II-E Parry 14/51-02A 21000 Blunt Road Germantown/Woodburn-Blunt House

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 22, 2002

MEMORANDUM

- TO: Robert Hubbard, Director Department of Permitting Services
- FROM: Gwen Wright, Coordinator Historic Preservation
- SUBJECT: Historic Area Work Permit HPC Case No: 14/51-02A

DPS No.: 276430

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

____x ___ APPROVED

APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: John Fendrick

Address: 21000 Blunt Road, Germantown

subject to the general conditions pertinent to all Historic Area Work Permits that:

- 1. HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.
- 2. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant should arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

COM	ERY
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RETURN TO:	DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 2085
	2401777 6370

HISTORIC PRESERVATION COMMISSION

DPS - #8

301/563-3400 APPLICATION FOR HISTORIC AREA WORK PERMIT

			Contact Person:	John Indric	<u> </u>
			Daytime Phone No.:	301-428-762	0 <u>x 11</u>
Tax Account No.: 01753	315				
Name of Property Owner: <u>John</u>					
Address: 21000 Blunt Street Number	Road	berminter	MD	30	876
Contractor: A Finer Surf		•		301- 831-1221	
Contractor: A Finer Surf Contractor Registration No.: 120				201- 201-132	
Agent for Dwner:		·	Dayame Phone No.:		
LOCATION OF BUILDING/PREMIS					
House Number: 21000	<u>,</u>	Street:	Blunt Ros	d	
Town/City: bermantown		Nearest Cross Street:	Balak	RECEIVEN	
Lot: Block:				1.00	
Liber: Folio:	Parcel:	670	Ç	asework Management	
PART ONE: TYPE OF PERMIT AC	TION AND USE			Management	
1A. CHECK ALL APPLICABLE:		CHECK AL	L APPLICABLE:		
	Alter/Renovate	A/C	Slab Room	Addition 🗆 Porch 🗆	Deck 🔲 Shed
🗆 Move 🔹 Install	Wreck/Raze	🗆 Solar	🗇 Fireplace 🔲 Woodt	ourning Stove	Single Family
Repair	Revocable	E Fence/	Wall (complete Section 4)	1 Other: Drivew	au -
1B. Construction cost estimate: \$	5,000,00				
1C. If this is a revision of a previously					
PART TWO: COMPLETE FOR NEY		_	_		
2A. Type of sewage disposal:		02 🗌 Septic			
2B. Type of water supply:	01 🗆 WSSC	02 🗆 Well	03 🗋 Other:		
PART THREE: COMPLETE ONLY F	OR FENCE/RETAINING	<u>G WALL</u>			
3A. Heightfeet	inches				
3B. Indicate whether the fence or re			following locations:		
🗌 On party line/property line	Driverny X Entirely on la	and of owner	On public right of	way/easement	
I hereby certify that I have the author	ity to make the foregoing	application, that the	application is correct, and	I that the construction will co	mply with plans
approved by all agencies listed and I	hereby acknowledge and	d accept this to be a	condition for the issuance	of this permit.	
Inter				ib b	
	er or authorized agent			1/30/2002 Date	
	•	e . i			
Approved:		- Chain	rperson, Historic Preserva	tion Commission	
Disapproved:	Signature:			Date 5/2-2/	02
Application/Permit No.:	276430	Date	Filed: <u>\$//07-</u>	Date Issued:	
Edit 6/21/99	<u>SEE REVE</u>	RSE SIDE FO	R INSTRUCTION	<u>S</u>	
				- 19151 - 02A	

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:

Weadbourne /Bland house was built in 1805. The house is brick and frame.

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

Pare portion of existing differ gravel drivenny with apparties of gravel drivenny have ald asphalt underneath. The pavement will came no close the operato fifty feet from the house. This will note the appendic from the read of the drivenny, as well as previde our children a place to learn to ride blaydes, play backtball, etc. The drivenery will start at the existing apren.

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,

- 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

- 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 yeu 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 <u>ALL</u> 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. 21000 Blunt Road

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Adjacent Property: 21006 Blunt Road Owned by Chet TABAKA 105 KESTREL CT GAITHERSBURG, MD 20879-3214

Across Street: Montgomery County

Otherside of Property: Montgomery County

Property Behind: Ursala DANIELS 21000 COG WHEEL WAY GERMANTOWN, MD 20876-4271 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 22, 2002

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator Historic Preservation Section

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

HPC Case No. 14/51-02A

DPS #: 276430

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

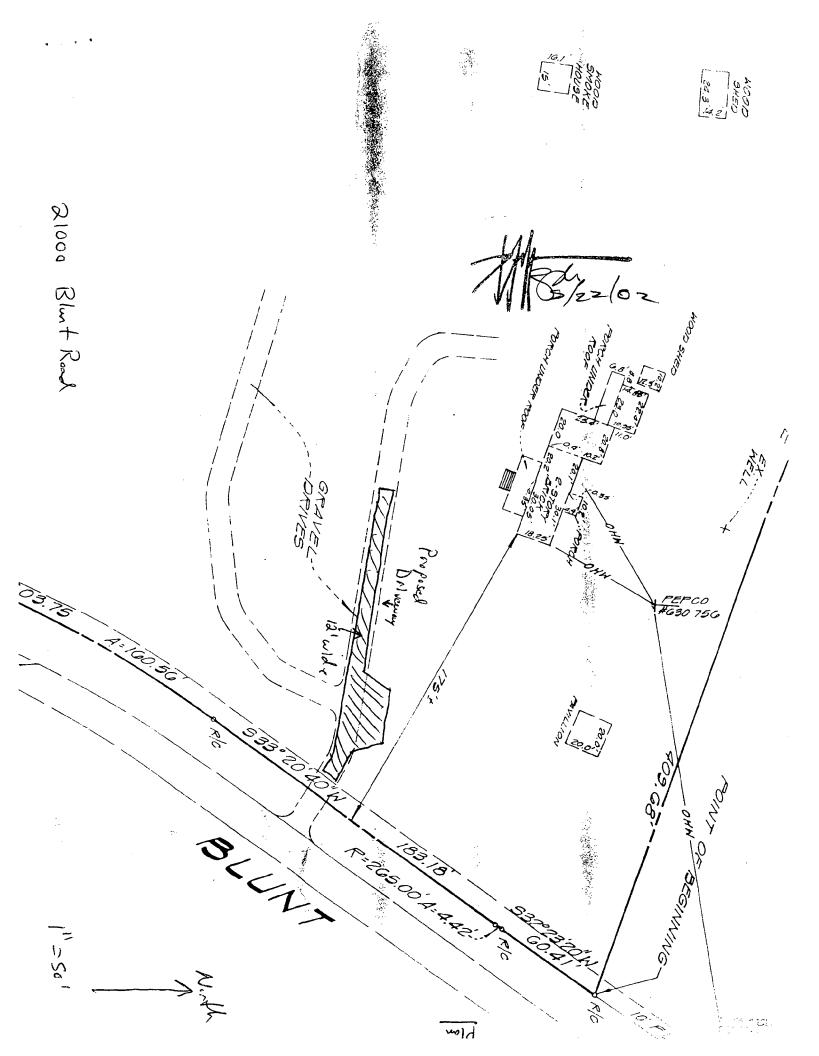
You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets** of construction drawings have been reviewed and stamped by HPC Staff. We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. 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 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 of your anticipated work schedule.

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



EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	21000 Blunt Road, Germantown	Meeting Date:	05-22-02
Applicant:	John Fendrick	Report Date:	05-15-02
Resource:	Master Plan Site #14/51 (Woodburn-Blunt House).	Public Notice:	05-08-02
Review:	HAWP	Tax Credit:	No
Case Numbe	r: 14/51-02A	Staff:	Perry Kapsch

DATE OF CONSTRUCTION: c1805 SIGNIFICANCE:

x_Individual <u>Master Plan</u> Site Within a <u>Master Plan</u> Historic District Primary Resource Contributing Resource

____Non-contributing/Out-of-Period Resource

PROPOSAL: The applicant proposes to resurface the street end of the existing gravel driveway (approximately half its current length) with asphalt paving. The driveway is to retain its current dimensions with the exception of a proposed pull-off area along the right side of the driveway at a point near the public right-of-way.

RECOMMENDATION:

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__x_Approve ____Approve with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

- ___x_1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- x 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

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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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:

A. Repair or replacement of masonry foundations with new materials that match the original closely.

- B. Installation of vents, venting pipes, and exterior grills.
- C. New installation of gutters.
- 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
- 4. Removal of accessory building that are not original to the site or otherwise historically significant.
- 5. Replacement of missing architectural details, provided that at lease one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
- 6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.

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- 8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
- 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
- Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property <u>will not</u> be reviewed using an Expedited Staff Report.
- 11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
- 12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
- 14 Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
- 15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

Daytime Phone No.: 3c1-428-762c Tax Account No.: 01753315 Name of Property Owner. Jchn Fendrick Daytime Phone No.: 3c1-428-762c Address: 21000 Blant Rec.l Cernschern Mb 208 Address: 21000 Blant Rec.l Cernschern Mb 208 Contractor: A Finer Sweft Contractor: Mb 208 Contractor: A Finer Sweft Contractor: Steet 21 Contractor: Agent for Owner: Daytime Phone No.: 3c1-831-122.1 Contractor: 120767 Daytime Phone No.: 3c1-831-122.1 Contractor: 21000 Steet Blant Rec.d Iocation Of BUILDING/PREMISE Daytime Phone No.: 3c1-831-122.1 House Number: 21000 Steet Blant Rec.d Town/City: Construction NearestCross Street: Brink Certified Lot: Block: Subdivision: Construction on the provide of the phone phon	AREA WORK PERMIT Contact Person: John Fendrick Daytime Phone No.: 301-428-7620 x 11 Daytime Phone No.: 301-428-7620 x 11 Daytime Phone No.: 301-428-7620 x 11 City Street 20876 City Street 20876 Daytime Phone No.: 301-428-7620 x 11 Consultion MD 20876 City Street 20876 Daytime Phone No.: 301-831-1221 Daytime Phone No.: 301-1221 Check All APPLICABLE: 301-12202 AC Slab	HISTORIC A Account No.: 01753315 ne of Property Owner: John Fendrick ress: 21000 Blunt Ruch Street Number
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1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE: Ø Construct Extend Alter/Renovate A/C Slab Room Addition Porch Move Install Wreck/Raze Solar Fireplace Woodburning Stove Image: Check/Call Complete Section 4) Ø Other: Image: Check/Call Complete Section 4) Image: Check/Call Complete Section 4) Ø Other:	A/C Slab Room Addition Porch Deck Solar Fireplace Woodburning Stove Single Fan	
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Move Install Wreck/Raze Solar Fireplace Woodburning Stove Revision Repair Revocable Fence/Wall (complete Section 4) Ø Other: Dr?vcw/ 1B. Construction cost estimate: \$	Solar 🗌 Fireplace 🗌 Woodburning Stove 🗌 Single Fan	
Revision Repair Revocable Fence/Wall (complete Section 4) Other: Director 1B. Construction cost estimate: \$	· · · ·	•
1B. Construction cost estimate: \$\$\$\$\$\$ 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:	Fence/Wall (complete Section 4) K Other: Drawer (Complete Section 4)	
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:	it, see Permit #	
2A. Type of sewage disposal: D1 WSSC O2 Septic O3 Other:		
2B. Type of water supply: 01 WSSC 02 Well 03 Other:		
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Height		· · _
3A. Height	02 🗋 Well 03 🗋 Other:	. Type of water supply: 01 🗌 WSSC
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	ING WALL	RT THREE: COMPLETE ONLY FOR FENCE/RETAININ
On party line/property line		. Heightfeetinches
	on land of owner On public right of way/easement	Indicate whether the fence or retaining wall is to be con
	on land of owner	Indicate whether the fence or retaining wall is to be con
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will c approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.	ing application that the application is correct, and that the construction will comply with	Indicate whether the fence or retaining wall is to be con Driver □ On party line/property line X Entirely or
1/		Indicate whether the fence or retaining wall is to be con Dr∂view □ On party line/property line ereby certify that I have the authority to make the foregoin
4/30/2002		Indicate whether the fence or retaining wall is to be con Dr∂view □ On party line/property line ereby certify that I have the authority to make the foregoin
Signeture of owner or authorized agent Date	and accept this to be a condition for the issuance of this permit.	Indicate whether the fence or retaining wall is to be con Dr∂view □ On party line/property line ereby certify that I have the authority to make the foregoin

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14151 - 02A

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

1. WRITTEN DESCRIPTION OF PROJECT

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Pare portion of existing deter gravel drivenny with asphalf. Portions of gravel drivenny have all asphalt einderneath. The parement will came no close the openor filly feet from the house. This will note the approach from the real of the drivenny, as well as previde our children a place to learn to Note Maycles, play bucktonil, etc. The detroney will start at the existing appen.

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.

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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

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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. 21000 Blunt Road

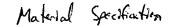
. .

Adjacent Property: 21006 Blunt Road Owned by Chet TABAKA 105 KESTREL CT GAITHERSBURG, MD 20879-3214

Across Street: Montgomery County

Otherside of Property: Montgomery County

Property Behind: Ursala DANIELS 21000 COG WHEEL WAY GERMANTOWN, MD 20876-4271



.....



March 24, 2002

Ms. Mary Fendrick 21000 Blunt Road Germantown, MD 20876

RE: 21000 BLUNT ROAD (RESIDENTAL DRIVEWAY)

Dear Ms. Fendrick:

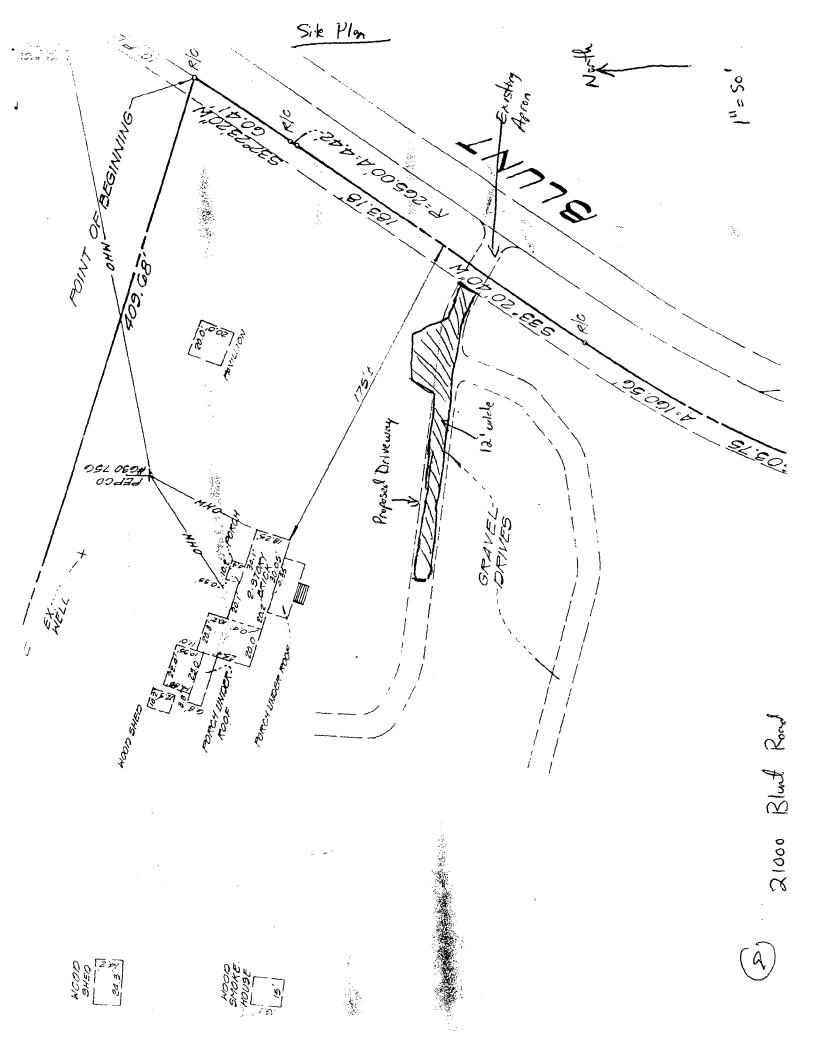
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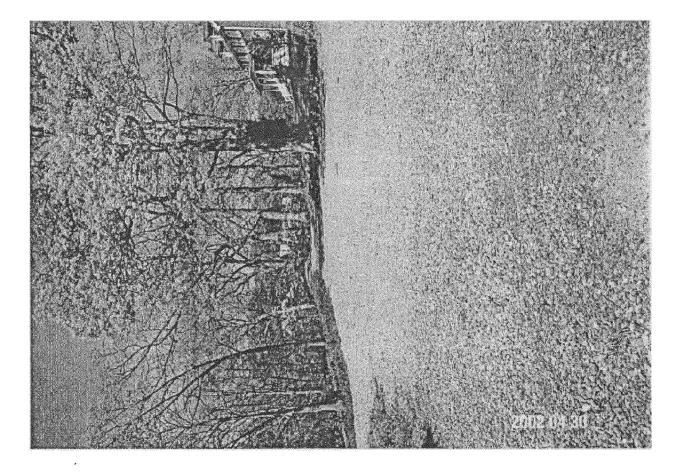
PROPOSAL:

- I. Regrade existing gravel driveway and compact.
- II. Machine lay 3 ¹/₂" of base asphalt (3" after compaction) to the gravel, approximately 2,845 square feet.
- III. Compact with a vibratory roller.
- IV. Machine lay 2 ¹/₂" of surface fine asphalt (2" after compaction) to the base.
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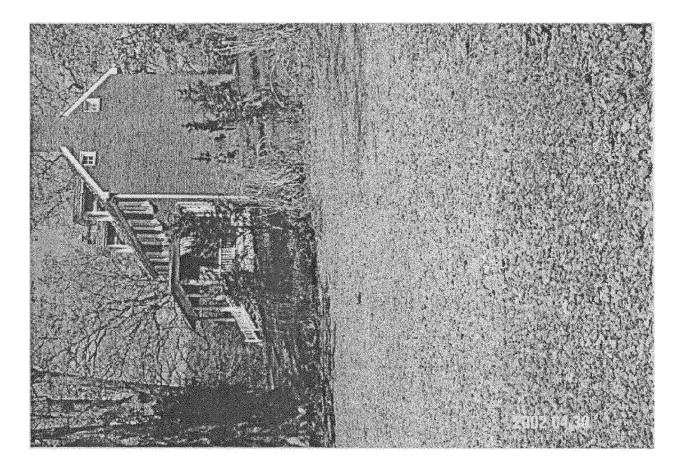
To obtain license information, feel free to call the Maryland Home Improvement Commission (MHIC) at 410-230-6171.

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21000 Blunt Road from Road



Current Grovel Driveway 21000 Blunt Read from Road



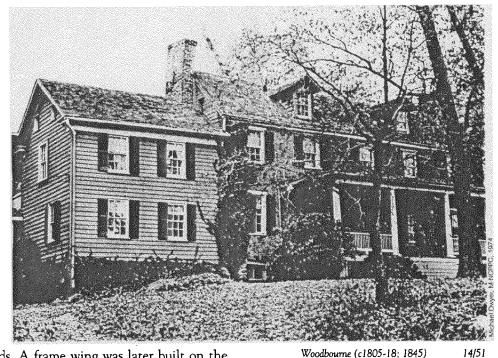


21000 Blut Road

WOODBOURNE (c1805-18; 1845) 21000 Blunt Road

Woodbourne, the earliest of several Blunt houses in the area, has a picturesque setting on a knoll overlooking Blunt Road. The south-facing house, constructed of frame, log and brick, evolved under the ownership of five

generations of the Blunt family. The earliest section was a log house that was likely built between c1805-18. The log portion now comprises the west (left) two bays of the main block. About 1845, Harriet Dorsey Blunt encased the log house in brick and added the east three-bay section of brick. Harriet, who had married Samuel Blunt in 1818, inherited the property from her father Harry Woodward Dorsey, of Sycamore Hollow. With the addition, the house was transformed from a small, folk dwelling to a fashionable center-hall residence. The open-string staircase has a simple square newel post,



10/76

square balusters, and winder treads. A frame wing was later built on the west end. A two-story kitchen with board and batten siding, is connected to the north side of the west wing by an enclosed porch. A log dairy house has an upper level where a live-in tutor is said to have conducted classes. The farmstead includes a four-level timber frame barn and an ice house.

HYATTSTOWN MILL COMPLEX (Millers' House: Early 1800s; Mill: 1918) 14920 Hyattstown Mill Road

The Hyattstown Mill Complex, established before Hyattstown was platted in 1798, is a rare survivor of an industry once integral to the County's rural population. The first mill on the site was probably built by 1794 by lesse Hyatt, founder of Hyattstown, and was probably a saw and gristmill. After a fire destroyed the mill and over 1500 bushels of wheat, Hyattstown residents helped to reconstruct the mill in 1918, using timbers from a dismantled distillery, Prices Distillery, located upstream. By the early 1900s, the evolving mill operation included a metal water wheel, a Kentucky Roller Mill, and alternative steam and gasoline power. The mill operations ceased in the 1930s. The oldest structure in the complex is the miller's house. The oldest part of the miller's house is the main front block, which likely dates from the early to mid-1800s, judging by its cornice returns and timberframe construction. The one-room deep section has a two-room plan with the front door opening directly into the larger room. The millrace is clearly visible along Hyattstown Mill Road.

Hyattstown Mill (1918)

10/76



FAX TRANSMITTAL SHEET

Historic Preservation Office Department of Park & Planning

Telephone Number: (301) 563-3400

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Fax Number: (301)-563-3412

TO: John Lendricle	FAN NUMBER: 3014287621
FROM: Remy Keps.	
DATE: 5/20/02	
	50

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET:

NOTE:

-1

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	21000 Blunt Road, Germantown	Meeting Date:	05-22-02
Applicant:	John Fendrick	Report Date:	05-15-02
Resource:	<i>Master Plan</i> Site #14/51 (Woodburn-Blunt House).	Public Notice:	05-08-02
Review:	HAWP	Tax Credit:	No
Case Numbe	r: 14/51-02A	Staff:	Perry Kapsch
PROPOSAL	: Partial Driveway Modification	RECOMMENDAT	ION: Approve.

DATE OF CONSTRUCTION: c1805 SIGNIFICANCE:

x Individual <u>Master Plan</u> Site Within a <u>Master Plan</u> Historic District Primary Resource Contributing Resource Non-contributing/Out-of-Period Resource

PROPOSAL: The applicant proposes to resurface the street end of the existing gravel driveway (approximately half its current length) with asphalt paving. The driveway is to retain its current dimensions with the exception of a proposed pull-off area along the right side of the driveway at a point near the public right-of-way.

RECOMMENDATION:

__x__Approve _____Approve with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

__x_1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

_x_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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:

A. Repair or replacement of masonry foundations with new materials that match the original closely.

- B. Installation of vents, venting pipes, and exterior grills.
- C. New installation of gutters.
- 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
- 4. Removal of accessory building that are not original to the site or otherwise historically significant.
- 5. Replacement of missing architectural details, provided that at lease one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
- 6. Signs that are in conformance with all other County sign regulations.

- 7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
- 8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
- 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
- Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property <u>will not</u> be reviewed using an Expedited Staff Report.
- 11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
- 12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
- 14 Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
- 15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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		IKEA I		
				John tendrick
	3310	·	Daytime Phone No.:	301-428-7620 x
Tax Account No.: 0175				301- 428- 2620 x
Address: <u>21000 Blunt</u> Street Number				
			Phone No.:	301-831-1321
Contractor Registration No.:			· · · · · · · · · · · · · · · · · · ·	
Agent for Owner:		<u> </u>	Daytime Phone No.:	
LOCATION OF BUILDING/PRE				
House Number: 21000		Street	Blunt Roc	
Town/City: <u>bermantuun</u>				MECENVED
Lot: Block:				1000 - 10 2000
Liber: <u>8723</u> Folio:	Parc	xet: <u>670</u>	(Division of
RART DNE: TYPE OF PERMIT	ACTION AND USE			
1A. CHECK ALL APPLICABLE:		CHECK ALL	APPLICABLE:	
🕅 Construct 🛛 🗆 Extend				Addition 🗆 Porch 🗆 Deck
Move Install			🗆 Fireplace 🔲 Wood	
🗋 Revision 🗌 Repair		L Fence/V	Vall (complete Section 4)	1 Other: Driveway
1B. Construction cost estimate:		ia		
1C. If this is a revision of a previou	isiy approved active permi	n, see Permit #		
PART TWO: COMPLETE FOR	NEW CONSTRUCTION	AND EXTEND/ADDITI	IONS	
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 ON	LY FOR FENCE/RETAIN	ING WALL		
3A. Heightfeet	inches			
3B. Indicate whether the fence			following locations:	
🔲 On party line/property_lin	ne کم Entirely o	on land of owner	🔲 On public right	of way/easement
		t the standard standard		- d al - a al
·····		uno addiication. that the	application is correct, a	na that the construction will comply
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March 24, 2002

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RE: 21000 BLUNT ROAD (RESIDENTAL DRIVEWAY)

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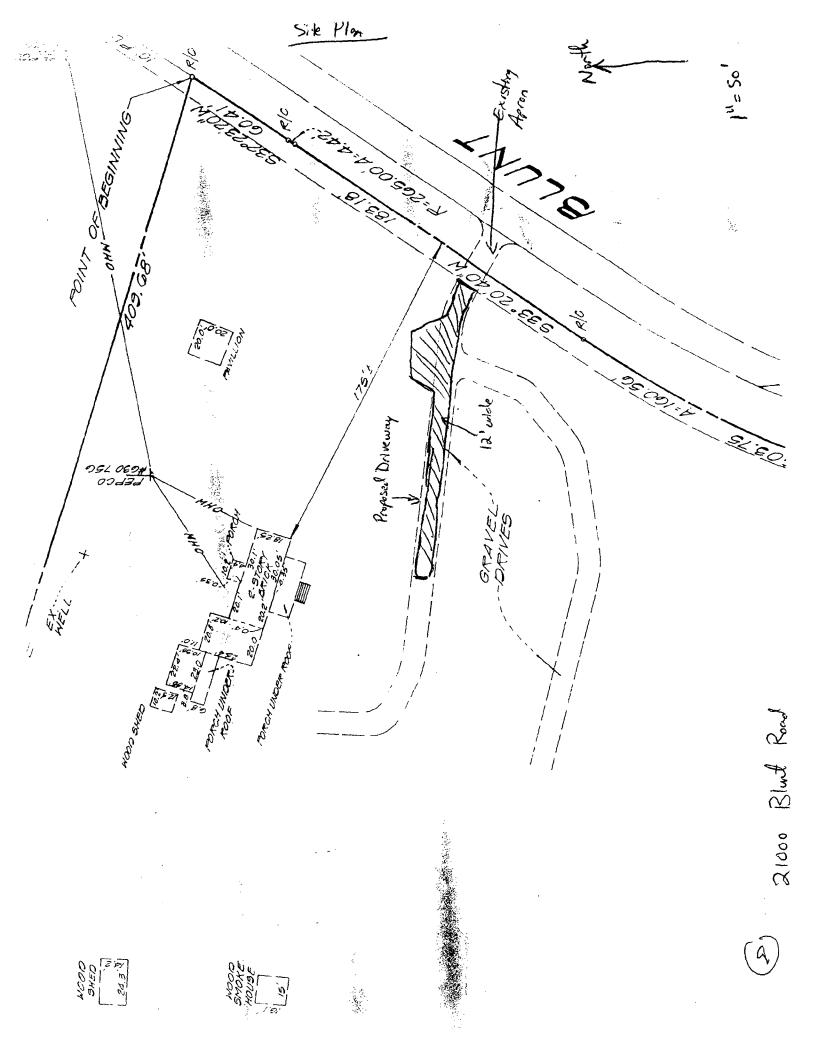
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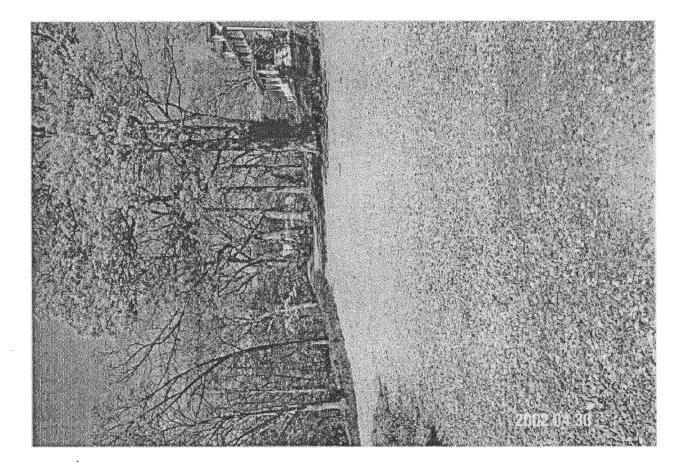
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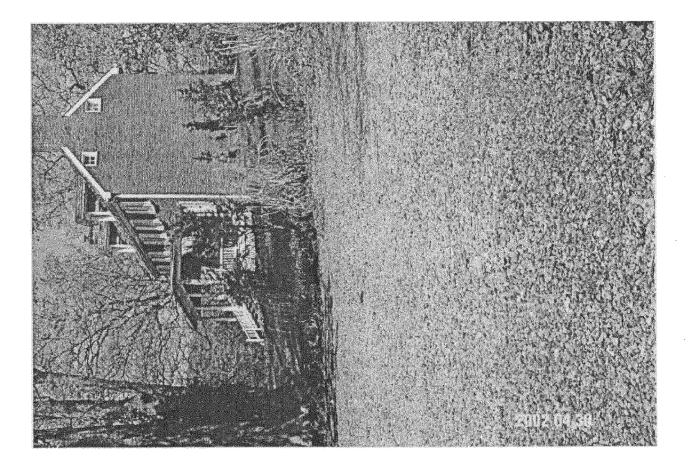






21000 Blunt Road from Road





Current Gravel Driveway 21000 Blunt Raced Gran Road



21000 Blut Road

4/30/02

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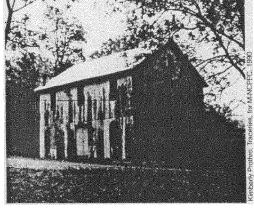
10/76

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Hyatistown Mill (1918)

10/76