

23815 WOODFIELD RD.
WOOD HRP SITE

14/16-3 HAWP 2009

stamped plans
in bin

3/18/09

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23815 Woodfield Road, Gaithersburg	Meeting Date:	2/25/09
Applicant:	Jonathan R. Green	Report Date:	2/18/09
Resource:	<i>Master Plan</i> Site #14/16-3 Thomas and Jessie Grimes House	Public Notice:	2/11/09
Review:	HAWP	Tax Credit:	None
Case Number:	14/16-3-09A	Staff:	Anne Fothergill
PROPOSAL:	Rear addition		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following conditions:

1. The roof ridge of the addition be 6" minimum lower than the roof ridge of the house.
2. The addition will be inset at the sides 6" minimum.
3. The windows and doors in the addition will be wood and the siding on the addition will not be vinyl; final windows and siding material to be reviewed and approved at the staff level.
4. The chimney will be masonry.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #14/16-3, **Thomas and Jessie Grimes House**
STYLE: Cape Cod
DATE: 1938

This frame Cape Cod style house was built for Thomas F. and Jessie E. Grimes in 1938. The Grimes purchased the half-acre parcel of land in 1937 from Elmer and Mary Green. The Greens had acquired, in 1922, a 40-acre parcel and subsequently subdivided it into several lots, including the half acre on which the Grimes built their house. The residence is typical of the modest houses constructed in the post-Depression era. It is located in the community known as Woodfield, and is adjacent to the Woodfield Historic District.

The house is covered with aluminum siding. A side porch extends from the south gable end. Steps with a handrail lead to the front entrance. The 6/6 sash windows were replaced with 1/1 windows after July 2002.

PROPOSAL

The applicants are proposing 20' deep x 27' 11" wide two-story addition at the rear of the house. The applicants propose vinyl siding and vinyl windows on the addition. At the rear and right side of the addition there will be doors and presumably steps to grade (not shown on the plans).

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (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, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

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

Standard # 10: 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

The applicants should consider the guidance found in *Design Guidelines for Historic Sites and Districts in*

Montgomery County, Maryland, which recommends:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Overall, the proposed addition is smaller than the main massing and is entirely at the rear, which is what the HPC generally supports and approves. Staff recommends a change in materials to wood windows and doors, a masonry chimney, and wood, brick, stucco or Hardie Plank siding on the addition to be more in keeping with the historic house's original materials.

Staff has recommended that the sides of the addition be inset, however the applicants have stated that changing the floor plan, even for a small inset, would be very difficult. It is possible that the HPC will find the addition sufficiently differentiated without the inset if the siding material is not horizontal siding but is a visibly different siding material like brick, stucco, or shingles. With the addition's roof ridge lower than the roof ridge of the historic house, that will also assist in differentiation.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the conditions listed on page one** as being consistent with Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; and,

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-777-9376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Melanie Green
Daytime Phone No.: (301) 368-3469

Tax Account No.: 00925705

Name of Property Owner: Jonathan R. Green Daytime Phone No.: (301) 368-3469

Address: 23815 Woodfield Rd. Gaithersburg MD 20882
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 23815 Street: Woodfield Rd.

Town/City: Gaithersburg Nearest Cross Street: Pleasant View Lane

Lot: N/A Block: N/A Subdivision: Addition to Ray's Adventure

Liber: 20694 Folio: 584 Parcel: P400

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

[Signature] 2/3/09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 504698 Date Filed: 2/4/09 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:

2 Story Cape Cod house built in 1938. It features 2 bedrooms and one full bathroom. Our house has aluminum siding (white), white asphalt shingles, brick faced chimney and lower facade. We are unaware of any specific historical features directly related to this property.

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

We are planning a 20 foot, 2 story addition to the rear of our house. There will be no significant impact to the front of our house or environment, and our addition is designed to match our existing appearance

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

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

Owner's mailing address	Owner's Agent's mailing address
Jonathan & Melanie Green 23815 Woodfield Rd Gaithersburg, MD 20882	
Adjacent and confronting Property Owners mailing addresses	
Roberta Grimes 23811 Woodfield Rd. Gaithersburg, MD 20882	
Kevin Delaney & Jean Perelli 23825 Woodfield Rd. Gaithersburg, MD 20882	
David & Stephanie Sheron 23816 Woodfield Rd. Gaithersburg, MD 20882	

LEGAL REFERENCE: PARCEL ADD. ADDITION TO HAYS ADVENTURE
 PROPERTY AREA: 21,780 SQUARE FEET @ 0.50 ACRES
 TAX MAP GRID PWSZ
 ZONING: RE-2C
 SUBDIVISION: SENECA GREEN
 WSSC 200 SHEET: 223 NW 00
 ADC MAP PAGE 10 GRID F-2
 WATER AND SEWER CATEGORIES: PRIVATE; SEPTIC, PUBLIC WATER

2. EXISTING SITE DATA
 PROPERTY LINES SHOWN WERE TAKEN FROM FIELD OBSERVATIONS AND AVAILABLE RECORDS.
 THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 TOPOGRAPHY AND EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY CONDUCTED BY
 O'CONNELL & LAWRENCE, ENGINEERS, 17904 GEORGIA AVENUE, SUITE 20882,
 GAITHERSBURG, MARYLAND 20882.
 VERTICAL DATUM SHOWN HEREON IS MDD 8/1/93
 HORIZONTAL DATUM SHOWN HEREON IS WSSC.

3. UTILITIES DATA
 UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE
 INDICATIONS EXIST. CONTRACTOR SHALL DIG TEST PITS AT ALL FUTURE UTILITY CROSSINGS.
 CONTACT THIS UTILITY AT 1-800-237-7777, 68 HOURS PRIOR TO ANY EXCAVATION
 OR CONSTRUCTION.

PERCOLATION TEST SUMMARY
 (From MC Health Dept. Records)

DATE	PARCEL	TEST SITE	AVE. TIME (MIN)	SHALLOW TEST	DEEP TEST
8/19/08	P-100	A	N/A	N/A	N/A
8/19/08	P-100	B	15	3'	12.5'

* OBSERVATION SITE - DRY @ 11'

WATER TABLE TESTS

DATE	PARCEL	TEST SITE	WATER TABLE INFORMATION
8/19/08	P-100	A	DRY @ 11'

SEPTIC AREA SUMMARY TABLE

SEPTIC FIELD	TRENCH LENGTH REQUIRED
INITIAL	184 LF
RESERVE 1	184 LF
RESERVE 2	184 LF
TOTAL	452 LF
TOTAL PROVIDED	558 LF

SEPTIC SYSTEM DETAILS

REQUIRED LENGTH OF TRENCH = 2 X DEPTH OF STONE = 183.75 LF.

ABSORPTION AREA = 1,310 SQ. FT.

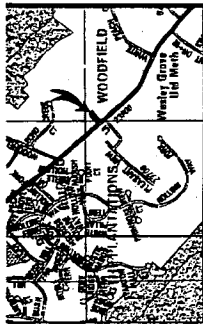
DEPTH OF STONE = 4'

REQUIRED TRENCH LENGTH DETERMINED FOR A 3 BEDROOM MONTGOMERY COUNTY REGULATION 5

LEGEND

- FIRE HYDRANT
- METEOROLOGICAL METER
- UTILITY POLE
- PROPERTY CORNER
- PERCOLATION TEST B.E.
- WASH
- WASH
- DECORATIVE TREE
- METAL FENCE
- PROPERTY BOUNDARY
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- SEPTIC FIELD
- ELECTRIC LINE
- WATER LINE
- EXISTING PAVED DRIVE WAY

7



VICINITY MAP

SCALE: 1" = 1500'
 COPYRIGHT ADC The Map People
 PERMITTED USE NUMBER 20808150

OWNER:
 JONATHAN GREEN
 23815 WOODFIELD ROAD
 GAITHERSBURG, MARYLAND 20882
 PHONE: (301) 466-4569

ENGINEER:
 O'CONNELL & LAWRENCE, INC.
 17904 GEORGIA AVENUE, SUITE 2082
 GAITHERSBURG, MARYLAND 20882
 CONTACT: JENNIFER TERRELLA
 PHONE: (301) 924-4570

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED BY ME OR UNDER MY SUPERVISION
 AND I AM A DULY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 27278, EXPIRATION DATE:
 JANUARY 20, 2010

Jennifer Terrella
 JENNIFER TERRELLA, INC.
 PROFESSIONAL ENGINEER
 MD. NO. 27278



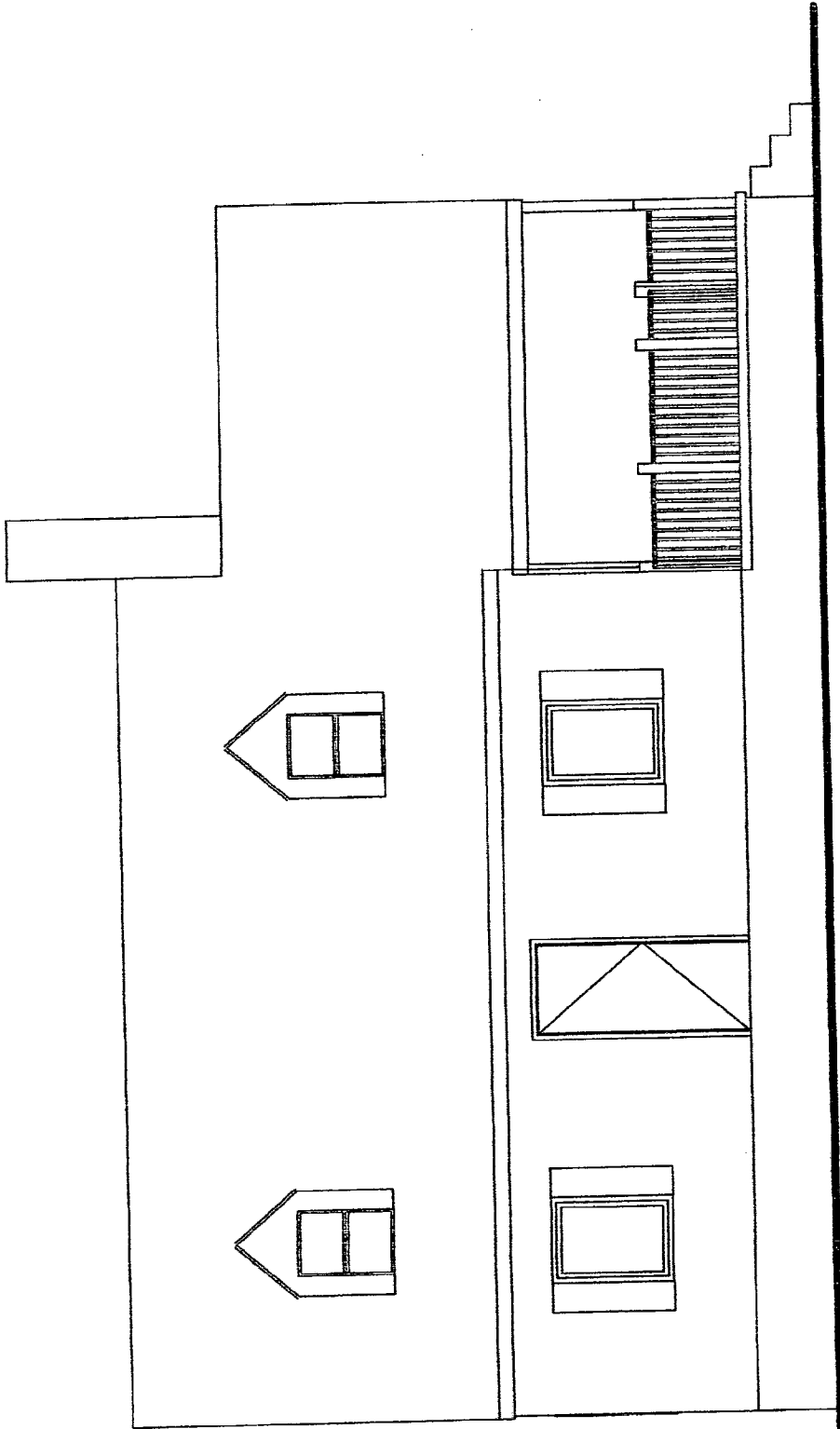
ADDITION TO HAYS ADVENTURE
 23815 WOODFIELD ROAD
 GREEN, JONATHAN R. ET AL
 TAX MAP PWSZ
 (12TH ELECTION DISTRICT)
 MONTGOMERY COUNTY, MARYLAND

SEPTIC REVISION

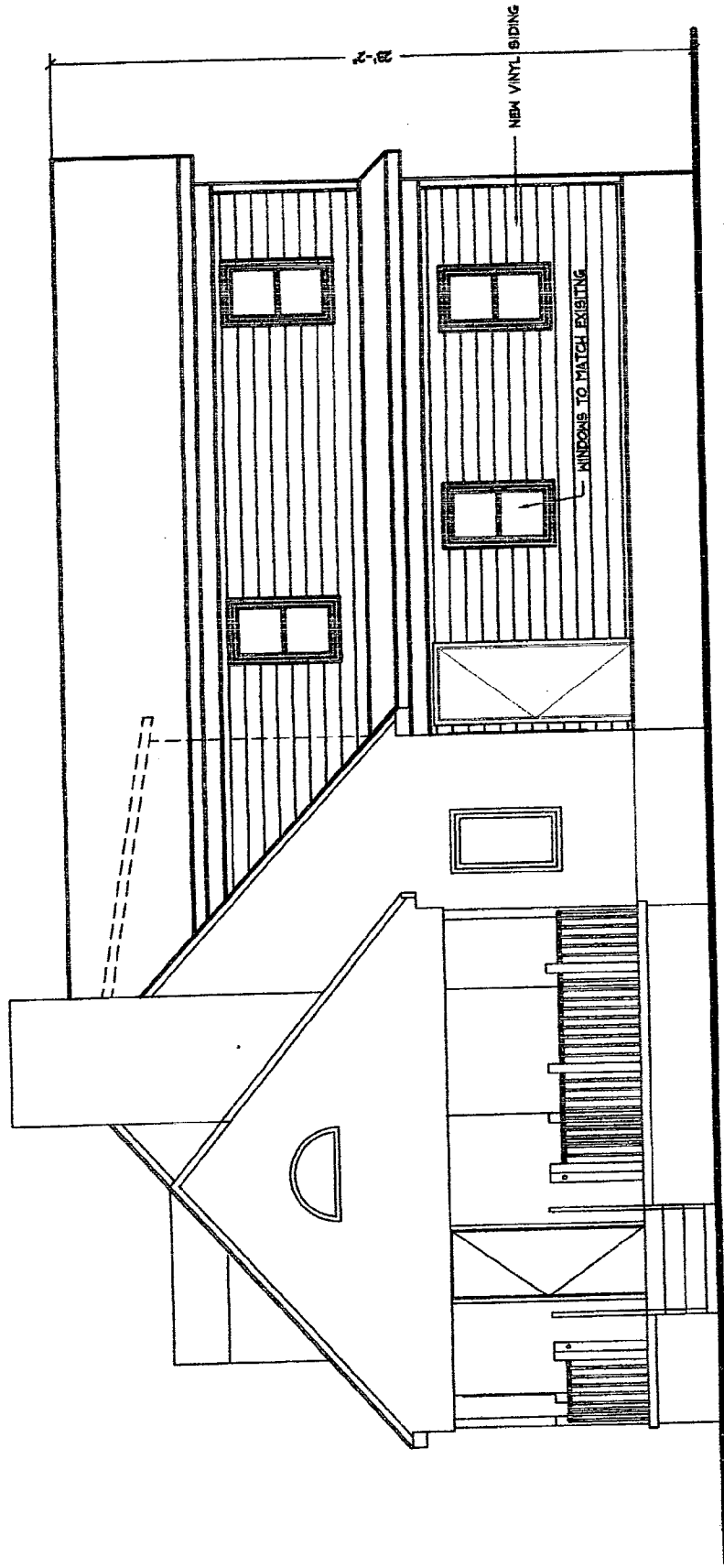
REV	DATE	DESCRIPTION

DESIGN BY: JMT
 DRAWN BY: JMT
 CHECKED BY: JMT
 DATE: 8/29/2008
 SCALE: 1" = 40'
 PROJECT/FILE NO.: 008-014
 SHEET NO.: 1 of 1

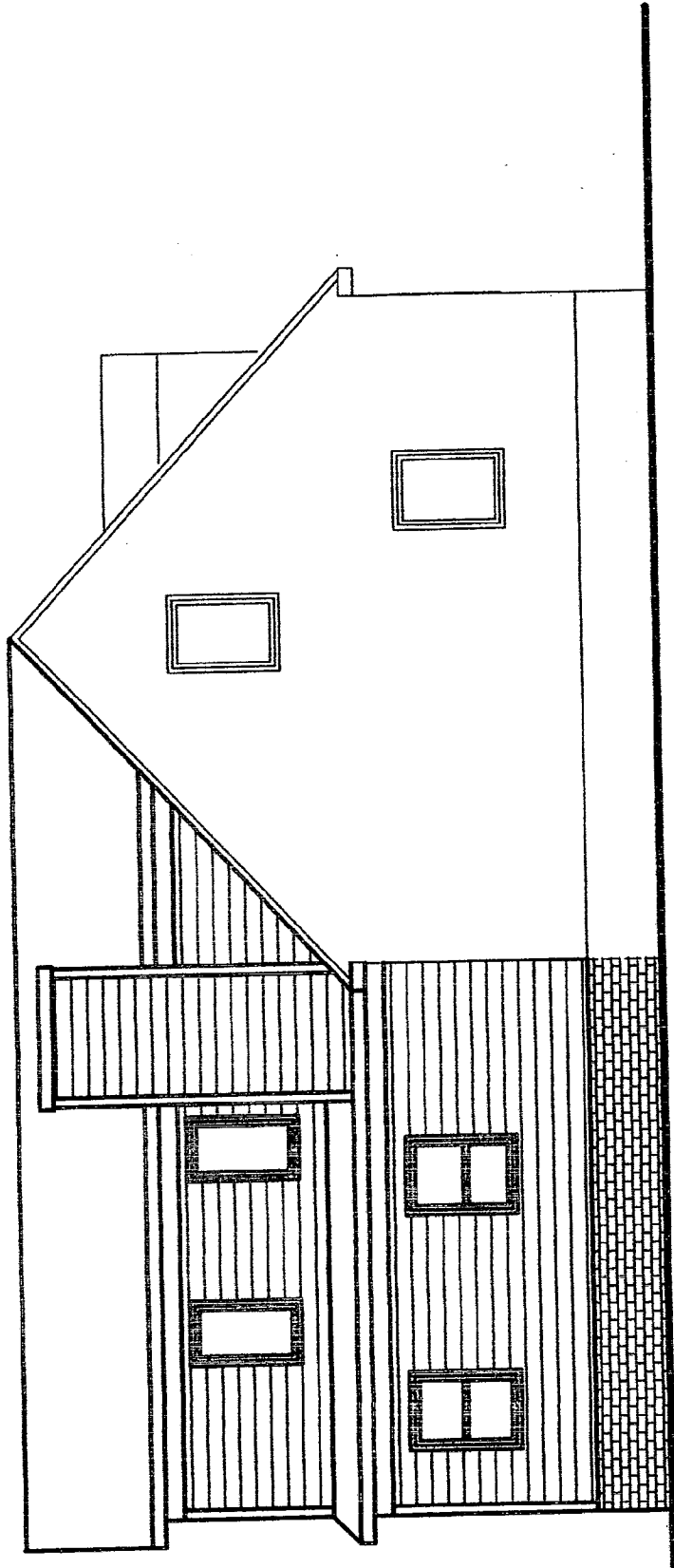




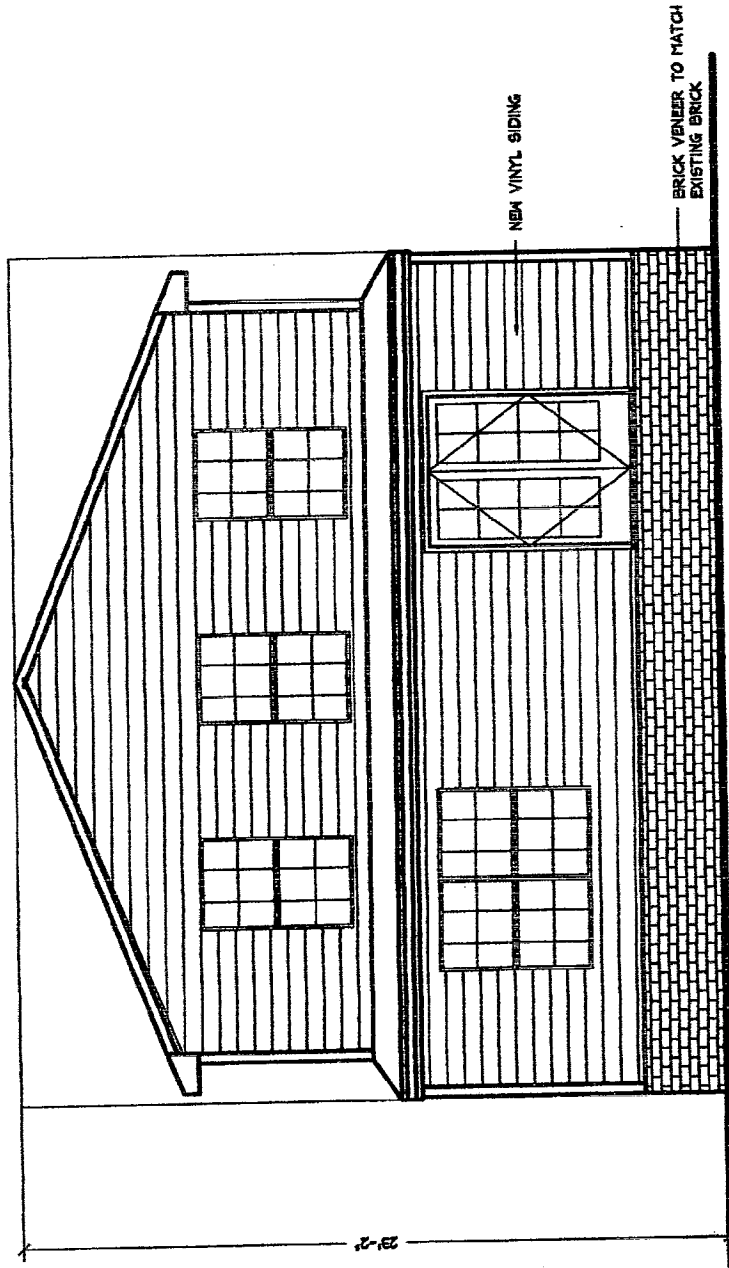
EXISTING FRONT ELEVATION



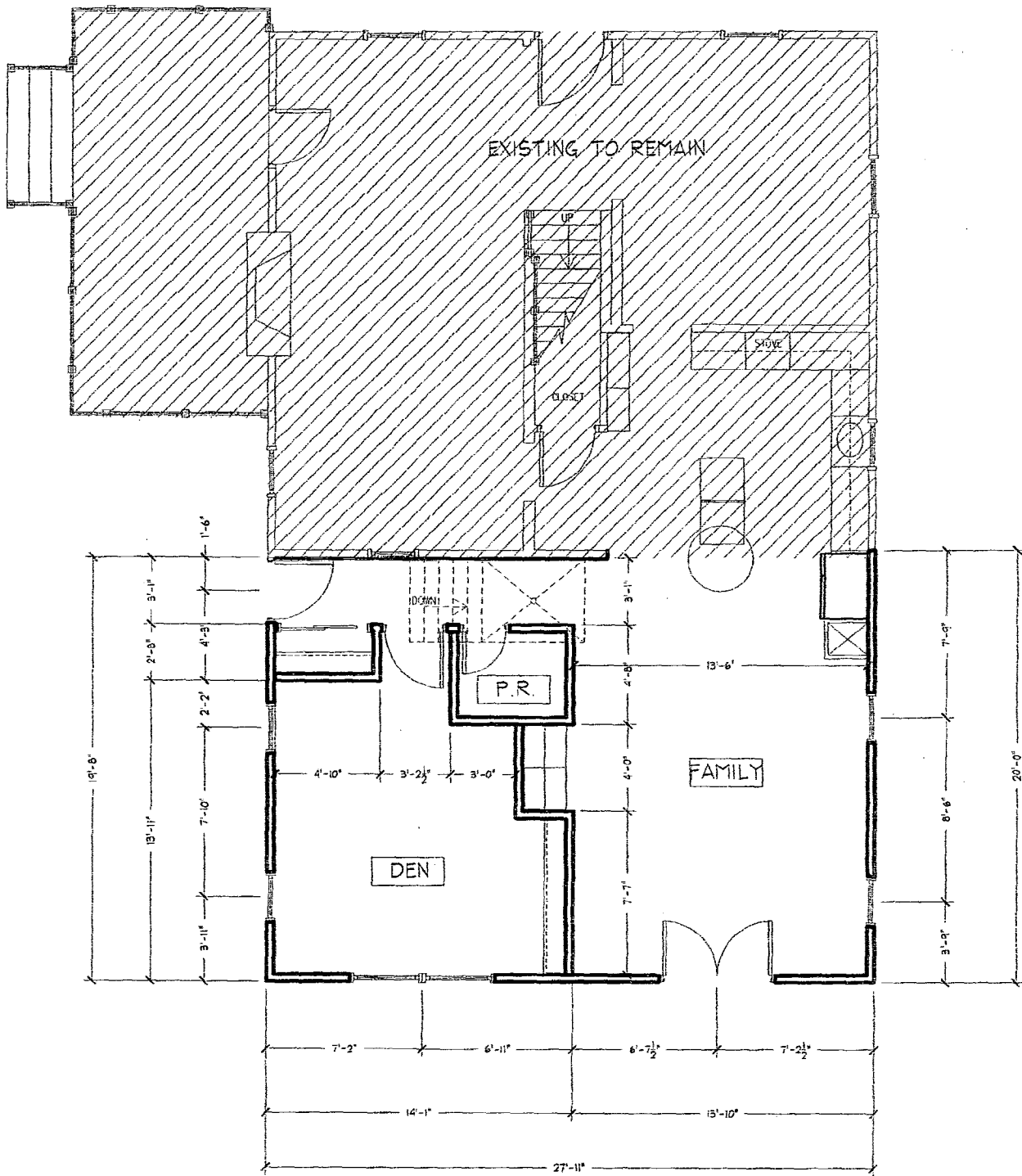
PROPOSED RIGHT ELEVATION



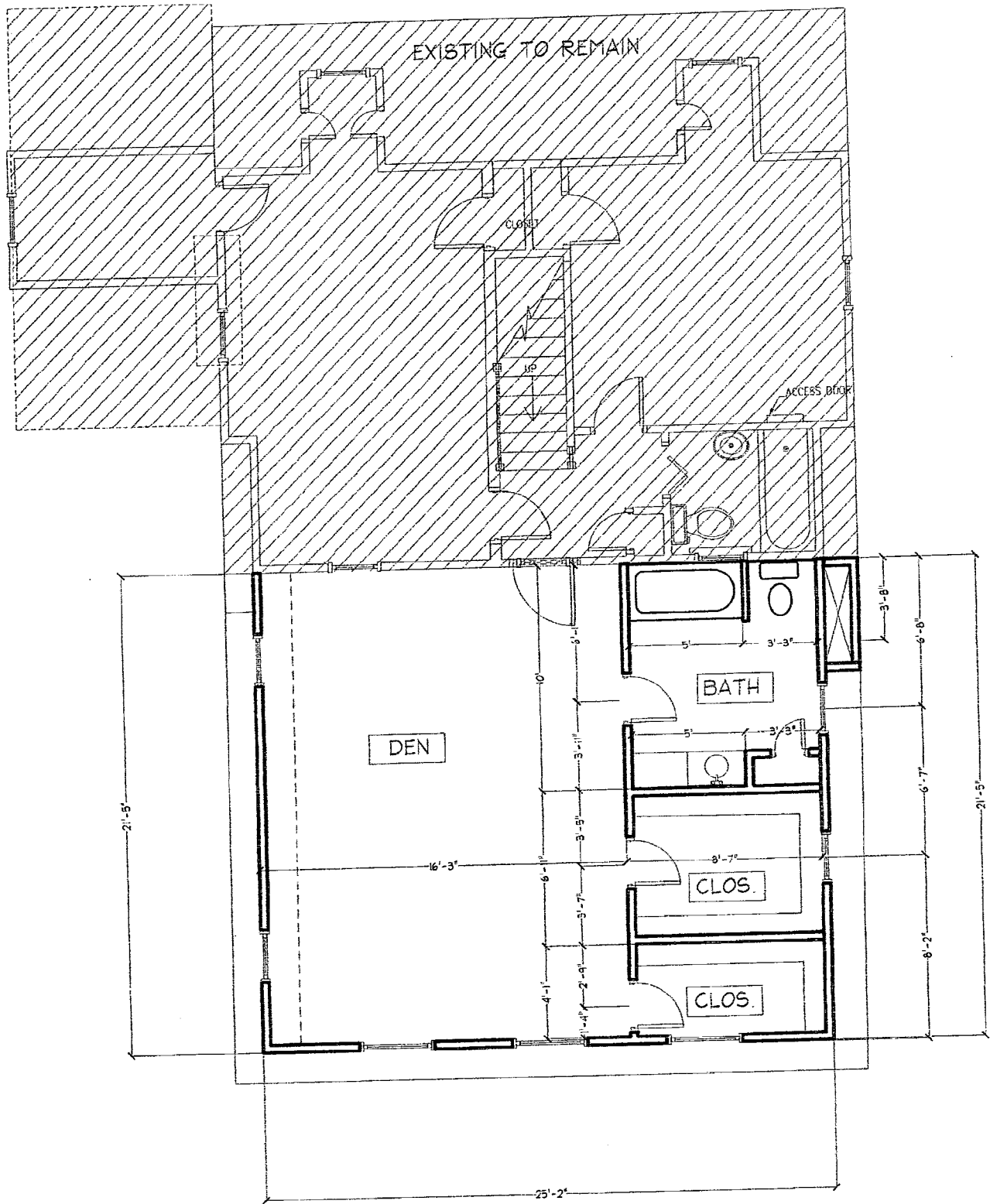
PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FIRST FLOOR

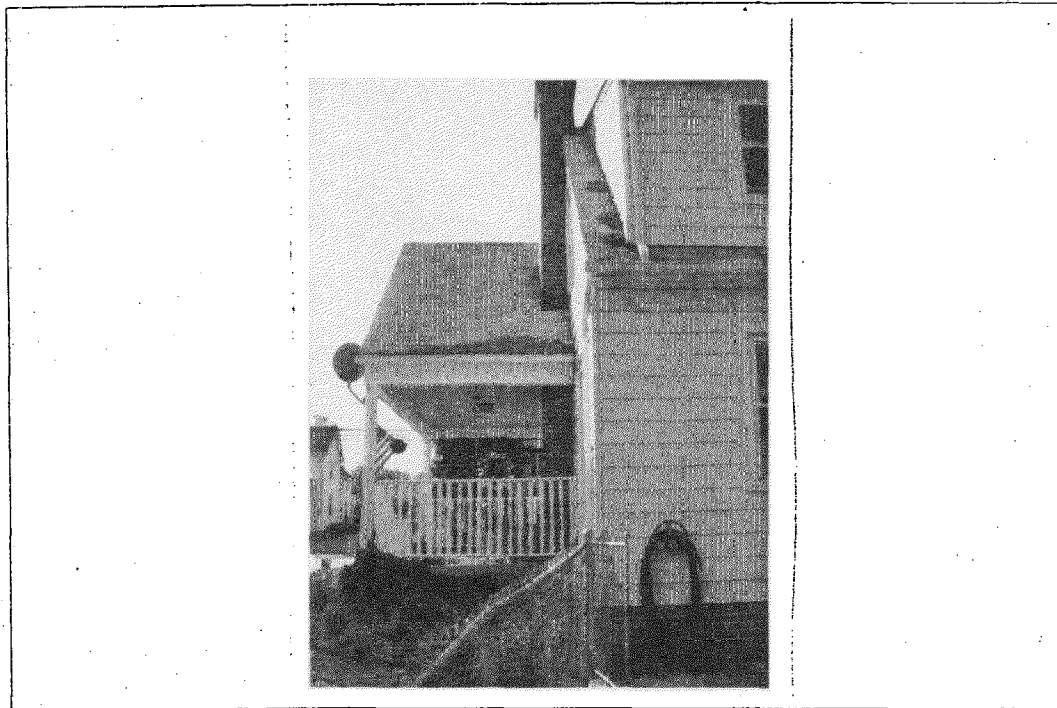


PROPOSED SECOND FLOOR

Existing Property Condition Photographs (duplicate as needed)



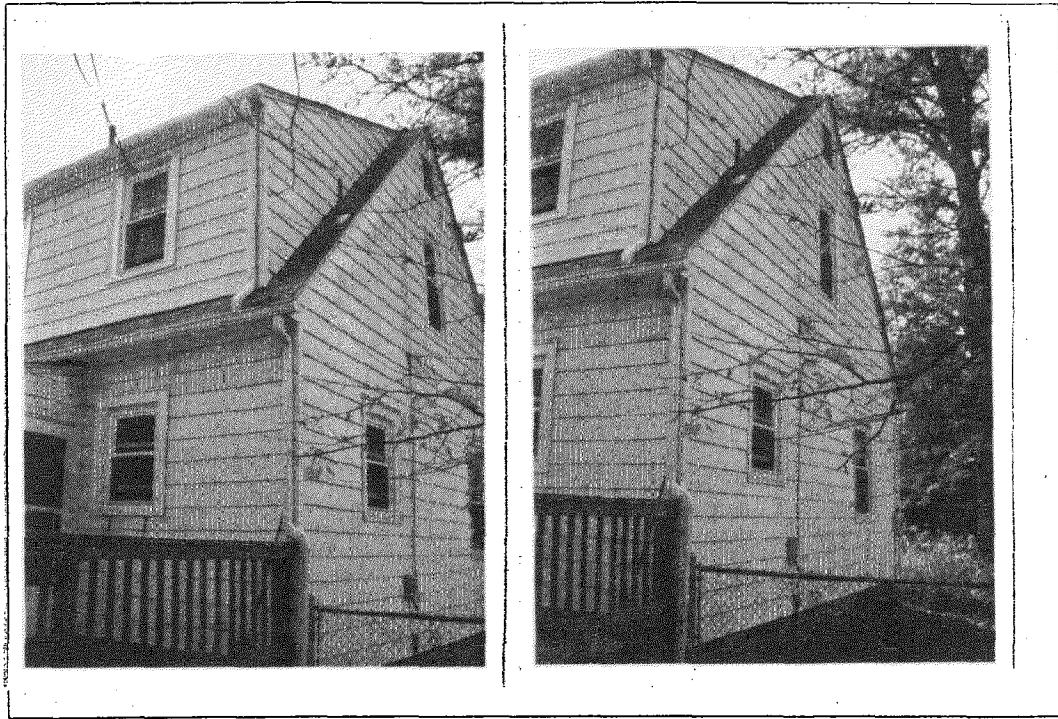
Detail: Side facing 23811 Woodfield Rd.



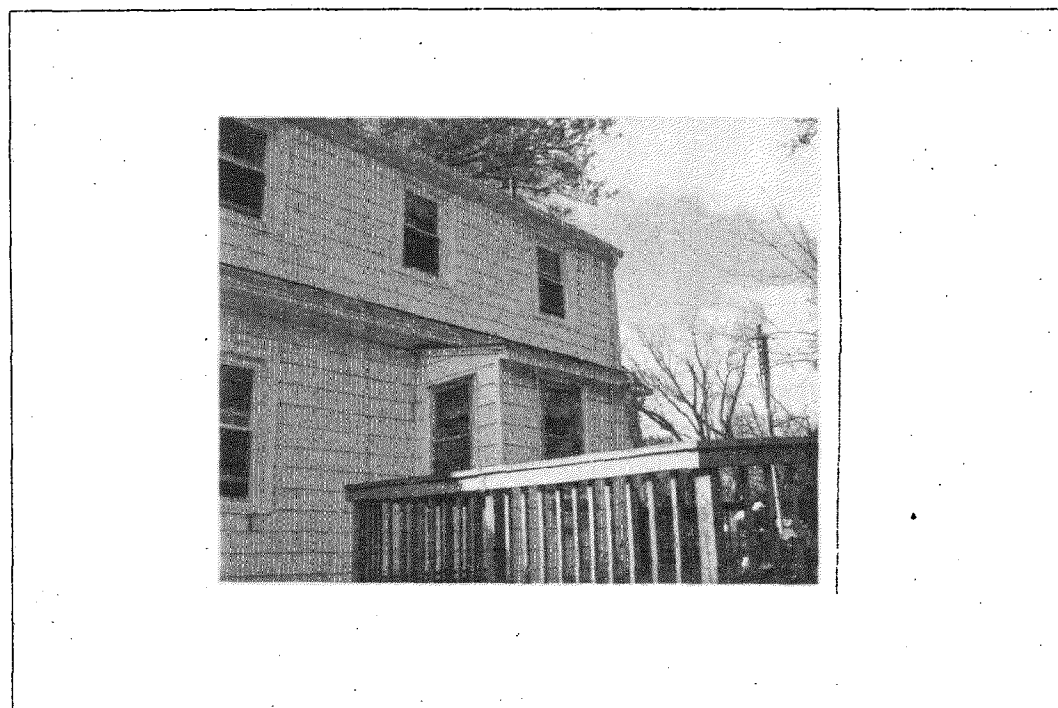
Detail: Side facing 23811 Woodfield Rd.

Applicant:

Existing Property Condition Photographs (duplicate as needed)



Detail: Side facing 23825 Woodfield Rd.



Detail: Rear of house; affected portion

Applicant: *[Signature]*



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 4/24/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #504698—rear addition

The owners at 23815 Woodfield Road, Gaithersburg have an approved Historic Area Work Permit #504698. The HPC approved this HAWP in February 2009 with four conditions. The Historic Preservation has revised one of the four conditions of approval and the condition should now read:

#3: The siding on the addition will be fiber cement.

Therefore, the HPC does not require that the windows and doors in the addition be wood.

Please contact me with any questions. Thank you.



Staff Item
Anne Fothergill/Scott Whipple
23815 Woodfield Road, Gaithersburg
April 7, 2009

On February 25, 2009 the HPC approved a rear addition to *Master Plan Site #14/16-3*, the Thomas and Jessie Grimes House, on Woodfield Road in Gaithersburg. This house was recently added to the *Master Plan* as part of the Damascus-Goshen Amendment.

The HPC approved the addition with four conditions of approval including one requiring that the addition would have wood windows and doors. The historic house currently has vinyl replacement windows. The applicants are complying with the other conditions of approval but they are asking the HPC to reconsider their condition and allow vinyl windows and doors in the addition.

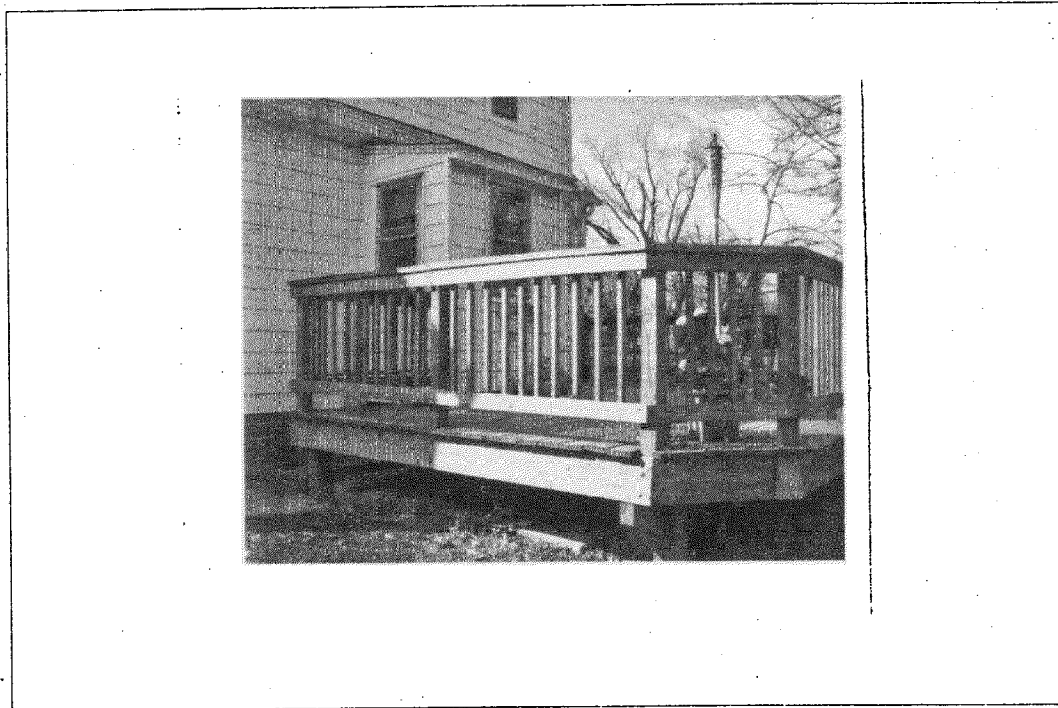
Photos of the house and plans for the additions are attached.

HPC approved
4/22/09

Existing Property Condition Photographs (duplicate as needed)

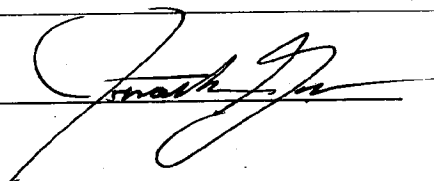


Detail: front of house as seen from Woodfield Rd (right of way)



Detail: side facing 23811 Woodfield Rd.

Applicant: _____



Page: /

(5)



Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, March 12, 2009 11:31 AM
To: 'jonandmelgreen@comcast.net'
Subject: RE: plans for 23815 Woodfield Rd

Hi Mr. Green,

Thanks for coming by this morning. I have reviewed the plans you dropped off and you have met the Historic Preservation Commission's conditions of approval. However, I noticed that there is a change on the plans that was not a part of your original application, which is to "remove existing siding and replace with Hardi Plank siding" on the historic house. If you would like to propose this additional change, you will need to submit a revised HAWP application to DPS. However, if you are not proposing that change and plan to retain the existing siding, let me know and I can take that off your plans before I stamp them. If you do want to make that change, please call me before you submit that application and we can discuss how the HPC reviews siding removal and new siding installation.

Also, in addition to these elevations, I will need 3 sets of your floor plans and site plans to stamp before you take them up to DPS for building permits.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section
Urban Design and Preservation Division
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.montgomeryplanning.org/historic>

*3/18/09 - stamped
crossed out
alum. siding
removal
from sheet
A-7*



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 3/12/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AP*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #504698—Rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the February 25, 2009 HPC meeting. The conditions of approval are:

1. The roof ridge of the addition will be minimum 6" lower than the roof ridge of the house.
2. The addition will be inset at the sides on the second floor only (aligned with the existing dormer).
3. The windows and doors in the addition will be wood and the siding on the addition will be fiber cement; final windows and siding material to be reviewed and approved at the staff level.
4. There will be no chimney in the addition.

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

Applicant: Jonathan Green
Address: 23815 Woodfield Road, Gaithersburg

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240-777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Melanie Green
Daytime Phone No.: (301) 368-3469

Tax Account No.: 00925705
Name of Property Owner: Jonathan R. Green Daytime Phone No.: (301) 368-3469
Address: 23815 Woodfield Rd. Gaithersburg MD 20882
Street Number City Street Zip Code
Contractor: N/A Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 23815 Street: Woodfield Rd.
Town/City: Gaithersburg Nearest Cross Street: Pleasant View Lane
Lot: N/A Block: N/A Subdivision: Addition to Ray's Adventure
Liber: 20694 Folio: 584 Parcel: P400

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 100,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] Signature of owner or authorized agent 2/3/09 Date

Approved: with 4 conditions for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/12/09
Application/Permit No.: 504698 Date Filed: 2/4/09 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:

2 story Cape Cod house built in 1938. It features 2 bedrooms and one full bathroom. Our house has aluminum siding (white), white asphalt shingles, brick faced chimney and lower facade. We are unaware of any specific historical features directly related to this property.

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

We are planning a 20 foot, 2 story addition to the rear of our house. There will be no significant impact to the front of our house or environment, and our addition is designed to match our existing appearance

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

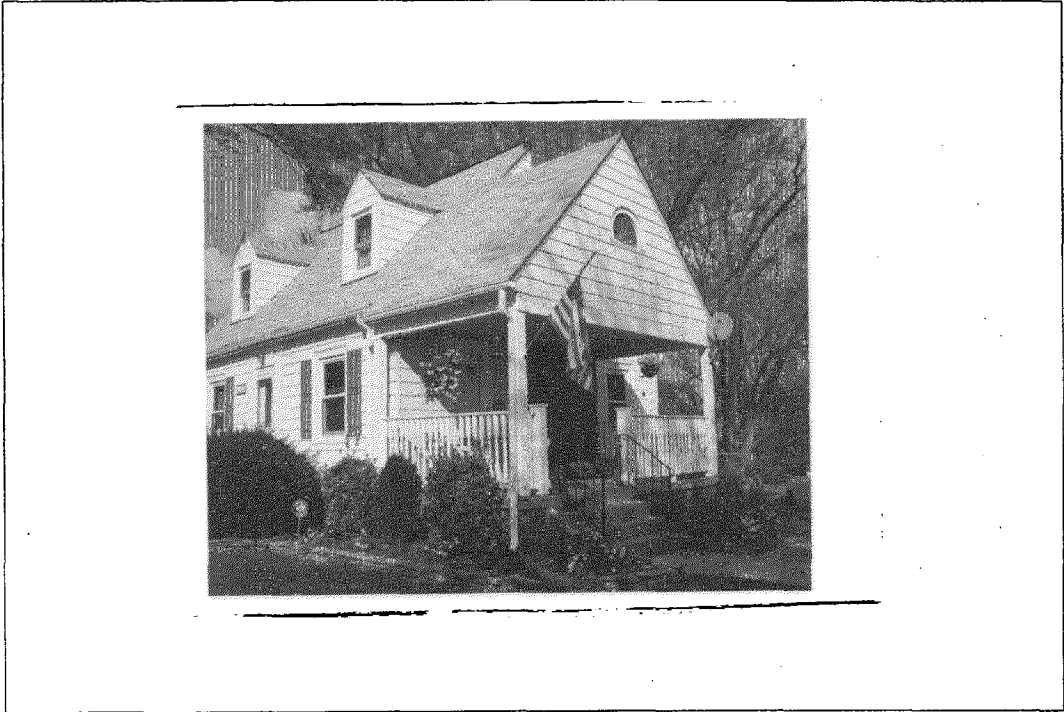
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

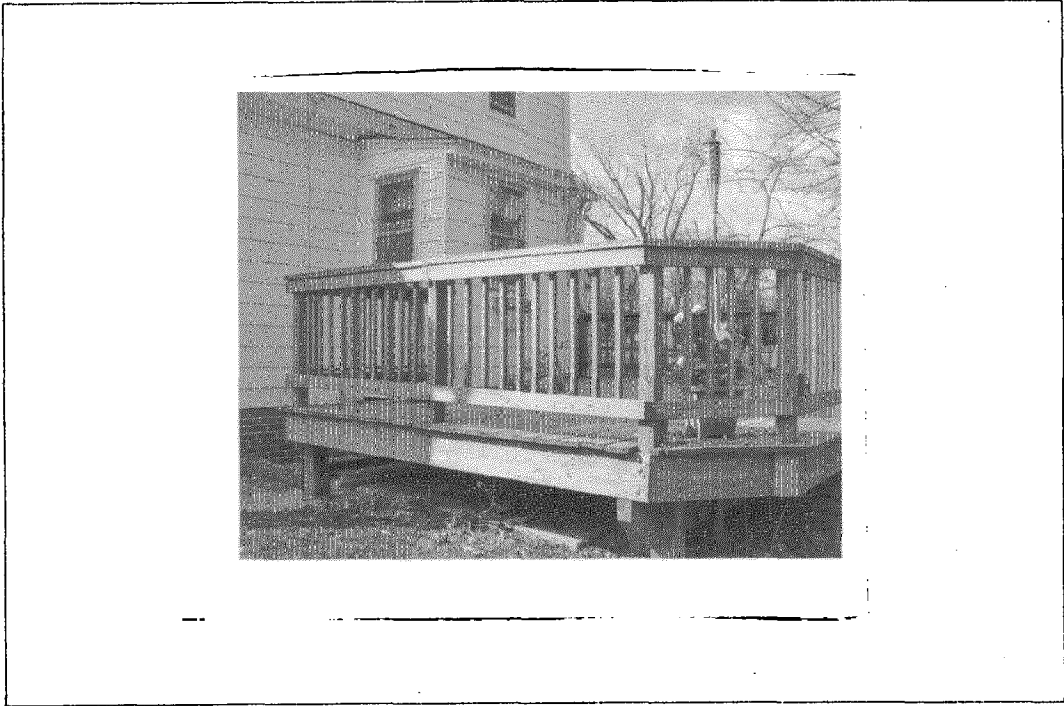
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

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.

Existing Property Condition Photographs (duplicate as needed)



Detail: front of house as seen from Woodfield Rd (right of way)



Detail: side facing 23811 Woodfield Rd.

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



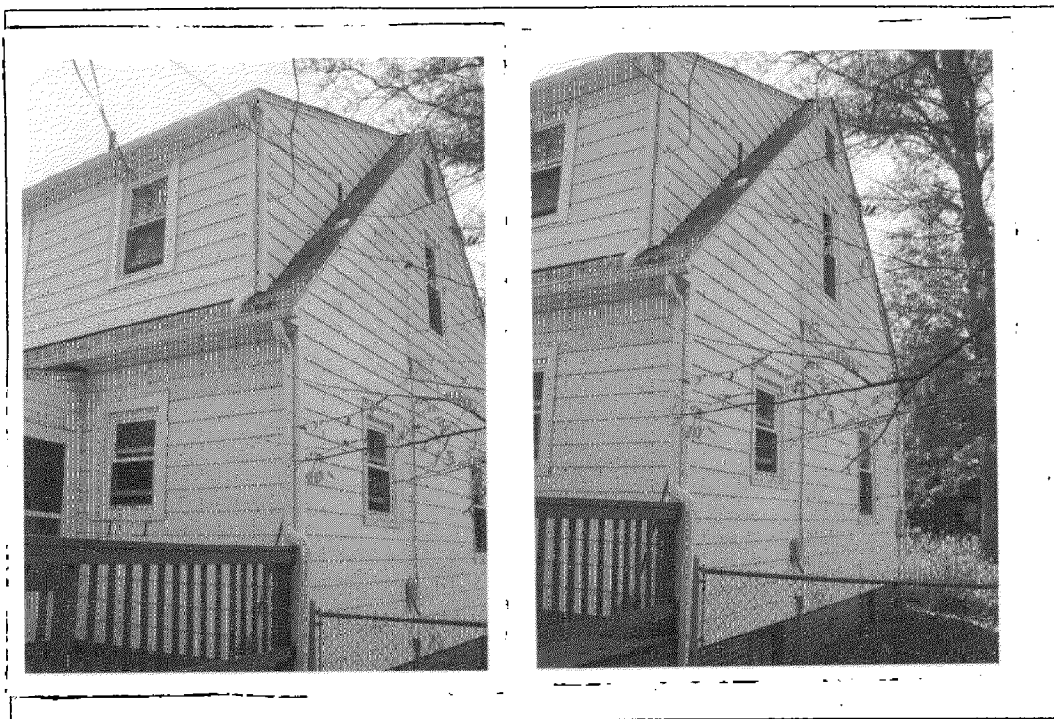
Detail: Side facing 23811 Woodfield Rd.



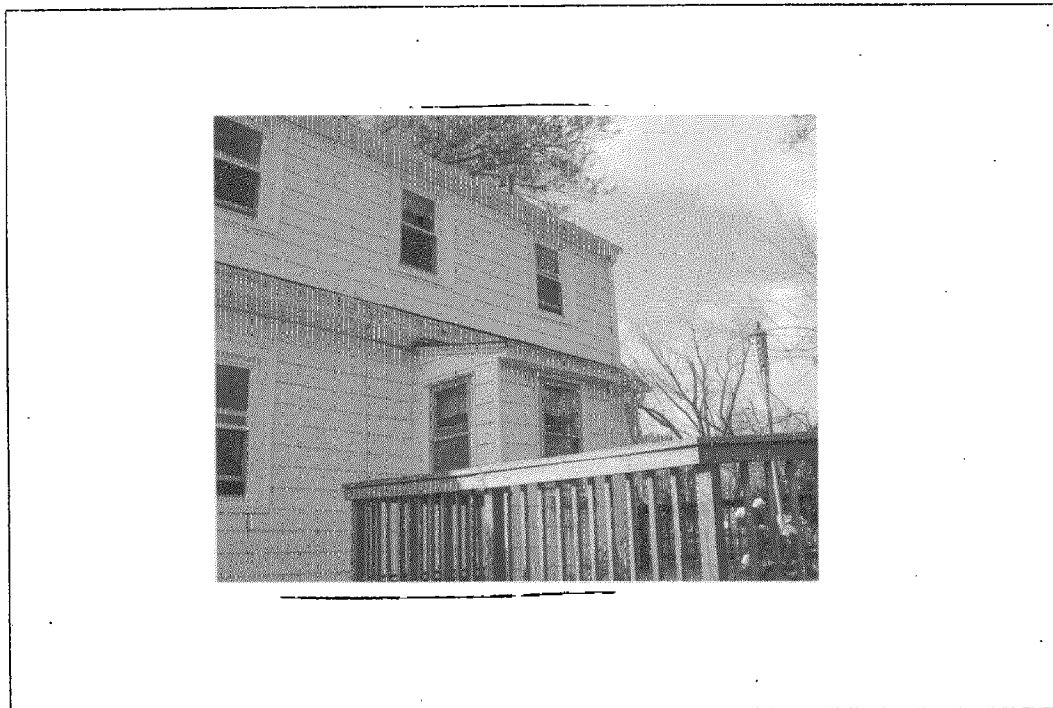
Detail: Side facing 23811 Woodfield Rd.

Applicant:

Existing Property Condition Photographs (duplicate as needed)



Detail: Side facing 23825 Woodfield Rd.



Detail: Rear of house; affected portion

Applicant:

Joseph Jr