10 MR. CRUM: I apologize for not bringing the landscape plan with me this  
11 evening. However, the cross hatch area here is the area of existing pavement that will be  
12 removed from, this is the property line of the Hyatt Rec property, this is the public right-  
13 of-way for Hyattstown Mill Road. The area to the south of the property line will be  
14 restored with sod in accordance with Montgomery County criteria, and the area to the  
15 north of the property line will have the landscaping installed. So there will be holly's that  
16 anchor in either end of a yew hedge that will extend across the entire frontage of their  
17 property.

18 MS. ANAHTAR: So, how tall are they going to be?

19 MR. CRUM: The yews can be maintained with pruning to basically, you  
20 know, 3 feet or lower. The holly's will grow to approximately 6 feet.

1 MR. FULLER: I'm feeling very, as if we're in an awkward situation.  
2 Because it's now been sort of split apart, I think we would look very weak if we tried to  
3 condition the approval on this plan to have to do something on an adjoining property  
4 owner's land, I think that would be overturned very quickly, because it's a different  
5 property owner. But the paving that's here was put in the for the benefit of the other. I  
6 think we need them to come back with a joint application, and our recommendation here  
7 should be to deny the application, because this pavement, we should really, should be  
8 having it removed, because it certainly has nothing to do with the Rec Association. If  
9 they want to be forthright and come in before us with both halves together, and to talk  
10 about it. But I just feel very weak because if we try to condition this plan to go on the  
11 adjoining property owner's land, that's not going to look fair to the County. I also think  
12 there's a problem as it relates to, you know, the County has rules about how you have to  
13 have curb cuts off of public rights of way, and I can't imagine that the paving running the  
14 entire length of this meets any DOT standards. But that's not our issue.

15 MS. O'MALLEY: Well, I would, I'd be inclined to support that idea. I  
16 feel as though the Rec Department allowed the Fire Department to come and take away  
17 all the green space that the community had, and now the Rec Department won't give back  
18 green space. I mean, it's an awkward situation to be in, if it's two different entities. Is it  
19 possible to have them come back together, Gwen?

20 MS. WRIGHT: Yes, I think you can, yes, I think that the, if, I think  
21 there's two ways to go. One would be to say to this applicant, we want to continue this  
22 case and we want you to come back in with some sort of a joint application, between the  
23 Fire Department and Hyattstown Recreation, and look at what kind of landscaping you  
24 can extend onto the Hyattstown Fire Department owned property. The other alternative

1 would be to simply address the specific landscaping that is proposed for the Hyattstown  
2 Rec property, and to say that you don't feel that's sufficient. And for that reason, again,  
3 you are not recommending approval of the original paving, with this proposed  
4 landscaping as the mitigation.

5 MR. FULLER: Because the original application was that this parking lot  
6 was for the Fire Department.

7 MS. WRIGHT: Yes.

8 MR. FULLER: There was no discussion of it being for the Rec  
9 Association.

10 MS. WRIGHT: It was for training and the various Fire Department uses  
11 that have been described.

12 MR. FULLER: I think the helicopter is new, but the rest, I think, are  
13 consistent.

14 MS. ALDERSON: I'm also more comfortable encouraging a joint  
15 application, because there is, there's clearly the relationship of shared use. And more  
16 landscaping on the recreational property doesn't solve the problem of landscaping lost  
17 closer to the street, where more people see it, so I have that concern. I'm also concerned  
18 that it's possible that the staff proposal may not functionally address the Fire Department  
19 needs, in which case we would still need to talk about some other kind of landscaping,  
20 possibly returning that strip that's next to the driveway, which I can't imagine would  
21 impede a helicopter from landing, grass is grass. And it may not even impede the use of  
22 that area as a training facility. So when it spills a foot off of the pavement, you know,  
23 once in five years, that's probably not going to be a disaster. So maybe that simply  
24 returning grass where grass could be, is the other alternative.

1                   MR. FULLER: Well, 60 percent of this is public driveway anyhow, they  
2 paved out to public, I mean it's not even their land. If you're representing the applicant,  
3 do you want to have this continued or do you want it voted on?

4                   MR. CRUM: We'll withdraw our objection to Condition No. 2.

5                   MR. FULLER: And I'll make a motion that we approve Case 10/59-05C.  
6 I would reword Condition No. 1, if the landscape plan be reviewed and approved, and  
7 implemented, rather than implemented before it's reviewed and approved.

8                   MS. O'MALLEY: Is there a second?

9                   MS. ALDERSON: I'll second.

10                  MS. O'MALLEY: Anymore discussion? All in favor, raise your right  
11 hand. It's unanimous.  
12 MR. CRUM: Thank you very much.

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THE HISTORIC PRESERVATION COMMISSION

- X :  
HISTORIC AREA WORK PERMIT - : HPC Case No. 10/59-05C  
10510 Hyattstown Mill Road :  
:
- X :  
HISTORIC AREA WORK PERMIT - : HPC Case No. 31/075E  
10001 Menlo Avenue :  
:
- X :  
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05CC  
7116 Maple Avenue :  
:
- X :  
HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06-05I  
10316 Armory Avenue :  
:
- X :  
PRELIMINARY CONSULTATION - : HPC Case No.  
1415 Spring Street :  
:
- X

A meeting in the above-entitled matter was held on Wednesday, June 22,  
2005, commencing at 7:45 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver  
Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Tom Jester

Caroline Alderson

Timothy Duffy

Lee Burstyn

Jeff Fuller

Warren Fleming

Nuray Anahtar

David Rotenstein

ALSO PRESENT:

Tania Tully

Gwen Wright, Staff

Anne Fothergill, Staff

APPEARANCES

STATEMENT OF:

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Steve Crum, Esq.	11	
Teresa Nielson		24
Janice & Eric Stith	34	
Larry Cole	48	
Lisa Bontempo		52
Shawn Bushway		54
Susan Stam	57	
Jane Sassoon	60	
Ruth Alpert	63	
Scott Calvert	65	
Matthew Goodman	66	
Ryan Schwent	69	
Webb Smedley		70
Wayne Goldstein	74	

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PROCEEDINGS

MS. O'MALLEY: Good evening and welcome to the June 22nd of the Historic Preservation Commission. I'm Julia O'Malley and I'm the Chair, and I'm going to have the Commissioner's introduce themselves, starting on my left.

MR. BURSTYN: Lee Burstyn, Rockville.

MR. FLEMING: Warren Fleming, Damascus.

MR. DUFFY: Tim Duffy, Potomac.

MR. FULLER: Jeff Fuller, Brookville.

MR. ROTENSTEIN: David Rotenstein, Silver Spring.

MS. ALDERSON: Caroline Alderson, Takoma Park.

MS. ANAHTAR: Nuray Anahtar, Bethesda.

MR. JESTER: Tom Jester, Chevy Chase.

MS. O'MALLEY: And the staff.

MS. WRIGHT: Gwin Wright, Historic Preservation Supervisor.

MS. FOTHERGILL: Anne Fothergill, Historic Preservation Planner.

MS. TULLY: Tania Tully, Historic Preservation Planner.

MS. O'MALLEY: Have these work permits been duly advertised?

MS. TULLY: Yes, they were advertised in the June 8th issue of the Montgomery Examiner.

MS. O'MALLEY: And I wanted to remind those in the audience that if anybody wants to speak about one of the work permits, who is not the applicant themselves, to fill out a form at the back and give it to the staff. Is there anyone here tonight that wishes to speak in opposition to Case B, 55 Elm Avenue, in Takoma Park? Is there anyone to speak against Case E, 7518 Carol Avenue? To speak against Case F, 10 Laurel Parkway, Chevy Chase? To speak against Case I, 37 Oxford Street, Chevy

1 Chase? To speak against J, 10320 Fawcett Street, in Kensington? To speak against K,  
2 7300 Baltimore Avenue, Takoma Park?

3 MR. FULLER: Madame Chair, hearing none, I move that we approve  
4 Case 37/03-05BB, at 55 Elm Street, Case 37/03-05DD, at 7518 Carol Avenue, Case  
5 35/13-05L at 10 Laurel Parkway, making note of the revised drawing showing a 2 foot  
6 narrower driveway that were submitted to staff. Case 35/13-05O at 37 Oxford Street,  
7 making note of the revised drawings that were resubmitted, and cautioning the applicant  
8 to comply with all DEP and Chevy Chase regulations, as it relates to erosion control,  
9 fencing, etc. Case J, at 31/06-05J, noting that the fence top will be horizontal and not  
10 scalloped, as noted in the plans. And Case 37/03-05FF at 7300 Baltimore Avenue.

11 MS. O'MALLEY: Any discussion? Is there a second?

12 MR. ROTENSTEIN: Second.

13 MS. O'MALLEY: All in favor, raise your right hand. So those are  
14 approved, and if any of those cases were your cases, thank you for working carefully with  
15 the staff and making our job easier, and you may go home. The first case that we'll hear  
16 tonight is Case A, 10519 Hyattstown Mill Road.

17 MS. WRIGHT: Thank you. For the record, I'm Gwin Wright, Historic  
18 Preservation Supervisor. I'm presenting this case this evening, although it was originally  
19 reviewed Michele Oaks, and she is on leave today. I will quickly go through a power  
20 point presentation, to orient you to the site.

21 This historic area work permit application involves changes to a building  
22 that houses the Hyattstown Volunteer Fire Department operations, and the adjacent  
23 building that is owned by a private non-profit group called Hyattstown Recreation, that's  
24 related to the volunteer fire department.



1           The property is at the corner of Route 355 and Hyattstown Mill Road, in  
2 the Hyattstown Historic District. The fire station is the building that you see right here;  
3 in 1996 the Historic Preservation Commission approved this metal building for additional  
4 housing of fire equipment. This is an old slide in that it shows the, one of the areas that  
5 we're going to be talking about today; this area that had been a grassy area, but that was  
6 paved in 2003.

7           Again, here's a closer view, this is as if you were driving down Hyattstown  
8 Mill Road, looking across the fire station property, towards the metal building, and you  
9 see the grassy area and then the driveway leading to the metal building. And the change  
10 that happened in 2003 is that the grassy area to the left in this picture was paved over.

11           The paving was subject to a stop work order, and actually never has been  
12 fully finished out; the sort of top coat of paving material has never been placed on the  
13 property. This is, again, described in your staff report, the whole procedural history on  
14 this. This was subject to a stop work order, notice of violation; representatives of the fire  
15 department came in and requested retroactive approval of the paving.

16           The Commission denied that request for retroactive approval. A copy of  
17 the denial decision is attached to your packet, and the denial was not appealed to the  
18 Board of Appeals. But we also did not take additional enforcement action, we continued  
19 periodically to talk to fire department, volunteer fire department representatives, to  
20 encourage them to submit a new historic area work permit, with some landscaping; which  
21 seemed to be the direction that the Board was going, back in 2003.

22           Then again, here's a view of the paving, and it shows how it is really not  
23 finished, it is lower than the paving that had existed there prior to 2003, the top coat has  
24 never really been installed. Again, looking at the back of the fire station, this is from

1 Hyattstown Mill Road. You'll see that in the staff recommendations, we are  
2 recommending landscaping.

3 The applicants proposed landscaping in the area where the new partial  
4 paving has been installed, and we're really recommending that that landscape be  
5 continued down towards Route 355, Frederick Road. This is looking at it, almost from  
6 the corner of 355; the area beyond the dumpster is where the applicants proposing the  
7 new paving.

8 Staff is recommending, is proposing the new landscaping to mitigate the  
9 new paving. We are recommending that landscaping be extended forward of the  
10 dumpster, to the existing parking lot as well. Just beyond the dumpster, you can see the  
11 small, one and a half story house, which is also owned by Hyattstown Recreation, which  
12 is a private non-profit group that is affiliated with the volunteer fire department. And this  
13 is where a more recent case of an addition has been taking place.

14 Yet another view right from the corner of Frederick Road, to the area that  
15 staff feels should be landscaped, that whole length, down from Frederick Road to the  
16 driveway; it goes into the metal building. This is looking at the rear of the fire station,  
17 and there is a small section of green area still remaining between the fire station and the  
18 property, to the north.

19 This is the front of the fire station, again, showing that there is a lot of  
20 paving on this site. This is looking from the metal building, across, towards Hyattstown  
21 Mill Road, where there is a small playground, tot lot park that's owned by Maryland  
22 National Capital Park and Planning.

23 This is, again, an image, getting into the second part of this, of the house,  
24 which is where the addition is being proposed. This is looking back at the parking lot,  
25 from that tot lot. And that's the end of the slide show. One thing that I'd like to make, if

1 we could just go back to quickly, is the building that's being added onto is a newer  
2 building within the historic district, in the sense that, you know, Hyattstown was founded  
3 in 1794. This building is built of concrete block, with vinyl siding. We don't have an  
4 exact date of construction, but we would guess probably post World War II. So it is not  
5 one of the really old buildings in the District.

6 The addition that's being proposed is a one story rear extension that would  
7 be about the same length as the white, it would go about as far as the white garage that  
8 you see in the slide, but would be no higher than the existing house. It would have vinyl  
9 siding, a very, very simple facade, with windows and a door facing the view that you see  
10 now.

11 What staff is essentially recommending in this staff report is that we try to  
12 resolve both of these retroactive cases now, at this point, now, that the addition to the  
13 small house is acceptable, from an architectural standpoint, but that we feel that they  
14 shouldn't proceed with completing that addition until we know that the landscaped plan  
15 that we've been talking about for a couple of years now, actually is implemented.

16 And again, we're suggesting that that landscape strip that they're  
17 proposing, which is, I believe, a combination of holly's and yews, not only be in the area  
18 of new paving, where you see from the dumpster, sort of beyond, but also be continued  
19 forward, for the parking lot that goes up to 355. We're also suggesting, again, on that  
20 new addition, that the vinyl siding is acceptable, but that the windows and doors should  
21 be wood. The windows could be wood that's cladode with aluminum or vinyl, but they  
22 should be a good quality window.

23 If they're looking at putting in muttons, they should be the simulated, true  
24 divided light integral muttons, but if they don't want to do that, they should probably just  
25 go with simple one over one windows, which would also be appropriate. I think with

1 that, it's all I really have to say, in terms of a staff report, unless you have some  
2 questions?

3 MR. FULLER: Gwin, was there a building permit issued for the addition?

4 MS. WRIGHT: Yes, there was, and it was issued mistakenly by the  
5 Department of Permitting Services.

6 MR. FULLER: Okay.

7 MS. O'MALLEY: Are there any questions for the staff?

8 MS. ALDERSON: Just one. Is your staff recommendation to accept vinyl  
9 siding in this case, which is very unusual, even for new construction, for us, because of  
10 its relationship with the recent construction?

11 MS. WRIGHT: Yes, in this case, the building is a concrete block building  
12 with vinyl siding on it already, and so the addition, I think did make sense for us for it to  
13 be vinyl. The whole building is essentially a non-contributing, or out of period resource  
14 within the district, and if anything, doing a different siding material might call more  
15 attention to the addition, rather than less attention. I think we, think it should be pretty  
16 much of a background kind of building.

17 MS. O'MALLEY: Would the applicant like to come up?

18

18 MR. CRUM: Good evening, Madame Chairwoman and Members of the  
19 Commission. For the record, my name is Steve Crum, I work for McCrease, Hendricks  
20 & Glascock, and I'm here representing the applicant this evening. The applicant is in  
21 agreeance with the staff recommendations, with the exception of No. 2. We would like to  
22 point out that the Hyatt Rec, the applicant, does not own the property where staff is  
23 suggesting that the additional landscaped strip be extended to 355. That is the property of  
24 the volunteer fire company, and there is a property line there. It would require Hyatt Rec

1 to, essentially, get an easement from the fire company, in order to install that landscaping.  
2 It would also interrupt the parking facility that is there, which is used by the volunteers  
3 when they respond to calls. We'd also like to point out that the asphalt that was installed  
4 is not in the strictest sense, a parking lot, but it is a training facility. The department  
5 acquired a rather large piece of fire apparatus prior to installing that pavement, they need  
6 an area to be allowed to train on that piece of apparatus. It is a rather unwieldy piece of  
7 apparatus, it's a tanker truck, that requires a great deal of skill in operating. This asphalt  
8 area is also used as a, an evacuation helipad, in the event of an emergency, and that's  
9 primarily why this area was paved, was to make it available for a Medivac helicopter, as  
10 well as training for this fire apparatus.

11 MR. FULLER: Question, you said that the front property is owned by the  
12 volunteer fire department?

13 MR. CRUM: That's correct.

14 MR. FULLER: And who was it you paid for the paving of that out lot two  
15 years ago?

16 MR. CRUM: I assume that it was the Hyatt Rec people, they're the, they  
17 have a close working relationship with the fire company, but it's not the fire company's.

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5 MS. O'MALLEY: So you didn't pave the paving that we're reviewing?

6 MR. CRUM: We didn't, we're engineers, we didn't prepare plans for the  
7 paving, no. The paving was done with, to my knowledge, without a permit, and was  
8 done at least two years ago.

9 MS. O'MALLEY: By the fire department?

10 MR. CRUM: Right.

11 MS. O'MALLEY: And so is that on your property that they did that?

12 MR. CRUM: Well, it's on Hyatt Rec's property, yes it is.

13 MS. ALDERSON: So what alternatives, rather than recommend, if we  
14 look at an alternative to the staff's recommendation, it would be to modify the portion of  
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20 that's owned by the fire department, that is the dumpster forward, towards Route 355.

21 MS. O'MALLEY: It does seem you have a very close working  
22 relationship with them.

23 MR. CRUM: There's no question that there's a close working relationship  
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2 burning, not from the rec association?

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5 MR. ROTENSTEIN: Is there a reason why the fire department isn't  
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12 MR. FULLER: The testimony last time, Jeff Gross testified that the  
13 Hyattsville fire department and its corporation, Hyatt Rec, Inc., have been doing business  
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17 directors and its own incorporation laws.

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19 realize the problem that's occurred here, and what we have lost as a community, the  
20 Hyattstown Community, has lost by having all of this paving. I would think that for the  
21 community, you and the fire department would work together to put back the buffer, as  
22 recommended by staff.

23 MR. CRUM: We are creating a buffer on the Hyatt Rec property, which is  
24 where the additional pavement was done. If you would go back to the slides of, prior to

1 the paving at the rear of the fire company, this paving already exists. I mean, it existed at  
2 the time before the unfinished paving was installed.

3 MR. ALDERSON: However is the impression clarified, my  
4 understanding was that this application does not propose to put back the grass that was  
5 removed, --

6 MR. CRUM: That's correct

7 MS. ALDERSON: -- unless --

8 MR. CRUM: We're not putting all the grass back, no ma'am.

9 MS. ALDERSON: Just the portion on this roadway, this, --

10 MR. CRUM: Yes.

11 MS. ALDERSON: -- along the roadway?

12 MR. CRUM: Yes, ma'am.

13 MS. WRIGHT: Beyond the dumpster.

14 MS. O'MALLEY: Lee?

15 MR. BURSTYN: I have a question, you mentioned the medivac  
16 helicopter, has that ever been used on this site before? Because I noticed power lines  
17 there, it looks kind of like a little tight to me.

18 MR. CRUM: It is tight, however, I believe it has been used.

19 MR. FULLER: Do you know why that wasn't part of the testimony when  
20 they came before us about putting in the parking lot?

21 MR. CRUM: I do not know the answer to that question.

22 MR. FULLER: I mean, this whole ownership issue is somewhat  
23 confusing, because the parking lot was put in the benefit of the fire department. The fire  
24 department was the organization that testified in front of us last time, and now you're  
25 using that as an excuse because it's a different property owner, as a reason why the



1 landscaping shouldn't be extended on the other property. From an engineering  
2 standpoint, if they put in this much asphalt, what would the requirements from DEP be, in  
3 terms of mitigating the runoff?

4 MR. CRUM: I believe that the landscaping that we're proposing would  
5 address the runoff.

6 MS. ANAHTAR: Could you please explain the proposed landscaping,  
7 what are the plans? I just cannot read them, it's too small.

8 MS. WRIGHT: Circle 11 is what we're looking at, it is small. The three  
9 larger blobs are holly's and the little blobs are yews.

10 MR. CRUM: I apologize for not bringing the landscape plan with me this  
11 evening. However, the cross hatch area here is the area of existing pavement that will be  
12 removed from, this is the property line of the Hyatt Rec property, this is the public right-  
13 of-way for Hyattstown Mill Road. The area to the south of the property line will be  
14 restored with sod in accordance with Montgomery County criteria, and the area to the  
15 north of the property line will have the landscaping installed. So there will be holly's that  
16 anchor in either end of a yew hedge that will extend across the entire frontage of their  
17 property.

18 MS. ANAHTAR: So, how tall are they going to be?

19 MR. CRUM: The yews can be maintained with pruning to basically, you  
20 know, 3 feet or lower. The holly's will grow to approximately 6 feet.

1 MR. FULLER: I'm feeling very, as if we're in an awkward situation.  
2 Because it's now been sort of split apart, I think we would look very weak if we tried to  
3 condition the approval on this plan to have to do something on an adjoining property  
4 owner's land, I think that would be overturned very quickly, because it's a different  
5 property owner. But the paving that's here was put in the for the benefit of the other. I  
6 think we need them to come back with a joint application, and our recommendation here  
7 should be to deny the application, because this pavement, we should really, should be  
8 having it removed, because it certainly has nothing to do with the Rec Association. If  
9 they want to be forthright and come in before us with both halves together, and to talk  
10 about it. But I just feel very weak because if we try to condition this plan to go on the  
11 adjoining property owner's land, that's not going to look fair to the County. I also think  
12 there's a problem as it relates to, you know, the County has rules about how you have to  
13 have curb cuts off of public rights of way, and I can't imagine that the paving running the  
14 entire length of this meets any DOT standards. But that's not our issue.

15 MS. O'MALLEY: Well, I would, I'd be inclined to support that idea. I  
16 feel as though the Rec Department allowed the Fire Department to come and take away  
17 all the green space that the community had, and now the Rec Department won't give back  
18 green space. I mean, it's an awkward situation to be in, if it's two different entities. Is it  
19 possible to have them come back together, Gwen?

20 MS. WRIGHT: Yes, I think you can, yes, I think that the, if, I think  
21 there's two ways to go. One would be to say to this applicant, we want to continue this  
22 case and we want you to come back in with some sort of a joint application, between the  
23 Fire Department and Hyattstown Recreation, and look at what kind of landscaping you  
24 can extend onto the Hyattstown Fire Department owned property. The other alternative

1 would be to simply address the specific landscaping that is proposed for the Hyattstown  
2 Rec property, and to say that you don't feel that's sufficient. And for that reason, again,  
3 you are not recommending approval of the original paving, with this proposed  
4 landscaping as the mitigation.

5 MR. FULLER: Because the original application was that this parking lot  
6 was for the Fire Department.

7 MS. WRIGHT: Yes.

8 MR. FULLER: There was no discussion of it being for the Rec  
9 Association.

10 MS. WRIGHT: It was for training and the various Fire Department uses  
11 that have been described.

12 MR. FULLER: I think the helicopter is new, but the rest, I think, are  
13 consistent.

14 MS. ALDERSON: I'm also more comfortable encouraging a joint  
15 application, because there is, there's clearly the relationship of shared use. And more  
16 landscaping on the recreational property doesn't solve the problem of landscaping lost  
17 closer to the street, where more people see it, so I have that concern. I'm also concerned  
18 that it's possible that the staff proposal may not functionally address the Fire Department  
19 needs, in which case we would still need to talk about some other kind of landscaping,  
20 possibly returning that strip that's next to the driveway, which I can't imagine would  
21 impede a helicopter from landing, grass is grass. And it may not even impede the use of  
22 that area as a training facility. So when it spills a foot off of the pavement, you know,  
23 once in five years, that's probably not going to be a disaster. So maybe that simply  
24 returning grass where grass could be, is the other alternative.

1                   MR. FULLER: Well, 60 percent of this is public driveway anyhow, they  
2 paved out to public, I mean it's not even their land. If you're representing the applicant,  
3 do you want to have this continued or do you want it voted on?

4                   MR. CRUM: We'll withdraw our objection to Condition No. 2.

5                   MR. FULLER: And I'll make a motion that we approve Case 10/59-05C.  
6 I would reword Condition No. 1, if the landscape plan be reviewed and approved, and  
7 implemented, rather than implemented before it's reviewed and approved.

8                   MS. O'MALLEY: Is there a second?

9                   MS. ALDERSON: I'll second.

10                  MS. O'MALLEY: Anymore discussion? All in favor, raise your right  
11 hand. It's unanimous.  
12 MR. CRUM: Thank you very much.

Hyattstown Fire Station

24 May 05

- Retrospective HMAP for new addition to bungalow

- DPB revoke building permit - ask County Attorney

June 1st → June 22nd.

left side addition - window addition  
front elevation drawing -  
height of roof taller - make it smaller

material → vinyl exterior  
2001 vinyl installed

plot new @ mncppc

landscaping requirements 5% of  
disturbed area 7400± -

parking lot design / master plan of  
parking lot flow -

landscape buffers all the way down 355 -

Quick growing plants / evergreen?

implementing landscaping when?

STAFF ITEM/FY1

LAW OFFICES

**KING & ATTRIDGE**

KENNETH D. SMITH  
ksmith@kingattridge.com

THE ANDERSON HOUSE  
39 WEST MONTGOMERY AVENUE  
ROCKVILLE, MARYLAND 20850  
(301) 279-0780  
FACSIMILE (301) 279-2988

ADMITTED IN MARYLAND,  
THE DISTRICT OF COLUMBIA  
AND VIRGINIA

September 8, 2005

Ms. Julia O'Malley, Chair  
The Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

Re: Application For Historic Area Work Permit No. 38574S  
Case No. 10/59-05C

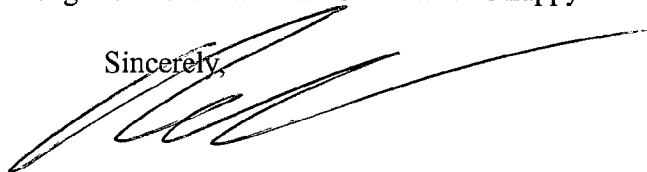
Dear Ms. O'Malley:

I write on behalf of Hyatt Recreation, Inc., who is the Applicant in the above-noted case. As you will note, there has been a ruling that this application would be approved, pending the completion and inspection of certain landscaping work on the subject property. This will inform you that the landscaping work can not be undertaken as shown on the plans submitted..

The reasons for this are two-fold. In the first place, the plans submitted show work extending all the way to Route 355. However, Hyatt Recreation does not own the property fronting on Route 355, and can not encumber that neighboring property. Secondly, Hyatt Recreation's property is used primarily by Hyatt Recreation's tenant, the Hyattstown Volunteer Fire Department ("HVFD"). HVFD has informed us that the plans as currently drawn would prevent its use of the property in several ways. Specifically, HVFD would be unable to: fill its tanker trucks; maneuver/park its large apparatus without blocking Route 355 ; land helicopters for medical evacuation; perform driver training activities.

Hyatt proposes to re-submit its application with a new plan which is true to the aesthetic intent of the plans previously submitted but which will leave enough operating space for the HVFD to do its job. We will submit these plans to you as soon as they are completed. I am sorry for the confusion and commit to working with you through to a result with which all will be happy.

Sincerely,




Kenneth D. Smith



Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #385745, for rear addition and landscape alterations at 15019 Hyattstown Mill Road, Clarksburg; Hyattstown Historic District

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application and drawings for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions.**

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been reviewed, approved and implemented in its entirety.
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be cladded on the exterior in aluminum or vinyl.

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

Applicant: Hyatt Recreation Inc.

Address: ~~15019~~ <sup>15019 DN tax assessment</sup> Hyattstown Mill Road in the Hyattstown Historic District

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

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

385745

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb  
Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248

Address: 15019 Hyattstown Mill Rd. Clarksburg, MD 20871  
Street Number City State Zip Code

Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211

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

Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

**LOCATION OF BUILDING/PREMISE**

House Number: 15019 Street: Hyattstown Mill Road

Town/City: Clarksburg Nearest Cross Street: Frederick Road

Lot: 109 Block: \_\_\_\_\_ Subdivision: Hyattstown

Liber: 10246 Folio: 241 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 150,000

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

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

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

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

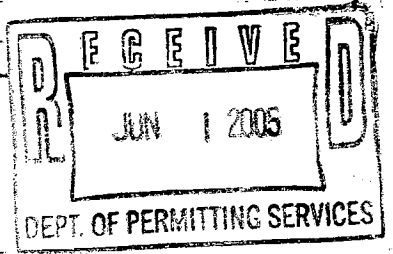
**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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

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

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

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



Peggy Webb  
Signature of owner or authorized agent

June 1, 2005  
Date

Approved: **X W/CONDITIONS** For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: June 28, 2005  
 Application/Permit No.: 385745 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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

271288

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Two story brick firehouse, circa 1945, existing asphalt  
parking lot on the south and east sides (rear) New firehouse  
on rear lot, circa 1996, with concrete driveway to  
Hyattstown Mill Road.

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

Asphalt to be extended from existing lot to concrete  
driveway. Addition to be added to existing dwelling now  
use for storage.

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).


271288



Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #385745, for rear addition and landscape alterations at 15019 Hyattstown Mill Road, Clarksburg; Hyattstown Historic District

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application and drawings for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions.**

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Address: 15019 Hyattstown Mill Road in the Hyattstown Historic District

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240/777-6370

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

385745

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Lot: 109 Block: Subdivision: Hyattstown

Liber: 10246 Folio: 241 Parcel:

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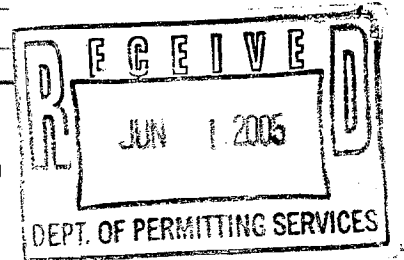
1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, AC, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other

1B. Construction cost estimate: \$ 150,000

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



PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:

2B. Type of water supply: 01 [ ] WSSC 02 [X] Well 03 [ ] Other:

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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 of owner or authorized agent

Date: June 1, 2005

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: June 28, 2005

Application/Permit No.: 385745 Date Filed: Date Issued:

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241288

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241288



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

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HISTORIC PRESERVATION COMMISSION  
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385745

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- Slab
- Room Addition
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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.

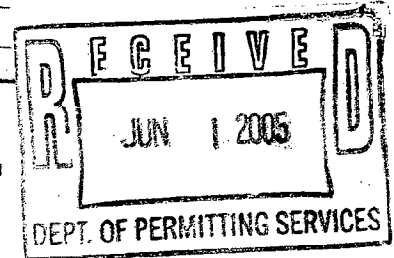
Peggy Webb  
Signature of owner or authorized agent

June 1, 2005  
Date

Approved: **X W/CONDITIONS** For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: June 28, 2005

Application/Permit No.: 385745 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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

241288

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Two story brick firehouse, circa 1945, existing asphalt  
parking lot on the south and east sides (rear) New firehouse  
on rear lot, circa 1996, with concrete driveway to  
Hyattstown Mill Road.

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

Asphalt to be extended from existing lot to concrete  
driveway. Addition to be added to existing dwelling now  
use for storage.

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 canopy 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.


241288



Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #385745, for rear addition and landscape alterations at 15019 Hyattstown Mill Road, Clarksburg; Hyattstown Historic District

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application and drawings for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**.

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been reviewed, approved and implemented in its entirety.
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be cladded on the exterior in aluminum or vinyl.

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

Applicant: Hyatt Recreation Inc.

Address: 15019 Hyattstown Mill Road in the Hyattstown Historic District

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
240/777-6170

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

385745

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb
Daytime Phone No.: 301-663-4988

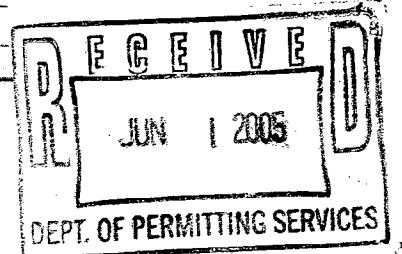
Tax Account No.: 02-03472761
Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248
Address: 15019 Hyattstown Mill Rd, Clarksburg, MD 20871
Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211
Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

LOCATION OF BUILDING/PREMISE

House Number: 15019 Street: Hyattstown Mill Road
Town/City: Clarksburg Nearest Cross Street: Frederick Road
Lot: 109 Block: Subdivision: Hyattstown
Liber: 10246 Folio: 241 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

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



1B. Construction cost estimate: \$ 150,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [ ] WSSC 02 [X] 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 of owner or authorized agent: Peggy Webb Date: June 1, 2005

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: Signature: Julia O'Malley Date: June 28, 2005
Application/Permit No.: 385745 Date Filed: Date Issued:

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

24728E

1. **WRITTEN DESCRIPTION OF PROJECT**

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

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on rear lot, circa 1996, with concrete driveway to  
Hyattstown Mill Road.

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

Asphalt to be extended from existing lot to concrete  
driveway. Addition to be added to existing dwelling now  
use for storage.

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;
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- 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.
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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.
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6. **TREE SURVEY**

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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.


24728E



Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #385745, for rear addition and landscape alterations at 15019 Hyattstown Mill Road, Clarksburg; Hyattstown Historic District

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application and drawings for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**.

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been reviewed, approved and implemented in its entirety.
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be clad on the exterior in aluminum or vinyl.

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

Applicant: Hyatt Recreation Inc.

Address: 15019 Hyattstown Mill Road in the Hyattstown Historic District

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

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

385745

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb  
Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248

Address: 15019 Hyattstown Mill Rd. Clarksburg, MD 20871  
Street Number City State Zip Code

Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211

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

Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

### LOCATION OF BUILDING/PREMISE

House Number: 15019 Street: Hyattstown Mill Road

Town/City: Clarksburg Nearest Cross Street: Frederick Road

Lot: 109 Block: \_\_\_\_\_ Subdivision: Hyattstown

Liber: 10246 Folio: 241 Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 150,000

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

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

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

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

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

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

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

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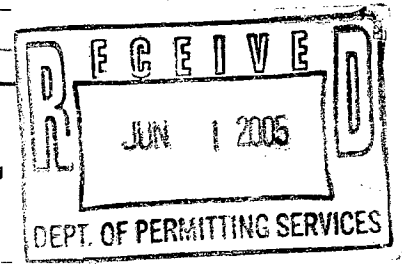
Peggy Webb  
Signature of owner or authorized agent

June 1, 2005  
Date

Approved: **X W/CONDITIONS** For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: June 28, 2005

Application/Permit No.: 385745 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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

27128E

1. **WRITTEN DESCRIPTION OF PROJECT**

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

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4. **MATERIALS SPECIFICATIONS**

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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.
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6. **TREE SURVEY**

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

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27128E




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #385745, for rear addition and landscape alterations at 15019 Hyattstown Mill Road, Clarksburg; Hyattstown Historic District

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application and drawings for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions.**

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been reviewed, approved and implemented in its entirety.
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be cladded on the exterior in aluminum or vinyl.

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Applicant: Hyatt Recreation Inc.

Address: 15019 Hyattstown Mill Road in the Hyattstown Historic District

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

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

385745

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb

Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248

Address: 15019 Hyattstown Mill Rd, Clarksburg, MD 20871

Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211

Contractor Registration No.:

Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

LOCATION OF BUILDING/PREMISE

House Number: 15019 Street: Hyattstown Mill Road

Town/City: Clarksburg Nearest Cross Street: Frederick Road

Lot: 109 Block: Subdivision: Hyattstown

Liber: 10246 Folio: 241 Parcel:

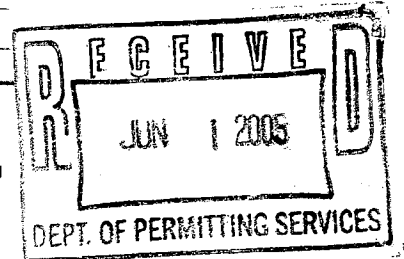
PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other



1B. Construction cost estimate: \$ 150,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 X 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:

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Signature of owner or authorized agent

Date: June 1, 2005

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: June 28, 2005

Application/Permit No.: 385745 Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

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24728E

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24728E





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

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

DPS - #8

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

385745

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb

Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

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Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

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Town/City: Clarksburg Nearest Cross Street: Frederick Road

Lot: 109 Block: \_\_\_\_\_ Subdivision: Hyattstown

Liber: 10246 Folio: 241 Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 150,000

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

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

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

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

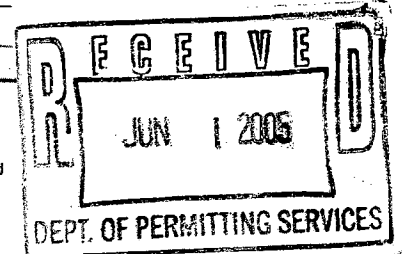
### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

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

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



Peggy Webb  
Signature of owner or authorized agent

June 1, 2005  
Date

Approved: **X W/CONDITIONS** For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: June 28, 2005

Application/Permit No.: 385745 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

241288

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Two story brick firehouse, circa 1945, existing asphalt  
parking lot on the south and east sides (rear) New firehouse  
on rear lot, circa 1996, with concrete driveway to  
Hyattstown Mill Road.

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

Asphalt to be extended from existing lot to concrete  
driveway. Addition to be added to existing dwelling now  
use for storage.

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 drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

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

241288

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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit #385745, for rear addition and landscape alterations at 15019 Hyattstown Mill Road, Clarksburg; Hyattstown Historic District

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application and drawings for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions.**

1. The stop work order will not be lifted on the new addition construction until the landscape plan has been reviewed, approved and implemented in its entirety.
2. The proposed landscape strip will continue to the ROW at MD 355.
3. The windows and doors on the new addition will be fabricated of wood. If the applicants choose to utilize windows with a muntin profile, they will be a simulated divided light wood window, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. The windows may be clad on the exterior in aluminum or vinyl.

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

Applicant: Hyatt Recreation Inc.

Address: 15019 Hyattstown Mill Road in the Hyattstown Historic District

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

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

385745

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ms. Peggy Webb

Daytime Phone No.: 301-663-4988

Tax Account No.: 02-03472761

Name of Property Owner: Hyatt Recreation, Inc. Daytime Phone No.: 301-831-8248

Address: 15019 Hyattstown Mill Rd. Clarksburg, MD 20871  
Street Number City State Zip Code

Contractor: Sherrard Design & Build, Inc. Phone No.: 301-663-8211

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

Agent for Owner: Ms. Peggy Webb Daytime Phone No.: 301-663-4988

### LOCATION OF BUILDING/PREMISE

House Number: 15019 Street: Hyattstown Mill Road

Town/City: Clarksburg Nearest Cross Street: Frederick Road

Lot: 109 Block: \_\_\_\_\_ Subdivision: Hyattstown

Liber: 10246 Folio: 241 Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 150,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

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

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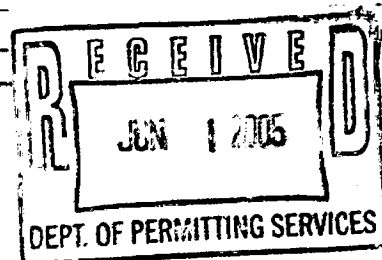
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition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



Peggy Webb  
Signature of owner or authorized agent

June 1, 2005  
Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: June 28, 2005

Application/Permit No.: 385745 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

24528E

**1. WRITTEN DESCRIPTION OF PROJECT**

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

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

Asphalt to be extended from existing lot to concrete driveway. Addition to be added to existing dwelling now use for storage.

**2. SITE PLAN**

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- 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.

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24528E

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27128E

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27128E

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**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 28, 2008

**Ms. Peggy Webb**  
Hyattstown Recreation Inc.  
15019 Hyattstown Mill Road  
Clarksburg, Maryland 20871

Re: Roof replacement at 15019 Hyattstown Mill Road, Hyattstown Historic District

Dear Ms. Webb:

This letter is in response to your proposal to remove the existing asphalt shingles from the roof of your property and replace them with CertainTeed Landmark Premium shingles. Your request to remove the existing asphalt shingle roof from the house and replace it with the same material is considered an in-kind replacement; as such your request is approved.

If any additional exterior alterations and revisions to this site are proposed they must be reviewed by the HPC prior to the project's commencement.

This letter will serve as your official approval to replace the existing asphalt roof on the house. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you for your cooperation and assistance in this matter.

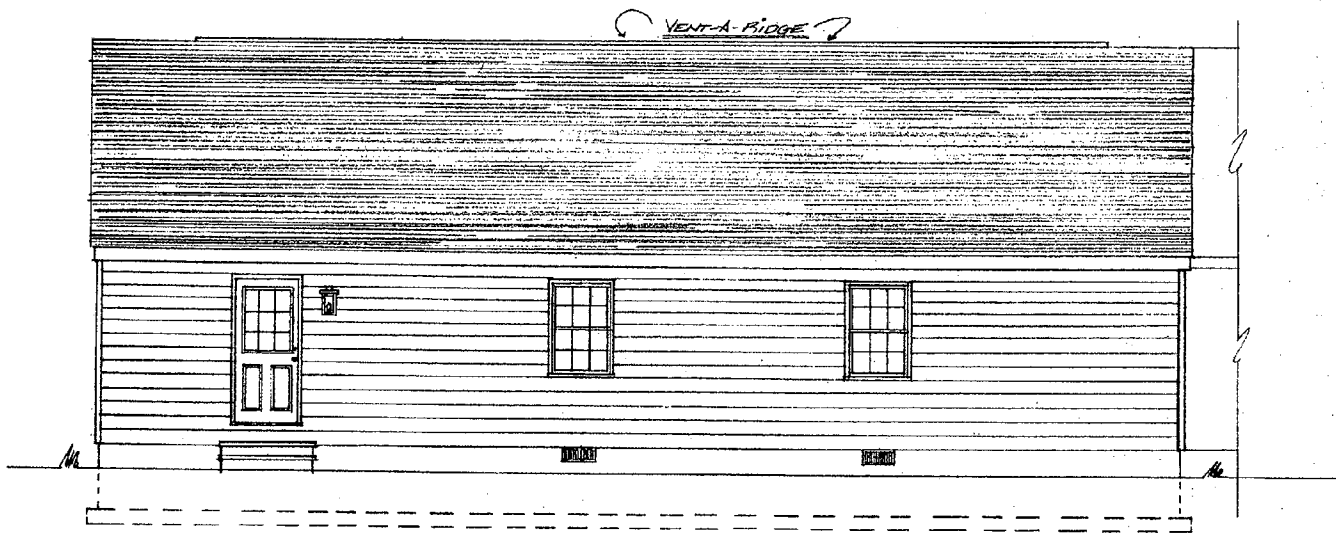
Sincerely,

A handwritten signature in black ink that reads "Joshua D. Silver".

Joshua D. Silver  
Senior Planner

Cc: Carla Reid, Department of Permitting Services

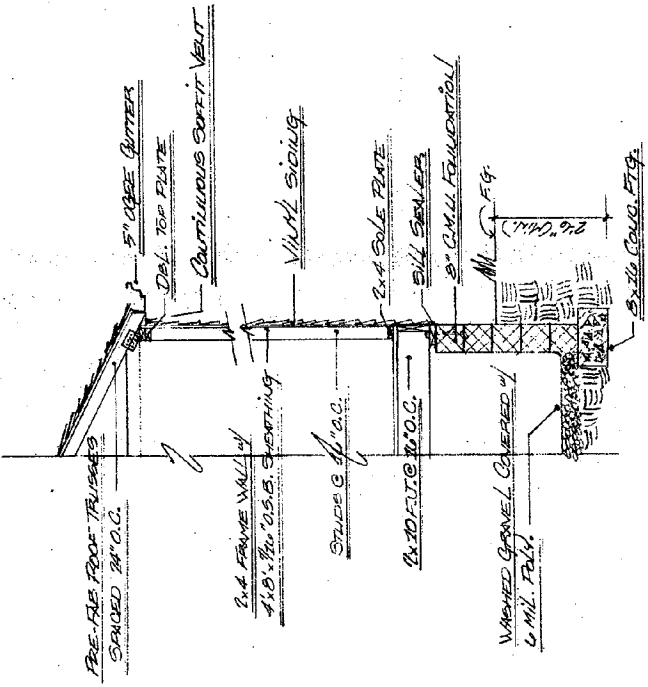




RIGHT SIDE ELEVATION

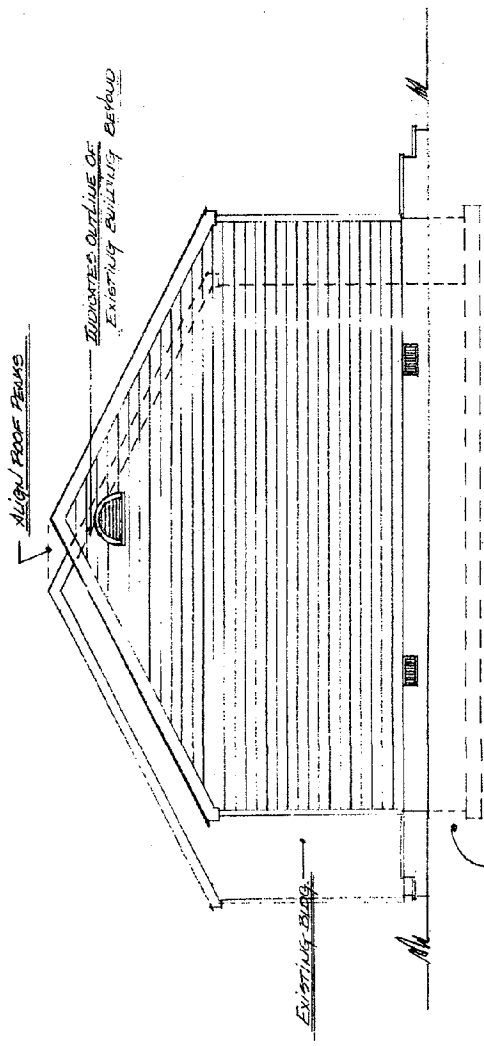
SCALE: 1/4" = 1'-0"

DESIGN CONCEPT BY: SHERBARD DESIGN/BUILD INC.		
HARTSTON FIRE DEPT. ADDITION		
SCALE: 1/4" = 1'-0"	CHECKED BY	DRAWN BY
DATE: 07-20-08		
SIZE		DRAWING NO.

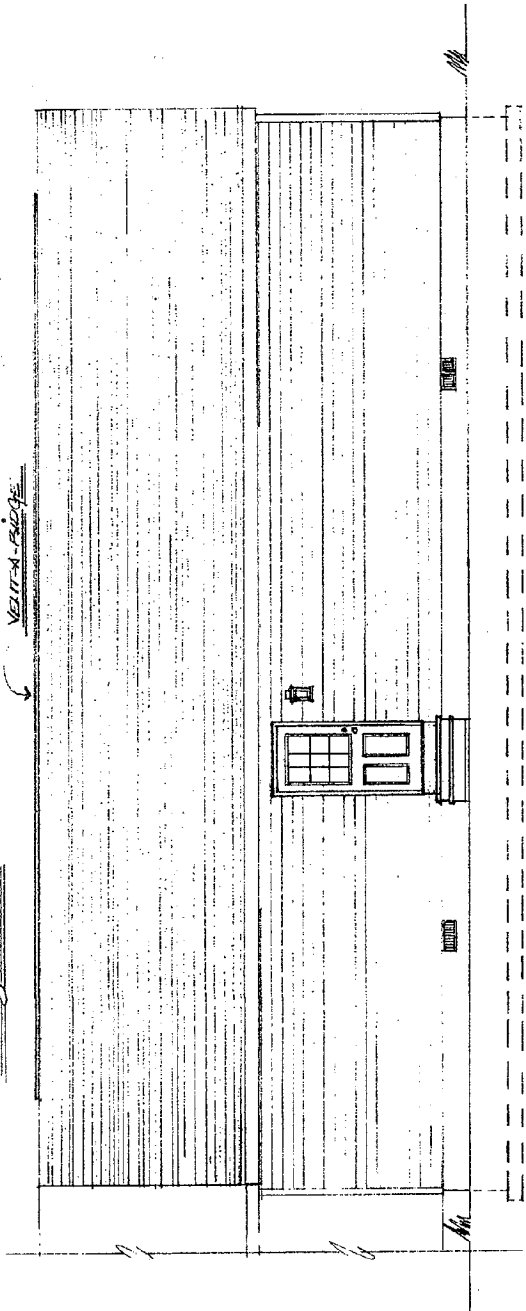


TYPICAL WALL SECTION

SCALE: 3/8" = 1'-0"



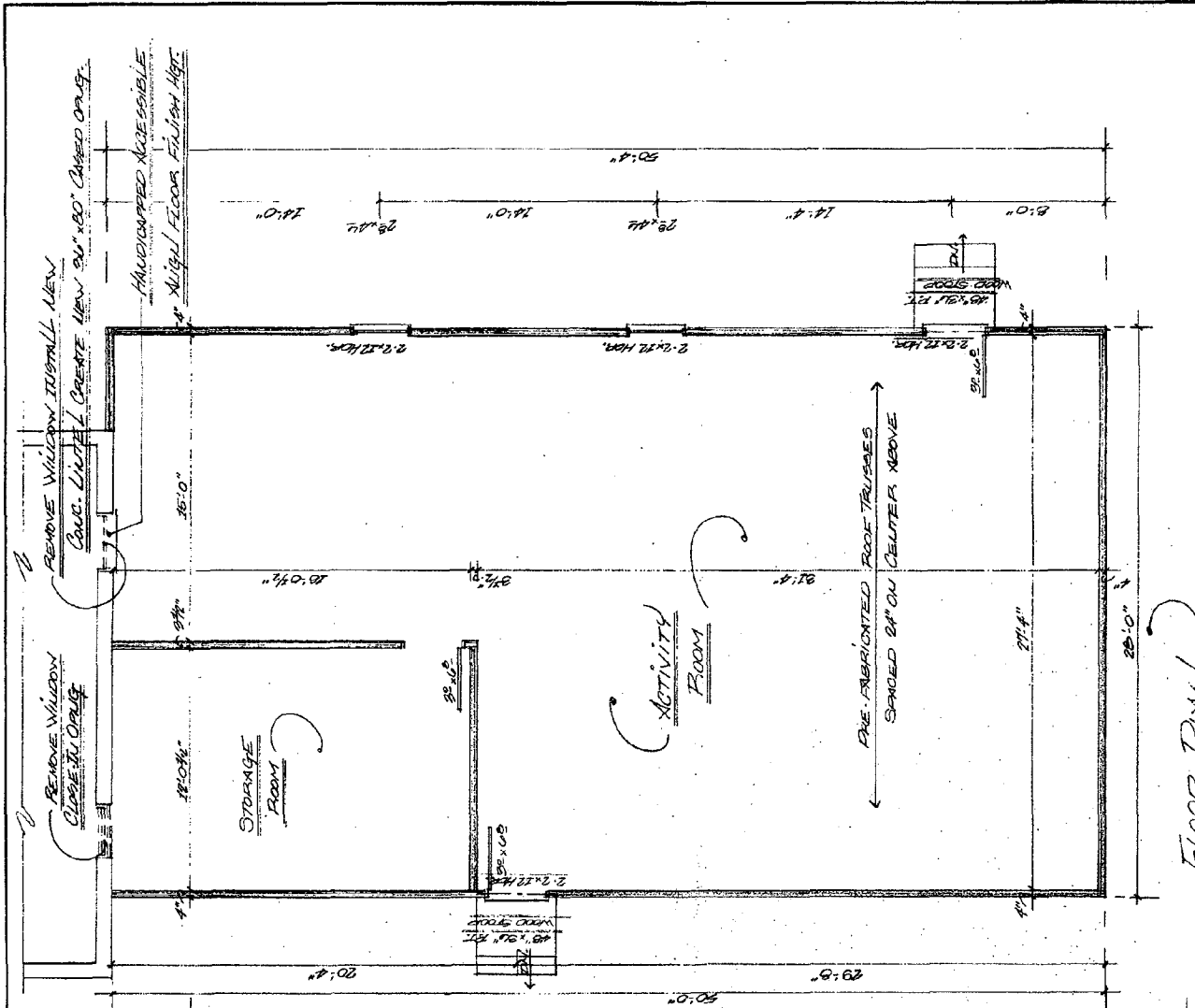
END VIEW



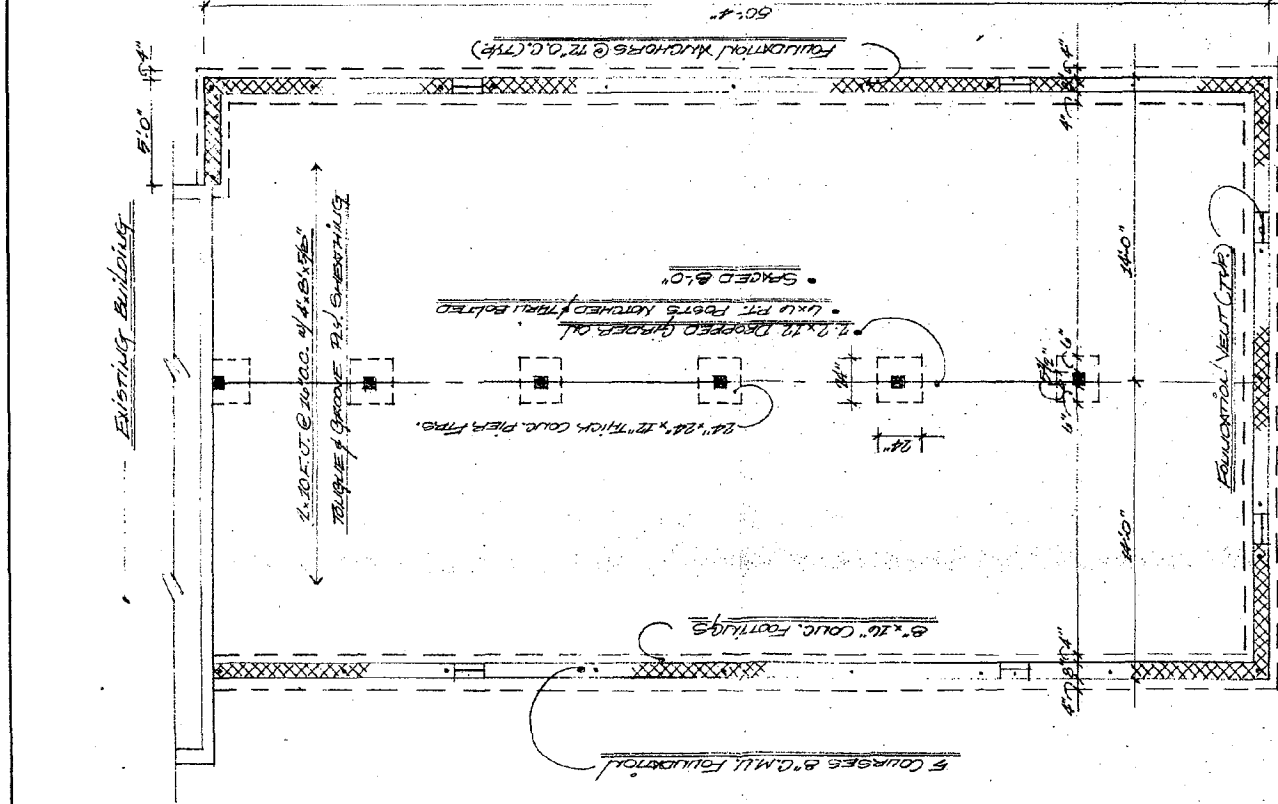
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN CONCEPT BY: SHERMAN DESIGN/BUILD INC.	
DATE	DRAWN BY
SCALE	CHECKED BY
TITLE	DRAWING NO.

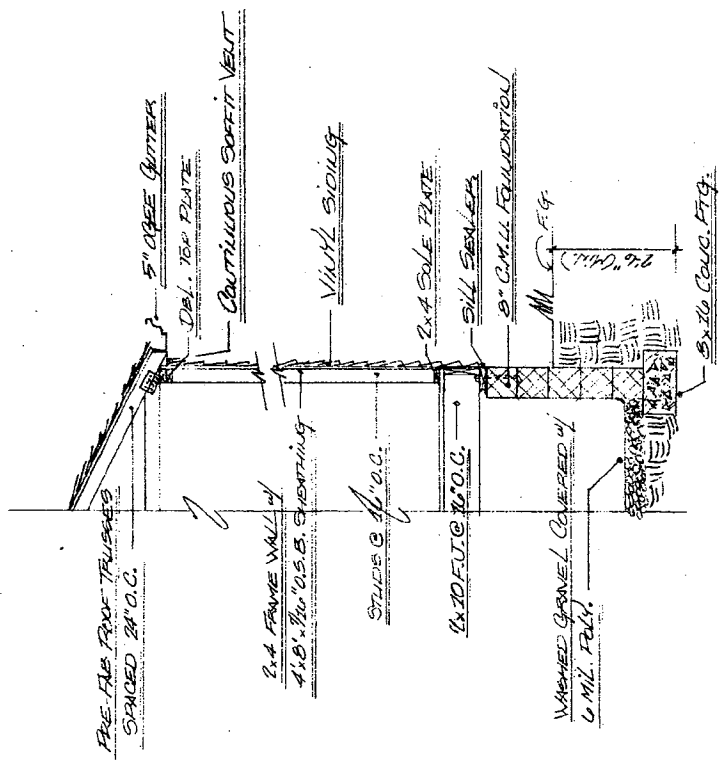


FLOOR PLAN



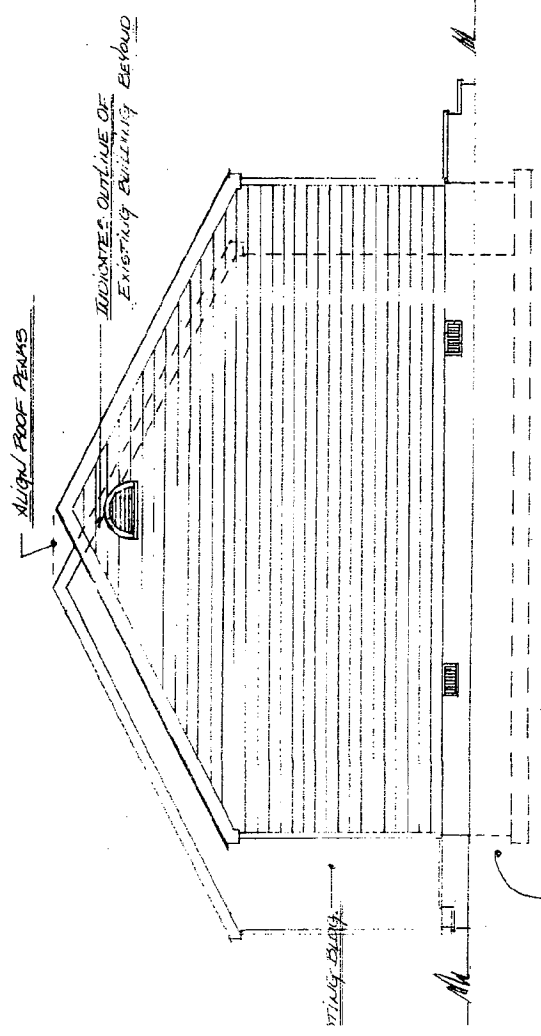
FOUNDATION/FLOOR FRAMING PLAN

DESIGN CONCEPT BY: SHEPHERD DESIGN/BUILD INC.	
TITLE	ADDITION FOR: ADDITIONAL FIRE DEPT.
REVISIONS	5-28-06 ADD SIDE WINDOWS
DRAWN	CHECKED
APPROVED	DRAWING NO.
SCALE 1/4" = 1'-0"	



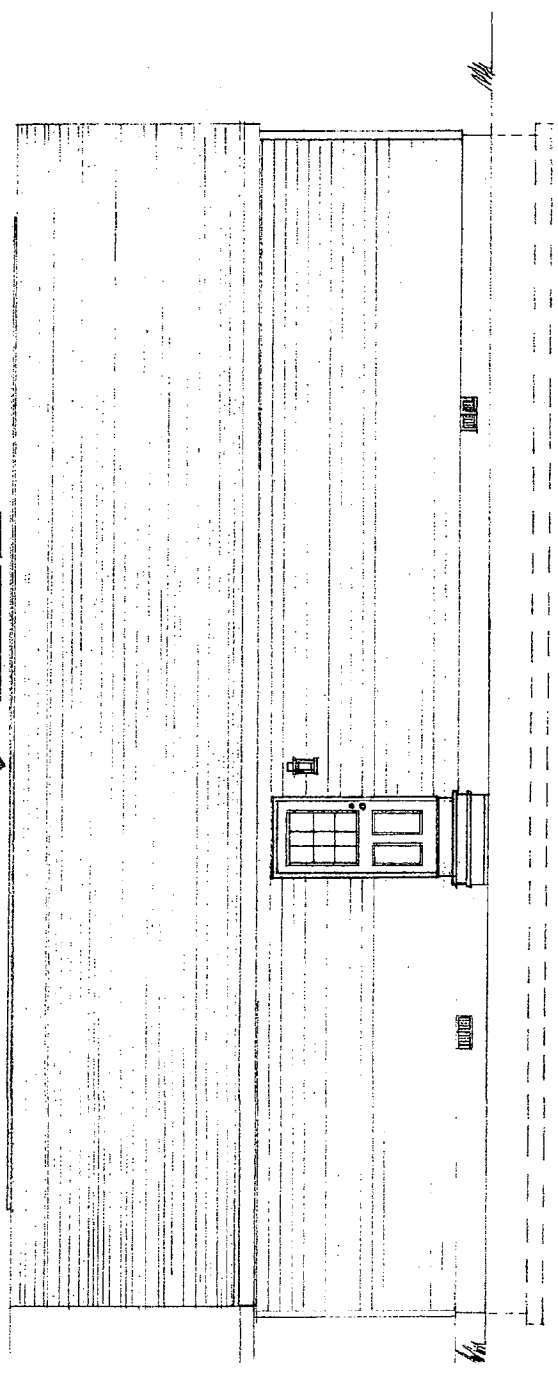
TYPICAL WALL SECTION

SCALE: 1/4" = 1'-0"



END VIEW

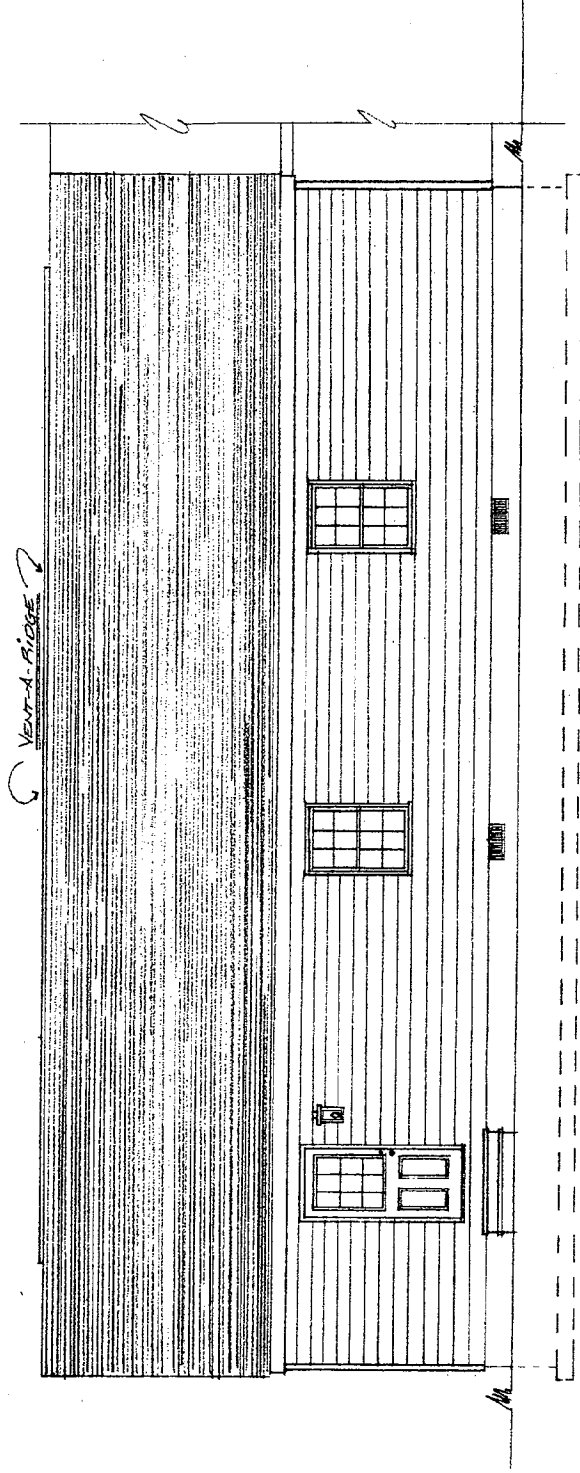
VERTICAL SCALE



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

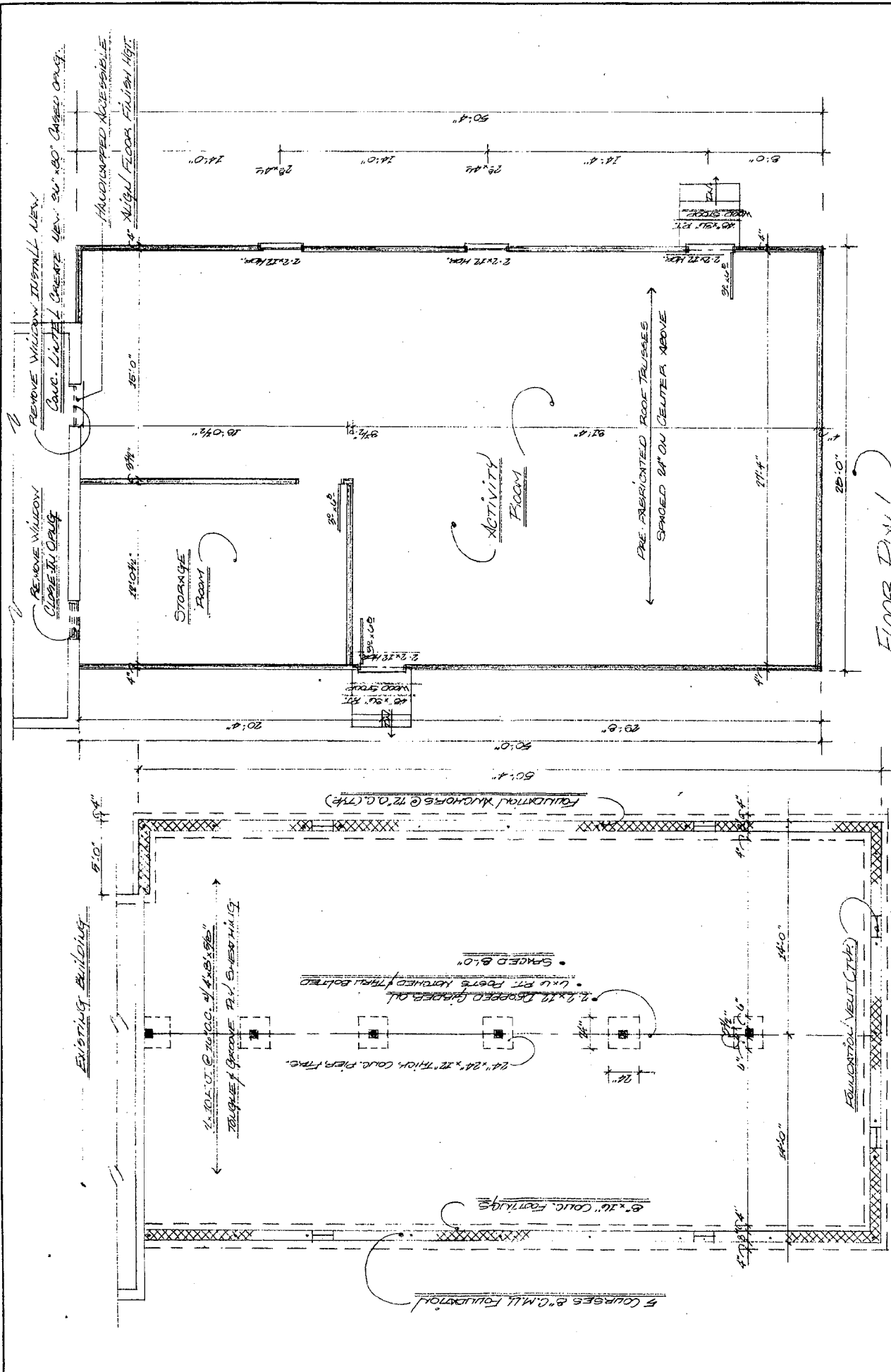
DESIGN CONCEPT BY:  
SHERROD DESIGN & BUILD INC.  
HARTSTOWN FIRE DEPT. ADDITION



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DESIGN CONCEPT BY:		SHERBARD DESIGN/BUILD INC.	
DRAWN BY:		AMITSTONK/FIRE DEPT. ADDITION	
SCALE: 1/4" = 1'-0"	CHECKED BY:		
DATE: 03.08	SHEET		DRAWING NO.



DESIGNED BY: <b>SHERWOOD DESIGN BUILD INC.</b>	
TITLE	<b>ADDITION FOR ANTHONY FIRE DEPT.</b>
REVISIONS	ADD SIZE WINDOW DRAWN
CHECKED	APPROVED
SCALE	<b>#1 = 1/8\"</b>
DRAWING NO.	

**FLOOR PLAN**

**FOUNDATION / FLOOR FRAMING PLAN**

# PLAT NO. 23063

### NOTES:

- This property is zoned C-1/R-900.
- The approval of this plat is predicated on the availability of public sewer prior to the construction of buildings.
- The property shown herein is exempt from the requirements of the Montgomery County Forest Conservation Law of 1992, per exemption letter dated October 26, 2004 for IM/PSO #4-04952E.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, covenants, and other provisions of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. The plat is subject to the provisions of the Montgomery County Planning Board and available for public review during normal business hours.
- This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves a consolidation of parts of a lot as provided for in Section 50-35A (9)(3).
- This Plat is not intended to show every matter affecting or restricting the ownership and use of the property, this Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The 100 year floodplain shown herein is delineated from the 100 Year Base Flood Elevations shown on the National Flood Insurance Program, Flood Insurance Rate Map for Montgomery County, Maryland, Community Panel Number 240049 0030 B, dated July 2, 1979 and is subject to a 25' building restriction line (FRBL).

GILBERT V. LEVIN  
L 2582 F. 20

CLIFTON J. HILL SR.  
L 7363 F. 570

CLIFTON J. HILL SR.  
L 7363 F. 574

LINE	BEARING	DISTANCE
L1	N 89°39'02" E	142.12'
L1	N 89°39'02" E	14.00'

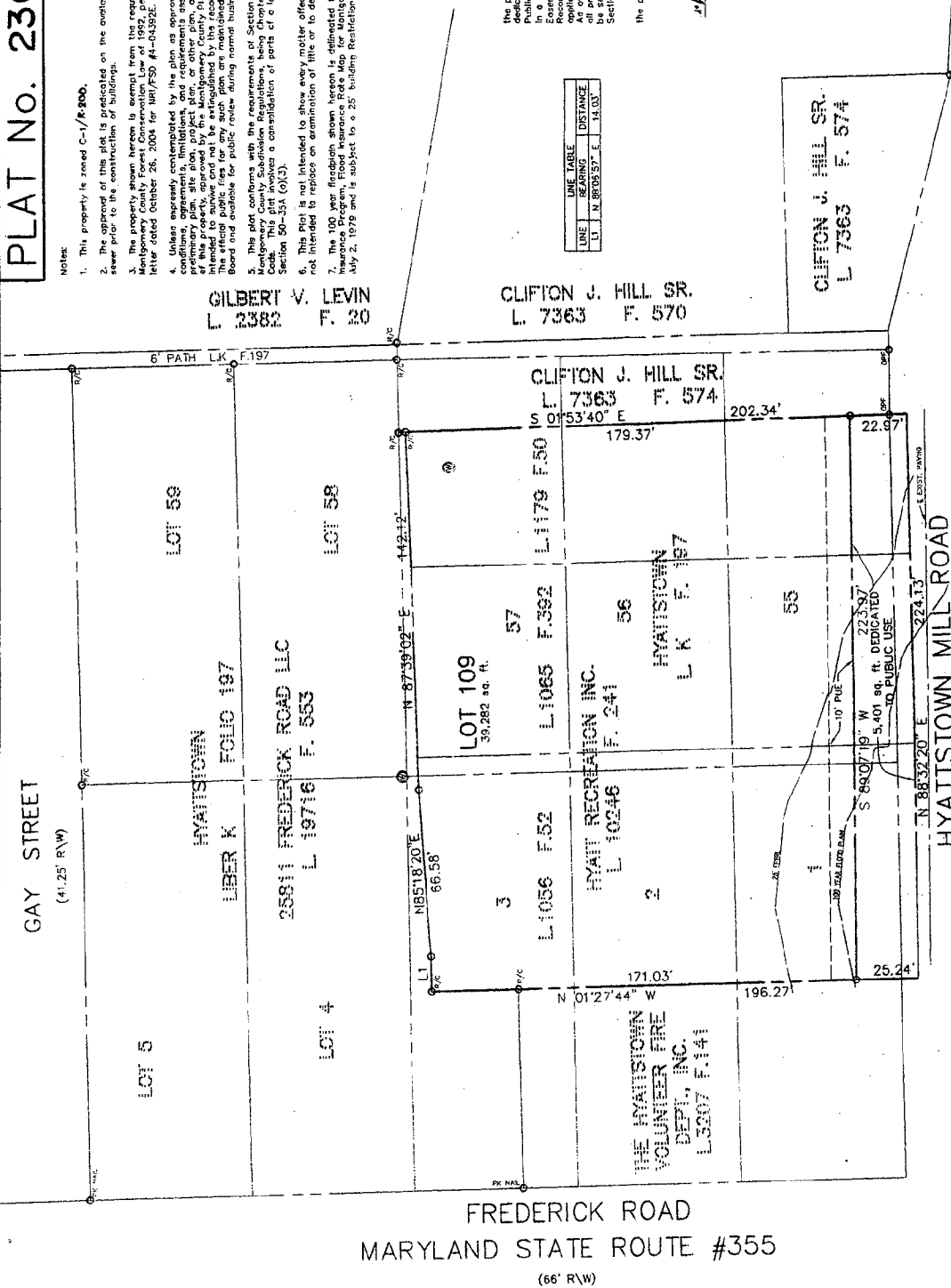
### OWNERS' CERTIFICATE

Hyatt Recreation Incorporated, a Maryland corporation, owner of the above described property, hereby conveys, dedicates, and dedicates to public use, hereby grants a Public Utilities Easement (P.U.E.) as shown herein to the entities named herein, to be used for the purpose of the Public Utilities Easement (P.U.E.) as shown herein, and the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies. The easement shall be used for the purpose of the Public Utilities Easement (P.U.E.) as shown herein, and shall be subject to all applicable laws, codes, and ordinances. The easement shall be subject to all applicable laws, codes, and ordinances. The easement shall be subject to all applicable laws, codes, and ordinances. The easement shall be subject to all applicable laws, codes, and ordinances.

There are no easements, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

Hyatt Recreation, Incorporated

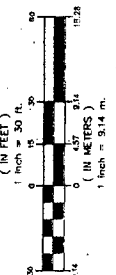
*1/13/04*  
Carol E. Hines  
Carol E. Hines, Registered Professional Surveyor, No. 10712



### PLAT TABULATION

Number of Lots = 39,282 sq. ft.  
Area of Lots = 5,468 sq. ft.  
Area of Street = 42,883 sq. ft.  
TOTAL AREA = 1,02578 ACRES

### GRAPHIC SCALE



### SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land conveyed by Charles S. Connors, Jr. to Hyatt Recreation, Incorporated, as recorded in Montgomery County Land Records in Liber 10246 and Folio 241 and also being a reestablishment of part of Lot 1, 2, 3, 56, 58, and 59, as recorded among the said Land Records in Liber K of Folio 197. We hereby certify that the limits of the 100-year floodplain shown on this record are as shown on the said record and that the same are in accordance with the referenced drawings on this plat. We hereby certify that the corners and other boundary markers shown on this record are as shown on the said record and that the same are in accordance with the referenced drawings on this plat. We hereby certify that the area included on this plat is 44,883 square feet or 1,02578 acres, including 5,401 square feet of street dedication.

*11/4/04*  
Carol E. Hines  
Carol E. Hines, Registered Professional Surveyor, No. 10712

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APPROVED: *[Signature]*  
DIRECTOR

FOR PUBLIC SEWER AND PRIVATE WELL ONLY 205644 H.M.P. (S) C.I.R. 2004  
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: *[Signature]* Sept. 9, 2004  
CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: *[Signature]* MONTGOMERY COUNTY PLANNING BOARD  
ASST. SECRETARY-TREASURER

DATE: 12/09/04

PLAT NO. 23063

M.N.C.P. & P.C. RECORD FILE NO. 024-75

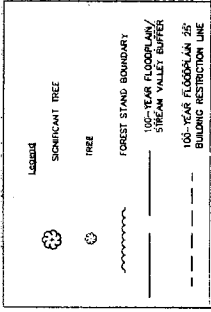
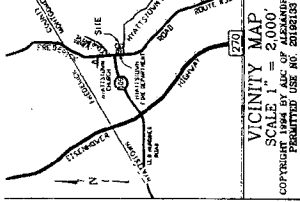
SUBDIVISION RECORD PLAT  
LOT 109  
HYATTSTOWN  
ELECTION DISTRICT No. 2  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'  
NOVEMBER, 2004

**MHG**  
Macris, Hendricks & Glascock, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors  
5220 McMillan Road, Suite 120  
Montgomery Village, Maryland  
20894-0770  
Phone: 301.670.0090  
Fax: 301.966.0693  
www.mhga.com









EXISTING FOREST TABLE

DESCRIPTION	SIZE (Acres)	PERCENT
Significant Tree	0.17	0.17
Forest Stand	0.17	0.17
100-Year Floodplain/Stream Valley Buffer	0.17	0.17
100-Year Floodplain	0.17	0.17
25' Building Restriction Line	0.17	0.17

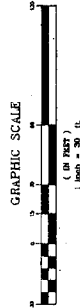
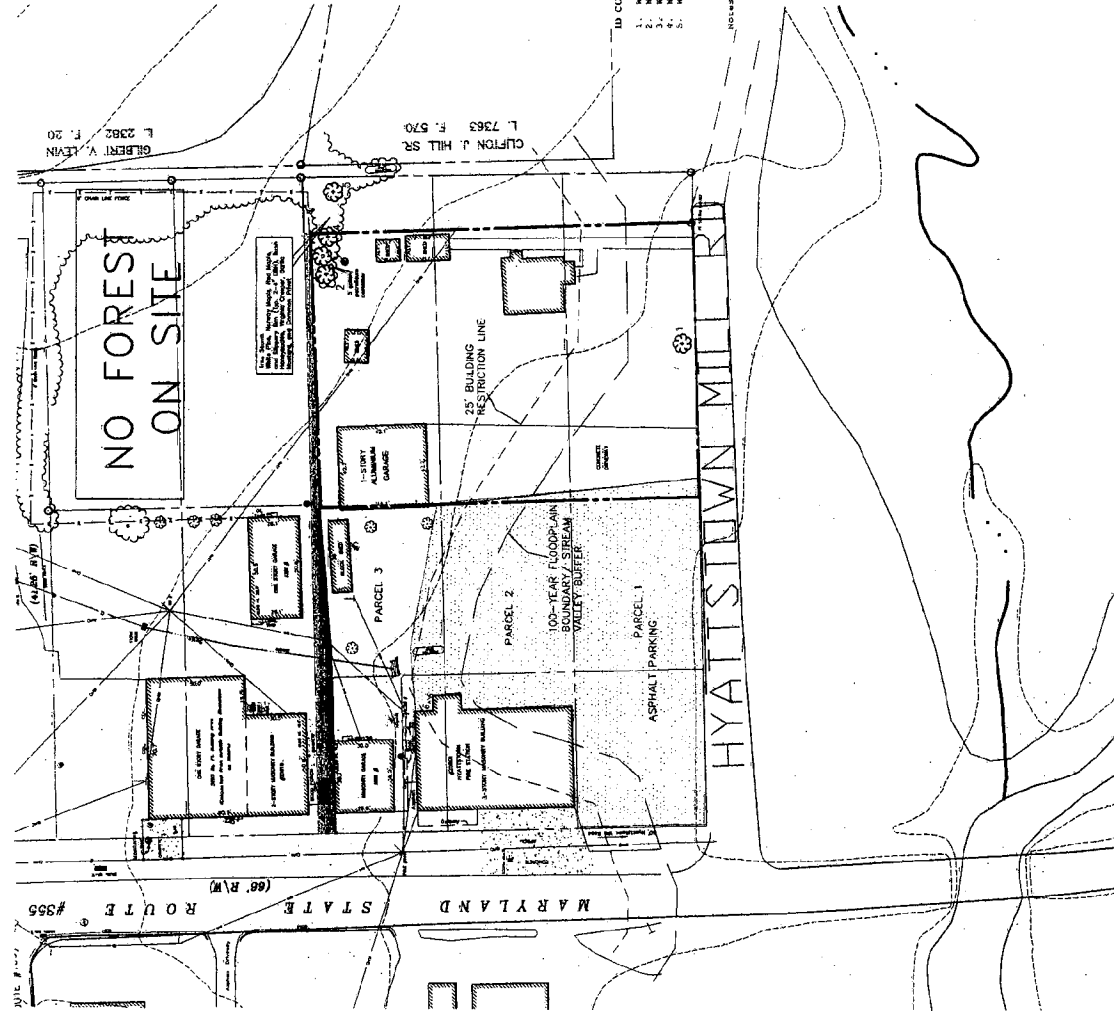
SIGNIFICANT TREES

ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION/REMARKS
1	White Elm	8"	Ulmus albus	Good
2	White Elm	24"	Ulmus albus	Good
3	White Elm	27"	Ulmus albus	Good
4	White Elm	12"	Ulmus albus	Good
5	White Elm	28"	Ulmus albus	Good

Notes: diameters are given for main trunk at multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the diameter at 4.5 feet is given. Trees are located on the map by circular markers.

SOIL KEY

S9 - Olivaceous silt loam, 3 to 8 percent silt



PREPARED FOR:  
Hyattstown Volunteer Fire  
Department  
25601 Frederick Road  
Clarksville, MD 20871  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- TOTAL SITE AREA = .61 ACRES (26.154 ± P.1) AND CONSISTS OF PART OF PARCELS 2, 4, 3, AT LIBER 8147, FOLIO 193. PROPERTY IS LOCATED ON HYATTSTOWN MILITARY ROAD, EAST OF FREDERICK ROAD.
- 5' CONTOUR TOPOGRAPHY FROM N-RCPC SURVEY PERFORMED IN MARCH 1996.
- BOUNDARY INVESTIGATION FROM MACAIS, REDRICKS AND GLASCOCK, P.A. SURVEY 2 OF SHEET 2 OF THE SOIL SURVEY OF MONTGOMERY COUNTY ISSUED JULY 1995.
- THE PROPERTY IS SITED ON LOCAL CONVENIENCE (STALL) ACCORDING TO NRCPC CLASSIFICATION (C) AND WATSON SPECIAL STUDY AREA, JUNE 1994.
- THE SITE BOUNDARY TO THE WEST IS ADJACENT TO THE 100-YEAR FLOODPLAIN AS SHOWN IN THE N-RCPC SURVEY. APPROXIMATELY 13 ACRES OF THE PROPERTY ARE SHOWN AS BEING WITHIN A FEMA 100-YEAR FLOODPLAIN. THERE IS NO MAPPED NRCPC MUD FLOODPLAIN.
- NO WETLANDS, STREAMS, SEEPS, OR SPRINGS EXIST ON SITE. AN EXPANDED STREAM VALLEY BUFFER IS SHOWN TO COINCIDE WITH FEMA 100-YEAR FLOODPLAIN.
- ALL UTILITIES (WATER, SEWER, STORM DRAIN, CABLETV, ELECTRIC, PHONE) ARE SHOWN IN APPROXIMATE LOCATIONS.
- THERE IS NO FOREST ON SITE. THE SIGNIFICANT TREES ON SITE ARE WHITE ELM (ULMUS ALBUS). THE UNDERSTORY OF THE TREE STAND IS COMPOSED OF WHITE BIRCH (BETULA PAPERIFERA), BIRCH (BETULA SPP.), AND SLIPPERY ELM (ULMUS FLORIDANUS). THE REMANOUS LAYER IS COMPOSED OF VIRGINIA CREEPER AND INVASIVE SPECIES SUCH AS JAPANESE BANYAN AND SHAG BARK WILLOW.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY N-RCPC'S 'LOCAL HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND'. THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY N-RCPC'S 'LOCAL HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND'. THE TRADITION OF LANDS IN MONTGOMERY COUNTY, MARYLAND, 2001. NO HISTORIC DATA WAS OBSERVED DURING THE INVESTIGATION.
- INDIVIDUAL TREE LOCATIONS ARE BY OCCULAR ESTIMATE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 5/13/04.
- NO DATA, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THIS PLAN EXPIRES 2 YEARS FROM THE DATE OF N-RCPC APPROVAL UNLESS A FURTHER CONSENTATION PLAN HAS BEEN APPROVED.

THE MARYLAND NATIONAL CAPITAL  
PLANNED PLANNING COMMISSION  
APPROVED  
MAY 10 2004

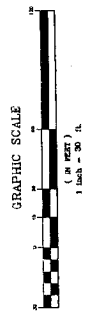
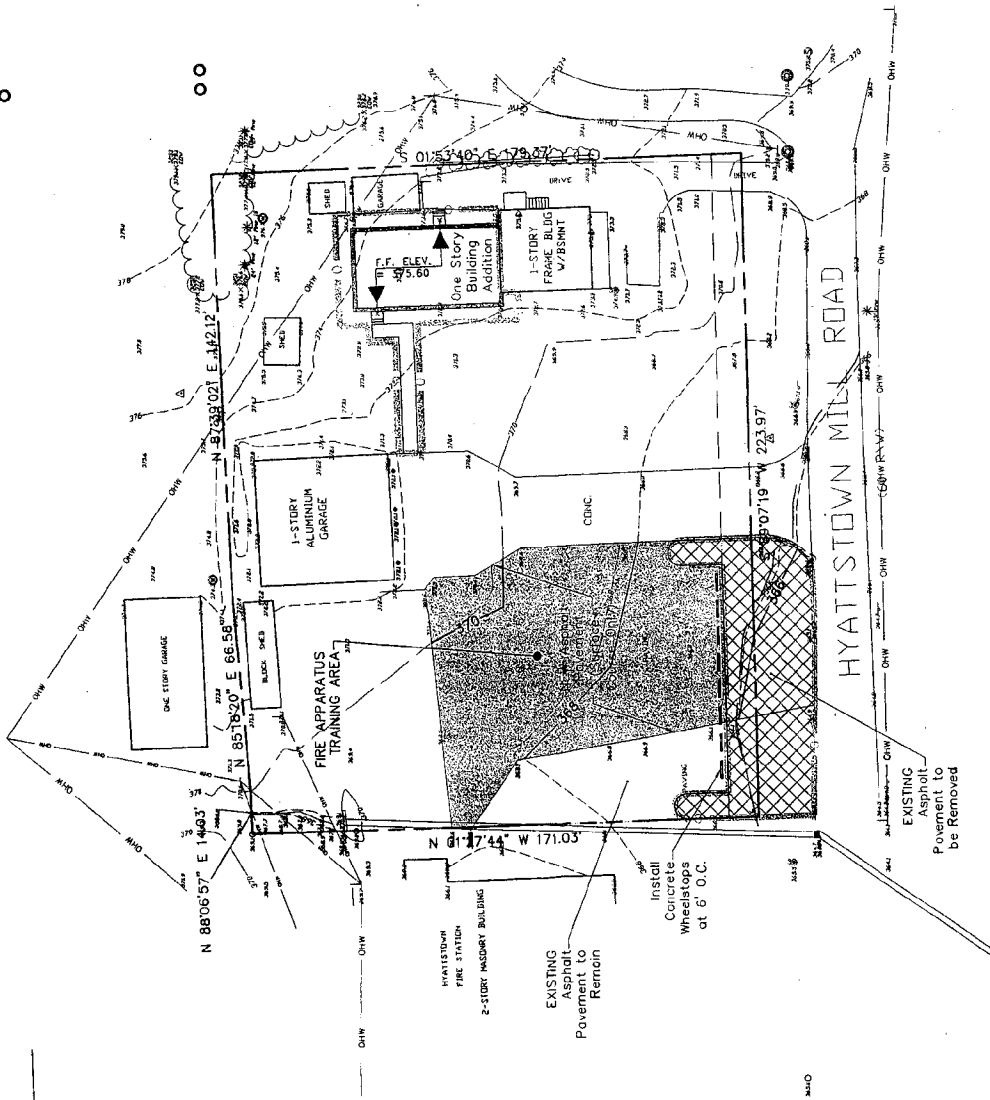
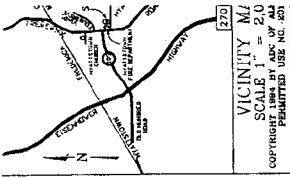
TAX MAP SIX

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION  
Part of Parcel 1, 2, & 3

HYATTSTOWN  
Liber 8347, Folio 293

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND  
MHG  
Macris, Hendricks & Glascock, P.A.  
Engineers & Planners  
1000 Macris Drive  
Montgomery Village, Maryland  
20898-1278  
www.mhg.com

NO.	DATE	DESCRIPTION	BY



PREPARED FOR:  
Hyatt Recreation, Inc.  
6328 New Haven Court  
Frederick, MD 21703-8669  
Telephone: (301) 663-4988  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb

TAX MAP 3X

WSS

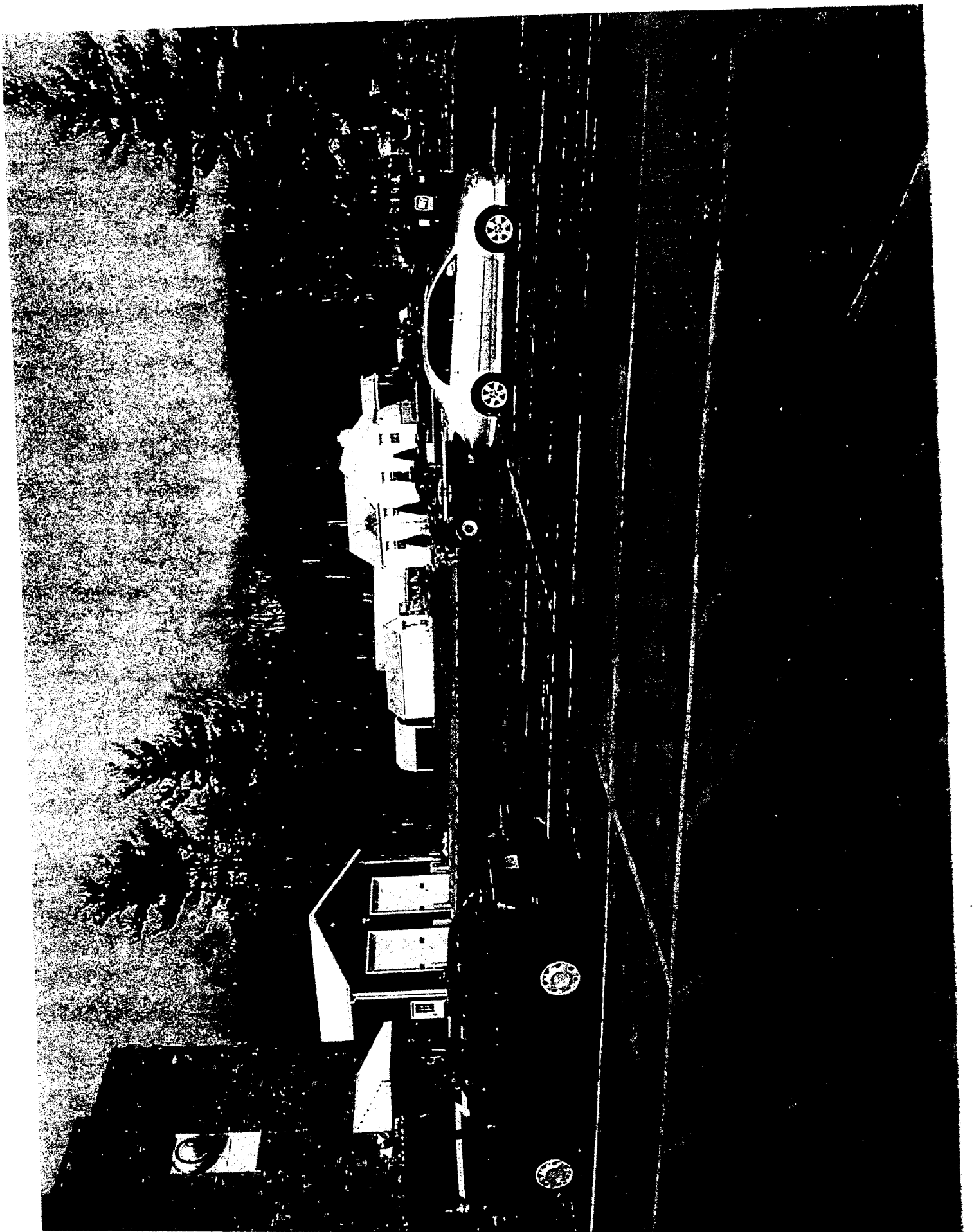
SITE DEVELOPMENT PLAN  
LOT 109  
**HYATTSTOWN**  
PLAT NO. 23063

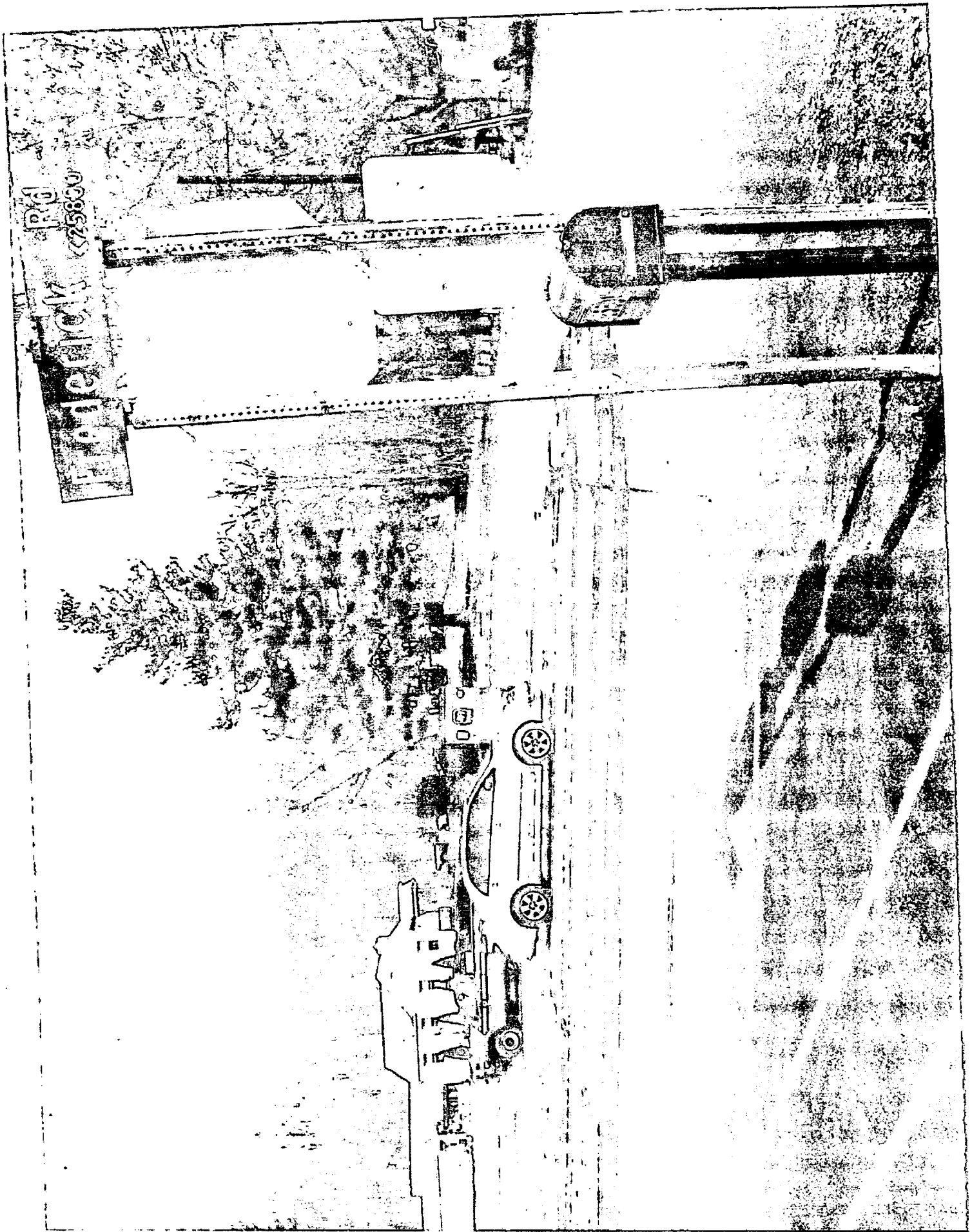
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MA

Macris, Hendricks & Glascock, P.A.  
Landscaper Architects - Surveyors  
Phone: 301-914-0000  
Fax: 301-914-0000  
www.mhga.com

**MHG**  
1520 Wagonwheel Road, Suite 100  
Montgomery Village, Maryland  
20886-1878

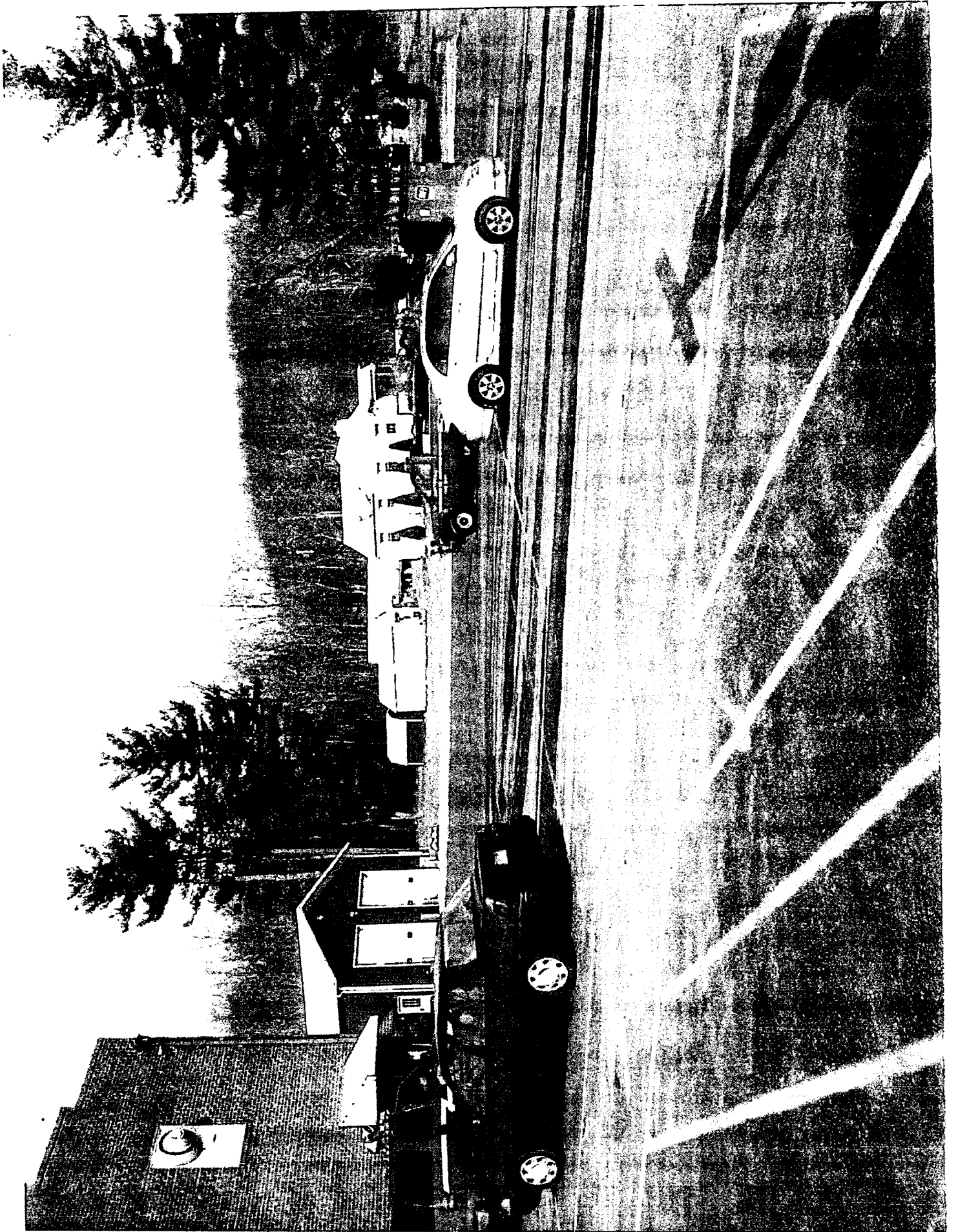
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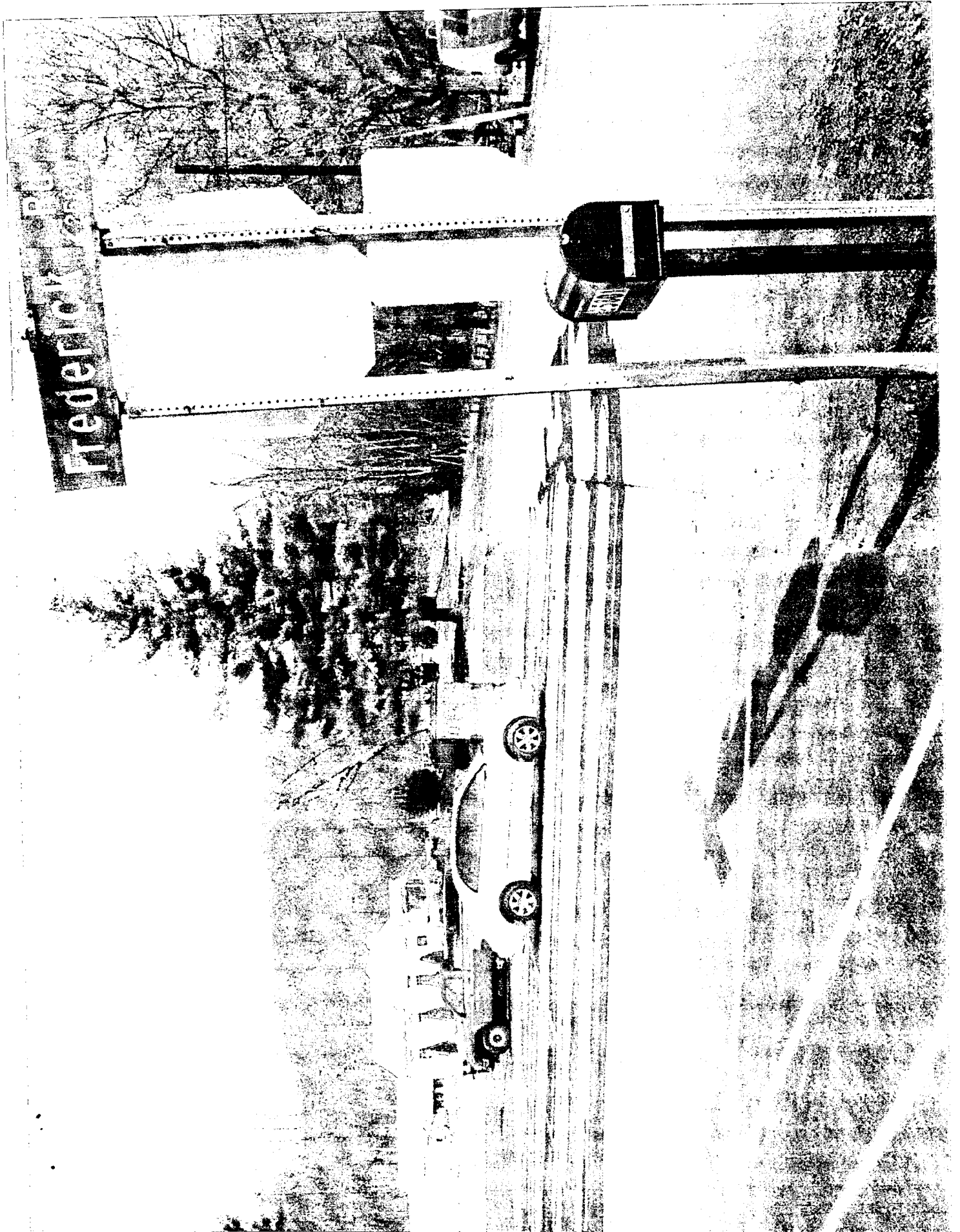


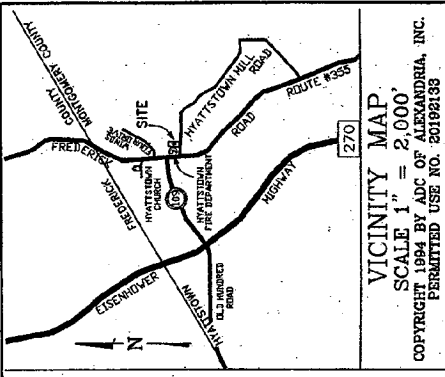


**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

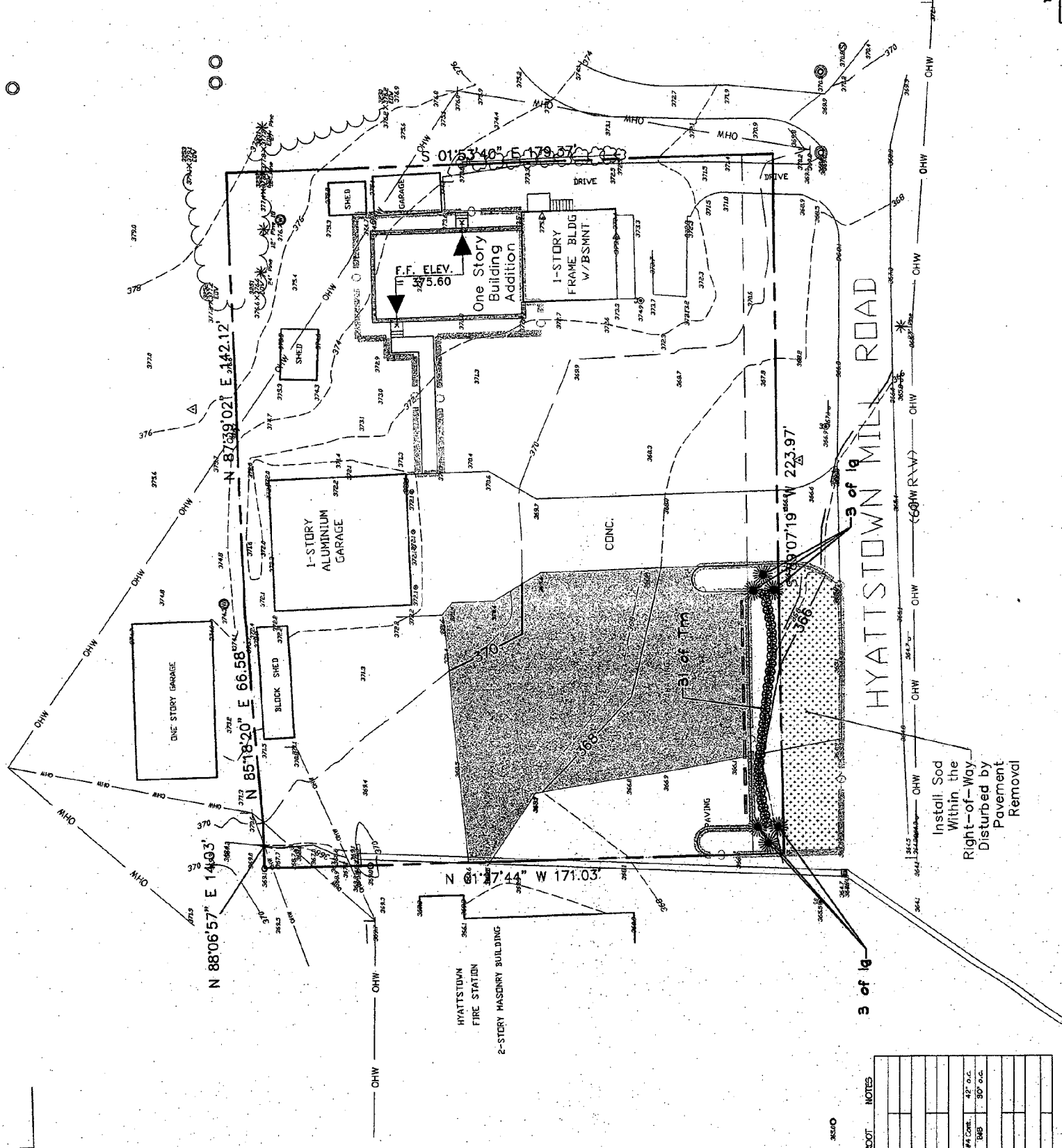
<p><b>Owner's mailing address</b></p> <p>Hyatt Recreation, Inc.          15019 Hyattstown Mill Road          Clarksburg, MD 20871</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Ms. Peggy Webb          6328 New Haven Court          Frederick, MD 21705-8669</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>25811 Frederick Road, LLC          25811 Frederick Road          Clarksburg, MD 20871-9758</p>	<p>Hyattstown VFD, Inc.          25801 Frederick Road          Clarksburg, MD 20871</p>
<p>M-NCP&amp;PC Little Bennett          Regional Park          23701 Frederick Road          Clarksburg, MD 20871</p>	<p>Cliff Hill 15015 Hyatt          15015 Hyattstown Mill Road          Clarksburg, MD 20871</p>







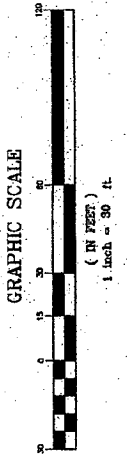
VICINITY MAP  
 SCALE 1" = 2,000'  
 COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.  
 PERMITTED USE NO. 20192139



Install Sod Within the Right-of-Way Disturbed by Pavement Removal

LANDSCAPE PLANT LIST

KEY	CITY	BOTANICAL NAME	COMMON NAME	CAL.	HGT.	STD.	ROOT	NOTES
		SHADE TREES						
		EVERGREEN TREES						
		EMERGENCY STRIPES						
		g	10' gln. 'Compact'	24-30"	40'	6.0c	40'	6.0c
		1m	15' x 15' 'Tall'	24-30"	30'	9.0c	30'	9.0c
		ORNAMENTAL GRASSES & GROUNDCOVERS						
		HERBACEOUS PERENNIALS						



PREPARED FOR:  
 Hyatt Recreation, Inc.  
 6328 New Haven Court  
 Frederick, MD 21703-8669  
 Telephone: (301) 663-4988  
 Fax: (301) 663-3787  
 Attn: Ms. Peggy Webb

TAX MAP DX WSSC 238 HW 15

LANDSCAPE PLAN  
 LOT 109  
**HYATTSTOWN**  
 PLAT 23063

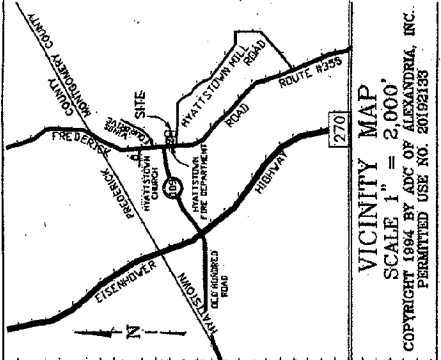
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
 Macris, Handricks & Glascock, P.A.  
 Engineers & Planners  
 Landscape Architects & Surveyors  
 9220 Wightman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1276  
 Phone: 301.870.0840  
 Fax: 301.846.0899  
 www.mhgapa.com

Proj. Mgr.	Design	Scale
SEC	OSH	1" = 30'
Date	06-01-05	Sheet
Project No.	2004-178-11	1 of 1

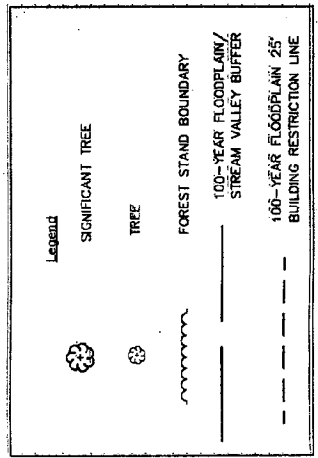
NO.	DATE	DESCRIPTION	BY





**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES**

- TOTAL SITE AREA = .61 ACRES (26,754 S.F.) AND CONSISTS OF PART OF PARCEL 1, 2, & 3, AT LIBER 8347, FOLIO 293. PROPERTY IS LOCATED ON HYATTSTOWN HILL ROAD, EAST OF FREDERICK ROAD.
- 5' CONTOUR TOPOGRAPHY FROM M-NCPPC SURVEY PERFORMED IN MARCH 1996.
- BOUNDARY INFORMATION FROM MACRIS, HENRICKS AND GLASCOCK, P.A. SURVEY IN SEPTEMBER OF 1999.
- SOILS ON-SITE ARE MAPPED AS GLENVILLE SILT LOAM (MAPPING UNIT SHI ACCORDING TO SHEET 3 OF THE SOIL SURVEY OF MONTGOMERY COUNTY ISSUED JULY 1995).
- THE PROPERTY IS ZONED C1 (LOCAL CONVENIENCE RETAIL) ACCORDING TO MNCPPC'S "CLARKSBURG MASTERPLAN & HYATTSTOWN SPECIAL STUDY AREA", JUNE 1994.
- THE SITE DRAINS TO LITTLE BENNETT CREEK TRIBUTARY. THIS PORTION OF THE LITTLE BENNETT CREEK WATERSHED IS DESIGNATED AS CLASS III-P WATERS BY THE STATE OF MARYLAND. APPROXIMATELY .13 ACRES OF THE PROPERTY ARE SHOWN AS BEING WITHIN A FEMA 100-YEAR FLOODPLAIN. THERE IS NO MAPPED MNCPPC 100-YEAR FLOODPLAIN.
- NO WETLANDS, STREAMS, SEEPS, OR SPRINGS EXIST ON SITE. AN EXPANDED STREAM VALLEY BUFFER IS SHOWN TO COINCIDE WITH FEMA 100-YEAR FLOODPLAIN.
- ALL UTILITIES (WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN APPROXIMATE LOCATIONS.
- THERE IS NO FOREST ON SITE. THE SIGNIFICANT TREES ON SITE ARE WHITE PINES (PINUS STROBUS) THE ONLY WHITE PINE (P. STROBUS) AND WHITE PINE (P. STROBUS) AND SLIPPERY ELM (ULMUS ALATUS) OF VIRGINIA CREEPER AND INVASIVE SPECIES SUCH AS JAPANESE HONEYSUCKLE AND GARGIC NOSTRADA.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY M-NCPPC'S "LOCATIONAL ATLAS & INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND". THE PROPERTY IS NOT LISTED AS A HISTORIC SITE NOR IS IT LOCATED WITHIN A HISTORIC DISTRICT ACCORDING TO M-NCPPC'S "PLACES FROM THE PAST: THE TRADITION OF GARDEZ BIEN IN MONTGOMERY COUNTY, MARYLAND; 2001". NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATION.
- INDIVIDUAL TREE LOCATIONS ARE BY OCULAR ESTIMATE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 5/13/04.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THIS PLAN EXPIRES 2 YEARS FROM THE DATE OF M-NCPPC APPROVAL UNLESS A FOREST CONSERVATION PLAN HAS BEEN APPROVED.



**EXISTING FOREST TABLE**

DESCRIPTION	SIZE (Acres)
Wetland Forest	0.08
Wetland Area / Forest in Wetlands	0.07/0.00
FEMA 100-year Floodplain / Forest in FEMA 100-year Floodplain	0.13 / 0.0
MNCPPC 100-year Floodplain / Forest in MNCPPC 100-year Floodplain	0.0
Stream Valley Buffer / Forest in Stream Valley Buffer	0.1 / 0.0
	0.00

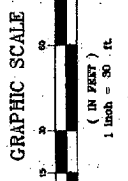
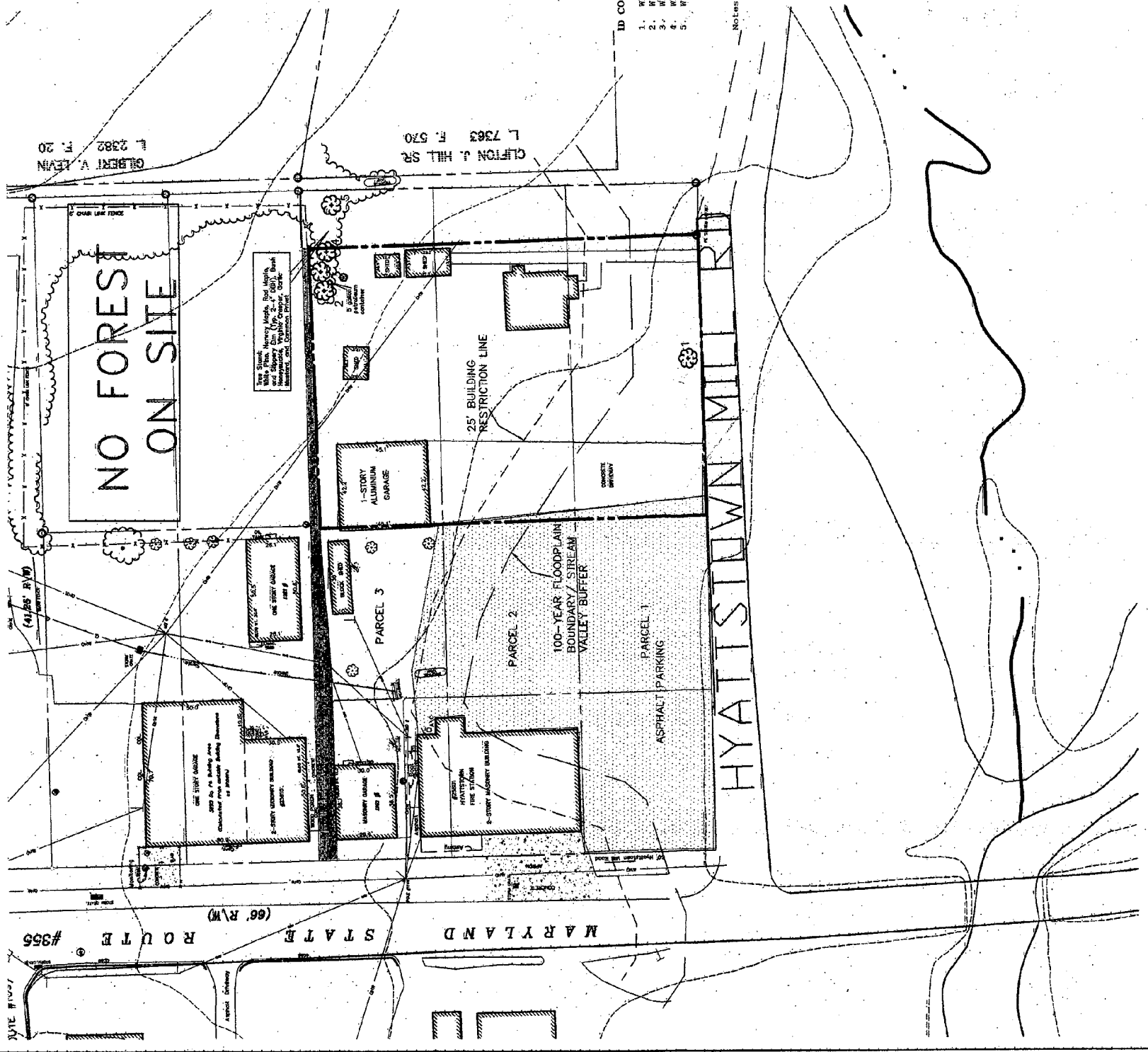
**SIGNIFICANT TREES**

ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION/REMARKS
1	White Pine	28"	Pinus strobus	Good
2	White Pine	24"	Pinus strobus	Good
3	White Pine	27"	Pinus strobus	Good
4	White Pine	12"	Pinus strobus	Good - 2 holes at 2 feet
5	White Pine	26"	Pinus strobus	Good

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. Trees are located on the map by ocular estimate.

**SOIL KEY**

SB - Oterville silt loam, 3 to 8 percent slopes



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED

RECEIVED BY 5/13/04  
SECRETARY

TAX MAP DX

WSSC 236 NW 15

**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION**  
Part of Parcel 1, 2, & 3

**HYATTSTOWN**  
Liber 8347, Folio 293

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

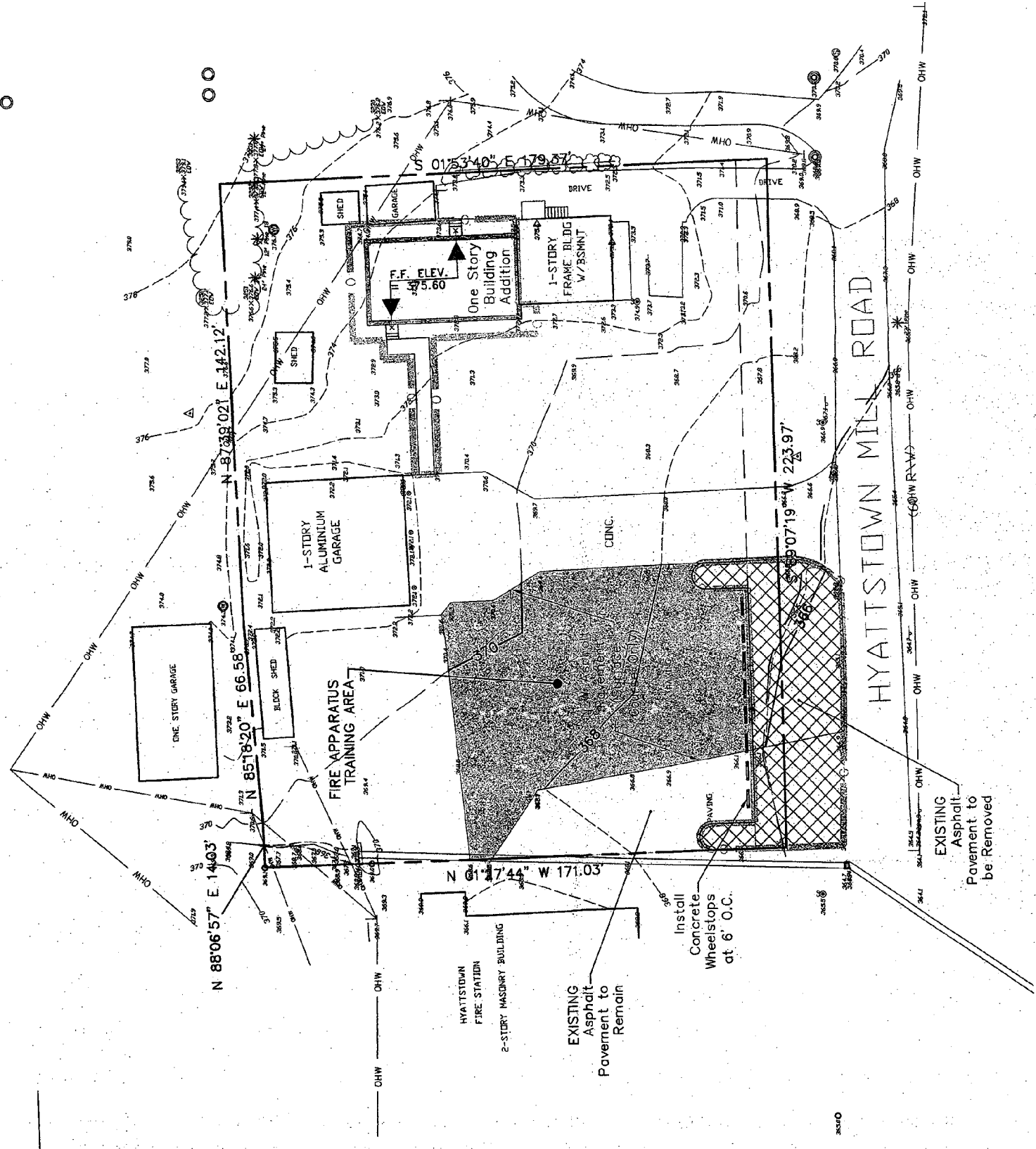
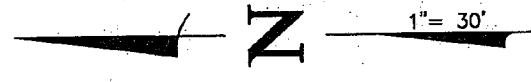
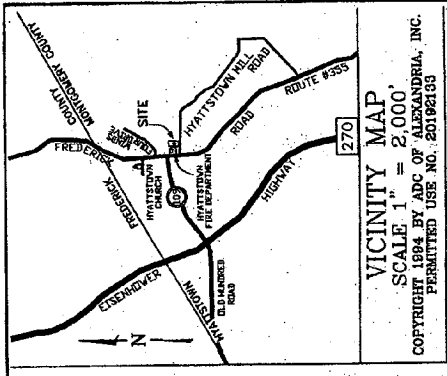


Macris, Hendricks & Glascock, P.A.  
Engineers & Planners  
Landscape Architects - Surveyors  
9220 Wehmann Road, Suite 205  
Montgomery Village, Maryland  
20888-1279  
Phone: 301-970-0840  
Fax: 301-946-0300  
www.mhgpa.com

Project No.	04.178L11	Sheet	1 of 1
Date	06-04-04	Scale	1" = 30'
Designer	LEW		

PREPARED FOR:  
Hyattstown Volunteer Fire Department  
25801 Frederick Road  
Clarksburg, MD 20871  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb

NO.	DATE	DESCRIPTION	BY



TAX MAP DX WSSC 238 NW 15

SITE DEVELOPMENT PLAN  
LOT 109  
**HYATTSTOWN**  
PLAT No. 23063

2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHIG**  
Macris, Hendricks & Glascock, P.A.  
Engineers & Planners  
Landscape Architects & Surveyors  
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Montgomery Village, Maryland  
20886-1270  
Phone: 301.670.0940  
Fax: 301.948.0893  
www.mhiga.com

Proj. Mgr. SEC Designer GSH  
Date 08-01-05 Scale 1"=30'  
Project No. 200-A-176.11 Sheet 1 of 1

NO.	DATE	DESCRIPTION	BY

PREPARED FOR:  
Hyatt Recreation, Inc.  
6328 New Haven Court  
Frederick, MD 21703-8669  
Telephone: (301) 663-4988  
Fax: (301) 663-3787  
Attn: Ms. Peggy Webb

