

10/59-96B 25801 Frederick Road
(Hyattstown Historic District)

- Doug Edwards -

831-8250

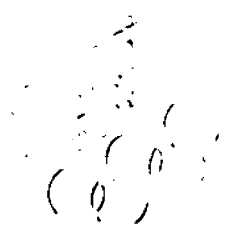
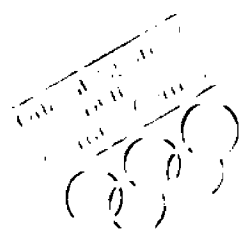
25801 Frederick Road

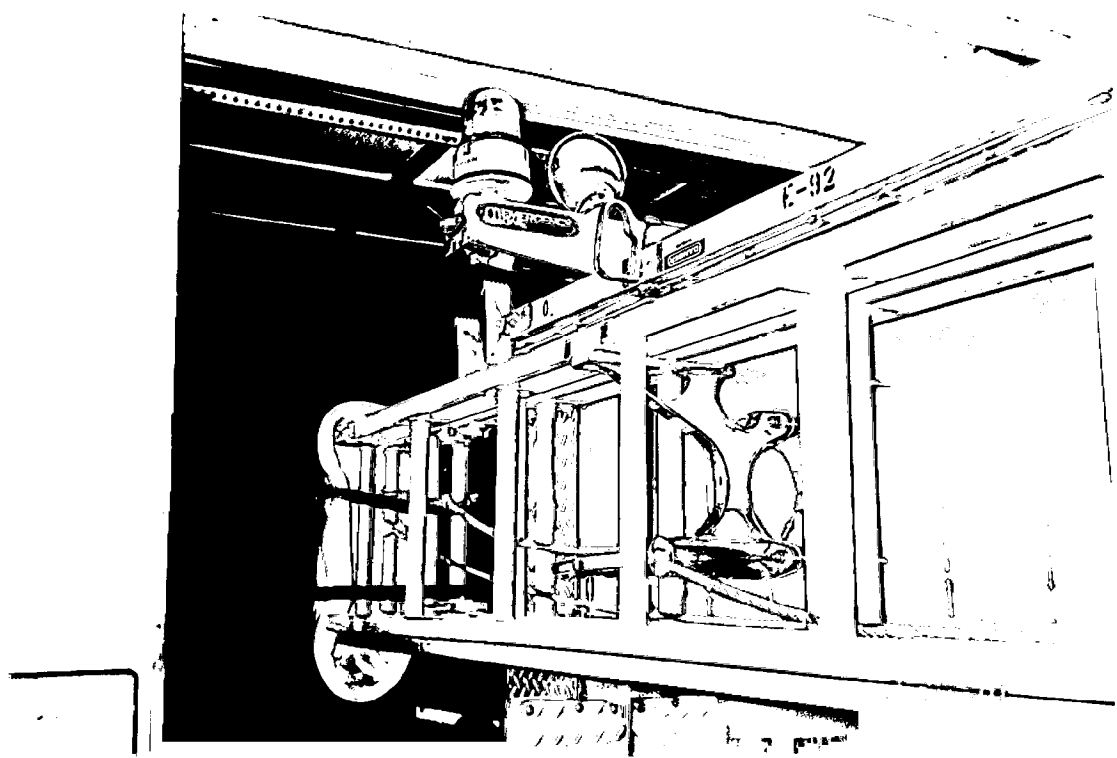
3/13/96

#10/59-966

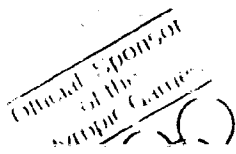
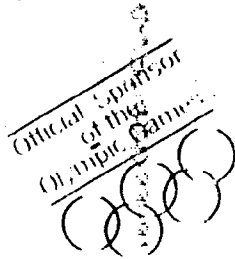


FIRST FIRE HOUSE
OWNED BY H. BURDETTE



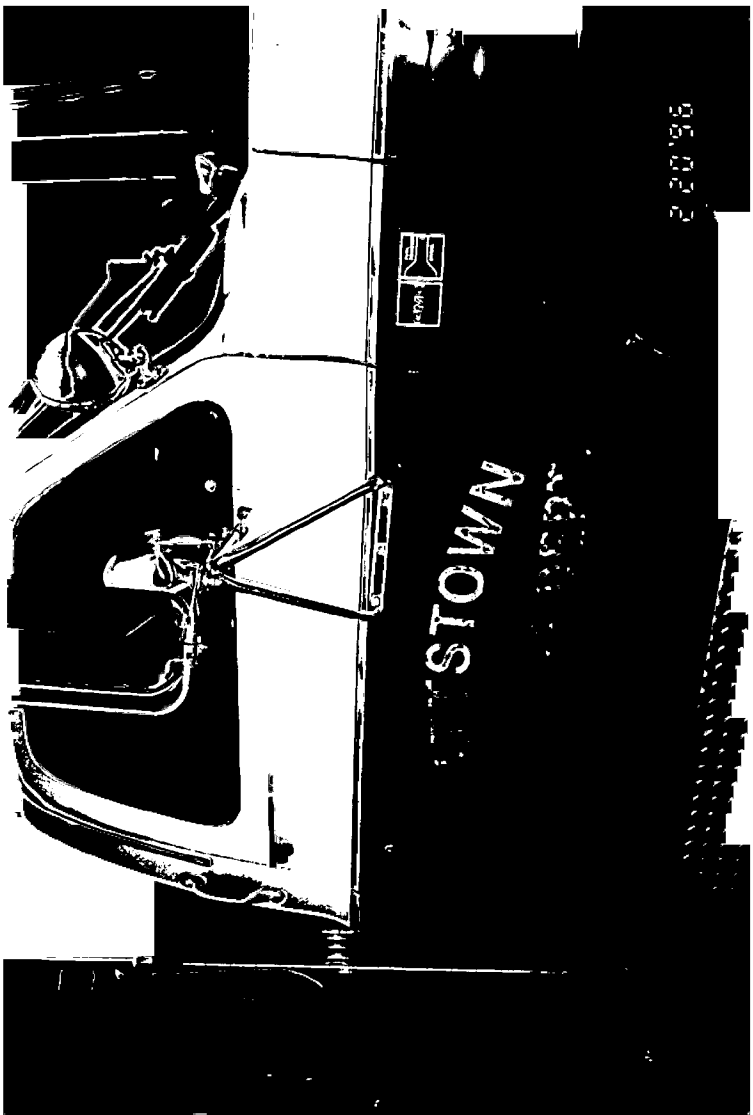


DAMAGED Light

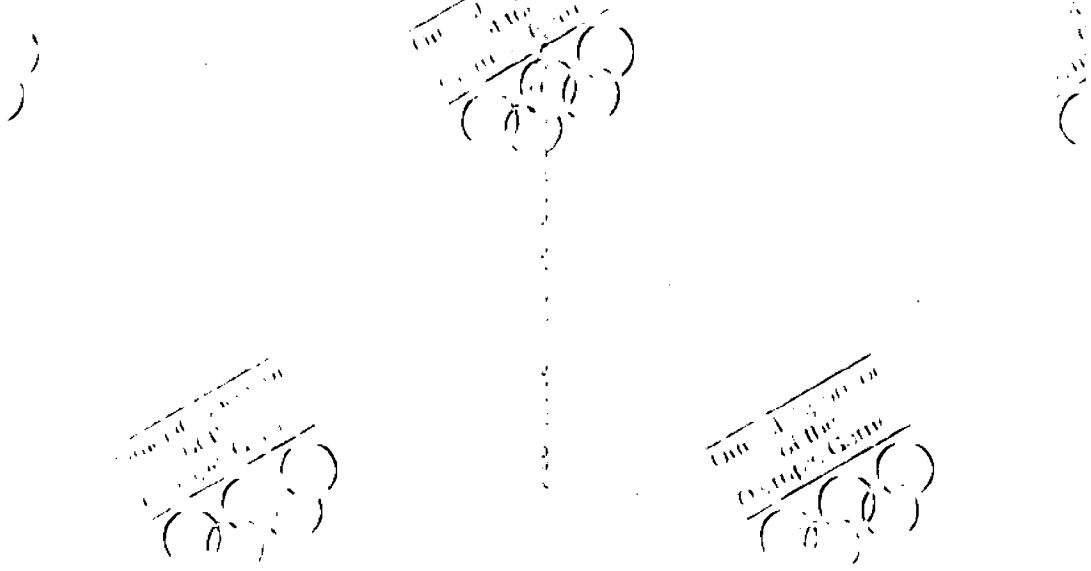


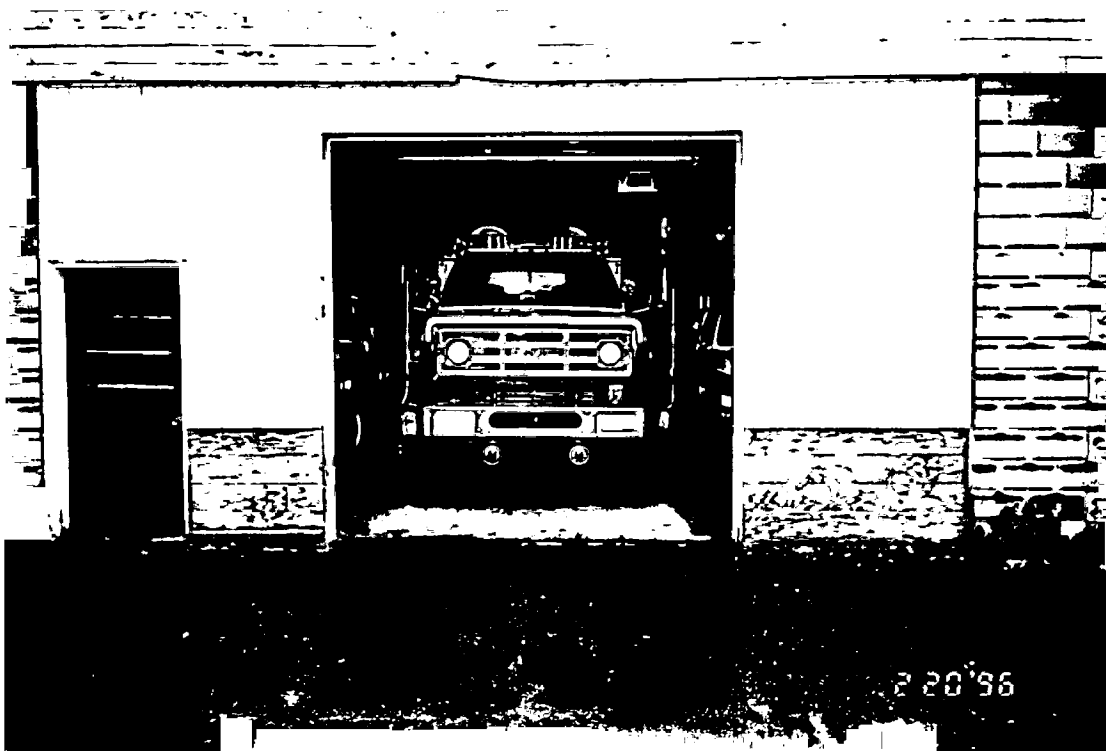


DAMAGED DOOR

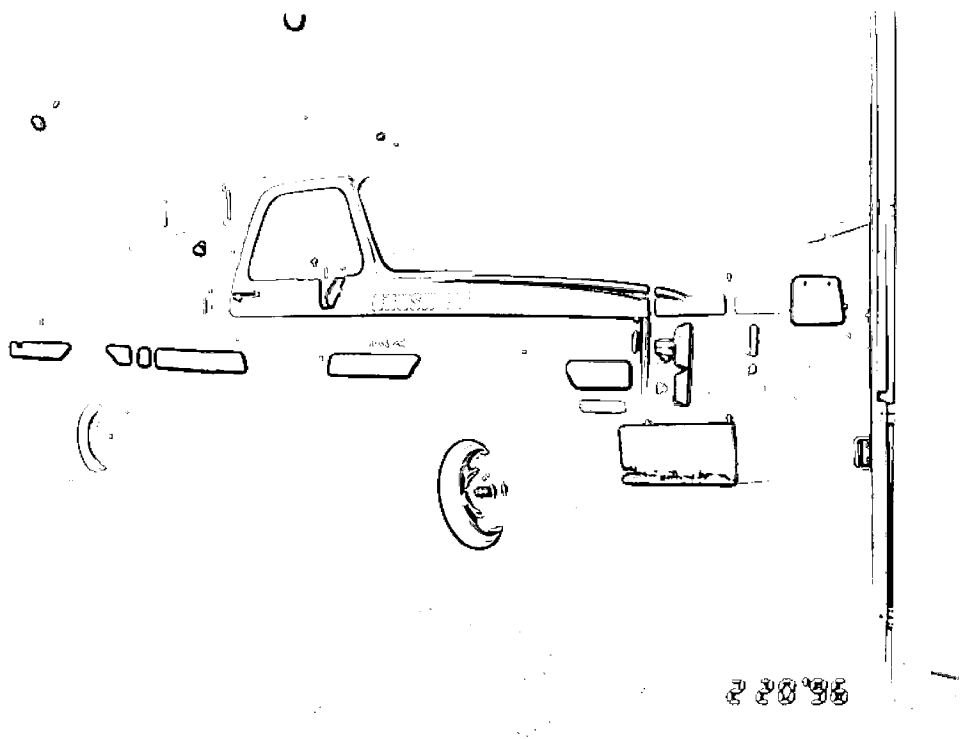


To SMALL OF DOOR

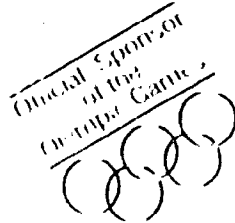
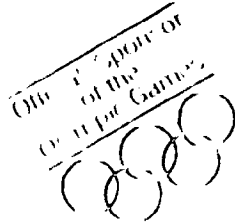








Brush Track (1)





DAMAGED PUMPER
Official Sponsor of the Olympic Games

Official Sponsor of the Olympic Games

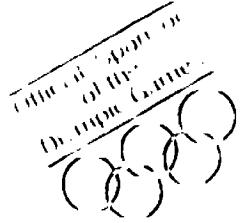
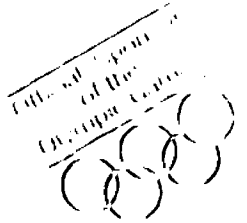
Official Sponsor of the Olympic Games

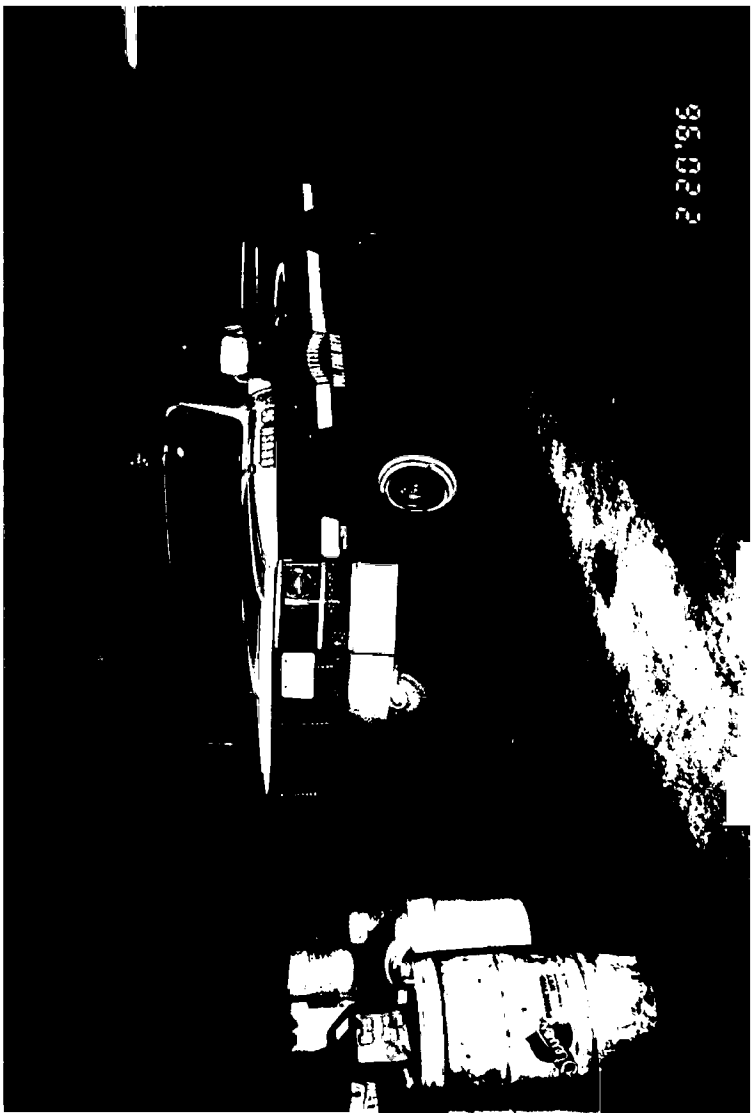
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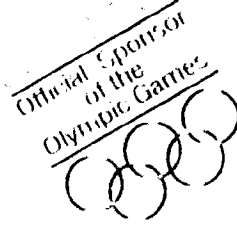
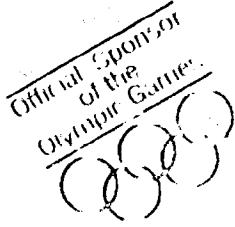


DAMAGED CEILING WILL NOT REPAIR





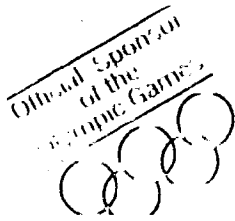
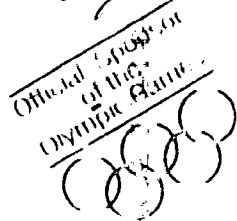
Brough Truck # (2)

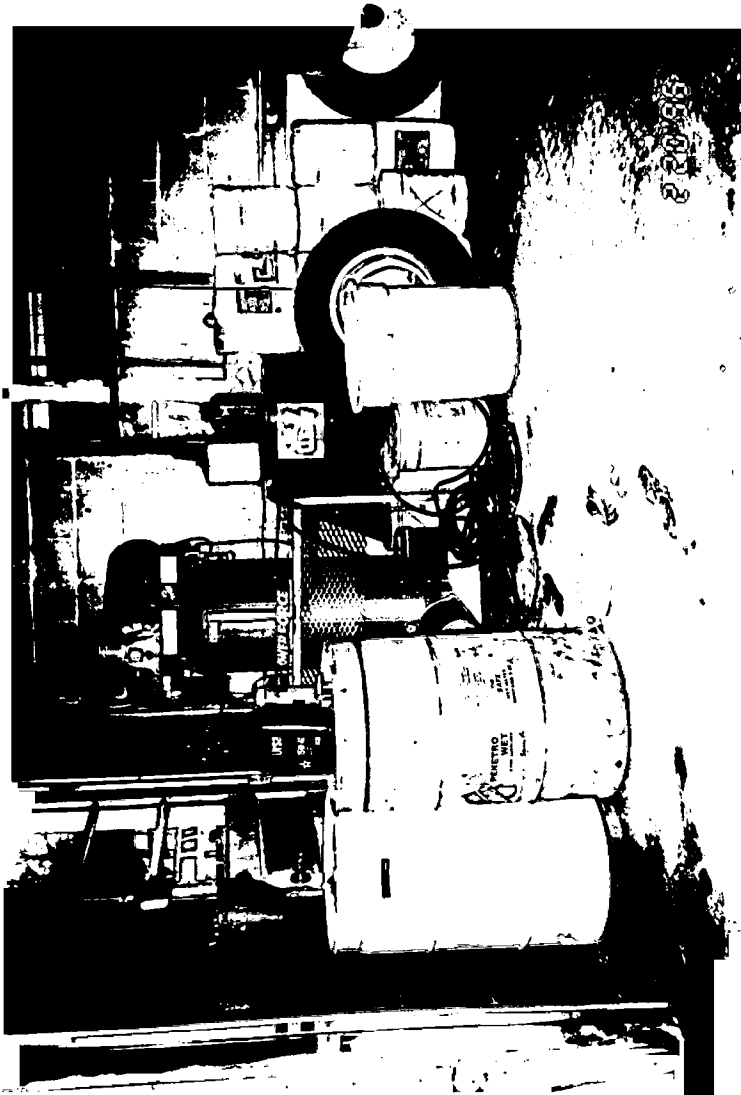


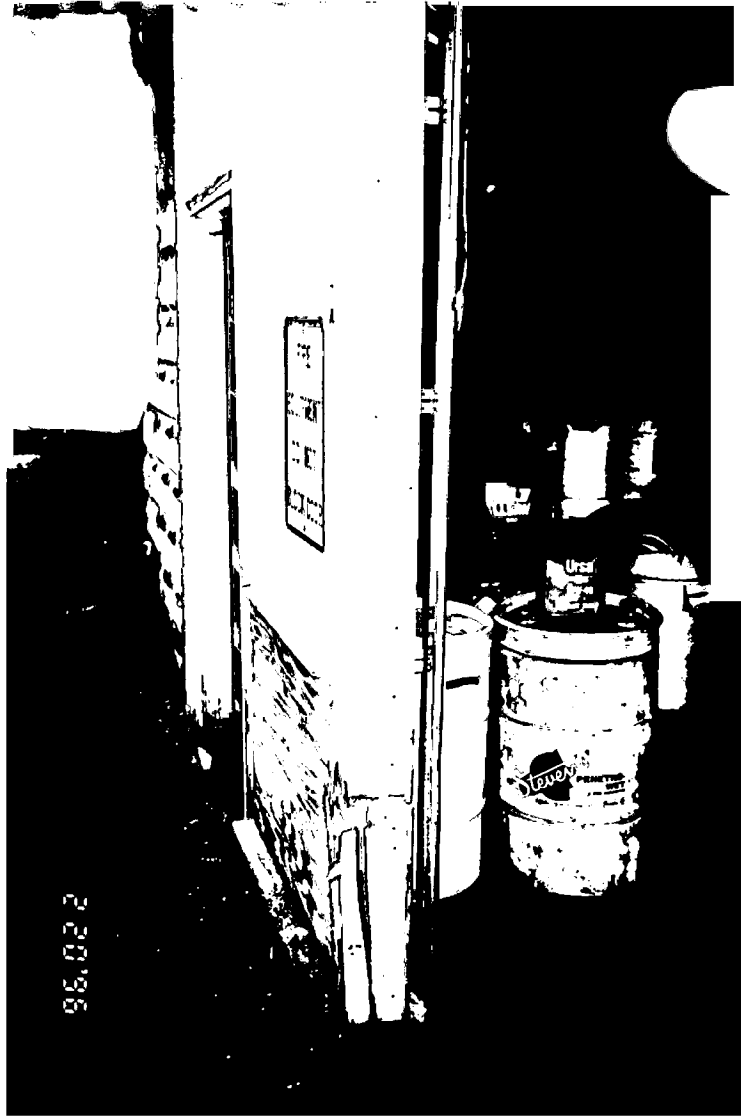




Ceiling old as building

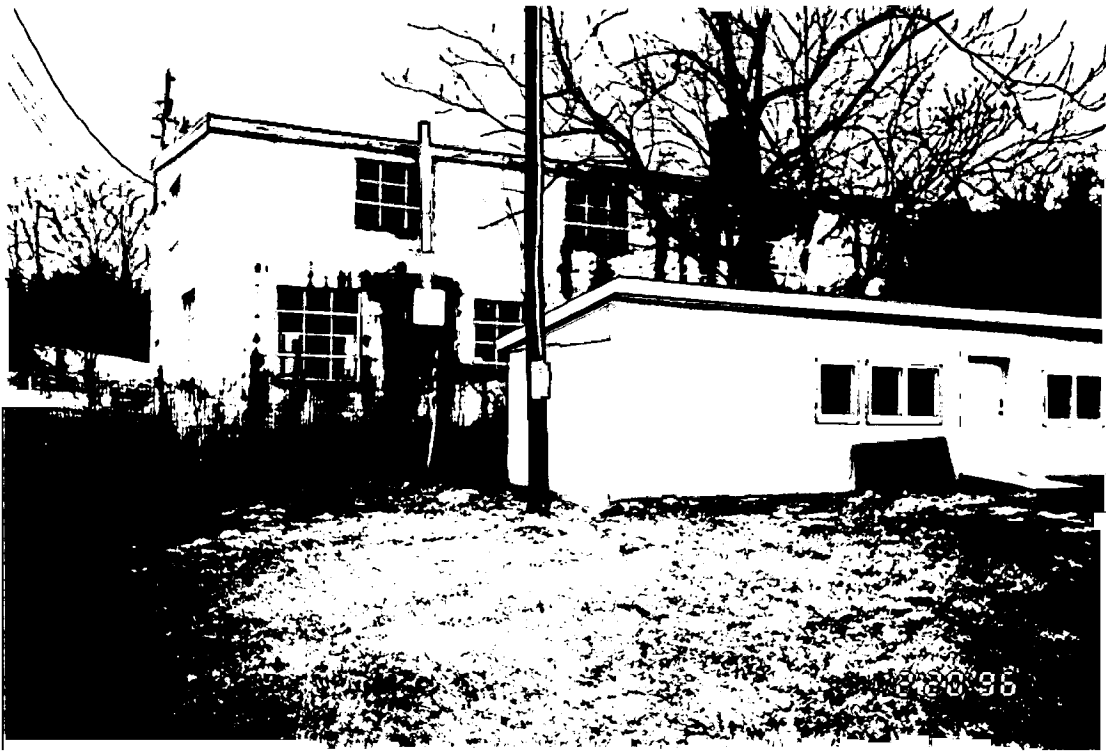


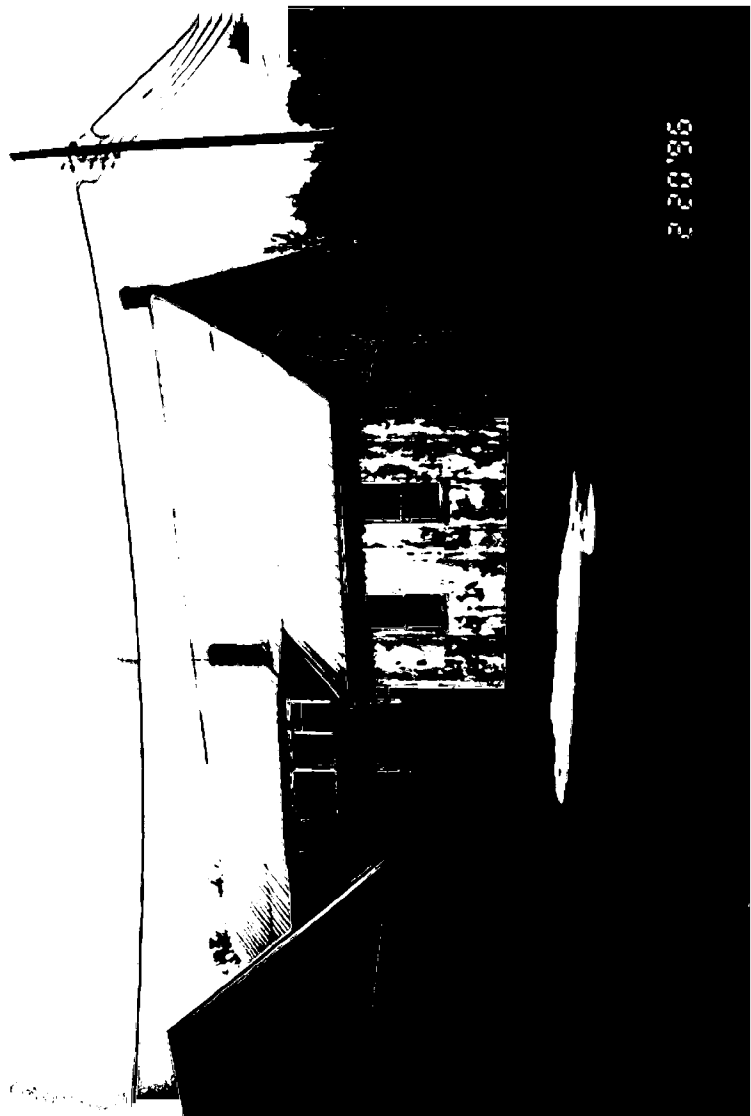






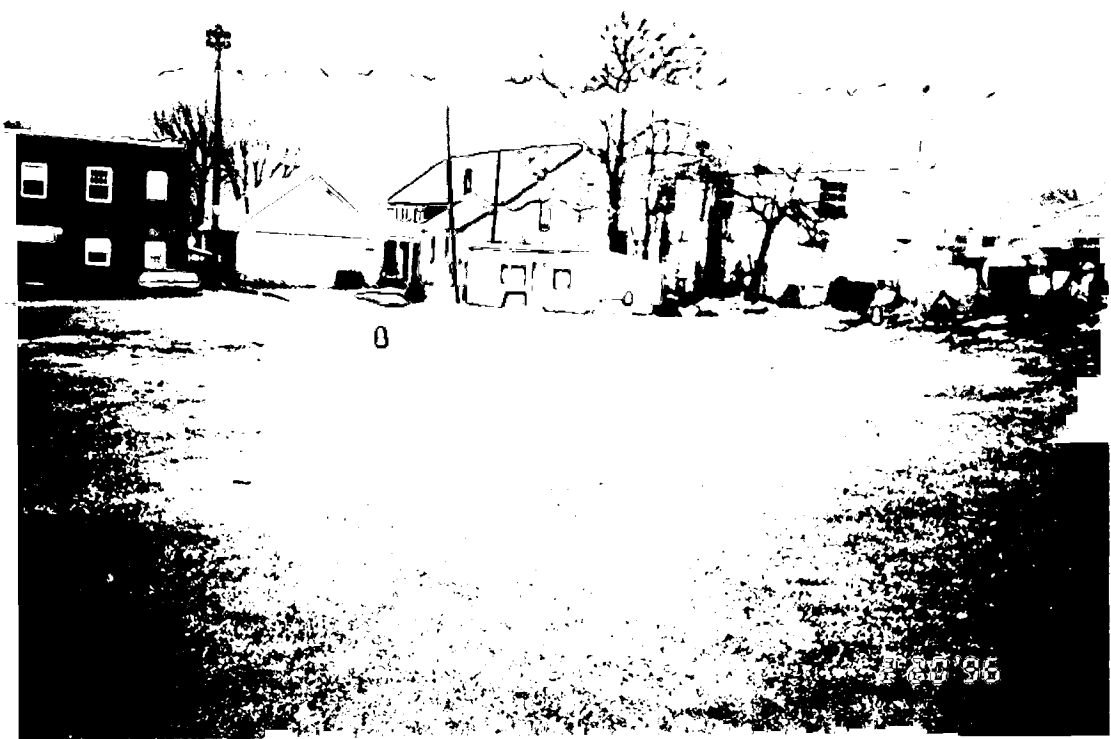
















North

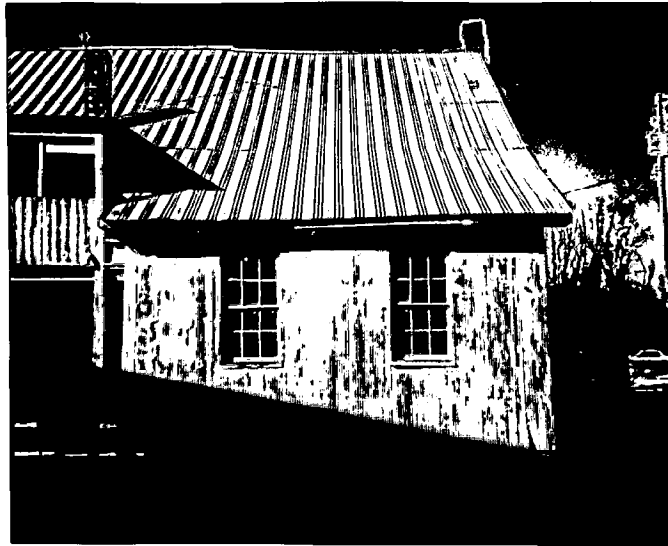


FULL VIEW OF BARN S IF
YOU ARE NORTH BOUND RT. 355

NORTH / WEST



CROGAN'S STORAGE BARN NOT USED,
SEE WOOD PROBLEMS, THIS
BUILDING IS OPEN



25815 Frederick Rd.



OUT BUILDING
25914 FREDERICK RD

South West 1



LOOKING FROM NEW BUILDING
TO RT 355 & H.M. RD. DURING RT 355
you only could SEE APP. 150
FT.

South



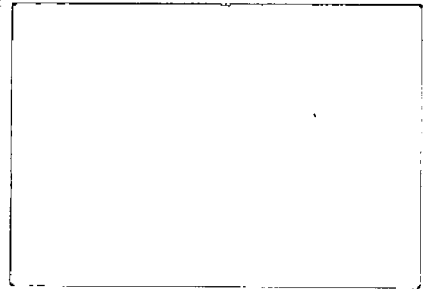
Looking into THE PARK FROM
NEW BUILDING



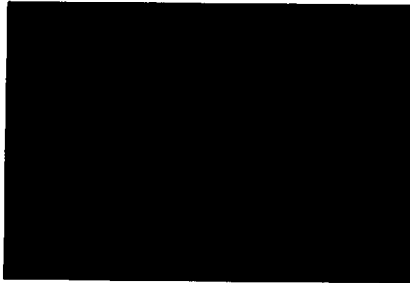
**MORTON
BUILDINGS**
The Distinct Advantage



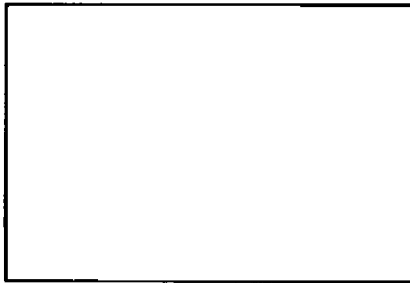
★ **EVERGREEN**



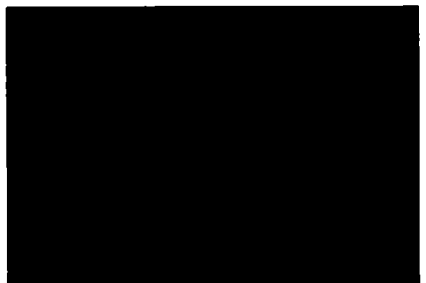
★ **IVORY**



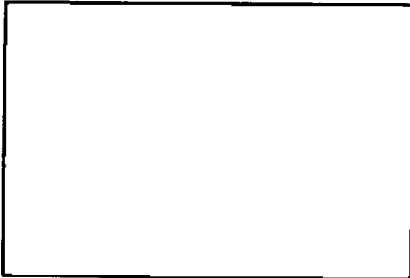
GREEN



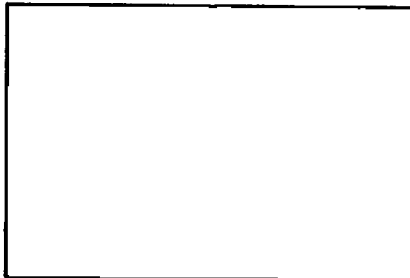
BEIGE



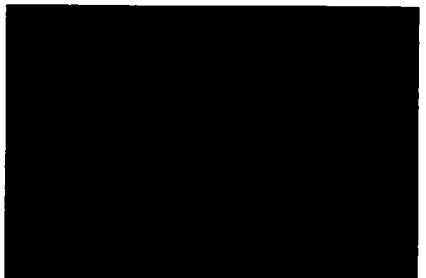
★ **BROWN**



GOLD



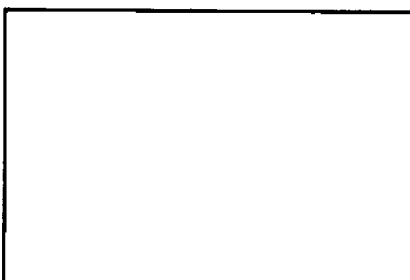
TAN



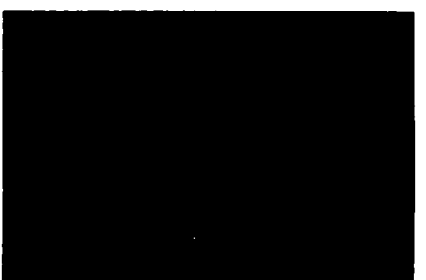
★ **RED**



NAVY



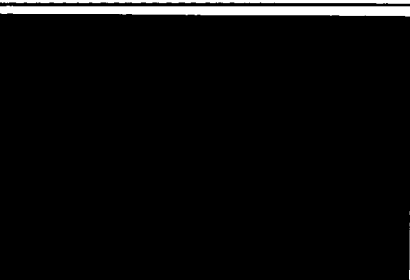
SILVER *Building*



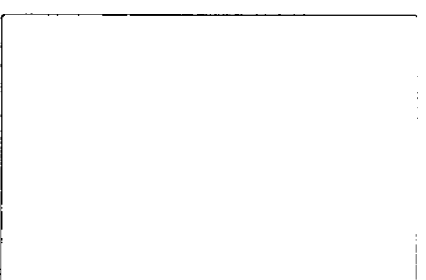
★ **CHARCOAL**



BLUE



★ **BLACK**

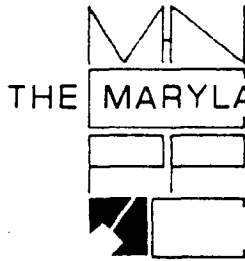


★ **WHITE** *TRIM*

★ = indicates availability as trim item.

Black is available in trim items only

These 6 colors available in Plastisol



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

DATE: March 27, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved

Denied

Approved with Conditions:

1. Applicant shall provide an approved landscaping/screening plan.
2. Applicant shall submit color samples of materials to be approved by HPC Staff. (Submitted 4/10/96)

(Submitted 4/10/96)

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

Applicant: Hyattstown Volunteer Fire Department

Address: 25801 Frederick Road, Clarksburg, Md. 20871

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: March 27, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

March 26, 1996

Historic Preservation Commission
8787 Georgia Avenue
Silver Springs, MD 20910-3760

Members of the HPC:

I am writing in regard to the proposed building the Hyattstown Volunteer Fire Department (HVFD) would like to construct in Hyattstown.

Hyattstown is an Historic District, this is true. However, Hyattstown, for all it's history, is still a part of the 20th century. The HVFD is on the edge of this Historic District and not in close proximity to any of the "historic" features of this town. (In other words, a side-by-side comparison could not be made).

As a private citizen of Hyattstown with no ties to the HVFD, other than good neighbors, I see no reason for there proposal to be denied. This is an issue of public safety. We cannot expect the fire department to spend thousands of dollars on necessary equipment and leave it unprotected. In order to keep this equipment in good working order and available in an emergency, this building is a necessity.

It is my belief, and it always has been, that the HPC's energies could be more properly directed if the HPC were to crack down on individuals who own properties in Hyattstown and are allowing them to fall to wrack and ruin. Less time should be spent punishing those persons trying to improve this community. It is a double edged sword you wield at the HPC. When you insist historic properties be maintained, every effort should be made on your part to **help** and **assist** the property owner in that endeavor. However, many times it is the case, when property owners approach you with their proposals you shoot them down in the name of history without giving it practical, sensible, here-and-now consideration. Therefore, many property owners don't bother to do anything with their properties and they become eyesores of the community. They sit vacant, untouched, unmaintained and, for the most part, unwanted. In the name of history many of these buildings are going to be just that...HISTORY!

Please! Let the fire department meet it's needs and the community's. Approve the proposal for their much required building. I can ensure you, as a resident and constant viewer of this community, what they are proposing will not have the slightest effect on the historic nature of this town. I would much rather you spend your efforts tracking down neglectful property owners than hassling those trying to make improvements to, and eek out an existence in this community.

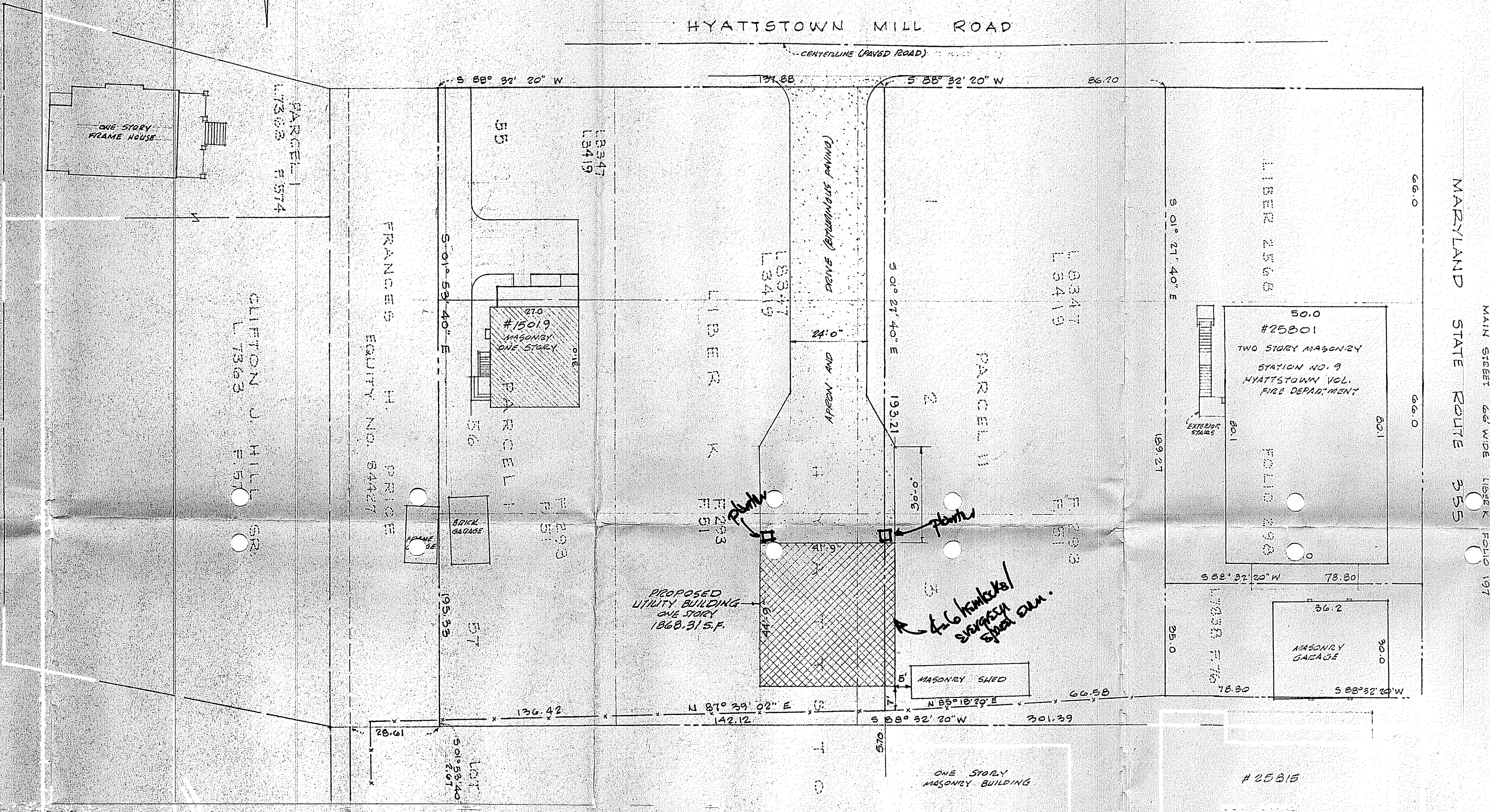
Sincerely,



Donna D. Wilkinson

26034 Frederick Road
Clarksburg, MD 20871

1/4" = 20' FEET



HYATTSTOWN MILL ROAD

CENTERLINE (PAVED ROAD)

MARYLAND STATE ROUTE 555

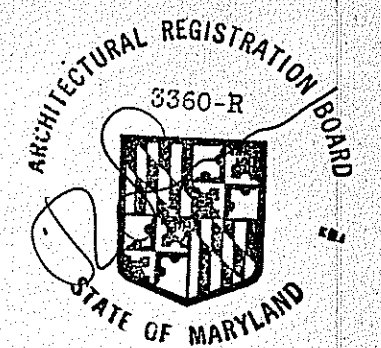
MAIN STREET 66' WIDE LIBER K FOLIO 197

PROPOSED UTILITY BUILDING ONE STORY 1868.31 S.F.

fall back/survey spot own.

HYATTSTOWN VOLUNTEER F.D.

15109 HYATTSTOWN MILL ROAD CLARKSBURG, MD



APPROVED Mortgage Pres. in Commission

[Handwritten signature]

NO.	DESCRIPTION	DATE	BY

CLARKSBURG

AL



HYATTSTOWN VOLUNTEER FIRE DEPT., INC.

Emergency Dial 911

Company 9
25801 Frederick Road
Clarksburg, Maryland 20871

(301) 972-3398
(301) 831-8499

The Hyattstown Volunteer Fire Department is proposing to build a single story, wood frame Morton Building with metal siding and metal roofing directly behind the existing firehouse. It's purpose is to house apparatus and related equipment. As a resident and/or landowner in the Hyattstown Historic District, I endorse the following:

1. The buildings shape, location and materials are acceptable within the historic district.
2. The building is essential to my family's protection.
3. The Historic Preservation Commission does not speak for the community.

Name, Address & Phone No.

Signature

John. Croghan 15300 CROGHAN LN. 972-3278

2590 FREDERICK RD HYATTSTOWN 831-8416

Meg Truman 25878 Old Hundred Rd Hyattstown

831-8832

Julia Fox 25820 Old Hundred Road

Wayne Keibler 25908 Frederick Rd Hyattstown

Loren Keibler, 25908 FREDERICK RD

Tom Barse 26004 Frederick Rd

Kristin Milne 26001 Frederick Rd

Roe Longo 26000 FREDERICK RD

R ALLEN WILKINSON 26034 FREDERICK RD 831-8312

Donna D. Wilkinson 26034 Frederick Rd 831-8312

[Handwritten Signature]

Meg Truman

[Handwritten Signature]

[Handwritten Signature]

Wayne Keibler

[Handwritten Signature]

Kristin Milne

[Handwritten Signature]

Roe Longo

Donna D. Wilkinson

David R. B...
Donald Burgess 26421 Frederick Rd C19-153mny
MD 20871

EDSCHMIDT 25824 010HUCOR RD, DICKERSON MD 20842

Alan Levey 3904 Frederick Rd Hyattstown Md

M. & Melville 8535 Frederick Rd Hyattstown Md

Richard Eganman

11111 1st St

Gracie & Rodman

Paul W. G...
G...
G...
G...

Marvin R...
G...
G...
G...

26111 9th Rd

26130 Fred Rd

36035 Fred Rd

26011 Solon Rd

15015 Hyattstown Md

G...
G...
G...

Todd E Jewett

Richard W... 26029 Frederick Rd Hyattstown
26029

Todd E Jewett Hyattstown, MD 20871

Cathy Jewell Hyattstown MD 20871

25909 Frederick Rd

W...
W...
W...

Michael A Rourke 25914 Frederick Rd Hyattstown Md



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Donna D. Wilkinson 26034 Frederick Rd 831-8312

[Handwritten signature]

Meg Truman

Julia Fox

Wayne Keibler

Loren Keibler

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Kristin Milne

Roe Longo

Allen Wilkinson

Donna D. Wilkinson

MD 20871

Don R Bush Donald Burgess 26021 Frederick Rd Clarksburg

ED SCHMIDT 25824 OLD HUNDREDD RD, DICKERSW MD 20842

Alan Lewis 25904 Frederick rd Hyattstown Md.

Mark McMillan 25925 Frederick rd Hyattstown Md

Purdum E Jameson

Tom Roberts

Linda L Dodson

Raul W Young

Chasny Reynolds

Joseph J Bost Jr

John Paulsen

Clifton J. Hill Sr.

Cathy Jewell 25929 Frederick Rd. Hyattstown MD 20871

Todd E. Jewell Hyattstown, MD 20871

Richard Wagner 26029 Frederick Rd Hyattstown MD 20871

Michael A Rourke 25914 Frederick Rd Hyattstown md

Ed Johnson

Alon Lewis

Mark McMillan

26005 FREDERICK RD

26012 FREDERICK Rd

25810 Fred Rd.

26111 Fred Rd

26130 Fred Rd.

26025 Frederick Rd.

26001 Frederick Rd.

15015 Hyattstown Mill Rd

Cathy Jewell

Todd E. Jewell

R. Wagner

Michael A Rourke



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Linda & Dodson

Paul W. Hume

Cheryl Reynolds

Joseph J. Burt Jr.

John Paulsen

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Michael A. Rourke 25914 Frederick Rd Hyattstown Md

Ed [Signature]

Monica [Signature]

[Signature]

26005 FREDERICK RD

26012 FREDERICK RD

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[Signature]



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[Handwritten signature]

[Handwritten signature]

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MD 20871

Doll R Bump Donald Burgess 26021 Frederick Rd Clarksburg

[Signature]

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2594 FREDERICK RD Hyattstown 831-8416

Meg Truman 25828 Old Hundred Rd Hyattstown 831-8832

Julia Fox 25820 Old Hundred Road

Layne Keibler 25908 Frederick Rd Hyattstown

LORAN KEIBLER, 25908 FREDERICK RD

Tom Barse 26004 Frederick Rd

Kristin Milne 26001 Frederick Rd

Joe Longo 26080 FREDERICK RD

R ALLEN WILKINSON 26034 FREDERICK RD 831-8312

DORNA D. WILKINSON 26034 Frederick Rd 831-8312

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Joe Longo

R Allen Wilkinson

Dorna D. Wilkinson

MD 20871

Don R Bush Donald Burgess 26021 Frederick Rd Clarksburg

ED SCHMIDT 25824 OLD HUNDREDD RD, DICKERSW MD 20842

Alan Leary 25904 Frederick rd Hyattstown Md.

M. & Nellie 25925 Frederick rd Hyattstown Md

Parson E Jameson

Tom Roberts

Linda & Dodson

Paul W. Hauer

Cheryl Reynolds

Joseph J. Gatz

John Paulsen

Clifton J. Hill Sr.

Cathy Jewell 25929 Frederick Rd. Hyattstown MD 20871

Todd E. Jewell Hyattstown, MD 20871

Richard Wagner 26029 Frederick Rd Hyattstown

Michael A Rourke 25914 Frederick Rd Hyattstown Md

Ed Stewart

Alan Leary

M. & Nellie

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26111 Fred Rd

26130 Fred Rd.

26025 Frederick Rd.

26001 Frederick Rd.

15015 Hyattstown Mill Rd

Cathy Jewell

Todd E. Jewell

R. Wagner

M. & Nellie



HYATTSTOWN VOLUNTEER FIRE DEPT., INC.

Emergency Dial 911

Company 9
25801 Frederick Road
Clarksburg, Maryland 20871

(301) 972-3398
(301) 831-8499

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1. The buildings shape, location and materials are acceptable within the historic district.
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LAYNE KEIBLER, 25908 FREDERICK RD

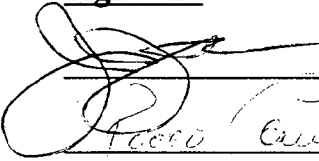
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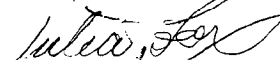


John C. Progha

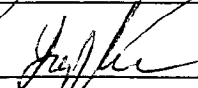
831-8832



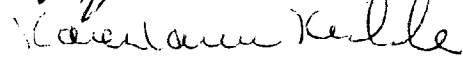
Meg Truman




Julia Fox



Layne Keibler



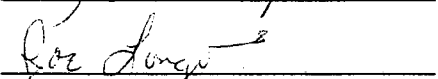
Layne Keibler



Tom Barse



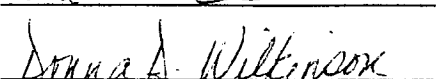
Kristin Milne



Joe Longo



R Allen Wilkinson



Donna D. Wilkinson

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W. & Nellie

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Paul W. Hume

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Nancy Reynolds

26130 Fred Rd.

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John Paulsen

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Todd E. Jewell

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R. Warner

Michael A Rourke 25914 Frederick Rd Hyattstown Md

Michael A Rourke



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Ed [Signature]

[Signature]

[Signature]

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831-8832 [Handwritten signature]

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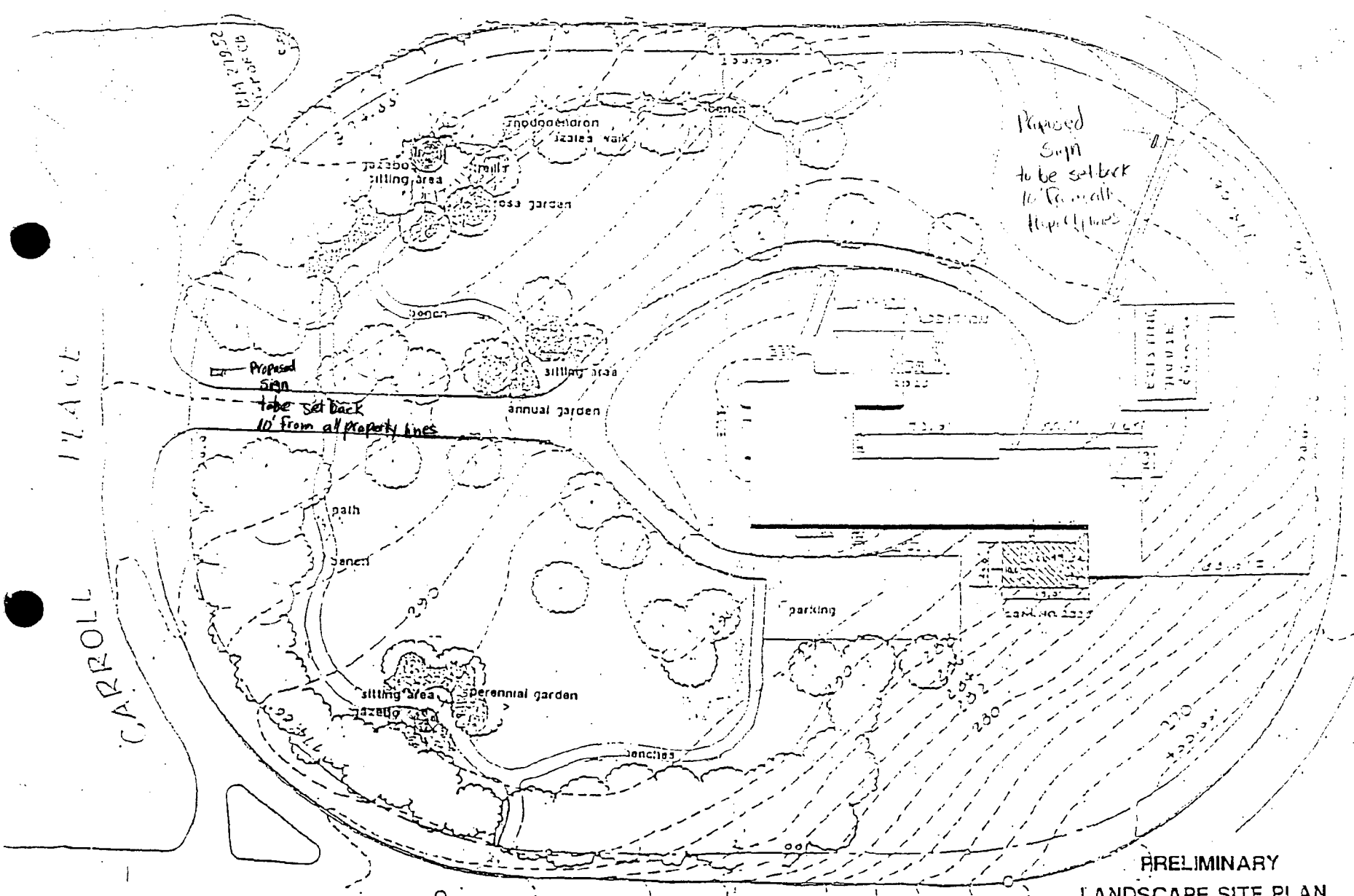
Todd E. Jewell

R. Wagner

[Signature]

Pat,

If this building must be metal, wouldn't it be better that it look like a metal, rather than "fake wood siding" metal building? E.G. corrugated vertical metal siding, perhaps dark colored (brick color?) with dark roof - something honest rather than fake?



Planned sign to be set back to 10' from all property lines

Proposed sign
Take set back 10' from all property lines

CARROLL PLACE

PRELIMINARY
LANDSCAPE SITE PLAN

CIRCLE MANOR GARDENS

Sc

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25801 Frederick Road

Meeting Date: 3/27/96

Resource: Hyattstown Historic District

HAWP: New Construction

Case Number: 10/59-96B (CONTINUED)

Tax Credit: No

Public Notice: 3/13/96

Report Date: 3/20/96

Applicant: Hyattstown Fire Department

Staff: Patricia Parker

PROPOSAL: Construct one-story metal building

RECOMMEND: Denial

Discussion of this application was continued at the request of the applicant to allow for additional research to be completed. The HPC was interested in alternative building cladding solutions for the proposed metal structure. The applicant indicates that there are no alternatives available from this manufacturer.

Several commissioners expressed concerns about the impact of this proposal on the south gateway entrance to the Hyattstown Historic District. Staff has asked the applicant about the possibility of reducing the size of the building and relocating it to a less conspicuous spot more behind the existing building. The applicant has stated that, if the building were to be located farther west, it would be sited too close to a running stream located on the Burdette property. And the applicant feels that if the building were reduced in size, several pieces of equipment would have to remain outside the structure.

As an additional note, staff did ask the applicant about continued use of the building which is currently being utilized for storage (the old fire station). The applicant has stated that, even if the existing fire station were to be upgraded by its owner, its door opening would not be wide enough for the firefighting equipment.

The applicant proposes to construct a one-story metal clad pole building 42' wide x 45' deep on concrete pier foundation and located behind the existing 1940's brick Volunteer Fire Department building in the Hyattstown Historic District. The building would be used for storage of firefighting equipment (which consists of three fire trucks, and a boat and trailer). The front of the building, with gabled end, would face Hyattstown Mill Road and would be situated approximately 100 feet from the brick firehouse and 150 feet from Hyattstown Mill Road. The building would contain two openings. One door opening would be 30" wide for pedestrian use and a double opening approximately 12' wide by 14' high would contain two overhead doors for fire truck access. (Staff Report of 3/06/96 attached).

The application also includes the construction of a 24' wide asphalt driveway with a wider apron to provide fire truck access to the proposed metal building. The driveway would become 42' wide in front of the proposed metal building.

STAFF DISCUSSION

Unfortunately, staff has been unable to resolve issues that were of concern to the HPC. Given this, staff still feels that the proposed structure is incompatible with the site as it is located in the historic district, and with the historic district as a whole. It is incompatible due to the building fabric, the size, and the proposed location.

The Secretary of the Interior's Standards for Rehabilitation state that "... a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building **and its site and environment.**" The construction of a large metal building in a very visible location within the historic district would offer negative impact. Staff would suggest that the applicant consider the use of masonry or wood, as well as reducing the size of the building.

If the building is ultimately approved, however, staff does not see the size or number of the openings as problematic. However, staff would suggest that if glazed openings are to be incorporated within the overhead door that they be rectangular in form.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **inconsistent** with the purposes of Chapter 24A-8(a):

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

and **inconsistent** with the Secretary of the Interior's Standards for Rehabilitation #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25801 Frederick Road

Meeting Date: 3/13/96

Resource: Hyattstown Historic District

HAWP: New Construction

Case Number: 10/59-96B

Tax Credit: No

Public Notice: 2/28/96

Report Date: 3/6/96

Applicant: Hyattstown Fire Department

Staff: Patricia Parker

PROPOSAL: Construct one-story metal building

RECOMMEND: Denial

The applicant proposes to construct a one-story metal clad pole building 42' wide x 45' deep on concrete pier foundation and located behind the existing 1940's brick Volunteer Fire Department building in the Hyattstown Historic District. The building would be used for storage of firefighting equipment, a boat and trailer. The front of the building, with gabled end, would face Hyattstown Mill Road and would be situated approximately 100 feet from the brick firehouse and 150 feet from Hyattstown Mill Road. The building would contain two openings. One door opening would be 30" wide for pedestrian use and a double opening approximately 12' wide by 14' high would contain two overhead doors for fire truck access.

The application also includes the construction of a 24' wide asphalt driveway with a wider apron to provide fire truck access to the proposed metal building. The driveway would become 42' wide in front of the proposed metal building.

The applicant currently uses a concrete block building west of the subject property for storage of equipment; however, they do not own this building and wish to move out of it. As part of the HAWP application, the applicant includes documentation from other Montgomery County agencies which indicate that deficiencies exist in the concrete block building which require the property owner, Helen Burdette, to make the listed repairs.

STAFF DISCUSSION

In March, 1992, the HPC approved a HAWP for alterations to the side and rear elevation of the fire station. The approved alterations included relocation of a door and window with a metal awning installed above the door. This elevation faces the parking lot, Hyattstown Mill Road and a parking lot for Little Bennett Regional Park.

The applicant has not been able to encourage the owner of nearby storage facilities to upgrade the building to meet code requirements. Therefore, the applicant proposes to construct a new building in the rear yard of property on which the Volunteer Fire Department building is situated. The location of the proposed building would be facing the south entrance to the Historic District. The proposal, even though located in the rear yard of the property and more than 100' from Hyattstown Mill Road, would be very visible and would negatively impact the rural character of the Hyattstown Historic District. The proposal would be located at the gateway entrance to the Historic District.

The Secretary of the Interior's Standards for Rehabilitation state that "... a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building **and its site and environment.**" The construction of a metal building in a very visible location within the historic district would offer negative impact.

However, the proposed placement of the new structure is compatible. Staff feels that this proposal could be compatible with the rural character of the historic district if the applicant were to consider the use of a different building material - such as wood.

As proposed, the new building would be located in the rear yard of the main building. Other outbuildings are similarly located within the Hyattstown Historic District. But the materials proposed are **inconsistent** with the historic district. Staff would suggest that the applicant revise the proposal and use wood framing and siding to construct the storage building.

Staff does not feel the size or number of the openings to be problematic. However, staff would suggest that if glazed openings are to be incorporated within the overhead door that they be rectangular in form.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **inconsistent** with the purposes of Chapter 24A-8(a):

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

and **inconsistent** with the Secretary of the Interior's Standards for Rehabilitation #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Doug Edwards
DAYTIME TELEPHONE NO. (301) 831-3250

TAX ACCOUNT # 00022096

NAME OF PROPERTY OWNER Hyattstown Vol. Fire Dept DAYTIME TELEPHONE NO. (301) 831-8499

ADDRESS 25801 Frederick Road, Clarksburg, Md. 20871
CITY STATE ZIP CODE

CONTRACTOR Morton Buildings TELEPHONE NO. (717) 624-3331

CONTRACTOR REGISTRATION NUMBER 032454

AGENT FOR OWNER Doug Edwards DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 25801 STREET Frederick Road

TOWN/CITY Clarksburg, Md. NEAREST CROSS STREET Old Hundred Rd. (Rt109)

LOT P1 BLOCK _____ SUBDIVISION _____

LIBER H FOLIO 75-76-197 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$ 30,000.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 (X) OTHER Holding tank

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 (X) WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N/A

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.

Doug Edwards
Signature of owner or authorized agent

February 21, 1996
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

**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:

See Attached

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

See Attached

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

HISTORIC AREA WORK PERMIT
DESCRIPTION OF PROJECT

Existing structure is a two-story brick building located on Frederick Road within the Hyattstown Historic District. This building is not considered historic.

The proposed structure is a single story metal clad "pole" building, 42' x 45', which will sit approximately 100 feet behind the existing brick fire house. The front, a gabled end with two (2) garage type doors, will face Hyattstown Mill Road. It will sit approximately 150 feet from that roadway.

Our reasons for constructing this new building are two fold:

- 1) There are numerous safety and access liabilities found in the existing small firehouse that we rent. Chemicals and equipment are poorly stored and the equipment is constantly sustaining damage due to the lack of space.
- 2) We've simply outgrown this small building. Our boat, which is due to be replaced with a \$30,000 model, is stored outside under a lean-to roof attached to the brick firehouse. Our canteen is stored outside year round. We feel neither location is safe enough to store the valuable supplies and equipment.

Although this project will be located within the Hyattstown Historic District, it will be situated behind the much larger, brick firehouse in a commercially zoned area of the District adjacent to similar metal roofed buildings. This is the only building that is within our price range and is maintenance free.

Also, additional correspondence is attached regarding the existing small firehouse that we currently rent.

In summary, this project will comply with Chapter 24A of the county code because it would remedy unsafe conditions. By granting this permit, it most definitely will benefit the welfare of the general public.

DEPARTMENT OF FIRE AND RESCUE
MONTGOMERY COUNTY, MARYLAND

M E M O R A N D U M

November 2, 1994

TO: Chief Tom Lithicum
FROM: Lt. Walter Stottlemeyer
SUBJECT: Little Firehouse

Below are listed recommendations to correct safety concerns in the Little Firehouse as discussed with you on November 1, 1994. I am requesting that corrective action be taken as soon as possible. Please advise me of what assistance is needed by the career staff as we are offering to assist in whatever way we can.

1. Remove Oil Drums
2. Remove Tire Changer
3. Remove Parts Washer
4. Remove Workbench
5. Remove Parts Storage Area and Replace with Metal Cabinets
6. Replace Ceiling
7. Install Pull Down Steps to Attic Area
8. Install Exhaust Fan
9. Convert Attic Area into Storage
10. Install New Lighting

cc: Pres. Doug Edwards

DEPARTMENT OF FIRE AND RESCUE
MONTGOMERY COUNTY, MARYLAND

M E M O R A N D U M

Date: Sept. 6, 1994

TO: Chief Lithicum
FROM: Lt. Stottlemeyer
SUBJECT: Lighting in the Little Firehouse

Insufficient lighting in the Little Firehouse is posing a safety hazard for personnel. The tight conditions and numerous obstacles make it very difficult and unsafe to maneuver around apparatus.

I am requesting that additional lighting be provided as soon as possible. I understand that we has lights left over from the renovations that can be used for this purpose. If you would like, I can arrange to have them installed.



HYATTSTOWN VOLUNTEER FIRE DEPT., INC.

Emergency Dial 911

Company 9
25801 Frederick Road
Clarksburg, Maryland 20871

(301) 972-3398
(301) 831-8499

Mrs. Helen Burdette
22701 Mt. Ephraim Road
Dickerson, MD 20842

December 13, 1994

Dear Mrs. Burdette:

I have attempted to contact you several times regarding the "little fire house" that we rent from you. Hyattstown Volunteer Fire Department has been verbally cited by Montgomery County Risk Management to correct several unsafe conditions in the building, namely the partially collapsing ceiling and lack of lighting.

The following work needs to be completed in the building: new ceiling, repair holes where there is extensive heat leakage, upgrade insulation, install adequate lighting, and general cleanup. The Department is requesting your permission to complete the work and is requesting that you take care of the cost of replacing the ceiling, repairing the holes, and upgrading the insulation. The Department will provide the lighting and general cleanup.

By completing this work, the Department will have a safer, cleaner, more useable facility to store its pumper, brush trucks, and shop equipment.

Thank you for your consideration. I look forward to hearing from you soon. My home phone number is 301-831-8250.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Douglas W. Edwards".

Douglas W. Edwards
President

DWE/scl

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mrs. Lloyd W. Burdette
22701 Mt. Ephraim Road
Dickerson, Maryland 20842

Cliff Hill
15015 Hyattstown Mill Road
Clarksburg, Maryland 20871

Bedford Dodson
25810 Frederick Road
Clarksburg, Maryland 20871

John Croghan
15300 Croghan Lane
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MNCPPC-Little Bennett Regional Park
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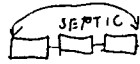
MARYLAND STATE

HYATTSTOWN MILL ROAD

Liber 2568

Folio 295

PARCEL C
LLOYD BURDET



L. 8347
L. 3416

F. 295
F. 51 100FT

Parcel II

Lot 4

ASPHALT
DRIVEWAY
L. 8347
L. 3416

F. 293
F. 51

PARCEL
LLOYD BU

135 FT

45 FT

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L. 3416

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Parcel I

16" CALIPER
WHITE PINES

55

57

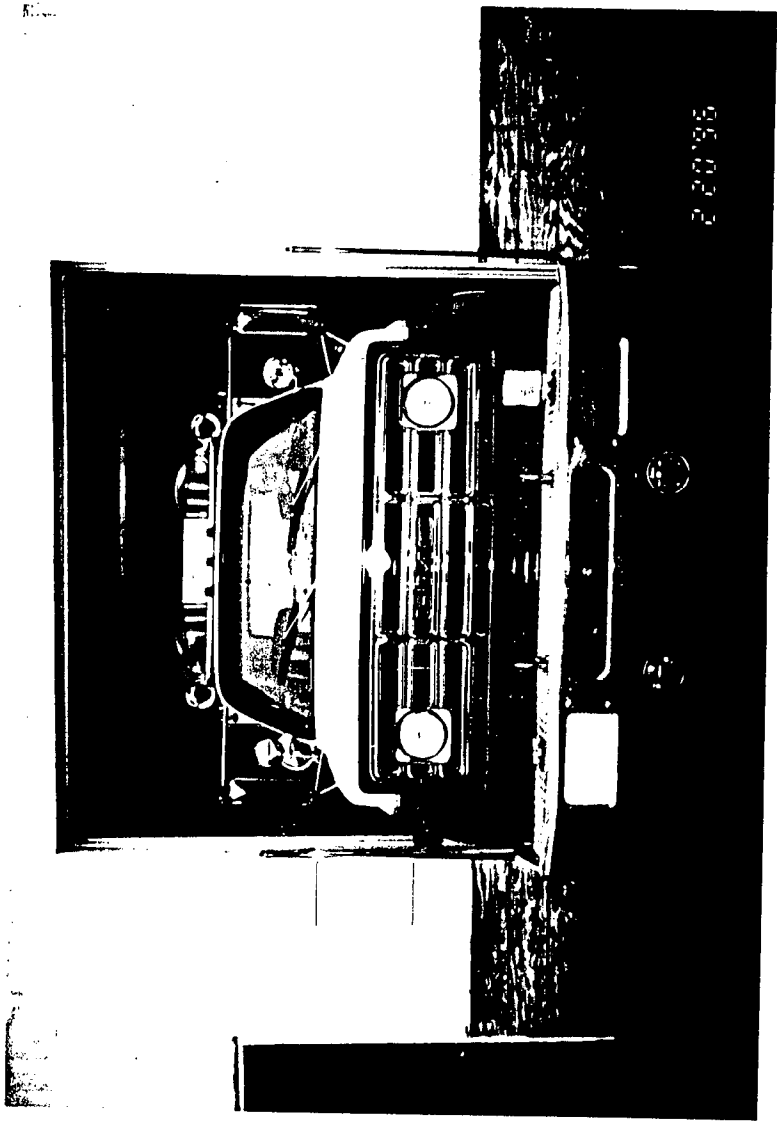
Lot 58

NORTH

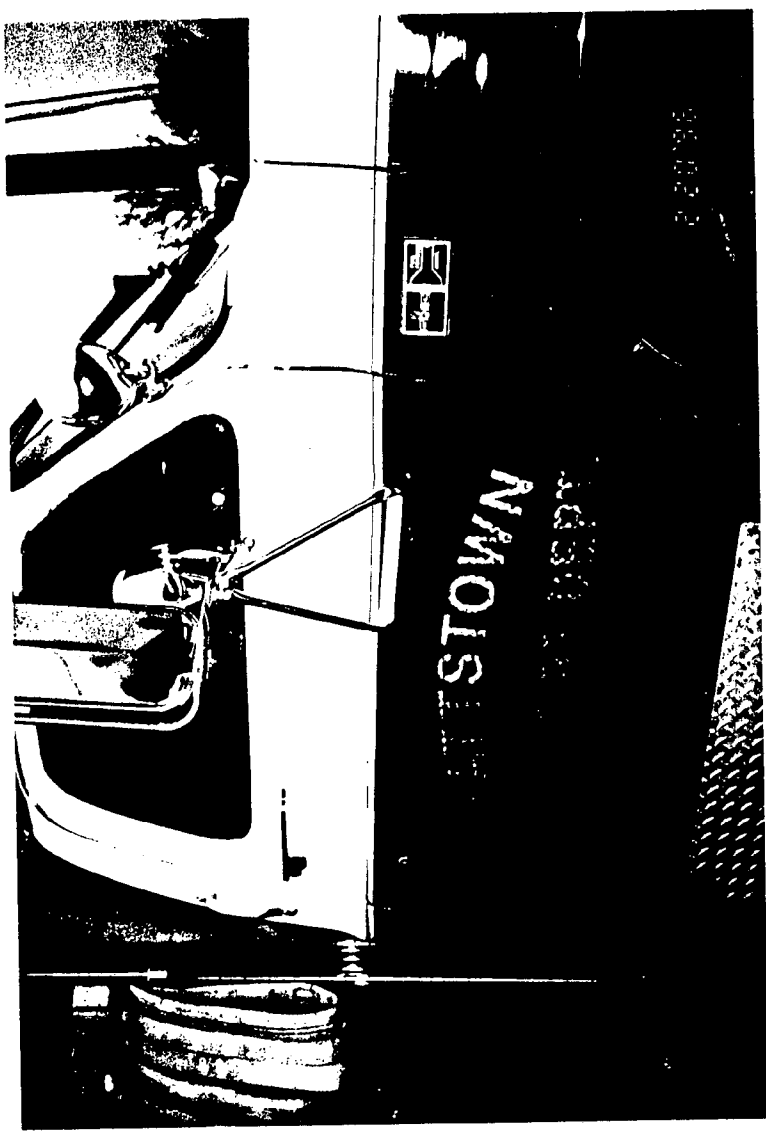
SCALE: 1" = 30'

First Five House
owned by
H. Burdette

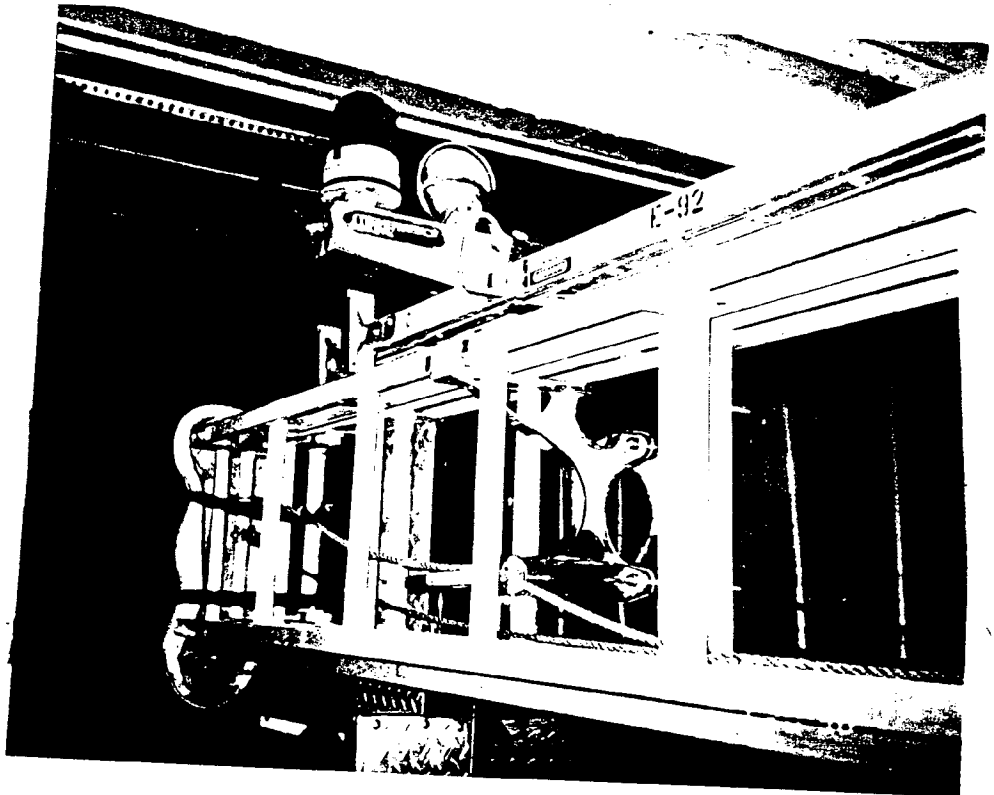




Too Small
Door Opening:



Damaged Light:



Damaged door:



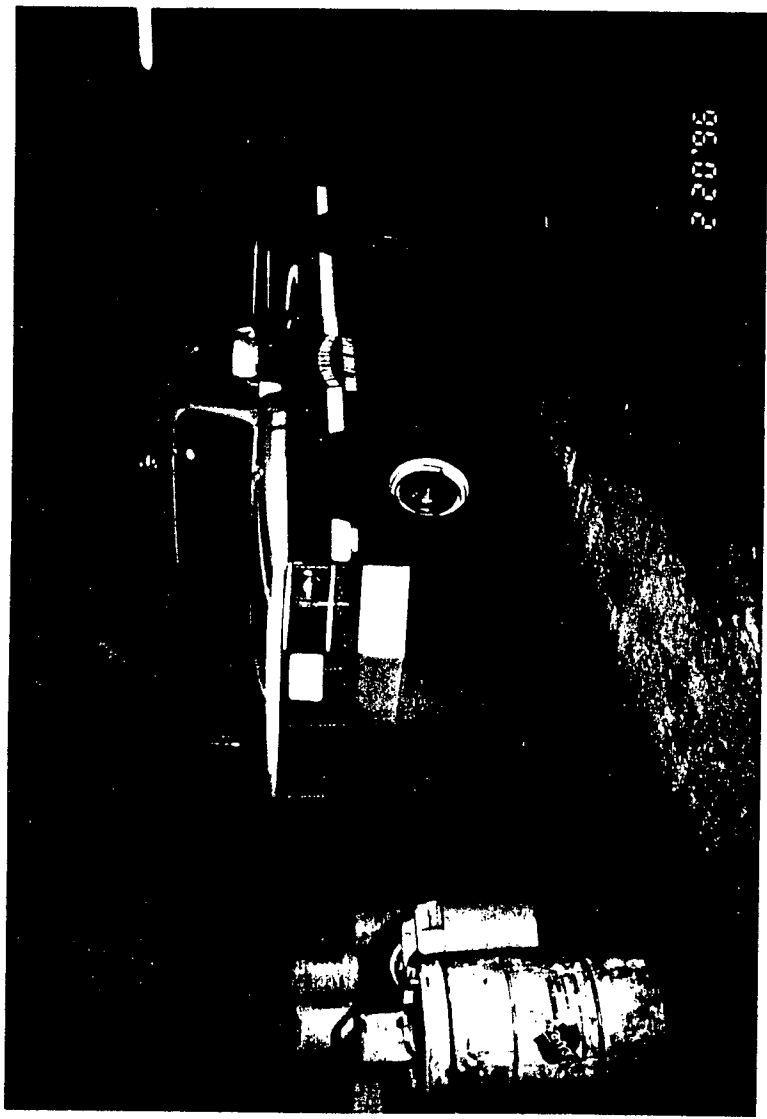
Damaged
Pumper
Fire Truck:



#1 Brush
Truck:



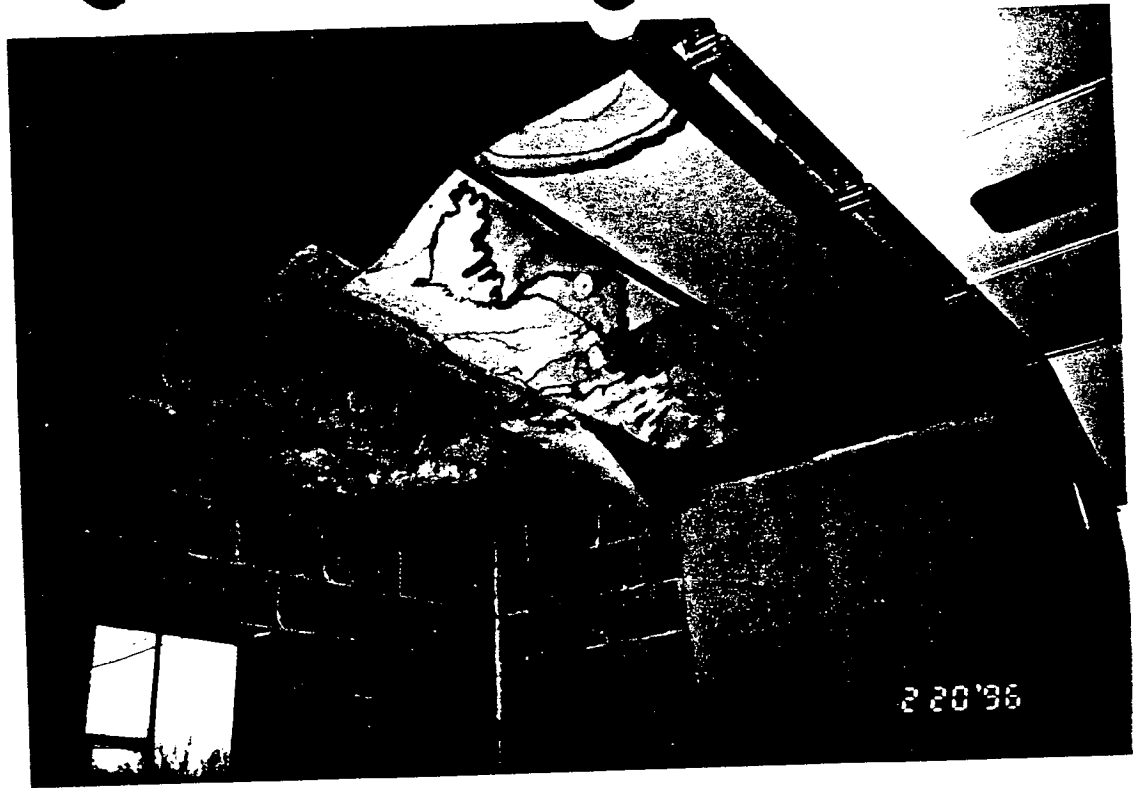
#2 Brush Truck:



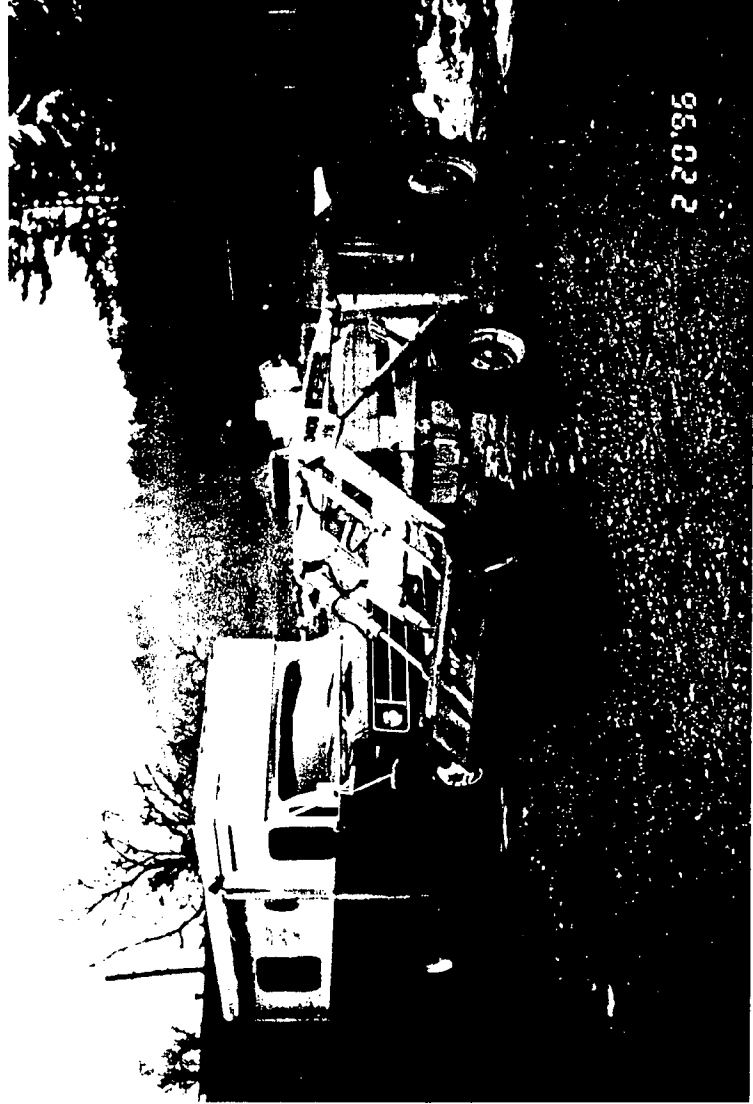
Damaged
Ceiling:



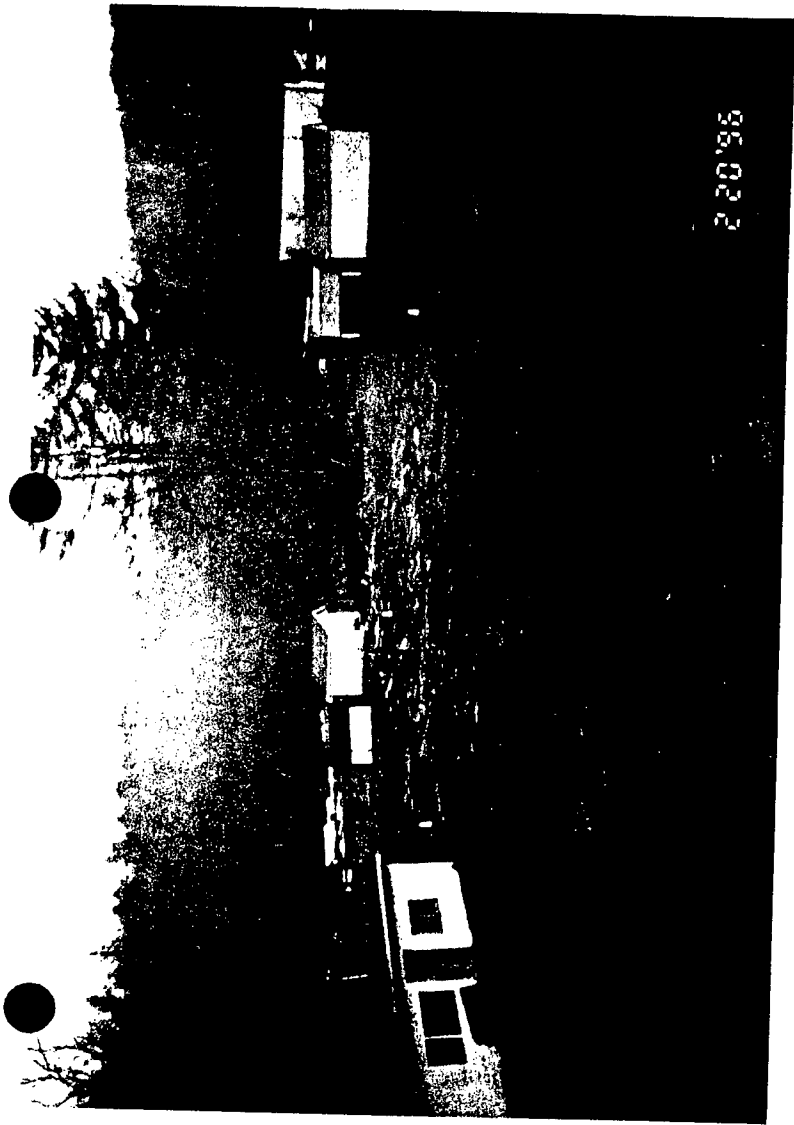
Ceiling of
building:















Equipment to be stored.

Notes: Photographs submitted by the applicant w/
commentary.

February 9, 1996

Doug Edwards
2191 Sugarloaf Parkview Lane
Clarksburg, MD 20871

SPECIFICATIONS: 1 - 42' x 16' x 45'

STRUCTURE: Column & truss wood frame clearspan building
Vertical columns (3) 2" x 6" spaced 7'6" on center
Trusses spaced 7'6" on center
Pier type foundation
30 lb snow load (As required by County)
Stamp drawings

DOORS / WINDOWS: 1-3068 Plain walkdoor
2 - 12' 2" w x 14' h Raynor Tricore insulated overhead doors

EXTERIOR: 1'0" overhangs at eaves and gables
Gutter and down spouts
Kynar coated roof steel
Kynar 500 side and end steel
Kynar 500 steel wainscoat
Complete color coordinated trim
Venta-ridge along entire peak

SITework: By customer

INTERIOR: Energy Performer ceiling w/ R-38 insulation, stop air deflectors at eaves, 4 mil vapor barrier and white poly coated hi-rib steel

1 - 30" x 30" attic access door

Energy Performer wall liner including treated bottom plate, 6" fiberglass insulation blanket, 4 mil vapor barrier. 2x4's horizontal covered with white hi-rib steel

CONCRETE: By customer

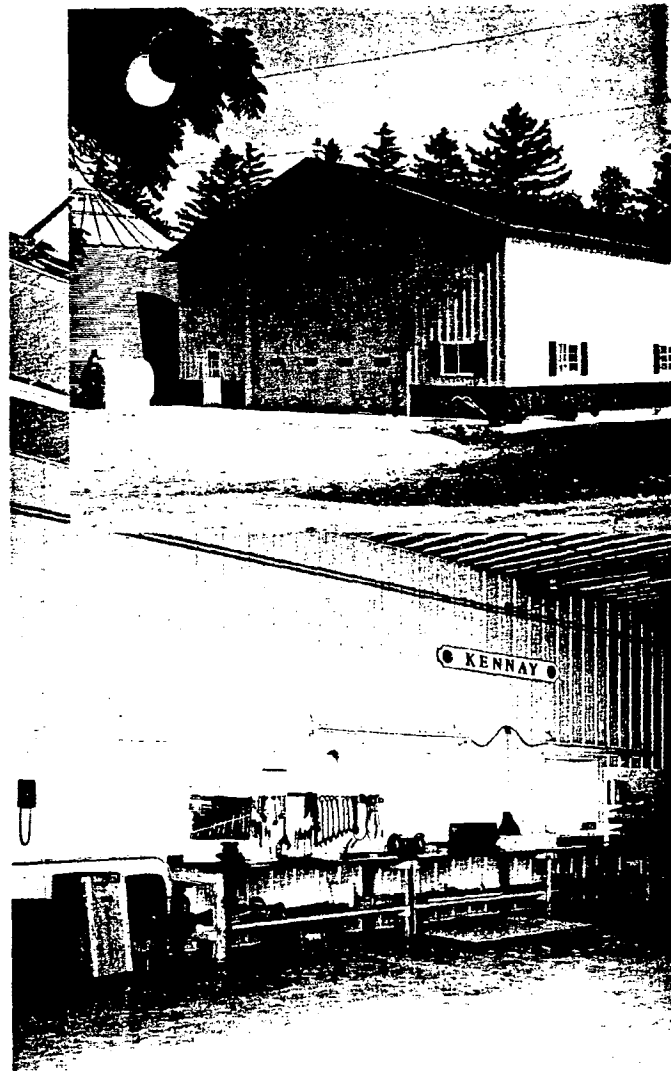
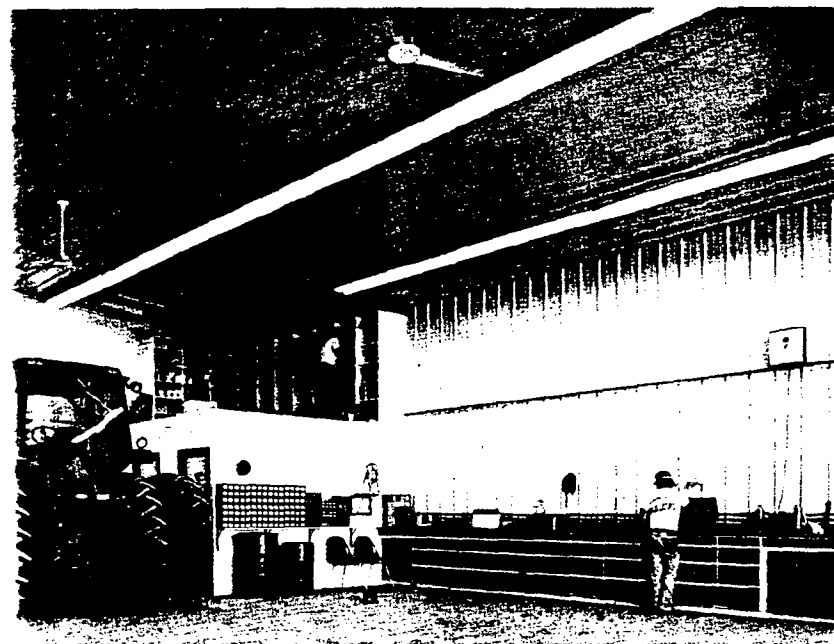
PLUMBING: By customer

MECHANICAL: By customer

ELECTRICAL: By customer

NOT INCLUDED: Permits, site plan. Additional costs incurred with site plan, etc.

NOTE: Subject to approval by local building department. All changes or revisions cost + 17%



The Morton Buildings' Difference

Morton Buildings offers you the expertise of the largest company owned construction network in the United States. We have a team of specialists who look at farm workshops *differently* than other companies.

Through building research and development, these specialists work to find methods that make superior buildings.

The result is a shop that you will use almost everyday for activities like repair work, family recreation, storing seed and chemicals purchased at an off-season discount, and pre-planting mechanical work that will enable you to plant at the first opportunity.

We are so confident of our building superiority that we back every Morton Building with the strongest written warranty in the industry.

Workshop Expertise

Your Morton Buildings' representative works with you to produce a facility that will meet your needs by working with:

- ✓ Our designers to plan a shop that fits your specifications -- always attractive, with interior finishes designed to make your work area brighter, and clear spans that provide for efficient operation and minimum maintenance, all at a low cost.

A Morton Building will be a pleasing addition to your property, with a wide variety of exterior finishes, in an extensive range of colors.

Choose from options like brick, customized siding, and designer doors and windows.

- ✓ Our engineers conduct ongoing research that has developed unequalled innovations for workshops like: heavier gauge steel siding that is specially coated to prevent rusting, acoustical steel that reduces noise, and advanced insulation that works with ventilation systems to control condensation -- all to provide you with easy-to-maintain, energy efficient environments.

- ✓ Our reliable construction crews produce a building with the finest materials available.

Morton Buildings hires only team players with a strong work ethic, then trains them to use the most efficient methods, and supplies them with



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25801 Frederick Road

Meeting Date: 3/27/96

Resource: Hyattstown Historic District

HAWP: New Construction

Case Number: 10/59-96B (CONTINUED)

Tax Credit: No

Public Notice: 3/13/96

Report Date: 3/20/96

Applicant: Hyattstown Fire Department

Staff: Patricia Parker

PROPOSAL: Construct one-story metal building

RECOMMEND: Denial

Discussion of this application was continued at the request of the applicant to allow for additional research to be completed. The HPC was interested in alternative building cladding solutions for the proposed metal structure. The applicant indicates that there are no alternatives available from this manufacturer.

Several commissioners expressed concerns about the impact of this proposal on the south gateway entrance to the Hyattstown Historic District. Staff has asked the applicant about the possibility of reducing the size of the building and relocating it to a less conspicuous spot more behind the existing building. The applicant has stated that, if the building were to be located farther west, it would be sited too close to a running stream located on the Burdette property. And the applicant feels that if the building were reduced in size, several pieces of equipment would have to remain outside the structure.

As an additional note, staff did ask the applicant about continued use of the building which is currently being utilized for storage (the old fire station). The applicant has stated that, even if the existing fire station were to be upgraded by its owner, its door opening would not be wide enough for the firefighting equipment.

The applicant proposes to construct a one-story metal clad pole building 42' wide x 45' deep on concrete pier foundation and located behind the existing 1940's brick Volunteer Fire Department building in the Hyattstown Historic District. The building would be used for storage of firefighting equipment (which consists of three fire trucks, and a boat and trailer). The front of the building, with gabled end, would face Hyattstown Mill Road and would be situated approximately 100 feet from the brick firehouse and 150 feet from Hyattstown Mill Road. The building would contain two openings. One door opening would be 30" wide for pedestrian use and a double opening approximately 12' wide by 14' high would contain two overhead doors for fire truck access. (Staff Report of 3/06/96 attached).

The application also includes the construction of a 24' wide asphalt driveway with a wider apron to provide fire truck access to the proposed metal building. The driveway would become 42' wide in front of the proposed metal building.

STAFF DISCUSSION

Unfortunately, staff has been unable to resolve issues that were of concern to the HPC. Given this, staff still feels that the proposed structure is incompatible with the site as it is located in the historic district, and with the historic district as a whole. It is incompatible due to the building fabric, the size, and the proposed location.

The Secretary of the Interior's Standards for Rehabilitation state that "... a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building **and its site and environment.**" The construction of a large metal building in a very visible location within the historic district would offer negative impact. Staff would suggest that the applicant consider the use of masonry or wood, as well as reducing the size of the building.

If the building is ultimately approved, however, staff does not see the size or number of the openings as problematic. However, staff would suggest that if glazed openings are to be incorporated within the overhead door that they be rectangular in form.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **inconsistent** with the purposes of Chapter 24A-8(a):

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

and **inconsistent** with the Secretary of the Interior's Standards for Rehabilitation #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25801 Frederick Road

Meeting Date: 3/13/96

Resource: Hyattstown Historic District

HAWP: New Construction

Case Number: 10/59-96B

Tax Credit: No

Public Notice: 2/28/96

Report Date: 3/6/96

Applicant: Hyattstown Fire Department

Staff: Patricia Parker

PROPOSAL: Construct one-story metal building

RECOMMEND: Denial

The applicant proposes to construct a one-story metal clad pole building 42' wide x 45' deep on concrete pier foundation and located behind the existing 1940's brick Volunteer Fire Department building in the Hyattstown Historic District. The building would be used for storage of firefighting equipment, a boat and trailer. The front of the building, with gabled end, would face Hyattstown Mill Road and would be situated approximately 100 feet from the brick firehouse and 150 feet from Hyattstown Mill Road. The building would contain two openings. One door opening would be 30" wide for pedestrian use and a double opening approximately 12' wide by 14' high would contain two overhead doors for fire truck access.

The application also includes the construction of a 24' wide asphalt driveway with a wider apron to provide fire truck access to the proposed metal building. The driveway would become 42' wide in front of the proposed metal building.

The applicant currently uses a concrete block building west of the subject property for storage of equipment; however, they do not own this building and wish to move out of it. As part of the HAWP application, the applicant includes documentation from other Montgomery County agencies which indicate that deficiencies exist in the concrete block building which require the property owner, Helen Burdette, to make the listed repairs.

STAFF DISCUSSION

In March, 1992, the HPC approved a HAWP for alterations to the side and rear elevation of the fire station. The approved alterations included relocation of a door and window with a metal awning installed above the door. This elevation faces the parking lot, Hyattstown Mill Road and a parking lot for Little Bennett Regional Park.

The applicant has not been able to encourage the owner of nearby storage facilities to upgrade the building to meet code requirements. Therefore, the applicant proposes to construct a new building in the rear yard of property on which the Volunteer Fire Department building is situated. The location of the proposed building would be facing the south entrance to the Historic District. The proposal, even though located in the rear yard of the property and more than 100' from Hyattstown Mill Road, would be very visible and would negatively impact the rural character of the Hyattstown Historic District. The proposal would be located at the gateway entrance to the Historic District.

The Secretary of the Interior's Standards for Rehabilitation state that "... a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building **and its site and environment.**" The construction of a metal building in a very visible location within the historic district would offer negative impact.

However, the proposed placement of the new structure is compatible. Staff feels that this proposal could be compatible with the rural character of the historic district if the applicant were to consider the use of a different building material - such as wood.

As proposed, the new building would be located in the rear yard of the main building. Other outbuildings are similarly located within the Hyattstown Historic District. But the materials proposed are **inconsistent** with the historic district. Staff would suggest that the applicant revise the proposal and use wood framing and siding to construct the storage building.

Staff does not feel the size or number of the openings to be problematic. However, staff would suggest that if glazed openings are to be incorporated within the overhead door that they be rectangular in form.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **inconsistent** with the purposes of Chapter 24A-8(a):

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APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 00022096

CONTACT PERSON Doug Edwards
DAYTIME TELEPHONE NO. (301) 831-8250

NAME OF PROPERTY OWNER Hvattstown Vol. Fire Dept DAYTIME TELEPHONE NO. (301) 831-8499

ADDRESS 25801 Frederick Road, Clarksburg, Md. 20871
CITY STATE ZIP CODE

CONTRACTOR Morton Buildings TELEPHONE NO. (717) 624-3331
CONTRACTOR REGISTRATION NUMBER 032454

AGENT FOR OWNER Doug Edwards DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 25801 STREET Frederick Road

TOWN/CITY Clarksburg, Md. NEAREST CROSS STREET Old Hundred Rd. (Rt109)

LOT P1 BLOCK _____ SUBDIVISION _____

LIBER H FOLIO 75-76-197 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE:
- | | | | | | | | | | | |
|---|----------------------------------|---|-----------------------------------|--|--|--------------------------------|------------------------------------|-------------------------------|--------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair | <input type="checkbox"/> Move | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Shed | <input type="checkbox"/> Solar | <input type="checkbox"/> Woodburning Stove |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Install | <input type="checkbox"/> Revocable | <input type="checkbox"/> Revision | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Single Family | <input type="checkbox"/> Other | <u>Garage</u> | | | |
- B. CONSTRUCTION COST ESTIMATE \$ 30,000.
- C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

1. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 (X) OTHER Holding tank
2. TYPE OF WATER SUPPLY 01 () WSSC 02 (X) WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N/A

- A. HEIGHT _____ feet _____ inches
- B. 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.

Doug Edwards
Signature of owner or authorized agent

February 21, 1996
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

**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:

See Attached

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

See Attached

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.

HISTORIC AREA WORK PERMIT
DESCRIPTION OF PROJECT

Existing structure is a two-story brick building located on Frederick Road within the Hyattstown Historic District. This building is not considered historic.

The proposed structure is a single story metal clad "pole" building, 42' x 45', which will sit approximately 100 feet behind the existing brick fire house. The front, a gabled end with two (2) garage type doors, will face Hyattstown Mill Road. It will sit approximately 150 feet from that roadway.

Our reasons for constructing this new building are two fold:

- 1) There are numerous safety and access liabilities found in the existing small firehouse that we rent. Chemicals and equipment are poorly stored and the equipment is constantly sustaining damage due to the lack of space.
- 2) We've simply outgrown this small building. Our boat, which is due to be replaced with a \$30,000 model, is stored outside under a lean-to roof attached to the brick firehouse. Our canteen is stored outside year round. We feel neither location is safe enough to store the valuable supplies and equipment.

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Also, additional correspondence is attached regarding the existing small firehouse that we currently rent.

In summary, this project will comply with Chapter 24A of the county code because it would remedy unsafe conditions. By granting this permit, it most definitely will benefit the welfare of the general public.

DEPARTMENT OF FIRE AND RESCUE
MONTGOMERY COUNTY, MARYLAND

M E M O R A N D U M

November 2, 1994

TO: Chief Tom Lithicum
FROM: Lt. Walter Stottlemeyer
SUBJECT: Little Firehouse

Below are listed recommendations to correct safety concerns in the Little Firehouse as discussed with you on November 1, 1994. I am requesting that corrective action be taken as soon as possible. Please advise me of what assistance is needed by the career staff as we are offering to assist in whatever way we can.

1. Remove Oil Drums
2. Remove Tire Changer
3. Remove Parts Washer
4. Remove Workbench
5. Remove Parts Storage Area and Replace with Metal Cabinets
6. Replace Ceiling
7. Install Pull Down Steps to Attic Area
8. Install Exhaust Fan
9. Convert Attic Area into Storage
10. Install New Lighting

cc: Pres. Doug Edwards

DEPARTMENT OF FIRE AND RESCUE
MONTGOMERY COUNTY, MARYLAND

M E M O R A N D U M

Date: Sept. 6, 1984

TO: Chief Lithicum
FROM: Lt. Stottlemeyer
SUBJECT: Lighting in the Little Firehouse

Insufficient lighting in the Little Firehouse is posing a safety hazard for personnel. The tight conditions and numerous obstacles make it very difficult and unsafe to maneuver around apparatus.

I am requesting that additional lighting be provided as soon as possible. I understand that we has lights left over from the renovations that can be used for this purpose. If you would like, I can arrange to have them installed.



HYATTSTOWN VOLUNTEER FIRE DEPT.. INC.
Emergency Dial 911

Company 9
25801 Frederick Road
Clarksburg, Maryland 20871

(301) 972-3398
(301) 831-8499

Mrs. Helen Burdette
22701 Mt. Ephraim Road
Dickerson, MD 20842

December 13, 1994

Dear Mrs. Burdette:

I have attempted to contact you several times regarding the "little fire house" that we rent from you. Hyattstown Volunteer Fire Department has been verbally cited by Montgomery County Risk Management to correct several unsafe conditions in the building, namely the partially collapsing ceiling and lack of lighting.

The following work needs to be completed in the building: new ceiling, repair holes where there is extensive heat leakage, upgrade insulation, install adequate lighting, and general cleanup. The Department is requesting your permission to complete the work and is requesting that you take care of the cost of replacing the ceiling, repairing the holes, and upgrading the insulation. The Department will provide the lighting and general cleanup.

By completing this work, the Department will have a safer, cleaner, more useable facility to store its pumper, brush trucks, and shop equipment.

Thank you for your consideration. I look forward to hearing from you soon. My home phone number is 301-831-8250.

Sincerely yours,

Douglas W. Edwards

Douglas W. Edwards
President

DWE/scl

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

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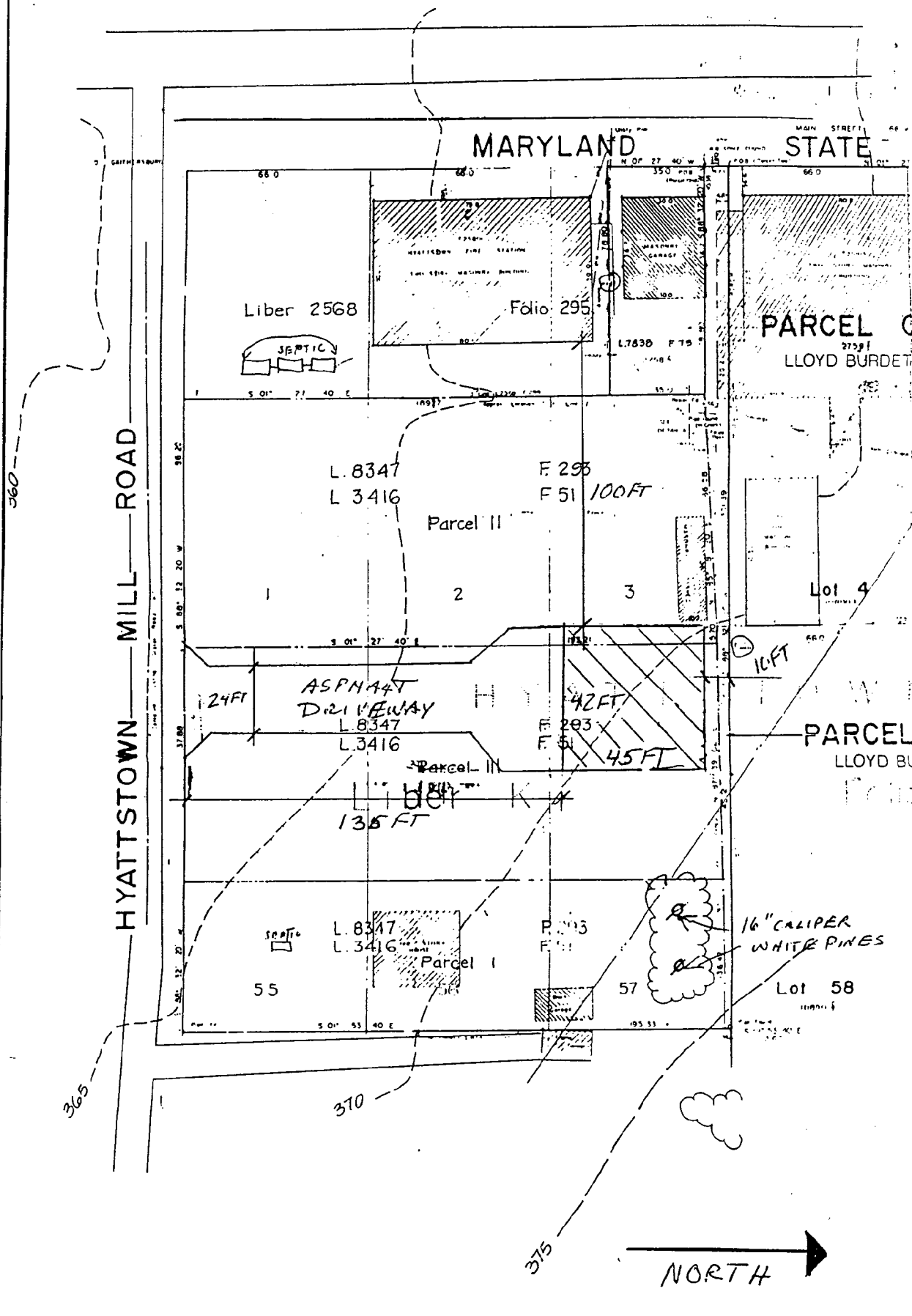
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23701 Frederick Road
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MARYLAND STATE

HYATTSTOWN MILL ROAD



Liber 2568

Folio 295

PARCEL C
LLOYD BURDET

L. 8347
L. 3416

F. 293
F. 51 100 FT

Parcel II

Lot 4

ASPHALT
DRIVEWAY
L. 8347
L. 3416

42 FT
F. 283
F. 51
45 FT

PARCEL
LLOYD BU

135 FT

L. 8347
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16" CALIPER
WHITE PINES

55

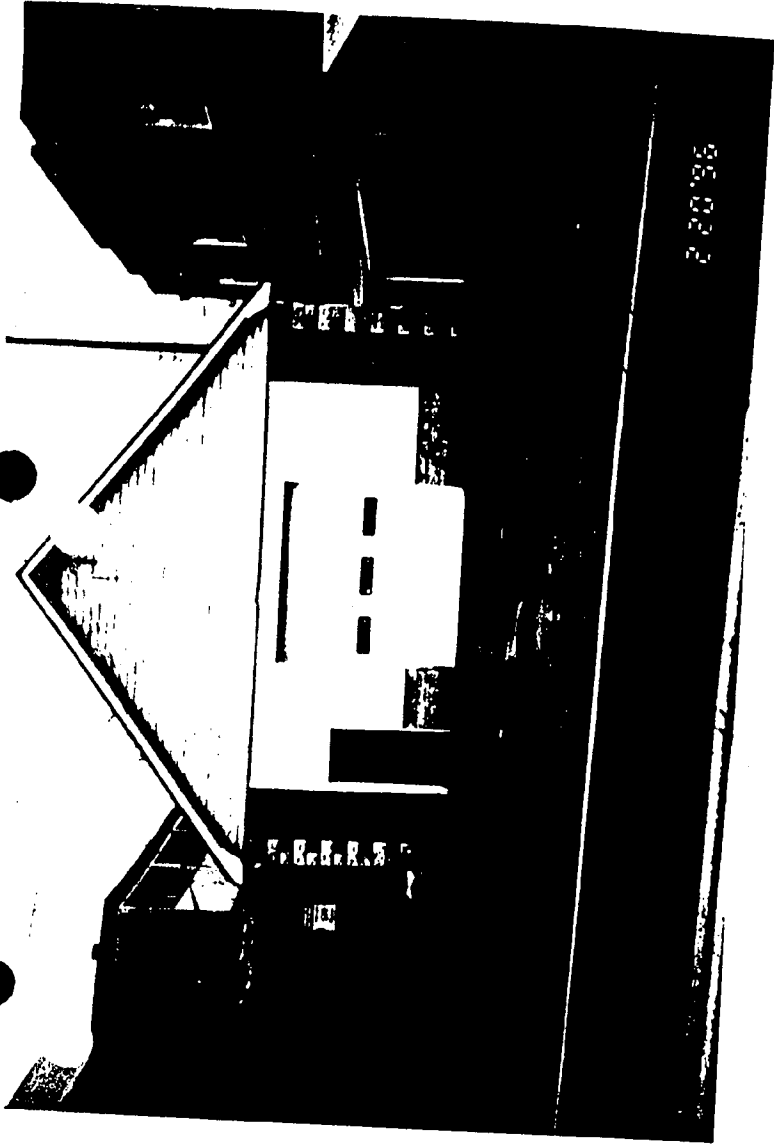
57

Lot 58

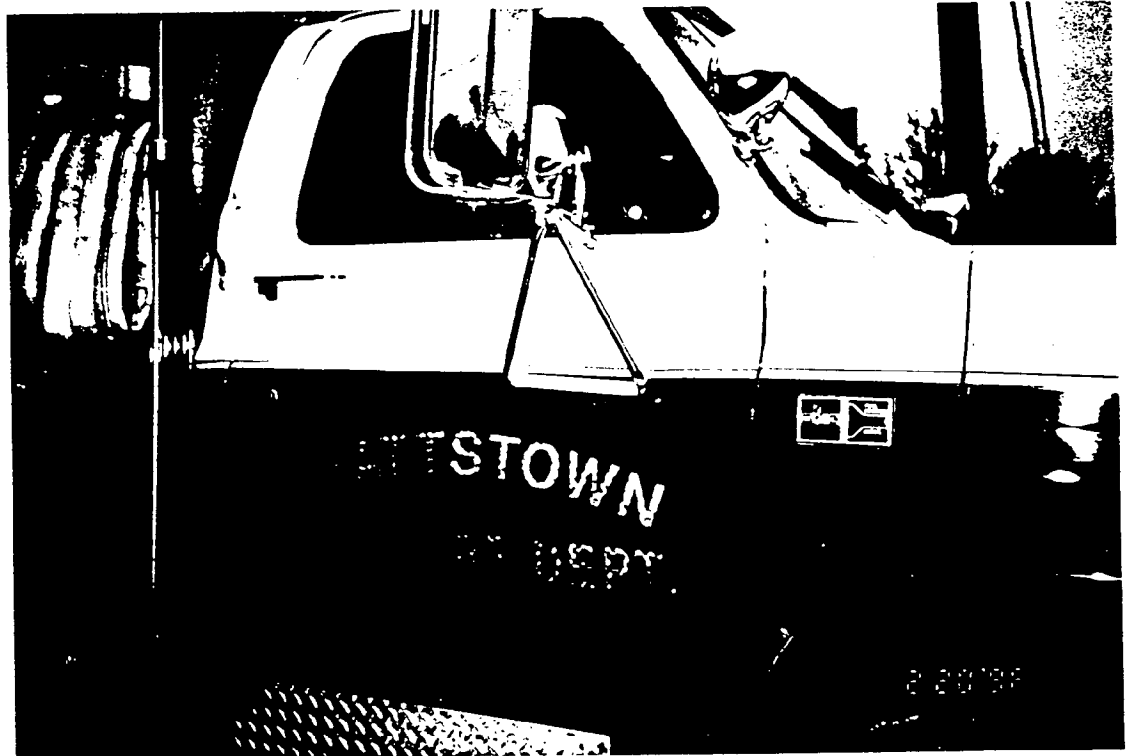
NORTH

SCALE: 1" = 30'

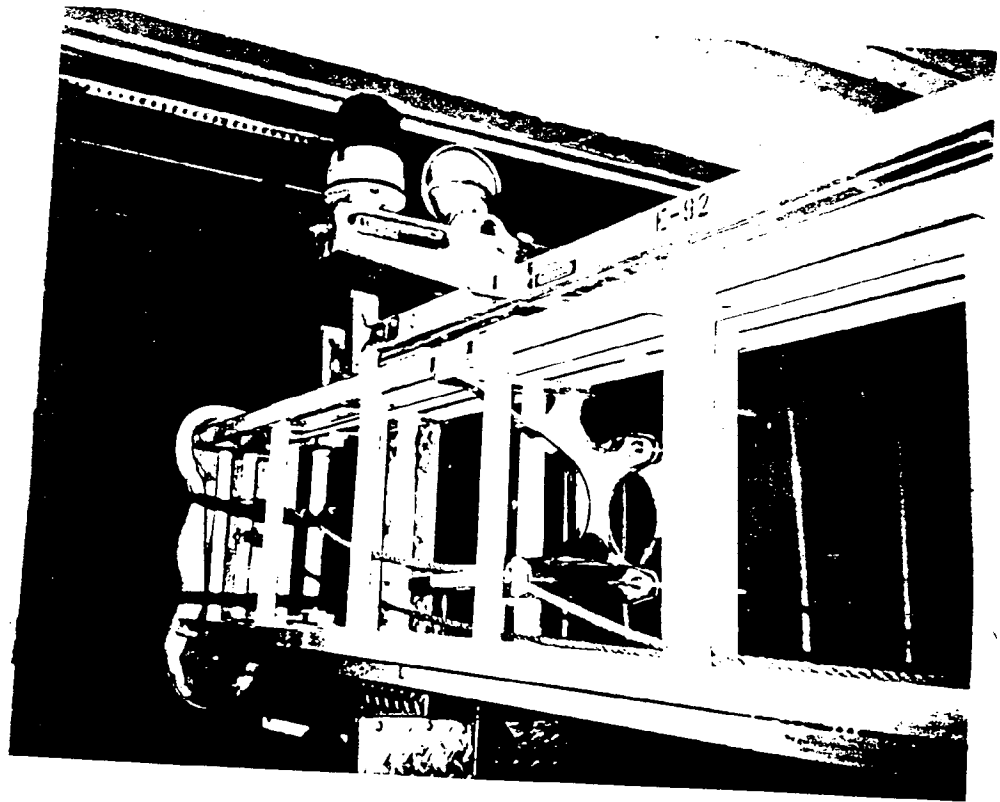
First Five house
owned by
H. Burdette



Too Small
Door Opening:



Damaged Light:



Damaged door:



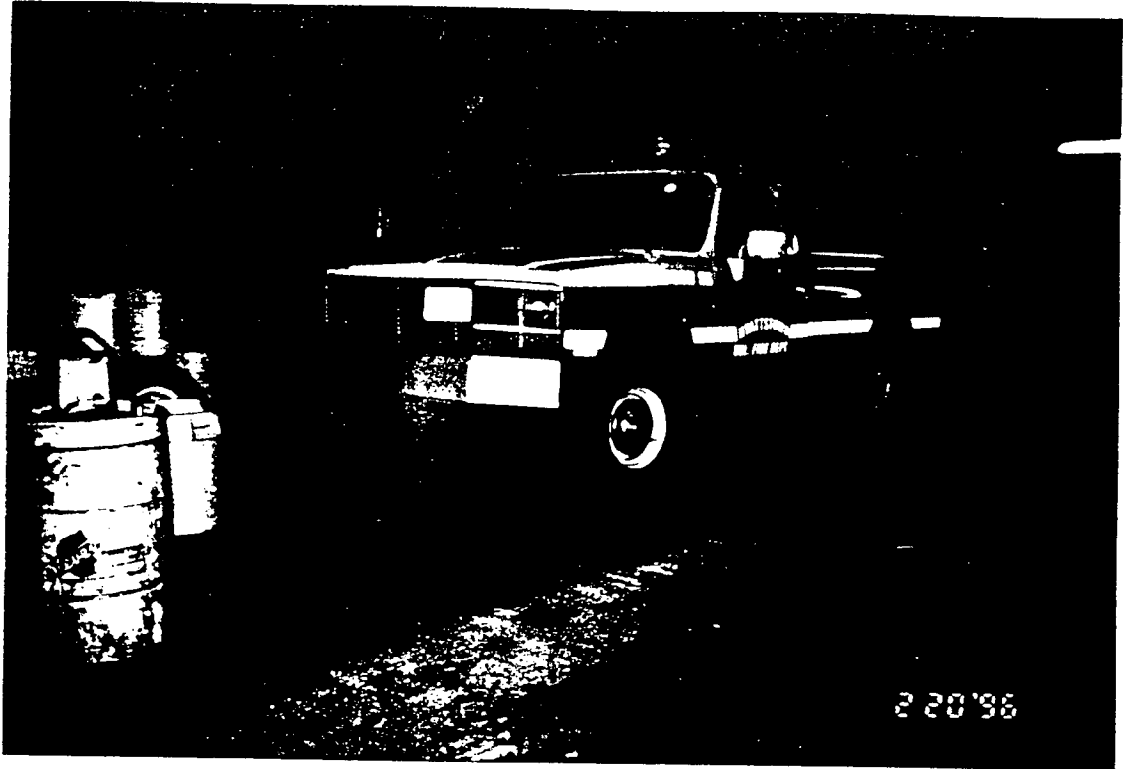
Damaged
Pumper
Fire Truck:



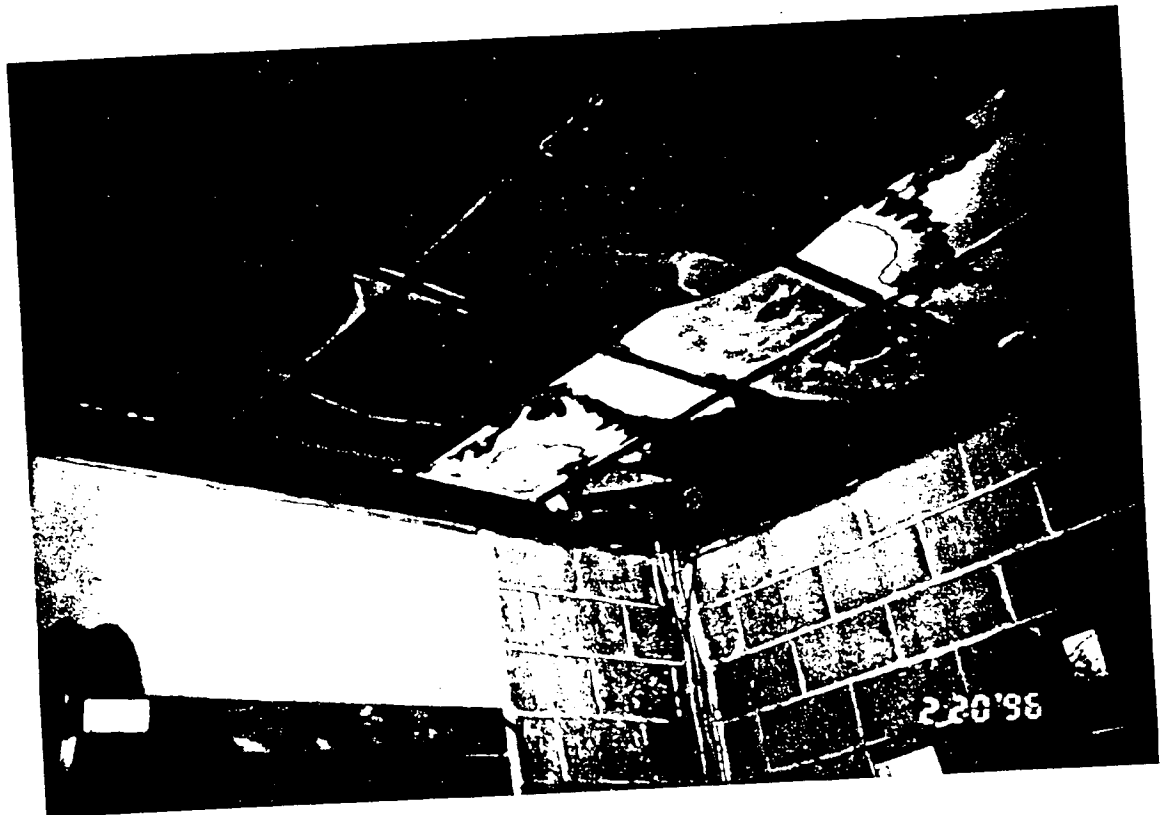
#1 Brush
Truck:

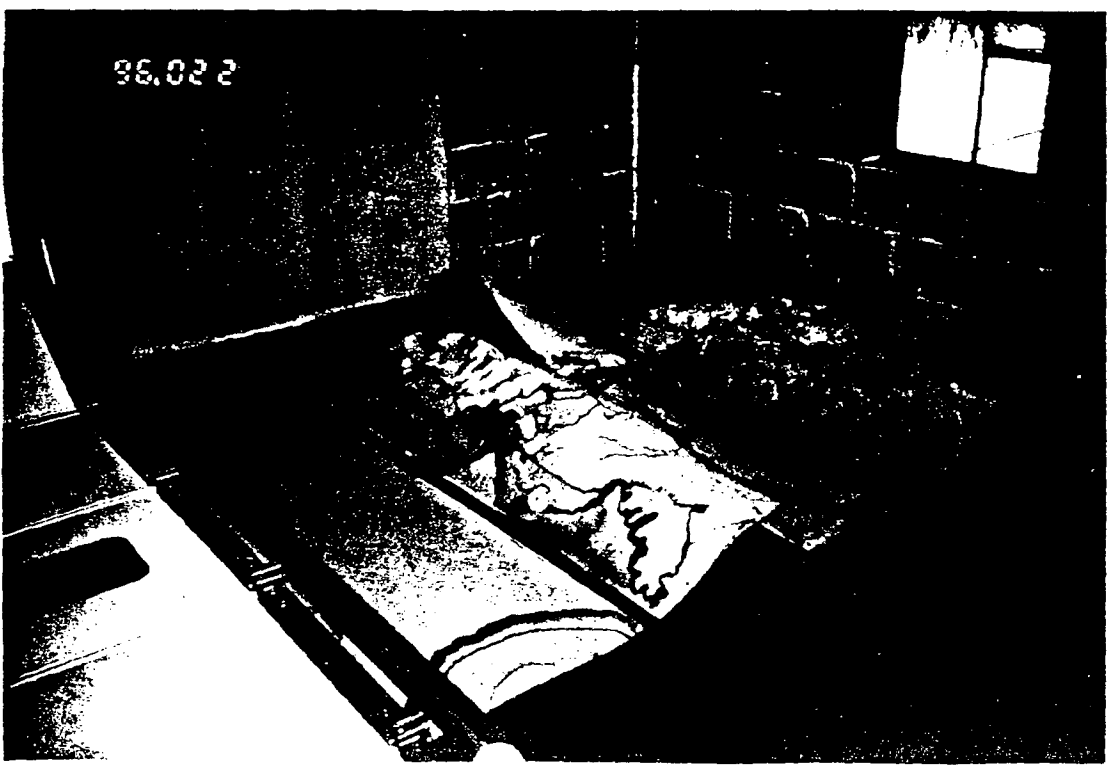
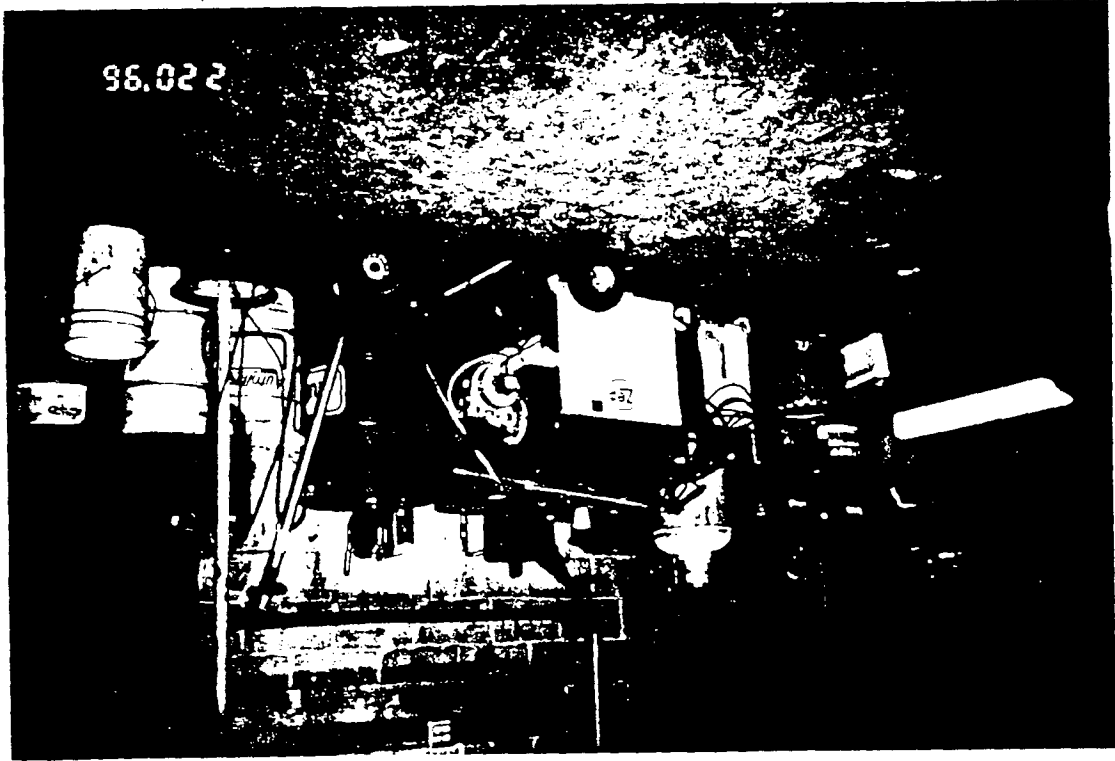


#2 Brush Truck:



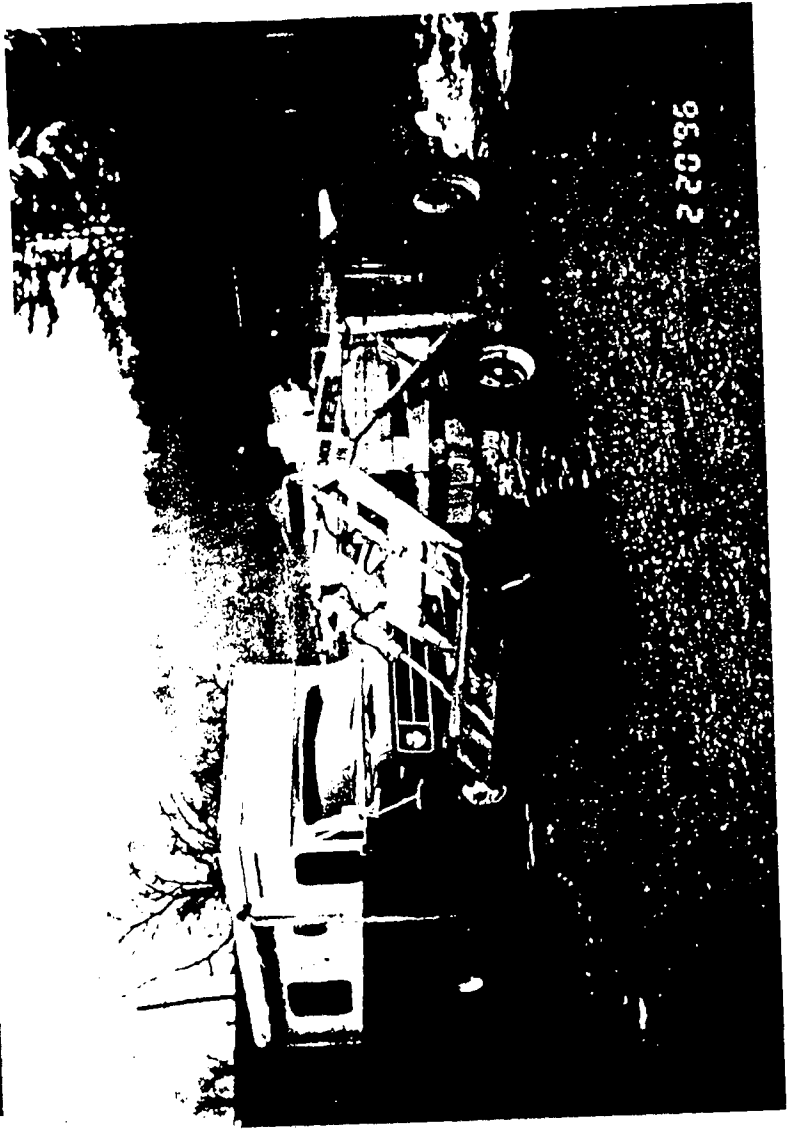
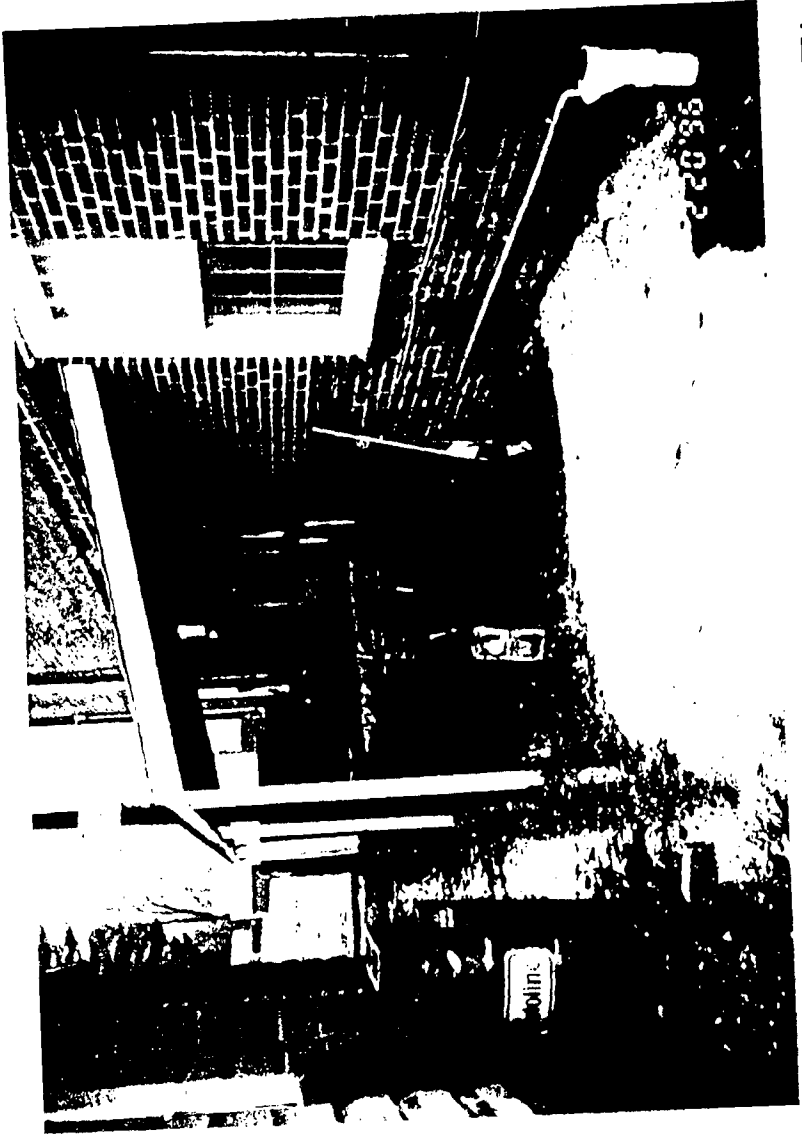
Damaged Ceiling:





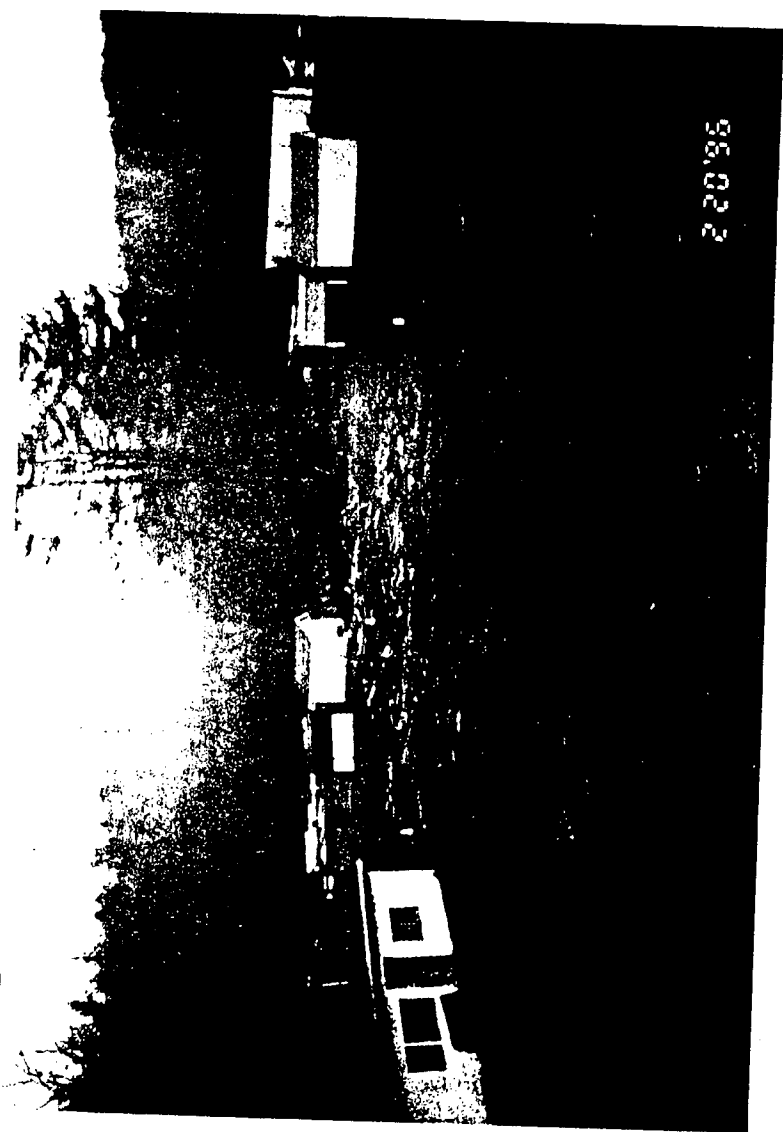
Ceiling of
building:





98.02.2









Equipment to be stored.

Notes: Photographs submitted by the applicant w/
Commentary.



MORTON BUILDINGS, INC.

336 York Rd. • Gettysburg, Pennsylvania 17325-8258

717/624-3331

Fax: 717/624-4045

February 9, 1996

Doug Edwards
2191 Sugarloaf Parkview Lane
Clarksburg, MD 20871

SPECIFICATIONS: 1 - 42' x 16' x 45'

STRUCTURE: Column & truss wood frame clearspan building
Vertical columns (3) 2" x 6" spaced 7'6" on center
Trusses spaced 7'6" on center
Pier type foundation
30 lb snow load (As required by County)
Stamp drawings

DOORS / WINDOWS: 1-3068 Plain walkdoor
2 - 12' 2" w x 14' h Raynor Tricore insulated overhead doors

EXTERIOR: 1'0" overhangs at eaves and gables
Gutter and down spouts
Kynar coated roof steel
Kynar 500 side and end steel
Kynar 500 steel wainscoat
Complete color coordinated trim
Venta-ridge along entire peak

SITWORK: By customer

Excellence .. Since 1903

INTERIOR: Energy Performer ceiling w/ R-38 insulation, stop air deflectors at eaves, 4 mil vapor barrier and white poly coated hi-rib steel

1 - 30" x 30" attic access door

Energy Performer wall liner including treated bottom plate, 6" fiberglass insulation blanket, 4 mil vapor barrier. 2x4's horizontal covered with white hi-rib steel

CONCRETE: By customer

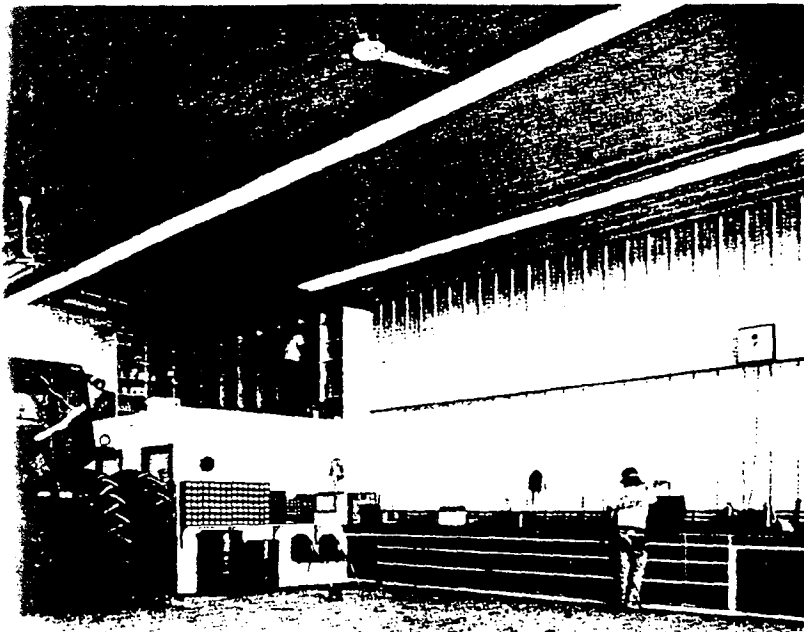
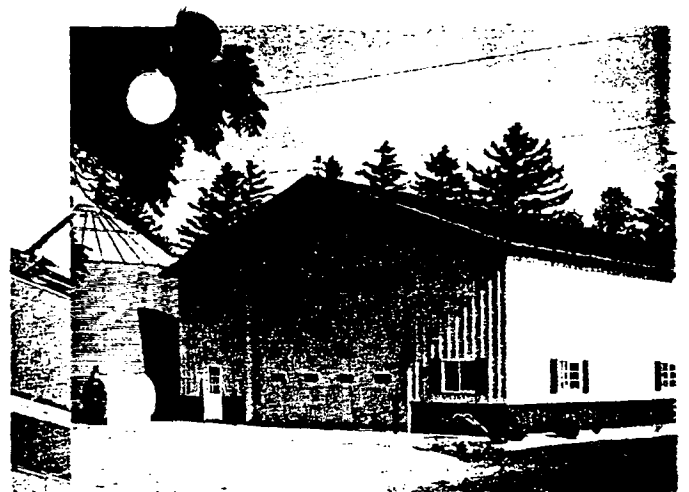
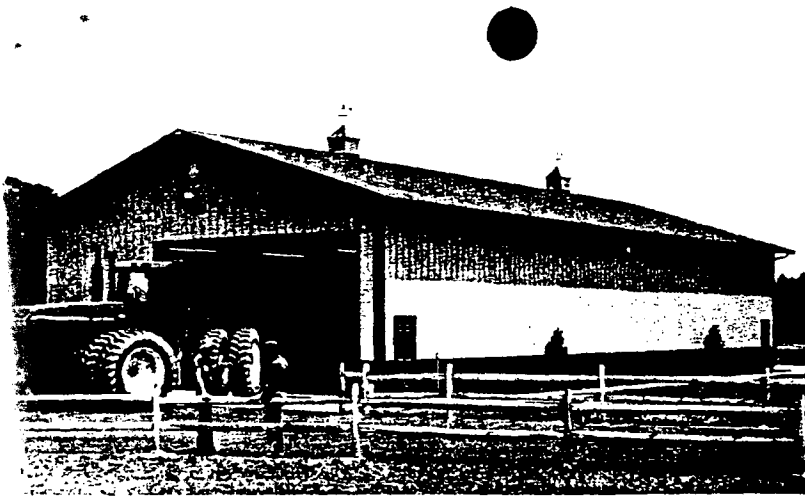
PLUMBING: By customer

MECHANICAL: By customer

ELECTRICAL: By customer

NOT INCLUDED: Permits, site plan. Additional costs incurred with site plan, etc.

NOTE: Subject to approval by local building department. All changes or revisions cost + 17%



The Morton Buildings' Difference

Morton Buildings offers you the expertise of the largest company owned construction network in the United States. We have a team of specialists who look at farm workshops *differently* than other companies.

Through building research and development, these specialists work and methods that make superior buildings.

The result is a shop that you will use almost everyday for activities like repair work, family recreation, storing feed and chemicals purchased at an off-season discount, and pre-planting mechanical work that will enable you to plant at the first opportunity.

We are so confident of our building superiority that we back every Morton Building with the strongest written warranty in the industry.

Workshop Expertise

Your Morton Buildings' representative works with you to produce a facility that will meet your needs by working with:

✓ Our designers to plan a shop that fits your specifications -- always attractive, with interior finishes designed to make your work area brighter, and clear spans that provide for efficient operation and minimum maintenance, all at a low cost.

A Morton Building will be a pleasing addition to your property, with a wide variety of exterior finishes, in an extensive range of colors.

Choose from options like brick, customized siding, and designer doors and windows.

✓ Our engineers conduct ongoing research that has developed unequalled innovations for workshops like: heavier gauge steel siding that is specially coated to prevent rusting, acoustical steel that reduces noise, and advanced insulation that works with ventilation systems to control condensation -- all to provide you with easy-to-maintain, energy efficient environments.

✓ Our reliable construction crews produce a building with the finest materials available.

Morton Buildings hires only team players with a strong work ethic, then trains them to use the most efficient methods, and supplies them with

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25801 Frederick Road

Meeting Date: 3/13/96

Resource: Hyattstown Historic District

HAWP: New Construction

Case Number: 10/59-96B

Tax Credit: No

Public Notice: 2/28/96

Report Date: 3/6/96

Applicant: Hyattstown Fire Department

Staff: Patricia Parker

PROPOSAL: Construct one-story metal building

RECOMMEND: Denial

The applicant proposes to construct a one-story metal clad pole building 42' wide x 45' deep on concrete pier foundation and located behind the existing 1940's brick Volunteer Fire Department building in the Hyattstown Historic District. The building would be used for storage of firefighting equipment, a boat and trailer. The front of the building, with gabled end, would face Hyattstown Mill Road and would be situated approximately 100 feet from the brick firehouse and 150 feet from Hyattstown Mill Road. The building would contain two openings. One door opening would be 30" wide for pedestrian use and a double opening approximately 12' wide by 14' high would contain two overhead doors for fire truck access.

The application also includes the construction of a 24' wide asphalt driveway with a wider apron to provide fire truck access to the proposed metal building. The driveway would become 42' wide in front of the proposed metal building.

The applicant currently uses a concrete block building west of the subject property for storage of equipment; however, they do not own this building and wish to move out of it. As part of the HAWP application, the applicant includes documentation from other Montgomery County agencies which indicate that deficiencies exist in the concrete block building which require the property owner, Helen Burdette, to make the listed repairs.

STAFF DISCUSSION

In March, 1992, the HPC approved a HAWP for alterations to the side and rear elevation of the fire station. The approved alterations included relocation of a door and window with a metal awning installed above the door. This elevation faces the parking lot, Hyattstown Mill Road and a parking lot for Little Bennett Regional Park.

The applicant has not been able to encourage the owner of nearby storage facilities to upgrade the building to meet code requirements. Therefore, the applicant proposes to construct a new building in the rear yard of property on which the Volunteer Fire Department building is situated. The location of the proposed building would be facing the south entrance to the Historic District. The proposal, even though located in the rear yard of the property and more than 100' from Hyattstown Mill Road, would be very visible and would negatively impact the rural character of the Hyattstown Historic District. The proposal would be located at the gateway entrance to the Historic District.

The Secretary of the Interior's Standards for Rehabilitation state that "... a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building **and its site and environment.**" The construction of a metal building in a very visible location within the historic district would offer negative impact.

However, the proposed placement of the new structure is compatible. Staff feels that this proposal could be compatible with the rural character of the historic district if the applicant were to consider the use of a different building material - such as wood.

As proposed, the new building would be located in the rear yard of the main building. Other outbuildings are similarly located within the Hyattstown Historic District. But the materials proposed are **inconsistent** with the historic district. Staff would suggest that the applicant revise the proposal and use wood framing and siding to construct the storage building.

Staff does not feel the size or number of the openings to be problematic. However, staff would suggest that if glazed openings are to be incorporated within the overhead door that they be rectangular in form.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **inconsistent** with the purposes of Chapter 24A-8(a):

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

and **inconsistent** with the Secretary of the Interior's Standards for Rehabilitation #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Doug Edwards

DAYTIME TELEPHONE NO. (301) 831-3250

TAX ACCOUNT # 00022096

NAME OF PROPERTY OWNER Hyattstown Vol. Fire Dept DAYTIME TELEPHONE NO. (301) 831-8499

ADDRESS 25801 Frederick Road, Clarksburg, Md. 20871
CITY STATE ZIP CODE

CONTRACTOR Morton Buildings TELEPHONE NO. (717) 624-3331

CONTRACTOR REGISTRATION NUMBER 032454

AGENT FOR OWNER Doug Edwards DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 25801 STREET Frederick Road

TOWN/CITY Clarksburg, Md. NEAREST CROSS STREET Old Hundred Rd. (Rt109)

LOT P1 BLOCK _____ SUBDIVISION _____

LIBER H FOLIO 75-76-197 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$ 30,000.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 (X) OTHER Holding tank

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 (X) WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N/A

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.

Doug Edwards President
Signature of owner or authorized agent

February 21, 1996
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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:

See Attached

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

See Attached

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

HISTORIC AREA WORK PERMIT
DESCRIPTION OF PROJECT

Existing structure is a two-story brick building located on Frederick Road within the Hyattstown Historic District. This building is not considered historic.

The proposed structure is a single story metal clad "pole" building, 42' x 45', which will sit approximately 100 feet behind the existing brick fire house. The front, a gabled end with two (2) garage type doors, will face Hyattstown Mill Road. It will sit approximately 150 feet from that roadway.

Our reasons for constructing this new building are two fold:

- 1) There are numerous safety and access liabilities found in the existing small firehouse that we rent. Chemicals and equipment are poorly stored and the equipment is constantly sustaining damage due to the lack of space.
- 2) We've simply outgrown this small building. Our boat, which is due to be replaced with a \$30,000 model, is stored outside under a lean-to roof attached to the brick firehouse. Our canteen is stored outside year round. We feel neither location is safe enough to store the valuable supplies and equipment.

Although this project will be located within the Hyattstown Historic District, it will be situated behind the much larger, brick firehouse in a commercially zoned area of the District adjacent to similar metal roofed buildings. This is the only building that is within our price range and is maintenance free.

Also, additional correspondence is attached regarding the existing small firehouse that we currently rent.

In summary, this project will comply with Chapter 24A of the county code because it would remedy unsafe conditions. By granting this permit, it most definitely will benefit the welfare of the general public.

DEPARTMENT OF FIRE AND RESCUE
MONTGOMERY COUNTY, MARYLAND

M E M O R A N D U M

November 2, 1994

TO: Chief Tom Lithicum
FROM: Lt. Walter Stottlemeyer
SUBJECT: Little Firehouse

Below are listed recommendations to correct safety concerns in the Little Firehouse as discussed with you on November 1, 1994. I am requesting that corrective action be taken as soon as possible. Please advise me of what assistance is needed by the career staff as we are offering to assist in whatever way we can.

1. Remove Oil Drums
2. Remove Tire Changer
3. Remove Parts Washer
4. Remove Workbench
5. Remove Parts Storage Area and Replace with Metal Cabinets
6. Replace Ceiling
7. Install Pull Down Steps to Attic Area
8. Install Exhaust Fan
9. Convert Attic Area into Storage
10. Install New Lighting

cc: Pres. Doug Edwards

DEPARTMENT OF FIRE AND RESCUE
MONTGOMERY COUNTY, MARYLAND

M E M O R A N D U M

Date: Sept. 6, 1994

TO: Chief Lithicum
FROM: Lt. Stottleyer
SUBJECT: Lighting in the Little Firehouse

Insufficient lighting in the Little Firehouse is posing a safety hazard for personnel. The tight conditions and numerous obstacles make it very difficult and unsafe to maneuver around apparatus.

I am requesting that additional lighting be provided as soon as possible. I understand that we has lights left over from the renovations that can be used for this purpose. If you would like, I can arrange to have them installed.



HYATTSTOWN VOLUNTEER FIRE DEPT. INC.

Emergency Dial 911

Company 9
25801 Frederick Road
Clarksburg, Maryland 20871

(301) 972-3398
(301) 831-8499

Mrs. Helen Burdette
22701 Mt. Ephraim Road
Dickerson, MD 20842

December 13, 1994

Dear Mrs. Burdette:

I have attempted to contact you several times regarding the "little fire house" that we rent from you. Hyattstown Volunteer Fire Department has been verbally cited by Montgomery County Risk Management to correct several unsafe conditions in the building, namely the partially collapsing ceiling and lack of lighting.

The following work needs to be completed in the building: new ceiling, repair holes where there is extensive heat leakage, upgrade insulation, install adequate lighting, and general cleanup. The Department is requesting your permission to complete the work and is requesting that you take care of the cost of replacing the ceiling, repairing the holes, and upgrading the insulation. The Department will provide the lighting and general cleanup.

By completing this work, the Department will have a safer, cleaner, more useable facility to store its pumper, brush trucks, and shop equipment.

Thank you for your consideration. I look forward to hearing from you soon. My home phone number is 301-831-8250.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Douglas W. Edwards".

Douglas W. Edwards
President

DWE/scl

"Serving the Community since 1929"

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mrs. Lloyd W. Burdette
22701 Mt. Ephraim Road
Dickerson, Maryland 20842

Cliff Hill
15015 Hyattstown Mill Road
Clarksburg, Maryland 20871

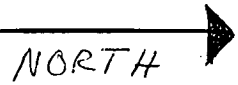
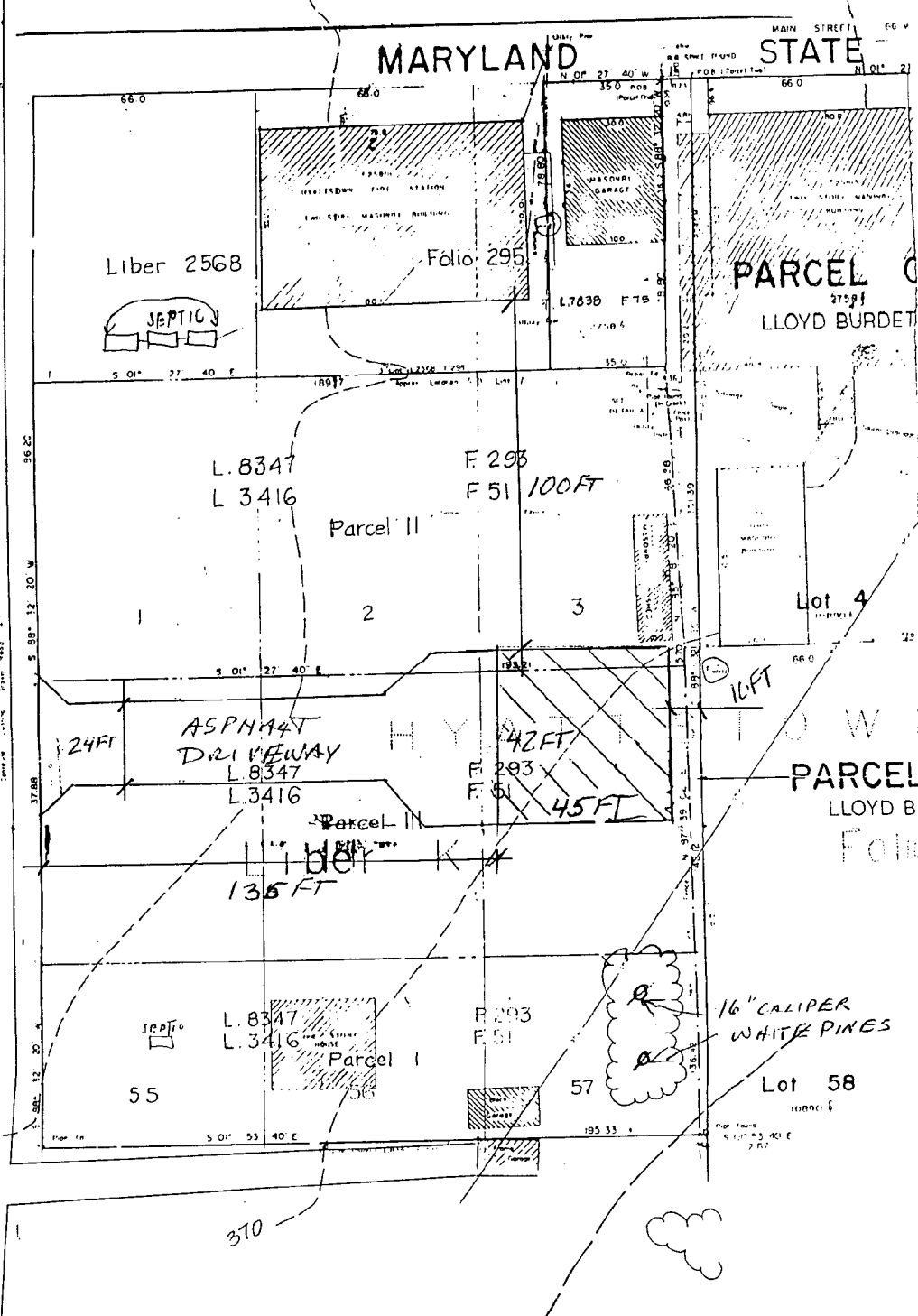
Bedford Dodson
25810 Frederick Road
Clarksburg, Maryland 20871

John Croghan
15300 Croghan Lane
Clarksburg, Maryland 20871

MNCPPC-Little Bennett Regional Park
23701 Frederick Road
Clarksburg, Maryland 20871

MARYLAND STATE

HYATTSTOWN MILL ROAD



SCALE: 1" = 30'

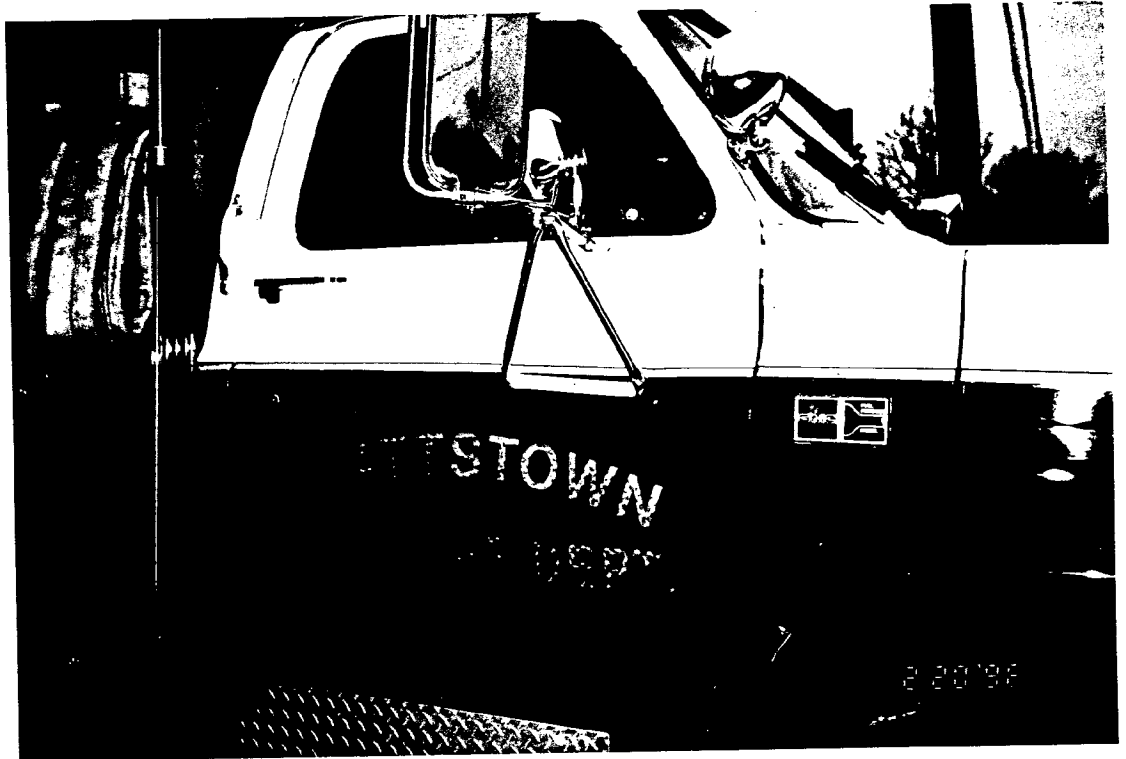
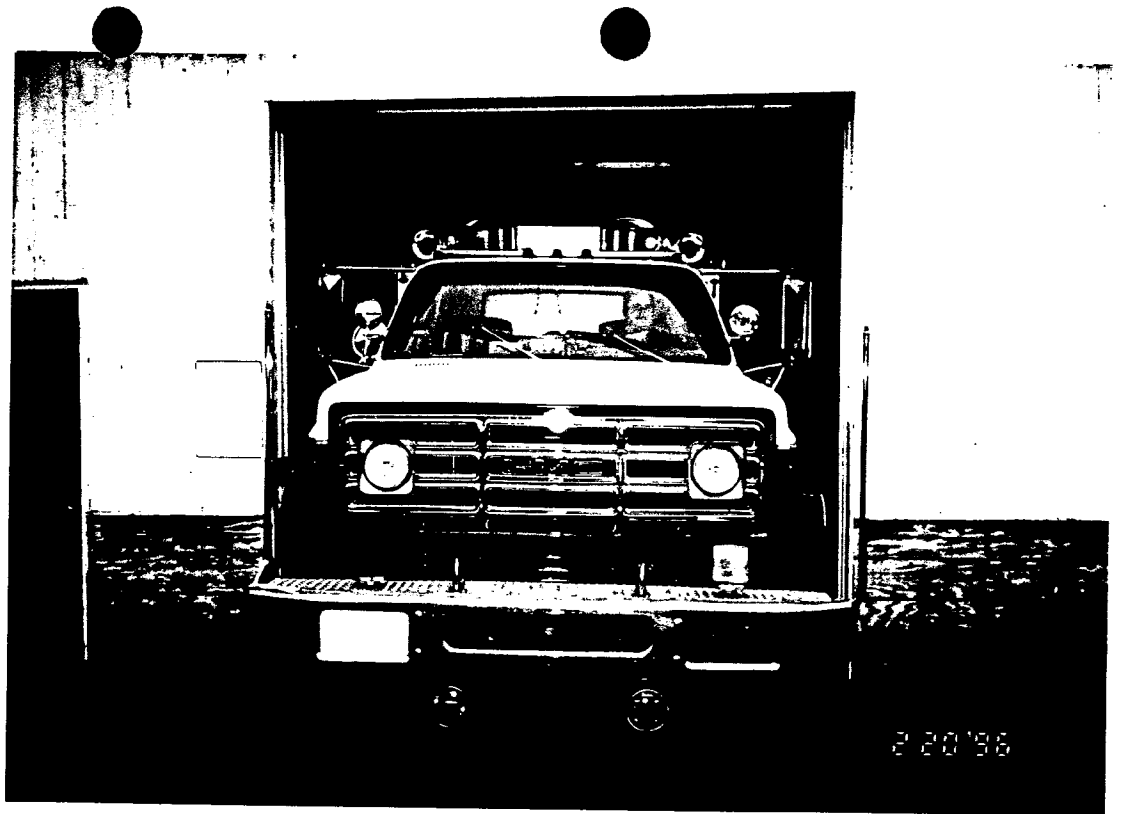
2/20/96

10

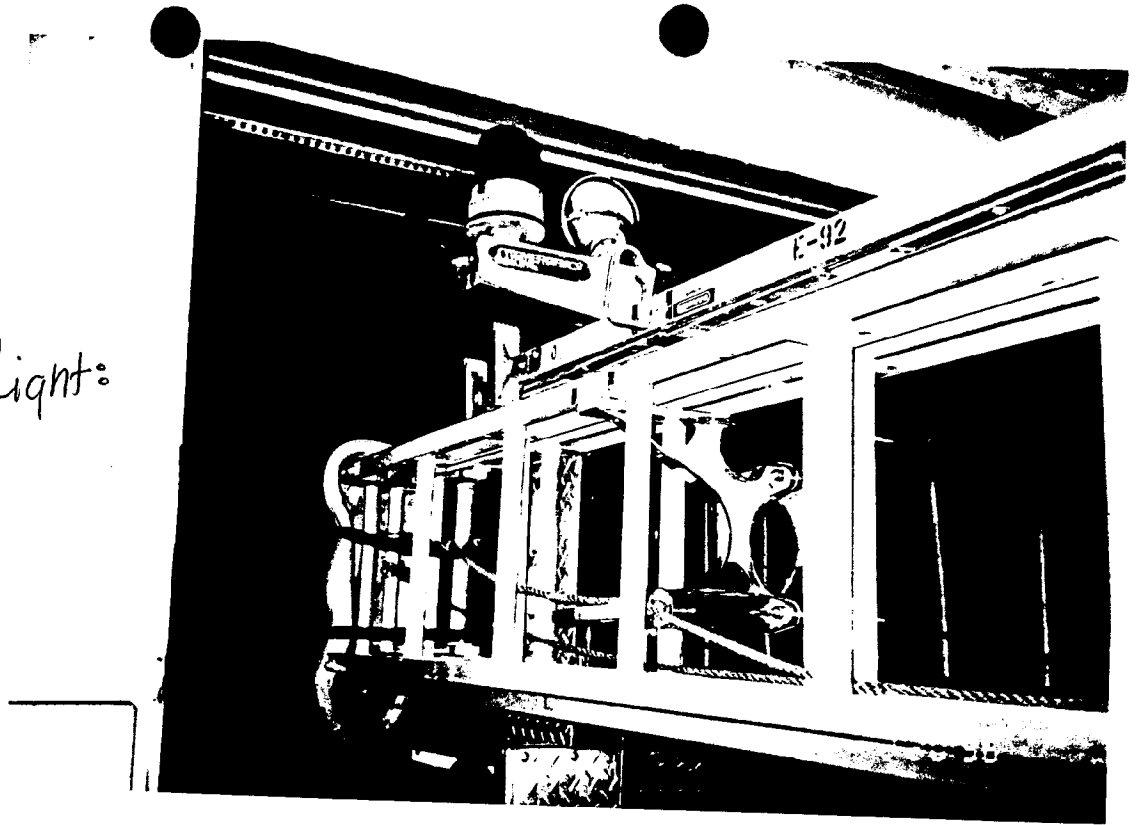
First Five House
Owned by
H. Burdette



Too Small
Door Opening:



Damaged Light:



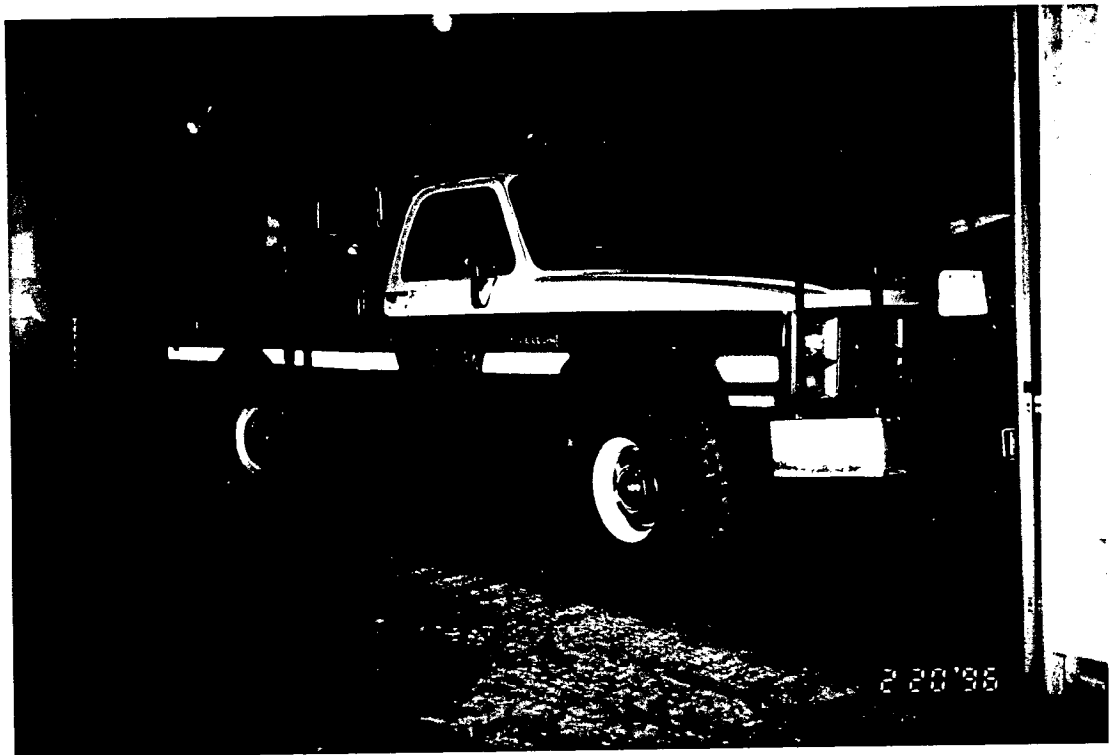
Damaged door:



Damaged
Pumper
Fire Truck:



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Truck:



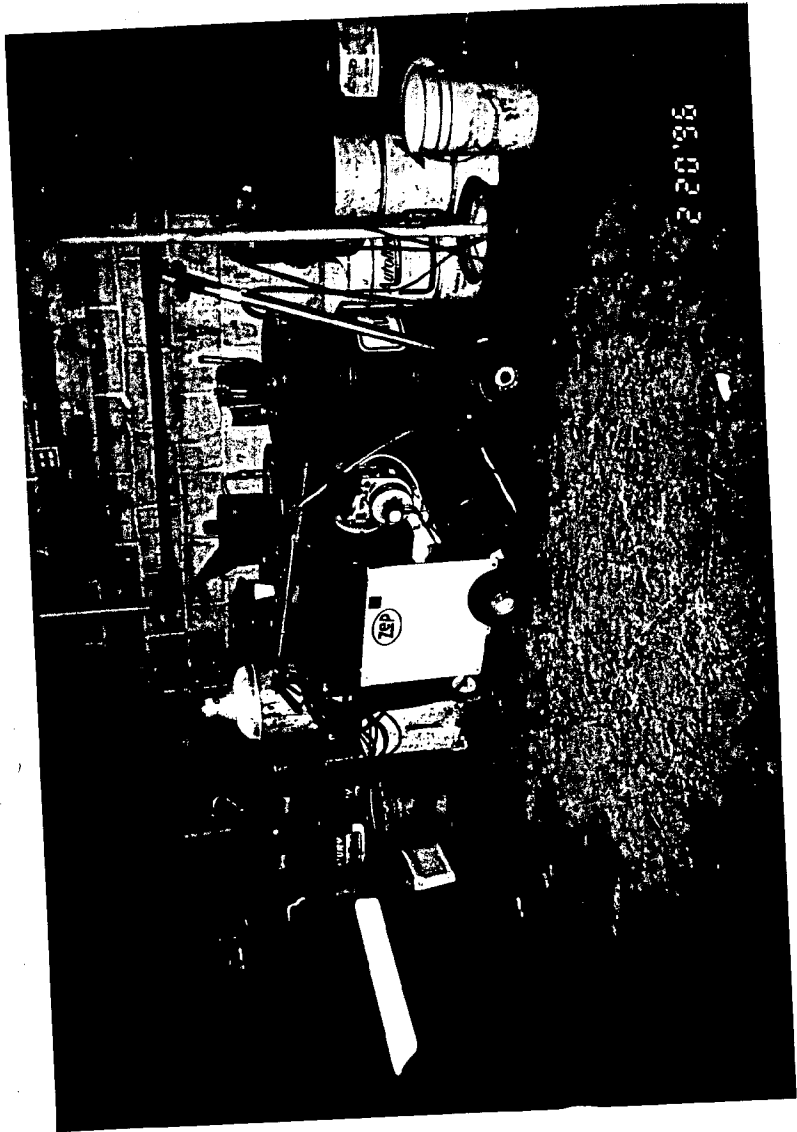
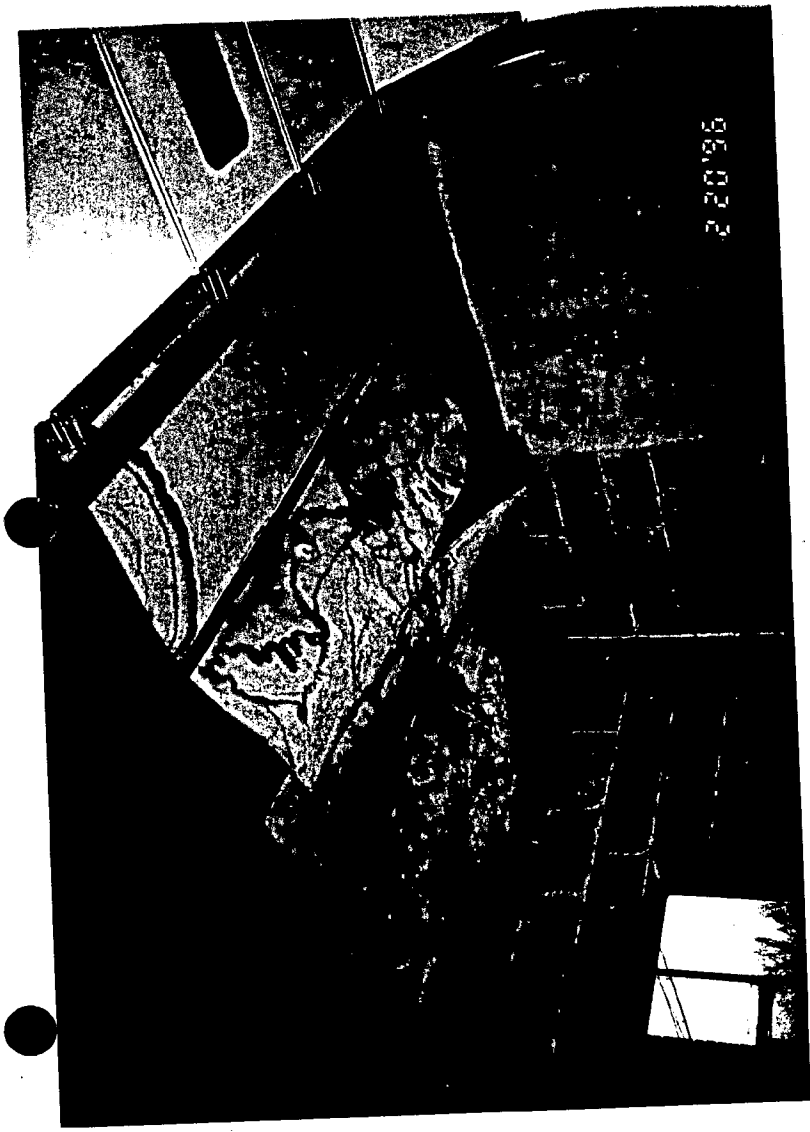
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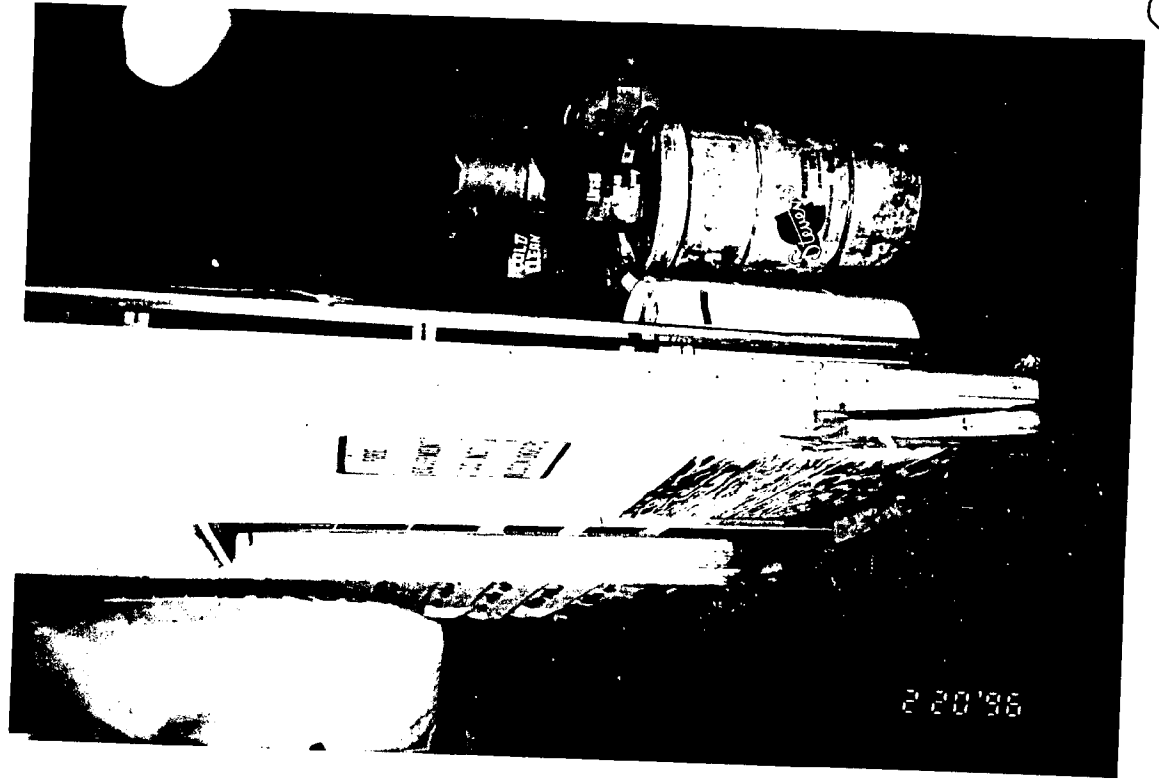
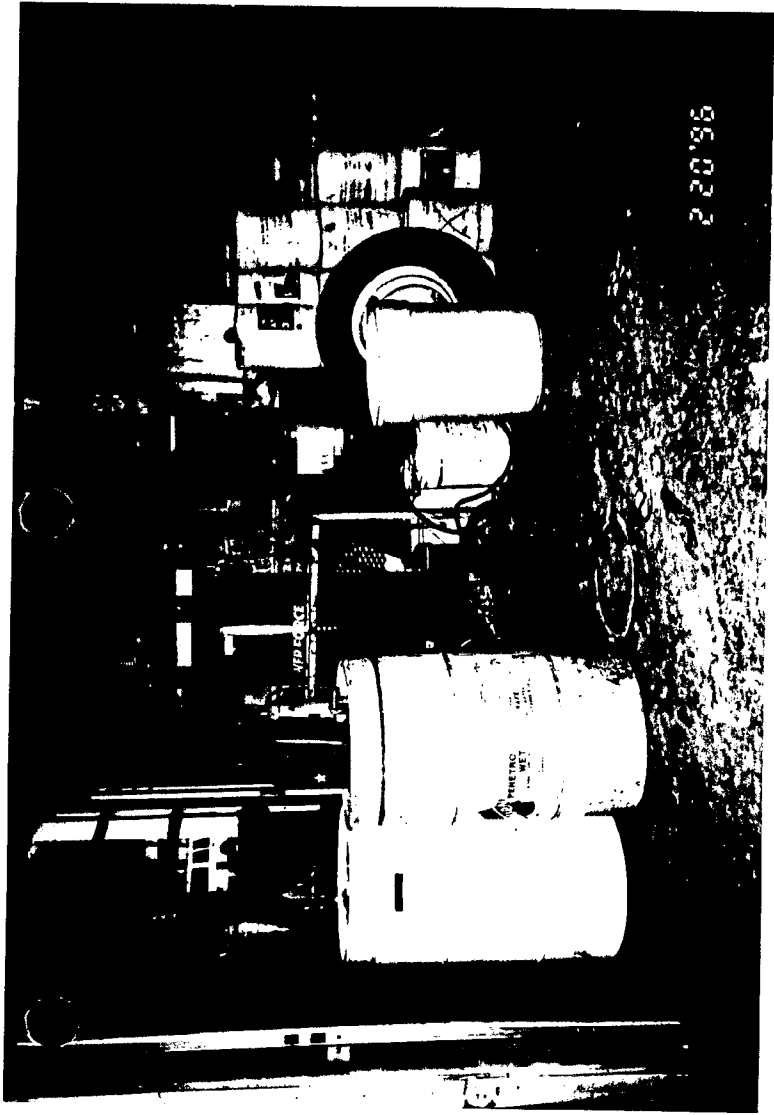


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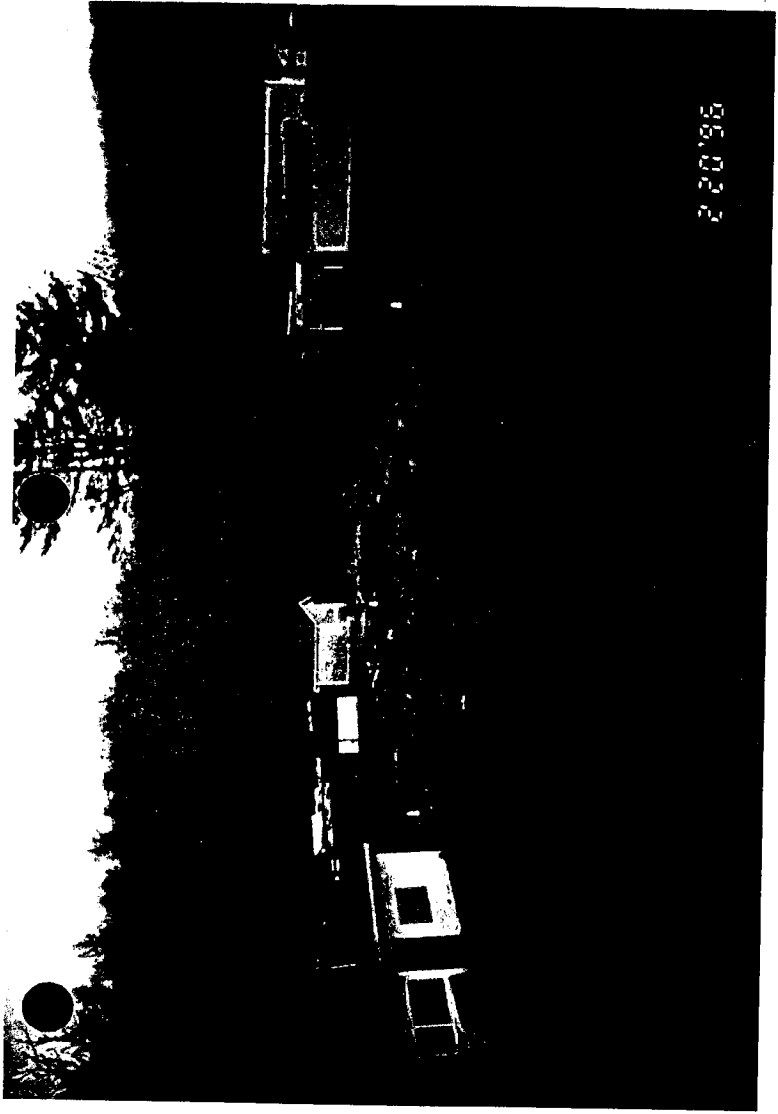
Ceiling of
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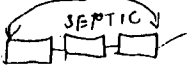
MARYLAND STATE

HYATTSTOWN MILL ROAD

Liber 2568

Folio 295

PARCEL C
LLOYD BURDET



L. 8347
L. 3416

F. 293
F. 51 100FT

Parcel II

2

3

Lot 4

ASPNAAT
DRIVEWAY

L. 8347
L. 3416

Parcel III

135 FT

42 FT
45 FT

PARCEL
LLOYD BL
Folio

L. 8347
L. 3416

Parcel I

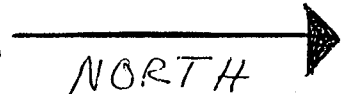
F. 293
F. 51

16" CALIPER
WHITE PINES

55

57

Lot 58
10890



SCALE: 1" = 30'

2/20/96

360

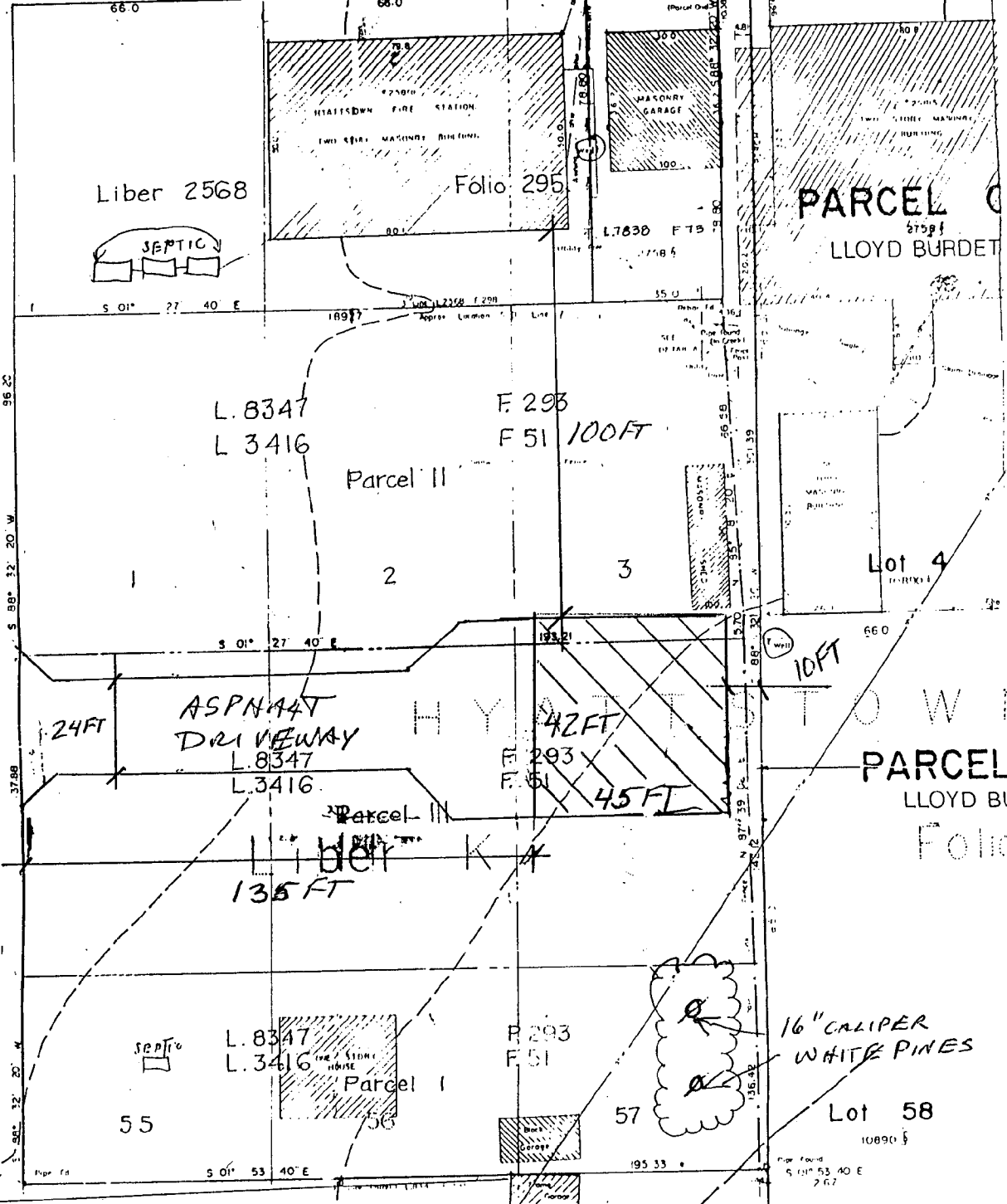
365

370

375

GAITHERSBURG

MAIN STREET





February 9, 1996

Doug Edwards
2191 Sugarloaf Parkview Lane
Clarksburg, MD 20871

SPECIFICATIONS:

1 - 42' x 16' x 45'

STRUCTURE:

Column & truss wood frame clearspan building
Vertical columns (3) 2" x 6" spaced 7'6" on center
Trusses spaced 7'6" on center
Pier type foundation
30 lb snow load (As required by County)
Stamp drawings

DOORS / WINDOWS:

1-3068 Plain walkdoor

2 - 12' 2" w x 14' h Raynor Tricore insulated overhead doors

EXTERIOR:

1'0" overhangs at eaves and gables
Gutter and down spouts
Kynar coated roof steel
Kynar 500 side and end steel
Kynar 500 steel wainscoat
Complete color coordinated trim
Venta-ridge along entire peak

SITWORK:

By customer

INTERIOR: Energy Performer ceiling w/ R-38 insulation, stop air deflectors at eaves, 4 mil vapor barrier and white poly coated hi-rib steel

1 - 30" x 30" attic access door

Energy Performer wall liner including treated bottom plate, 6" fiberglass insulation blanket, 4 mil vapor barrier. 2x4's horizontal covered with white hi-rib steel

CONCRETE: By customer

PLUMBING: By customer

MECHANICAL: By customer

ELECTRICAL: By customer

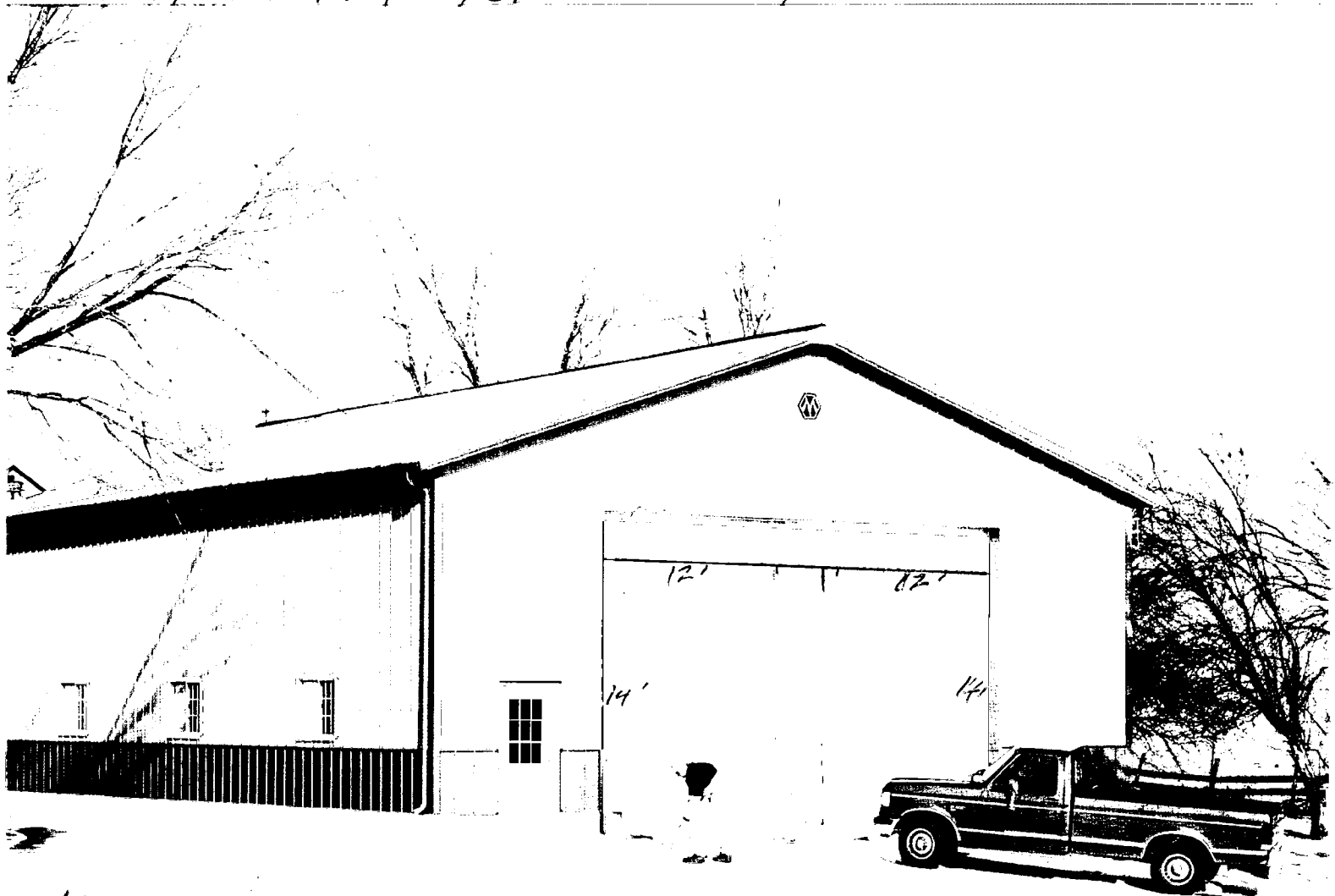
NOT INCLUDED: Permits, site plan. Additional costs incurred with site plan, etc.

NOTE: Subject to approval by local building department. All changes or revisions cost + 17%

Shops

A Morton Buildings' Specialty

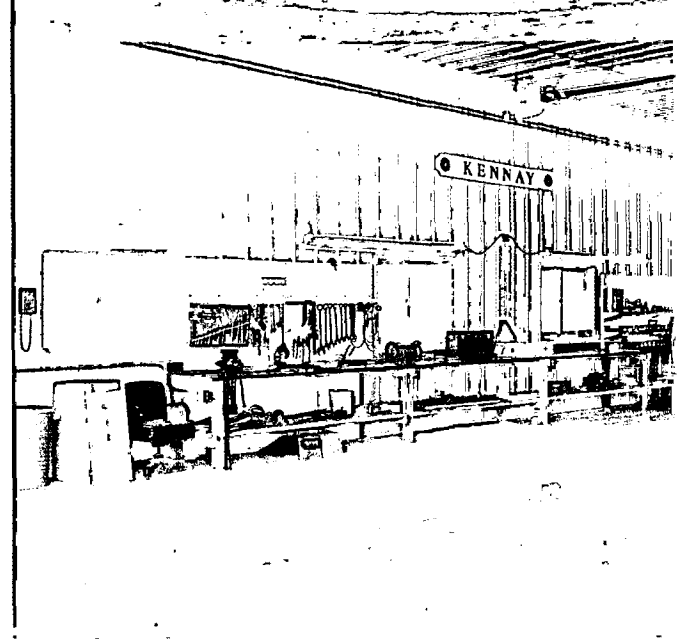
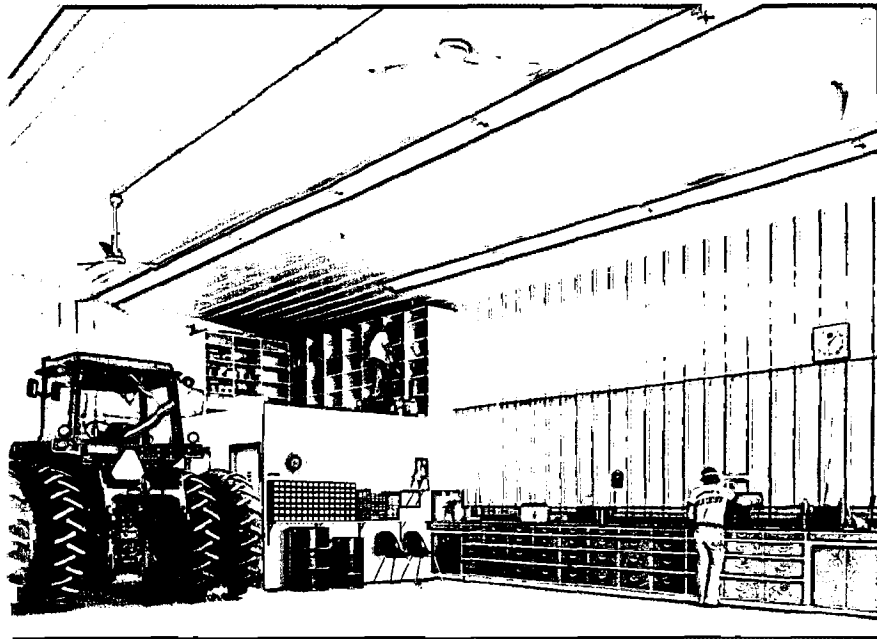
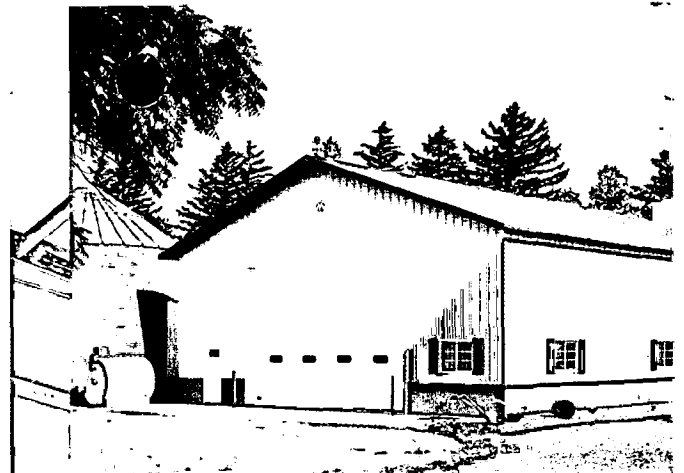
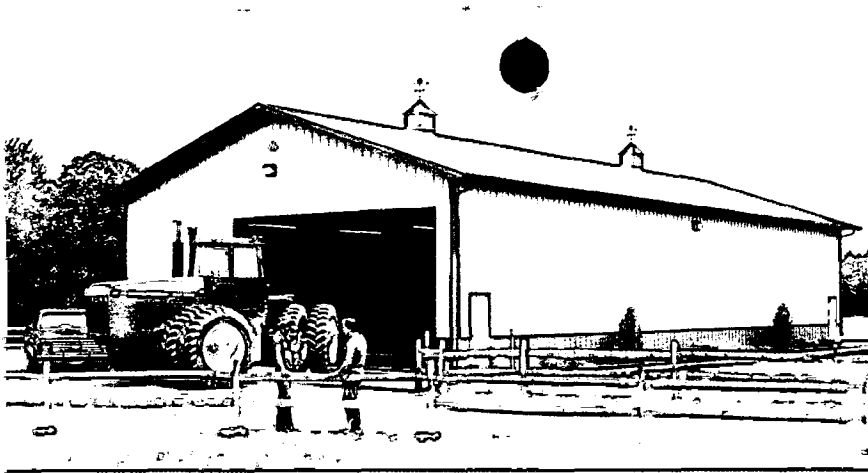
GARAGE FOR PUMPER / (2) BRUSH TRUCKS / BOAT & TRAILER



NO WINDOWS



**MORTON
BUILDINGS**



The Morton Buildings' Difference

Morton Buildings offers you the expertise of the largest company owned construction network in the United States. We have a team of specialists who look at farm workshops *differently* than other companies.

Through building research and development, these specialists work to find methods that make superior buildings.

The result is a shop that you will use almost everyday for activities like repair work, family recreation, storing seed and chemicals purchased at an off-season discount, and pre-planting mechanical work that will enable you to plant at the first opportunity.

We are so confident of our building superiority that we back every Morton Building with the strongest written warranty in the industry.

Workshop Expertise

Your Morton Buildings' representative works with you to produce a facility that will meet your needs by working with:

- ✓ Our designers to plan a shop that fits your specifications -- always attractive, with interior finishes designed to make your work area brighter, and clear spans that provide for efficient operation and minimum maintenance, all at a low cost.

A Morton Building will be a pleasing addition to your property, with a wide variety of exterior finishes, in an extensive range of colors.

Choose from options like brick, customized siding, and designer doors and windows.

- ✓ Our engineers conduct ongoing research that has developed unequalled innovations for workshops like: heavier gauge steel siding that is specially coated to prevent rusting, acoustical steel that reduces noise, and advanced insulation that works with ventilation systems to control condensation -- all to provide you with easy-to-maintain, energy efficient environments.

- ✓ Our reliable construction crews produce a building with the finest materials available.

Morton Buildings hires only team players with a strong work ethic, then trains them to use the most efficient methods, and supplies them with