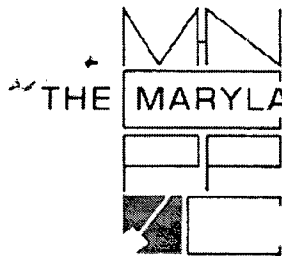


10/59-05E 26200 Frederick Rd
Hyattstown Historic District




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

Date: November 23, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Acting Division Chief 
County -Wide Planning

SUBJECT: Historic Area Work Permit # **402206** for Installation of fire reservoir/swimming pool with fence and retaining walls

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on November 16, 2005. This application was **APPROVED with conditions**. The conditions of approval were:

1. The entire fence around the fire reservoir/swimming pool will be no more than 5 feet in height, as measured from the pool terrace.
2. The fence will be either an open wooden picket fence or an open metal fence with the final design to be approved by staff.
3. Deck around pool will be flagstone to be approved by staff.

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

Applicant: Lawrence Ruggeri

Address: 26200 Frederick Road, 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 will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



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

DPS - #8

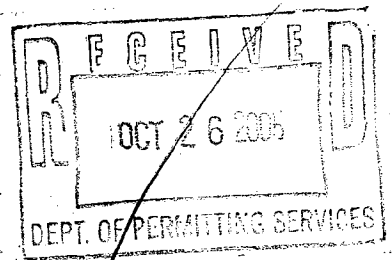


HISTORIC PRESERVATION COMMISSION
 301/563-3400

402206

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lawrence Ruggeri
 Daytime Phone No: 240-372-4440
 Tax Account No.: 00023980
 Name of Property Owner: Lawrence Ruggeri Daytime Phone No: 240-372-4440
 Address: 4549 Fairfield Drive Bethesda Md 20814
Street Number City State Zip Code
 Contractor: Petro Design/Build (John Petro) Phone No: 301-249-9000
 Contractor Registration No.: MHLR-05-48119-2646051
 Agent for Owner: Kent Abraham Daytime Phone No: _____



LOCATION OF BUILDING/PREMISE

House Number: 2620 Street: Fredrick Road
 Town/City: Hypocoon Nearest Cross Street: Fredrick Road
 Lot: _____ Block: _____ Subdivision: _____
 LIR: 8944 Folio: 445 Parcel: P922

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: Fire Reservoir

1B. Construction cost estimate: \$ 10,000.00
 1C. If this is a revision of a previously approved active permit, see Permit # 374221 DPS

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature]
 Signature of owner or authorized agent

Oct 24 2005
 Date

Approved: X W/CONDITIONS For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: Judith Malley Date: 11-23-05
 Application/Permit No. _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

There are three buildings on this plot. A 1825 Church fully restored to its original condition. A 1960 masonry block building currently under construction. A 1850 Log Cabin, where we intend to place the pool behind.

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

The project is a fire alarm house ~~located~~ at Highway 716 - one acre property and others in the Hyattsville Area - The Hyattsville FD only has 5k gallons of water in its tank - we will have over 20k gallons, for us, and the community to use.

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 decline 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26200 Frederick Road, Hyattstown	Meeting Date: 11/16/05
Subject Resource: Hyattstown Historic District	Report Date: 11/14/05
Review: HAWP	Public Notice: 11/2/05
Case Number: 10/59-05E	Tax Credit: N/A
Applicant: Lawrence Ruggeri	Staff: Gwen Wright
Proposal: Installation of fire reservoir/swimming pool with fence and retaining walls	Recommendation: Approval with conditions

RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application with the following conditions:

1. The entire fence around the fire reservoir/swimming pool will be no more than 5 feet in height, as measured from the pool terrace.
2. The fence will be either an open wooden picket fence or an open metal fence, with the final design to be approved by staff.
3. DECK AROUND POOL WILL BE FLAGSTONE TO BE APPROVED BY STAFF

BACKGROUND:

There are three buildings on this property: an historic church, an historic residence, and a new (non-contributing) meeting hall that is still under construction.

This property has been the subject of numerous Historic Area Work Permits. The current applicant has restored the historic church building on the site, which had been significantly altered over the years. In addition, there have been a variety of landscaping improvements to the property.

The most recent case that came before the HPC was in January 2005. At that time the HPC approved a major reconstruction of a non-contributing outbuilding on the property – including a second story expansion and a rear extension. The building was to have originally had wooden board and batten siding; however, the HPC recently gave staff the authority to approve horizontal wooden clapboard siding as an alternative when the wooden board and batten material was found to be unavailable. In January 2005, the HPC also approved installation of a gravel driveway around the perimeter of the meeting hall and installation of two handicapped parking

spaces. The purpose of this reconstruction was to build a meeting hall for the congregation that operates in the historic church. The reconstruction work is almost complete.

PROPOSAL:

The current application is for a 40 foot X 16 foot fire reservoir/swimming pool that will hold 20,000 gallons of water. This fire reservoir is being required by the Fire Marshall's office for occupancy of the meeting hall structure. Hyattstown has public sewer, but not public water, which is why a fire reservoir is needed. The need for this fire reservoir/swimming pool was not discussed in the original application for the meeting hall building and staff does not know when the Fire Marshall instituted this requirement on the property owner.

The proposal is to build the fire reservoir/swimming pool behind the historic house on the property – in the area to the front and left of the new meeting hall. The construction of the fire reservoir/swimming pool requires installation of 24 inch high retaining walls around two sides of the facility and installation of a fence (minimum 5 feet high) around the entire pool. There will also be a concrete terrace constructed around the pool.

In conversation with the applicant, staff has been given to understand that the fire reservoir could be achieved by an underground tank and that this installation would actually be less expensive than the swimming pool option. However, the applicant wishes to install the swimming pool because he feels that the underground tank would be "a waste".

DISCUSSION:

There have been two previous swimming pools approved in the Hyattstown Historic District: an in-ground pool for the Hyatt Hotel building (which was historically an inn, but is now a single-family residence) and one for the previous owners of this property. The previous owners ran a swimming pool business and constructed an above-ground pool adjacent to the non-contributing building on the site. This pool is now gone.

Staff feels that installation of a fire reservoir/swimming pool in the location proposed is approvable; however, staff is concerned about the incremental changes that have essentially required paving over much of this property. In looking at the original survey of the property (Circle 7) and looking at the current site plan (Circle 8), the change is self-evident.

Nonetheless, staff feels that there is precedent for approving swimming pools in Hyattstown and that the location will be hidden from Frederick Road. In addition, the pool does serve a fire safety function for the meeting hall structure. However, staff does recommend that the fencing around the pool be as open and unobtrusive as possible. A solid board wood fence would not be appropriate and, instead, staff recommends an open wooden picket fence or an open metal fence, with the final design to be approved by staff.

APPLICABLE GUIDELINES:

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 necessary in order that unsafe conditions or health hazards be remedied.

Secretary of the Interior's Standards for Rehabilitation

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application as being consistent with Chapter 24A-8(b)1 and 4, with the following conditions:

1. The entire fence around the fire reservoir/swimming pool will be no more than 5 feet in height, as measured from the pool terrace.
2. The fence will be either an open wooden picket fence or an open metal fence, with the final design to be approved by staff.

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



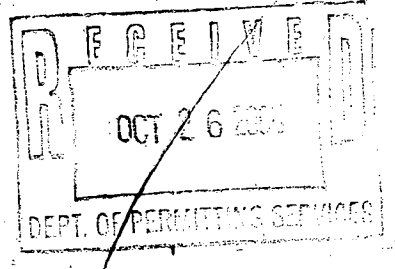
HISTORIC PRESERVATION COMMISSION
301/563-3400

102206

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lawrence Ruggeri
Daytime Phone No. 240-372-4440

Tax Account No. 00023980
Name of Property Owner: Lawrence Ruggeri Daytime Phone No. 240-372-4440
Address: 4549 Fairfield Drive Bethesda Md 20814
Street Number City State Zip Code
Contractor: Petro Design/Build (John Petro) Phone No.: 301-249-9000
Contractor Registration No.: MHLC-05-48119-2646051
Agent for Owner: Kent Abraham Daytime Phone No. _____



LOCATION OF BUILDING/PREMISE

House Number: 26200 Street: Fredent Road
Town/City: Hyp/Slaw Nearest Cross Street: Fredent Road
Lot: _____ Block: _____ Subdivision: _____
Site: 8944 Folio: 445 Parcel: Y922

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Remove Revision Repair Revoke/Cancel

CHECK ALL APPLICABLE: A/C Stair Room Addition Porch Deck Shed Slat Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: Fire Reservoir

1B. Construction cost estimate: \$ 10,000.00

1C. If this is a revision of a previously approved active permit, see Permit # 374221 DRS

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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]
Signature of owner or authorized agent

Oct 24 2005
Date

Approved: _____ for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature _____ Date: _____
Application/Permit Fee: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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The project is a fire region because of high fire fines - our own property and others in the Hyattsville Area - the Hyattsville FD only has 3k gallons of water in its truck - we will have over 20k gallons, for us and the community to use.

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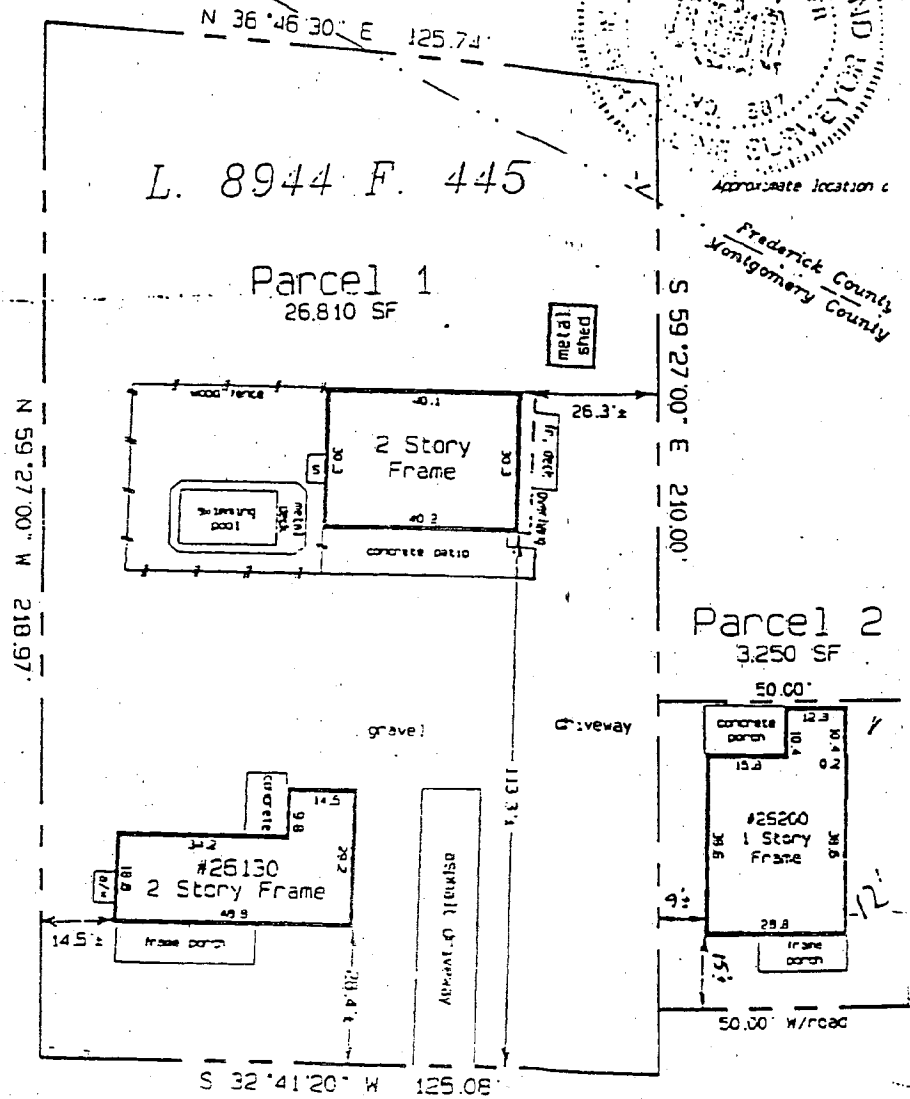
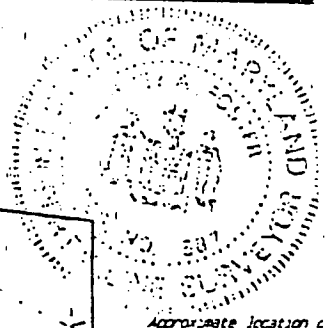
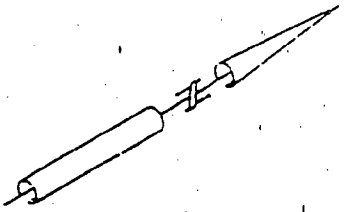
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(Please see information on reverse side)

NAME	ADDRESS (Please add Zip Code)	LOT/PARCEL	BLOCK
Carpets Rus Inc.	9128 Roth boy Drive Gaithersburg, Md 20886-1400 TAX account - 17716	P-911	
Hyattstown Methodist Church	14449 Lewisdale Road Clarksburg, Md 20871 TAX account - 26037	P-967	
Lawrence Ruggen + Tracy Ruggen	4549 FAIRFIELD Drive Bethesda, Md 20814 TAX account # 023580	P-969	
Hyatt Center Limited Liability Partnership	10087 Tyler place NO. 2 I J AMASVILLE, Md 21754-8947 Account No: -14266... Frederick county	P-72	
Montmatt Associates Ltd Partnership c/o Constellation Real Estate 5815 Cen	8815 Centre Park Drive NO 400 Columbin, Md, 21045 Account # 20099 Frederick county	P 37	

CONSUMER INFORMATION NOTES.

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



Notes :

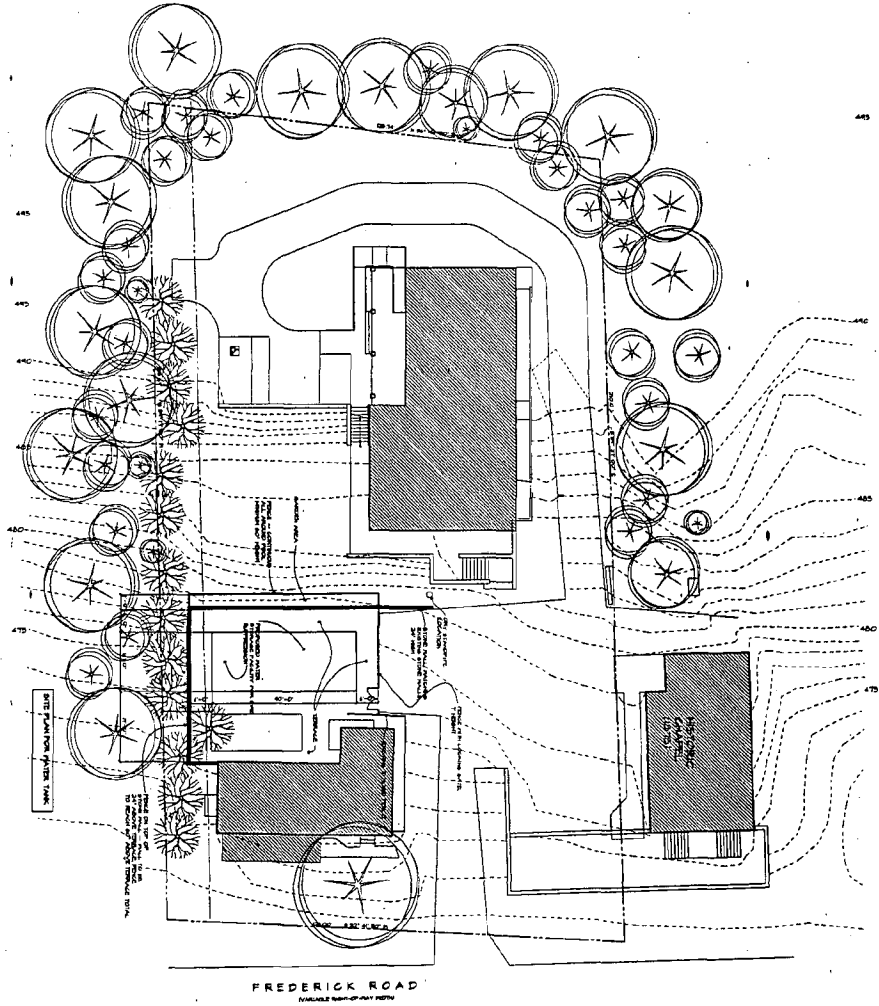
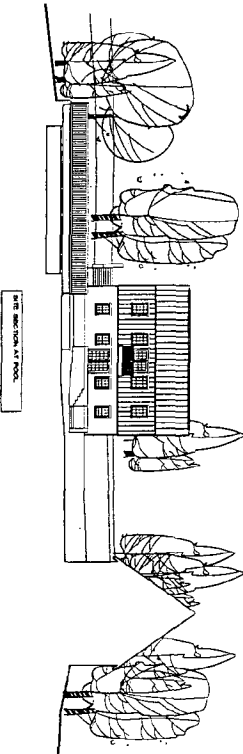
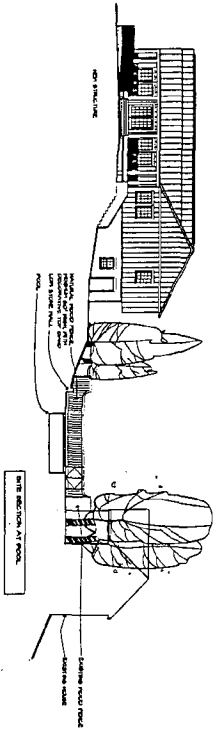
1. Flood zone "C" per H.U.D. parcel No. 00508.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 FEET ON SIDE YARDS, AND PLUS OR MINUS 5' OR GREATER ON FRONT YARDS.
3. A BOUNDARY SURVEY WOULD BE NEEDED FOR A MORE EXACT LOCATION OF IMPROVEMENT SETBACKS.

Location Drawing
 Liber 8944 Folio 445
 T.C. & M.H. Zanylo Property
 Montgomery County, Maryland

Frederick Avenue
 State of Maryland Route No 355

EXISTING SITE PLAN

<p>SURVEYOR'S CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p>	<p>REFERENCES</p> <p>PLAT BK.</p> <p>PLAT NO.</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 216 Catonsville, Maryland 20879 301/948-5100, Fax 301/948-1266</p>
<p>DATE OF LOCATIONS</p>		<p>SCALE: 1" = 40'</p>	



FREDERICK ROAD
 (AVAILABLE NORTH-SOUTH DRIVE)

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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SK-1

DATE: 4 NOV 2005
 SCALE: 1/8" = 1'-0"

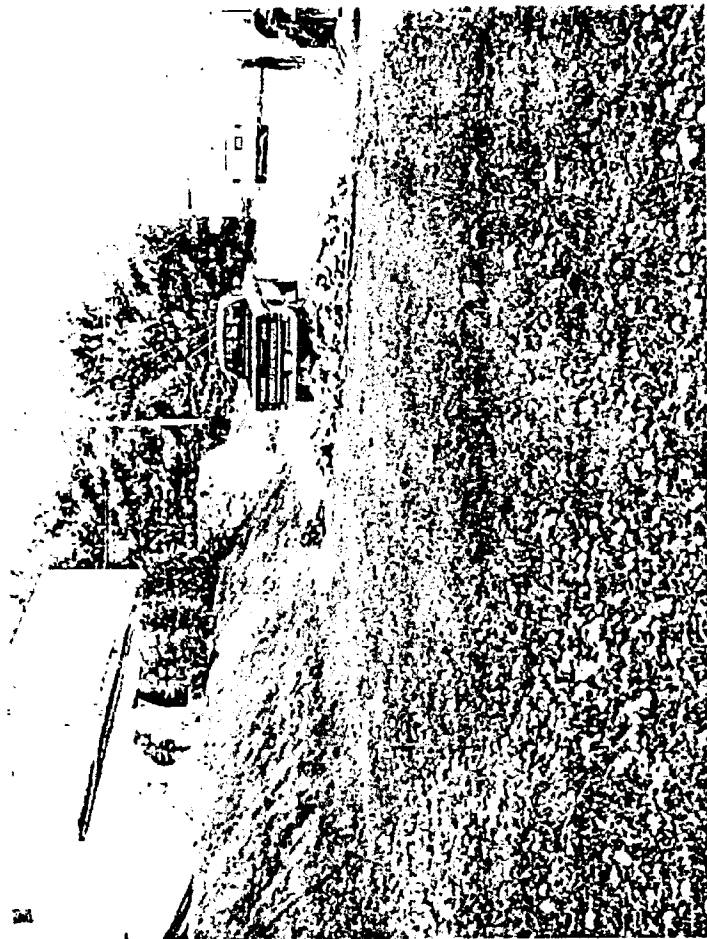
Historic Chapel Meeting Hall
 LAWRENCE RUGGERI (301) 607-4717
 9891 25200 Fredrick Road ° Clarksburg, Maryland 20871

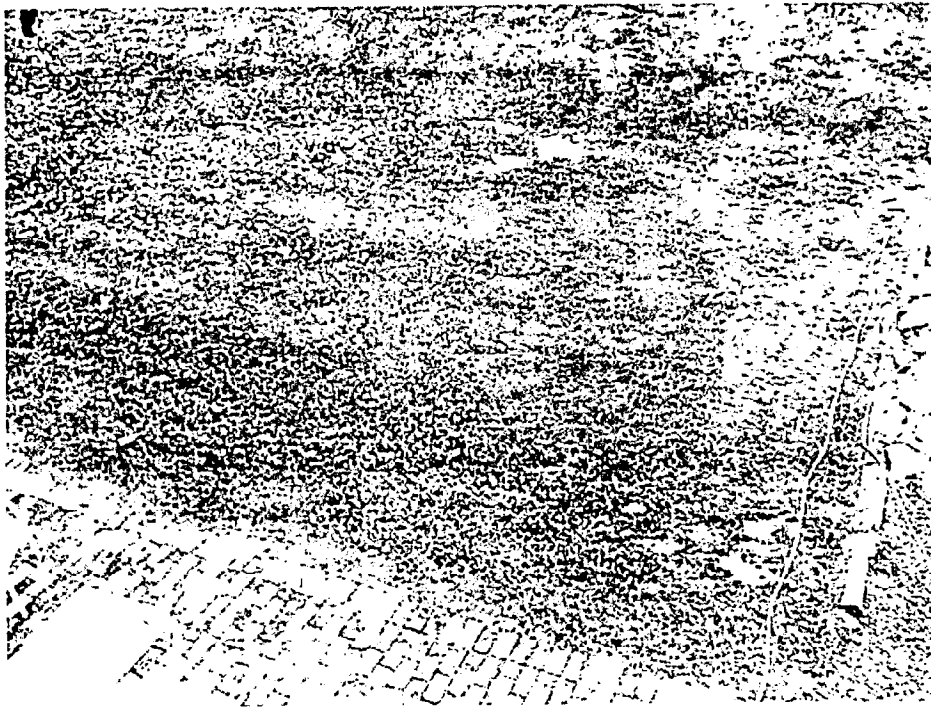
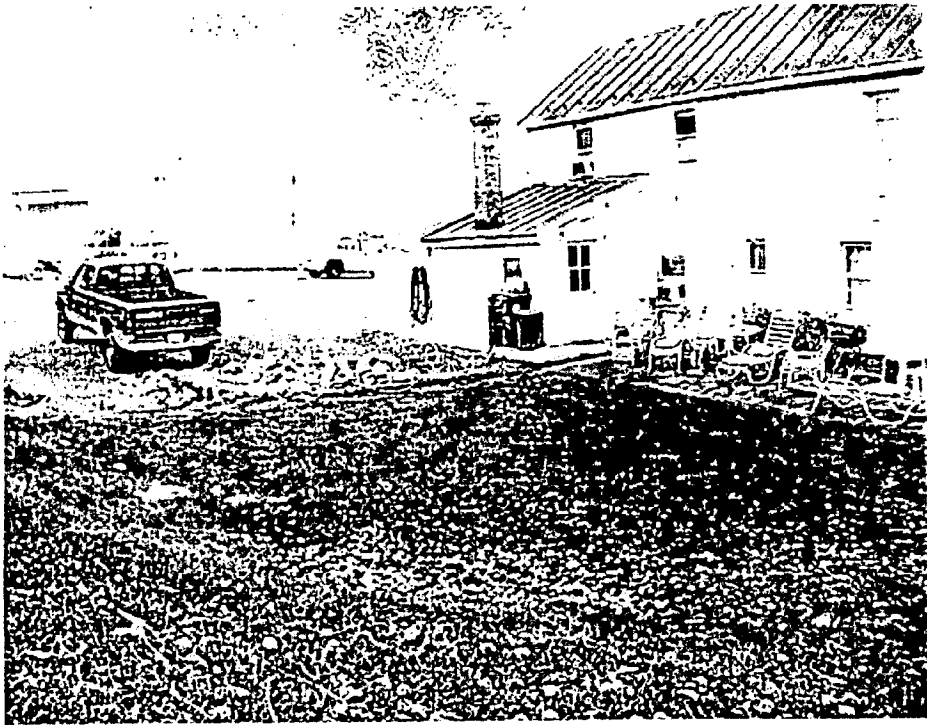
Associated Designers, Inc.
 Structural Engineers
 MP and E Engineers
 400 Headquarters Drive
 Suite 200a
 Millersville, Maryland 21109
 (410) 581-1800
 (410) 581-1161 fax

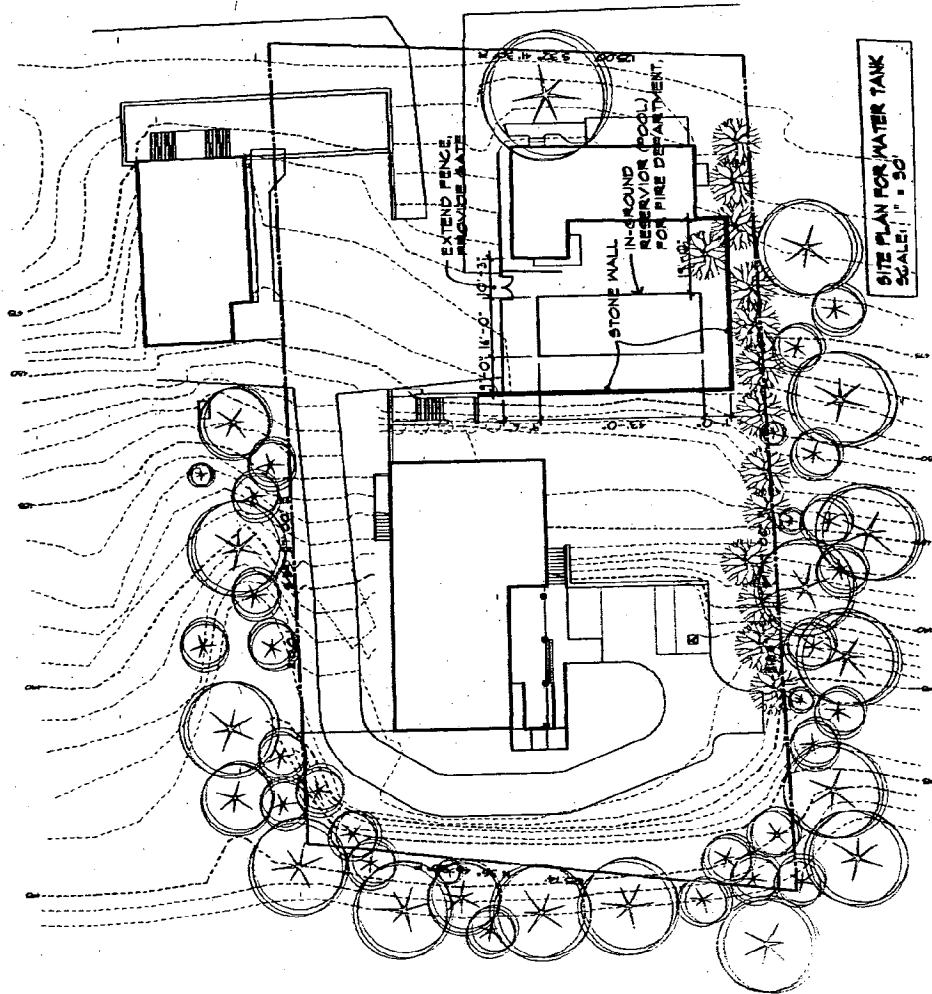
Abraham Petro
 Architects & Designers LLC
 P.O. Box 1649
 18401 Old Courthouse Avenue
 Millersville, Maryland 20117
 (301) 348-4442
 (301) 348-9002 fax

8

9







SITE PLAN FOR WATER TANK
 SCALE: 1" = 50'

40 x 16

24" STONE WALL
 6' HIGH FENCE

Dry Hydrants



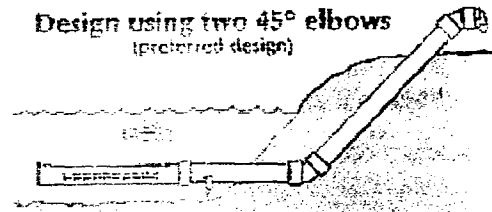
Rural Fire Protection with Non-Pressurized Dry Fire Hydrants

Dry Hydrants. What are they?

A Dry Hydrant is a non-pressurized pipe system permanently installed in an existing surface water source to provide a readily available supply of water to a pumper truck. This allows natural, untreated water supplies to be used for fire protection.

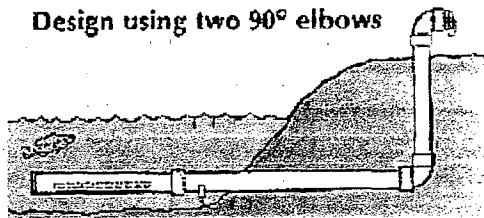
Why Dry Hydrants?

In many rural areas, a lack of water mains and domestic fire hydrants can impair a fire department's ability to do its job quickly and efficiently. Tanker trucks must be used to carry large amounts of water to the fire scene from "fill up" points around the county. Unfortunately, in many cases, the fill-up points are often a long distance from the fire, and fire fighters cannot maintain an uninterrupted water supply. The installation of a pipe system into ponds, lakes, or streams provides a ready supply of water to tank trucks. As illustrated,



12

one end of the dry hydrant sticks out of the ground to give tankers a hose connection, and the other end is a strainer submerged in the pond, lake or stream to draw water directly through the system.



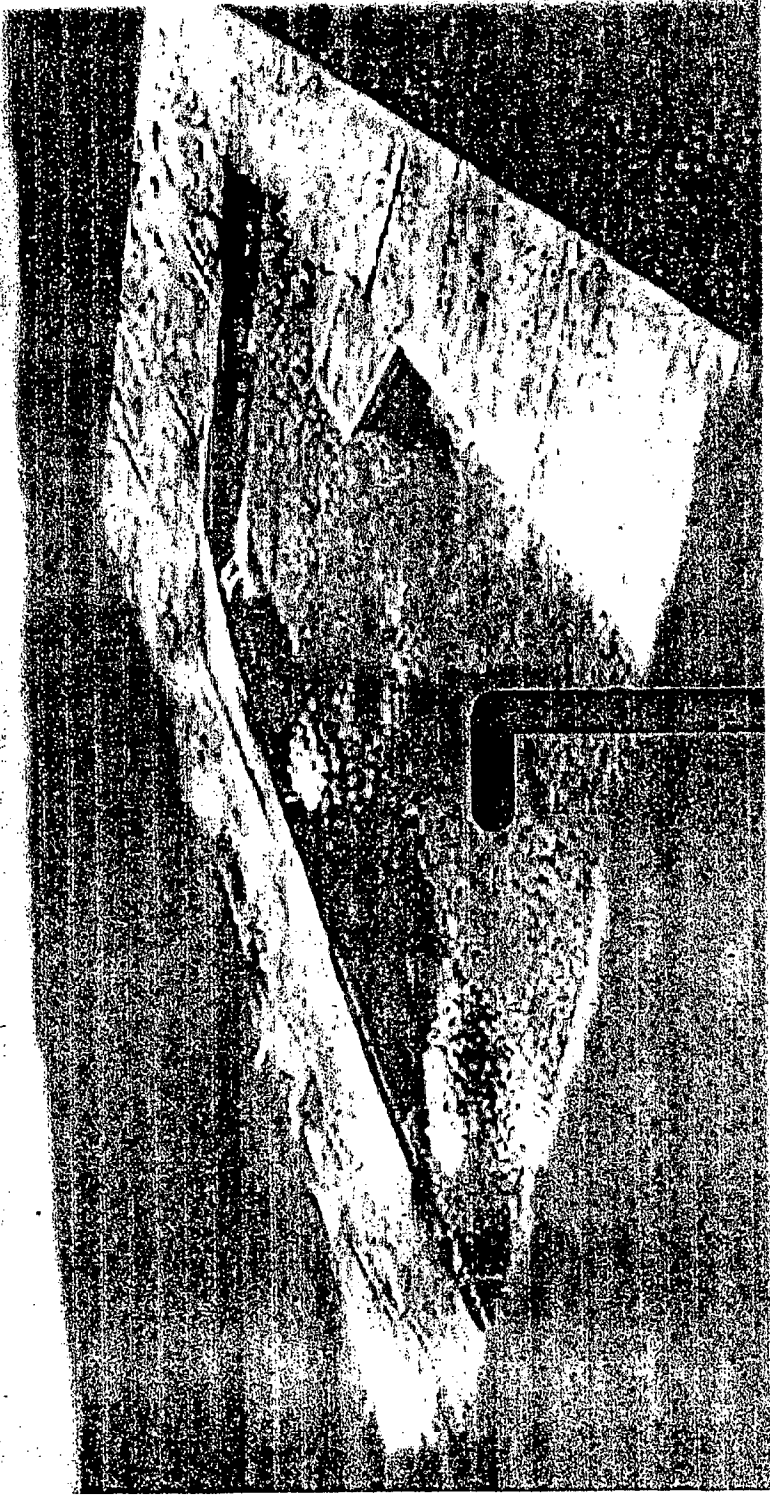
Armed with a water supply on wheels, and dry hydrants for a water source, fire departments throughout rural America are becoming part of what will be recognized as a "New Breed". Automatic aid and new time saving techniques in operating a water shuttle, are solving the age old problem of water supply.

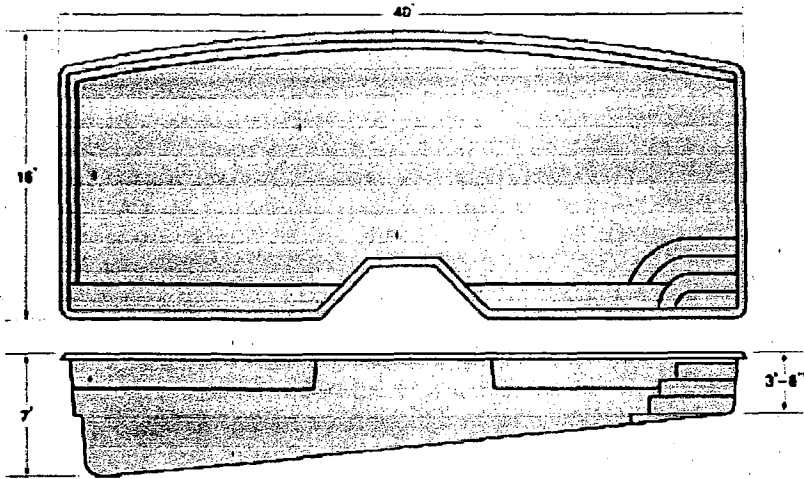
Planning for

A well planned and designed dry hydrant water delivery system can improve fire fighting capability of rural fire departments, save fuel, and reduce cost of operations. Without the ability to deliver large volumes of water to the fire scene, even the best fire departments are hampered trying to prevent loss of property and lives.

Dry hydrants enable a pumper to draft water from established surface water sources such as lakes, ponds or streams to be pumped or shuttled to a fire scene.

14





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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26200 Frederick Road, Hyattstown	Meeting Date: 11/16/05
Subject Resource: Hyattstown Historic District	Report Date: 11/14/05
Review: HAWP	Public Notice: 11/2/05
Case Number: 10/59-05E	Tax Credit: N/A
Applicant: Lawrence Ruggeri	Staff: Gwen Wright
Proposal: Installation of fire reservoir/swimming pool with fence and retaining walls	Recommendation: Approval with conditions

RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application with the following conditions:

1. The entire fence around the fire reservoir/swimming pool will be no more than 5 feet in height, as measured from the pool terrace.
2. The fence will be either an open wooden picket fence or an open metal fence, with the final design to be approved by staff.

BACKGROUND:

There are three buildings on this property: an historic church, an historic residence, and a new (non-contributing) meeting hall that is still under construction.

This property has been the subject of numerous Historic Area Work Permits. The current applicant has restored the historic church building on the site, which had been significantly altered over the years. In addition, there have been a variety of landscaping improvements to the property.

The most recent case that came before the HPC was in January 2005. At that time the HPC approved a major reconstruction of a non-contributing outbuilding on the property – including a second story expansion and a rear extension. The building was to have originally had wooden board and batten siding; however, the HPC recently gave staff the authority to approve horizontal wooden clapboard siding as an alternative when the wooden board and batten material was found to be unavailable. In January 2005, the HPC also approved installation of a gravel driveway around the perimeter of the meeting hall and installation of two handicapped parking

spaces. The purpose of this reconstruction was to build a meeting hall for the congregation that operates in the historic church. The reconstruction work is almost complete.

PROPOSAL:

The current application is for a 40 foot X 16 foot fire reservoir/swimming pool that will hold 20,000 gallons of water. This fire reservoir is being required by the Fire Marshall's office for occupancy of the meeting hall structure. Hyattstown has public sewer, but not public water, which is why a fire reservoir is needed. The need for this fire reservoir/swimming pool was not discussed in the original application for the meeting hall building and staff does not know when the Fire Marshall instituted this requirement on the property owner.

The proposal is to build the fire reservoir/swimming pool behind the historic house on the property – in the area to the front and left of the new meeting hall. The construction of the fire reservoir/swimming pool requires installation of 24 inch high retaining walls around two sides of the facility and installation of a fence (minimum 5 feet high) around the entire pool. There will also be a concrete terrace constructed around the pool.

In conversation with the applicant, staff has been given to understand that the fire reservoir could be achieved by an underground tank and that this installation would actually be less expensive than the swimming pool option. However, the applicant wishes to install the swimming pool because he feels that the underground tank would be "a waste".

DISCUSSION:

There have been two previous swimming pools approved in the Hyattstown Historic District: an in-ground pool for the Hyatt Hotel building (which was historically an inn, but is now a single-family residence) and one for the previous owners of this property. The previous owners ran a swimming pool business and constructed an above-ground pool adjacent to the non-contributing building on the site. This pool is now gone.

Staff feels that installation of a fire reservoir/swimming pool in the location proposed is approvable; however, staff is concerned about the incremental changes that have essentially required paving over much of this property. In looking at the original survey of the property (Circle 7) and looking at the current site plan (Circle 8), the change is self-evident.

Nonetheless, staff feels that there is precedent for approving swimming pools in Hyattstown and that the location will be hidden from Frederick Road. In addition, the pool does serve a fire safety function for the meeting hall structure. However, staff does recommend that the fencing around the pool be as open and unobtrusive as possible. A solid board wood fence would not be appropriate and, instead, staff recommends an open wooden picket fence or an open metal fence, with the final design to be approved by staff.

APPLICABLE GUIDELINES:

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 necessary in order that unsafe conditions or health hazards be remedied.

Secretary of the Interior's Standards for Rehabilitation

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application as being consistent with Chapter 24A-8(b)1 and 4, with the following conditions:

1. The entire fence around the fire reservoir/swimming pool will be no more than 5 feet in height, as measured from the pool terrace.
2. The fence will be either an open wooden picket fence or an open metal fence, with the final design to be approved by staff.

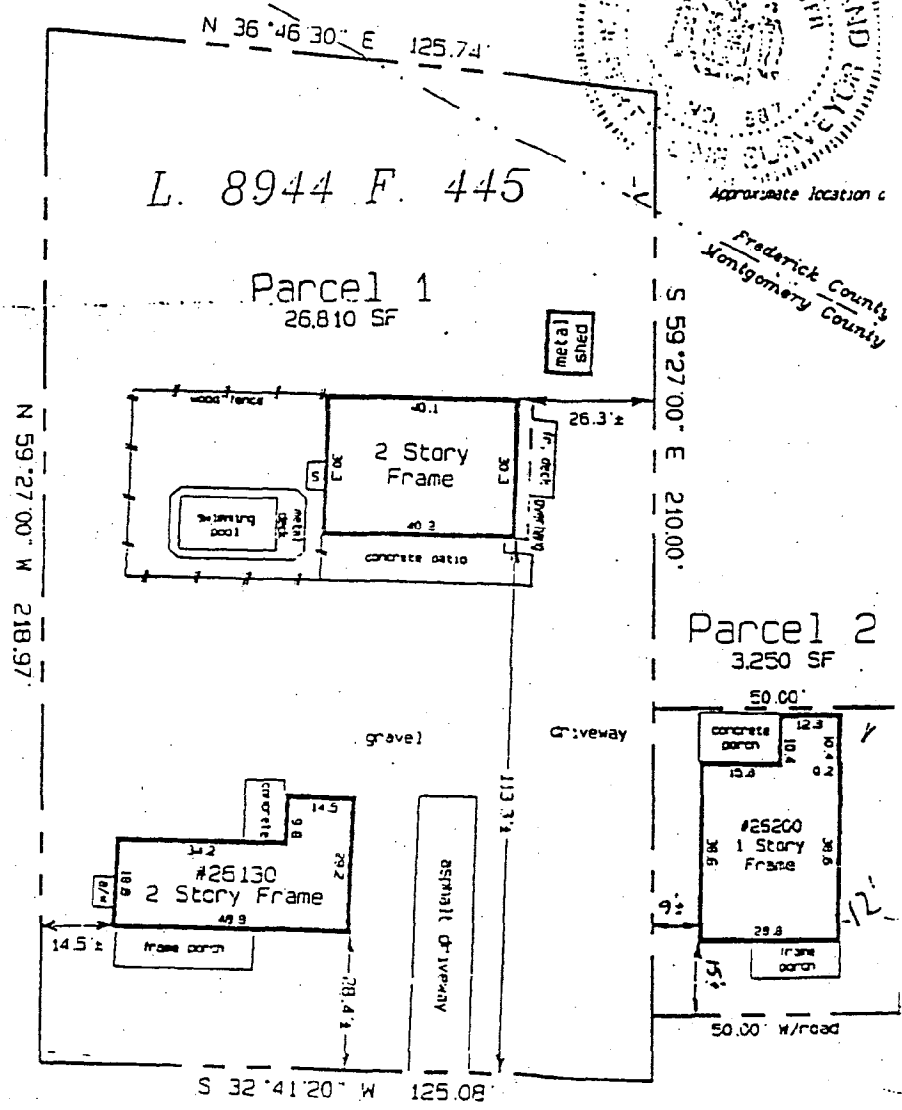
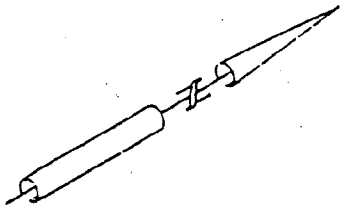
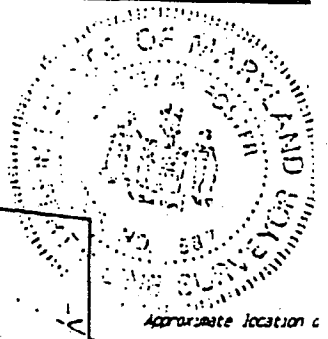
And with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and shall arrange for a field inspection by the Montgomery County Department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

(Please see information on reverse side)

NAME	ADDRESS (Please add Zip Code)	LOT/PARCEL	BLOCK
CARPETS RUS Inc.	9128 Rothbury Drive Gaithersburg, MD 20886-1400 TAX ACCOUNT - 17716	P-911	
Hyattstown Methodist Church	14449 Lewisdale Road Clarkburg, MD 20821 TAX ACCOUNT - 26037	P-967	
Lawrence Ruggeri + Tracy Ruggeri	4549 FAIRFIELD Drive Bethesda, MD 20814 TAX ACCOUNT # 023880	P-969	
Hyatt Center Limited Liability Partnership	10087 Tyler Place NO. 2 P J AMARVILLE, MD 21754 8917 ACCOUNT NO - 142665 Frederick county	P-72	
Montmorel Associates Ltd Partnership c/o Constellation REAL ESTATE 8815 Cen	8815 Centre Park Drive NO 400 Columbin, MD, 21045 ACCOUNT # 200994 Frederick county	P 37	

CONSUMER INFORMATION NOTES.

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



Notes :

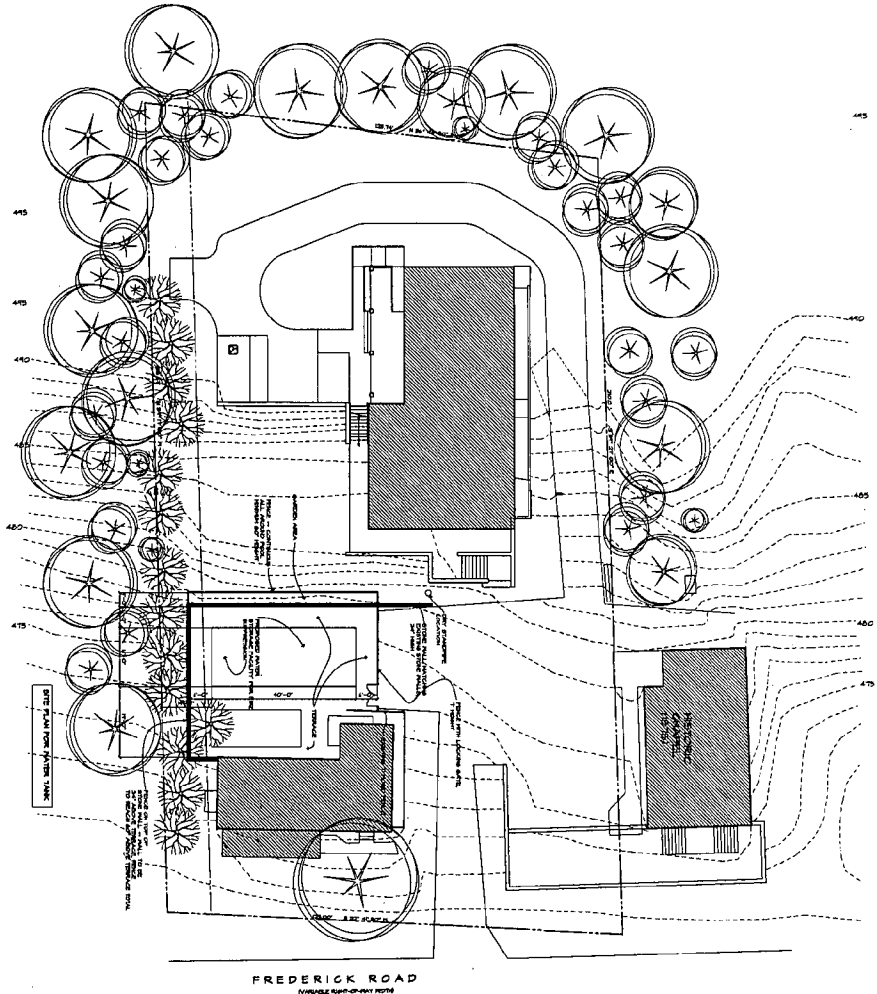
1. Flood zone "C" per H.U.D. panel No. 00508.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 FEET ON SIDE YARDS; AND PLUS OR MINUS 5' OR GREATER ON FRONT YARDS.
3. A BOUNDARY SURVEY WOULD BE NEEDED FOR A MORE EXACT LOCATION OF IMPROVEMENT SETBACKS.

Location Drawing
 Liber 8944 Folio 445
T.C. & M.H. Zanylo Property
 Montgomery County, Maryland

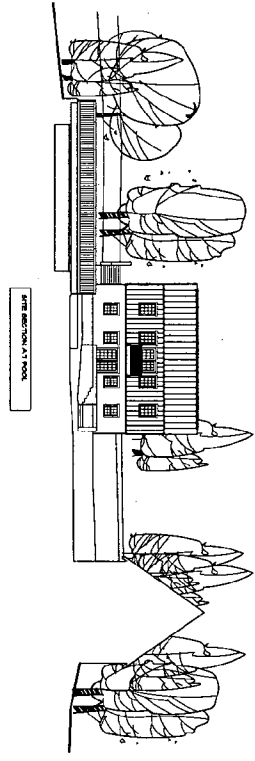
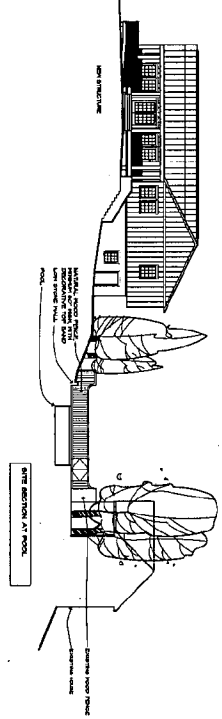
Frederick Avenue
 State of Maryland, Route No. 355

EXISTING SITE PLAN

SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	REFERENCES PLAT BK. PLAT NO.		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Catonsville, Maryland 20879 301/948-5100, Fax 301/948-1256
	11959 00411		



FREDERICK ROAD



SCHEDULE OF MATERIALS
 ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE OF THE QUALITY AND QUANTITY SPECIFIED IN THE SCHEDULE OF MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SK-1
 DATE: 4 NOV 2005
 SCALE: 1/8" = -0'
 SHEET: 1/8" = -0'

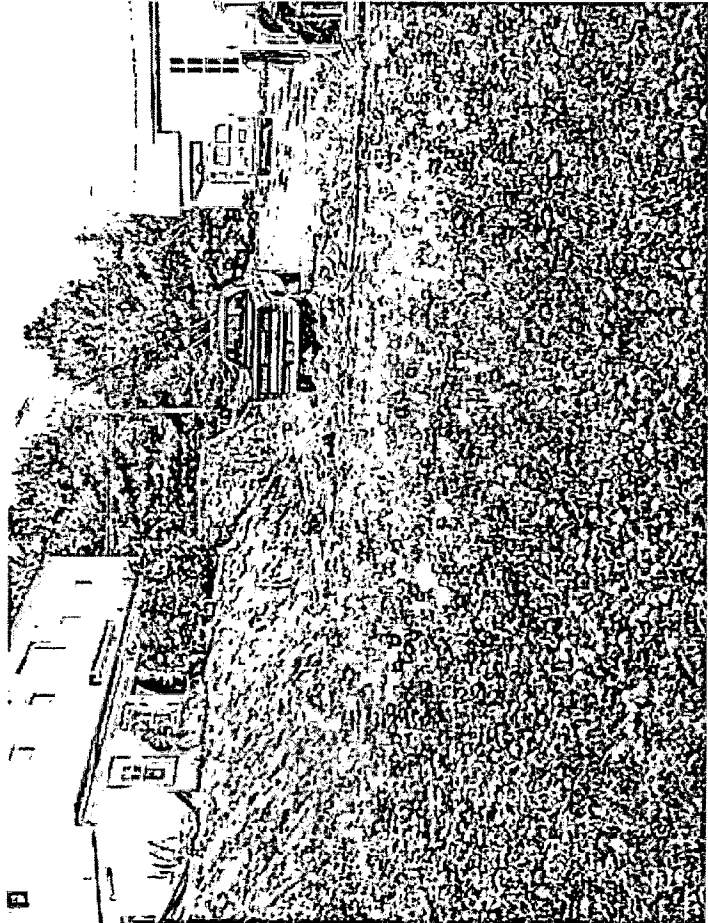
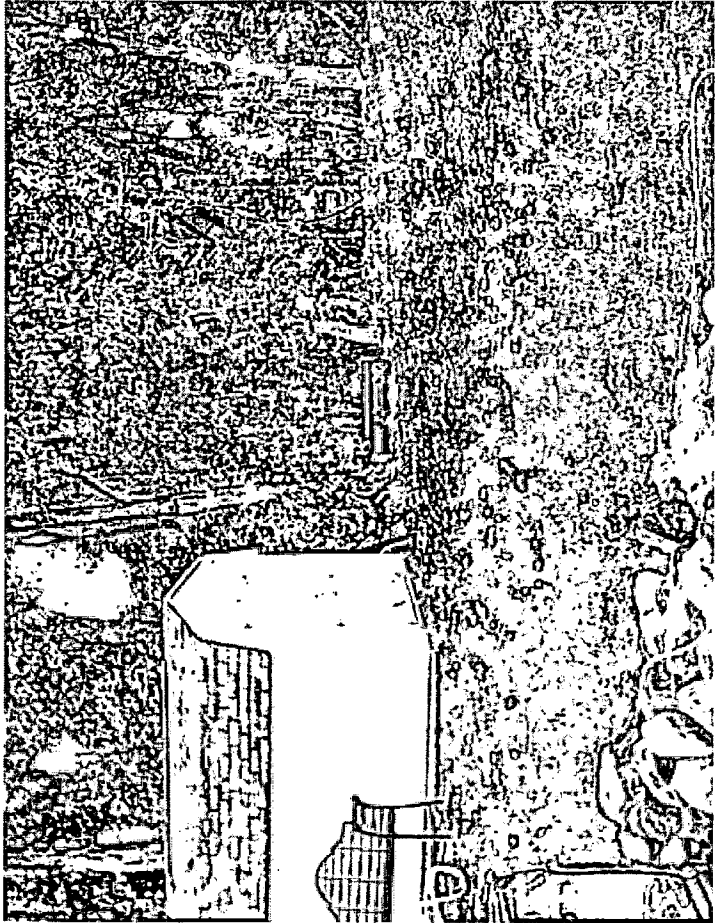
SITE PLAN
 WITH POOLS AND
 WALLS

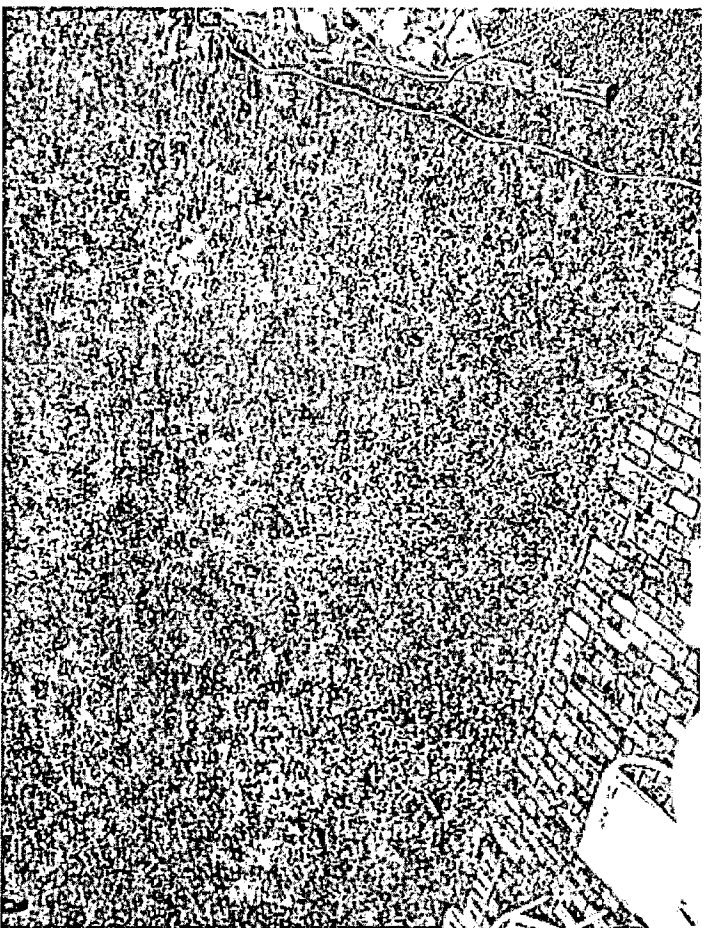
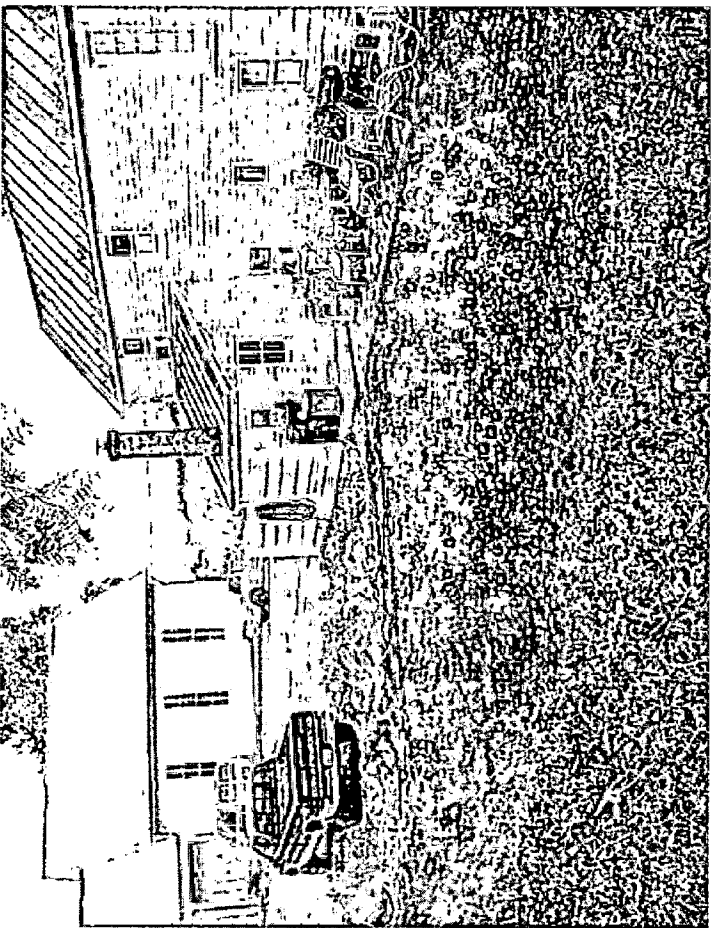
Historic Chapel Meeting Hall
 LAWRENCE RUGGERI (301) 607-4717
 9891 26200 Fredrick Road • Clarksburg, Maryland 20871

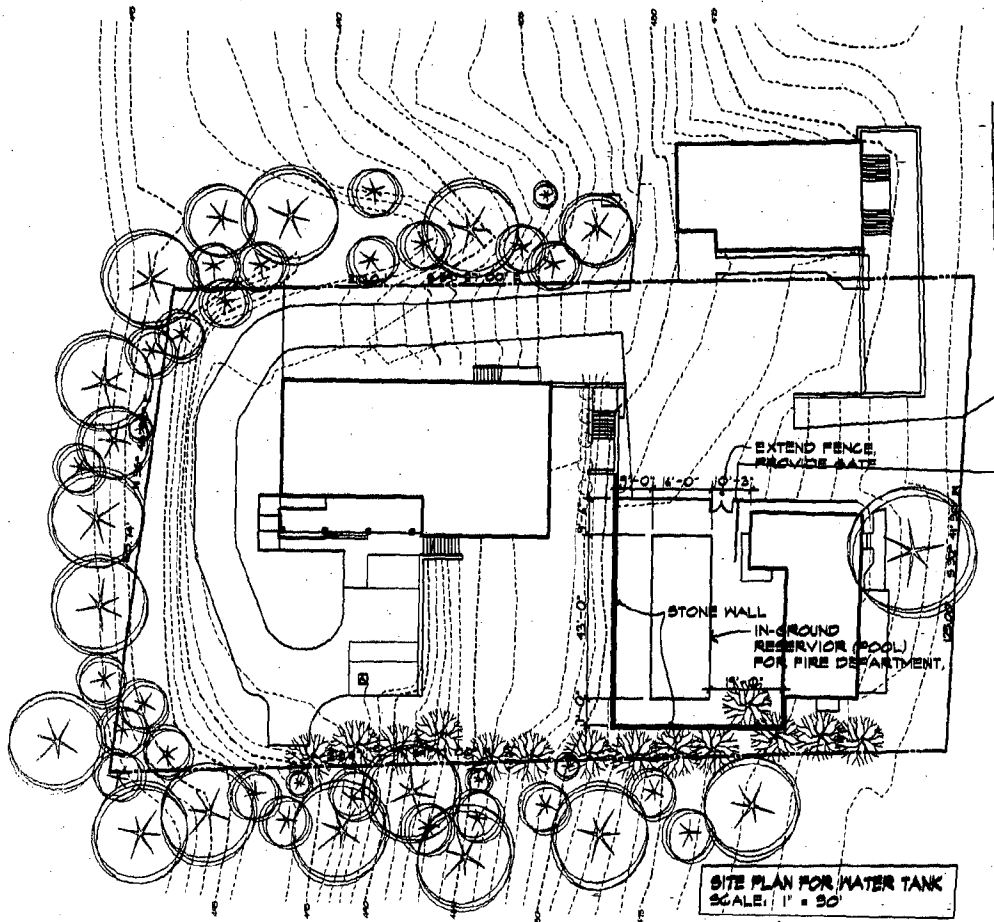
Associated Designers, Inc.
 Structural Engineers
 MP and E Engineers
 406 Headquarters Drive
 Suite 204
 Millersville, Maryland 21108
 (410) 887-1866
 (410) 887-5161 fax

P.O. Box 1668
 16641 Old Central Avenue
 Millersville, Maryland 20117
 (301) 244-4481
 (301) 244-2002 fax
Abraham Petro
 Architects & Designers LLC

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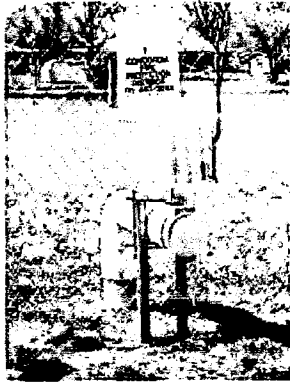


SITE PLAN FOR WATER TANK
 SCALE: 1" = 50'

40 X 16
 24" STONE WALL
 6' HIGH FENCE

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Dry Hydrants



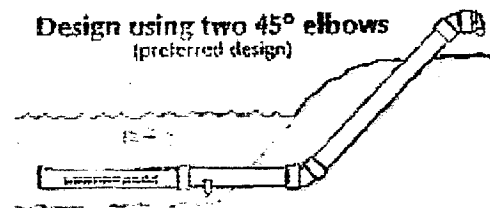
Rural Fire Protection with Non-Pressurized *Dry Fire Hydrants*

Dry Hydrants, What are they?

A Dry Hydrant is a non-pressurized pipe system permanently installed in an existing surface water source to provide a readily available supply of water to a pumper truck. This allows natural, untreated water supplies to be used for fire protection.

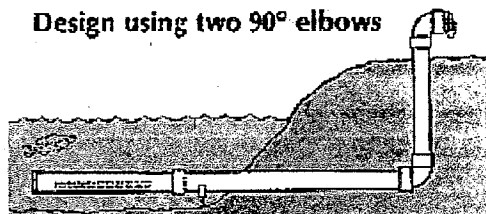
Why Dry Hydrants?

In many rural areas, a lack of water mains and domestic fire hydrants can impair a fire department's ability to do its job quickly and efficiently. Tanker trucks must be used to carry large amounts of water to the fire scene from "fill up" points around the county. Unfortunately, in many cases, the fill-up points are often a long distance from the fire, and fire fighters cannot maintain an uninterrupted water supply. The installation of a pipe system into ponds, lakes, or streams provides a ready supply of water to tank trucks. As illustrated,



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one end of the dry hydrant sticks out of the ground to give tankers a hose connection, and the other end is a strainer submerged in the pond, lake or stream to draw water directly through the system.



Armed with a water supply on wheels, and dry hydrants for a water source, fire departments throughout rural America are becoming part of what will be recognized as a "New Breed". Automatic aid and new time saving techniques in operating a water shuttle, are solving the age old problem of water supply.

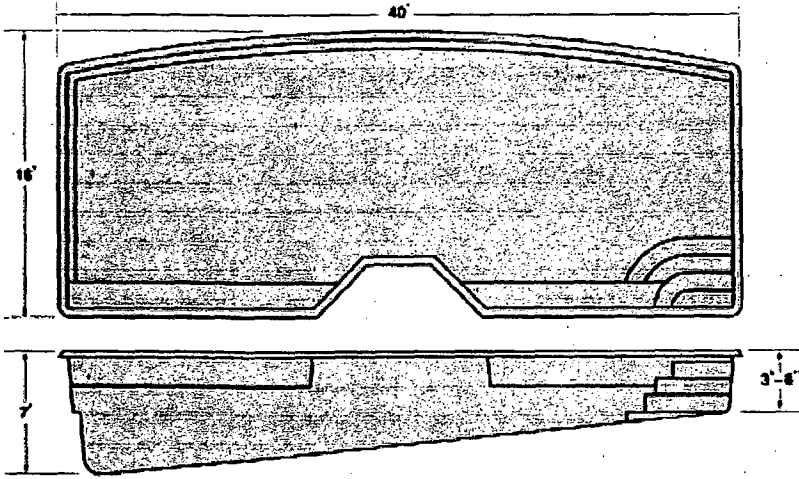
Planning for

A well planned and designed dry hydrant water delivery system can improve fire fighting capability of rural fire departments, save fuel, and reduce cost of operations. Without the ability to deliver large volumes of water to the fire scene, even the best fire departments are hampered trying to prevent loss of property and lives.

Dry hydrants enable a pumper to draft water from established surface water sources such as lakes, ponds or streams to be pumped or shuttled to a fire scene.



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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 26130 Frederick Road, Hyattstown **Meeting Date:** 01/12/05

Subject Resource: Non-Contributing **Report Date:** 01/05/05
Hyattstown Historic District

Review: HAWP **Public Notice:** 12/29/04

Case Number : 10/59-04D CONTINUANCE **Tax Credit:** N/A

Applicant: Lawrence Reggeri **Staff:** Michele Naru

Proposal: Rear addition and second story expansion of a non-contributing building

Recommendation: Approval with conditions

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

- #1 The architect will consult with the Department of Permitting Services regarding grading and retaining walls for the site. Before the Historic Area Work Permit is released, the applicant must return to the Commission with a plan that includes DPS's comments regarding the grading and retaining walls.
- #2 The balcony and French doors on the second floor of the building will be eliminated and replaced with two, windows that match the other second floor windows.

HISTORY

Hyattstown, founded by Jesse Hyatt, was originally platted in 1798 and is significant as one of the largest cohesive collections of relatively unaltered 19th 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 19th century. Interspersed among modest homes are many structures essential to 19th 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 18th and 19th centuries. Included in the district in addition to residential uses are churches, a restaurant, a barbershop, and the volunteer fire department.

SITE DESCRIPTION

The subject parcel of land is located at the northern most point of the historic district and contains an early adjacent parcel of land, which is also owned by the applicant, which contains the early 19th century Gothic Revival Methodist Episcopal Church - South.

BACKGROUND

The subject property and the adjacent church property are zoned R-200 residential. As such, the church building is allowed to operate as a church by right in this zone. However, the adjacent property, which contains the dwelling and the ancillary structure - the subject of this report, can currently only be utilized as residential dwellings (the non-conforming use status that the property held has expired).

Currently, the owner of the property is seeking a minor subdivision from the County to merge these parcels of land into one single property. When this is approved, all of the buildings on this property will be associated with the church and only be used for church related functions.

A HAWP application was reviewed and discussed by the Commission at its April 14, 2004. At this meeting the Commission and community members collectively expressed their concerns about the size of the proposed structure as it relates to Frederick Road and concerns relating to the use of the property, specifically parking related issues. The Commission encouraged the applicant to re-design his plans so that the width of the proposed building does not exceed the current width and to extend the new addition from the current building's rear elevation. They also encouraged the applicants to contact the County's Permitting Services Division to address the zoning questions raised. The applicants agreed to a continuance at this meeting so that they may solve the zoning questions and to develop revised plans. The applicant and the Commission continued this HAWP application in order for the applicant to re-design their addition and to address the zoning issues.

At the December 15, 2004 meeting (see transcript beginning on circle 15), the Commission was provided with new drawings for the proposed addition and documentation from the Department of Permitting Services (DPS) communicating that the applicants have been working with them to address the zoning issues related to this proposed addition. The Commission collectively favored the revised drawings, which placed all the new mass to the rear of the building. However, they were concerned that the proposal did not include a handicapped ramp, a grading plan that complied with ADA and DPS standards, or detailed information on the landscaping plan specifying the tree locations, caliper and/or height and planting specifications. Therefore, the Commission and the applicant continued this application so this information could be obtained.

PROPOSAL:

The owner of the property has a signed lease from the "Holy Family Anglican Church", which will be utilizing these buildings for their church activities. The property owner is erecting the proposed addition to the ancillary building on the subject property for his lessee to be used for their church's Sunday school activities.

The applicant is proposing to:

1. Demolish the existing second story of the subject building.
2. Construct a second story on top of the existing building.
3. Construct a rear extension (37' long x 32' wide)
4. Clad the entire building with Hardi-board, simulated, board and batten siding or cedar paneling with batten strips.
5. Apply a cement plaster finish over the existing and new concrete block foundation.
6. Install a standing seam metal roof over the entire structure.
7. Install a gravel driveway around the perimeter of the proposed building.
8. Install two asphalt parking spaces along the rear, south elevation of the new addition for handicapped use.

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 *Hyattstown/Clarksburg County Master Plan (Master Plan)* approved and adopted in June 1994, 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.

Hyattstown/Clarksburg County Master Plan – Land-Use plan

- Encourage a limited amount of new construction, as long as the new buildings are compatible to the historic ones in terms of size, scale, rhythm, percentage of lot coverage, relationship to the street and relationship to open space (p.82).

Vision of Hyattstown – Strategies for Maintaining Historic Character

- Preservation of significant patterns of development [and] encourage that any additional development within the Historic Residential Core be compatible with the characteristic pattern of development...residential uses fronting Frederick Road – front yard setbacks of 25 to 40 feet are typical of the pattern for the existing historic houses fronting the road. New buildings should be sited to fit within this rhythm of building spacing (p.54).

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.
 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.
- In the case of an application for work on a historic resource located within a historic district, 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

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

- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Proposed additions and alterations to non-contributing resources within the Hyattstown Historic District are reviewed with a lenient level of design review. The Commission generally focuses on the project's massing, scale, and proportion as it relates to the adjacent historic properties and its potential impact to the historic character of the district, and the existing streetscape/ and or landscape.

Although this proposed project significantly increases the size of the existing building, staff feels that this building will be compatible with the existing environmental setting. The proposed new massing will be sited directly behind the existing historic structure and combined with the steep topography (the road is substantially sunken at this location), the new massing will barely be visible from the street and will have very minimal impact to the existing streetscape.

The existing height of the building is at its highest point is 26' from grade. The proposed height of the new dwelling is 27' high at the front elevation from grade. Staff does not feel that this small increase will negatively impact the streetscape.

The previous application included Hardi-plank vertical board siding as the material specification for the exterior cladding. At the previous meeting, the Commission and staff strongly expressed their opposition to the use of this product on this highly visible building. The applicants have revised their specifications to include the use of cedar, board and batten siding with wood details and surrounds. Staff supports this change to the specifications for the building.

In terms of the proposed site plan, staff is still very concerned that the applicant has not addressed all the needs of this site. In consultation with Development Review planning staff, it has been noted that the current grading plan will require several retaining walls on the property, which have not been shown on the current plan. Additionally, staff would like to see on this plan the proposed limits-of-disturbance lines, a plant schedule that indicates the location, species, size, and installation and maintenance specification for each tree to be installed. Each tree should be labeled on this plan with this specific information. The shade trees should be of a minimum 3" caliper and a minimum 6'-8' height for evergreen and ornamental trees. Secondly, staff is concerned with the proposed 485 grade line as it approaches the steps along the south elevation of the building. This line should be altered to wrap around the building, since the grade beyond the landing will be 33%, which is too steep of an incline for a walkway. It is staff's recommendation that the architect consult with the Department of Permitting Services regarding the grading and retaining wall issues addressed above. Before the Historic Area Work Permit is released for the site, the applicant must return to the Commission with a plan that includes DPS's comments regarding the grading and retaining wall issues.

Finally, staff is concerned with the proposed modification to the front elevation. The applicants modified the second floor fenestrations by including a French door with balcony. This detail is not consistent with the meetinghouse form and as such staff is recommending that the door be eliminated and replaced with two windows to match the others on the second floor.

The written support for this project from the Local Advisory Panel (LAP), The Friends of Hyattstown, is provided on circle 30.

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, 2 and 3:

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.

The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the *Secretary of the Interior's Standards #9 & #10*:

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

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, 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
55 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
410/777-5170

DPS - #6

Remit #

366353

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lawrence Ruggieri
Daytime Phone No.: 301-607-4999

Tax Account No.: 00023980
Name of Property Owner: Lawrence Ruggieri Daytime Phone No.: 301-607-4999
Address: 26130 Frederick Road Clarksburg Md 20871
Strip Number City Street Zip Code
Contractor: Petro Design Build Phone No.: 301-249-9000
Contractor Registration No.: MHIC-05-4818-4819-264651
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 26130 Street: Frederick Road
Town/City: Clarksburg Nearest Cross Street: Rt109
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate ARC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Haze Solar Fireplace Woodburning Stove Single family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 80,000.00
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.

Lawrence Ruggieri _____
Signature of owner or authorized agent Date

Approved _____ To: Chairperson, Historic Preservation Commission

APPLICANT'S PRINT NAME _____ USE THIS LINE FOR COMMENTS _____



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

1. WRITTEN DESCRIPTION OF PROJECT

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

CMU Block building, clad in vinyl siding
No trees present
No historical significance

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

Renovate pre 1960 CMU Block building into a
structure more suitable and compatible with
this beautiful historic district

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 end 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 site location and species of each tree of at least that dimension.

7. ADJACENT AND BORDERING PROPERTY OWNERS

For all projects, provide an accurate tree survey and identify the property owners (including name, address, and phone number) who should include the owners of all lots or parcels which border the parcel in question, as well as the owners of lots or parcels which 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.

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

Owner's mailing address Lawrence Ruffin, 26130 Freedom Road Clarksville, MD 20871	Owner's Agent's mailing address
--	---------------------------------

Adjacent and confronting Property Owners mailing addresses

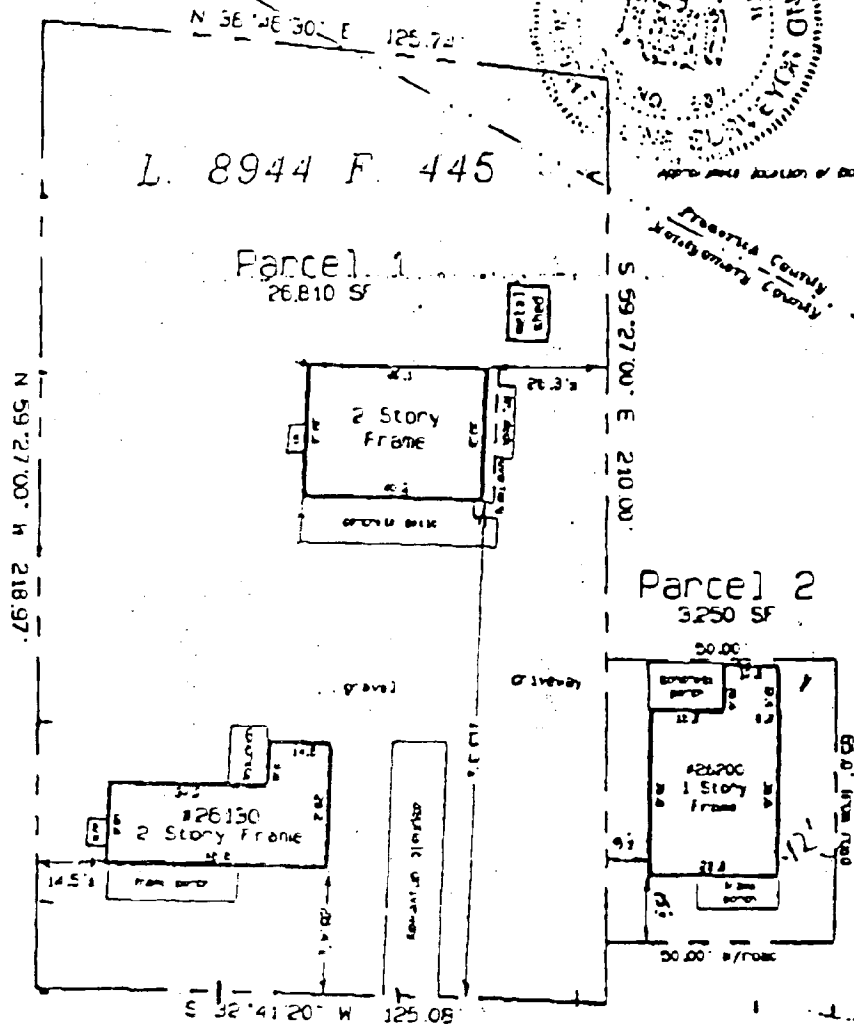
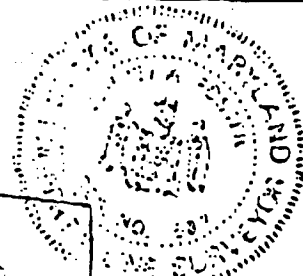
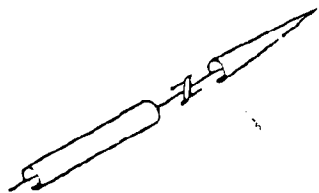
Mrs Haydee England 9501 Singletown Drive Bethesda, MD 20817	
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Hypolitea Methodist Church 26121 Freedom Road Clarksville, MD 20871	
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CONSUMER INFORMATION NOTES.

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.




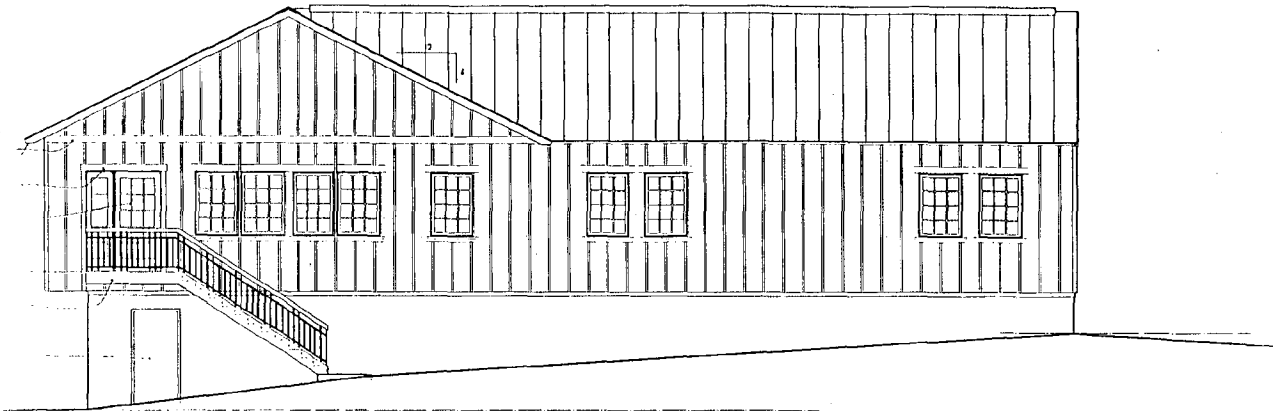
NOTES :

1. Flood zone 'C' per H.U.D. panel No. 00506.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet on side yards; AND PLUS OR MINUS 5' OR GREATER ON FRONT YARDS.
3. A BOUNDARY SURVEY WOULD BE NEEDED FOR A MORE EXACT LOCATION OF IMPROVEMENT DETAILS.

Location Drawing
 Liber 8944 Folio 445
 T.C. & M.H. Zanylo Property

Frederick Avenue
 State of Maryland Route No. 35E

<p>SURVEYOR'S CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p> <p><i>William A. Snider</i></p>	<p>REFERENCES</p> <p>PLAT BK. PLAT NO.</p> <p>LIBER <i>8944</i></p>	<p></p> <p>DATE OF LOCATIONS WALL CHECK:</p>	<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 110 Collierville, Maryland 20878 301/948-2100, Fax 301/948-121</p> <p>SCALE: 1" = 40' <i>10</i></p> <p>DRAWN BY: F.E.K.</p>
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B
A2.1 LEFT SIDE ELEVATION



A
A2.1 FRONT SIDE ELEVATION

ABRAHAM / PETRO ARCHITECTS & DESIGNERS

30 BOYD AVE
SOUTH WASHINGTON
METHUEN, MASSACHUSETTS 01469
617-552-1101 • FAX 617-552-1102

Historic Chapel Meeting Hall

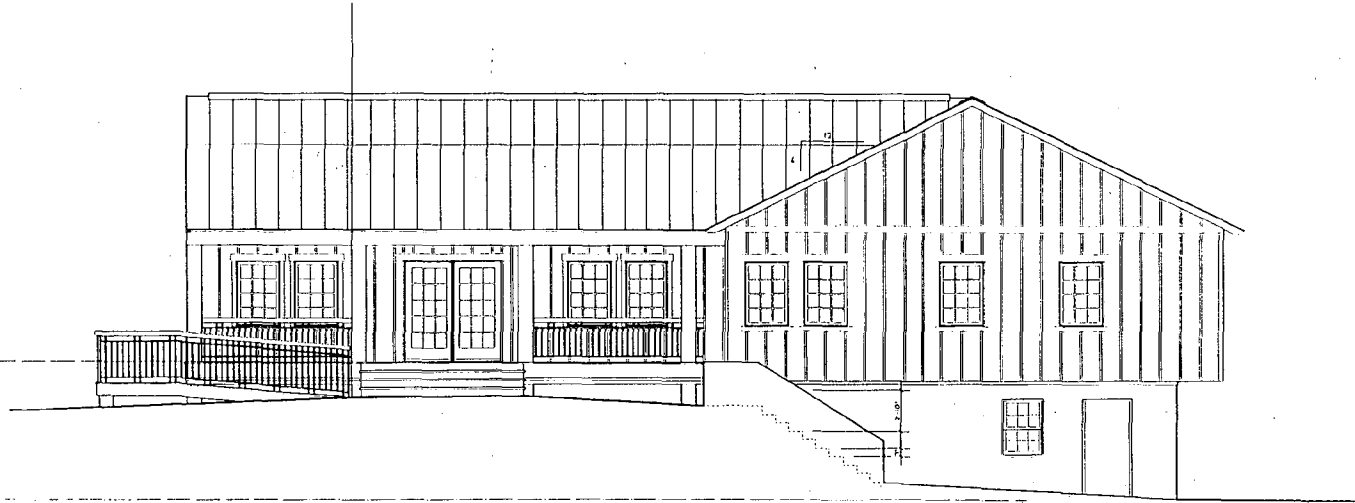
9891 26200 Fredrick Road ° Clarksburg, Maryland 20871

ELEVATIONS A AND B

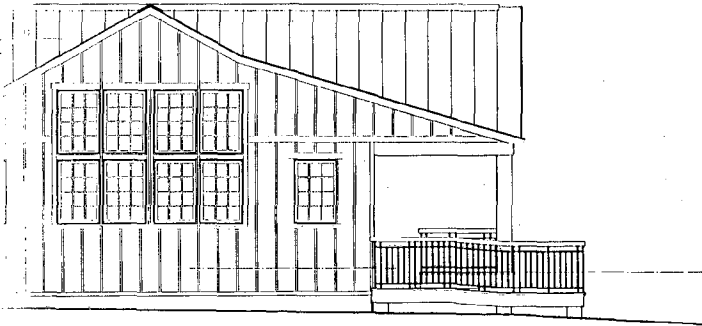
Date: 24 NOV 04
Scale: 1/4" = 1'-0"

A2-1

12



D LEFT SIDE ELEVATION
A21



REAR ELEVATION

ABRAHAM / PETRO
ARCHITECTS & DESIGNERS

100 NEW LINE
NORTH W. CENTRAL AVENUE
WHEELERSVILLE, MARYLAND 20871
PH: 301.281.1200 FAX: 301.281.1200

Historic Chapel
Meeting Hall

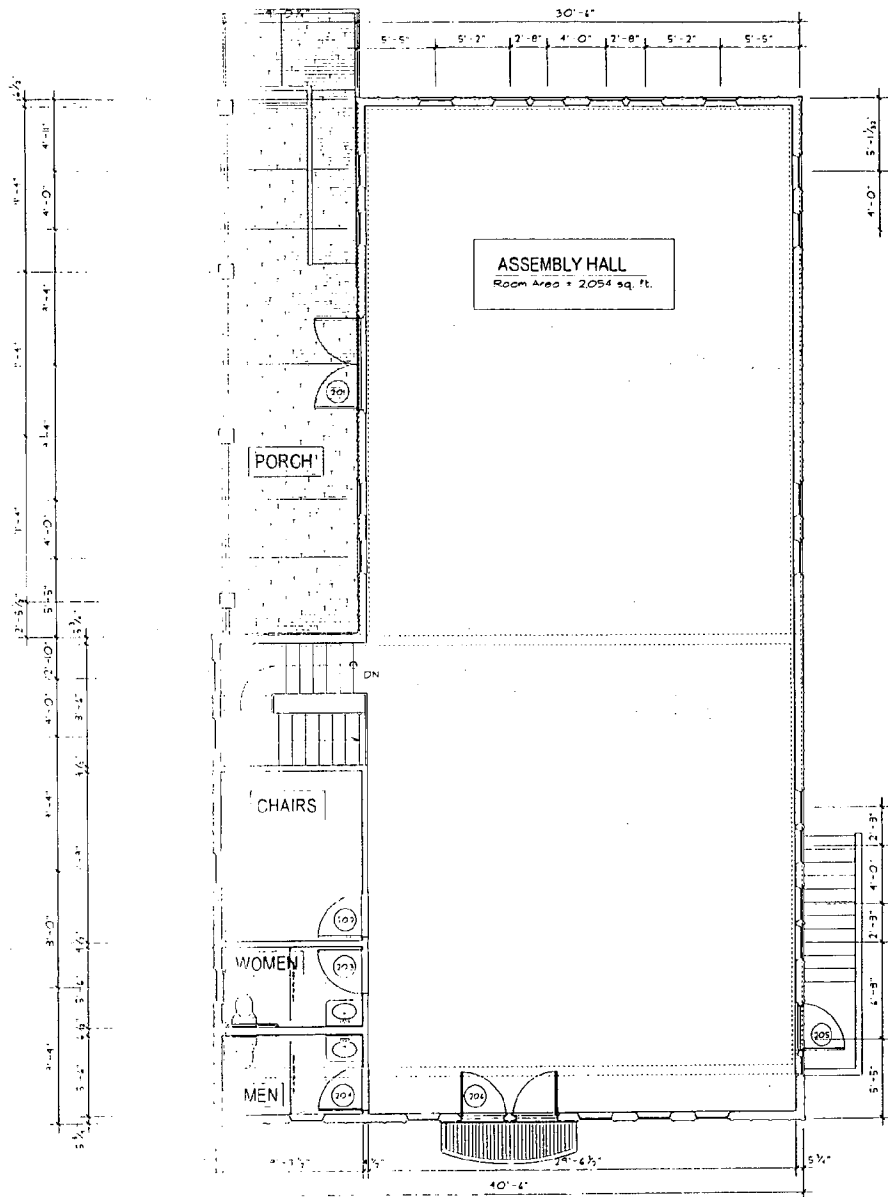
9891 26200 Fredrick Road ° Clarksburg, Maryland 20871

ELEVATIONS
C AND D
Date: 24 NOV 04
Scale: 1/4" = 1'-0"

WENT RICHARD ABRAHAM
ARCHITECT
100 NEW LINE

A2-2

15



14

ABRAHAM / PETRO
ARCHITECTS & DESIGNERS
800.800.4688
 10000 WILSON AVENUE
 MICHELVILLE MARYLAND 20710
 301.261.1100 FAX 301.261.1100

Historic Chapel
Meeting Hall
 9891 26200 Fredrick Road ° Clarksburg, Maryland 20871

UPPER LEVEL
 FLOOR PLAN
 Date: 24 NOV 04
 Scale: 1/4" = 1'-0"

A1-2

WEST RICHARD ABRAHAM
ARCHITECT

1 Village? Is there anyone here wishing to speak in opposition to case
2 E, at 10003 Grant Avenue in Silver Spring? Is there anyone here to
3 speak in opposition to case F, at 14 Grafton Street in Chevy Chase?

4 MR. FULLER: Madam Chair, I move that we approve case
5 35/13-04Z at 25 Oxford, case 31/07-04K at 10003 Grant, case 35/13-04I
6 at 14 Grafton Street, based on the staff reports.

7 MS. PROTHRO-WILLIAMS: Second.

8 MS. O'MALLEY: All in favor, please raise your right hand.
9 It's unanimous. If one of those was your case, you are welcome to go
10 home or stay and listen to the rest of the hearing if you would like.
11 You can speak to the staff tomorrow. Thank you for working so well
12 with the staff that we could expedite it.

13 The first case we'll hear tonight, then, is case A. Could
14 we have a staff report, please?

15 MS. NARU: Case A is the project at 26130 Frederick Road in
16 Hyattstown. The subject building is a noncontributing resource within
17 the Hyattstown historic district.

18 You may have remembered that the subject property and the
19 adjacent church property are existing. There are two separate parcels
20 of land, and currently the owner of the property is seeking a minor
21 subdivision from the county to merge these parcels of land into one
22 single property. When this is approved, all of the buildings on this
23 property will be associated with the church and will only be used for

25 The historic area work permit application, initial historic

1 area work permit application was reviewed and discussed by the
2 Commission at its April 14th, 2004, meeting, and the transcript of that
3 meeting is attached in your staff report.

4 At this meeting, the Commission and convening members
5 expressed their concerns about the size of the proposed structure as it
6 relates to Frederick Road. The concerns were related to the use of the
7 property, specifically parking-related issues, and the large proposed
8 size of the massing as it related to Frederick Road.

9 The Commission encouraged the applicant to redesign his
10 plan so that the width of the building did not exceed the current
11 width, and to extend the new addition from the current building's rear
12 elevation. You also encouraged the applicants to contact the county
13 permitting services division to address the zoning questions that were
14 raised. At that meeting, the applicants agreed to a continuance so
15 that they may resolve those zoning questions.

16 Since that meeting, applicants have been working with the
17 Department of Permitting Services to address those issues. The owner
18 of the property has signed a lease, has a signed lease from the Holy
19 Family Anglican Church, which will be utilizing these buildings for
20 church-related activities. And the property owner is erecting the
21 proposed addition to this ancillary building on the subject property
22 for the leasee.

23 As stated the applicant is proposing to demolish the
24
25 story on top of the existing building with a rear extension measuring

1 approximately 37 by 32 wide. The proposed cladding is
2 either hearty board with simulated board and baton siding, or cedar
3 paneling with baton strips. They are also proposing a cement plaster
4 finish over the existing and new concrete foundation, and to install a
5 stainless steel metal for the entire structure.

6 The other part of the project is that they are proposing to
7 install a gravel driveway around the perimeter of the revised building,
8 and four asphalt parking spaces along the rear south elevation of the
9 new addition for handicap use.

10 I will note for the record that testimony from the Friends
11 of Historic Hyattstown were given to you at the worksession, as well as
12 a letter from a resident, Mr. Don Burgess, located at 27021 Frederick
13 Road. And they'd like to ask that you enter that into the record as
14 well.

15 Generally, staff feels that the proposed additions and
16 alterations to this noncontributing resource is very sympathetic to the
17 historic district. And we're mainly concerned with the proposed
18 topography. It is a very steep grade, and we'd really like to see some
19 more documentation of the proposed grading after the building is to be
20 erected, to ensure that there is not going to be any negative impact to
21 the existing environmental setting.

22 We also have, based upon verbal conversations with the
23 applicant understand that there has been trees removed on the
24
25 plan outlining the tree removal. And today, my email, I did receive a

1 plan that you should have as part of your staff handouts at your
2 worksession, a plan outlining the proposed, the existing trees that
3 were removed, and then what's proposed, which was part of the staff
4 report, the reforestation plan.

5 Let's see. What the reforestation plan is, I mentioned in
6 the staff report, I had asked Park and Planning's environmental planner
7 to look at the reforestation plan and give us some guidance.
8 Certainly, staff doesn't feel we're experts in this field, so we wanted
9 to get some feedback from them on the plan.

10 And he had indicated that he'd like to see the plan have
11 more specific sizes, types of containers, and heights of the proposed
12 plantings. He'd also like to see a list indicating the numbers of each
13 planting to be proposed on the subject lot.

14 He'd also like to see the plan include some over-story
15 plantings, and to show a greater emphasis on native plantings along the
16 southern property boundary, which is adjacent to the existing forest.
17 And I certainly can have, you know, our arborists look at any proposed
18 plan that we did get submitted with those details as well.

19 I do have some pictures, if you'd like to refamiliarize
20 yourself with the site, and the applicant is here this evening, and
21 I'll be happy to entertain any questions you have.

22 MS. O'MALLEY: Do you have slides?

23 MS. NARU: Uh-huh. Would you like to see them?

25 MS. NARU: These are the slides that you saw at the initial

1 April 14th meeting. This is the view of the front elevation of the
2 existing building on the property, and the west elevation, which is the
3 side, current side elevation.

4 MS. O'MALLEY: Which side faces the street? Is it the west
5 side?

6 MS. NARU: You just saw the --

7 MS. O'MALLEY: The previous one? That's the street side?

8 --MS. NARU: This is standing pretty much halfway between the
9 road and the driveway that leads up to the property. So this is
10 looking at the building from that direction. You're looking west,
11 currently. This is the east elevation. This is the west side
12 elevation. And the north side, you can see the gravel driveway that
13 currently approaches this area. And the south side elevation here.
14 You can also see some of the grading that has been done, as well, in a
15 view here.

16 And this is obviously the church over here in this
17 location, and this is the historic house, and that's also on the
18 current property, but is associated with this ancillary structure. And
19 down here is Frederick Road. This is a very good view from Frederick
20 Road, up to the house. To the right is the chapel and to the left is
21 the historic house.

22 Another view of the front elevation. Rear view. And you
23 can really see in this photo the steep grade here. Another good view
24 for the kind of blurry vision. They were slides. Trying to enlarge
25

1 slides is a little more challenging. And the pool. And this is an
2 aerial view of 2002.

3 And this is some topography that was provided, but there's
4 no demarcation of the topography that we would like to see as part of
5 the grading plan.

6 MS. O'MALLEY: Okay. Thank you. Are there questions for
7 staff? I don't see anything that actually shows how they are going to
8 be able to cut into that hill in the back and retain the hillside when
9 they do the addition on the back.

10 MS. NARU: That's why we're asking for a grading plan, to
11 show what existing topography is now, and what the proposed topography
12 is. It's a standard condition that the Commission asks for.

13 MS. O'MALLEY: All right. Would the applicant like to come
14 up?

15 MR. RUGGERI: Good evening.

16 MS. O'MALLEY: Good evening. State your name for the
17 record?

18 MR. RUGGERI: Larry Ruggeri.

19 MR. EDGERLEY: Good evening. I'm Dave Edgerley.

20 MR. FUNK: Good evening. I'm Dan Funk.

21 MS. O'MALLEY: Did you have some comments that you wanted
22 to make about the staff report, or my question about the --

23 MR. RUGGERI: Well weren't not going into the hillside, if
24 done is done. There's not going to be any grading done.

1 This map which I, I mean, this photo that I sent over came
2 from Montgomery County Government. This photo was taken in 2000, just
3 when I, just a little bit after I purchased the church. And it shows
4 the topography of the land.

5 Now, you guys probably don't have, I don't know if you have
6 it or not, if she gave that to you, but this came from Scott Reilley's
7 office. He --

8 MS. NARU: He's the reason I provided you this from our
9 imagery here at Park and Planning. It's the 2002 photograph.

10 MR. RUGGERI: Yes, this is a 2000 photograph from Scott
11 Reilley's office, and he's the assistant chief of administration there
12 who provided me with this, and the, also the blue topo that you saw.

13 MS. WRIGHT: Do you want to pass that around?

14 MR. RUGGERI: Sure. I also brought, on the plot
15 illustrating what impact creating the forestation would have. There's
16 no trees coming out. There's no grading to be done. We're not going
17 into the hillside.

18 As you might recall, we came with a plan in April to make a
19 locomotive type of building, and with all your comments and
20 suggestions, we went ahead and redesigned it into the hillside, as it
21 mentions in the staff report here, the minutes.

22 All of you had recommended that we take the building and go
23 -- so we're making it even more narrower. We're taking off three feet
24
25 back, it won't be 40 feet wide. It will be only like 32 feet wide. So

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11

1 it will be even smaller than the original design.

2 So we took all of your considerations into the design.

3 We're not going into the hillside at all. There's probably about
4 another 30 feet before you get to the hillside. So the hillside is not
5 affected at all there.

6 So that's, I don't, I don't have, the only thing I could
7 give to them was the photo I got from Chris Reilley and the other topo.
8 I don't have anything to show what it was like before.

9 MS. O'MALLEY: No, I was thinking of as you develop it with
10 the drive around.

11 MR. RUGGERI: Right, well, there's a plan was submitted
12 with the drawing, and all the plants that were going to be --

13 MS. O'MALLEY: So you don't need to do any additional
14 grading?

15 MR. RUGGERI: No grading at all. We just have to dig out a
16 foundation, pour footings, and build a building. We're going to take
17 off that -- it's going to be a foot and a half taller than what you see
18 there, about the same height as the light dome, and straight over. And
19 you have all the photos and everything is exactly the way you guys
20 asked for it to be. So from the road, you will not see anything but a
21 prettier building.

22 MS. O'MALLEY: Your design is much better this time.

23 MR. RUGGERI: Well, I had your help. Thank you.

25 just one question. The one thing you will see from the road and I

1 would believe, because of the incline, is the parking. And I see --

2 MR. RUGGERI: Right, but --

3 MS. ALDERSON: -- we're seeing the addition of trees around
4 the perimeter of the lot. I would think, certainly from the
5 perspective of pedestrians, screening of the parking is the thing that
6 would have the biggest effect.

7 MR. RUGGERI: Absolutely. Absolutely, and we plan on it,
8 and it's not on the plans, but we plan on screening the area to the
9 left of the building, all the way across. And I got a list of plan
10 materials from MNCP to provide screening, because I don't want anybody
11 to see the cars back there as well. So that's a good point. I just
12 didn't have that down.

13 MS. ALDERSON: Thank you.

14 MR. ROTENSTEIN: Can I make one observation about these
15 aerial photographs that we have. The contours indicated in the aeri-als
16 are taken from what appear to be the GIS base map layers. And they
17 don't actually reflect the contours as they exist now, after the
18 grading occurred. So I just wanted to point out that observation.

19 MS. PROTHRO-WILLIAMS: I have a couple questions. What's
20 the, what will the building capacity be for the hall once the addition
21 is completed?

22 MR. RUGGERI: I think it's spec-ed for 120 people. 100 to
23 120 people.

25 MR. RUGGERI: And 15, 15 square feet per person.

1 MS. PROTHRO-WILLIAMS: And how many parking spaces will be
2 available if you were to get this parking lot?

3 MR. RUGGERI: Well, on the lot, on the parking lot alone
4 there won't be that many parking spaces. But I've already, through
5 Susan Scala-Demby, have worked out all the parking arrangements with
6 the other vendors, the other land owners, commercial lots. One of the
7 zoning text says, as long as you are within 500 feet of a commercial
8 lot that's not being used during the hours of operation, you can use
9 that. And that satisfied Ms. Demby for parking.

10 MS. PROTHRO-WILLIAMS: Okay. So if you don't have 120
11 people at your meetings, how many people are you going to likely have,
12 like on an ordinary basis?

13 MR. RUGGERI: It's different. We have weddings now that
14 are six people, 40. Dan is from the Holy Family Anglican Church, and
15 his congregation sometimes has 15-20 people show up.

16 MS. PROTHRO-WILLIAMS: So, and how many, at best, how many
17 people can park, how many cars can park in your proposed parking
18 scheme?

19 MR. RUGGERI: In our lot, only about 17.

20 MS. PROTHRO-WILLIAMS: So I guess the point I'm making is
21 that you would always need more than 17 parking spaces for the use of
22 this building. So why, and so you've accommodated for that in another
23 place. So why not just limit the parking spaces to even fewer spaces

24 MR. RUGGERI: Yes, that's no problem. We came up with four

1 for handicap. That was just the --

2 MR. FUNK: That's the only addition, right?

3 MR. RUGGERI: Right. That's the only addition to the
4 parking that we're doing, is adding those four parking spots for
5 handicap.

6 MS. PROTHRO-WILLIAMS: So that's the only difference is
7 that they're handicap accessible to the building?

8 MR. RUGGERI: Exactly. Right. That's the only, that's the
9 only paved area. I mean, the driveway is paved, but everything else is
10 gravel. It's a gravel lot.

11 MR. FULLER: Just a couple questions on your documentation.
12 Even on a residential permit, we'd be getting a grading plan. So I'm
13 not sure why it's so difficult to create a grading plan. The county
14 GIS shows that originally there was about a 10-foot fall across this
15 property. There is either a fairly big berm or hillside in the back
16 which is what appears when I go out and look at it. But you do
17 have grade on the property, so I mean, I think it would only be
18 appropriate for us to ask for the same thing we do from a residential
19 developer, or a residential lot, homeowner, to have a grading plan.
20 You mentioned handicapped access. Where is a handicapped person
21 getting in this building? You have stairs at all exist.

22 MR. RUGGERI: Right, well that's why they'll be able to
23 drive up around the back and --

25 MR. RUGGERI: Through the front doors.

1 MR. FULLER: Then you need a ramp that's not shown on the
2 plans.

3 MR. RUGGERI: No, the doors are on -- are you looking at
4 the correct view?

5 MR. FULLER: The meeting hall is on the second floor,
6 right?

7 MR. RUGGERI: Correct. And you enter it from the second
8 floor.

9 MS. WRIGHT: Circle 14.

10 MR. FULLER: There are steps up to the porch on the second
11 floor. There's no access that I can see that doesn't go up steps.

12 MS. WRIGHT: Circle 14.

13 MR. RUGGERI: Okay, well, I can draw a ramp for you in
14 there.

15 MR. FULLER: Well, what I'm saying is, you're going to be
16 required to do that --

17 MR. RUGGERI: Yeah.

18 MR. FULLER: -- when you get DPE, and so what we're looking
19 at is not your final site plan. So what I'm suggesting is your plans
20 really need to be brought up to pick up all the requirements. You're
21 showing two toilets. I mean, that's not going to affect us, but
22 ultimately, you're going to end up as you go to DPE, you're going to be
23 revising these plans to pick up the required toilets. You're going to

24 There's a lot of nuances that just are not on these plans
25

1 right now. So what we're looking at is not what you're actually going
2 to be building.

3 MR. RUGGERI: Oh, it is actually. I was under the
4 impression from the last time we had our meeting, that you were
5 concerned with the design of the building. And I believe, one of you
6 said that zoning and parking and stuff was stuff that I was going to
7 have to handle afterwards.

8 MR. FULLER: But again, I think this design is
9 substantially better.

10 MR. RUGGERI: Okay.

11 MR. FULLER: I was one of the people who suggested
12 that reversing --

13 MR. RUGGERI: Right.

14 MR. FULLER: -- rotating the building and going 90 degrees
15 into the hillside made a lot of sense. But what I'm pointing out is
16 that the plan that you're presenting to us is supposed to be what
17 you're building. It appears that there's a number --

18 MR. RUGGERI: It is.

19 MR. FULLER: -- of practical considerations that are not
20 yet picked up on these drawings, so that you end up making plans. And
21 if those plans that are approved by DPE are not the same as what we're
22 looking at, you're going to be coming back in front of us.

23 MR. RUGGERI: Okay and -- okay. We didn't put a handicap

25 make it tonight, but the bathrooms, he said by code that was all we

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17

1 were allowed to put in there was two bathrooms.

2 MR. FULLER: That will be his judgment and WSSC's, but
3 single male and female for 130 people is --

4 MR. RUGGERI: Well, it's 120, and that's just a guesstimate.
5 That's what it's based on, 15 square feet per person.

6 MR. FULLER: I understand, but it's what WSSC
7 will --

8 MR. RUGGERI: Well, if they let us put in a larger bathroom
9 --

10 MR. FULLER: That doesn't impact us.

11 MR. RUGGERI: Exactly, because that's on the inside. So it
12 would be great to have two stalls.

13 MR. FULLER: But there are things that are going to be on
14 the outside that will affect us. But anyhow, from my perspective,
15 there should be some improved documentation.

16 MR. RUGGERI: And what is the improved documentation? The
17 handicap ramp and --

18 MR. FULLER: A graded site plan.

19 MR. RUGGERI: Okay. A graded site plan of what is there
20 now?

21 MR. FULLER: What will be the conditions to make this
22 building access work. You want to show where the driveways for the
23 building are where the parking is show what the how you get from the

25 MS. WATKINS: One of our concerns, I know there are water

29

1 issues in Hyattstown. Ruth, one of our kind of premises is that we
2 know how the water is going to leave the site, and what's going to
3 happen. And we can't tell from these. You're adding paved area, which
4 is going to increase runoff. And we just kind of need to see where,
5 how the grading is going to work, that it doesn't affect any of your
6 adjacent neighbors.

7 MR. EDGERLEY: If I could interject, if, and again, I'm
8 Dave Edgerley. I work with the county. And it's an interesting role
9 for me. Normally, advocating at this table in front of the Planning
10 Board for businesses. And Larry started this project four years ago as
11 a business looking for a site for his photographic studio, found
12 religion, I think, with respect to the chapel and the church. And we
13 helped him with this, but also alerted him that there were a number of
14 issues.

15 He's an extraordinary photographer, and he's lovingly
16 restored the church, if you've had the opportunity to see it, with the
17 advice of the Maryland Historical Trust. I think if that is the only
18 issue, it would be ministerial, perhaps, to submit a site plan that
19 shows issues like addressing Jeff's question as to how a handicap ramp
20 would provide access to the building. Certainly all code requirements
21 will be covered, Jeff, by permitting services when he goes through with
22 a review by WSSC, loading, parking, and so forth.

23 If I understand this project though succinctly, he's
24
25 disruption while the foundation is dug for the addition. And so that

1 may be an oversight on Mr. Ruggeri's part, but if that becomes the only
2 issue, I would certainly encourage the Commission to consider support
3 with the submittal of that as reviewed at a later date.

4 MR. FULLER: Well, the closest he has to a grading plan is
5 his sheet L-1, and if we were to believe it, we're showing a five-foot
6 contour occurring with in a distance of about 20 feet, which is about a
7 20 percent slope. You can't park on greater than 5 percent. So I
8 mean, whatever is here, if this is accurately representing what is
9 being built, then it doesn't work. If this isn't what is being built,
10 then the plan ought to be revised to reflect it, because you're saying
11 there's no grading. This shows 20 percent slope, which doesn't work.

12 MR. EDGERLEY: Right.

13 MR. FULLER: So somehow --

14 MR. RUGGERI: Can you show me where that is?

15 MS. NARU: Circle 17.

16 MR. FULLER: Circle 17, just to the -- where your parking
17 spaces are, you go from a contour of 85 to 90 in a distance
18 approximately the same as the length of a parking space.

19 MR. EDGERLEY: So the parking is over here?

20 MR. RUGGERI: Uh-huh. Well, there's four spots right here.
21 Is this what you're talking about, the handicapped spots?

22 MS. NARU: Yes.

23 MR. FULLER: Uh-huh.

24 MR. FULLER: There's a contour 85 that runs through the
25

1 middle of the parking lot, and there's a contour of 90 that runs
2 through the left corner. The space in between those is about 20 feet.
3 Five feet in 20 is roughly a 20 percent slope.

4 MR. RUGGERI: Okay, so you're saying if --

5 MR. FULLER: I'm not saying it can't be done. What I'm
6 saying is that what this plan reflects doesn't work.

7 MR. BRESLIN: Actually, it can't be done, because then it
8 wouldn't meet handicap requirements for a parking lot. So there are
9 things, looking at this, there are things that just don't work, and it
10 looks like this has not been brought up to a level that they need to
11 build it.

12 And looking at this, my judgment is at the end of the day,
13 to do what you want to do, you're going to wind up with some retaining
14 walls. You're going to wind up with some swales. You might wind up
15 with some drainage issues. And it's very hard for us to approve
16 something not seeing those details which are, on one hand, but they
17 really impact, they really have a visual impact on the site.

18 So you're asking us to approve something that's really
19 incomplete.

20 MR. EDGERLEY: I would offer one suggestion on that. The
21 visual impact of the site, the area behind the building where the
22 handicapped parking is being installed is, I don't know how many feet
23 in the air above the grade of 888, but it's you saw the top and it's

25 I think Mr. Ruggeri feels that the site is graded. I know

1 there's a question as to whether some grading was done, and some dead
2 tree removal. The area substantially disturbed by business. The
3 building, as you know, is vinyl clad. It was a nonconforming use for
4 many years, and likely would be probably in the foundation by now along
5 with the church if, again, he hadn't interceded.

6 But if these are issues, we can look at these issues, but
7 if they are issues that we can validate, again, we'd like to get a feel
8 from the Commission that that's the only issue. There may be others,
9 because the meeting is short.

10 MR. FULLER: Speaking for myself, I think the design is
11 advanced significantly as it relates to the overall building. I
12 appreciate the rotating of the building and the reduction of it's
13 overall mass. I am not so concerned that staff may be has written in
14 their report about needing to go back and document what the condition
15 was prior to grading. I'm much more interested in being able to
16 document what it is that you are proposing to build.

17 So from my perspective, I would recommend to staff as a
18 continuance so that we don't deny it. But as I said, from a general
19 layout standpoint, I am just worried about the revised design to the
20 facility. I suggest other people talk.

21 MR. RUGGERI: Okay.

22 MS. ALDERSON:

23 MR. WATKINS: I would agree. I just think that the grading

25 grading plan, because it really can affect the whole project. So I

1 think that we're just asking that you provide us with that, and I think
2 there --

3 MR. RUGGERI: Okay.

4 MS. WATKINS: And the ramp may seem like a small detail,
5 but to, I think it's you have four risers, it takes a ramp of
6 substantial length to go that distance. So it really does need to kind
7 of be thought out, and that can be done on the grading plan also.

8 MR. RUGGERI: Okay.

9 MS. O'MALLEY: And I think as our Commissioner at the end
10 mentioned earlier about the tree plan, when you bring in your grading
11 plan, if you will be more specific, you have this, the number of trees
12 on the one that you sent in. I guess I can't, the print is very small,
13 and I can't tell whether these are trees back here or what the caliper
14 is or what type of trees they are. And we talked about some planting
15 as far as the front, so that the parking wouldn't be seen from the
16 street.

17 MR. FULLER: Is there any difference in the proposed
18 landscape plan from the exhibit that was provided previously to the one
19 that was provided just today, except for the addition of what was
20 assumed to be there previously? Do you know if they revised it? We
21 just received this one here.

22 MR. RUGGERI: Right, right. No, I believe it to be the
23 same.

25 MR. RUGGERI: Yes, yes. Yes.

1 MS. ALDERSON: I think specifically, thinking of what the
2 visual affect will be, right now we have some choices. Trees will be
3 provided where we require it. You can take it the next step, to
4 specificity. And all of these things make tremendous differences in
5 scale, between like a little mountain laurel. I have one and it's this
6 high, and in 20 years it will be great. And then the trees, for the
7 screening function, which personally, that's a priority for me as far
8 as the visual impact on the rest of the district.

9 What would be desirable is to have a mix in scale, if it's
10 a deciduous tree, fill it with plantings that provide green during
11 winter. Because that would tremendously help the screening. And
12 mountain laurel is good for that, and that will stay, and the glossy
13 green leaves that will stay there in the winter when the trees lose
14 theirs, I think will be beneficial.

15 MR. PROTHRO-WILLIAMS: Yes, I just have one comment. I
16 agree. I think that stylistically, in terms of massing, the new
17 revised plan works well. So I don't have any problems with that. But
18 I would just like to
19 re-emphasize the recommendation by staff to use cedar and board and
20 baton, instead of the hardy plank.

21 I think this particular site is very prominent.
22 It's incredibly historic. You've done a great job with the church.
23 We've just got to keep that level of quality in the materials. And I
24
25 ensemble.

1 MR. RUGGERI: The reason why hardy plank was suggested it
2 because of it's fire proof worthiness, it's soundproof qualifies, and
3 maintenance. It lasts 50 years without painting it. You know, I've
4 done the church and two and a half years later, now we have to repaint
5 the church again. So it is just, I really wanted to use cedar, but I
6 thought we'd propose hardy plank.

7 In other jurisdictions, they have allowed, in historic,
8 hardy plank to be used, because it looks exactly like wood. I didn't
9 have time to bring in a sample to show you, but I can show you next
10 time.

11 MS. PROTHRO-WILLIAMS: No, I think we're all pretty
12 familiar with hardy plank. I don't know, I just personally think, I
13 don't know what other commissioners think, but I just think this is an
14 incredibly historic site, and the materials are extremely important,
15 and cedar would be an asset.

16 MR. RUGGERI: It was just --

17 MS. PROTHRO-WILLIAMS: But it's not --

18 MR. RUGGERI: -- once it is painted, it looks like hardy
19 plank, and the batons, we were going to use cedar batons.

20 MS. PROTHRO-WILLIAMS: What about sort of a whitewash as
21 opposed to painting the cedar? And then it doesn't peel.

22 MR. RUGGERI: Well, a stained.

23 MS. PROTHRO-WILLIAMS: A stain, right

25 what you decide, then that's what we'll do. We'll use some kind of

1 stain. It's just not as durable as hardy plank. But that's not a
2 problem.

3 MS. PROTHRO-WILLIAMS: You'll be using cedar, though. If
4 you're using cedar, cedar doesn't need --

5 MS. NARU: Yeah, I mean, cedar lasts an incredibly long
6 time. If it's not painted, then it doesn't have the maintenance
7 problem that your church has, I guess.

8 MR. RUGGERI: Right, right, but I don't think it would look
9 good left natural.

10 MS. NARU: Well, I mean, it would have the stain on it.

11 MS. ALDERSON: Yes, I've seen -- the stain can last a very
12 long time and give you, give you the color with very low maintenance,
13 because it doesn't peel.

14 MR. RUGGERI: Okay, that's great. Yeah, I just found out
15 today that you can stain it. So that wasn't a big issue, the hardy
16 plank.

17 MS. PROTHRO-WILLIAMS: And it can be stained white.

18 MR. RUGGERI: Yeah, that's what we'll probably do.

19 MS. ALDERSON: And in other respects, just to add, in other
20 respects, the cedar is more durable. Hardy plank may not require
21 annual painting, but it really is hard to paint wood, and what it can
22 bear, what it can support, and also it's repairability, when things
23 happen you can always fix wood

25 MS. O'MALLEY: Can I ask one question about your design? 1

1 agree with all the comments about the new design. The only question I
2 have is on the, on circle 13, it shows the front side elevation?

3 MR. RUGGERI: Okay.

4 MS. O'MALLEY: And I'm just wondering whether you can do
5 anything with that elevation? Your side elevations are much more
6 interesting. I don't know if you need something around the door, the
7 doors? It just looks kind of warehousey compared, your side elevations
8 are really nice, the way they're done. It's just something to look at
9 and see whether your architect has any ideas.

10 MR. RUGGERI: Okay. Do you have any ideas?

11 MS. O'MALLEY: Well, my --

12 MR. EDGERLEY: Jeff does.

13 MS. O'MALLEY: I'm not an architect. I would like to see
14 something around the door, I guess, or some kind of awning. Other
15 architects have a comment?

16 MS. ALDERSON: I notice the one obvious thing that's
17 missing that makes it look more industrial and could make it, a change
18 that would make it look more like a church is in simply having a
19 surround, a framing around the door opening, as basic vernacular
20 embellishment. That would make a great difference.

21 MR. RUGGERI: Okay.

22 MS. ALDERSON: The other thing would be, the windows, you
23 have given them, you've given them sills and window heads and to give
24 other openings, by having a simple embellishment. That would, I think

1 that would help a great deal.

2 MR. RUGGERI: Okay.

3 MR. FULLER: I'd like to make a motion that we continue the
4 application 10/59-04D with a specific comment that in general we're
5 supportive of the revised design of the facility, but we want to see
6 more specificity in the site plan, and some minor building details.

7 MS. WATKINS: I'll second it.

8 MR. RUGGERI: Thank you.

9 MS. O'MALLEY: And does that include specifics as to tree
10 type and caliper?

11 MR. FULLER: Yes.

12 MS. ALDERSON: Can we just add, for the screening to, for
13 confining deciduous trees and evergreen shrubs for year round screening
14 --

15 MR. RUGGERI: Okay.

16 MS. ALDERSON: -- of the parking area.

17 MS. O'MALLEY: All right. So we have a motion. All in
18 favor, please raise your right hand? It's unanimous. We hope you can
19 come back with --

20 MR. RUGGERI: Yeah, I hope to see you next month.

21 MS. O'MALLEY: You're going in the right direction for
22 sure.

23 MR. RUGGERI: Okay.

24 MR. RUGGERI: Thank you.

Naru, Michele

From: Linda Tetens [linda.tetens@erols.com]
Sent: Tuesday, December 14, 2004 10:42 AM
To: Naru, Michele
Subject: Letter from Friends re: Ruggeri plans
Importance: High

Friends of Historic Hyattstown
December 14, 2004

Michele Naru
Historic Preservation Planner
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Michele:

The Friends of Historic Hyattstown held a meeting on November 30, 2004 to review and discuss the building plans proposed for the property located at 26200 Frederick Road Hyattstown, MD. Mr. Ruggeri attended the meeting.

After reviewing and discussing the plans, the Friends of Historic Hyattstown voted, with no opposition, in favor of the proposed plans.

Please feel free to contact me if you have any questions.

Sincerely,

Linda Tetens
President

15 December 2004

To: Montgomery County Historic Preservation Commission
From: Donald R. Burgess, Jr.
Subject: HPC Case No. 10/59-04D (Hyattstown Historic District). Lawrence Ruggeri for major addition at 26130 Frederick Road, Hyattstown

I appreciate the opportunity to comment on the proposed addition "Historic Chapel Meeting Hall" to the garage-like structure located at 26130 Frederick Road.

Mr. Ruggeri (Larry) has done a wonderful job restoring the old Hyattstown Methodist Church (South) building – in contrast to prior owners who neglected the property at best and at times mistreated it. His use of the church as a studio, wedding chapel, and place of worship are all fitting uses and enhance the Hyattstown Historic District. The garage-like structure that he wishes to improve is currently somewhat of an eyesore and the proposed changes will be welcome.

The prior submission by Mr. Ruggeri had a rather stark, blockish building that would have overwhelmed the small church and the historic house (Gardner House) on the property. The current submission is a significant improvement, particularly with its massing – breaking up the building into sections.

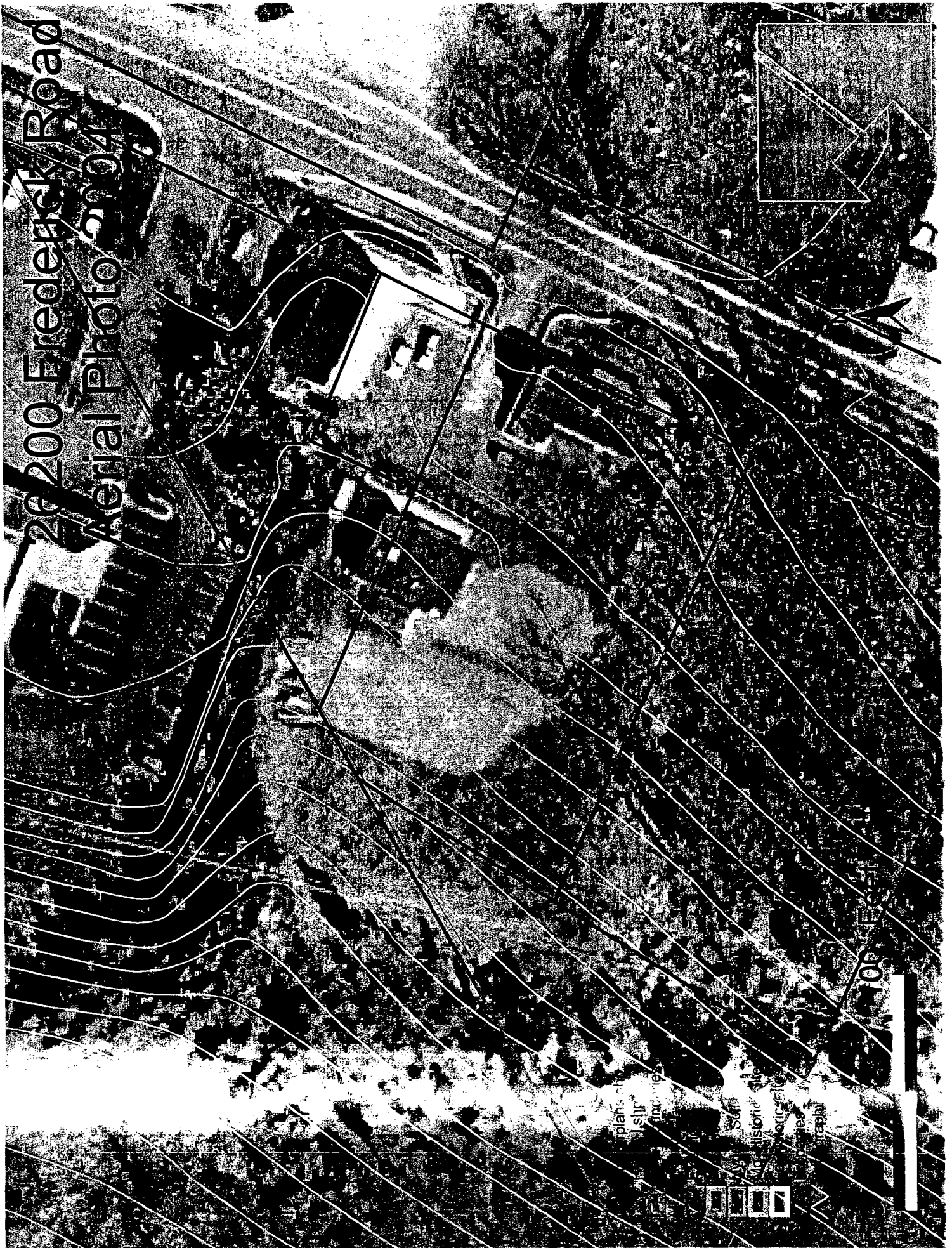
There is only one significant issue that I would like to see addressed. Although the new submission has a structure that is significantly less blockish in form, it still is very rectilinear and plain. This form is accentuated by the long rows of identical windows. I believe some simple changes could make a significant change to the appearance of the building – providing some relief to the blockish form. I might suggest grouping the windows differently to break up the uniformity – not unlike breaking up the massing of the structure itself, had a big impact. Or mix in different sized windows. Or providing overhangs over some of the windows, or maybe over the ground level door. There are many possibilities. I believe that the façade needs some relief, and that doing so would have a substantial (positive) impact on the appearance of the structure.

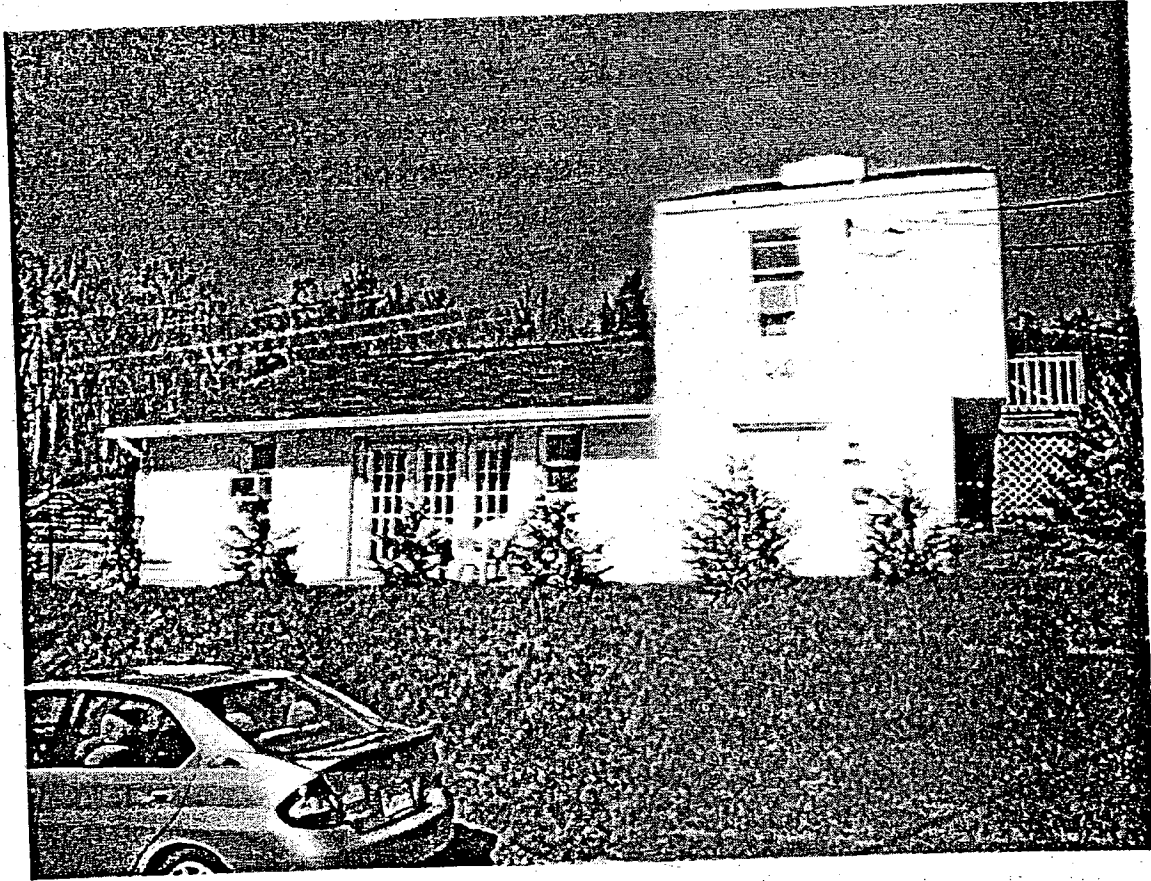
Thanks for your time. I will not be attending the meeting.

Sincerely,

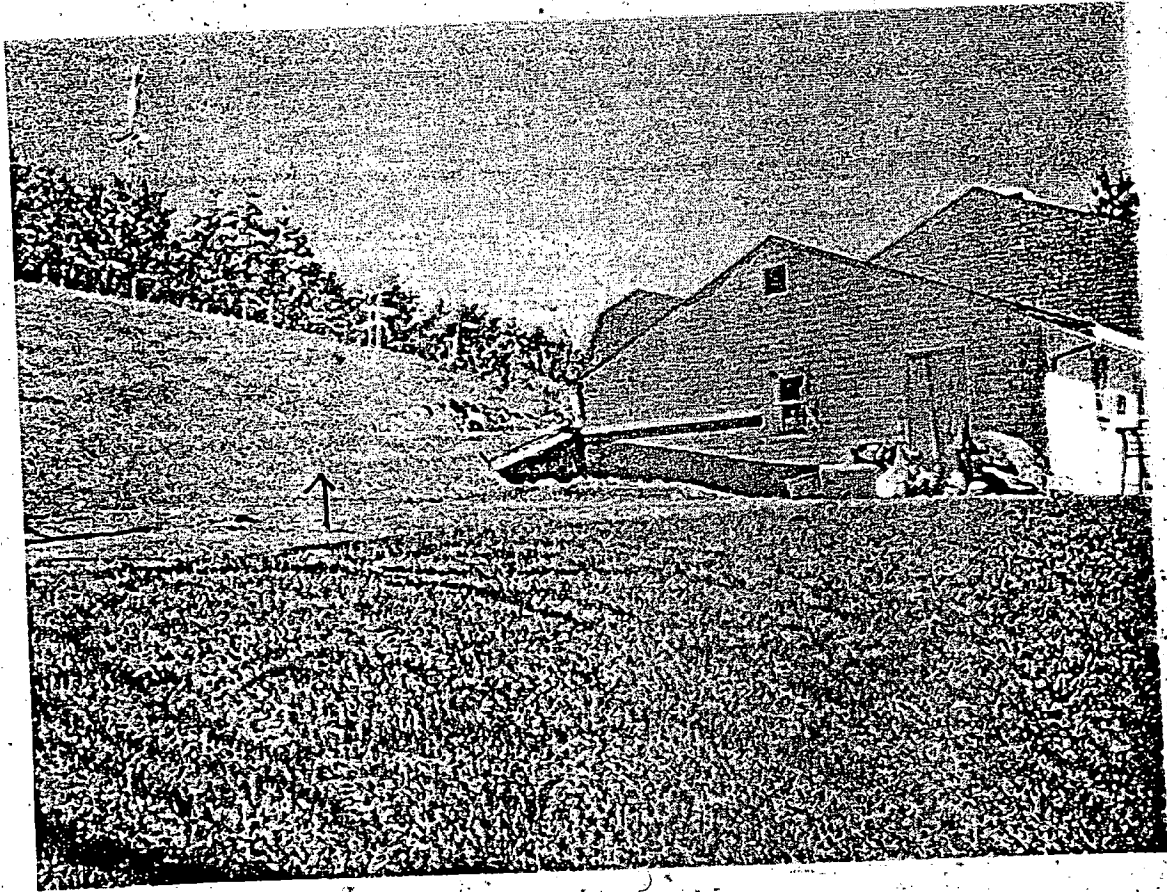
Donald R. Burgess, Jr.
26021 Frederick Road
Clarksburg, MD 20857

29200 Frederack Road
Aerial Photo 2004

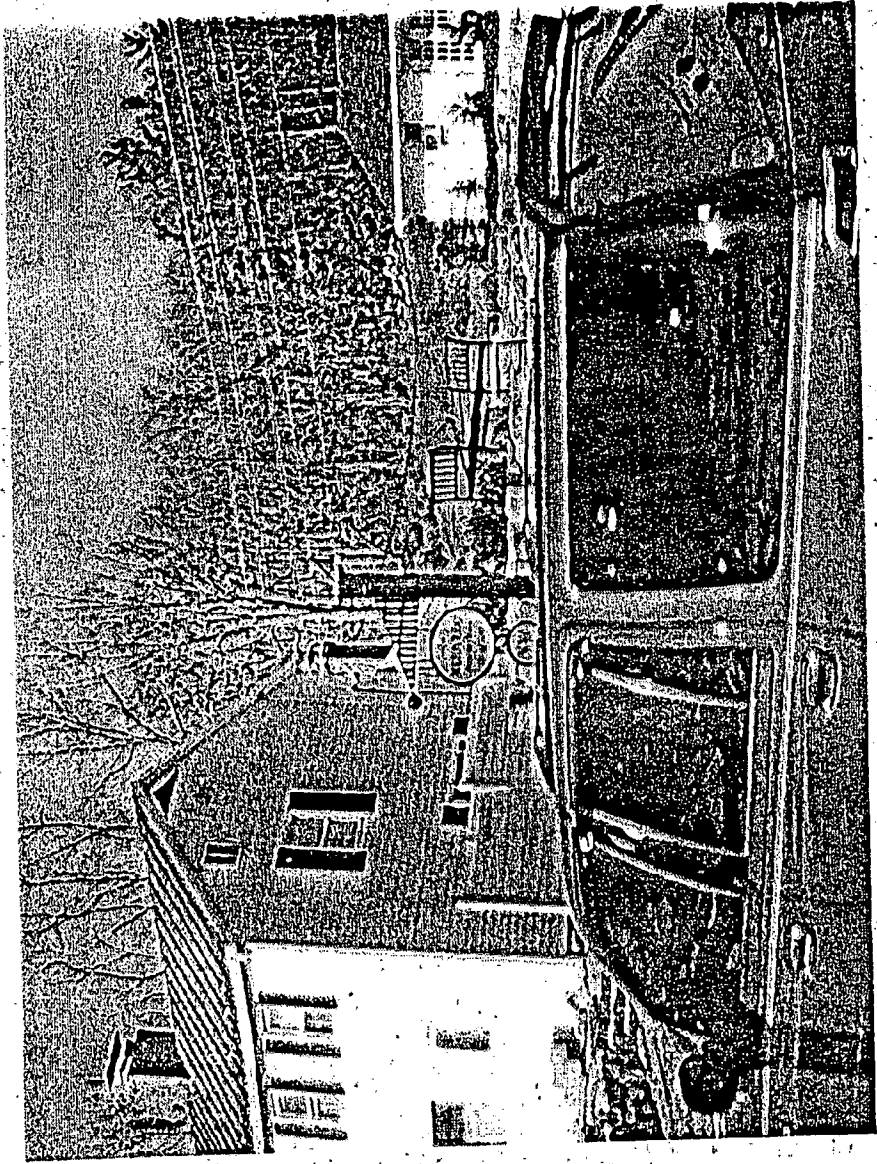




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VIEW FROM STREET

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