



Date: August 2, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #359042, for New Construction

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

1. The cut sheet for the overhead garage door will be submitted to staff for review prior to the stamping of the permit set of drawings.
2. The house and garage will be clad in either horizontal wood (cedar or redwood) siding or Hardi-siding and trimmed with wood (cedar or redwood).

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

Applicant: Sterling Mehring

Address: 2591¹/₂ Frederick Road (Lot 11) in the Hyattstown Historic District

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

Oaks, Michele

From: Oaks, Michele
Sent: Wednesday, September 28, 2005 1:57 PM
To: 'sterling@bethesdahomes.com'
Subject: new HPC approval Letter

Sterling,

Here is a new HPC approval letter with the correct address per your request.



25915FrederickRd.L
ot11.HAWPDec...

Michele

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.mncppc.org




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 2, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

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Applicant: Sterling Mehring

Address: 25917 Frederick Road (Lot 11) in the Hyattstown Historic District

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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR. AIA
Daytime Phone No.: 240 333 2027

Tax Account No.: _____

Name of Property Owner: STERLING MEHRING Daytime Phone No.: 301.585.2600

Address: 2505 FOREST GLEN ROAD, SILVER SPRING, MD 20910
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ROBERT LACH JR, AIA Daytime Phone No.: 240 333 2027

RECEIVED

SEP 21 2004

Dept. of Permitting Services
Division of
Casework Management

LOCATION OF BUILDING/PREMISE

House Number: 25917 Street: FREDERICK ROAD

Town/City: HYATTSTOWN Nearest Cross Street: N/A

Lot: 11 Block: _____ Subdivision: HYATTSTOWN SUBDIVISION

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: NEW HOUSE & GARAGE

1B. Construction cost estimate: \$ TBD

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: _____ feet _____ inches N/A

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

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

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

Signature of owner or authorized agent

Date

Approved: X W/CONDITIONS For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 9/02/05

Application/Permit No.: 359042 Date Filed: 9-22-05 Date Issued: _____
emc

APP# 359040

**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:

EXISTING LOT ON FREDERICK ROAD; HYATTSTOWN
HISTORIC DISTRICT

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

PROPOSED NEW HOME & GARAGE

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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



Date: October 15, 2004

MEMORANDUM

TO: Sterling Mehring
25917 Frederick Road (Lot 11) in the Hyattstown Historic District

Cc: Robert Lach, AIA

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 359042

Your Historic Area Work Permit application for a rear addition was **approved with conditions** by the Historic Preservation Commission at its October 13, 2004 meeting. The conditions of approval are:

1. The cut sheet for the overhead garage door will be submitted to staff for review prior to the stamping of the permit set of drawings.
2. The house and garage will be clad in either horizontal wood (cedar or redwood) siding or Hardi-siding and trimmed with wood (cedar or redwood).

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the HPC stamped drawings and an official approval letter (given at the time of drawing stamping). 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	Lot 11 Frederick Rd, Hyattstown	Meeting Date:	10/13/04
Resource:	Vacant Lot Hyattstown Historic District	Report Date:	10/06/04
Review:	HAWP	Public Notice:	09/29/04
Case Number:	10/59-04D		
Applicant:	Sterling Mehring (Robert Lach, Architect)	Tax Credit:	None
		Staff:	Michele Naru

Proposal: Construct a new house and detached garage on Lot 11 in the Hyattstown Historic District

Recommend: Approval with conditions

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

1. The cut sheet for the overhead garage door will be submitted to staff for review prior to the stamping of the permit set of drawings.
2. The house and garage will be clad in either horizontal wood (cedar or redwood) siding or Hardi-siding and trimmed with wood (cedar or redwood).
3. *not approved.* The applicant will make the associated Lot 65 an unbuildable lot, through the use of an open-space donation or an easement.

BACKGROUND

The subject project was reviewed by the Commission as a Preliminary Consultation on July 28, 2004 (transcript and drawings from the Preliminary Consultation can be found beginning on circle 32). The Commission asked the architect and the applicant to respond to the following items:

1. The access easement for Lot 10 - to work out with SHA.
2. Archaeological potential for the site.
3. Open-Space Easement or Donation for Lot 65
4. Verification of the tree survey submitted at the Preliminary Consultation.
5. Relocation of the proposed parking pad to the rear of the house and generate elevations for the proposed new garage.
6. Reduction of the recessions and projections on the side elevations and a simplification of the detailing on the entire house.
7. Produce information regarding the height of the building as it relates to the grade.
8. Material Specifications.

SITE DESCRIPTION

The Hyattstown Historic District is a linear town which was designated on the County's *Master Plan for Historic Preservation* in 1986 and is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the County. As noted in the preservation plan, *Vision of Hyattstown* (p. 9), the town was originally platted in 1798 with ¼ acre deep, rectangular lots sited in tandem and perpendicular to Frederick Road. The dwellings were sited on the front lots, close together and very close to the road. The rear lot provided open space for the dwelling houses and typically housed outbuildings.

The subject lot historically contained a two-story, gable end, brick dwelling, which was demolished in the early 1970s (See Circle 47). The current owner of this lot also owns the associated backlots 64 and 65. The Strube House, flanks the proposed house to the south (Lot 10) and the Jenkins house flanks the proposed house to the north (Lot 12).

PROPOSAL:

The applicant is proposing to (see circles 13-21):

1. Construct a frame, two-story dwelling house on Lot 11. The design of the proposed building takes the form of a two-bay, two-story dwelling (15' x 20') with a four-bay 2-story "L" addition (32' x 20') and a 1-1/2 story rear addition (15' x 17-1/2').

The proposed materials are Hardi-plank siding and trim, painted, wood windows with true-divided lights, painted wood shutters, painted wood railing and porch posts, painted wood doors, a brick foundation (possibly painted), and a metal standing seam roof.

Lot size: 10,890 sq. ft.
House size: approx. 1,134 sq. ft. footprint (excluding porches)
House height: Overall building height will be less than 25' from average grade along the two sides of the house and the rear of the house to the midpoint of the roof.

2. Construct a frame, one-car garage (22' x 12') behind the new house.

Garage size: approx. 264 sq. ft footprint

Total percentage of lot coverage (footprint) for Lot 11 = 12.8%

APPLICABLE GUIDELINES

When reviewing new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Hyattstown/Clarksburg County Master Plan (Master Plan)* approved and adopted in June 1994, the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Hyattstown/Clarksburg County Master Plan – Land-Use plan

- Reaffirm and strengthen current historic building patterns, e.g., the pattern of houses built close to the road with long backyards and expanses of green space behind them (p 79).
- Encourage a limited amount of new construction, as long as the new buildings are compatible to the historic ones in terms of size, scale, rhythm, percentage of lot coverage, relationship to the street and relationship to open space (p.82).

Vision of Hyattstown – Strategies for Maintaining Historic Character

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

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
 - In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.
 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

Secretary of the Interior's Standards for Rehabilitation

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Most of the Commissions concerns expressed at the preliminary consultation have been addressed as follows:

Topic #1 The access easement for Lot 10 - to work out with SHA.

Future access for Lot 10 will be provided through the use of the existing paper street, which is between Lots 10 and Lot 11.

Topic #2 Archaeological potential for the site.

Once the applicant has cleared some of the underbrush at the site, MNCPPC's Archaeologist, Dr. Jim Sorensen has agreed to visit the site and determine if the site could yield any archaeological information.

Topic #3 Open-Space Donation or Easement for Lot 65.

Due to its topography and the Commission's strong position on building on the back lots in Hyattstown, Lot 65 is a very challenging site for a new building. Therefore, staff continues to encourage the applicant to consider an open-space easement or donation. Donations of land and property easements can provide tax advantages to the donor, as well as the opportunity to leave a personal legacy. To find out more about donations or easements, staff suggests contacting the County's Legacy Open Space Program Manager, Brenda Sandberg at 301-650-4360 or visiting the County's website at www.mc-mncppc.org/legacy_open_space/about/donations.shtm

Topic #4 Verification of the tree survey submitted at the Preliminary Consultation.

The architect re-visited the site and verified that the site plan submitted with the Preliminary Consultation is accurate and additionally noted in his memo dated October 5th, 2004 (circle 9) that no major trees [larger than 6" in diameter DBH] will be affected by the [proposed] work.

Topic #5 Relocation of the proposed parking pad to the rear of the house and generate elevations for the proposed new garage.

The current proposal reflects the relocation of the proposed parking pad to the rear of the house adjacent to the proposed new garage. The design for the garage is part of this current submittal and is found to be acceptable to staff. Staff does ask that the cut sheet for the overhead garage door be submitted for staff's review prior to the stamping of the permit set of drawings.

Topic #6 Reduction of the recessions and projections on the side elevations and a simplification of the detailing on the entire house.

The projections and recessions on the side elevations have been eliminated and the house's details have been simplified, as per the staff's recommendations in the Preliminary Consultation staff report.

Topic #7 Produce information regarding the height of the building as it relates to the grade.

As per the architects October 5th memo, the overall building height will be less than 25' from the average grade along the two sides of the house and the rear of the house to the midpoint of the roof, which is consistent with the houses that flank this site. To be consistent with the neighboring homes, the architect is proposing a "fair number of steps from the front of the porch to grade, and then to the street".

Topic #8 Material Specifications.

The proposed cladding material for the house on Lot 11 is horizontal, Hardi-plank siding with Hardi-plank trim. The few new houses that have been approved in the district have all been required by the Commission to use wood siding. Staff does however understand the applicants concern with finding available, high quality wood siding. Staff would suggest a compromise, which would allow the use of

the Hardi-plank siding only if it was trimmed in wood - a specification that the Commission has approved on new construction in other historic districts.

It is staff's opinion that the subject buildings, with staff proposed conditions, will be compatible with the adjacent historic resources in terms of massing, scale, proportion and materials and will be sympathetic to the character of the historic district, which is consistent with the *Secretary of Interior's Standards for Rehabilitation* and the *Vision of Hyattstown*.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with the above-stated conditions* the HAWP application as being consistent with Chapter 25A-8(b) 1, 2 and 3:

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

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

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

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

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

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

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR. AIA

Daytime Phone No.: 240 333 2021

Tax Account No.: _____

Name of Property Owner: STERLING MEHRING Daytime Phone No.: 301.585.2600

Address: 2505 FOREST GLEN ROAD, SILVER SPRING, MD 20910
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ROBERT LACH JR, AIA Daytime Phone No.: 240 333 2021

LOCATION OF BUILDING/PREMISE

House Number: 25917 Street: FREDERICK ROAD

Town/City: HYATTSTOWN Nearest Cross Street: N/A

Lot: 11 Block: _____ Subdivision: HYATTSTOWN SUBDIVISION

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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- Slab
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- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: NEW HOUSE & GARAGE

1B. Construction cost estimate: \$ TBD

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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: _____ feet _____ inches N/A

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

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

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

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 358042 Date Filed: 9-22-04 Date issued: _____
enc

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

RECEIVED

SEP 21 2004

Dept. of Permitting Services
Division of
Casework Management

6

APP 359040

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:

EXISTING LOT ON FREDERICK ROAD; HYATTS TOWN
HISTORIC DISTRICT

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

PROPOSED NEW HOME & GARAGE

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

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

Robert Lach

From: Naru, Michele [Michele.Naru@mncppc-mc.org]
Sent: Wednesday, September 29, 2004 10:21 AM
To: Robert Lach (E-mail)
Subject: Additional Information for HAWP

Hi Robert,

Here is the additional information I need for the Hyattstown HAWP:

1. Material specifications and door and window schedules
2. Narrative describing the overall height of the building from grade. Also give us details on the number of stairs up to the front porch (least amount possible - maybe 3 or 4?)
4. A site plan showing the footprints of the proposed house and existing houses that flank it
5. A streetscape view of the proposed house showing the houses that flank it to the north and south.
6. Identify the LOD on the plan and also the type of tree (deciduous or evergreen and its caliper). If a tree is to fall within the LOD, we need to generate a tree protection plan for them. If this part cannot be done by Tuesday, let me know and I will make it a condition of approval.

I need all this information by Tuesday, October 5th - so I can include it in my staff report.

Thanks.

Michele

Michele Naru, Historic Preservation Planner
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org
www.mncppc.org

MEMO

Date: October 5, 2004
To: Historic Preservation Review Board
From: GTM Architects, Inc.
Robert Lach
Phone: 240-333-2027
Fax: 240-333-2001

GTM Project #: 04.0242 **Project Name:** Mehring Residence

Subject: Lot 11, Frederick Road, Hyattstown Historic District

Re: Response to request for additional information (attached)

1. **Material Specifications:** Standing seam metal roofing for house and porches (color to be selected), Hardi siding and trim boards, painted (color to be selected), painted wood windows with true divided lights (Weathershield or equal), painted wood shutters (accent color to be selected) painted wood railing and porch posts (color to be selected), painted wood doors (color to be selected) foundation material is currently assumed to be brick, perhaps painted. Should an existing remnant of the foundation from the original house be discovered on site, consideration will be made to use a similar material in the new foundation.

We have been hearing more and more complaints about the quality and availability of wood siding and trim, and would very much prefer to stay with the HardiSiding material. We believe that the HardiSiding material is very much in keeping with the Historic Preservation mandates of creating structures that are reflective of the historic character of an area, but without duplicating the existing structures themselves.

2. **Height of Structure:** The site slopes sharply up from Frederick Road, and then levels off to become fairly flat across the proposed building location. The neighboring homes have numerous steps leading up from Frederick Road, and then the house itself is fairly low to the ground. Lot 11 would be constructed in a similar fashion, with a fair number of steps from the front of the porch to grade, and then to the street (see photo 4 for 25925 Frederick Road, the neighboring property). The side access to the porch, and the rear porch should not be located more than a few steps above grade, being just high enough to satisfy local and national building codes. To this end, the overall building height will be less than 25' from average grade along the two sides of the house and the rear of the house to the midpoint of the roof.

3. Not used

MEMO

4 & 5. Site Plan & Streetscape: Please refer to the attached 11" X 17" site plan showing Lot 11 in relation to the immediate neighboring properties and photos of those properties. Also included are 8 1/2" X 11" enlargements of the neighboring structures. In general, the houses are sited at a higher elevation with relation to Frederick Road as one travels from north to south.

6. Limits of Disturbance and tree clarifications: To further emphasize General Site Note #3 on the submitted site plan, "2. To the best of applicant's knowledge, no major trees will be affected by the work". A tree survey was performed, and all of the trees that were larger than a 6" caliper are shown on the plan. All of the trees on the site are deciduous. Again, no trees of a caliper size of 6" or greater fall within the Limits of Disturbance of the construction.



1. Address Unknown

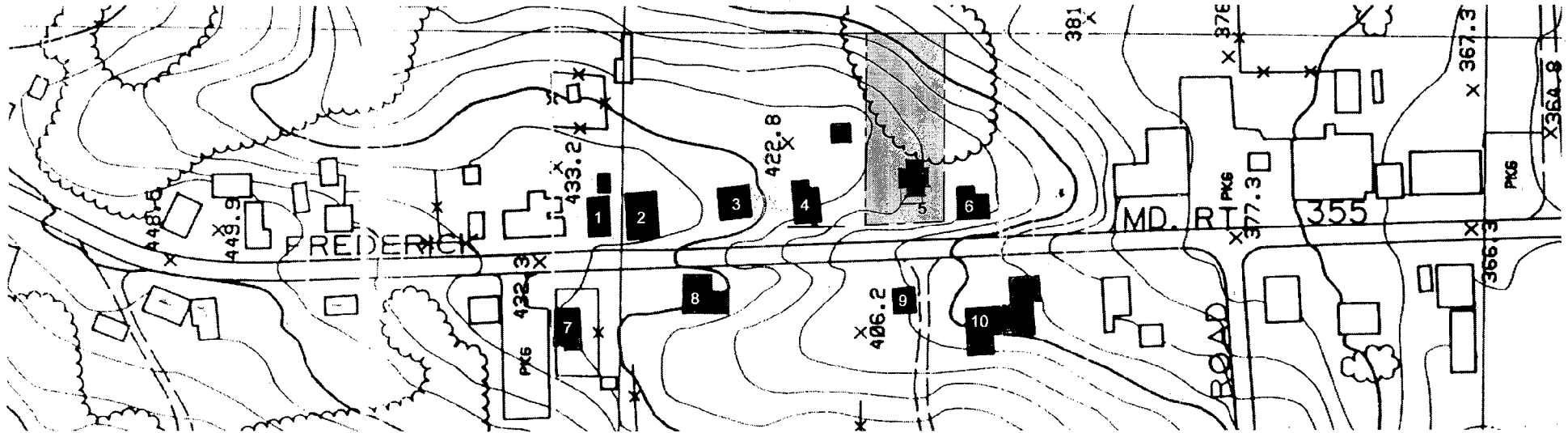
2. 26001 Frederick Rd.

3. 25929 Frederick Rd.

4. 25925 Frederick Rd.

5. Lot 11

6. 25911 Frederick Rd.



7. 26008 Frederick Rd.



8. 26000 Frederick Rd.



9. 25914 Frederick Rd.



10. 25908 Frederick Rd.



Date: Wednesday, September 28, 2005 **Pages:** 2

To: HPC
Michele Naru
Phone: 301-563-3400
Fax: 301-563-3412

From: Sterling Mehring
Phone: 301-585-2600
Fax: 301-608-2527
Email: sterling@BethesdaHomes.com

Subject: *HAWP #359042*

thank you for getting my new plans stamped and signed. I ran into a little problem with the application however. My approval letter is for 25917 Frederick Rd. (Lot 11) and the county has readdressed this lot (Lot 11) as 25915 Frederick Rd. So my building permit is for 25915 and the HAWP is for 25917, this not a substantive issue as both are referring to Lot 11, the lot with frontage on Frederick Rd. and has the sewer tap installed.

Can the HPC approval letter be reissued with the now official correct address? I have attached the MNCPPC letter confirming the address. Its a million details isn't it!
thanks

* Sterling Mehring Associate Broker *

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

February 12, 2004

Notice of Address Assignment

The premise address action, made by this office under article 28, Annotated Code of Maryland, is now in effect unless otherwise noted. Please make all appropriate changes to your records. This official notice should be retained by the property owner and filed with other property documents, deeds, or leases. Local post office, county, and utility company offices will be notified of this action, however, the owner/resident should verify that all appropriate agencies are correctly listing their address.

If your address is being changed, postal service practice is to continue delivery to your old address for up to one year to allow for a change over a period to your new address.

The size requirement per Montgomery County Fire Code for the posting of address numbers are a minimum of five (5) inches in height for single family houses and six (6) inches for commercial, industrial or other uses. Numbers should be on contrasting background and clearly visible from the street.

Questions concerning this information should be directed to the Property Address Section of this Commission.

New Address

25915 Frederick Road
Clarksburg, MD 20871

Tax Map: DX62 Parcel:
Notes: Lot 11, Hyattstown

Effective Date
2/12/04

Stephen J. Smith
Property Address Section
(301) 495-4613

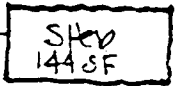
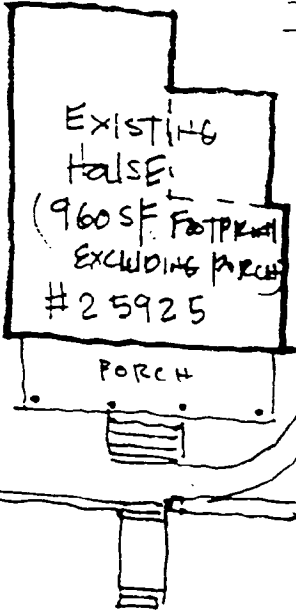
LOT 12
10,890 SF

TOTAL LOT
COVERAGE 11.6%
EXCLUDES PORCH



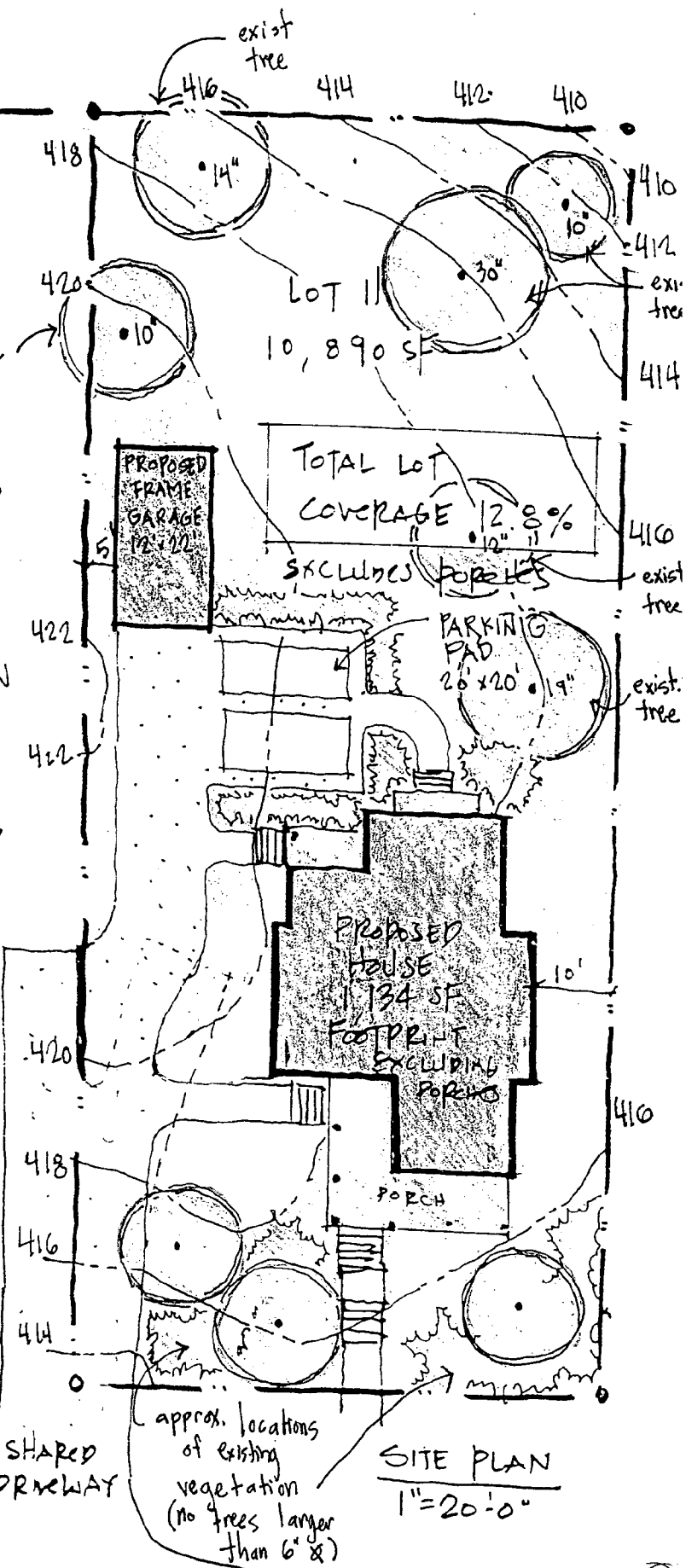
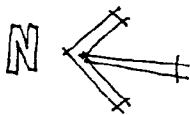
GENERAL SITE NOTES

1. FINAL GRADING WILL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION
2. TO THE BEST OF APPLICANTS' KNOWLEDGE, NO MAJOR TREES WILL BE AFFECTED BY THE WORK.
3. ALL CURRENT ACCESS EASEMENTS SHALL REMAIN INTACT



SHARED DRIVEWAY

FREDERICK RD.



SITE PLAN
1" = 20'-0"



GTM ARCHITECTS
7735 Old Georgetown Rd.
Suite 700

13

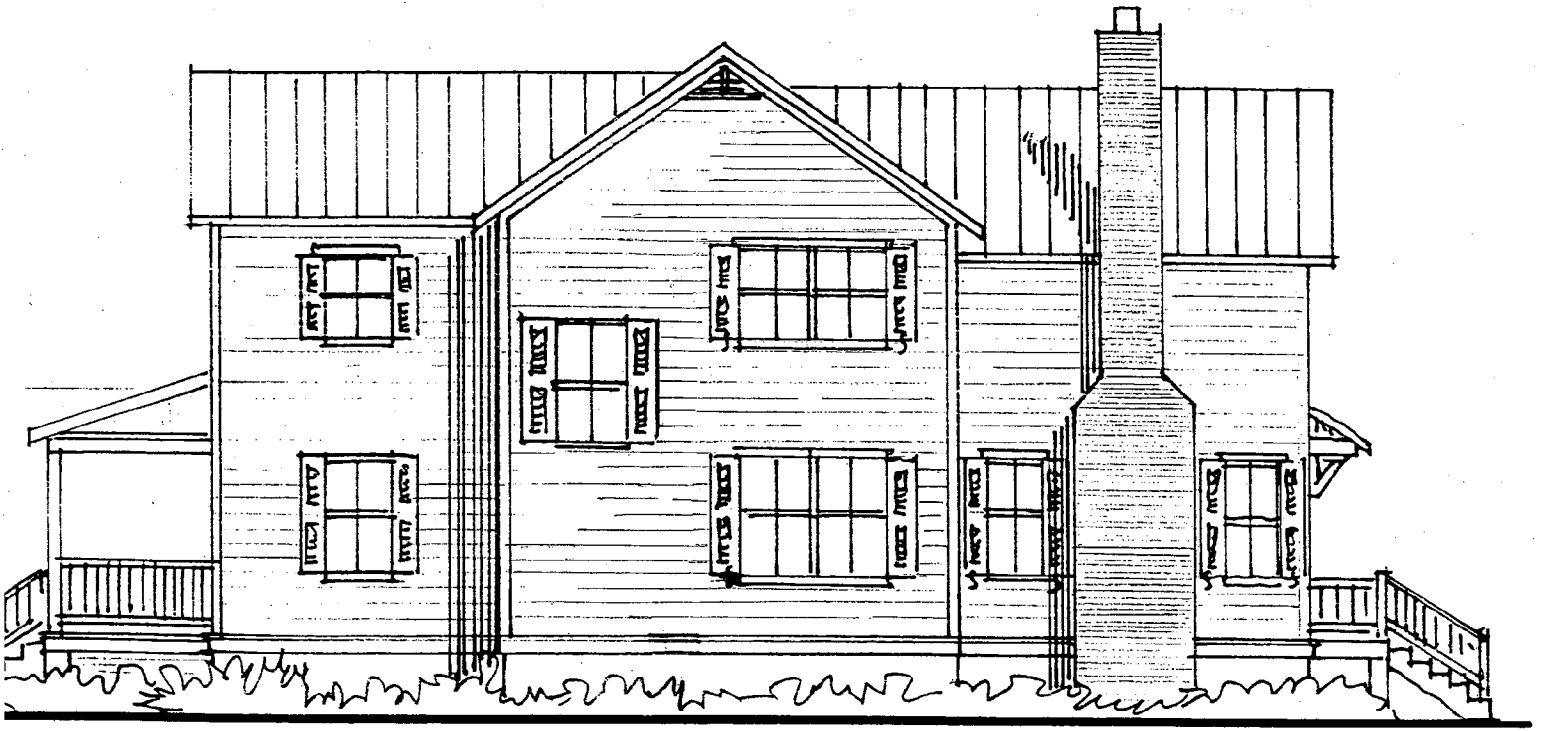


FRONT (WEST) ELEVATION

PROPOSED NEW
 HOUSE FOR LOT 11,
 FREDERICK RD.
 HYATTSTOWN
 HISTORIC DISTRICT.



GTM ARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814



RIGHT SIDE (SOUTH) ELEVATION

$\frac{1}{8}'' = 1'-0''$



GTM ARCHITECTS
7735 Old Georgetown Rd.
Suite 700
Bethesda, MD 20814

19



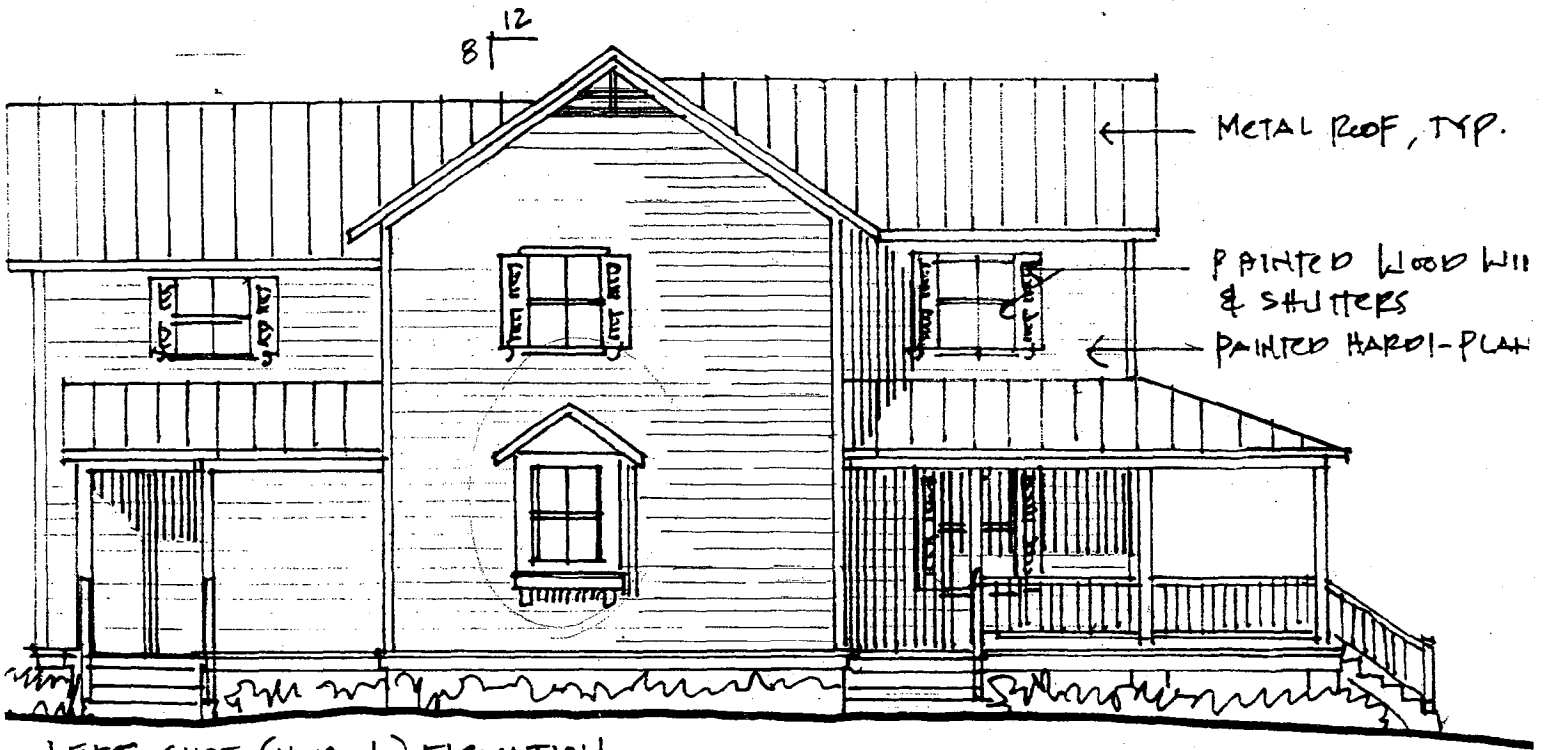
REAR (EAST) ELEVATION

1/8"=1'-0"



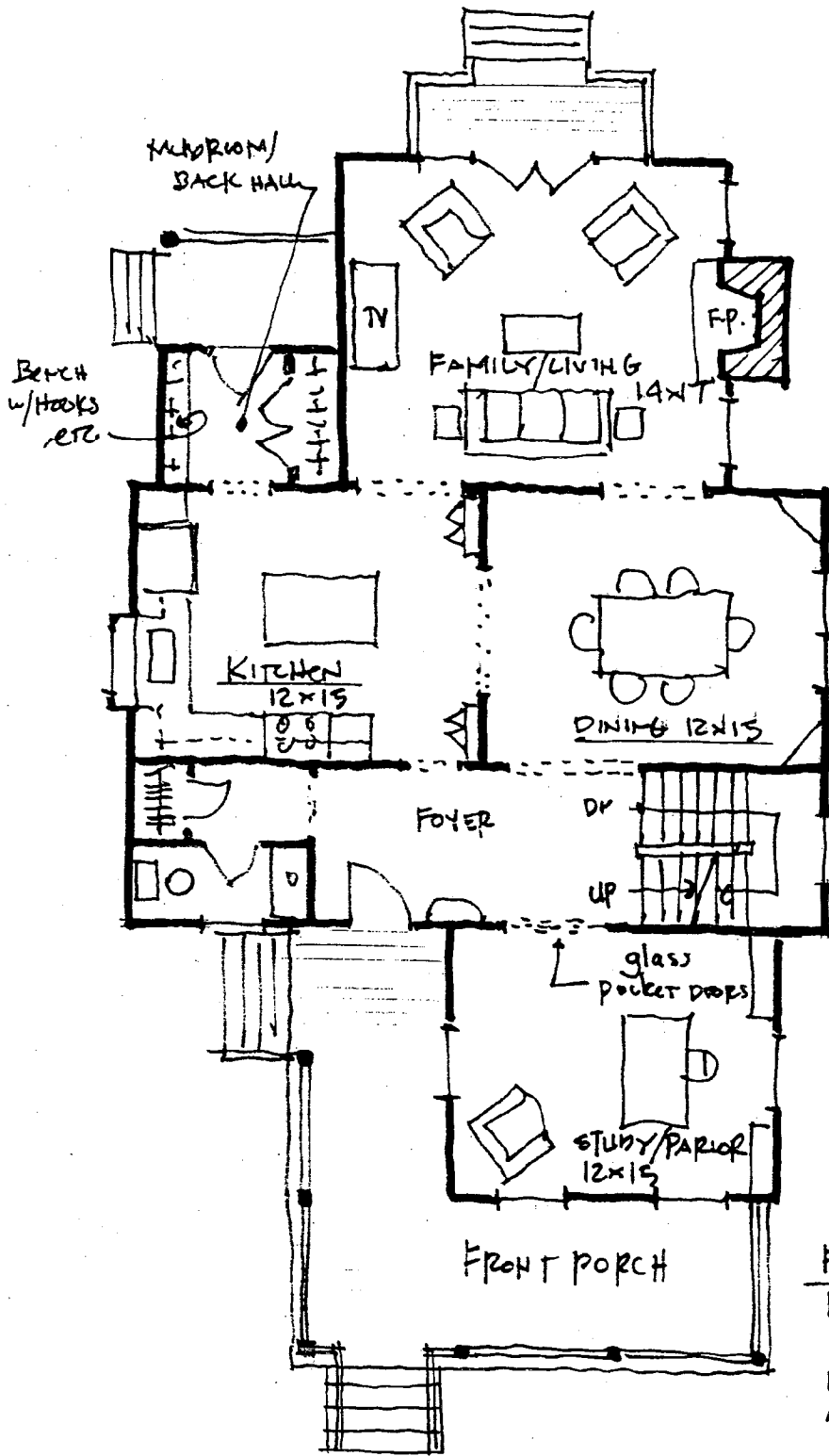
GTMARCHITECTS
7735 Old Georgetown Rd.
Suite 700
Bethesda, MD 20814

16



GT ARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814

17

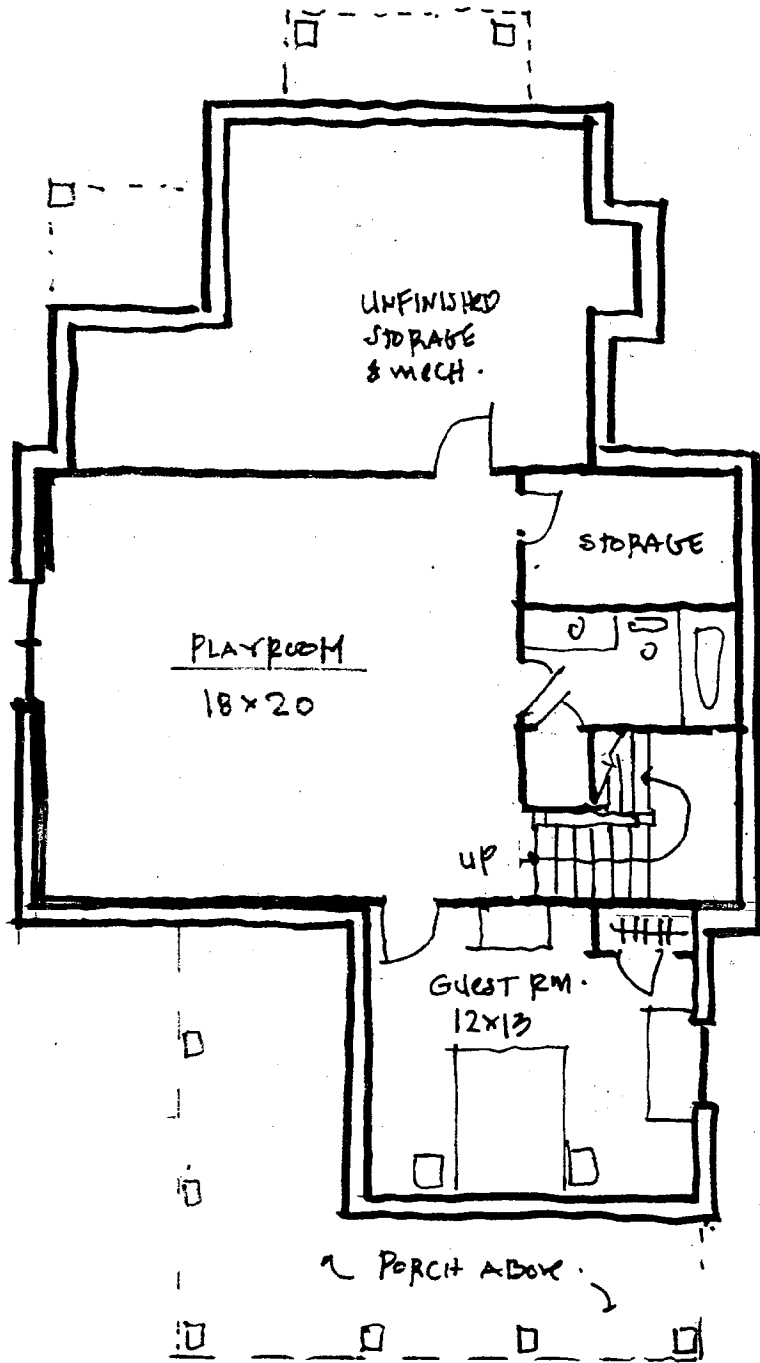


First Floor
 1,134 GROSS SF
 EXCLUDING PORCHES
 1/8" = 1'-0"



GTM ARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814

18



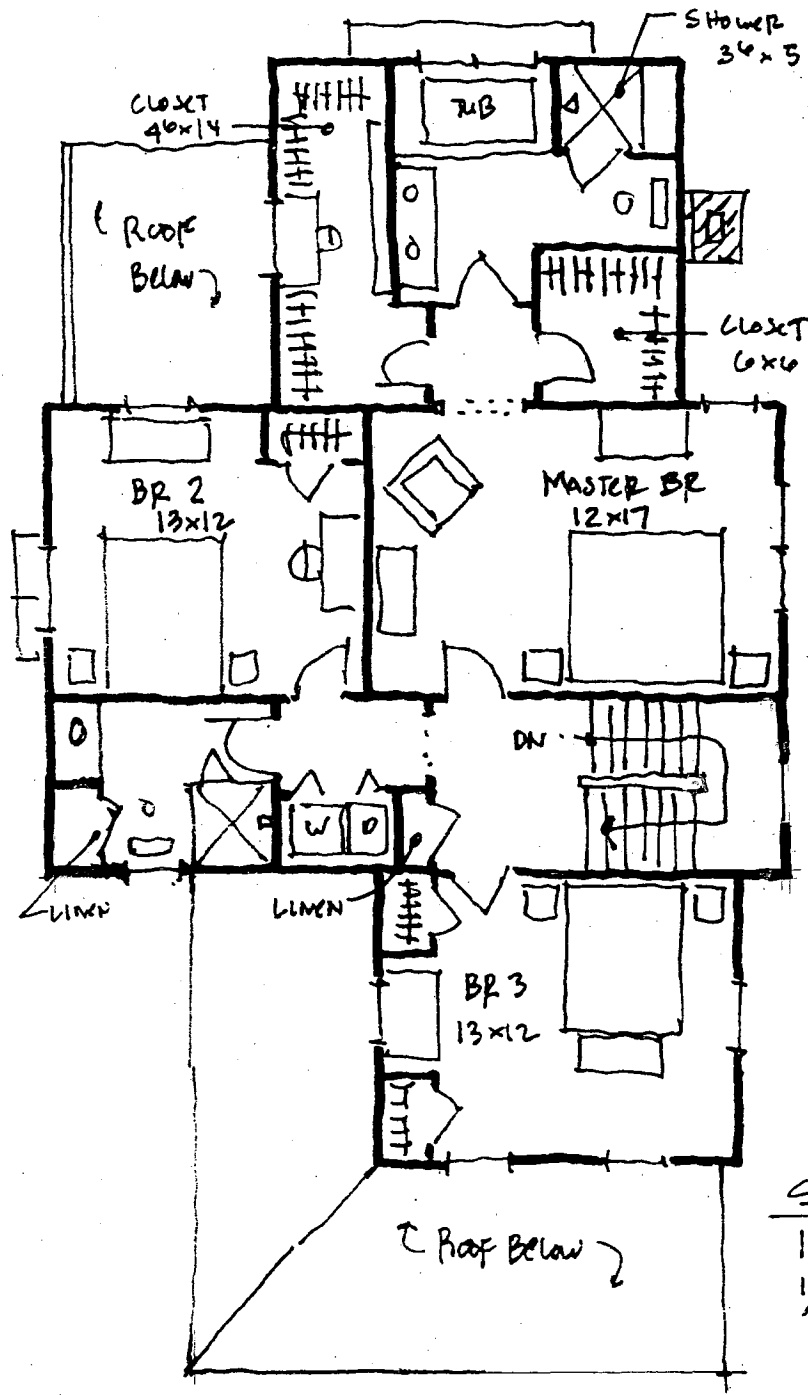
BASEMENT FLOOR PLAN

1134 GROSS SF (FOOTPRINT W/OUT PORCHES)



GTM ARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814

(19)

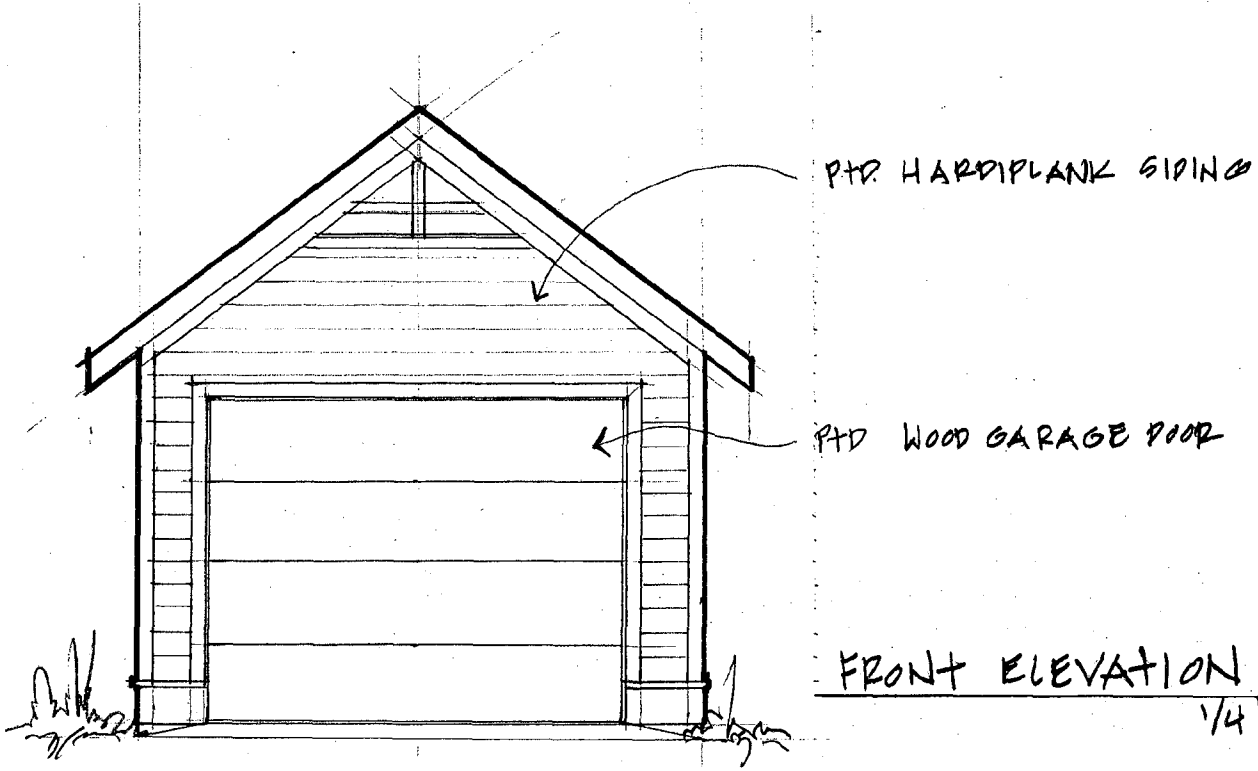
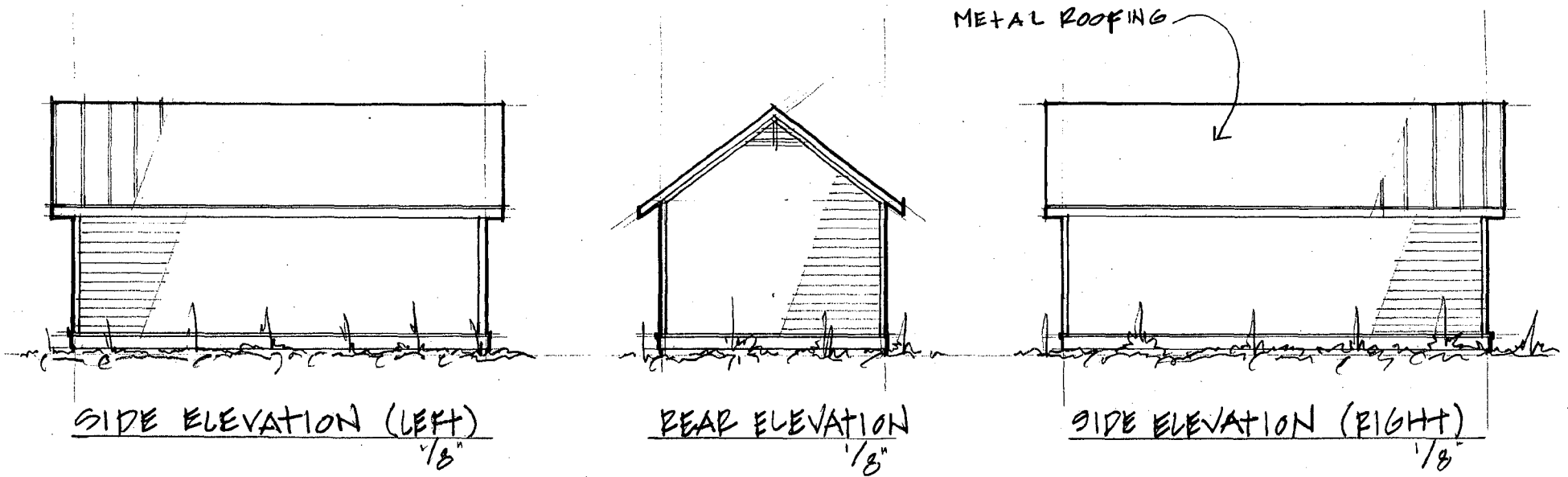


SECOND Floor
 1,092 SF GROSS
 1/8" = 1'-0"



GTM ARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814

20



PROPOSED GARAGE
 FOR LOT 11,
FREDERICK RD.
 HYATTS TOWN
 HISTORIC DISTRICT

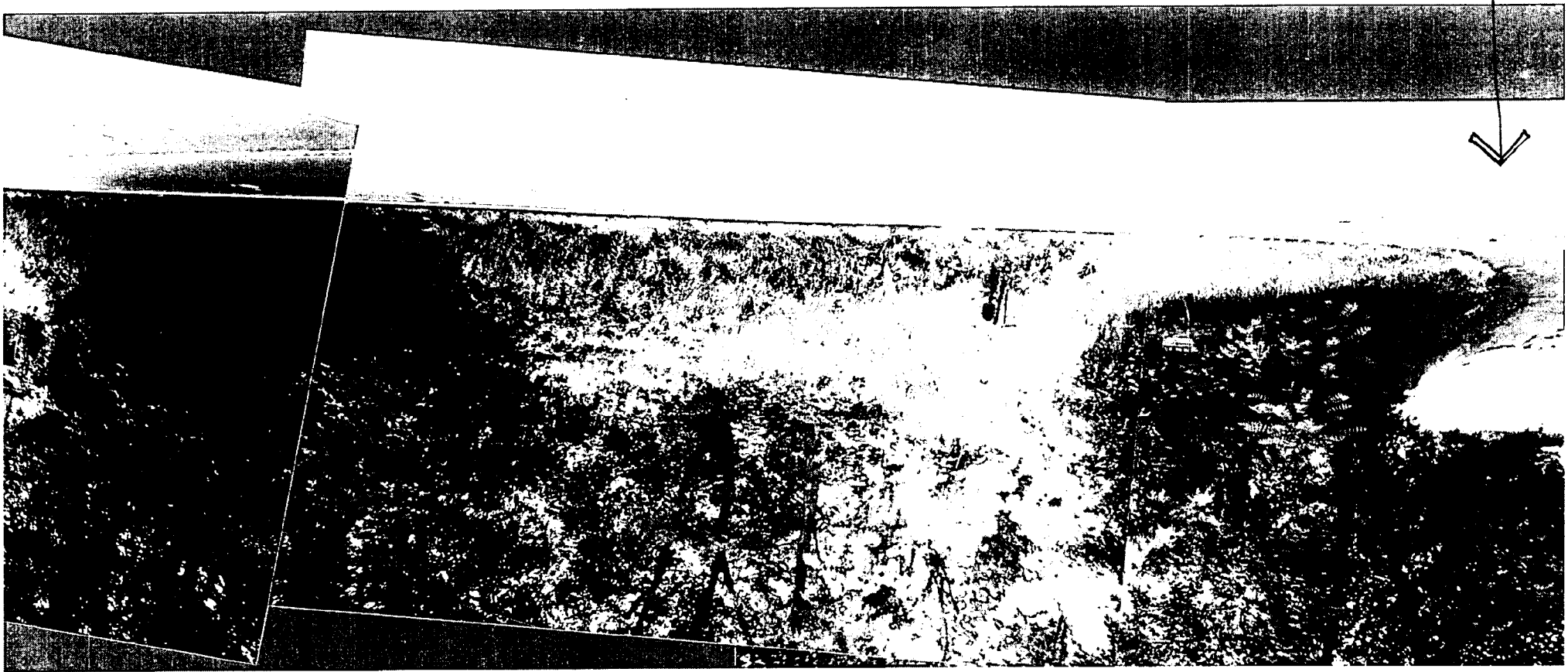
GTM GTMARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814

(12)

(22)

25917 FREDERICK ROAD

DRIVEWAY to REMAIN





1. Address Unknown

22



2. 26001 Frederick Rd.

24



3. 25929 Frederick Rd.

58



4. 25925 Frederick Rd.

20



6. 25911 Frederick Rd.

21



7. 26008 Frederick Rd.



8. 26000 Frederick Rd.



9. 25914 Frederick Rd.

20



10. 25908 Frederick Rd.

10

1 MS. O'MALLEY: All right. The next one is Case C, lot 11, in Hyattstown.
2 (Discussion off the record).

3 MS. NARU: Consultation for 4C is a vacant lot, lot 11, in the Hyattstown
4 historic district. The applicant is proposing to construct a new house and detached garage
5 on this lot. It is a front lot within the Hyattstown historic district.

6 The staff was pretty supportive of the overall massing concept of the
7 proposed design. We know that the current proposal is illustrating approximately 21-foot
8 front yard set back for the proposed house, and feel that that's very appropriate with the
9 adjacent historic houses. Our goal is to try to keep it as forward as possibly we can on the
10 lot to try to maintain that residential, all the streetscape feel that Hyattstown is known for.

11 We will additionally note that the back lots that the owner owns lots 64, 65,
12 which 64 is directly behind lot 11, and 65 is behind the adjacent lot, which, the Commission
13 may remember, is called the Strurrey property, and the applicant is currently proposing to
14 have those remain unimproved. We would encourage them to consider donating an open
15 space easement on these lots to maintain the unimproved nature of them, and in perpetuity.

16 I will note that the proposed house is two stories in height. Its front massing
17 is vertically oriented, with the rear being horizontally oriented. The house contains a wrap
18 around front porch, and is proposed to have horizontal hardy plank siding. We would
19 encourage the use of wood horizontal siding. We will note that has only been a few houses
20 that have been approved for construction in the district, and all of those houses have been
21 required to use wood sidings, so we would want to continue with that recommendation.

22 Additionally, the applicant is proposing a one-car garage to be located at the
23 rear of the lot. At this point, the staff does not have details, except for the footprint, which
24 is definitely a one-car garage style. I believe it's 12 x 22. Additionally, they are also
25 proposing a two-car parking pad to be located at the front corner of the house. We think
26 that we would like to see the elimination of this parking pad, but would note that Private
27 Garden is a very busy street, and some sort of a turn-around is needed. So it encouraged the

1 direction of that parking pad to be at the back of the property, and it would fit a little bit
2 more within the streetscape.

3 Finally, we are concerned with the detailing of the historic house. We feel
4 that the in-fill within the district should be compatible with informed style design and the
5 level of detailing. We believe that the house's elevation has too many projections and
6 recessions, especially on the side elevations, and we encouraged them to be simplified. And
7 on circles 19 through 24, staff has tweaked the house design to simplify those side
8 elevations. You will note that, on circles and 20 and 21 are the side elevations and the
9 proposal is -- by removing those projections and recessions causes an asymmetrical feel in
10 those elevations. We actually think that is a positive detailing. It is very typical of
11 Hyattstown's elevations, not to be completely symmetrical. We find that they are typically
12 very asymmetrical, and that's typical of their vernacular's detailing.

13 Again, we feel that this form is compatible with the existing streetscape, and
14 looking at the historic houses that flank it, we would like to encourage the applicant to give
15 us drawings for the proposed garage. We are concerned about grading, as we are in any new
16 constructions. We'd want to see a grading plan. We'd also like a site plan showing the
17 footprints of the existing houses that flank it on the other sides, and also, any of the
18 outbuildings there, since they deal with those houses. We would also like to see a
19 streetscape view of the proposed house, showing, again, houses that flank it, to make sure
20 that the proportion is compatible with this house, in relationship to the other two. We would
21 like a tree protection plan, as well as identification plan to show any tree that is larger than
22 six inches in diameter, and any tree to be removed or retained, and the ones to be retained,
23 how the protection plan measures everything from that end.

24 And, the architect's representative is here this evening. I do have a couple of
25 quick slides, just to orient you to the site, and I would be happy to answer any questions
26 right now.

27 MS. O'MALLEY: Any questions?

1 I am going to apologize ahead of time for these photographs. It's kind of a
2 weird site to take pictures of, because you are not visually not seeing anything. This is the
3 house to the north. This is the driveway on your site plan that you currently see, and this is
4 the proposed driveway, but it will be slightly widened to go into the house which will set up
5 on this area, here. And this is a view of the lot here. You can barely see it. You will see it
6 better in the other picture. It's the, what they call the Lilly Stone household referred to as
7 the Shirley house. It is in a very deteriorated condition. But, as you can see in this lot here,
8 there is a lot of mature trees, so our staff is so concerned in making sure that we do have a
9 tree identification plan, to ensure that none of the proposed development is going to damage
10 the significant trees on the lot.

11 And here is another view of the poor Lilly Stone house, and it's in this
12 condition, unfortunately. The applicant unfortunately does not own this property, which is
13 sad, because we would like to see this rehabilitated. This is the view of the house that was
14 on this property. You are looking at it coming up from the south on Frederick Road, and the
15 gable end is what is facing Frederick Road, which, as you will note in the design proposed,
16 we have a gable outfacing Frederick Road, wrap around porches, which is very similar to
17 what was historically there, and unfortunately, the only thing that is left there is there is
18 some foundation.

19 MS. O'MALLEY: The applicant like to come up, please.

20 MR. LACH: Hello. My name is Robert Lach. I am from GTMR Business.

21 MS. O'MALLEY: Would you like to discuss the staff report?

22 MR. LACH: I think, in general terms, I am here mainly on a fact-finding
23 mission for George, whose family was unexpectedly in town this weekend. He is visiting
24 others. I have read through the staff report, and I looked at Historic Hyattstown's
25 recommendations, and I think we are in full agreement with pretty much everything that it
26 says.

1 MS. WATKINS: I have a question about Friends of Hyattstown. There is a,
2 you know, last paragraph, it says that lot 11 has a perpetual easement corridor on it,
3 enabling neighboring access to lot 10. There is a treacherous path running up along the
4 bank on the front side of lot 11.

5 MS. NARU: Right. You'll see in the pictures, that there is a very steep bank.

6 MS. WATKINS: Okay.

7 MS. NARU: So, I think that they are accurate in saying that it steps down to
8 the road is kind of redundant, and certainly the staff would --

9 MS. WATKINS: Well would that easement run across lot 11 at the front?

10 MR. BURGESS: The easement --

11 MS. O'MALLEY: I want you to come up. State your name.

12 MR. BURGESS: My name is Don Burgess. I am Treasurer and President of
13 Historic Hyattstown. We have spent about the last six years trying to do something with
14 the Lilly Stone house. I believe the easement is sort of a generic thing, just says there must
15 be an access. These were four lots sold by Levy Burdette, to his nieces and grandkids, and
16 he said, when I am selling you this, but you have got to make sure that Lilly Stone can still
17 get to her house. And so there are, on lot 11, the court says, must provide access, but it
18 doesn't say exactly where. What it looks like is that the road going up the side of it, or the
19 thing you drive up, is mainly the state road, but then this, when it gets to the alleyway, it sort
20 of cuts across the corners, so it is not, there is not much of an easement. It needs to be there.
21 It's supposed to.

22 MS. NARU: Right. There are two to the south of this house, to the right on
23 your site plan. There is an outlet between the two houses. And I believe that there is, that's
24 what he is talking about, that there would be some sort of a cut on that side to gain access to
25 that property. You will see on the slides that it is a very steep grade, and the reason why
26 they need that cut-off, to provide that visibility to the oncoming traffic, if they are driving
27 up.

1 MS. O'MALLEY: Well maybe what we'll do then is, Hyattstown has a
2 speaker. We will let them come up and present something?

3 MR. LACH: Great.

4 MS. O'MALLEY: The owner is not here tonight?

5 MS. NARU: He had to be called away on business.

6 MR. BURGESS: My name is Don Burgess. I am Treasurer and President
7 for Historic Hyattstown. And this is a very nice proposal. I mean, people have seen it. It is
8 very nice, very cute. There are a couple of okays and some people don't want building. Jill
9 Jenkins owns the house, right there, you can see, is not really thrilled with the house being
10 built, because it's an open space, so she, I don't think she is able to look at the architectural
11 elements, the mass there. It's very nice. I think this is an example of good in-fill. The most
12 recent houses that we have had built in Potomac, and the two most recent houses have been
13 improved, all have an arc in the elevations and this is a two-and-a-half-story house. So it is
14 definitely nice, and it's, it's not to say that the projection, you know, the main section of the
15 gables, it's asymmetry. It's very nice. And really the concerns we raised were the level of
16 detail, the parking in back. I have been up and down the driveway many times, and it's not
17 pretty. And also, a couple of comments were that they have got the porch going in the back,
18 where you would be living, but that's not a sticking point, it just would make more sense up
19 front. That's all we have to say.

20 MS. O'MALLEY: Do we have any questions from the Commissioners?

21 MR. FULLER: I guess, I think it's a nice submission. I think what is
22 proposed makes a lot of sense. It feels good. I think the only real issue that wants to be
23 resolved before you come back before us is this access easement to lot 10. I would be a
24 little bit concerned to think that the state highway is just going to allow you to have the alley
25 go across their part of the property, and then maybe something that affects your site
26 planning and your house. So, I am not sure what legal input you need, but I think you need
27 to resolve how that access needs to be maintained. It certainly could destroy the proposal.

1 MS. WILLIAMS: I have --

2 MR. BURSTYN: Oh, I'm sorry. Do you know, is the lot relatively flat front
3 to back where the house would be located?

4 MR. LACH: For the most part it begins flat, and then it sort of -- the lots
5 behind it including the back half of this lot really drop away pretty steeply.

6 MR. BURSTYN: Okay. As your plan shows us roughly the same number of
7 steps in the front and the back? I would be very interested to know exactly how the grade
8 works.

9 MR. LACH: I think that's part of the recommendations from the staff to
10 provide the grading.

11 MS. O'MALLEY: On the other hand, I was also looking, as I drove by there,
12 how the parking pad, it would seem that if you push the garage back a little bit, you could
13 pull in next to the back steps and then back towards the garage and come out again without
14 adding too much pavement, and it would give you more of a clear view of the trees in the
15 back, of open space.

16 MR. LACH: The parking pad is never anybody's favorite.

17 MS. O'MALLEY: And the other thought I had was whether you would
18 lower the roof on the back head a little bit more?

19 MS. NARU: Is that the back L?

20 MS. O'MALLEY: The portion that comes out behind the gable.

21 MS. NARU: Its design element has a one and a half story. I mean, you
22 lower it any, it's only going to be one story.

23 MS. O'MALLEY: It's actually a little lower than the front one already?

24 MS. NARU: If you look on circle 11.

25 MR. LACH: Part of the gable roof that's behind the main cross gable of the
26 house is about a foot lower than the front. Make it a little bit more than what we are looking
27 for.

1 MS. O'MALLEY: It's not a big issue. I just -- as long as there's
2 differentiation. I think that that helps it not look so long.

3 Any other comments or direction you want to give?

4 MS. NARU: How does the owner, and were you able to talk to them about
5 the idea of wood siding versus hardy wood? They are very strong on the hardy material.

6 MR. LACH: The hardy material is just fantastic, as far as maintenance is
7 concerned and things like that. And we certainly weren't going to take wood completely off
8 the table, but the report you just handed me from Hyattstown said that, on a new
9 construction, the hardy siding isn't necessarily unacceptable material.

10 MS. NARU: Right. I just brought that up as an issue, because we
11 consistently have, at least in this district, have only been approving wood siding. And this
12 would be different from what we have approved in the past in construction. I think, you
13 know, they are proposing true divided like wood windows, you know, wood corner board
14 details, stainless steel and metal. I think all of those are really great building materials,
15 compatible building materials.

16 MR. LACH: I was just wondering, just one question, some of the original
17 foundation is on the site now.

18 MS. NARU: Right.

19 MR. LACH: I was looking through the Hyattstown book as well, do you
20 know what that original material was? Was it stone, brick?

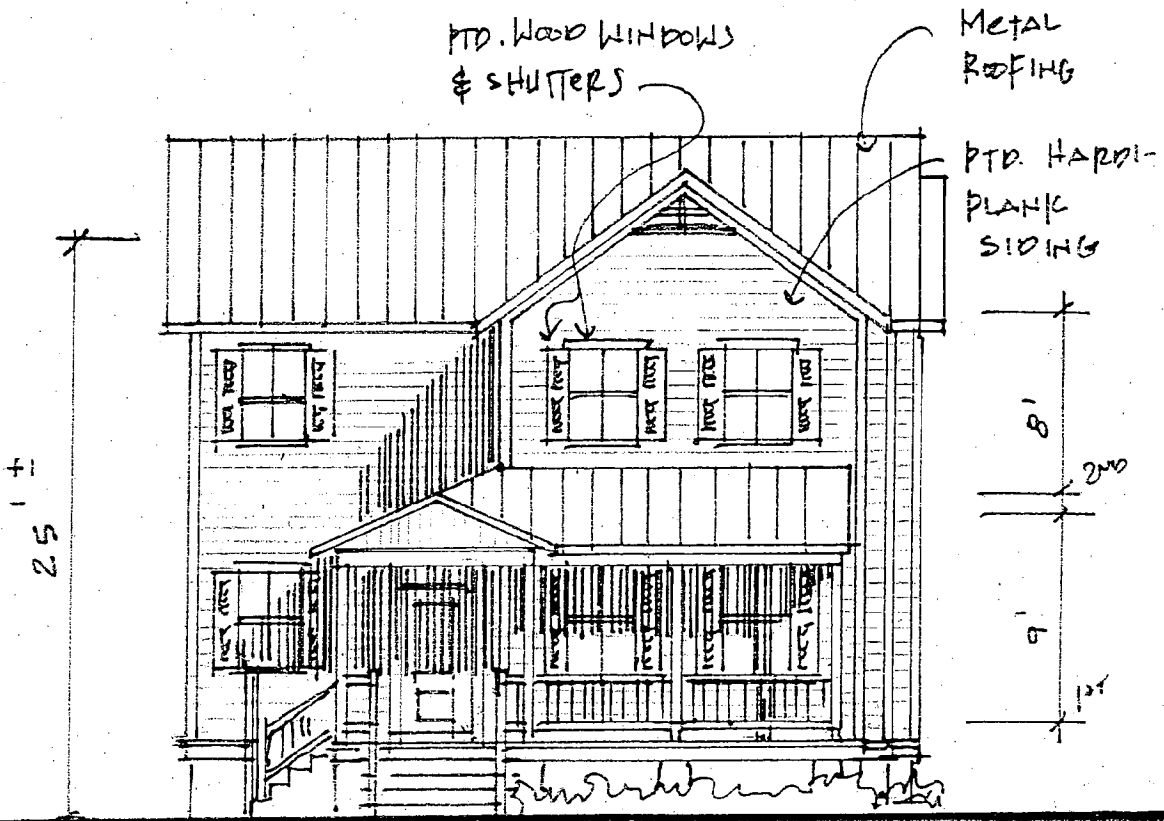
21 MS. NARU: I believe it was brick. I believe it was. I was out there walking
22 around down there. I will have to wait until fall when the cities are out to take a look at it.

23 MR. LACH: It should be easy to figure out.

24 MS. WILLIAMS: Yes. Is there any archeological potential? I mean, is that
25 something you want to look at in terms of preparing the site?

26 MS. NARU: It's, I mean, a possibility. I don't know how much would be
27 left. Certainly --



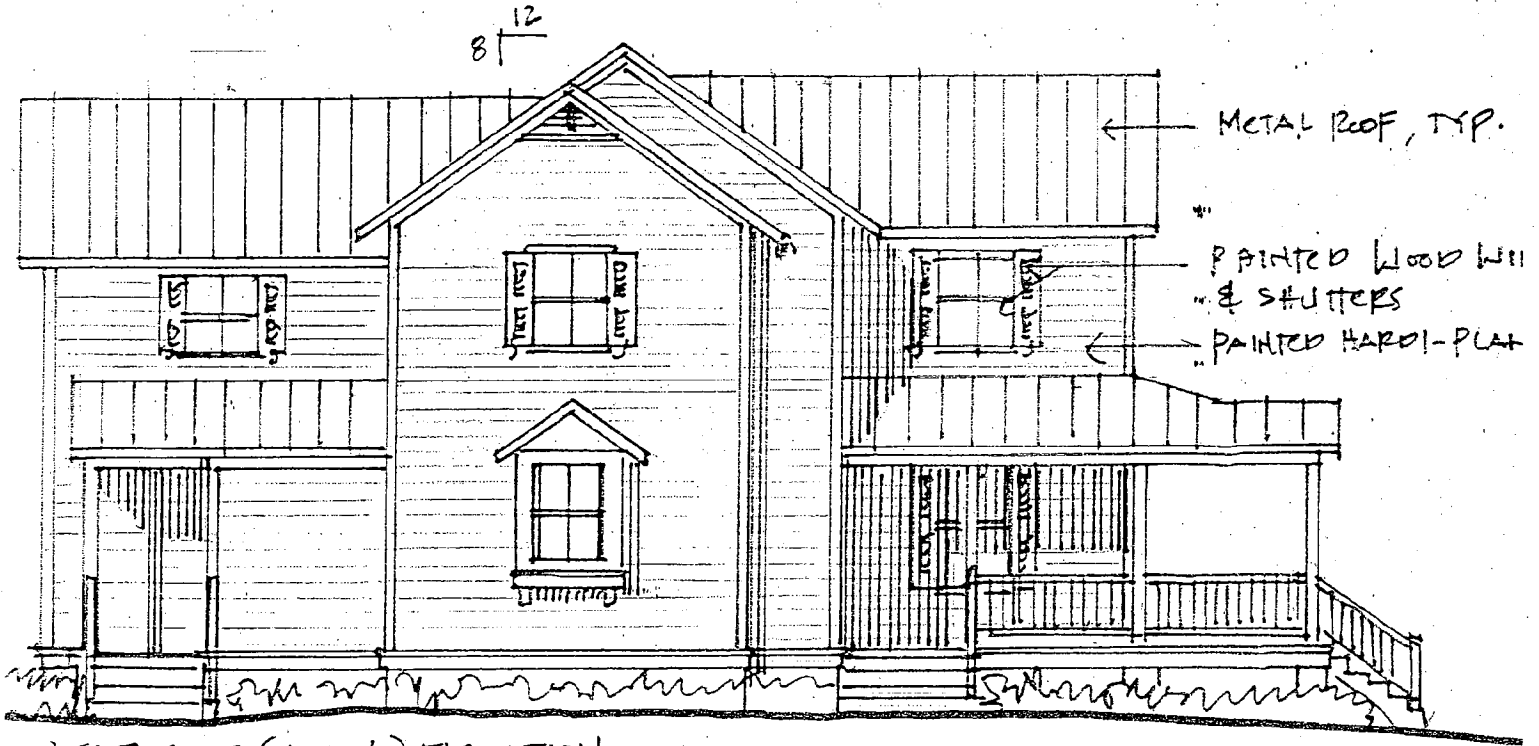


FRONT (WEST) ELEVATION

PROPOSED NEW
 HOUSE FOR LOT 11,
 FREDERICK RD.
 HYATTSPAWN
 HISTORIC DISTRICT.

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

8 | 12



LEFT SIDE (NORTH) ELEVATION

1/8" = 1'-0"

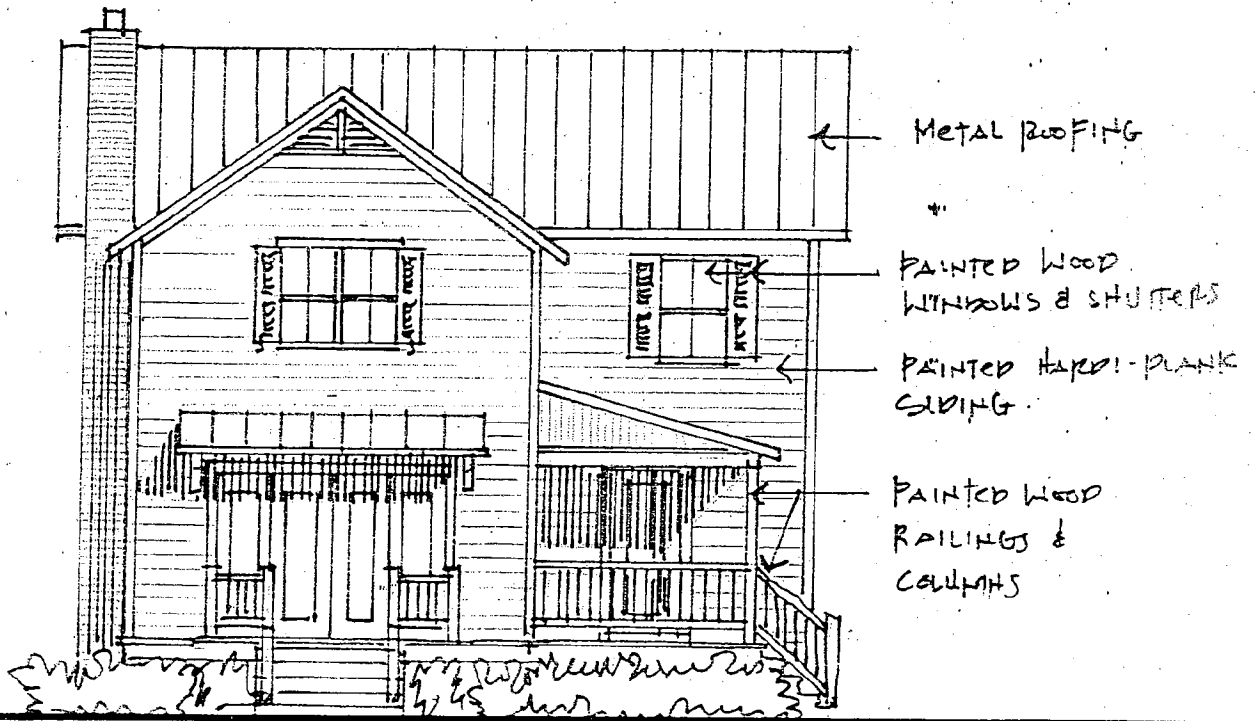


RIGHT SIDE (SOUTH) ELEVATION.

1/8" = 1'-0"

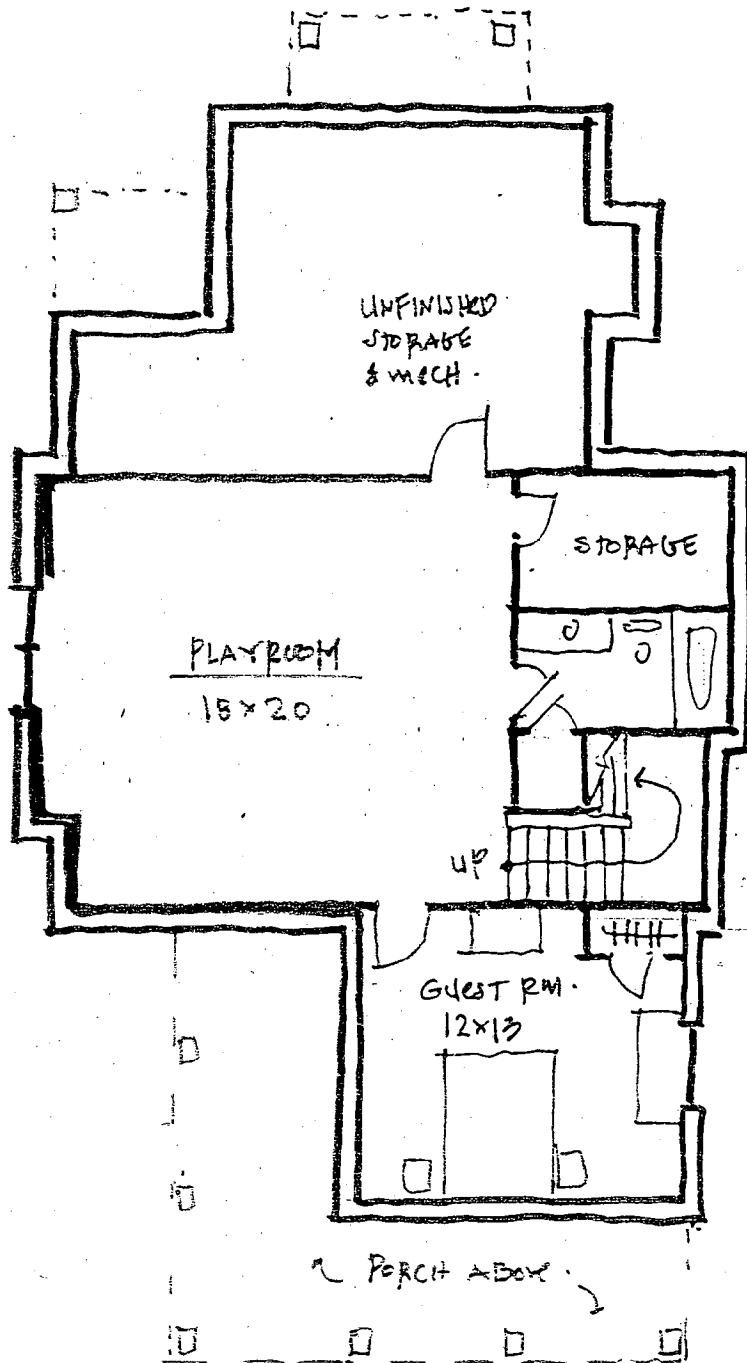
42

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



REAR (EAST) ELEVATION
 1/8" = 1'-0"

43

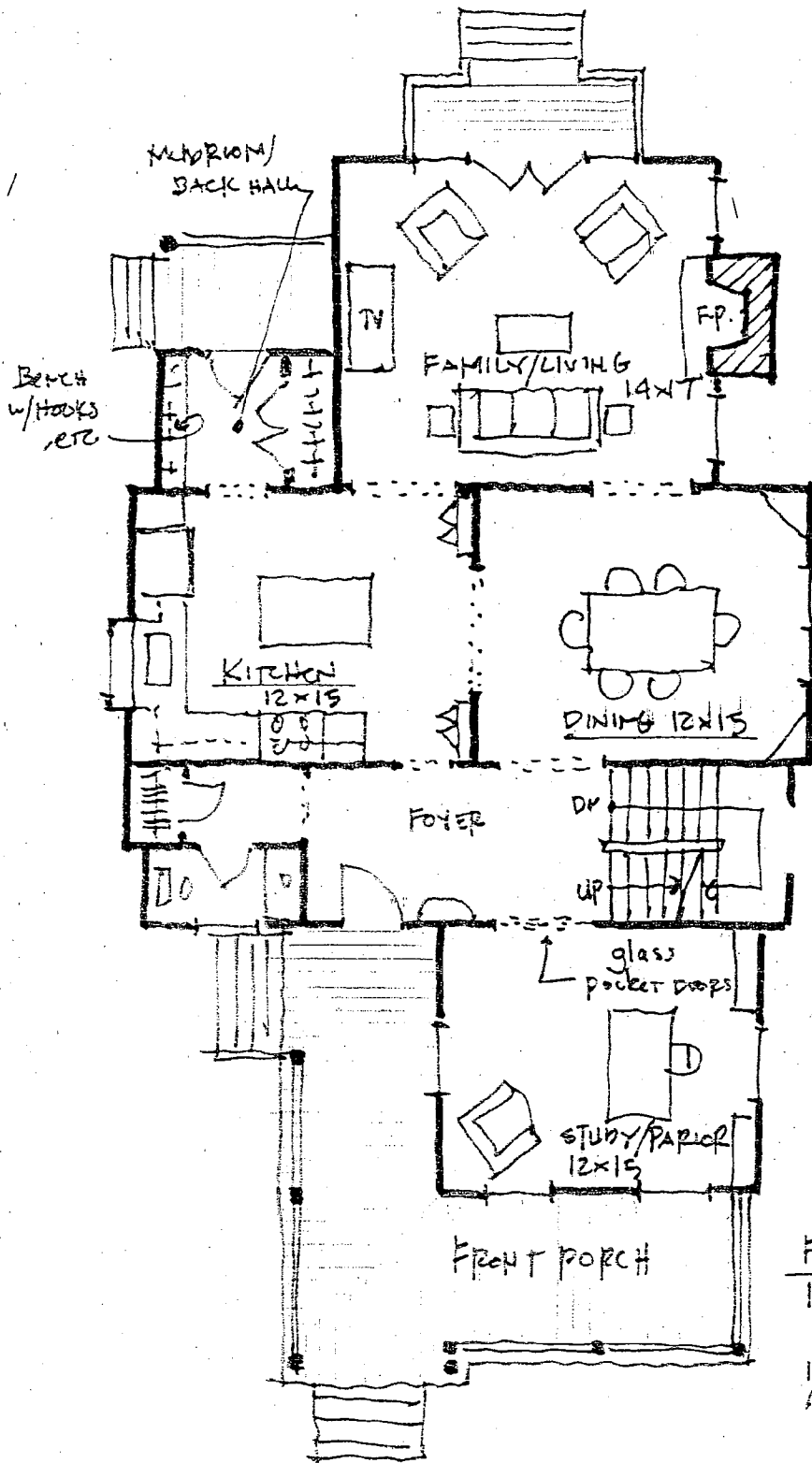


BASEMENT FLOOR PLAN

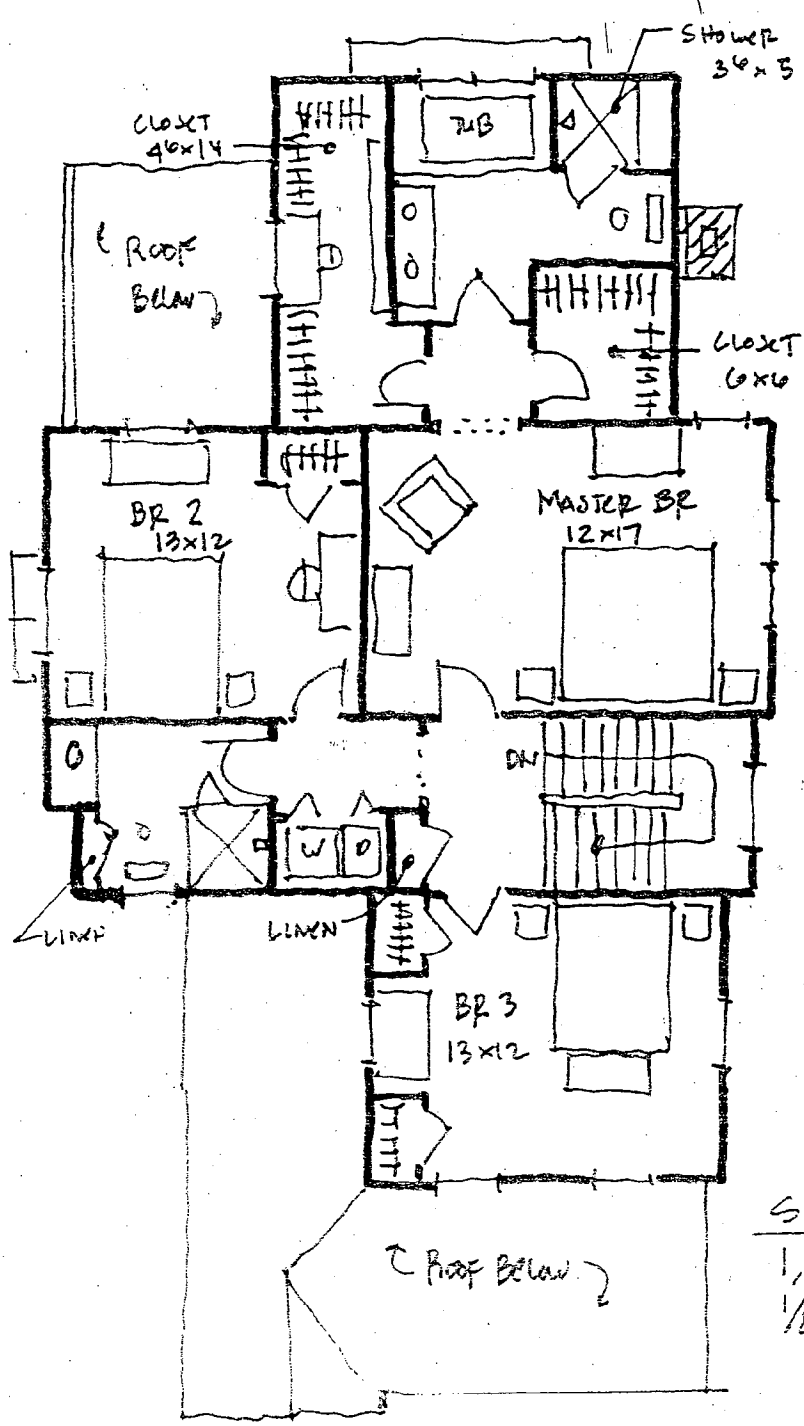
1134 GROSS SF (FOOTPRINT W/OUT PORCHES)

44

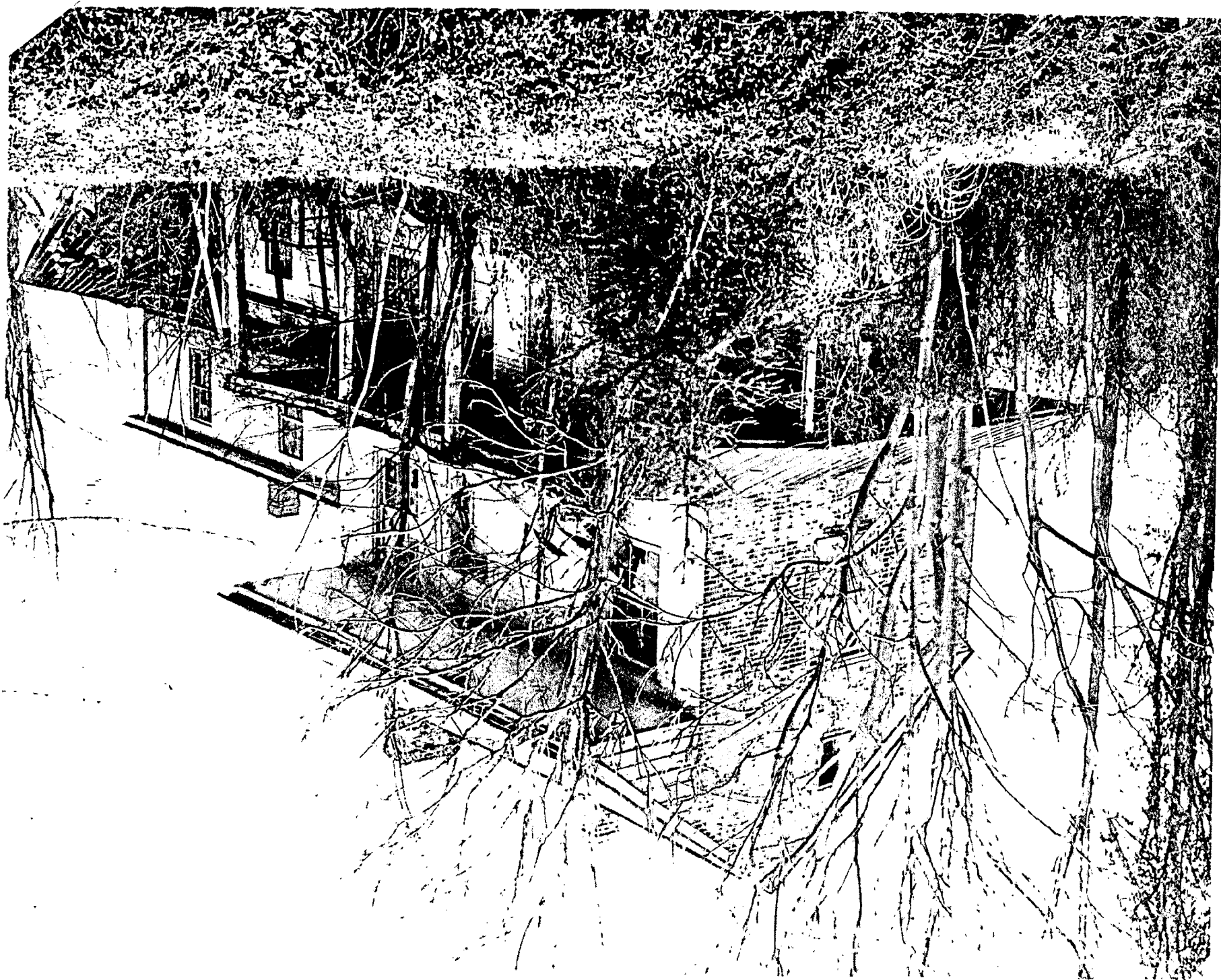
GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



First Floor
 1,134 GROSS SF
 EXCLUDING PORCHES
 1/8" = 1'-0"



SECOND FLOOR
 1,092 SF GROSS
 1/8" = 1'-0"



47

MS. WILLIAMS: I mean, you would want to talk to the park archeologist and see if it is of interest to them? I don't know the history of the predecessor house on the site.

MS. NARU: We could ask them, but I think it would be helpful to at least start some of the underbrush clearing to be able to be even go in. As you can see, it's pretty heavily vegetated.

MR. FULLER: If they do the tree survey, they can at least identify the location of foundations. We have that on record.

MS. WRIGHT: And I think a tree survey is a critical thing for the next preliminary, because right now, there are a lot of trees on the site. We don't know if this house takes all of them out. We don't know if the house takes none of them out. I think it's really important to know how this design works with the major trees on the site.

MR. LACH: I think one of the reasons that there is a little bit of a conflict between where the front setback is relative to the other houses on the street is driven by a major stand of trees. So, the tree survey's going to help immeasurably.

MS. WILLIAMS: Well, I mean, I think the staff's recommendation is pretty much on the mark, in terms of reducing some of the ornateness of the house, and reducing the recessions and projections, and you know, simplifying it a little bit. And I think that will help make it fit in a little bit better to its vernacular setting. Otherwise, in terms of massing and elevations and dimensions, I mean, I think it's pretty much what we are looking for in-fill development in Hyattstown.

- Acreway

- shed extension to 1

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	Lot 11 Frederick Rd, Hyattstown	Meeting Date:	07/28/04
Resource:	Vacant Lot Hyattstown Historic District	Report Date:	07/21/04
Review:	Preliminary Consultation	Public Notice:	07/14/04
Applicant:	Sterling Mehring (George Myers, Architect)	Tax Credit:	None
		Staff:	Michele Naru

Proposal: Construct a new house and detached garage on Lot 11 in the Hyattstown Historic District

Recommend: Return for a ~~Second Preliminary Consultation~~ ^{HAWP}

RECOMMENDATION: Staff encourages the applicant to finalize the design and generate scaled and dimensioned, full set of drawings to include:

1. details, material specifications and door and window schedules
2. drawings for the proposed garage (plans and elevations)
3. grading plans for the site --
4. a site plan showing the footprints of existing houses which flank the subject lot
5. a streetscape view of the proposed house showing the houses that flank it to the north and south -- *To ensure proportion compatibility*
6. a tree protection plan/*tree survey*
access easement to lot 10. HAWP.

and return to the Commission at a future meeting for a ~~second preliminary consultation~~.

SITE DESCRIPTION

The Hyattstown Historic District is a linear town which was designated on the County's *Master Plan for Historic Preservation* in 1986 and is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the County. As noted in the preservation plan, *Vision of Hyattstown* (p. 9), the town was originally platted in 1798 with 1/4 acre deep, rectangular lots sited in tandem and perpendicular to Frederick Road. The dwellings were sited on the front lots, close together and very close to the road. The rear lot provided open space for the dwelling houses and typically housed outbuildings.

The subject lot historically contained a two-story, gable end, brick dwelling, which was demolished in the early 1970s (See Circle 18). The current owner of this lot also owns the associated backlots 64 and 65. The Strube House, flanks the proposed house to the south (Lot 10) and the Jenkins house flanks the proposed house to the north (Lot 12).

PROPOSAL:

The applicant is proposing to (see circles 8-10):

1. Construct a frame, two-story dwelling house on Lot 11. The design of the proposed

building takes the form of a two-bay, two-story dwelling (15' x 20') with a four-bay 2-story "L" addition (32' x 20') and a 1-1/2 story rear addition (15' x 17-1/2').

The proposed materials are hardi-plank siding, wood windows, shutters and doors, and a metal standing seam roof.

Lot size: 10,890 sq. ft.
House size: approx. 1,134 sq. ft. footprint (excluding porches)

2. Construct a frame, one-car garage (22' x 12') behind the new house.

Garage size: approx. 264 sq. ft footprint

Total percentage of lot coverage (footprint) for Lot 11 = 12.8%

APPLICABLE GUIDELINES

When reviewing new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Hyattstown/Clarksburg County Master Plan (Master Plan)* approved and adopted in June 1994, the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Hyattstown/Clarksburg County Master Plan – Land-Use plan

- Reaffirm and strengthen current historic building patterns, e.g., the pattern of houses built close to the road with long backyards and expanses of green space behind them (p 79).
- Encourage a limited amount of new construction, as long as the new buildings are compatible to the historic ones in terms of size, scale, rhythm, percentage of lot coverage, relationship to the street and relationship to open space (p.82).

Vision of Hyattstown – Strategies for Maintaining Historic Character

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

Montgomery County Code; Chapter 24A

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

district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Considering the current proposal, staff turned to the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* which was prepared in 1992 by Traceries and PMA Associates at the request of the HPC to provide guidance in their consideration of new proposals within the historic district. The character-defining features section (pages 14-45) of the *Vision* was developed to understand the historic building pattern of the Hyattstown Historic District. A successful development plan for this property will be compatible with these design elements. An analysis of the proposed plan, in the context of these items, is outlined below.

1. Residential Setback Patterns

Average front yard setbacks for the historic residential core is 20' with an overall district average of 40' (pg. 43). The rear yards/lots feature a myriad of outbuildings, barns, garages and carriage sheds, as well as vegetable gardens and residential yards (pg17).

The current proposal is illustrating a 21' front yard setback for the proposed house to be sited on Lot 11, adjacent to the existing historic houses (circle 9). The historic house to the north has a front yard set back of 10' and the historic house to the south is located on the front property line (and therefore has no front yard setback). The proposed house will be sited 10' and 21' back respectively from the historic houses, which staff views as a way to minimize its impact on the existing streetscape and to give a hierarchy to the historic buildings, while still maintaining the integrity of the historic building pattern.

2. Rhythm and Spacing Between Buildings

The average building separation distance in the overall district is 100' (pg 43). The residential core's average is approx 40'.

The approximate separation distances for the proposed house on Lot 11 is 64' to the north, and approx. 65' to the south.

The backlots 64 and 65 will remain unimproved. As such, staff would encourage the applicant to consider donating an open-space easement or placing a restrictive covenant on these lots preventing any further development.

3. Scale and Building Height

37% of the 29 historic buildings in Hyattstown are two stories in height and 34% are 2-1/2 stories. The remaining 27% represent the 20th century bungalow style houses and are 1-1/2 stories in height.

The house to be placed on Lot 11 is to be two-stories in height.

4. Directional Expression of Buildings

The historic houses in Hyattstown show a balance between horizontal and vertically emphasized façade details.

The proposed house's front massing is vertically oriented with a rear ell being horizontally oriented.

5. Roof Forms and Materials

The majority of the Hyattstown historic residences have gable roof forms.

The proposed house has a cross gable roof form.

STAFF WOULD SUGGEST A HIGHER PITCH FOR THE SIDE GABLES - 10/12 - WHICH IS A MORE COMMON FORM IN HYATTSTOWN

6. Porches

Porches in a wide variety of types, are a critical character defining feature of the historic district.

The proposed house contains a wrap-around front porch.

7. Dominant Building Material

The dominant building material in Hyattstown is wood, executed as clapboard and weatherboard.

The proposed cladding material for the house on Lot 11 is horizontal, hardi-plank siding. Staff would encourage the use of horizontal, painted wood (cedar, redwood). The few new houses that have been approved in the district have all been required by the Commission to use wood siding.

8. Outbuildings

Sheds, small barns and carriage houses or [detached] garages play an important role in helping to define the rural village character of Hyattstown.

The subject proposal includes a one-car garage to be located at the rear of the lot and to be accessed by a driveway branching off of a shared driveway. Staff does not have any plans or elevations for this building, yet will note that they support the proposed, detached, one-car garage in concept. Staff recommends that the applicant produce detailed schematic drawings for this garage to be presented at the second preliminary consultation.

Additionally, the proposal illustrates a two-car parking pad to be located at the front corner the house. Staff would encourage the elimination of this pad. The proposed 45' long driveway makes this feature redundant, as two cars can comfortably fit tandem on a 45' length. Furthermore, the elimination of this pad will allow for more grassy open space adjacent to the house.

The parking pad could be moved to rear yard -

9. Architectural Style

turn around for front end access to Frederick Rd.

The early settlement of Hyattstown and the construction of log necessitates a vernacular evolution of building form and style. Many of the houses were enlarged in the 1850's, expanding the original log and frame structures, and applying the popular styles of the day. These additions and alterations are reflected in the application of many Gothic Revival and Queen Anne porch and trim details. Although vernacular buildings are the most prevalent form, several other important 19th century and early 20th century styles are found (pg 27).

The house to be sited on Lot 11 is in staff's opinion, compatible in form, yet too complicated in its detailing. The goal of infill within a historic district should be compatibility in form, style, design and level of detailing. Staff believes that the house's elevations has too many projections and recessions and as such suggests that the design be simplified by eliminating the pedimented entry on the wrap-around porch, and by removing the projections on the side elevations, to create one solid, simple wall surface. These alterations can be seen in the drawing mark-ups beginning on circles 19-24. ~~11-14~~

Staff feels that this form will be compatible with the existing streetscape and with the existing historic houses that flank it. The house to the south is a frame, two-story, four-bay, vernacular dwelling with a full-width front porch (in severely deteriorated condition) and the house to the north is frame, three bay, cross-gable, two-story, dwelling.

The Local Advisory Panel (LAP), The Friends of Hyattstown, had not yet provided comments on the proposed development plan at the time this staff report was prepared



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

For PRELIMINARY CONSULTATION

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: STERLING MEHRING Daytime Phone No.: 301 585 2600

Address: 2505 FOREST GLEN RD. SILVER SPRING 20910
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: George Myers Daytime Phone No.: ~~301 942 906~~ 240 333 2003

LOCATION OF BUILDING/PREMISE

House Number: LOT 11 Street: FREDERICK

Town/City: HYATTS TOWN Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: New house + GARAGE

1B. Construction cost estimate: \$ TBD.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

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

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

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

[Signature]
Signature of owner or authorized agent

6/23/04.
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING LOT ON FREDERICK RD.
HYATTSVILLE HISTORIC DISTRICT

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

PROPOSED NEW HOUSE

FOR PRELIMINARY
CONSULTATION

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

LOT 12
10,890 SF

TOTAL LOT
COVERAGE 11.6%
EXCLUDES PORCH

SHED
160 SF

EXISTING
HOUSE
(960 SF FOOTPRINT
EXCLUDING PORCH)
#25925

PORCH

SHED
144 SF

SHARED
DRIVEWAY

FREDERICK RD.

LOT 11
10,890 SF

TOTAL LOT
COVERAGE 12.8%
EXCLUDES PORCHES

PROPOSED
GARAGE
12x22
(264 SF)

PROPOSED
HOUSE
1,134 SF
FOOTPRINT
EXCLUDING
PORCHES

PORCH

SITE PLAN
1"=20'-0"

PTD. WOOD WINDOWS
& SHUTTERS

METAL
ROOFING

PTD. HARD-
PLANK
SIDING

25'

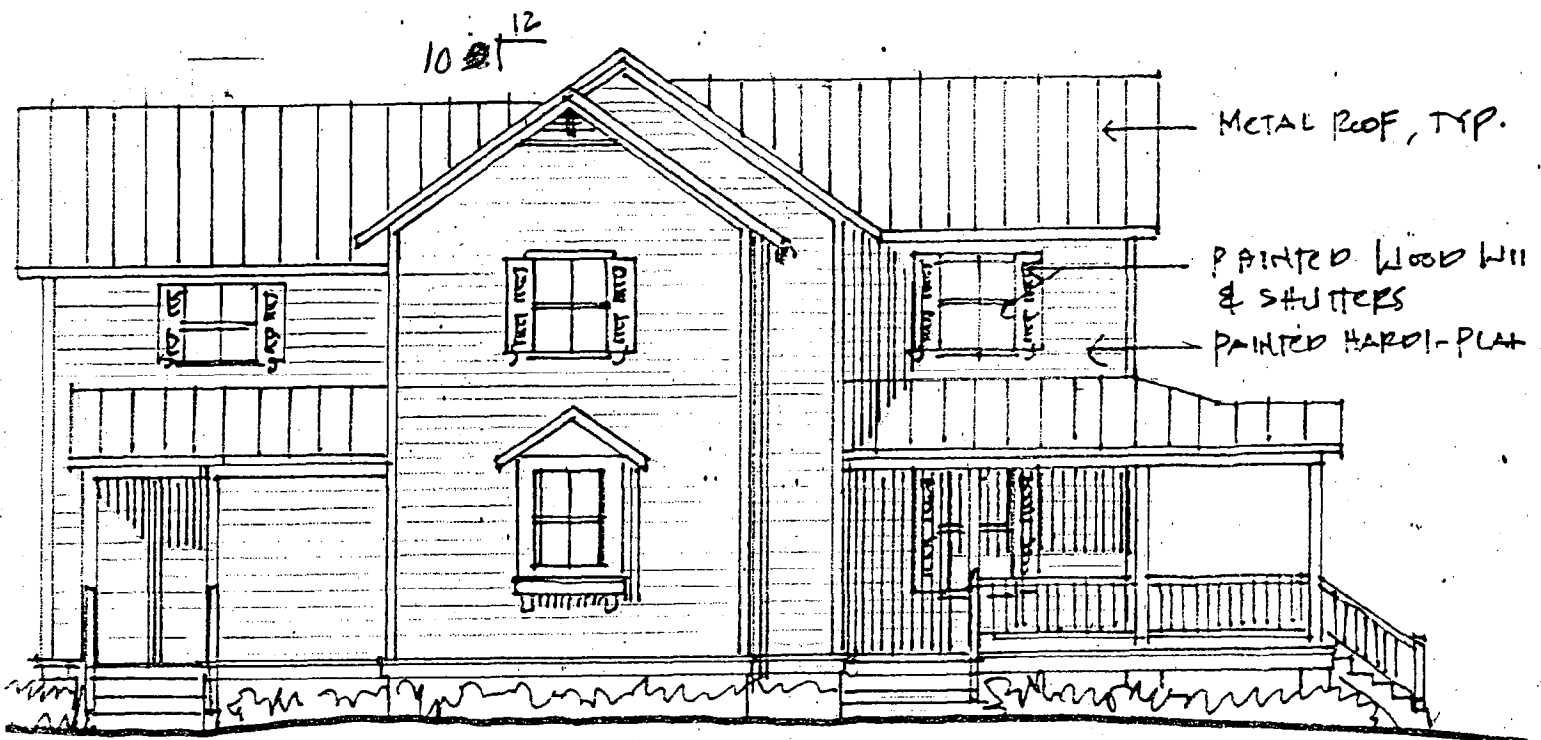
8'
9'
12'



FRONT (WEST) ELEVATION

PROPOSED NEW
HOUSE FOR LOT 11,
FREDERICK RD.
HYATTSPAWN
HISTORIC DISTRICT.

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



LEFT SIDE (NORTH) ELEVATION

1/8" = 1'-0"



RIGHT SIDE (SOUTH) ELEVATION

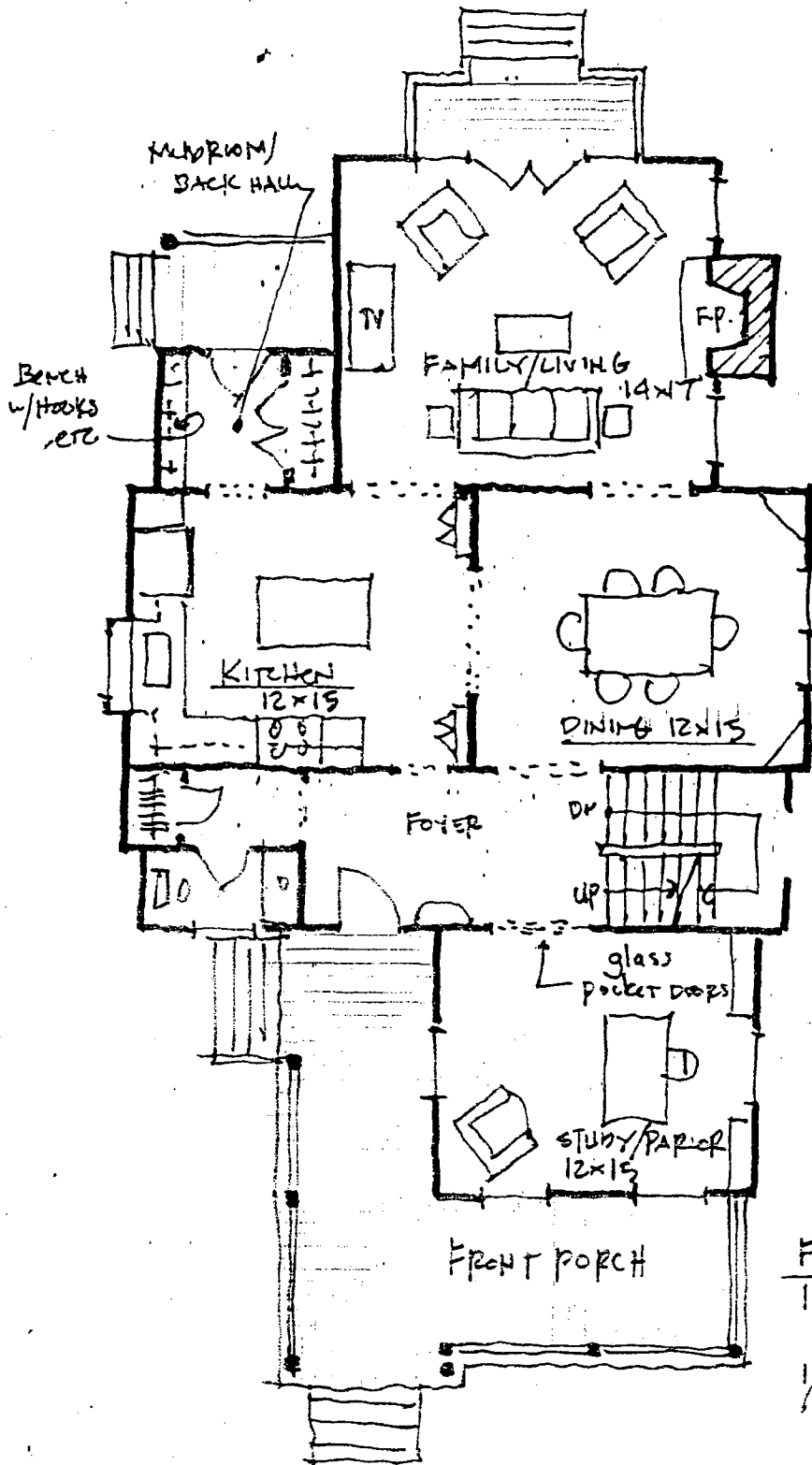
1/8" = 1'-0"



REAR (EAST) ELEVATION

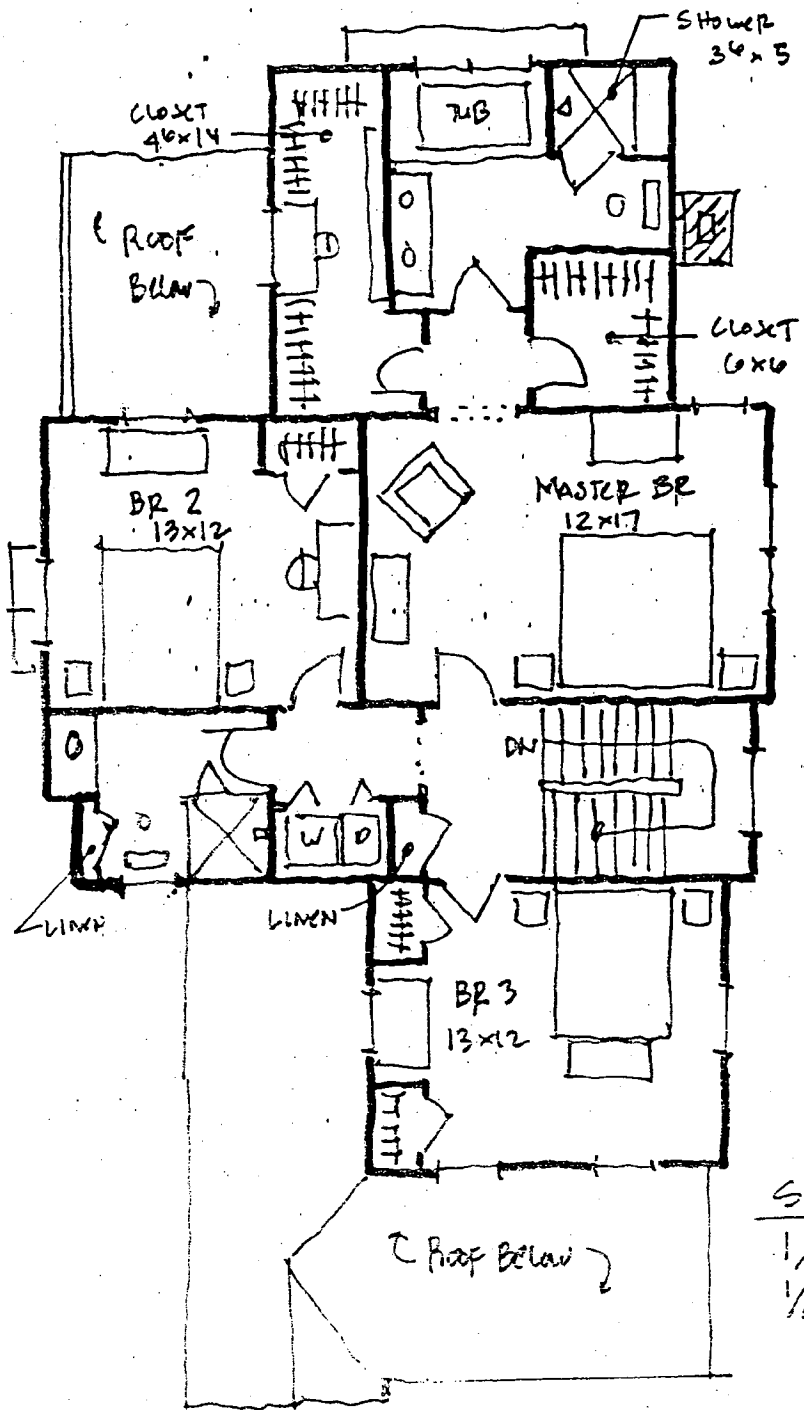
1/8" = 1'-0"





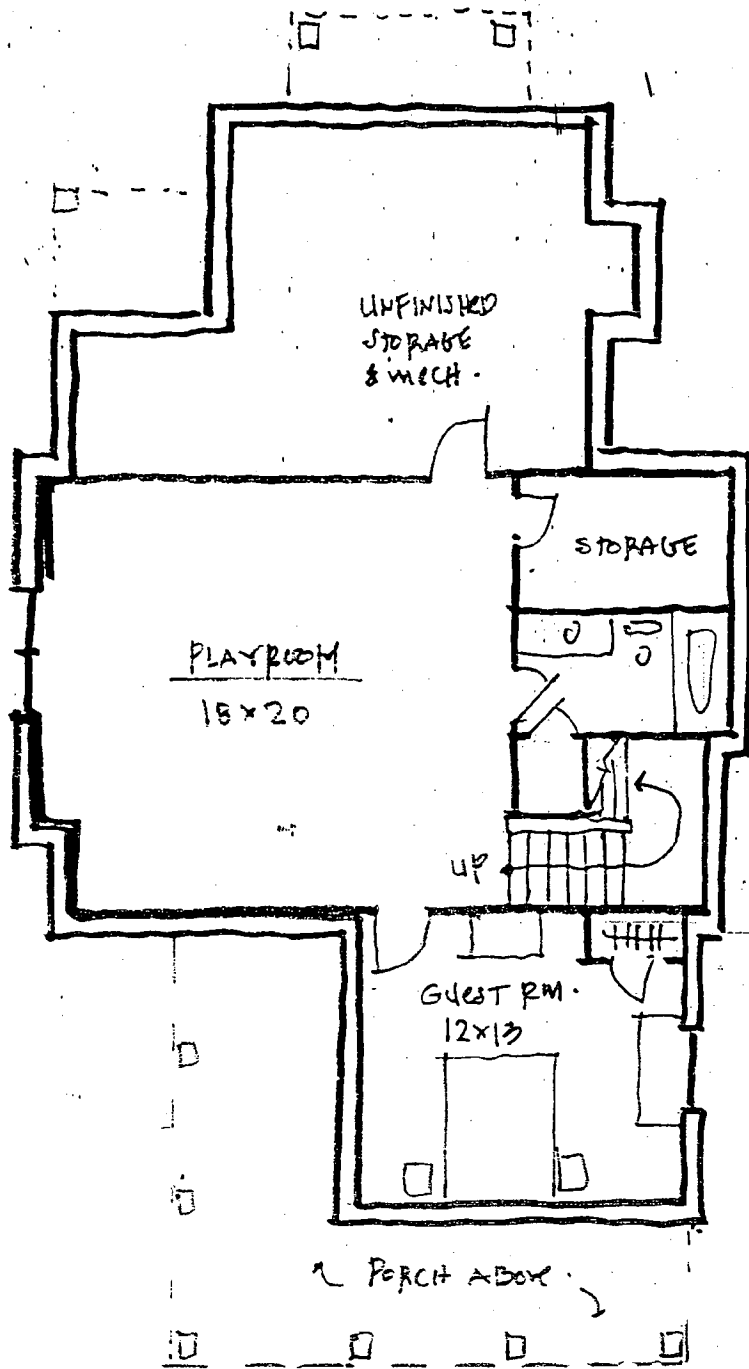
First Floor
 1,134 GROSS SF
 EXCLUDING PORCHES
 1/8" = 1'-0"



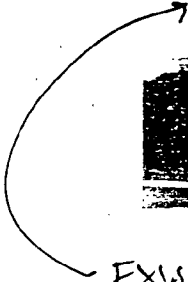
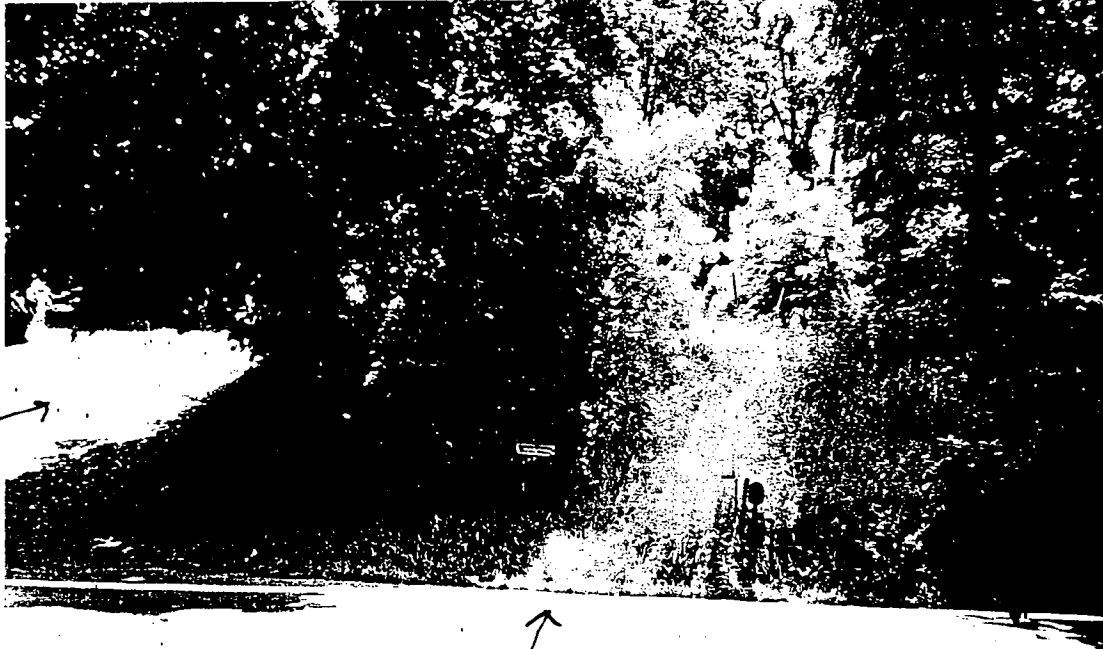


SECOND FLOOR
 1,092 SF GROSS
 1/8" = 1'-0"

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



BASMENT FLOOR PLAN
1174 GROSS SF (FOOTPRINT W/OUT PORCHES)

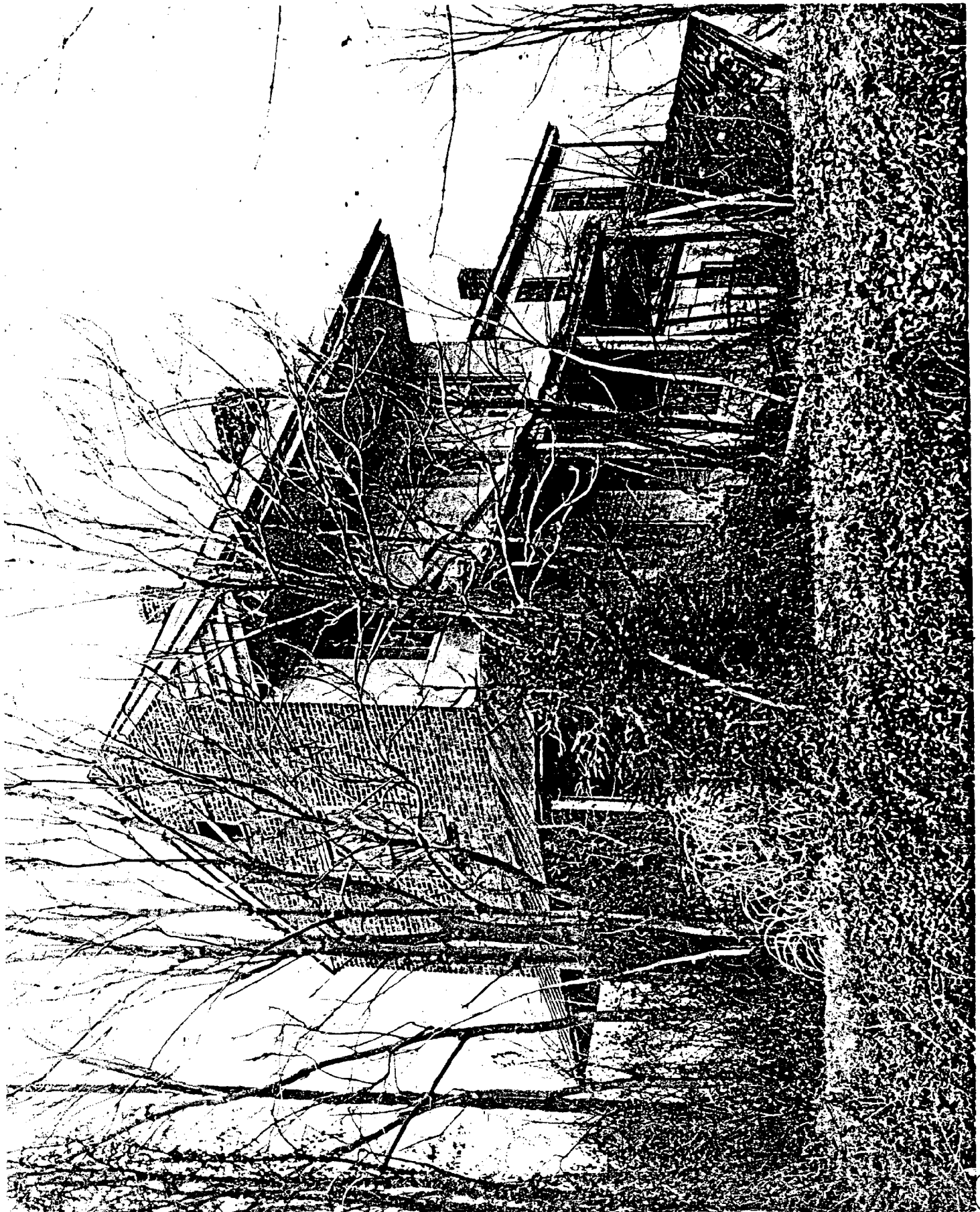


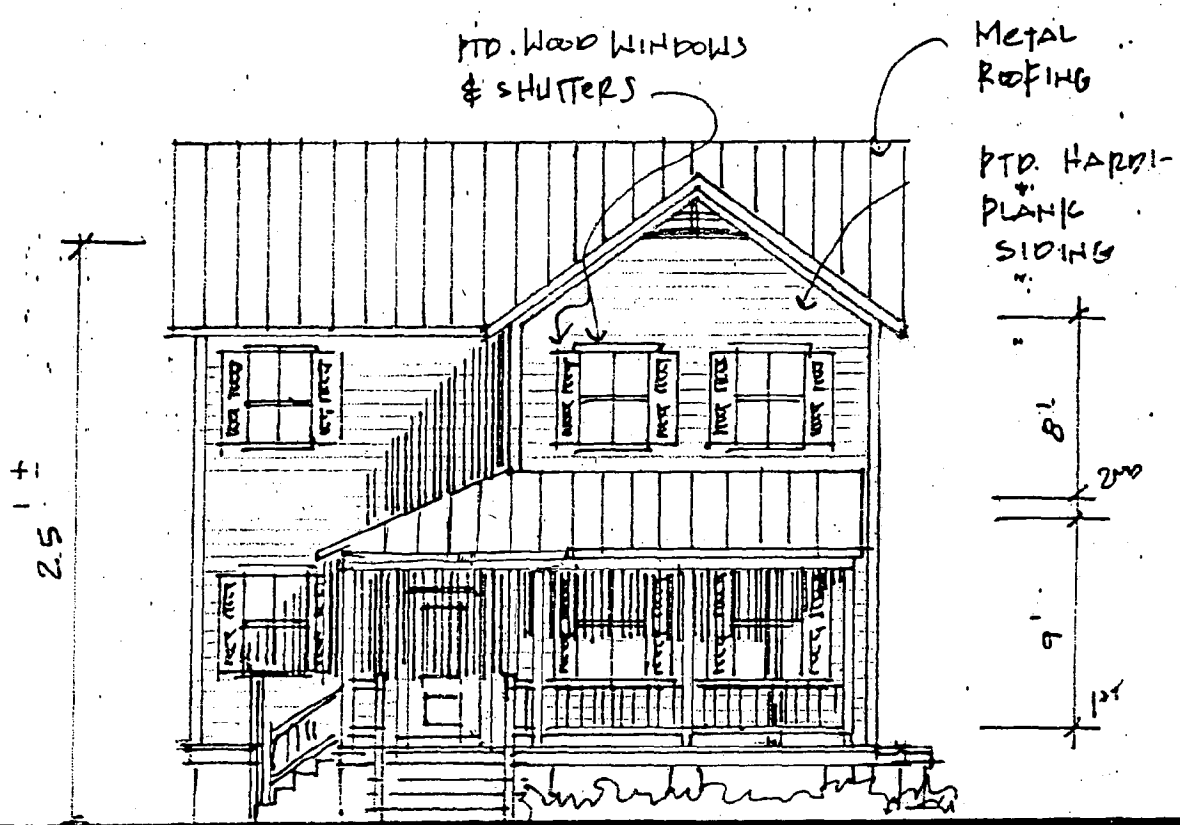
EXISTING SHARPO
DRIVEWAY

↑ House will be HERE



ADJACENT PROPERTY. #25 925 FREDERICK





FRONT (WEST) ELEVATION

STAFF SUGGESTIONS

PROPOSED NEW
HOUSE FOR LOT 11,
FREDERICK RD.

HYATTSBOWN
 HISTORIC DISTRICT.

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

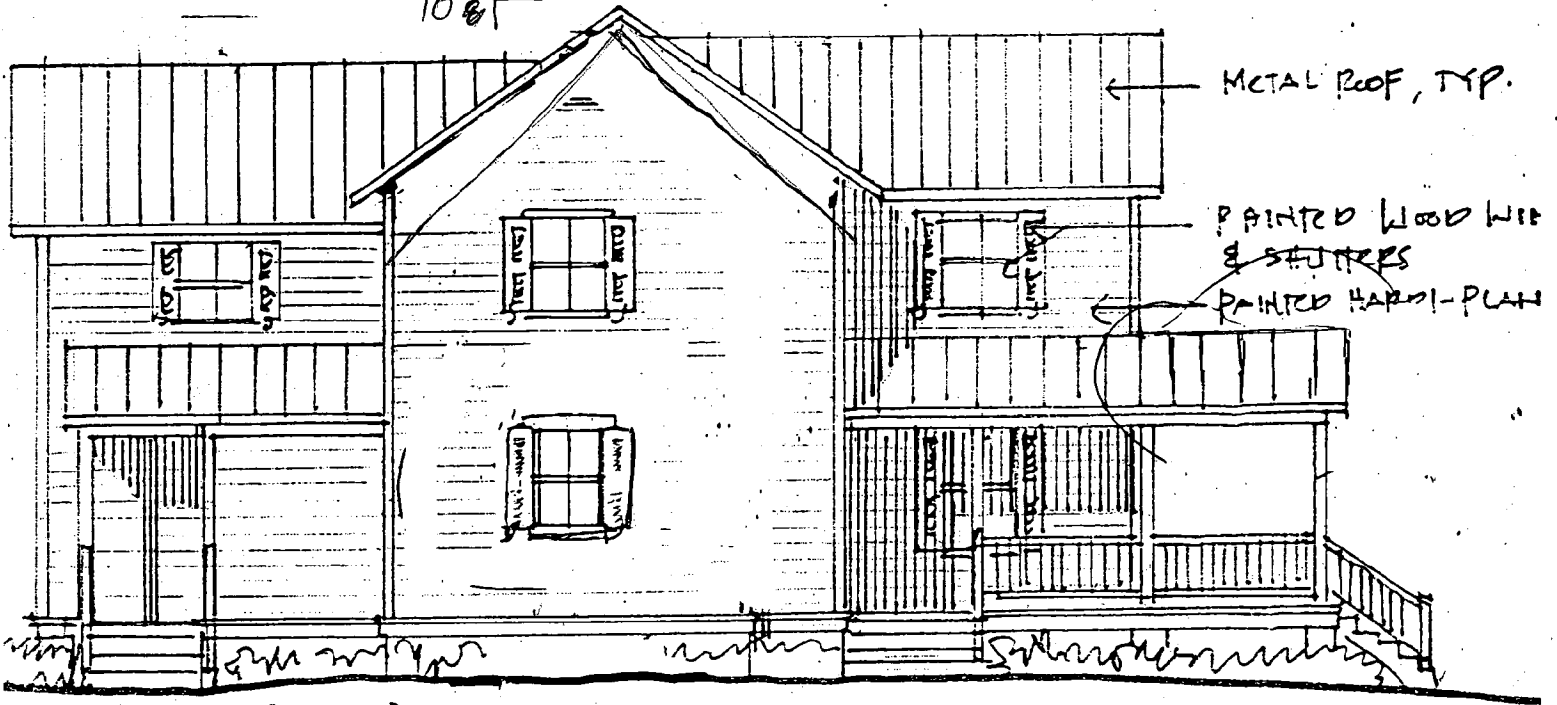


RIGHT SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

STAFF SUGGESTIONS

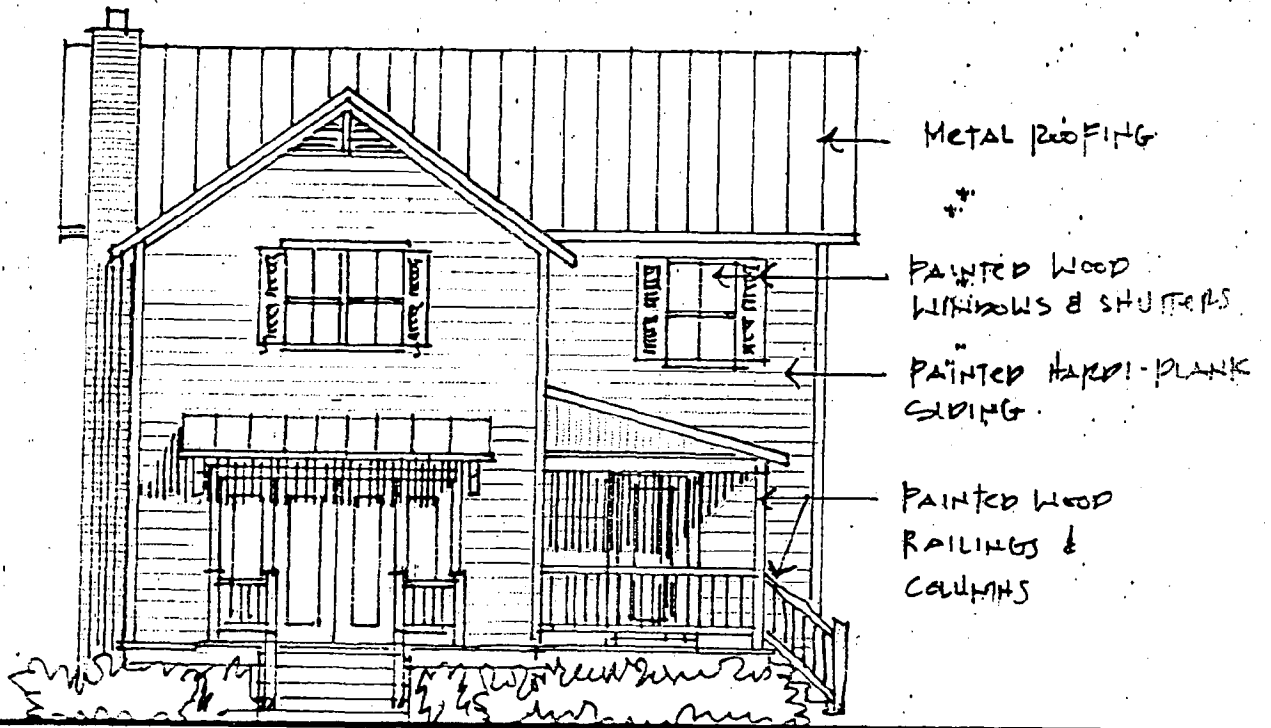
10 1/2 12



LEFT SIDE (NORTH) ELEV

1/8" = 1'-0"

STAFF
SUGGESTIONS

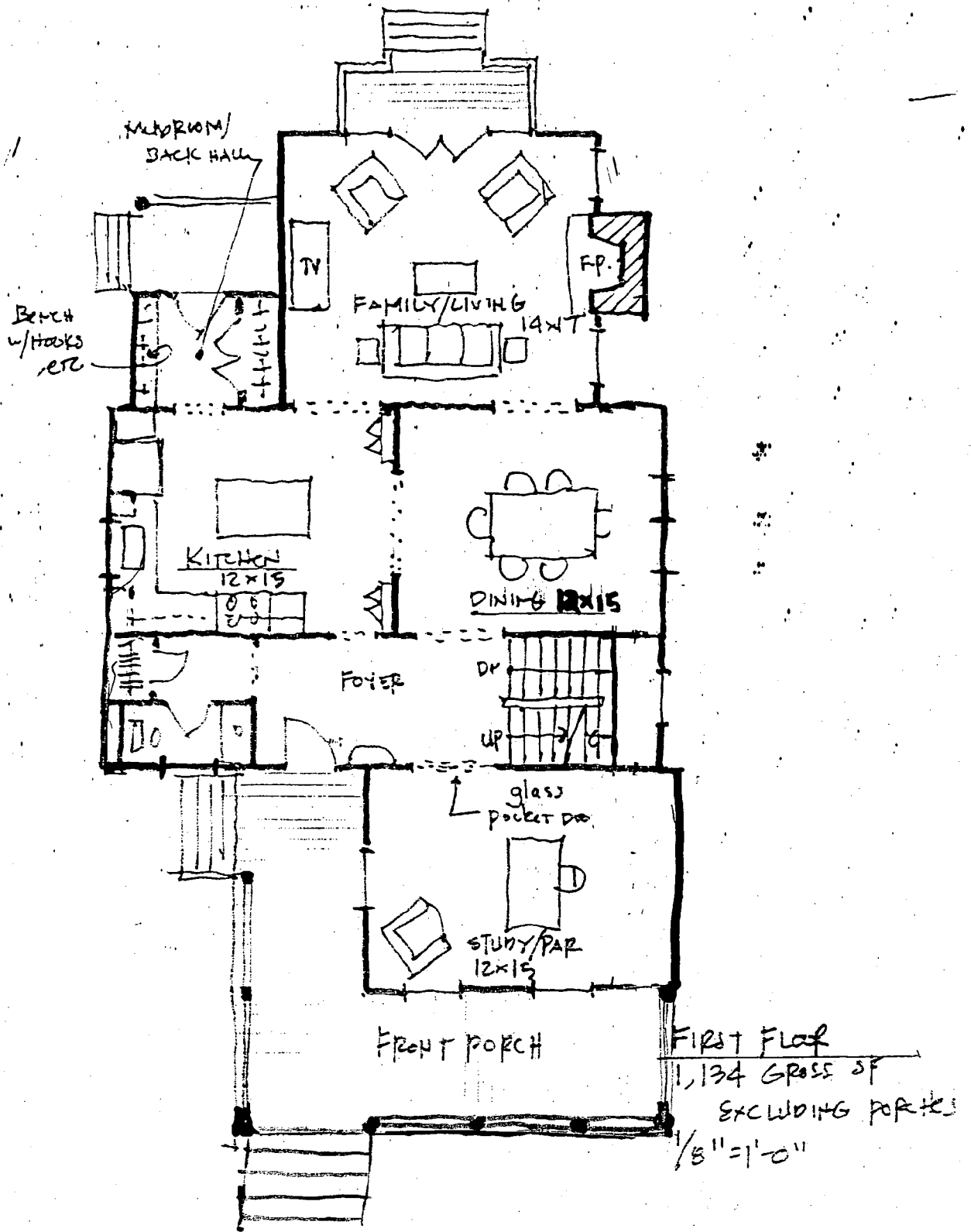


REAR (EAST) ELEVATION

1/8" = 1'-0"

STAFF SUGGESTIONS

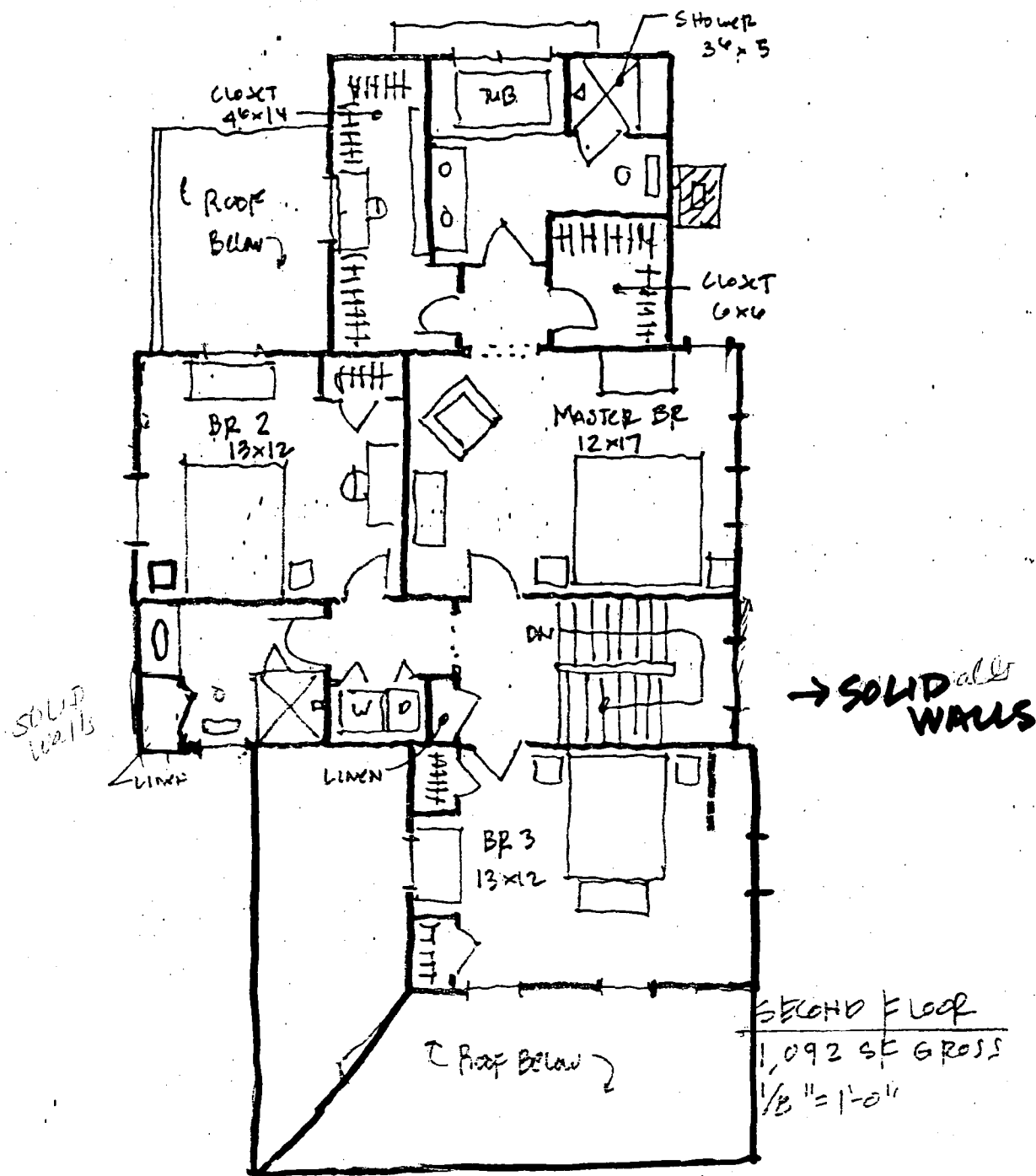
- NO CHANGES -



STAFF SUGGESTIONS.

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

22



STAFF SUGGESTIONS

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

(24)

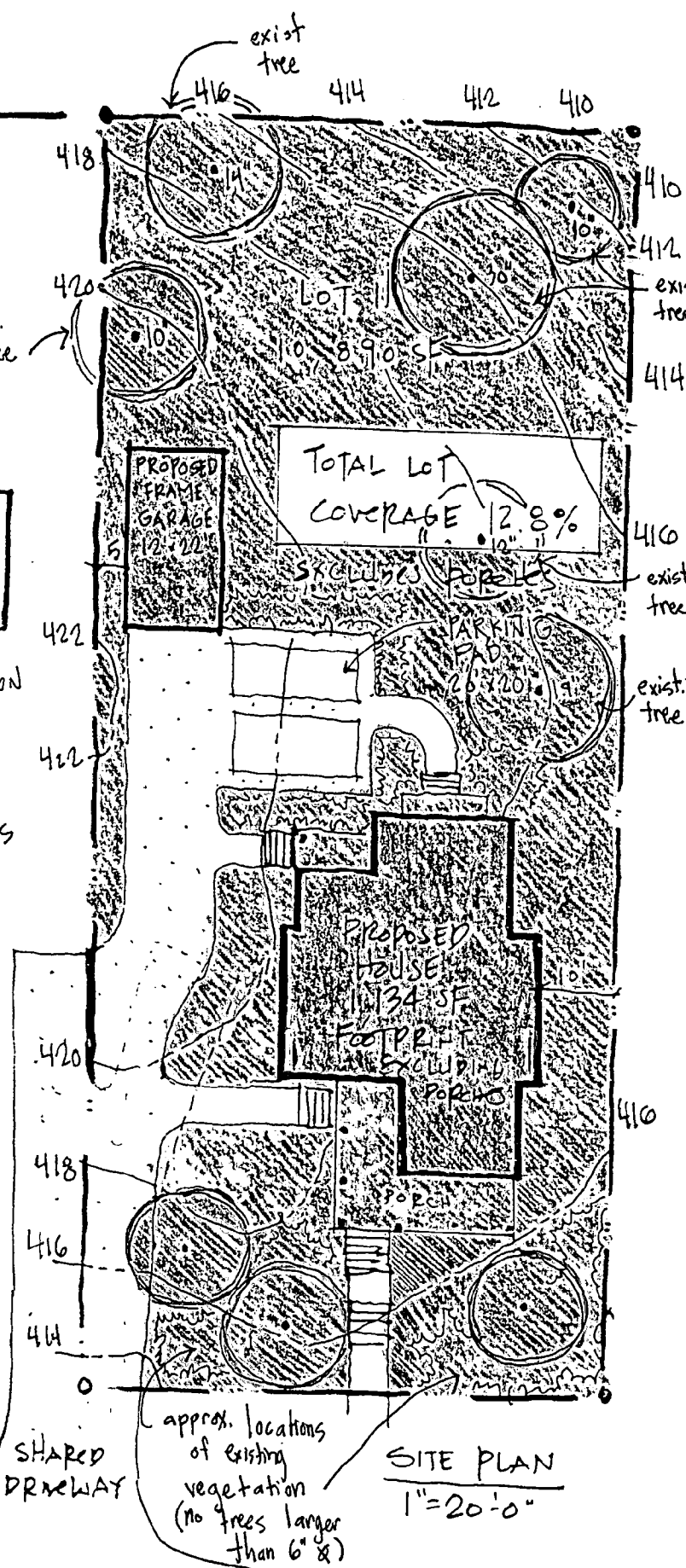
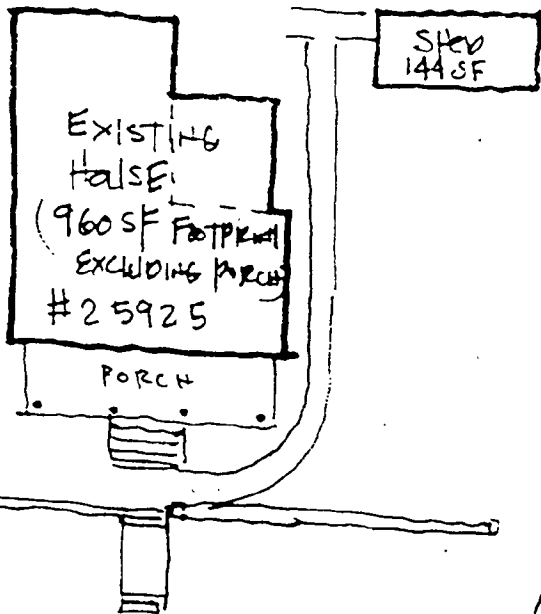
LOT 12
10,890 SF

TOTAL LOT
COVERAGE 11.6%
EXCLUDES PORCH

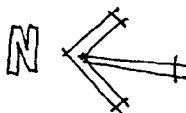
SHED
160 SF

GENERAL SITE NOTES

1. FINAL GRADING WILL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION
2. TO THE BEST OF APPLICANTS' KNOWLEDGE, NO MAJOR TREES WILL BE AFFECTED BY THE WORK.
3. ALL CURRENT ACCESS EASEMENTS SHALL REMAIN INTACT



FREDERICK RD.



GTM ARCHITECTS
7735 Old Georgetown Rd.
Suite 700



METAL ROOFING

PAINTED WOOD
WINDOWS & SHUTTERS

PAINTED HARDY-PLANK
SIDING

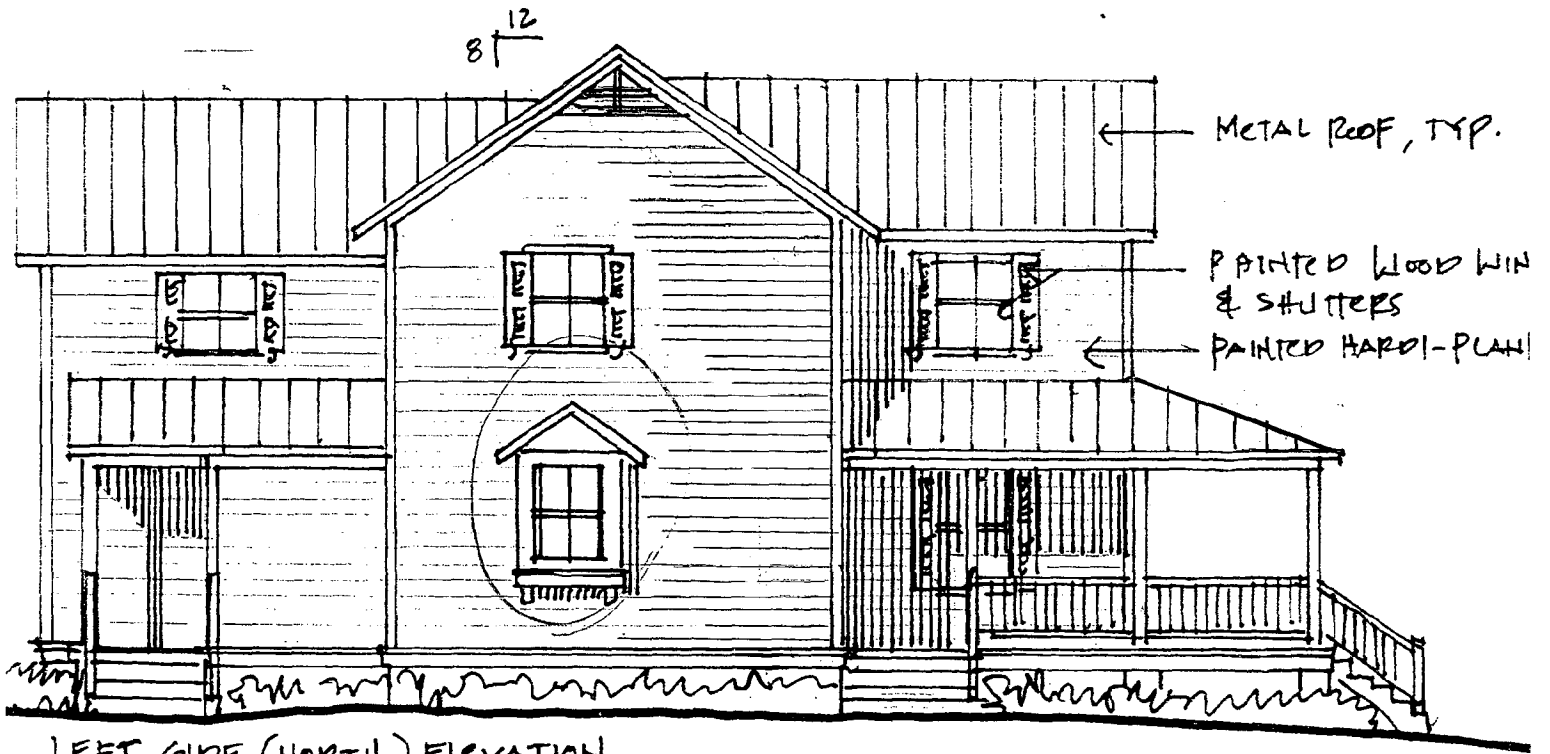
PAINTED WOOD
RAILINGS &
COLUMNS

REAR (EAST) ELEVATION

1/8" = 1'-0"

GTM

GTM ARCHITECTS
7735 Old Georgetown Rd.
Suite 700
Bethesda, MD 20814



GTM

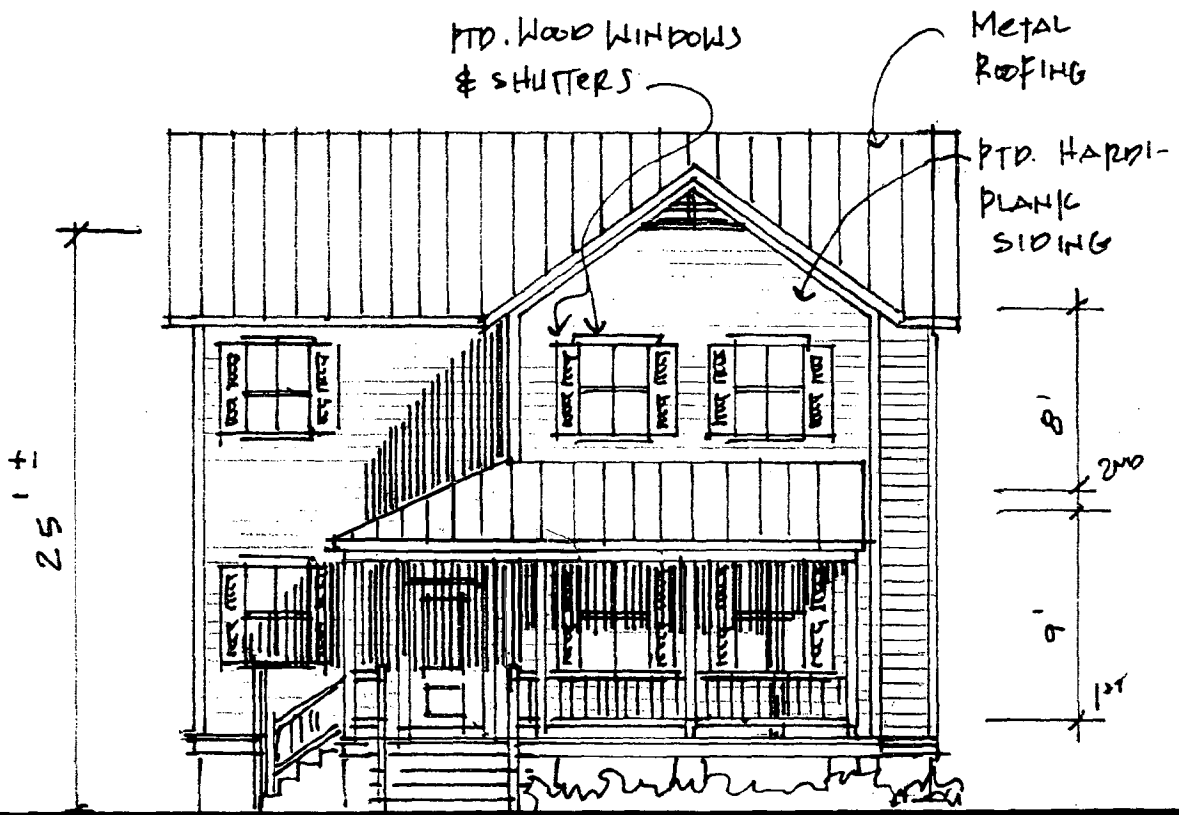
GTM ARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814



RIGHT SIDE (SOUTH) ELEVATION
 $\frac{1}{8}'' = 1'-0''$



GTM ARCHITECTS
7735 Old Georgetown Rd.
Suite 700
Bethesda, MD 20814

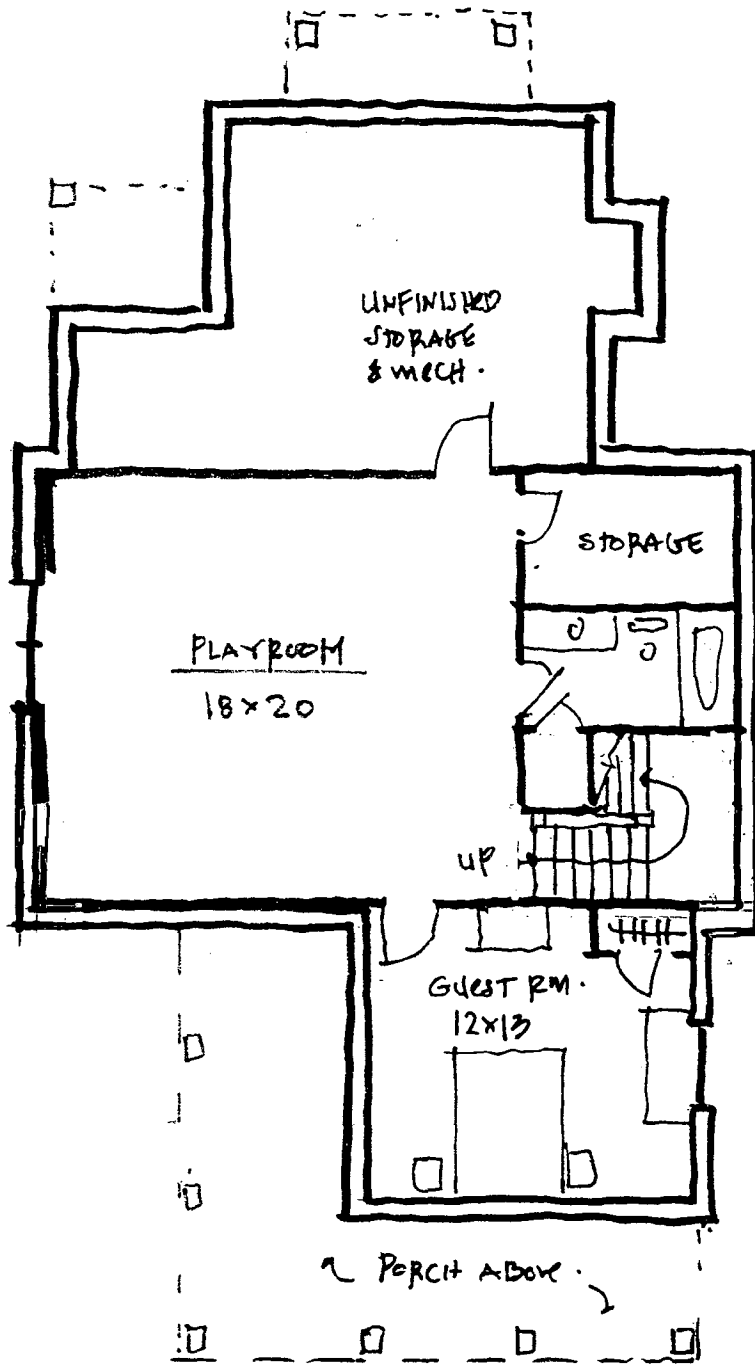


FRONT (WEST) ELEVATION

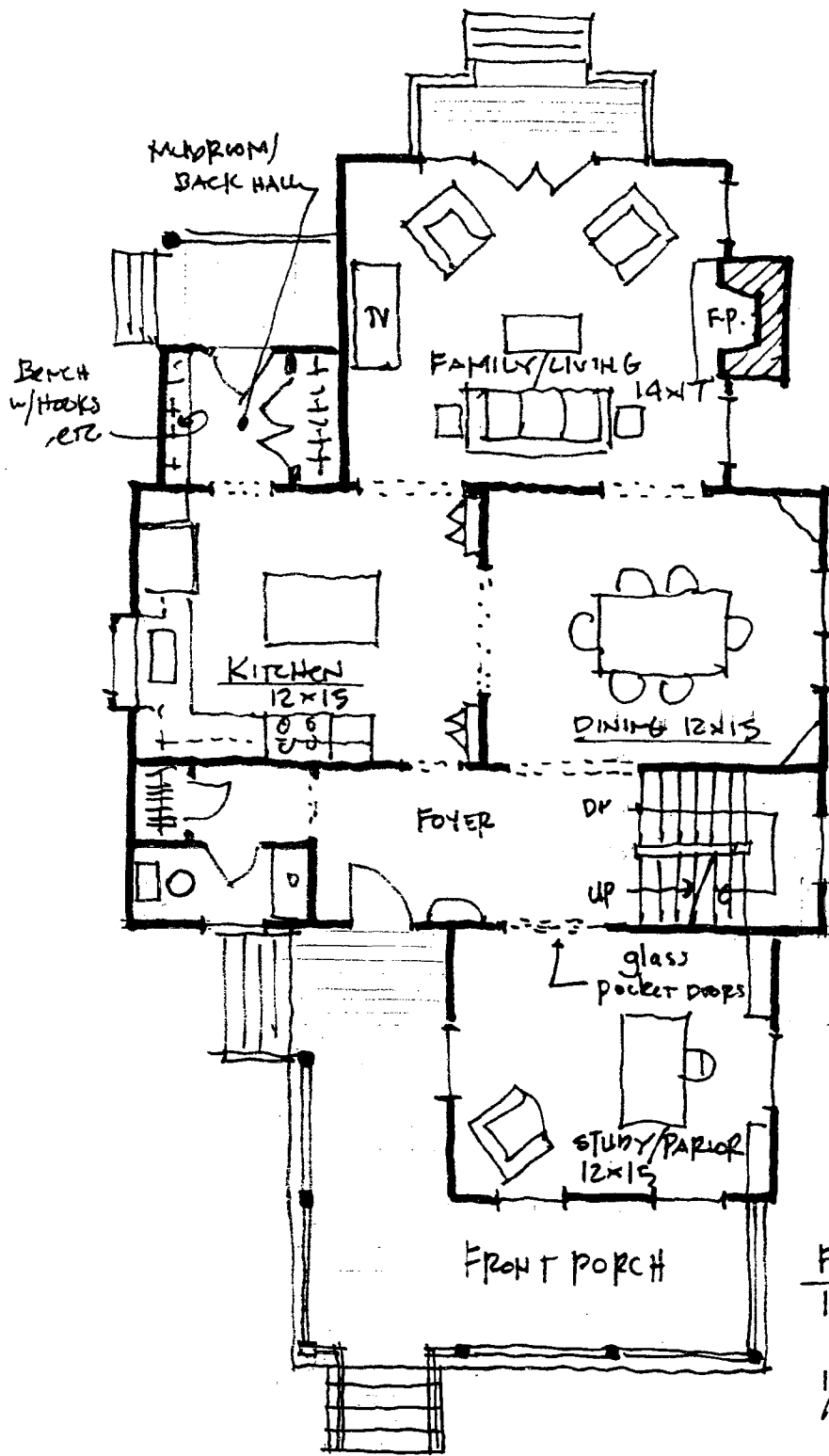
PROPOSED NEW
 HOUSE FOR LOT 11,
 FREDERICK RD.
 HYATTSPAWN
 HISTORIC DISTRICT.



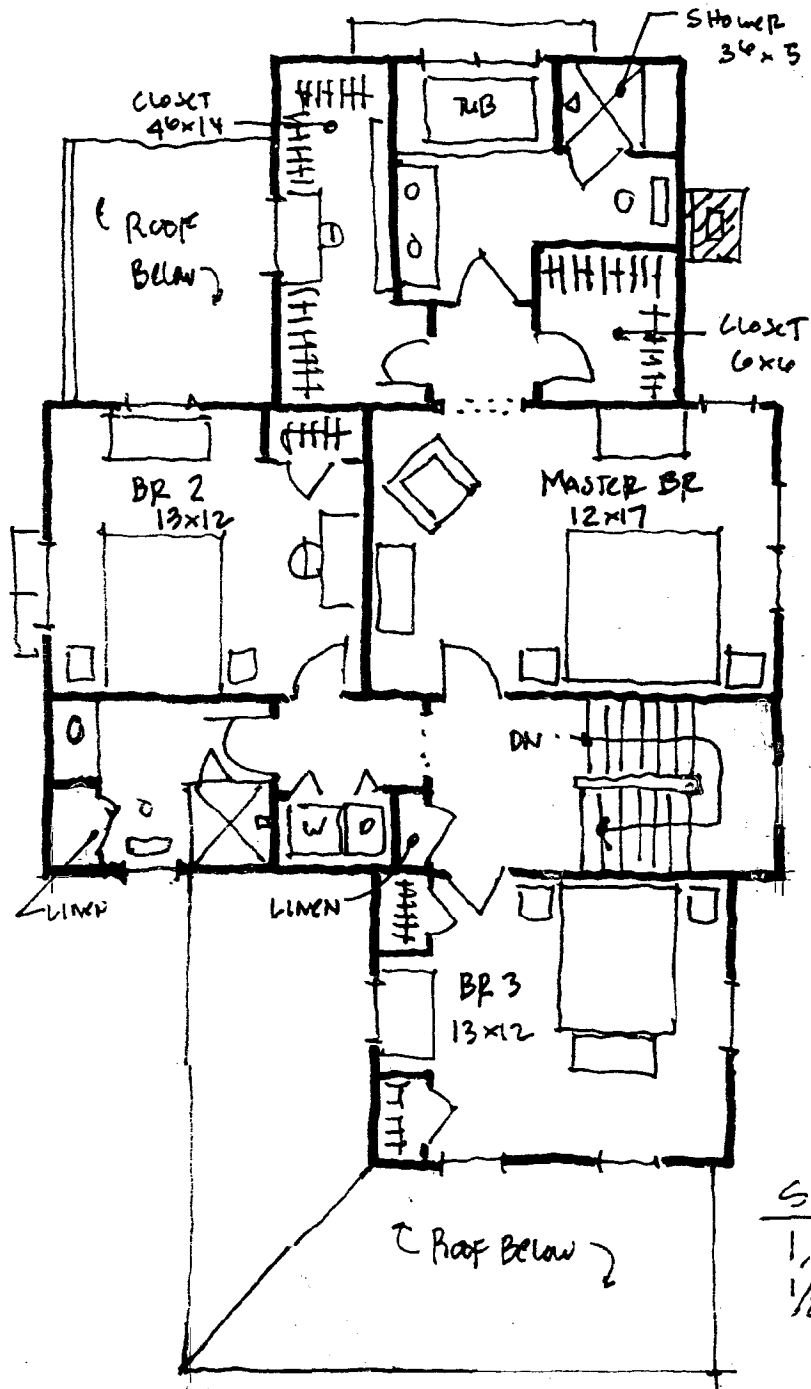
GTM ARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814



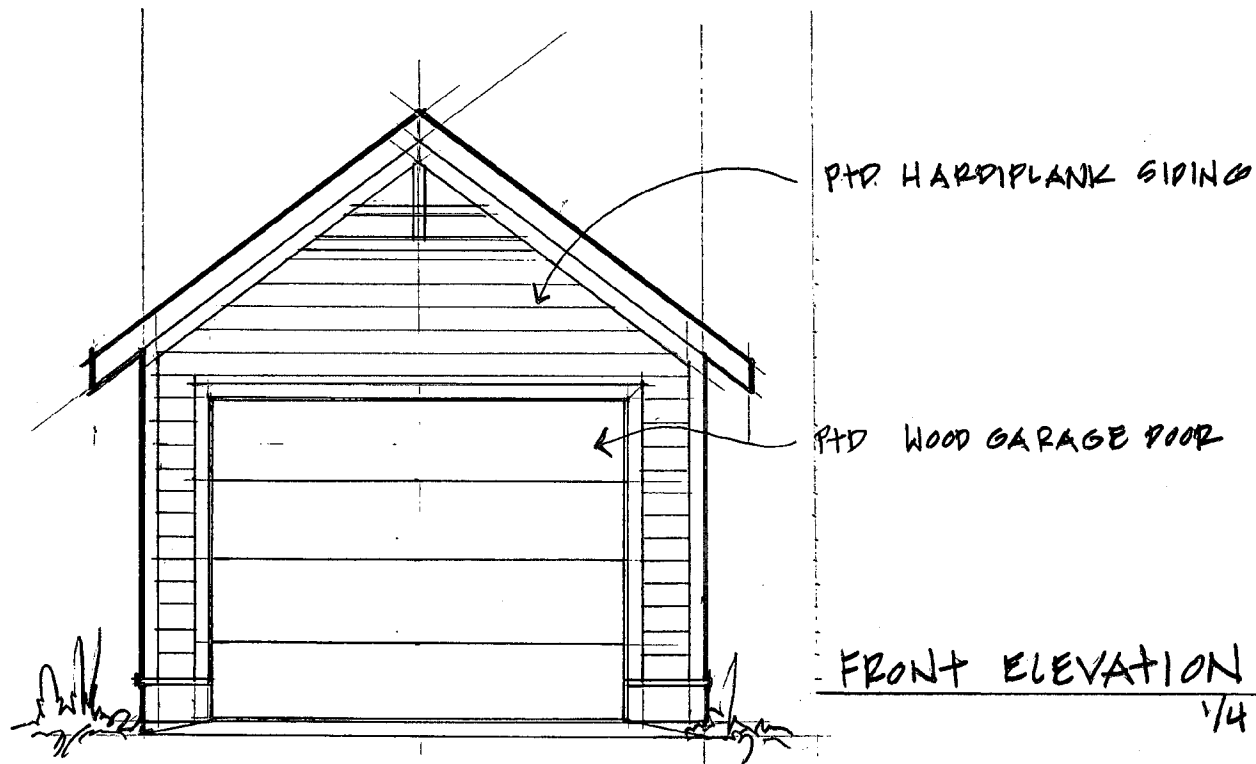
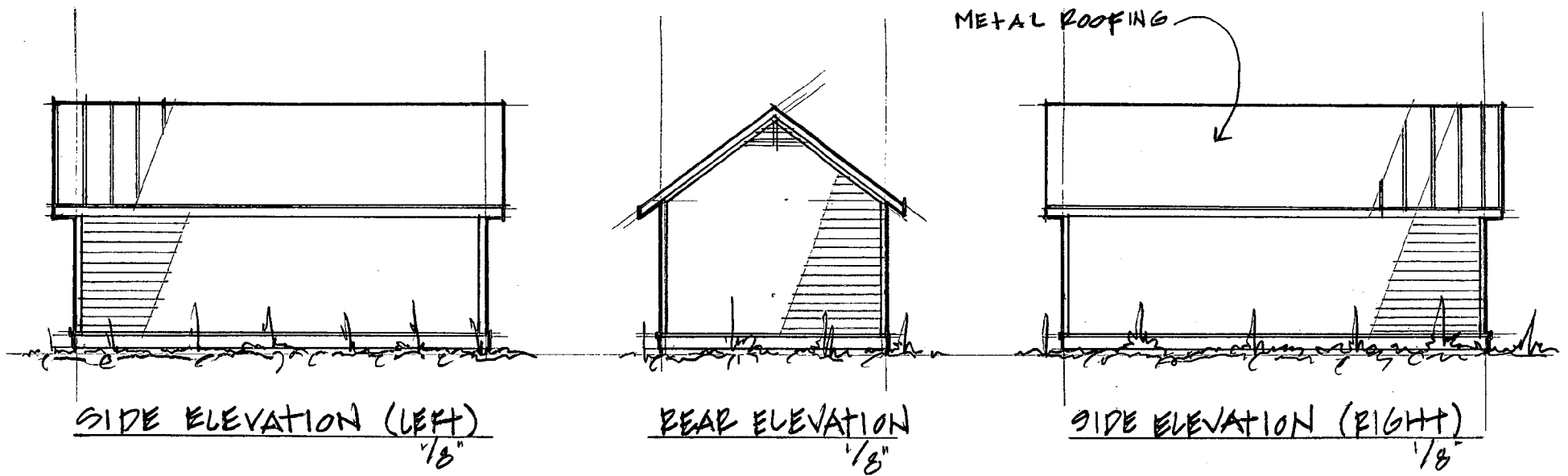
BASEMENT FLOOR PLAN
1134 GROSS SF (FOOTPRINT W/OUT PORCHES)



First Floor
 1,134 GROSS SF
 EXCLUDING PORCHES
 1/8" = 1'-0"



SECOND FLOOR
 1,092 SF GROSS
 1/8" = 1'-0"



PROPOSED GARAGE
 FOR LOT 11,
FREDERICK RD.
 HYATTSTOWN
 HISTORIC DISTRICT



GTMARCHITECTS
 7735 Old Georgetown Rd.
 Suite 700
 Bethesda, MD 20814



1. Address Unknown



2. 26001 Frederick Rd.



3. 25929 Frederick Rd.



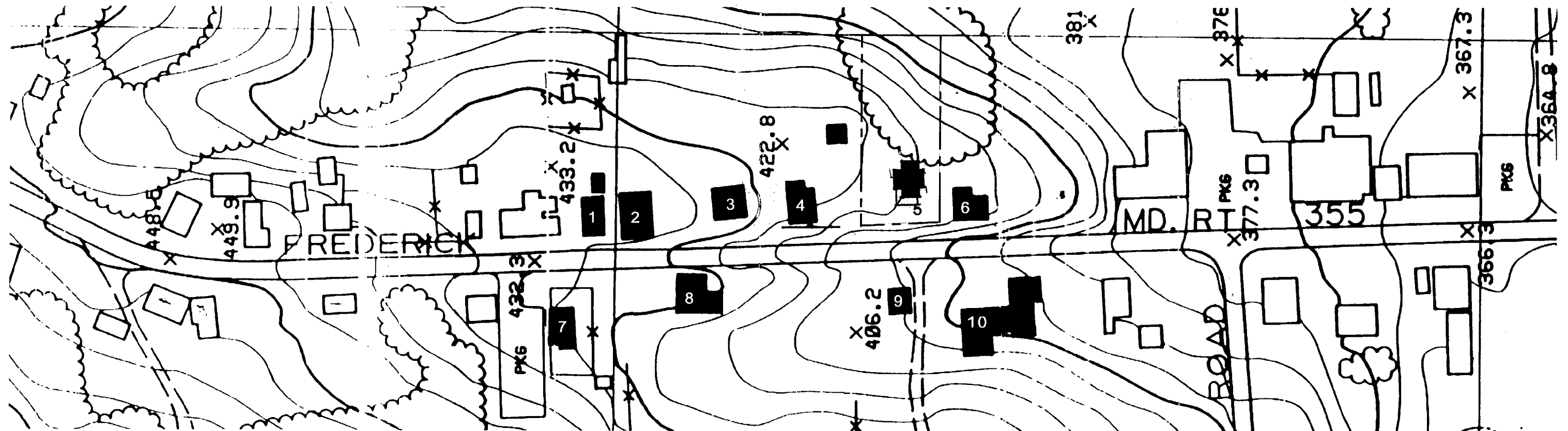
4. 25925 Frederick Rd.



5. Lot 11



6. 25911 Frederick Rd.



7. 26008 Frederick Rd.



8. 26000 Frederick Rd.



9. 25914 Frederick Rd.



10. 25908 Frederick Rd.

Naru, Michele

From: Naru, Michele
Sent: Wednesday, September 29, 2004 10:21 AM
To: Robert Lach (E-mail)
Subject: Additional Information for HAWP

Hi Robert,

Here is the additional information I need for the Hyattstown HAWP:

1. Material specifications and door and window schedules
2. Narrative describing the overall height of the building from grade. Also give us details on the number of stairs up to the front porch (least amount possible - maybe 3 or 4?)
4. A site plan showing the footprints of the proposed house and existing houses that flank it
5. A streetscape view of the proposed house showing the houses that flank it to the north and south.
6. Identify the LOD on the plan and also the type of tree (deciduous or evergreen and its caliper). If a tree is to fall within the LOD, we need to generate a tree protection plan for them. If this part cannot be done by Tuesday, let me know and I will make it a condition of approval.

I need all this information by Tuesday, October 5th - so I can include it in my staff report.

Thanks.

Michele

Michele Naru, Historic Preservation Planner
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org
www.mncppc.org

25917 FEDERICK ROAD

DRIVEWAY to REMAIN



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	Lot 11 Frederick Rd, Hyattstown	Meeting Date:	07/28/04
Resource:	Vacant Lot Hyattstown Historic District	Report Date:	07/21/04
Review:	Preliminary Consultation	Public Notice:	07/14/04
Applicant:	Sterling Mehring (George Myers, Architect)	Tax Credit:	None
		Staff:	Michele Naru

Proposal: Construct a new house and detached garage on Lot 11 in the Hyattstown Historic District

Recommend: Return for a Second Preliminary Consultation

RECOMMENDATION: Staff encourages the applicant to finalize the design and generate scaled and dimensioned, full set of drawings to include:

1. details, material specifications and door and window schedules
2. drawings for the proposed garage (plans and elevations)
3. grading plans for the site
4. a site plan showing the footprints of existing houses which flank the subject lot
5. a streetscape view of the proposed house showing the houses that flank it to the north and south
6. a tree protection plan

and return to the Commission at a future meeting for a second preliminary consultation.

SITE DESCRIPTION

The Hyattstown Historic District is a linear town which was designated on the County's *Master Plan for Historic Preservation* in 1986 and is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the County. As noted in the preservation plan, *Vision of Hyattstown* (p. 9), the town was originally platted in 1798 with ¼ acre deep, rectangular lots sited in tandem and perpendicular to Frederick Road. The dwellings were sited on the front lots, close together and very close to the road. The rear lot provided open space for the dwelling houses and typically housed outbuildings.

The subject lot historically contained a two-story, gable end, brick dwelling, which was demolished in the early 1970s (See Circle 18). The current owner of this lot also owns the associated backlots 64 and 65. The Strube House, flanks the proposed house to the south (Lot 10) and the Jenkins house flanks the proposed house to the north (Lot 12).

PROPOSAL:

The applicant is proposing to (see circles 8-10):

1. Construct a frame, two-story dwelling house on Lot 11. The design of the proposed

building takes the form of a two-bay, two-story dwelling (15' x 20') with a four-bay 2-story "L" addition (32' x 20') and a 1-1/2 story rear addition (15' x 17-1/2').

The proposed materials are hardi-plank siding, wood windows, shutters and doors, and a metal standing seam roof.

Lot size: 10,890 sq. ft.
House size: approx. 1,134 sq. ft. footprint (excluding porches)

2. Construct a frame, one-car garage (22' x 12') behind the new house.

Garage size: approx. 264 sq. ft footprint

Total percentage of lot coverage (footprint) for Lot 11 = 12.8%

APPLICABLE GUIDELINES

When reviewing new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Hyattstown/Clarksburg County Master Plan (Master Plan)* approved and adopted in June 1994, the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* approved and adopted in August 1992, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Hyattstown/Clarksburg County Master Plan – Land-Use plan

- Reaffirm and strengthen current historic building patterns, e.g., the pattern of houses built close to the road with long backyards and expanses of green space behind them (p 79).
- Encourage a limited amount of new construction, as long as the new buildings are compatible to the historic ones in terms of size, scale, rhythm, percentage of lot coverage, relationship to the street and relationship to open space (p.82).

Vision of Hyattstown – Strategies for Maintaining Historic Character

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

Montgomery County Code; Chapter 24A

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

district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.

- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Considering the current proposal, staff turned to the *Vision of Hyattstown: A Long-Range Preservation Plan (Vision)* which was prepared in 1992 by Tracerics and PMA Associates at the request of the HPC to provide guidance in their consideration of new proposals within the historic district. The character-defining features section (pages 14-45) of the *Vision* was developed to understand the historic building pattern of the Hyattstown Historic District. A successful development plan for this property will be compatible with these design elements. An analysis of the proposed plan, in the context of these items, is outlined below.

1. Residential Setback Patterns

Average front yard setbacks for the historic residential core is 20' with an overall district average of 40' (pg. 43). The rear yards/lots feature a myriad of outbuildings, barns, garages and carriage sheds, as well as vegetable gardens and residential yards (pg17).

The current proposal is illustrating a 21' front yard setback for the proposed house to be sited on Lot 11, adjacent to the existing historic houses (circle 9). The historic house to the north has a front yard set back of 10' and the historic house to the south is located on the front property line (and therefore has no front yard setback). The proposed house will be sited 10' and 21' back respectively from the historic houses, which staff views as a way to minimize its impact on the existing streetscape and to give a hierarchy to the historic buildings, while still maintaining the integrity of the historic building pattern.

2. Rhythm and Spacing Between Buildings

The average building separation distance in the overall district is 100' (pg 43). The residential core's average is approx 40'.

The approximate separation distances for the proposed house on Lot 11 is 64' to the north, and approx. 65' to the south.

The backlots 64 and 65 will remain unimproved. As such, staff would encourage the applicant to consider donating an open-space easement or placing a restrictive covenant on these lots preventing any further development.

3. Scale and Building Height

37% of the 29 historic buildings in Hyattstown are two stories in height and 34% are 2-1/2 stories. The remaining 27% represent the 20th century bungalow style houses and are 1-1/2 stories in height.

The house to be placed on Lot 11 is to be two-stories in height.

4. Directional Expression of Buildings

The historic houses in Hyattstown show a balance between horizontal and vertically emphasized façade details.

The proposed house's front massing is vertically oriented with a rear ell being horizontally oriented.

5. Roof Forms and Materials

The majority of the Hyattstown historic residences have gable roof forms.

The proposed house has a cross gable roof form.

6. Porches

Porches in a wide variety of types, are a critical character defining feature of the historic district.

The proposed house contains a wrap-around front porch.

7. Dominant Building Material

The dominant building material in Hyattstown is wood, executed as clapboard and weatherboard.

The proposed cladding material for the house on Lot 11 is horizontal, hardi-plank siding. Staff would encourage the use of horizontal, painted wood (cedar, redwood). The few new houses that have been approved in the district have all been required by the Commission to use wood siding.

8. Outbuildings

Sheds, small barns and carriage houses or [detached] garages play an important role in helping to define the rural village character of Hyattstown.

The subject proposal includes a one-car garage to be located at the rear of the lot and to be accessed by a driveway branching off of a shared driveway. Staff does not have any plans or elevations for this building, yet will note that they support the proposed, detached, one-car garage in concept. Staff recommends that the applicant produce detailed schematic drawings for this garage to be presented at the second preliminary consultation.

Additionally, the proposal illustrates a two-car parking pad to be located at the front corner the house. Staff would encourage the elimination of this pad. The proposed 45' long driveway makes this feature redundant, as two cars can comfortably fit tandem on a 45' length. Furthermore, the elimination of this pad will allow for more grassy open space adjacent to the house.

9. Architectural Style

The early settlement of Hyattstown and the construction of log necessitates a vernacular evolution of building form and style. Many of the houses were enlarged in the 1850's, expanding the original log and frame structures, and applying the popular styles of the day. These additions and alterations are reflected in the application of many Gothic Revival and Queen Anne porch and trim details. Although vernacular buildings are the most prevalent form, several other important 19th century and early 20th century styles are found (pg 27).

The house to be sited on Lot 11 is in staff's opinion, compatible in form, yet too complicated in its detailing. The goal of infill within a historic district should be compatibility in form, style, design and level of detailing. Staff believes that the house's elevations has too many projections and recessions and as such suggests that the design be simplified by eliminating the pedimented entry on the wrap-around porch, and by removing the projections on the side elevations, to create one solid, simple wall surface. These alterations can be seen in the drawing mark-ups beginning on circles 19-24.

Staff feels that this form will be compatible with the existing streetscape and with the existing historic houses that flank it. The house to the south is a frame, two-story, four-bay, vernacular dwelling with a full-width front porch (in severely deteriorated condition) and the house to the north is frame, three bay, cross-gable, two-story, dwelling.

The Local Advisory Panel (LAP), The Friends of Hyattstown, had not yet provided comments on the proposed development plan at the time this staff report was prepared



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

FOR PRELIMINARY CONSULTATION

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: STERLING MEHRING Daytime Phone No.: 301 585 2600

Address: 2905 FOREST GLEN RD. SILVER SPRING 20910
Street Number City State Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: George Myers Daytime Phone No.: ~~301 942 906~~ 240 333 2003

LOCATION OF BUILDING/PREMISE

House Number: LOT 11 Street: FIREBERICK

Town/City: HYATTSTOWN Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: New house + GARAGE

1B. Construction cost estimate: \$ TBD.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

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

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

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

[Signature]
Signature of owner or authorized agent

6/23/04.
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING LOT ON FREDERICK RD.
HYATTSWOWN HISTORIC DISTRICT

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

PROPOSED NEW HOUSE

FOR PRELIMINARY
CONSULTATION

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

LOT 12
10,890 SF

TOTAL LOT
COVERAGE 11.6%
EXCLUDES PORCH

SHED
160 SF

LOT 11
10,890 SF

TOTAL LOT
COVERAGE 12.8%
EXCLUDES PORCHES

PROPOSED
GARAGE
12x22
(264 SF)

PROPOSED
HOUSE
1,134 SF
FOOTPRINT
EXCLUDING
PORCHES

EXISTING
HOUSE
(960 SF FOOTPRINT
EXCLUDING PORCH)
#25925

SHED
144 SF

PORCH

PORCH

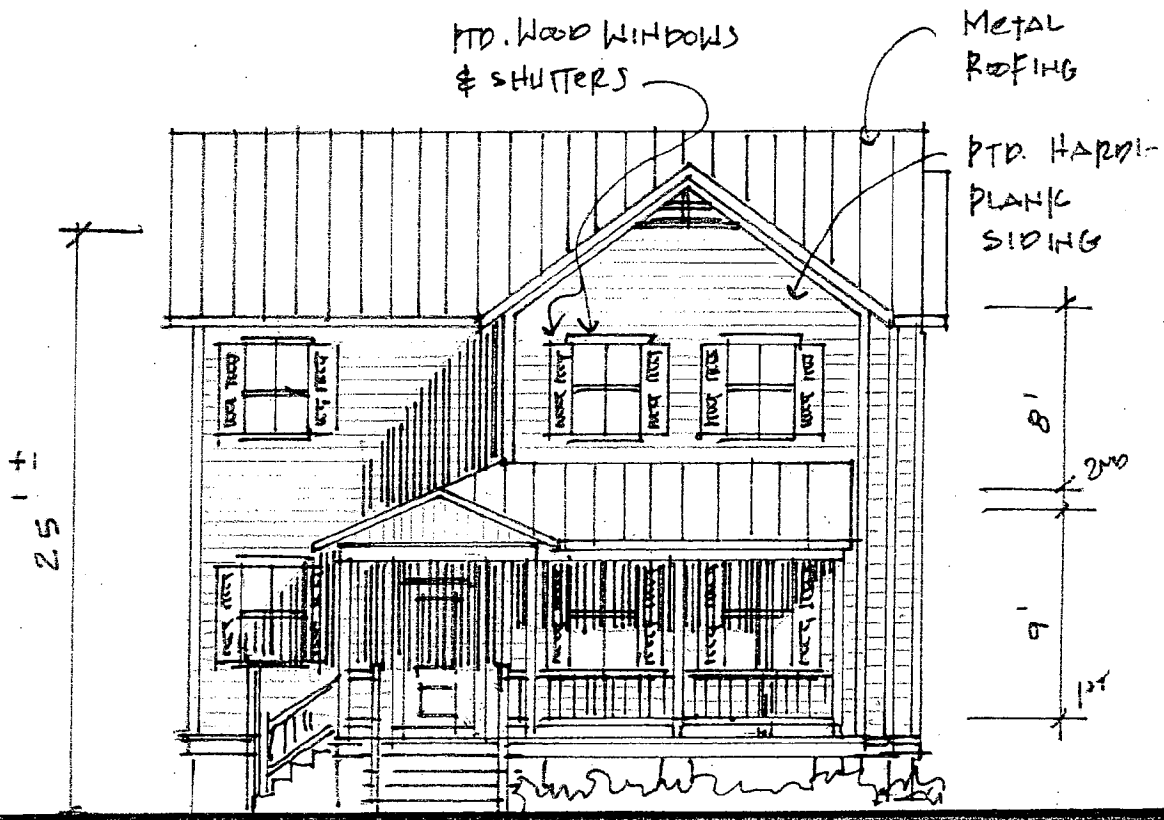
SHARED
DRIVEWAY

SITE PLAN
1"=20'-0"

FREDERICK RD.

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

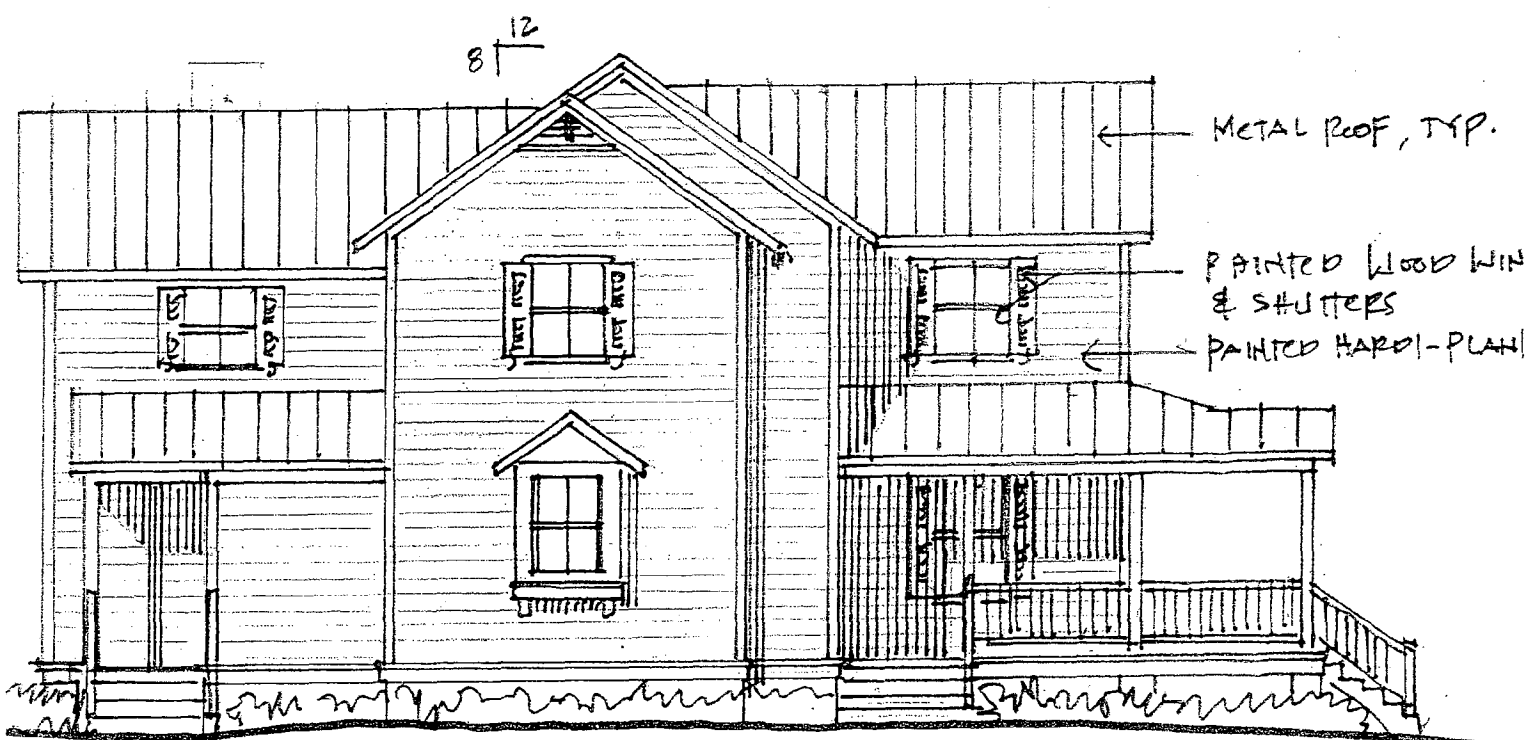




FRONT (WEST) ELEVATION

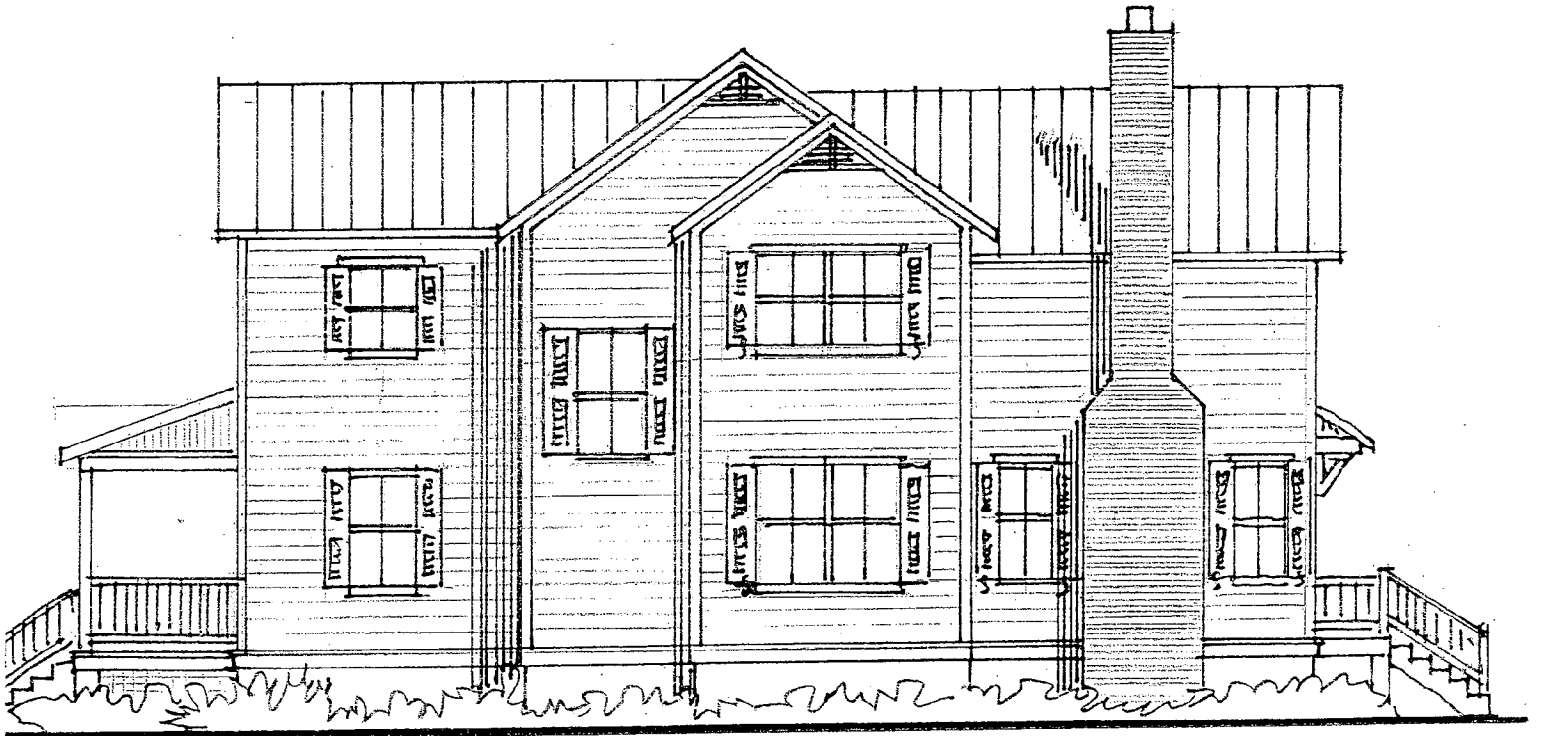
PROPOSED NEW
 HOUSE FOR LOT 11,
 FREDERICK RD.
 HYATTSBOWN
 HISTORIC DISTRICT.

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

14



RIGHT SIDE (SOUTH) ELEVATION
 $\frac{1}{8}'' = 1'-0''$

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

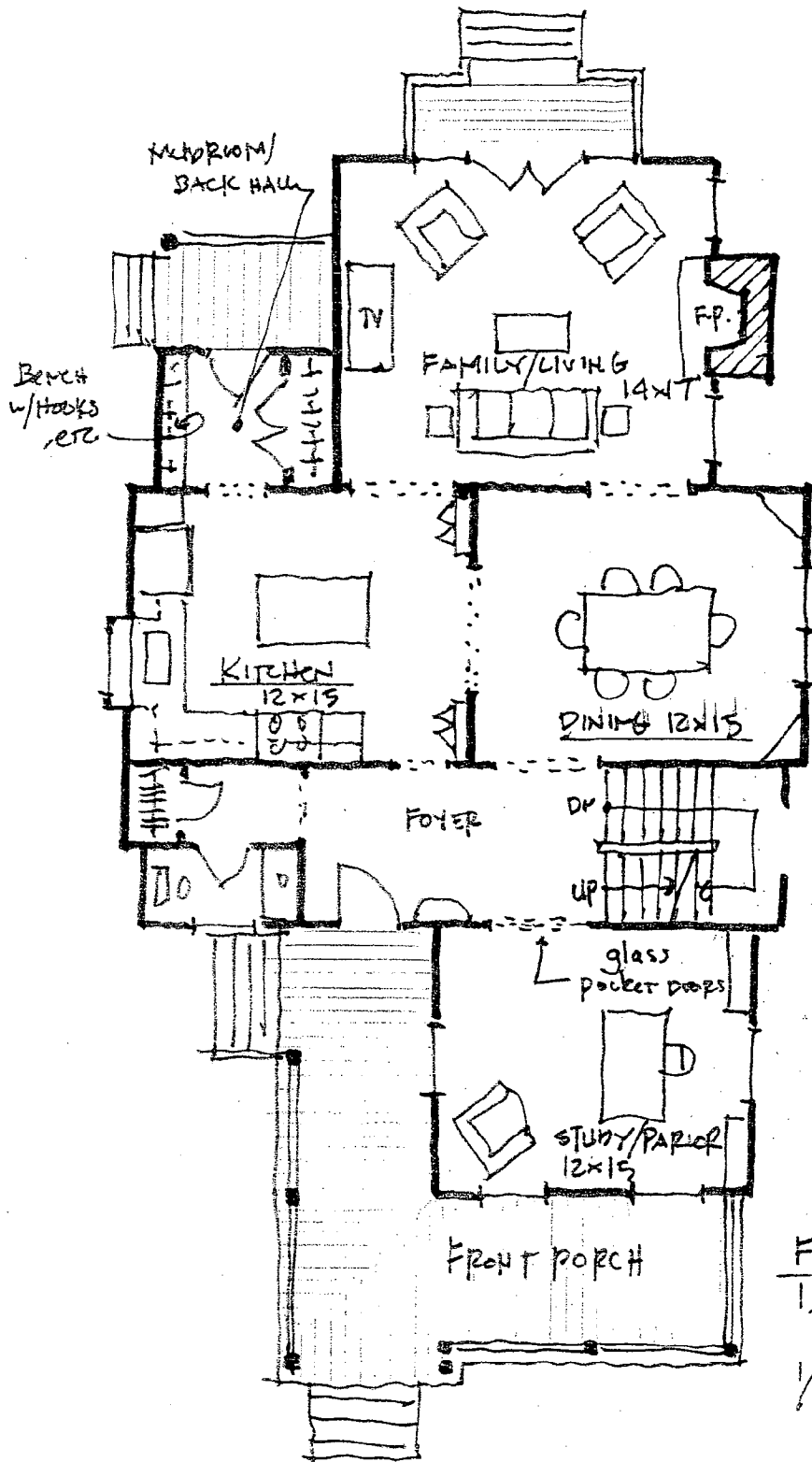




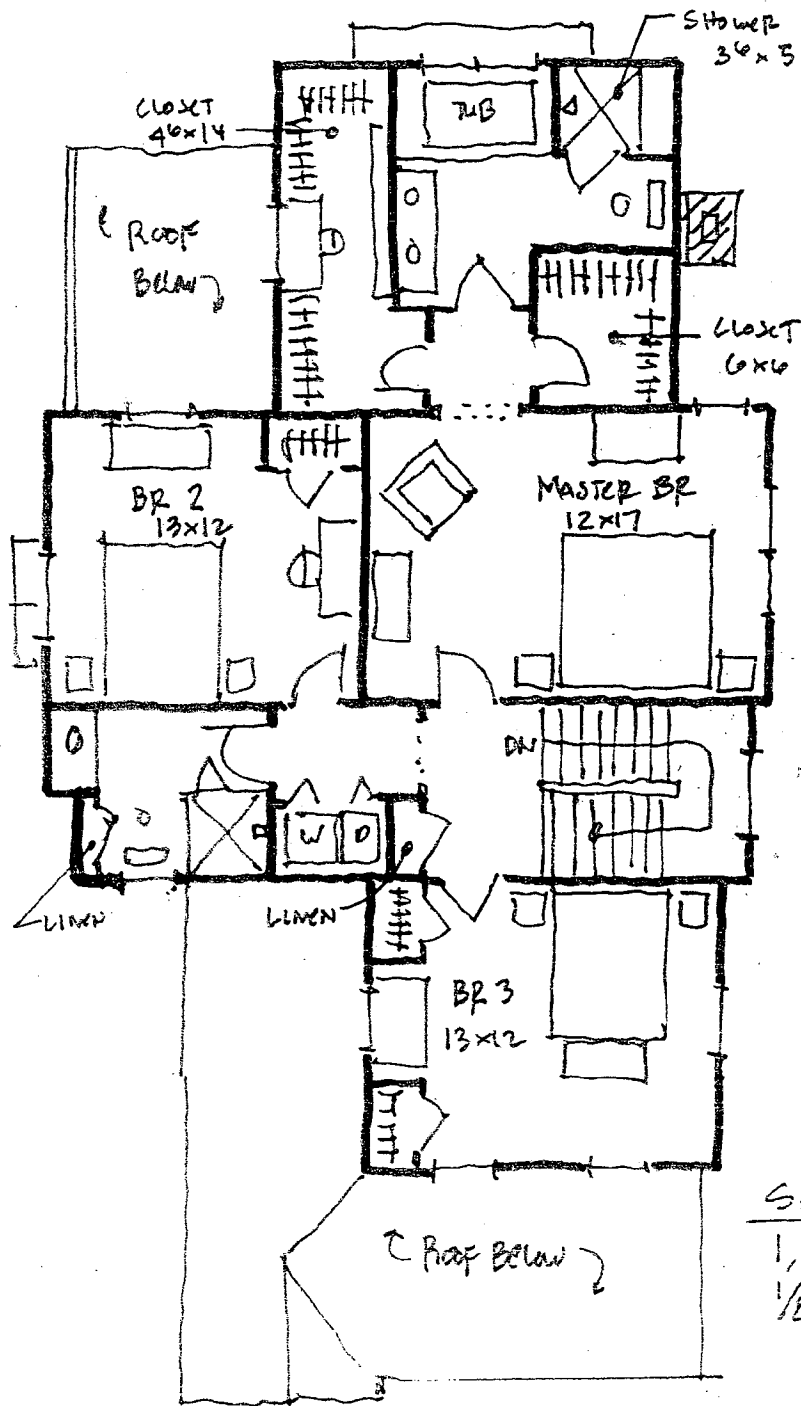
REAR (EAST) ELEVATION

1/8" = 1'0"



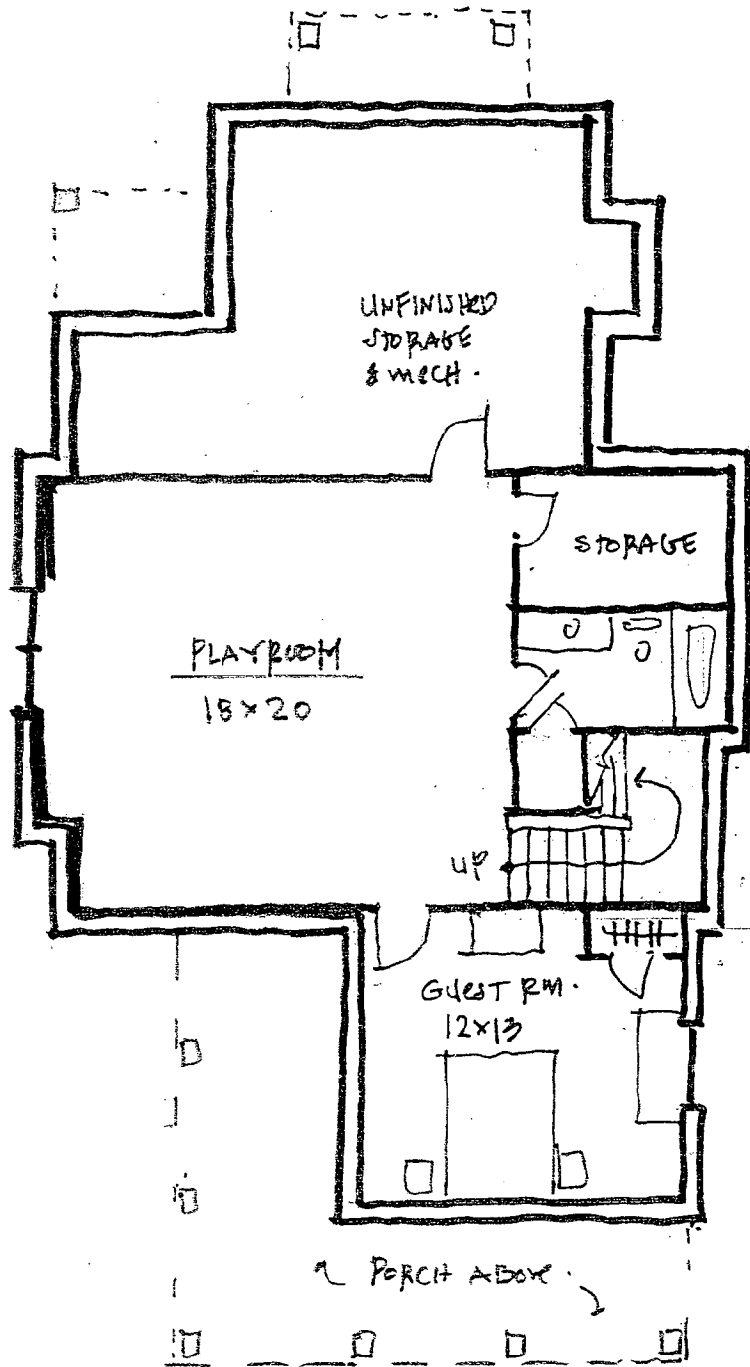


First Floor
 1,134 Gross SF
 EXCLUDING PORCHES
 1/8" = 1'-0"



SECOND FLOOR
 1,092 SF GROSS
 1/8" = 1'-0"

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



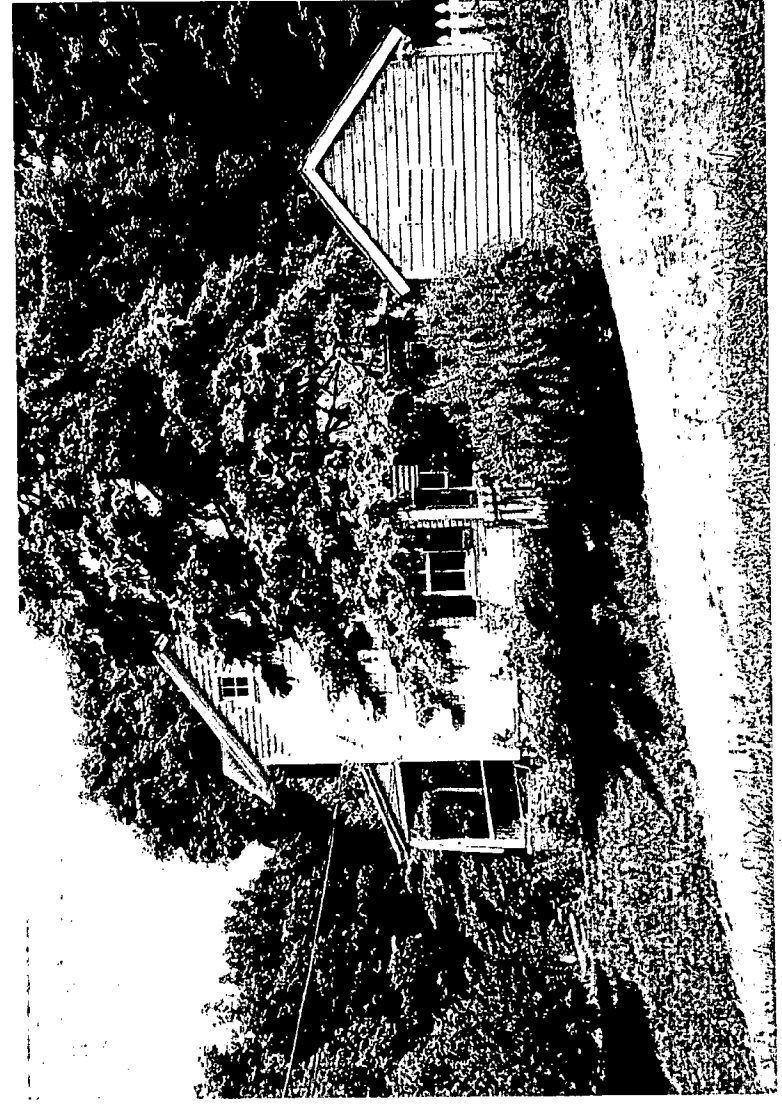
BASEMENT FLOOR PLAN

1124 GROSS SF (FOOTPRINT W/OUT PORCHES)

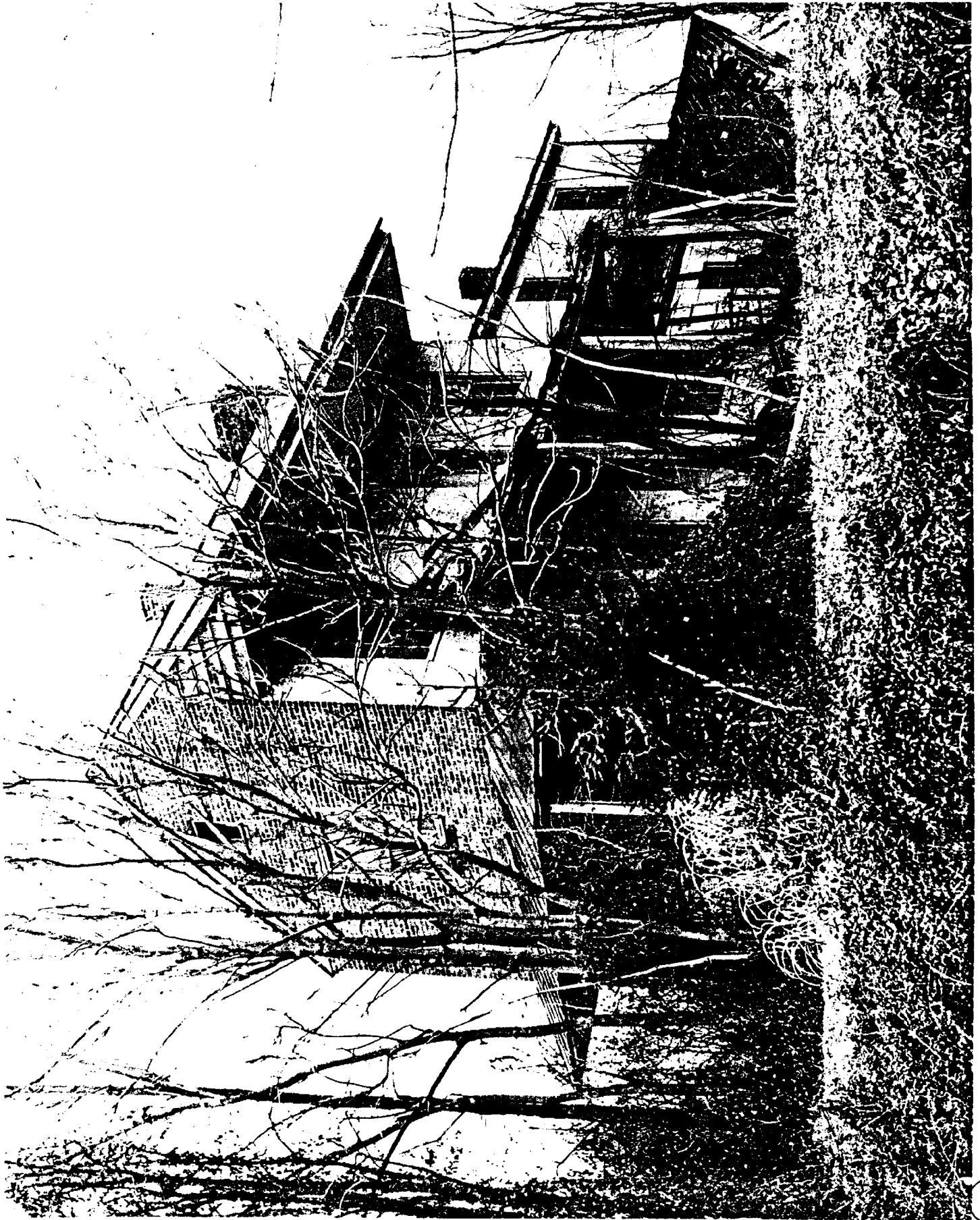


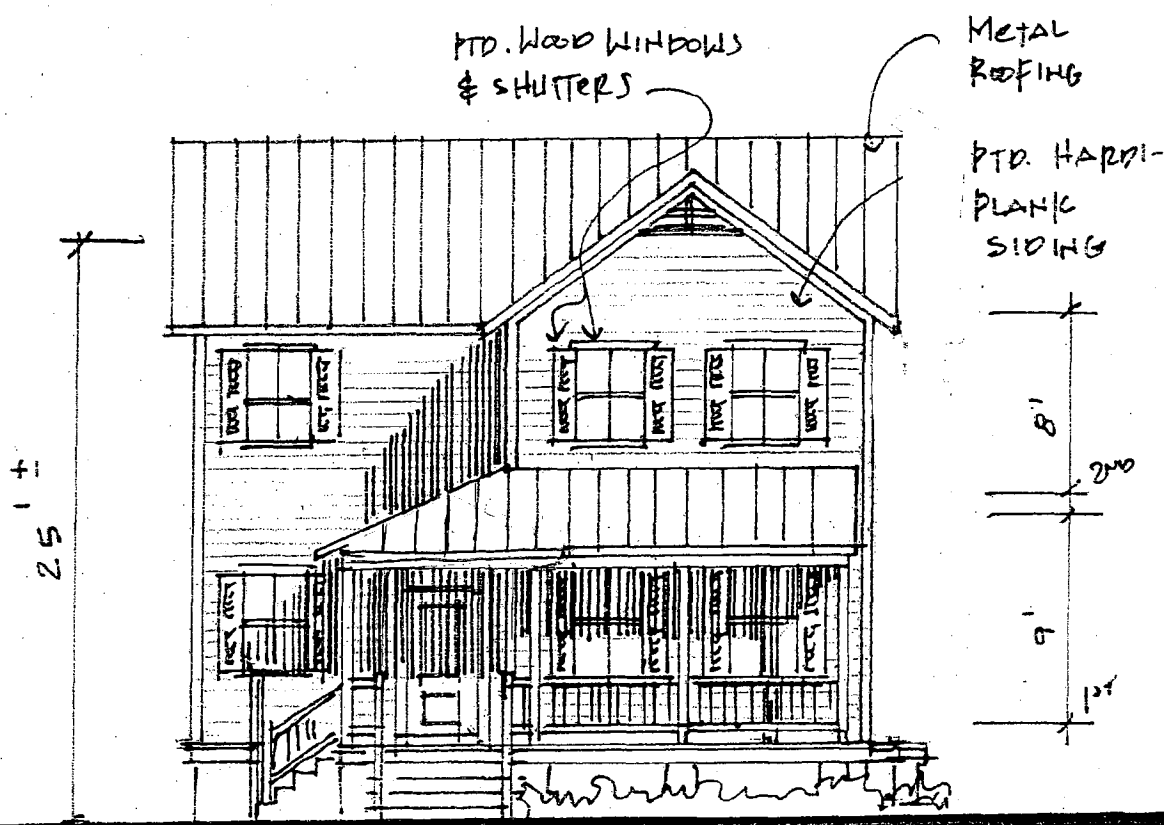
EXISTING SHARED
DRIVEWAY

↑ HOUSE WILL BE HERE



ADJACENT PROPERTY. # 25 975 FRANK RICK.





FRONT (WEST) ELEVATION

STAFF SUGGESTIONS

PROPOSED NEW
 HOUSE FOR LOT 11,
 FREDERICK RD.
 HYATTSTOWN
 HISTORIC DISTRICT.

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

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Horizontal text or markings at the bottom of the page, possibly bleed-through from the reverse side.



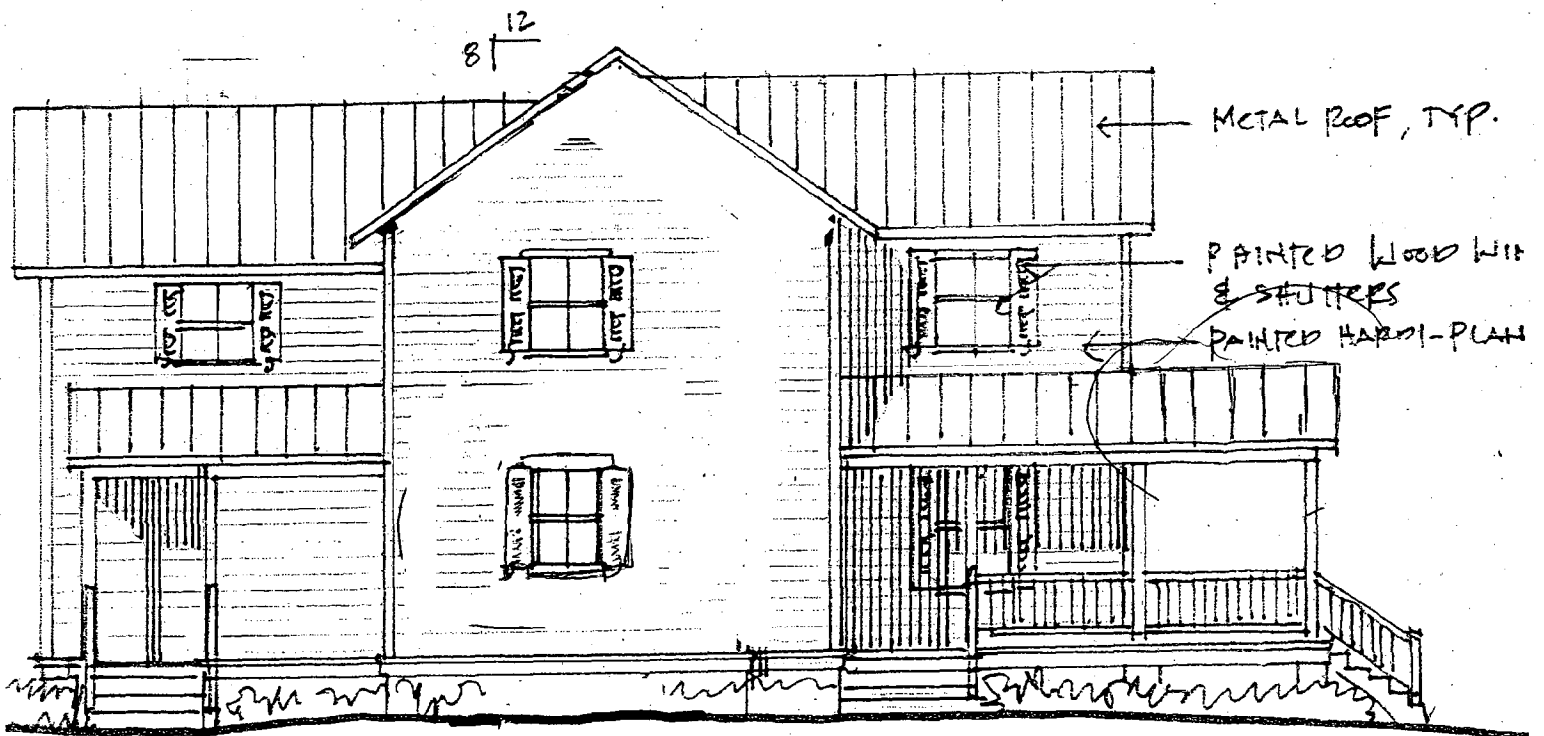
RIGHT SIDE (SOUTH) ELEVATION

1/8"=1'-0"

STAFF SUGGESTIONS

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KENSINGTON, MARYLAND 20895
(301) 942-9062

20



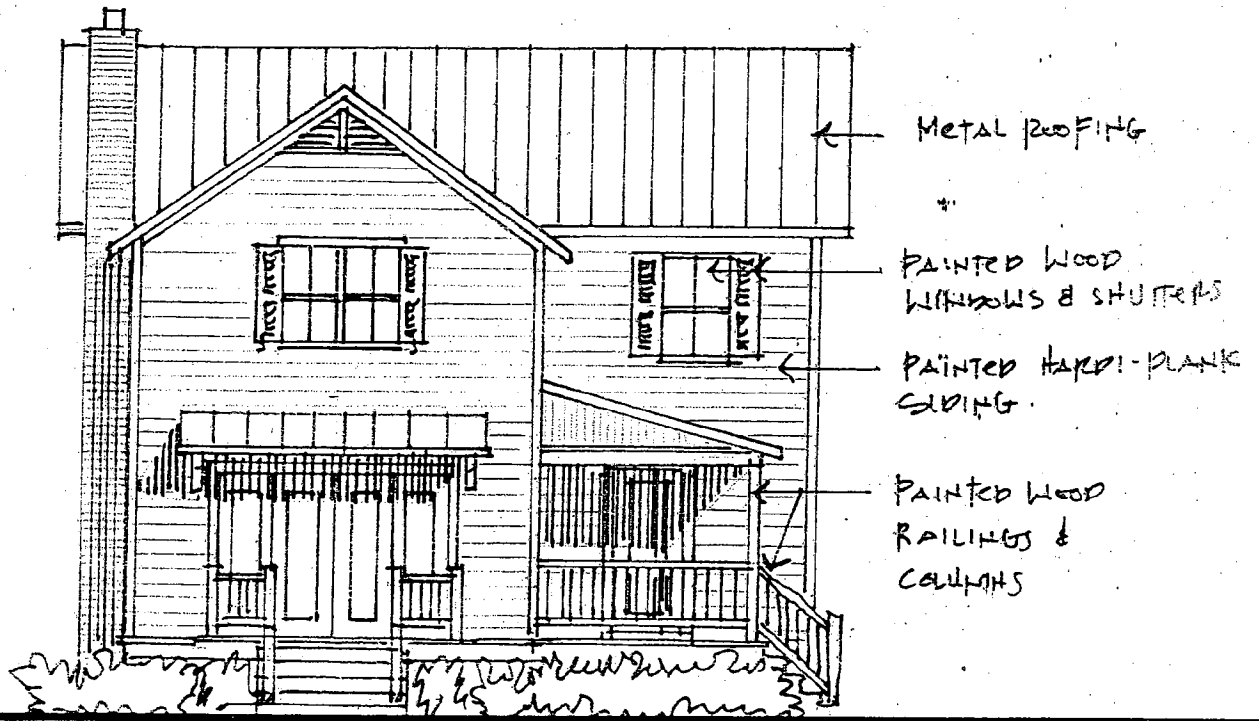
LEFT SIDE (NORTH) ELEV

1/8" = 1'-0"

STAFF
SUGGESTIONS

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

(21)

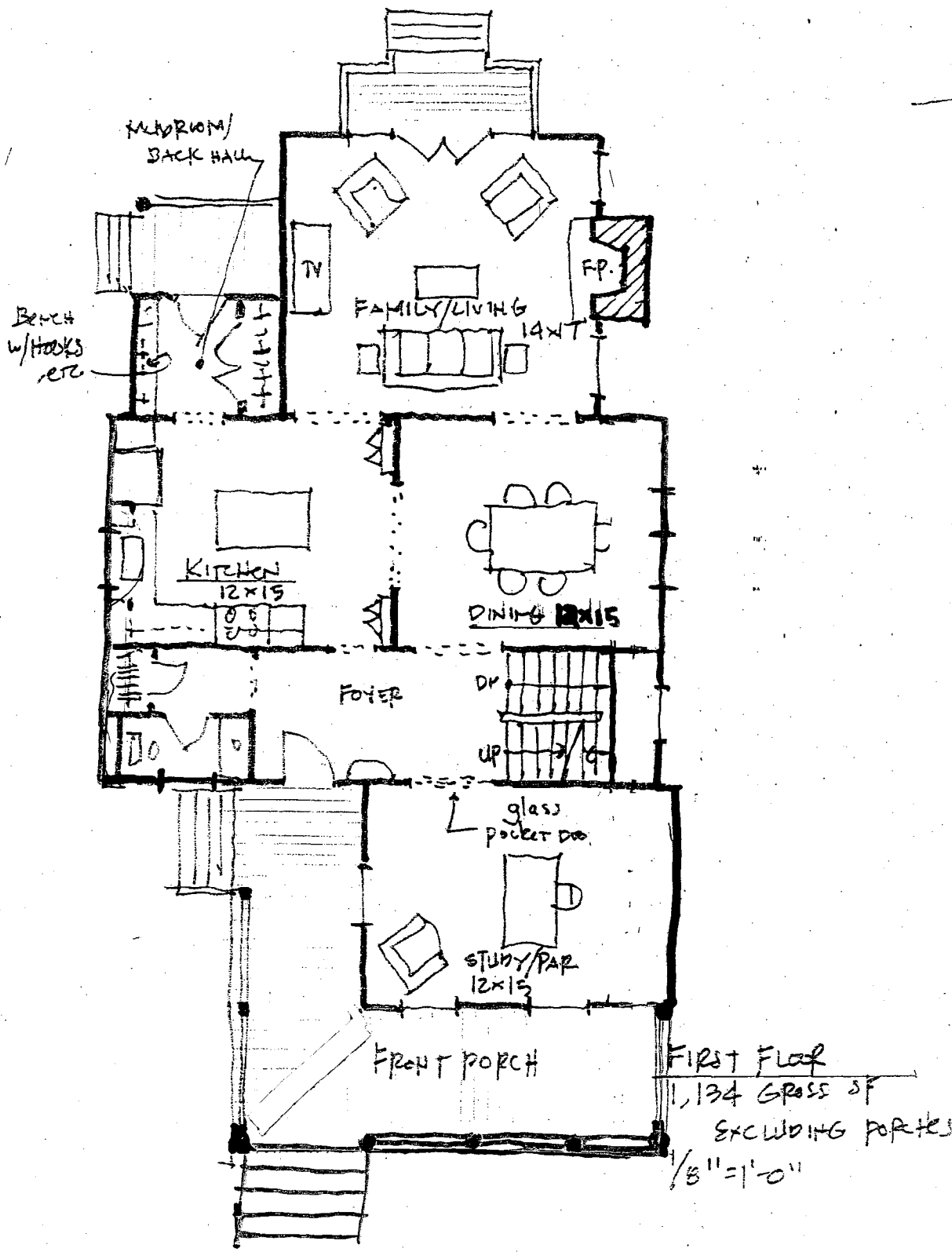


REAR (EAST) ELEVATION
 $\frac{1}{8}'' = 1'-0''$

STAFF SUGGESTIONS

- NO CHANGES -

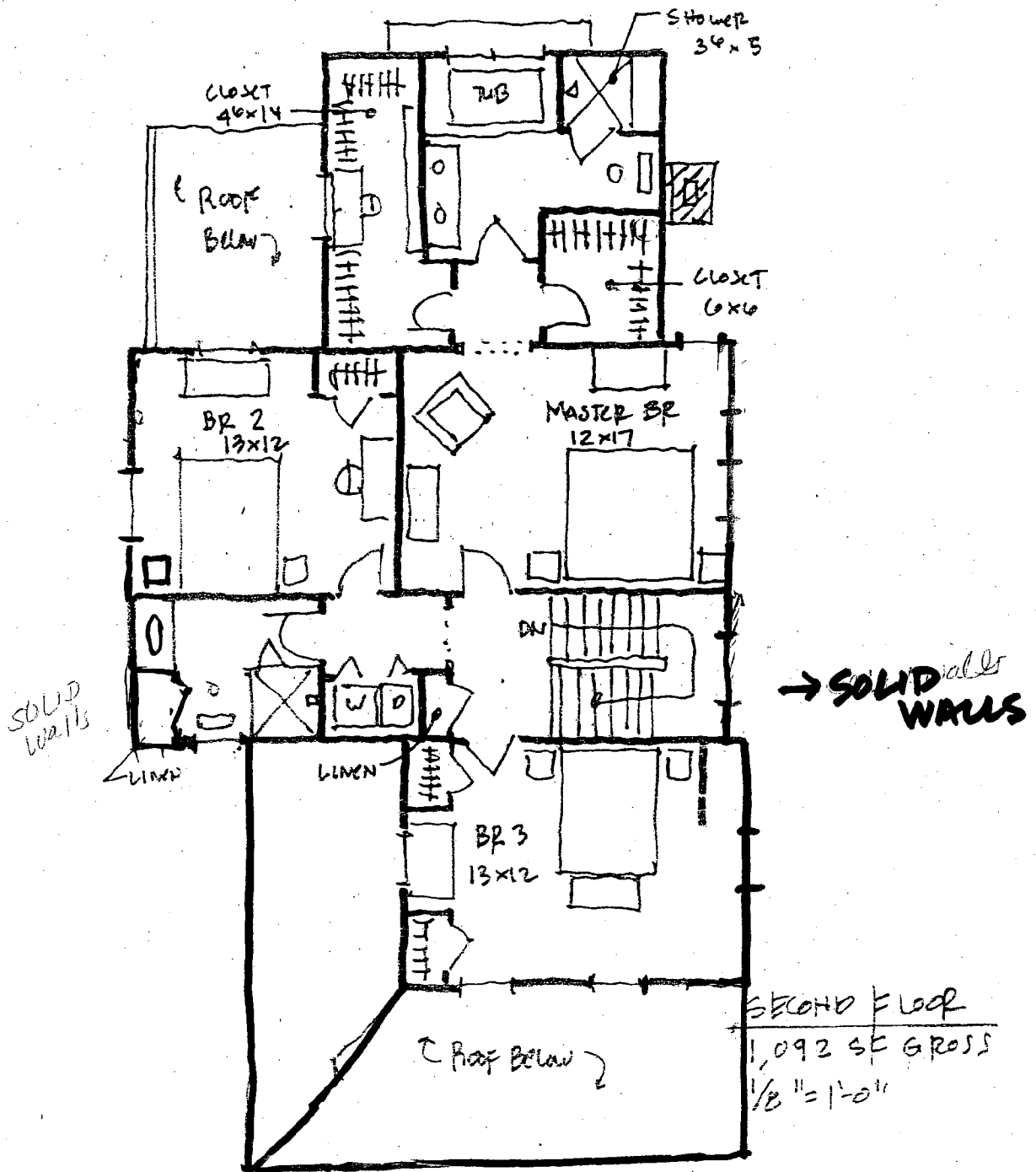
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STAFF SUGGESTIONS.

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062

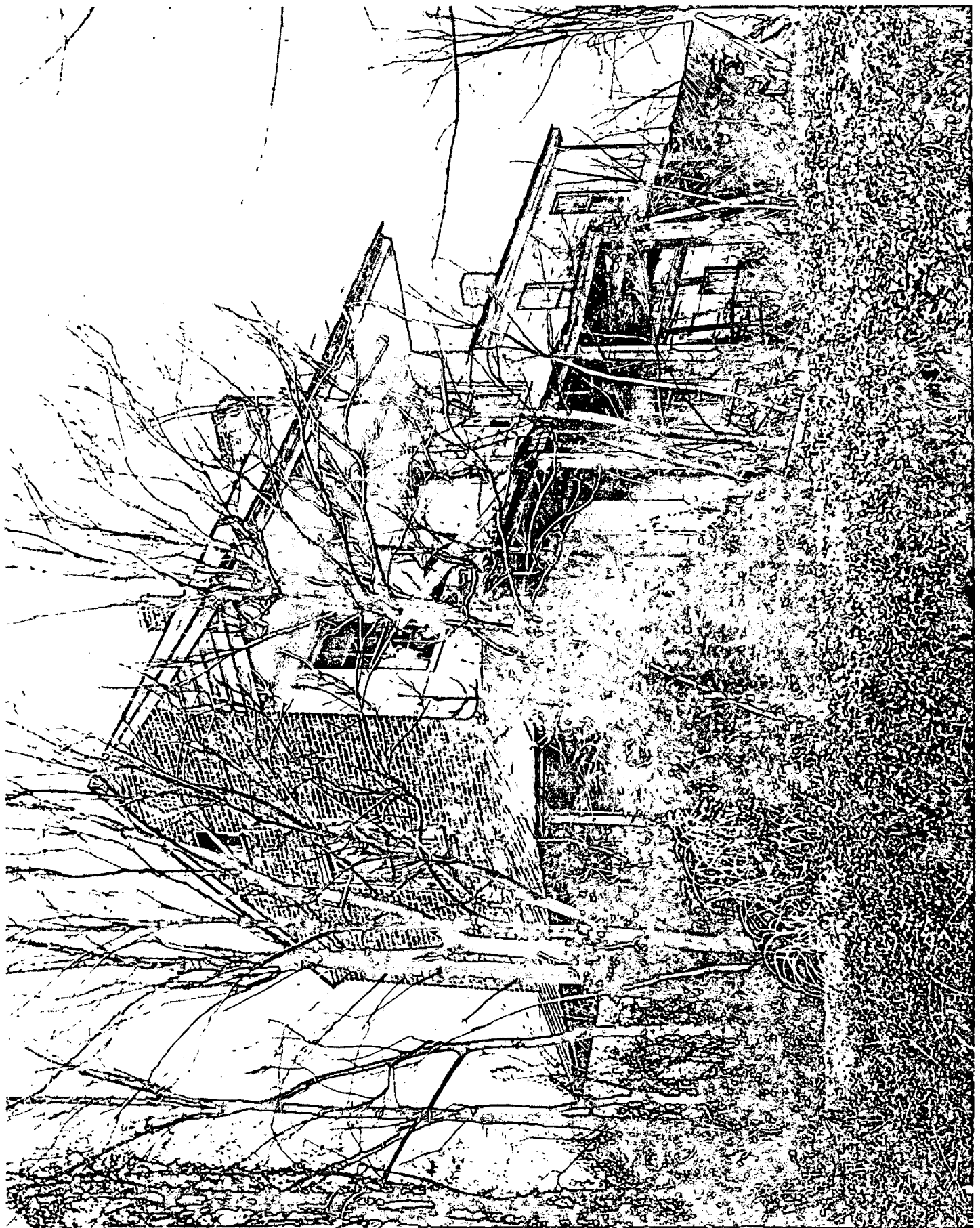




STAFF SUGGESTIONS

GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9052

(24)



Webster Bundella The ~~HR~~ (1992)





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

For PRELIMINARY CONSULTATION

Contact Person: _____
Daytime Phone No.: _____

Tax Account No.: _____
Name of Property Owner: STERLING MEHRING Daytime Phone No.: 301 585 2600
Address: 2505 FOREST GLEN RD. SILVER SPRING 20910
Street Number City State Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: George Myers Daytime Phone No.: ~~301 942 906~~ 240 333 2003

LOCATION OF BUILDING/PREMISE

House Number: LOT 11 Street: FREDERICK
Town/City: HYATTS TOWN Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ TBD.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent: _____ Date: 6/23/04.

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING LOT ON FREDERICK RD.
HYATTS TOWN HISTORIC DISTRICT

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

PROPOSED NEW HOUSE

FOR PRELIMINARY
CONSULTATION

2. SITE PLAN

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

- a. the scale, north arrow, and date;
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General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

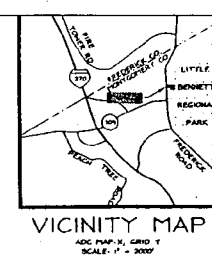
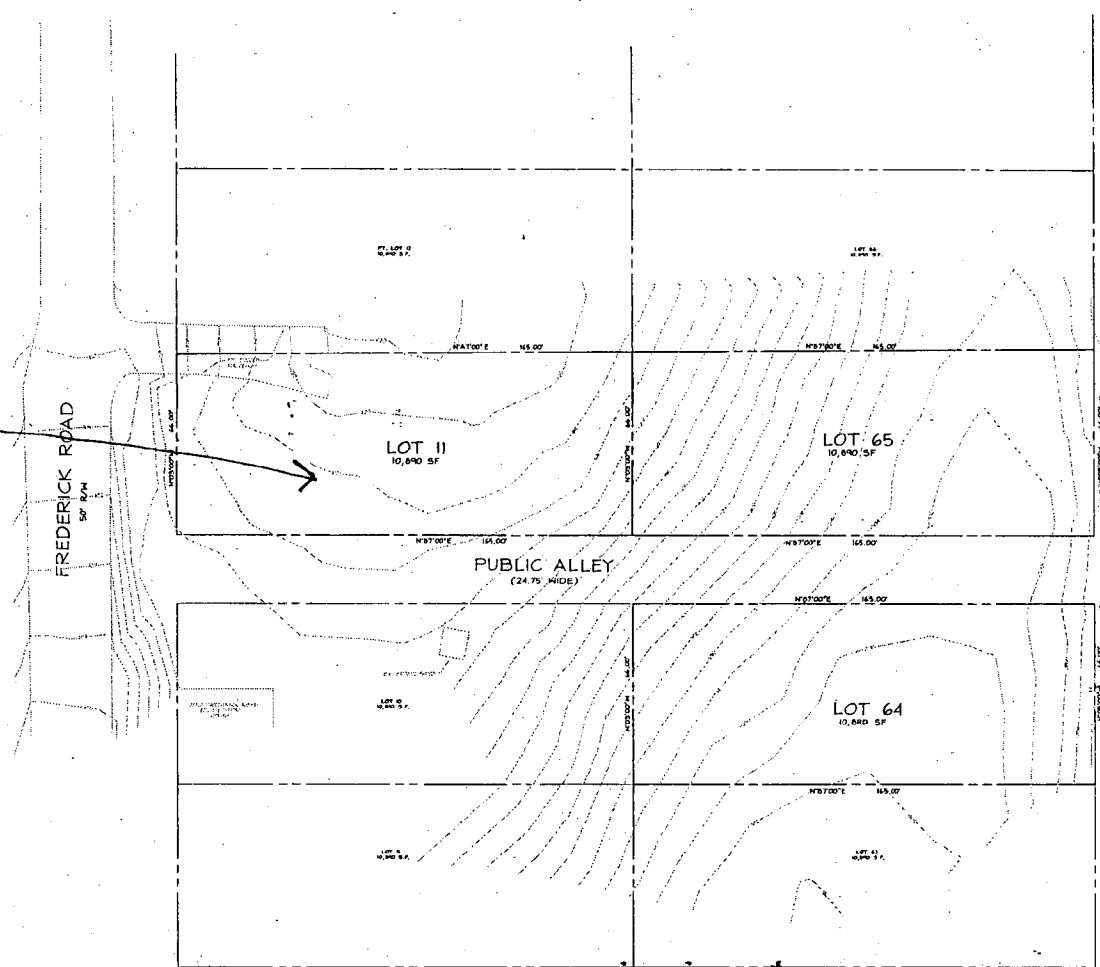
GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JANUARY, 2004.
- 3) ZONING DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JAN, 2004.
- 4) TOTAL LOT AREA: LOT 11 = 10,990 SQ. FT.
LOT 64 = 10,690 SQ. FT.
LOT 65 = 10,690 SQ. FT.
- 5) PROPERTY SHOWN ON TAX MAP 0265, LOT 11
- 6) PROPERTY SHOWN ON TAX MAP 0266, LOT 44
- 7) PROPERTY SHOWN ON HSSC 2007 SHEET XXX MM XX.
- 8) PROPERTY SHOWN ON MONTGOMERY COUNTY BOLS SURVEY MAP No. 3, SOIL TYPE(S): UMD, MC, LB.
- 9) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COORDINATE PANEL No. 2400A 0050 C.
- 10) SITE IS LOCATED IN THE LITTLE BENNETT CREEK.
- 11) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PIPCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

ZONING DATA

- 1) ZONING: R-200
MIN. LOT AREA = 30,000 SF
LOT WIDTH AT R.W. = 25 FT
LOT WIDTH AT B.R.L. = 100 FT
- FRONT B.R.L. = 40.0 FT (OR ESTABLISHED)
REAR B.R.L. = 30 FT
SIDE B.R.L. = 10 FT MIN. EACH SIDE,
25 FT MIN. TOTAL

*Proposed New
House on this lot*



DATE	01/2004
PROJECT	03.197
DESIGNER	DCL
SCALE	1" = 20'

25915, 25913, 25917 FREDERICK ROAD
 LOTS 11, 64, 65
 FREDERICK ROAD
 2 (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 EXISTING TOPO PLAN

CAS ENGINEERING
 CIVIL - SURVEYING - LAND PLANNING
 A Division of CAS Enterprises, Inc.
 13310 New Market Road, Suite 200, New Market, Maryland 21774
 DC Metro (301) 807-8031 FAX (301) 807-8043

MISS UTILITY
 CALL MISS UTILITY AT 1-800-951-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER-GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

25915, 25913, 25917 FREDERICK ROAD
 LOTS 11, 64, 65
 HYATTSTOWN SUBDIVISION
 EXISTING TOPO PLAN

LOT 12
10,890 SF

TOTAL LOT
COVERAGE 11.6%
EXCLUDES PORCH

SHED
1100 SF

EXISTING
HOUSE
(960 SF FOOTPRINT
EXCLUDING PORCH)
#25925
PORCH

SHED
144 SF

SHARED
DRIVEWAY

FREDERICK RD.

LOT 11
10,890 SF

TOTAL LOT
COVERAGE 12.8%
EXCLUDES PORCHES

PROPOSED
GARAGE
12x22
(264 SF)

PROPOSED
HOUSE
1,134 SF
FOOTPRINT
EXCLUDING
PORCHES

PORCH

SITE PLAN
1"=20'-0"

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



EXISTING SHARED
DRIVEWAY

↑ HOUSE WILL BE HERE



ADJACENT PROPERTY. # 25 925 FREDERICK

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JANUARY, 2004.
- 3) 3-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JAN., 2004.
- 4) TOTAL LOT AREA: LOT II = 10,090 SQ. FT.
LOT 64 = 10,890 SQ. FT.
LOT 65 = 10,890 SQ. FT.
- 5) PROPERTY SHOWN ON TAX MAP D062, LOT 1
- 6) PROPERTY SHOWN ON TAX MAP D062, LOT 14
- 7) PROPERTY SHOWN ON TAX MAP D062, LOT 18
- 8) PROPERTY SHOWN ON NSDC 2007 SHEET 300-NH-10X
- 9) PROPERTY SHOWN ON MONTGOMERY COUNTY ROLLS SURVEY MAP No. 3, SOIL TYPE(S): M9D, M6, M6D.
- 10) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COASTAL PANEL No. 240041 0500 C.
- 11) SITE IS LOCATED IN THE LITTLE BENNETT CREEK.
- 12) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PENNCO
TELEPHONE - MERRILL
GAS - WASHINGTON GAS

**JOSEPH LOT 90
ZONING DATA**

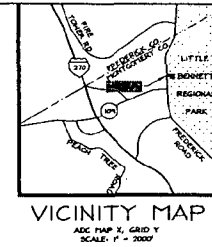
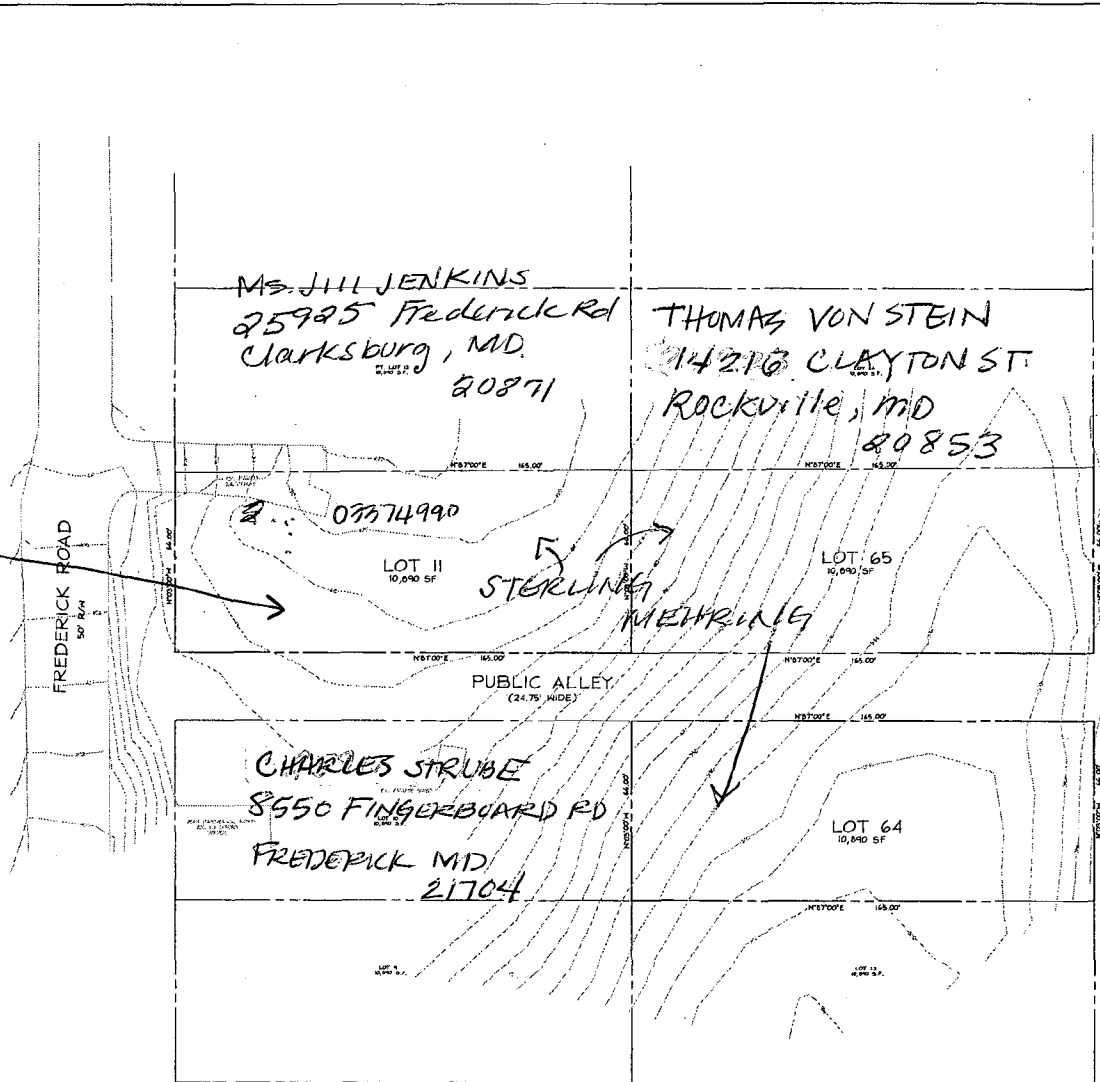
- 1) ZONING: R-200
- 2) THE LOT AREA = 20,000 SF
- 3) LOT WIDTH AT R.W. = 25 FT
- 4) LOT WIDTH AT B.R.L. = 100 FT
- 5) FRONT B.R.L. = 10.0 FT (OR ESTABLISHED)
- 6) REAR B.R.L. = 30 FT
- 7) SIDE B.R.L. = 12 FT (ON EACH SIDE, 25 FT PER TOTAL)

2600 FREDERICK RD.

**MAUREEN RYAN
25914 FREDERICK RD.**

**KAREN KEBLER
25908 FREDERICK RD.**

Proposed New
House on THIS LOT



DATE	01/2004
PROJECT	03.197
DESCRIPTION	DCL
SCALE	1" = 20'
APPROVED BY	CAS

25915, 25913, 25917 FREDERICK ROAD
 LOTS 11, 64, 65

FREDERICK ROAD
 2 (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 EXISTING TOPO PLAN

MISS UTILITY
 CALL "MISS UTILITY" AT 1-800-267-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH WHICH GRADING FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

25915, 25913, 25917 FREDERICK ROAD
 LOTS 11, 64, 65
 HYATTSTOWN SUBDIVISION
 EXISTING TOPO PLAN

CAS ENGINEERING
 CIVIL SURVEYING & LAND PLANNING
 108 West Richards Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC: (301) 807-4531 FAX: (301) 807-8045

03197BW.DWG

Naru, Michele

From: Fothergill, Anne
Sent: Monday, July 12, 2004 3:20 PM
To: Wright, Gwen; Naru, Michele
Subject: Hyattstown approvals

Here are the footprints of proposed and recently-approved new construction in Hyattstown. Gwen, I am not sure why but the numbers I gave you last week were a little off but these should be correct now. And Michele, Gwen and I were discussing this and I thought it might interest you for your July 28th preliminary.

- Lot 108 (Curtis Andrews): 999 SF
- Lot 34 (the house fronting Frederick Road): 1422 SF
- Lot 88 (the house on the back lot): 1344 SF

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

Fa July 28th

Agenda

? 's - Does owner own
ADJ LOT w/ House
HOUSE HOUSE?

TRANSMITTAL

GTM
Architects

10415 Armory Avenue, Kensington, MD 20895 • Tel: (301) 942-9062 • Fax: (301) 942-3929

Date: 6/23/04

To: Montgomery County Historic Preservation Commission
Gwen Wright
1109 Spring Street suite 801
Silver Spring, MD 20910
Phone: 301-563-3413
Fax: 301-563-3412

Project #:

Project Name: Proposed new house in Hyattstown- Lot 11
Preliminary Consultation

Regarding:

We are sending you:

ATTACHED UNDER SEPARATE COVER VIA messenger THE FOLLOWING ITEMS:

SHOP DRAWINGS PRINTS SAMPLES SPECIFICATION
 COPY OF LETTER _____

COPIES:	DATED:	DESCRIPTION:
2 sets	preliminary drawings	
1	application	

THESE ARE TRANSMITTED:

<input type="checkbox"/> FOR YOUR APPROVAL	<input type="checkbox"/> APPROVED AS SUBMITTED
<input checked="" type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> APPROVED AS NOTED
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> RETURNED FOR CORRECTIONS
<input type="checkbox"/> FOR REVIEW & COMMENT	<input type="checkbox"/> _____

REMARKS:

COPY TO:

SIGNED: _____ ext: 2003

George Myers
GTM Architects, Inc.

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 02 Account Number - 03375004

Owner Information

Owner Name: HOFFMAN, MARK G & LINDA L Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 7627 OLD RECEIVER RD Deed Reference: 1) /21099/ 145
 FREDERICK MD 21702-2752 2)

Location & Structure Information

Premises Address Legal Description
 25917 FREDERICK RD HYATTSTOWN
 CLARKSBURG 20871

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
DX62				1			65	80	

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,890.00 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments	
			As Of 07/01/2003	As Of 07/01/2004
Land:	63,940	134,890		
Improvements:	0	0		
Total:	63,940	134,890	63,940	87,590
Preferential Land:	0	0	0	0

Transfer Information

Seller: STRUBE, JOHN F & VANESSA L Date: 05/13/2002 Price: \$0
 Type: NOT ARMS-LENGTH Deed1: /21099/ 145 Deed2:
 Seller: STRUBE, RUTH N Date: 04/23/2002 Price: \$0
 Type: NOT ARMS-LENGTH Deed1: /20977/ 309 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 02 **Account Number -** 03269107

Owner Information

Owner Name: MEHRING, RICHARD STERLING **Use:** RESIDENTIAL
Mailing Address: 10220 MEREDITH AVE **Principal Residence:** NO
 SILVER SPRING MD 20910-1060 **Deed Reference:** 1)
 2)

Location & Structure Information

Premises Address 25913 FREDERICK RD **Legal Description** LOT IN HYATTSTOWN
 CLARKSBURG 20871-9610

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
DX62				1			64	80	

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,890.00 SF	910
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2004	As Of 07/01/2003	As Of 07/01/2004
Land:	59,000	99,000		
Improvements:	0	0		
Total:	59,000	99,000	59,000	72,333
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOFFMAN, MARK GREGORY & LINDA LEE **Date:** 06/28/2004 **Price:** \$25,000
Type: UNIMPROVED ARMS-LENGTH **Deed1:** **Deed2:**
Seller: STRUBE, RUTH N **Date:** 04/08/2002 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** /20894/ 616 **Deed2:**
Seller: STRUBE, RUTH N **Date:** 03/21/2002 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** /20786/ 733 **Deed2:**

Exemption Information


Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--	--

Account Identifier: District - 02 Account Number - 03374990

Owner Information

Owner Name:	HOFFMAN, LINDA L & MARK G	Use:	RESIDENTIAL
Mailing Address:	7627 OLD RECEIVER RD FREDERICK MD 21702-2752	Principal Residence:	NO
		Deed Reference:	1) /21099/ 141 2)

Location & Structure Information

Premises Address	FREDERICK RD	Legal Description	HYATTSTOWN
-------------------------	--------------	--------------------------	------------

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
DX62				1			11	80	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	42
--------------------------	----------------------------------	----

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,890.00 SF	910

Stories	Basement	Type	Exterior
----------------	-----------------	-------------	-----------------

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2004	As Of 07/01/2003	As Of 07/01/2004
Land:	63,940	134,890		
Improvements:	0	0		
Total:	63,940	134,890	63,940	87,590
Preferential Land:	0	0	0	0

Transfer Information

Seller: STRUBE, WAYNE A & COLLEEN H	Date: 05/13/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21099/ 141	Deed2:
Seller: STRUBE, RUTH N	Date: 04/23/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /20977/ 305	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information


Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
--	--

Account Identifier: District - 02 Account Number - 00029350

Owner Information

Owner Name:	STRUBE, CHARLES F	Use:	RESIDENTIAL
Mailing Address:	8550 FINGERBOARD RD FREDERICK MD 21704-7617	Principal Residence:	NO
		Deed Reference:	1) / 9199/ 140 2)

Location & Structure Information

Premises Address	Legal Description
25911 FREDERICK RD CLARKSBURG 20871-9610	LOT IN HYATTSTOWN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
DX62				1			10	80	

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,890.00 SF	111
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2004	As Of 07/01/2003	As Of 07/01/2004
Land:	59,000	99,000		
Improvements:	0	0		
Total:	59,000	99,000	92,910	72,333
Preferential Land:	0	0	0	0

Transfer Information

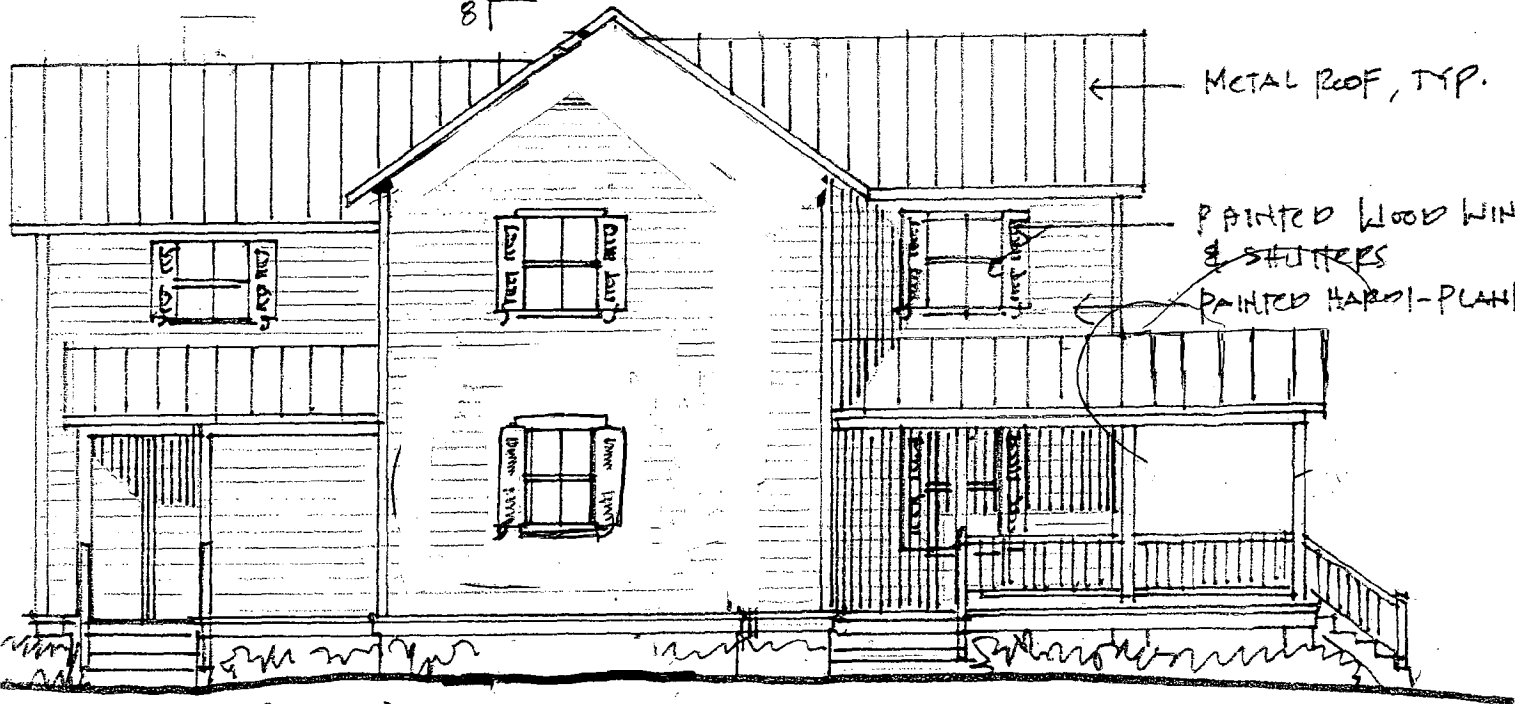
Seller:		Date: 02/14/1990	Price: \$0
Type: MULT ACCTS ARMS-LENGTH		Deed1: / 9199/ 140	Deed2:
Seller:		Date:	Price:
Type:		Deed1:	Deed2:
Seller:		Date:	Price:
Type:		Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

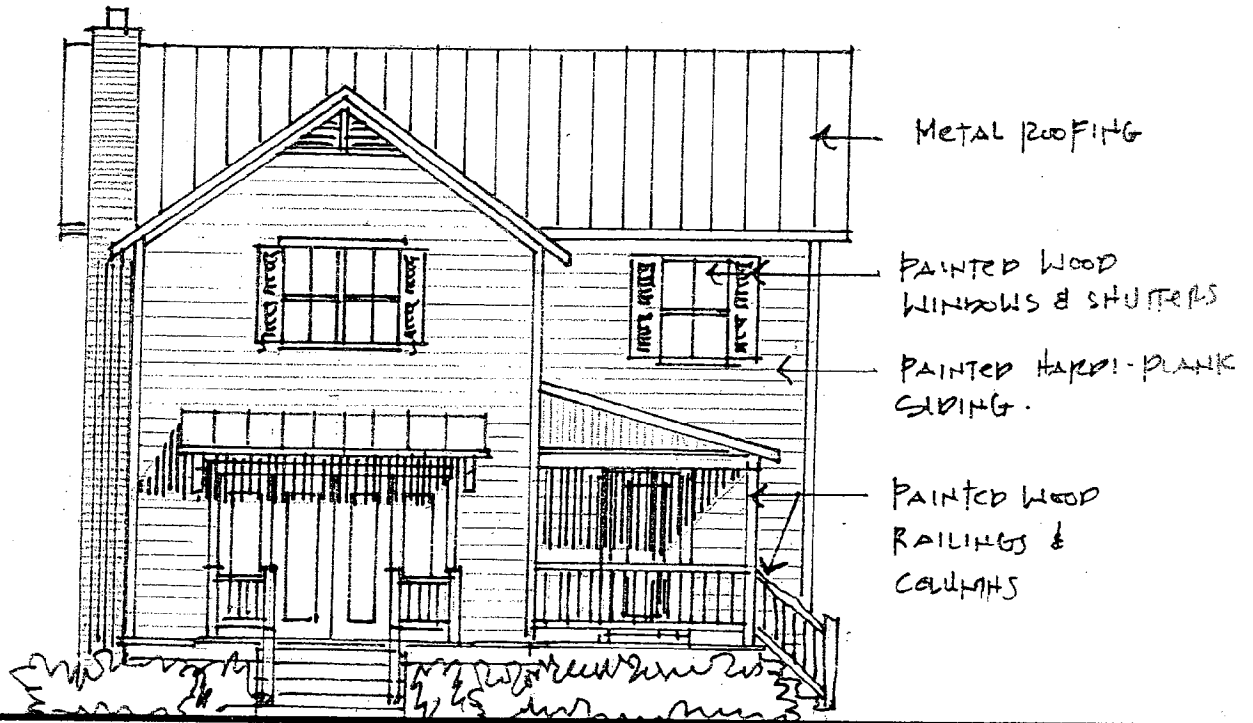
8 | 12



LEFT SIDE (NORTH) ELE

1/8" = 1'-0"

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



REAR (EAST) ELEVATION
1/8" = 1'-0"

LOT 12
10,890 SF

TOTAL LOT
COVERAGE 11.6%
EXCLUDES PORCH

SHED
160 SF

EXISTING
HOUSE
(960 SF FOOTPRINT
EXCLUDING PORCH)
#25925
PORCH

SHED
144 SF

SHARED
DRIVEWAY

LOT 11
10,890 SF

TOTAL LOT
COVERAGE 12.8%
EXCLUDES PORCHES

PROPOSED
GARAGE
13x22
(286 SF)

PROPOSED
HOUSE
1,134 SF
FOOTPRINT
EXCLUDING
PORCHES
PORCH



SITE PLAN
1"=20'-0"

FREDERICK RD.

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

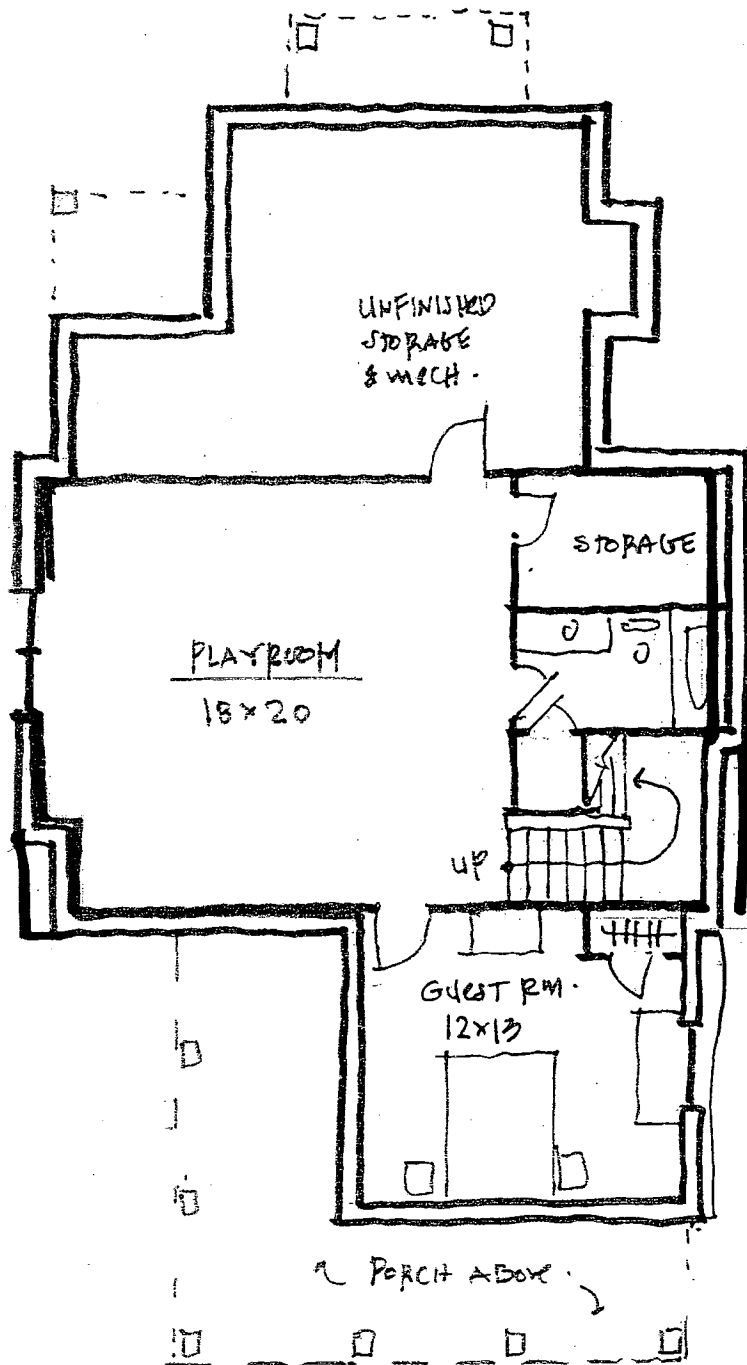


EXISTING SHARPO
DRIVEWAY

↑ House will be HERE

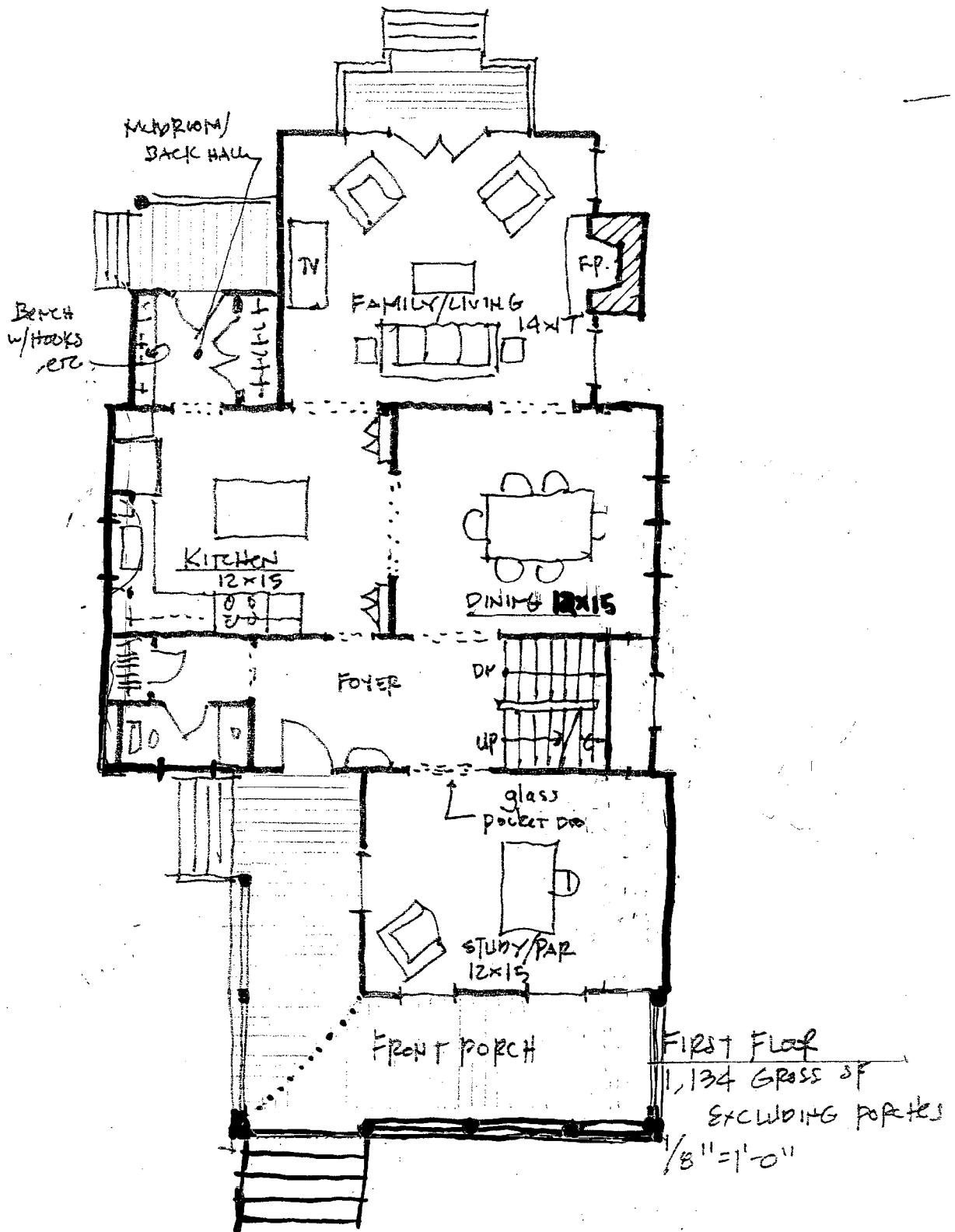


ADJACENT PROPERTY. #25925 FREDERICK

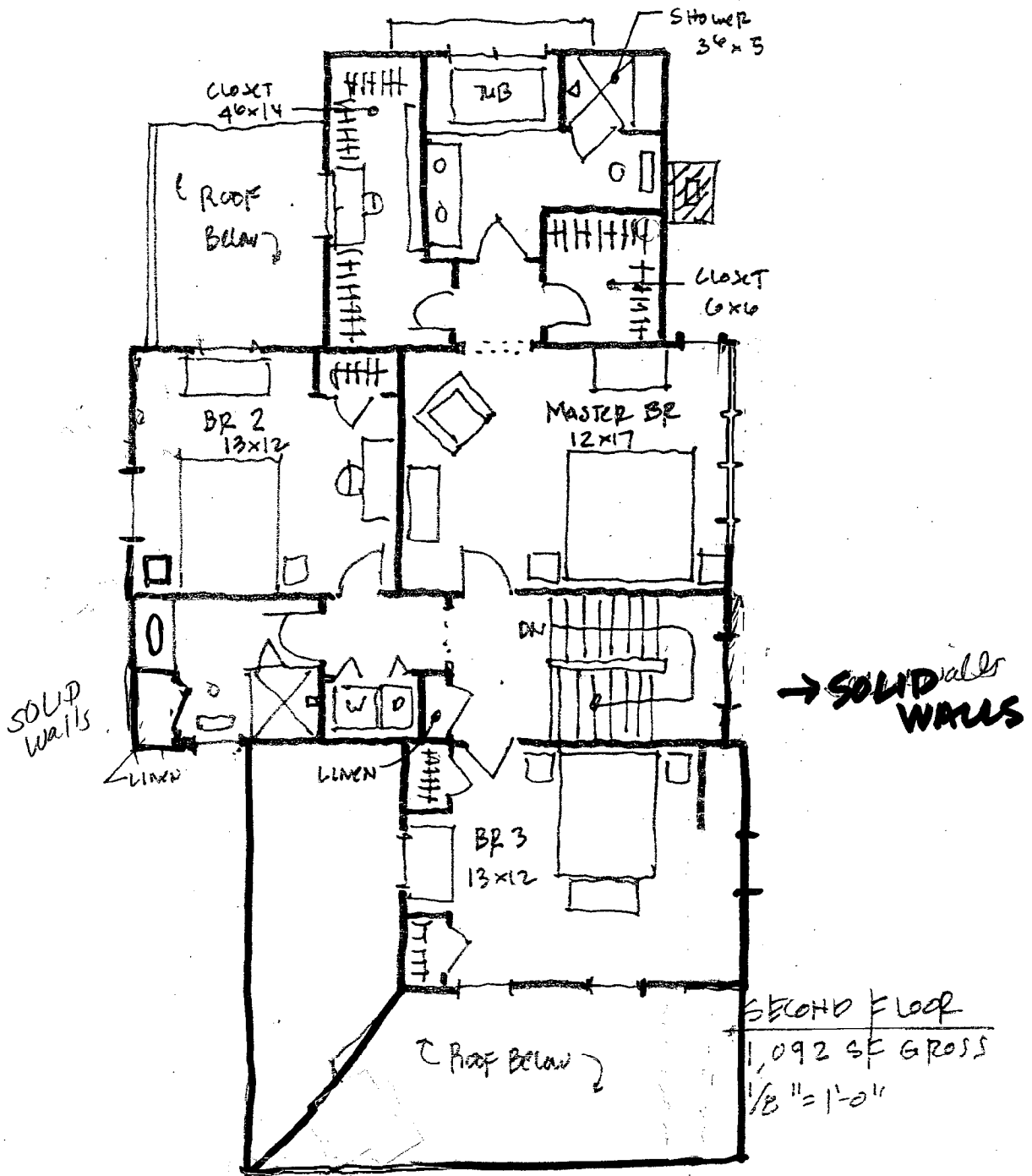


BASEMENT FLOOR PLAN

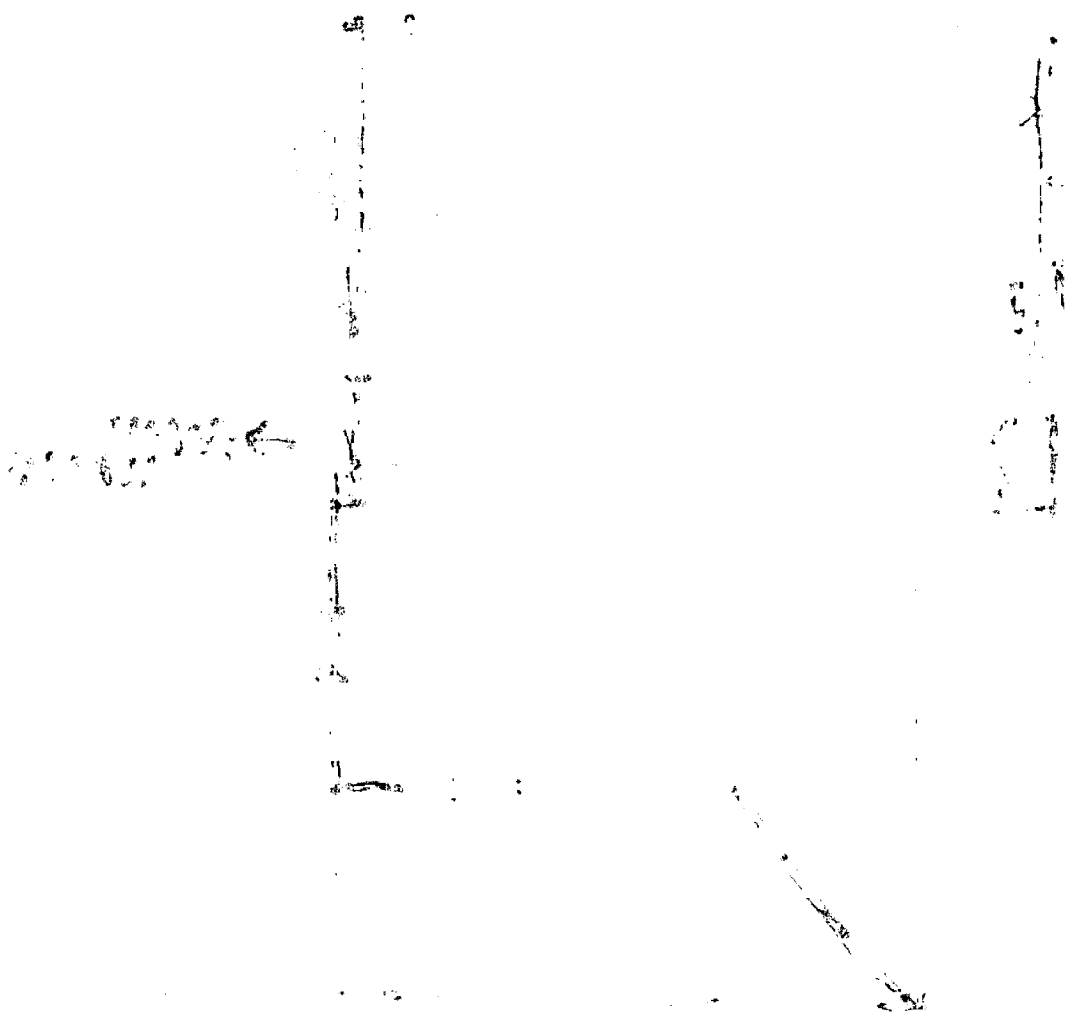
1134 GROSS SF (FOOTPRINT W/OUT PORCHES)







GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062





RIGHT SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

Comments Regarding Proposed New Construction on Lot 11 in Hyattstown, Maryland
for HPC Preliminary Consultation
by Friends of Historic Hyattstown
Hearing Date July 28, 2004

Friends of Historic Hyattstown (FHH) appreciates this opportunity to comment on the proposal for a new house to be constructed on Lot 11 in the Hyattstown Historic District. This parcel is located in a visually prominent and strategically important part of town, high on a hillside near the southern gateway to town.

General

Most people who have seen and commented on this application described the proposed new house on Lot 11 as "very nice." The house seems to be appropriately sited, sized, and massed. The approximate 18'x30' dimensions of the main section are very common in Hyattstown. The somewhat happenstance asymmetry of both the nearly T-form rear addition and the L-form front is compatible with the largely vernacular, functionally driven evolution of structures characteristic of Hyattstown.

To be honest, one person who is not thrilled with new houses being proposed in Hyattstown described the house as "OK," which may be an implicit compliment.

Front Addition

The front addition may be somewhat eclectic and is a feature not found in Hyattstown, where most houses are built right at the front lot line (so it's impossible to add to the front). However, in historic preservation parlance, it is likely that the new is appropriately differentiated from the old, yet still compatible. A suggestion to minimize this distinction may be to locate the front porch only along the front of the main section with steps solely to the side (rather than wrapping it around the addition). A case could be made that this is how the house "might have evolved," and may also provide a cleaner, less detailed façade.

Additionally, from a practical perspective, it might make sense to move the wrap-around porch feature to the rear of the house connecting the mud-room and family room entrances. In Hyattstown, because of the proximity of the houses to Frederick Road, the common exterior living spaces are to the rear of the houses. One could then move the house forward on the lot, thereby providing a larger open space for use at the rear of the house, which, in the current design, is somewhat restricted (because of the steep slopes and tree coverage immediately behind the proposed garage).

Architectural Details

FHH agrees with the comments by the HPC staff that the complexity of some of the proposed architectural details is incompatible with the more plain forms characteristic of Hyattstown. We would suggest eliminating the false gable features on the right and left sides of the main section of the house, squaring up and aligning the front addition with the side of the main section, and eliminating the gabled overhang on the front steps. We might also suggest the possibility of eliminating the front steps, which simply lead to a steep bank; this change might provide a cleaner, simpler profile at the front of the house.

Building Material

The proposed metal roofing gives a nice appearance to the structure. We assume the windows will be wood with true divided lites. Although wood siding would be preferable, Hardiplank is not necessarily an incompatible material on a completely new structure.

Access, Driveway, Garage, and Parking

Because the driveway is shared, some effort is warranted to ensure harmony, as well as safety. The driveway is a very steep slope, possibly as much as a 15% grade. The driveway also abuts Frederick Road, a very busy state road, and the sight lines in both directions are poor. FHH suggests that the bank immediately to the south of the driveway be cut back, if possible. The extreme lack of visibility is an accident waiting to happen. This bank is in the state road right-of-way, and the SHA may even be willing to sculpt the bank themselves, if the visibility and safety issues are raised.

The staff has suggested eliminating the two-car parking pad near the front of the house. Eliminating the parking pad might also eliminate the ability to turn around the cars, which would necessitate backing down the steep driveway and onto Frederick Road — a dangerous proposition. One suggestion to address this issue is to turn the garage sidewise and locate the two-car parking pad in front of the right side of the realigned garage. This will allow a car in the garage to back out and turn around in the parking pad. Similarly, this would provide adequate room for cars parked outside the garage to also turn around. The proposed parking pad in front is in a general area that is also used as a turn-around for the house immediately to the north, and providing a new separate parking pad might eliminate some potential congestion and address the issue of harmony often problematic in shared driveways.

With regard to a realigned garage, we might suggest a gabled roof over the car bay section (left side) with a shed roof over the storage/work area section (right side). This is very compatible with the style of outbuildings commonly found in Hyattstown.

The Lily Stone House (Lot 10, directly to the south) is currently accessed by a treacherous path running up along the bank on the front side of Lot 11 parallel to Frederick Road. Lot 11 has a perpetual easement recorded on it enabling access to Lot 10. This easement must be recognized and incorporated in any site planning for the new construction.

Summary

This is a very nice, workable proposal. With some slight changes, it will likely be an acceptable example of infill construction in the Hyattstown Historic District.

FHH hopes that the new construction proposed here will provide an enabling force that may encourage rehabilitation of the Lily Stone House by whomever that owner may be (it is unclear). This derelict building has been a significant source of aggravation to all. In addition to the Lily Stone house, two other houses in town, including one that is occupied, are suffering serious neglect, and some residents of Hyattstown are irritated that new houses are being built while historic houses are being ignored. We would ask the HPC to do whatever it can to facilitate maintenance and rehabilitation of these troublesome properties.

Comments Regarding Proposed New Construction on Lot 11 in Hyattstown, Maryland
for HPC Preliminary Consultation
by *Friends of Historic Hyattstown*
Hearing Date July 28, 2004

Friends of Historic Hyattstown (FHH) appreciates this opportunity to comment on the proposal for a new house to be constructed on Lot 11 in the Hyattstown Historic District. This parcel is located in a visually prominent and strategically important part of town, high on a hillside near the southern gateway to town.

General

Most people who have seen and commented on this application described the proposed new house on Lot 11 as "very nice." The house seems to be appropriately sited, sized, and massed. The approximate 18'x30' dimensions of the main section are very common in Hyattstown. The somewhat happenstance asymmetry of both the nearly T-form rear addition and the L-form front is compatible with the largely vernacular, functionally driven evolution of structures characteristic of Hyattstown.

To be honest, one person who is not thrilled with new houses being proposed in Hyattstown described the house as "OK," which may be an implicit compliment.

Front Addition

The front addition may be somewhat eclectic and is a feature not found in Hyattstown where most houses are built right at the front lot line (so it's impossible to add to the front). However, in historic preservation parlance, it is likely that the new is appropriately differentiated from the old, yet still compatible. A suggestion to minimize this distinction may be to locate the front porch only along the front of the main section with steps solely to the side (rather than wrapping it around the addition). A case could be made that this is how the house "might have evolved," and may also provide a cleaner, less detailed façade.

Additionally, from a practical perspective, it might make sense to move the wrap-around porch feature to the rear of the house connecting the mud-room and family room entrances. In Hyattstown, because of the proximity of the houses to Frederick Road, the common exterior living spaces are to the rear of the houses. One could then move the house forward on the lot, thereby providing a larger open space for use at the rear of the house, which, in the current design, is somewhat restricted (because of the steep slopes and tree coverage immediately behind the proposed garage).

Architectural Details

FHH agrees with the comments by the HPC staff that the complexity of some of the proposed architectural details is incompatible with the more plain forms characteristic of Hyattstown. We would suggest eliminating the false gable features on the right and left sides of the main section of the house, squaring up and aligning the front addition with the side of the main section, and eliminating the gabled overhang on the front steps. We might also suggest the possibility of eliminating the front steps, which simply lead to a steep bank; this change might provide a cleaner, simpler profile at the front of the house.

Building Material

The proposed metal roofing gives a nice appearance to the structure. We assume the windows will be wood with true divided lites. Although wood siding would be preferable, Hardiplank is not necessarily an incompatible material on a completely new structure.

Access, Driveway, Garage, and Parking

Because the driveway is shared, some effort is warranted to ensure harmony, as well as safety. The driveway is a very steep slope, possibly as much as a 15% grade. The driveway also abuts Frederick Road, a very busy state road, and the sight lines in both directions are poor. FHH suggests that the bank immediately to the south of the driveway be cut back, if possible. The extreme lack of visibility is an accident waiting to happen. This bank is in the state road right-of-way, and the SHA may even be willing to sculpt the bank themselves, if the visibility and safety issues are raised.

The staff has suggested eliminating the two-car parking pad near the front of the house. Eliminating the parking pad might also eliminate the ability to turn around the cars, which would necessitate backing down the steep driveway and onto Frederick Road — a dangerous proposition. One suggestion to address this issue is to turn the garage sidewise and locate the two-car parking pad in front of the right side of the realigned garage. This will allow a car in the garage to back out and turn around in the parking pad. Similarly, this would provide adequate room for cars parked outside the garage to also turn around. The proposed parking pad in front is in a general area that is also used as a turn-around for the house immediately to the north, and providing a new separate parking pad might eliminate some potential congestion and address the issue of harmony often problematic in shared driveways.

With regard to a realigned garage, we might suggest a gabled roof over the car bay section (left side) with a shed roof over the storage/work area section (right side). This is very compatible with the style of outbuildings commonly found in Hyattstown.

The Lily Stone House (Lot 10, directly to the south) is currently accessed by a treacherous path running up along the bank on the front side of Lot 11 parallel to Frederick Road. Lot 11 has a perpetual easement recorded on it enabling access to Lot 10. This easement must be recognized and incorporated in any site planning for the new construction.

Summary

This is a very nice, workable proposal. With some slight changes, it will likely be an acceptable example of infill construction in the Hyattstown Historic District.

FHH hopes that the new construction proposed here will provide an enabling force that may encourage rehabilitation of the Lily Stone House by whomever that owner may be (it is unclear). This derelict building has been a significant source of aggravation to all. In addition to the Lily Stone house, two other houses in town, including one that is occupied, are suffering serious neglect, and some residents of Hyattstown are irritated that new houses are being built while historic houses are being ignored. We would ask the HPC to do whatever it can to facilitate maintenance and rehabilitation of these troublesome properties.