

10/59-06A 25814 Frederick Rd
Hyattstown Historic District, 10/59



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: May 11, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #417942, shed installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the 5/10/2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Amy & Daniel Miller

Address: 25814 Frederick Rd, Hyattstown, MD

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





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

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

APR 13 2006

OFFICE OF CASE WORK MGMT

Contact Person: Dan Miller
Daytime Phone No.: 443 865 7161

Tax Account No.: 02100027032

Name of Property Owner: Amy & Daniel Miller Daytime Phone No.: 443 865 7161

Address: 25814 Frederick Rd Clarksburg, Maryland 20871
Street Number City State Zip Code

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 25814 Street: Frederick Rd
Town/City: Clarksburg Nearest Cross Street: OLD HUNDRED RD
Lot: 50#104 Block: _____ Subdivision: 1
Liber: 31252 Folio: 218 Parcel: 02-00027032

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 1600⁰⁰
1C. If this is a revision of a previously approved active permit, see Permit # NA

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

Dan Miller
Signature of owner or authorized agent

4-11-06
Date

Approved: _____
Disapproved: _____
Application/Permit No.: 417942 Date Filed: _____ Date Issued: 5-11-06
For Chairman, Historic Preservation Commission
Julia A. Kelly (AP) _____

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

House is 2-story wood-framed house on corner lot in Hyattstown historic district. The house is approximately 100 years old. It has been referred to as the "Webster House" on websites.

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 installing an 8'x10' wood shed on the property. The shed is painted light green and will blend in with the area.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	25814 Frederick Road, Hyattstown	Meeting Date:	5/10/2006
Resource:	Outstanding Resource Hyattstown Historic District	Report Date:	5/3/2006
Applicant:	Amy and Daniel Miller	Public Notice:	4/26/2006
Review:	HAWP	Tax Credit:	None
Case Number:	10/59-06A	Staff:	Anne Fothergill
PROPOSAL:	Shed installation		
RECOMMENDATION:	Approve		

PROPERTY DESCRIPTION

SIGNIFICANCE: Bradley Dutrow House, Outstanding Resource in the Hyattstown Historic District
STYLE: Folk Victorian
DATE: c. 1900

HISTORIC CONTEXT *excerpted from Places from the Past*

Hyattstown is an early settlement that developed along well-traveled roads linking coastal ports with the westward-moving frontier. The Great Road, known as Frederick Road or Route 355, opened about 1750 to connect the tobacco port of Georgetown with points west, via the county seat of Frederick. At that time, present-day Montgomery County was the southern portion of Frederick County. Part of the Great Road had been a trail used by Native Americans. The Great Road attained significance in the 1810s as an extension of the Federally-funded National Road. The linear nature of the town plan, known as the "Pennsylvania plan", is characteristic of villages in Maryland's piedmont region and reflects German traditions.

In 1798, Jesse Hyatt, a Frederick County farmer, laid out a town, offering for sale 105 quarter-acre lots along the Great Road. Henry Poole built the first house in 1800 and became the town's first storekeeper. The town, named Hyattstown for its founder, was incorporated in 1809. By the mid-1820s, the community included an innkeeper, a tailor, a carpenter, a blacksmith, a storekeeper, and a constable.

During the Civil War, Union and Confederate troops skirmished in Hyattstown prior to the Antietam battle in 1862. The following year, Union troops halted in the town en route to Gettysburg. In July 1864, Jubal Early's forces, fresh from victory at the Monocacy, swept through on their way to attack Washington.

The two main industries of the community were a tannery (site of present fire department) and a gristmill, the Hyattstown Mill (see individual site description). By the 1870s, Hyattstown's population had grown to some 150 residents, and by about 1900 to 275. The one-room Hyattstown School (1880), 26004 Frederick Road, served grades 1-7 for much of its use.

PROPOSAL

The applicants are proposing installation of an 8' x 10' x 8'6" tall shed behind their house. Their house is on the corner of Frederick and Old Hundred Roads and the shed will be located off Old Hundred Road, behind their existing paved parking area behind the house. The shed will be painted plywood. No trees will be affected by the installation of this shed.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the "*Vision of Hyattstown: A Long-Range Preservation Plan*" (*Vision*), *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.

Vision of Hyattstown: A Long-Range Preservation Plan

It is important to recognize that the significance of Hyattstown Historic District derives from:

- The intimate "small town" character which is defined by the pattern of shallow building setbacks from the street;
- The 19th century character of its architecture;
- The important role of trees in defining the streetscape.

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.

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:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The installation of a small shed behind a historic resource is generally an approvable alteration to a property. In this case, because the house at 25814 Frederick Road is on a corner lot, the shed would be

slightly visible from Old Hundred Road. This house is at the edge of the historic district and there are no houses located directly behind this house. The applicant is amenable to staff's recommendation that they locate the shed further back along the parking area away from Old Hundred Road to minimize visibility from the street. They will submit a new site plan to staff showing the new location before installation.

Staff is recommending approval of this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- 1B. Construction cost estimate: \$ 1000⁰⁰
- 1C. If this is a revision of a previously approved active permit, see Permit # NA

- CHECK ALL APPLICABLE:
- A/C
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Soba
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: _____

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

[Signature]
Signature of owner or authorized agent

4-11-06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 417942 Date Filed: _____ Date Issued: _____

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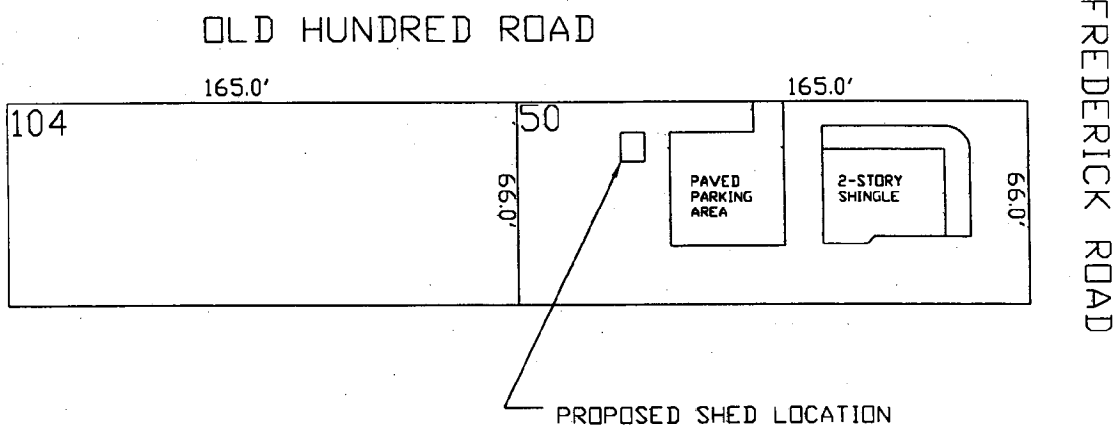
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Amy & Dan Miller 25814 Frederick Rd Clarksburg, MD 20871	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Bedford Dodson 25810 Frederick Rd Clarksburg, MD 20871	Alan Leary 25904 Frederick Rd Hyattstown, MD 20871
25811 Frederick Rd LLC Clarksburg MD 20871	Hyattstown Vol. Fire Dp 25801 Frederick Rd Clarksburg MD 20871

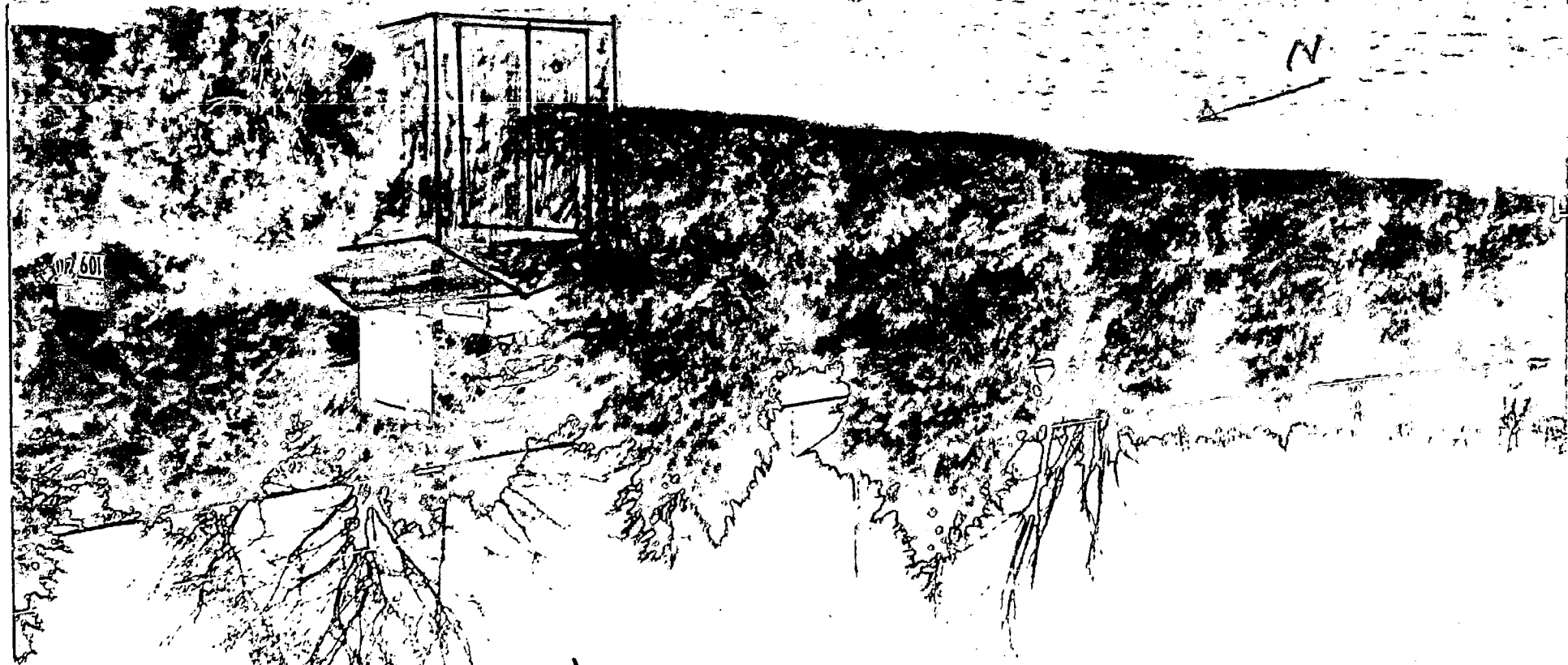


SCALE: 1"=60'

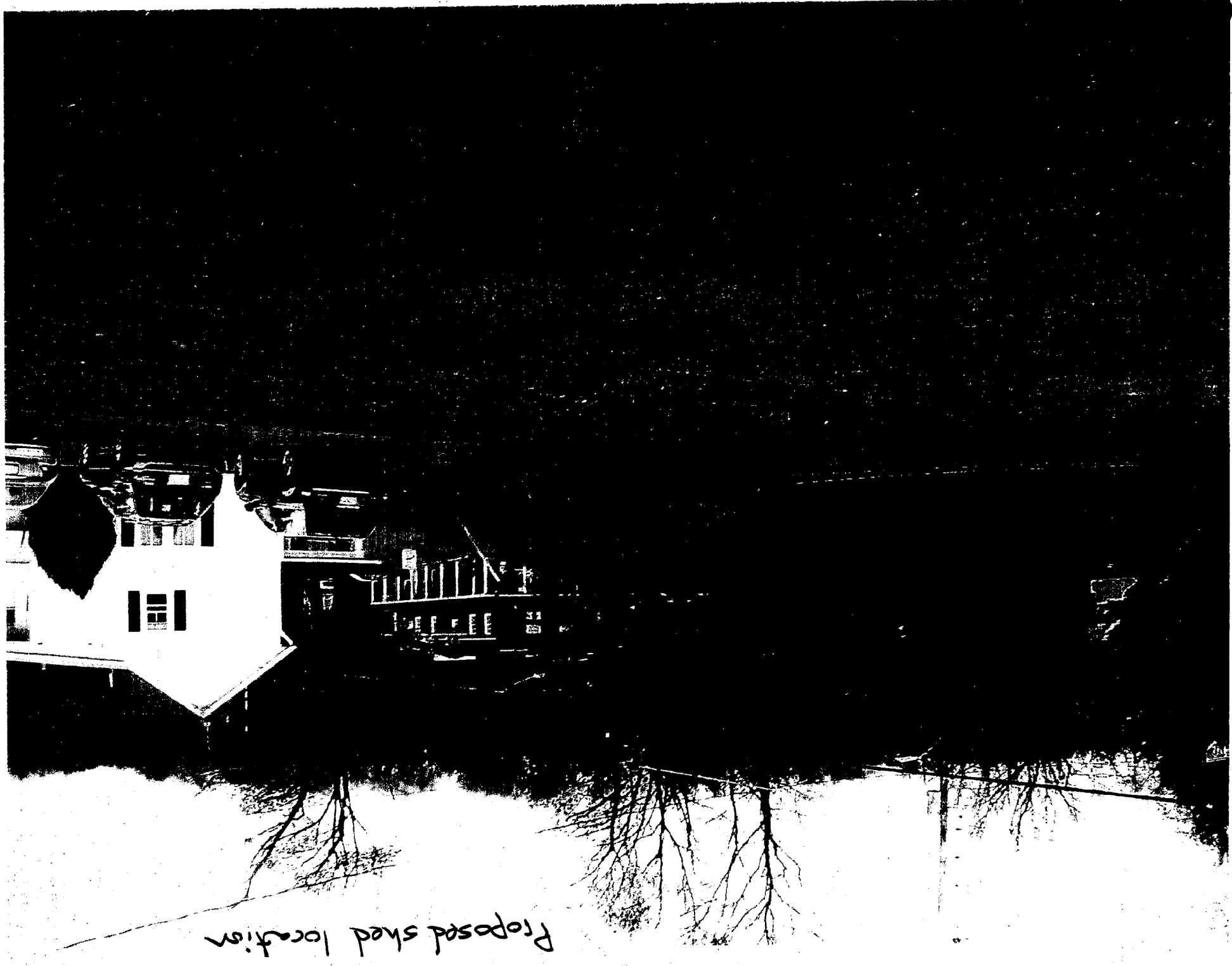
PROPOSED 8'X10' SHED
 DANIEL AND AMY MILLER
 25814 FREDERICK ROAD
 CLARKSBURG, MD 20871

Paved Parking Area

N



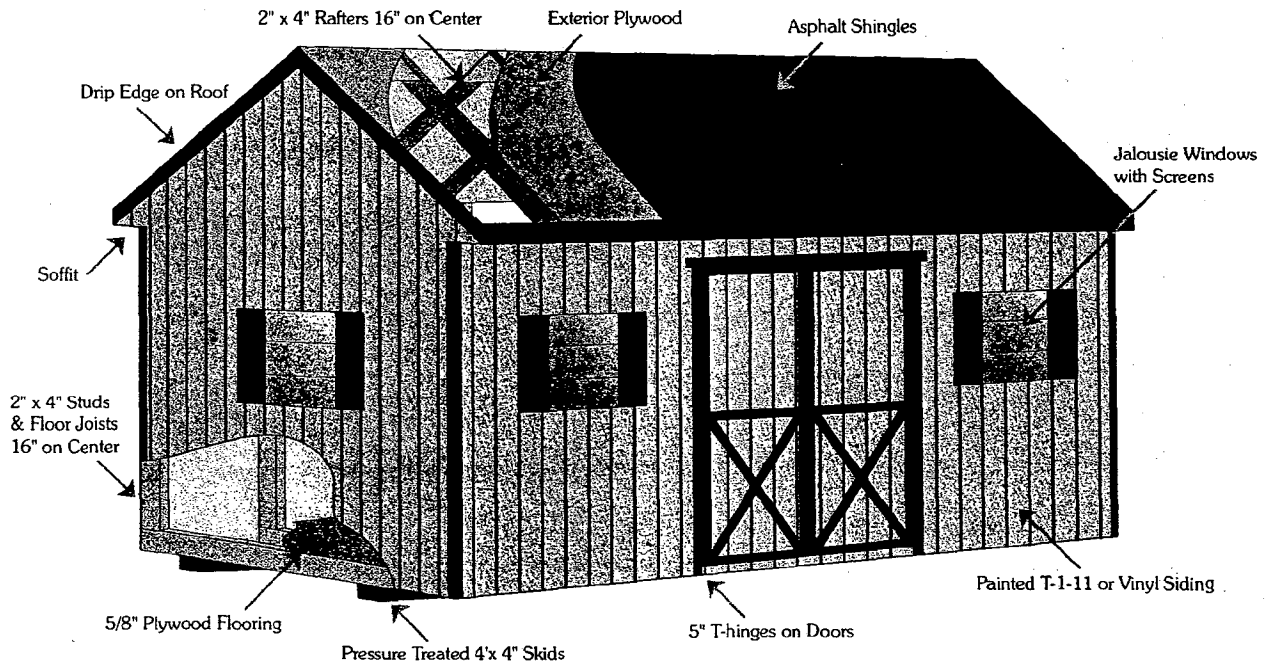
Proposed Shed Location



Proposed shed location

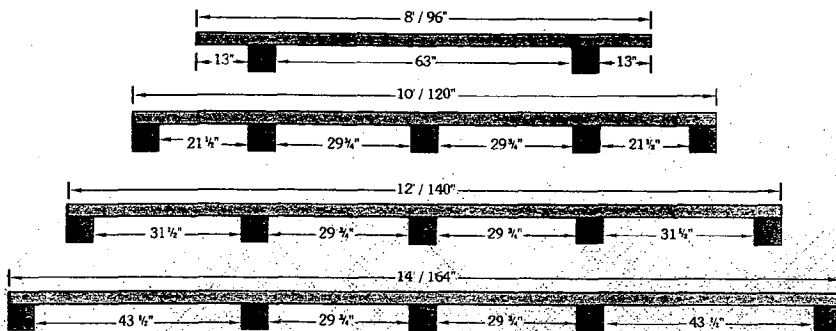
Specifications

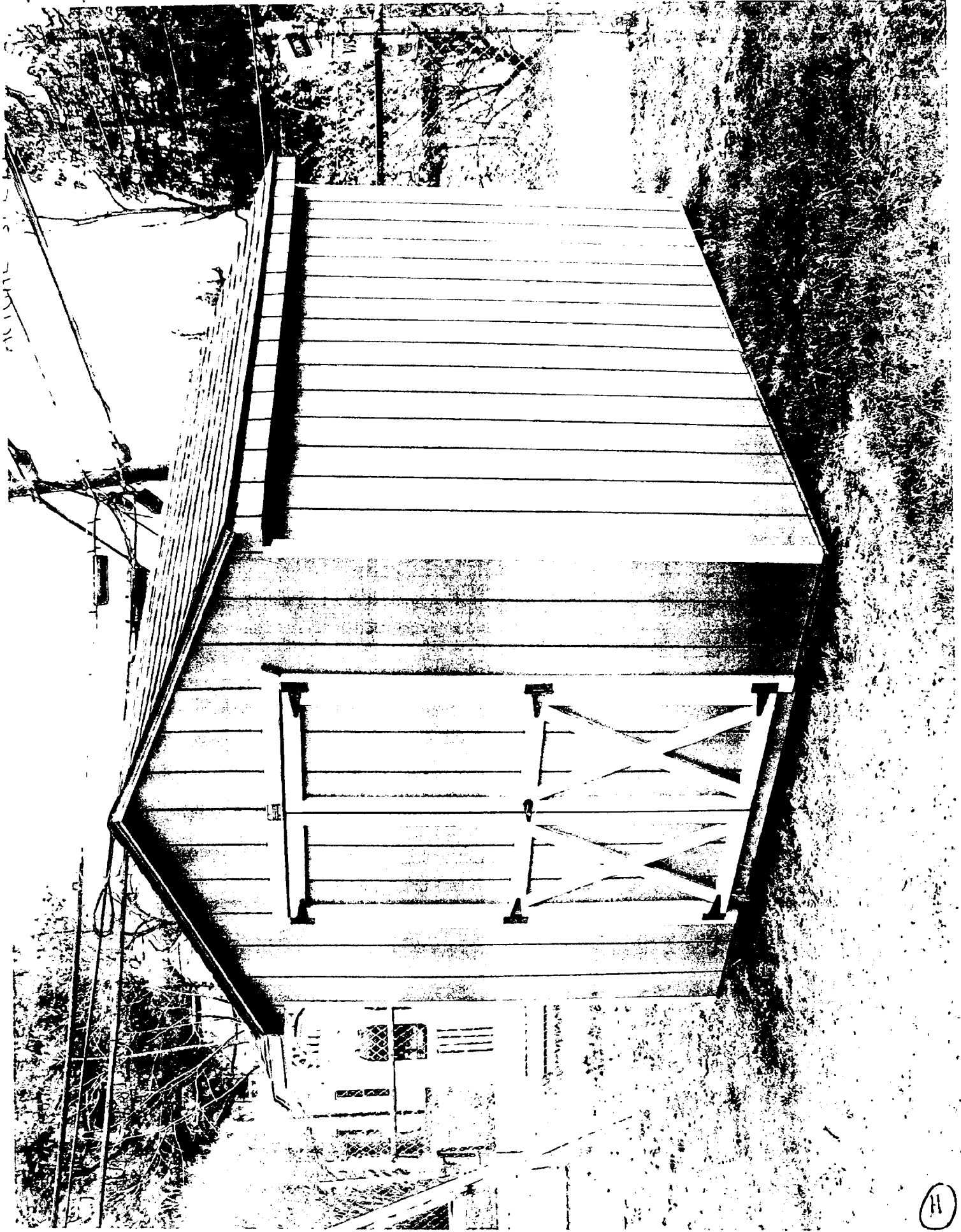
These buildings are strong enough to accommodate the heavier lawn and garden tractors. They will withstand severe wind and snow. The pressure treated skids will not rot and facilitate moving the shed if necessary.

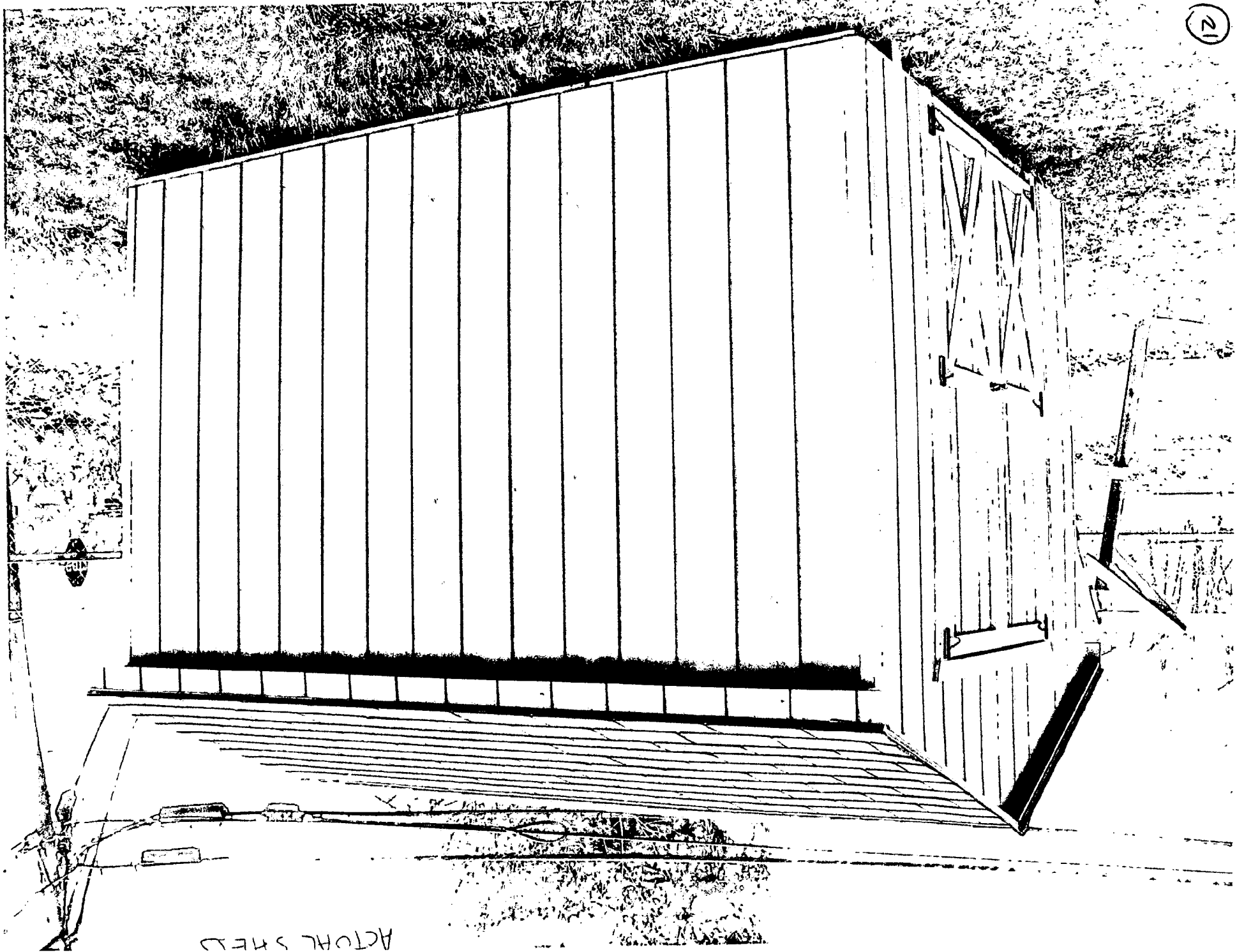


Standard wood framing materials are used. Pressure treated 4" x 4" skids set on the ground, 2" x 4" floor joists are 16" on center, covered with 5/8" plywood. Studs and rafters are spaced 16" on center. 20 year asphalt shingles are used. Duratemp siding covers the outside.

Door openings are framed and double swing doors are reinforced in a decorative X design.

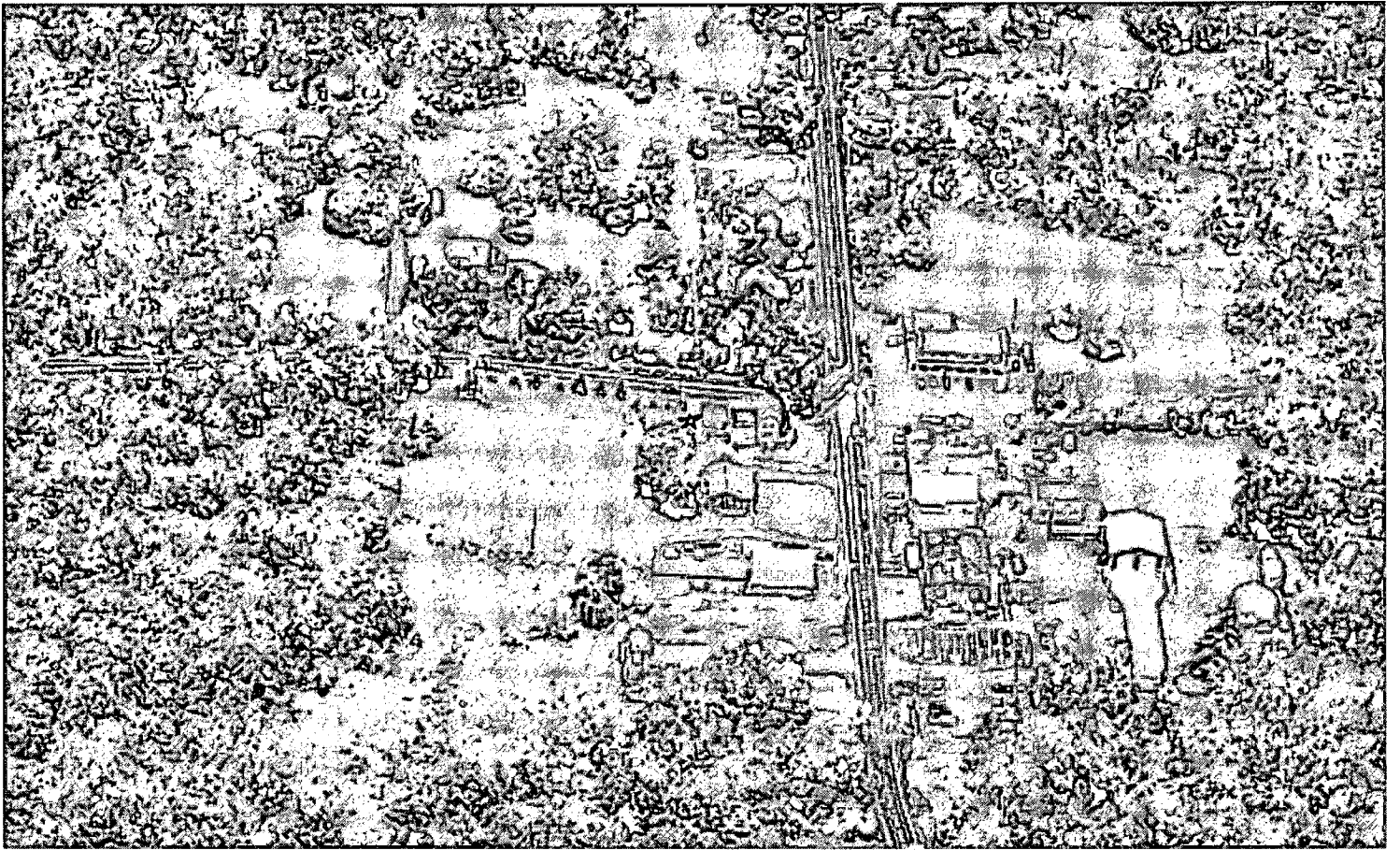






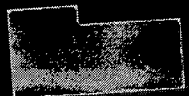
ACTUAL SHED





(c) Copyright 2003, Pictometry International

approximate shed location

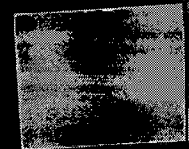


10/16
rescue

Old Hundred Road 109

edge of
district

25819



File 2001-1001

3. Dudrow House
lots 50 & 104

This two-story frame house with wide verandah has been remodeled several times. Built by Webster Burdette for his parents c. 1910, Bradley Hill Dudrow later acquired it for his residence. Mr. Dudrow owned the first automobile in town. His daughter Dorothy Dudrow lived there before Fred Smith owned it.



4. Wolfe--Manion Ho
lots 102 & 103

Home of Jesse Wolfe, Manion. An elegant brick corner chimneys, beautiful waiter. It was by far the of the sunken kitchen, porch with the bedrooms on the back from 355, off 109 and the house was vacant until room for the present house

HYATTSTOWN, MARYLAND - ARCHITECTURAL INVENTORY FORM

Site Dutrow House 10/59-1

Building Date 1880's

Address 25814 Frederick Road

Style/Period Victorian/Gothic Revival

Clarksburg, MD 20871

Classification:

Owner Mrs. Dorothy Neumaeier

Primary

Address c/o Amos Halter

Secondary

22 West 2nd St.

Frederick, MD

Contemporary

Use Residential

Physical Condition Fair

Tax Acct # 27032 Tax Map # DX 62

Lot(s) 104

Sub 1 Zoning R-200

Alterations Remodeled several times,

Parcel Size 21,780 sf

aluminum siding

Physical Description:

Two-story, triple A gable frame house with wrap around porch. Has pointed arched
window in front center gable. Front porch has stone base half way up and
wooden classic style above. Lintels located above the 2 over 2 windows

Compiled by SC, EI, MR

Date 7/12/85

