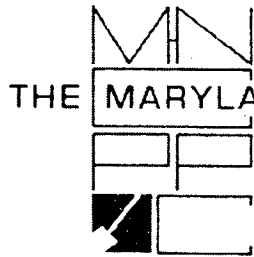


II -E Perry

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



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 *gwr*

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:

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.**



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: John Fendrick
Daytime Phone No.: 301-428-7620 x 11

Tax Account No.: 01753315

Name of Property Owner: John Fendrick Daytime Phone No.: 301-428-7620 x 11

Address: 21000 Blunt Road Germantown MD 20876
Street Number City State Zip Code

Contractor: A Finer Surface Phone No.: 301-831-1221

Contractor Registration No.: 120767

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 21000 Street: Blunt Road

Town/City: Germantown Nearest Cross Street: Brink

Lot: Block: Subdivision:

Liber: 8923 Folio: 171 Parcel: 670

RECEIVED
12 APR 2002
Division of Casework Management

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
Construct [X] 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: Driveway [X]

1B. Construction cost estimate: \$ 5,000.00

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

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[ ] On party line/property line [X] 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: [Signature] Date: 4/30/2002

Approved: [Signature] Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 5/22/02
Application/Permit No.: 276430 Date Filed: 3/1/02 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:

*Woodbourne/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:

*Pave portion of existing ~~drive~~ gravel driveway with asphalt. Portions of gravel driveway have old asphalt underneath. The pavement will come no closer than approx fifty feet from the house. This will make the appearance from the road of the driveway, as well as provide our children a place to learn to ride bicycles, play basketball, etc. The driveway will start at the existing apron.*

**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.

21000 Blunt Road

Adjacent Property: 21006 Blunt Road

Owned by

Chet TABAKA

105 KESTREL CT GAITHERSBURG, MD 20879-3214

Across Street: Montgomery County

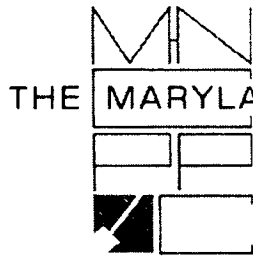
Otherside of Property: Montgomery County

Property Behind:

Ursala DANIELS

21000 COG WHEEL WAY GERMANTOWN, MD 20876-4271






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, 2<sup>nd</sup> 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**

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

**DATE OF CONSTRUCTION:** c1805

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan 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:**

- 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:

- 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.

## 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 least 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.
10. 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 will not 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.



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: John Fendrick
Daytime Phone No.: 301-428-7620 x 11

Tax Account No.: 01753315

Name of Property Owner: John Fendrick Daytime Phone No.: 301-428-7620 x 11

Address: 21000 Blunt Road Germantown MD 20876
Street Number City Street Zip Code

Contractor: A Finer Surface Phone No.: 301-831-1221

Contractor Registration No.: 120767

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 21000 Street: Blunt Road

Town/City: Germantown Nearest Cross Street: Brink

Lot: Block: Subdivision:

Liber: 8923 Folio: 171 Parcel: 670

RECEIVED
MAY 11 2002
Division of
Casework Management

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct [checked]
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: Driveway [checked]

1B. Construction cost estimate: \$ 5,000.00

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

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 [checked]
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: 4/30/2002

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 276430 Date Filed: 3/1/02 Date Issued:

5

**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:

*Woodbourne / Blind 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:

*Pave portion of existing ~~drive~~ gravel driveway with asphalt. Portions of gravel driveway have old asphalt underneath. The pavement will come no closer than approx fifty feet from the house. This will modern the appearance from the road of the driveway, as well as provide our children a place to learn to ride bicycles, play basketball, etc. The driveway will start at the existing apron.*

**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.
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**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

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

6

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



**A Finer  
Surface**

Asphalt & Paving  
MHIC# 120767

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March 24, 2002

Ms. Mary Fendrick  
21000 Blunt Road  
Germantown, MD 20876

RE: **21000 BLUNT ROAD  
(RESIDENTAL DRIVEWAY)**

Dear Ms. Fendrick:

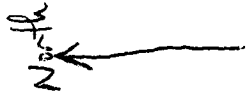
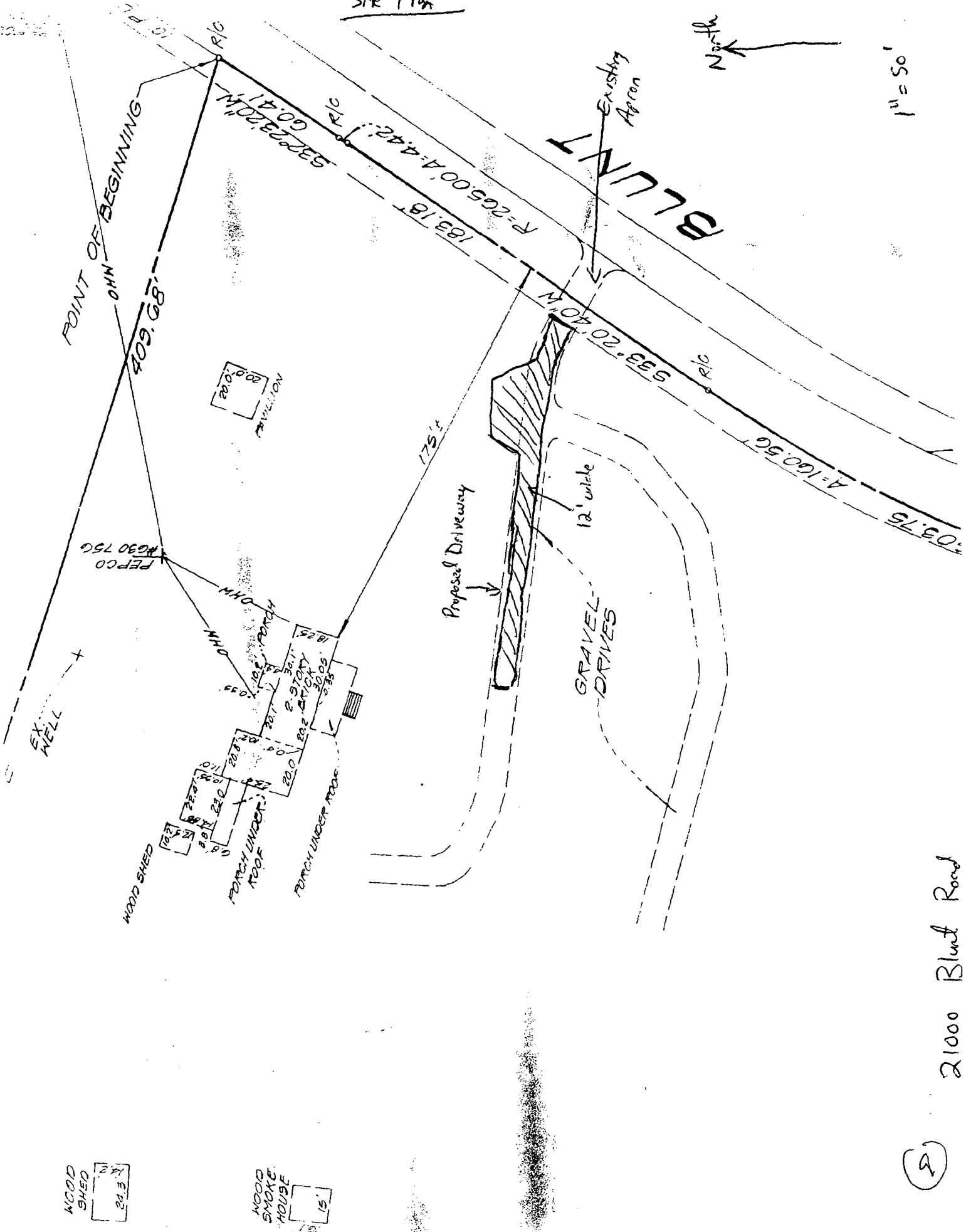
The following is the requested proposal for asphalt repairs and additions at the above-referenced address. I appreciate the opportunity to furnish you with an estimate for your driveway.

**PROPOSAL:**

- I. Regrade existing gravel driveway and compact.
- II. Machine lay 3 ½" of base asphalt (3" after compaction) to the gravel, approximately 2,845 square feet.
- III. Compact with a vibratory roller.
- IV. Machine lay 2 ½" of surface fine asphalt (2" after compaction) to the base.
- V. Compact with a vibratory roller.
- VI. Hand tamp edges on a 45-degree angle for a neat appearance.

To obtain license information, feel free to call the Maryland Home Improvement Commission (MHIC) at 410-230-6171.

Site Plan

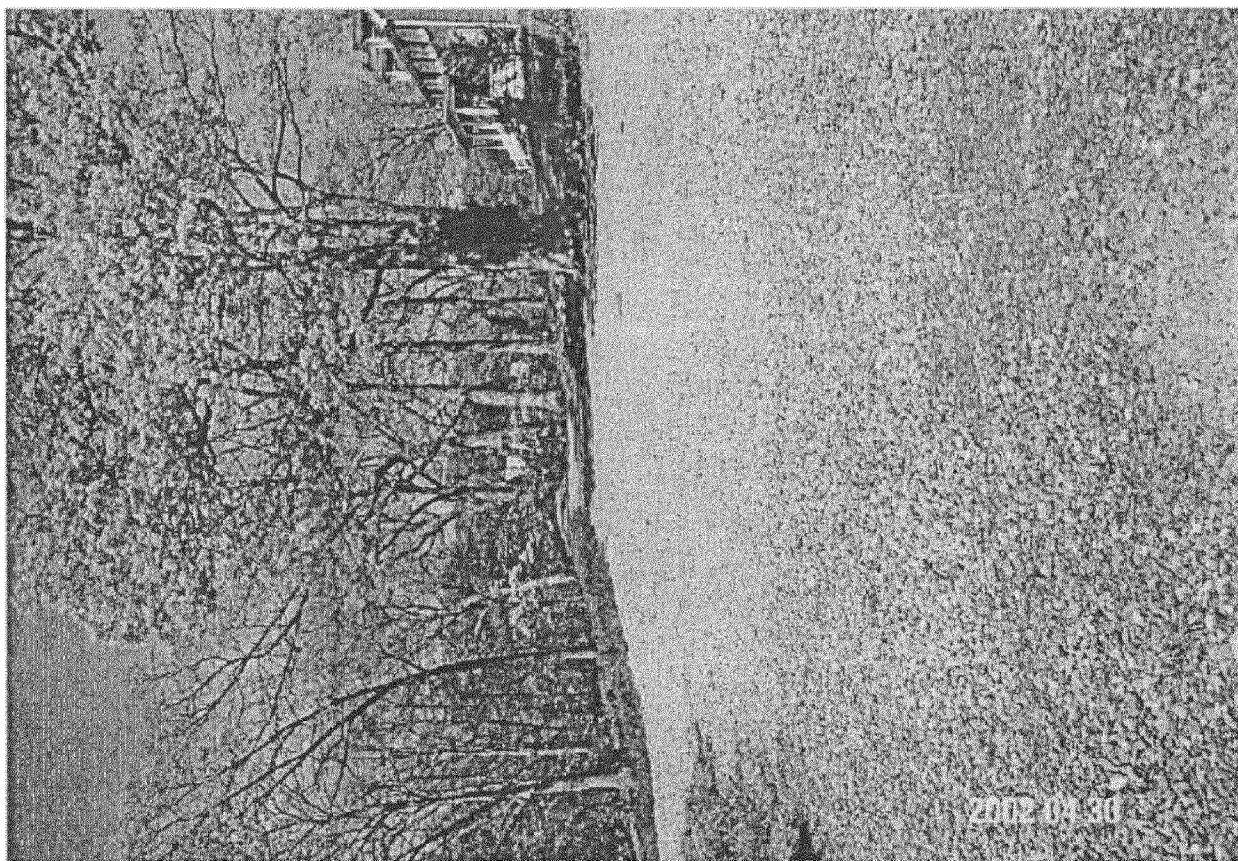


1" = 50'

21000 Blunt Road

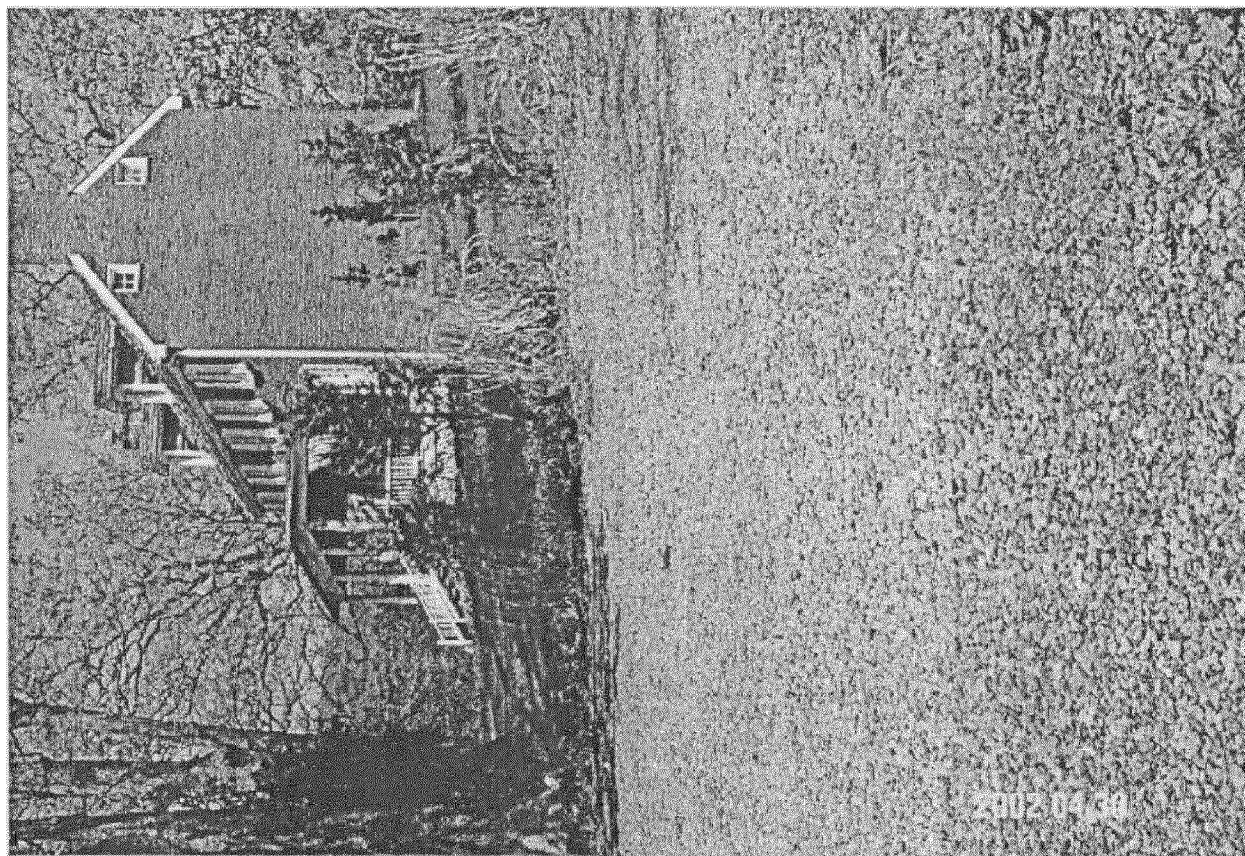
(2)





21000 Blunt Road from Road

10



Current Gravel Driveway

21000 Blunt Road Gran Road

11



21000 Blunt Road

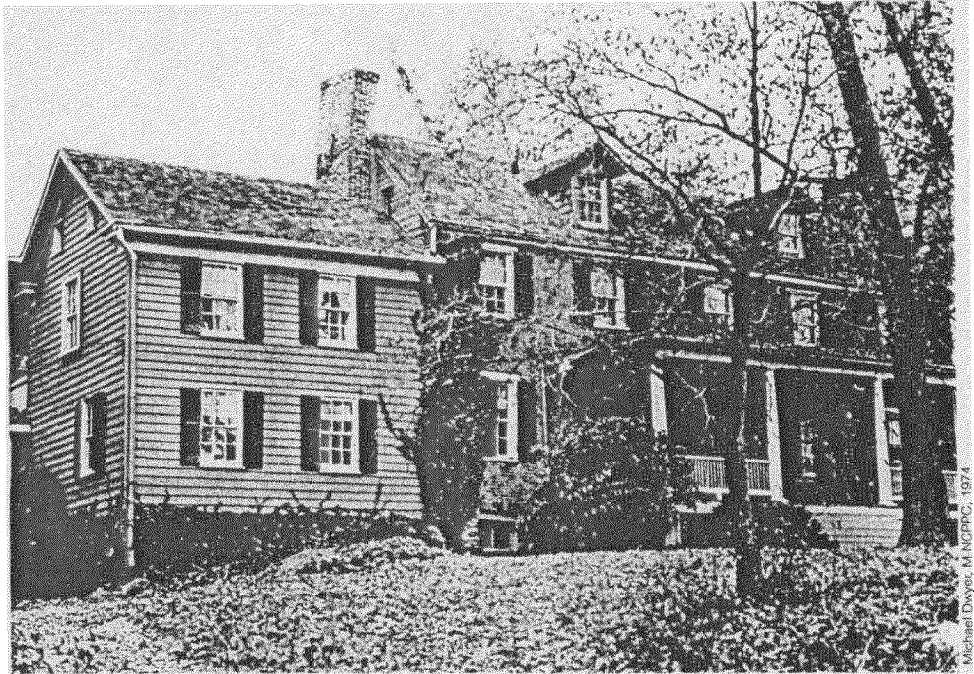
12



WOODBOURNE (c1805-18; 1845)  
21000 Blunt Road

14/51

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, 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.



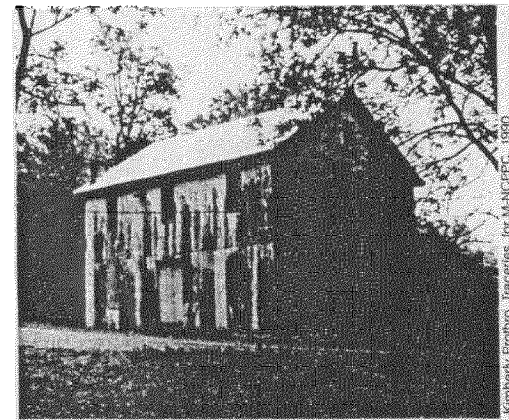
Woodbourne (c1805-18; 1845)

14/51

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

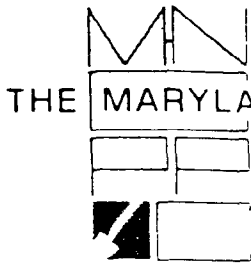
10/76

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 Jesse 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



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

FAX TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: John Fendrick FAX NUMBER: 3014287621

FROM: Perry Kopsch

DATE: 5/20/02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 18

NOTE:

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**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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

**DATE OF CONSTRUCTION:** c1805

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan 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:**

- 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:

- 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.

## 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 least 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.
10. 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 will not 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.



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: John Fendrick
Daytime Phone No.: 301-428-7620 x 11

Tax Account No.: 01753315
Name of Property Owner: John Fendrick
Address: 21000 Blunt Road, Germantown, MD 20876
Contractor: A Finer Surface, Phone No.: 301-831-1221
Contractor Registration No.: 120767

LOCATION OF BUILDING/PREMISE

House Number: 21000, Street: Blunt Road
Town/City: Germantown, Nearest Cross Street: Brink
Lot: , Block: , Subdivision:
Liber: 8923, Folio: 171, Parcel: 670

RECEIVED
MAY 11 2002
Division of Casework Management

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[X] 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), [X] Other: Driveway
1B. Construction cost estimate: \$ 5,000.00
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
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[ ] On party line/property line, [X] 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

4/30/2002 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 276430 Date Filed: 4/1/02 Date Issued:

5

**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:

*Woodbourne / Blunt 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:

*Pave portion of existing ~~stone~~ gravel driveway with asphalt. Portions of gravel driveway have old asphalt underneath. The pavement will come no closer than approx fifty feet from the house. This will make the appearance from the road of the driveway, as well as provide our children a place to learn to ride bicycles, play basketball, etc. The driveway will start at the existing apron.*

**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.

*A Finer*  
**S**  
*Surface*

*Asphalt & Paving*  
MHIC# 120767

Material Specification

March 24, 2002

Ms. Mary Fendrick  
21000 Blunt Road  
Germantown, MD 20876

RE: **21000 BLUNT ROAD**  
**(RESIDENTAL DRIVEWAY)**

Dear Ms. Fendrick:

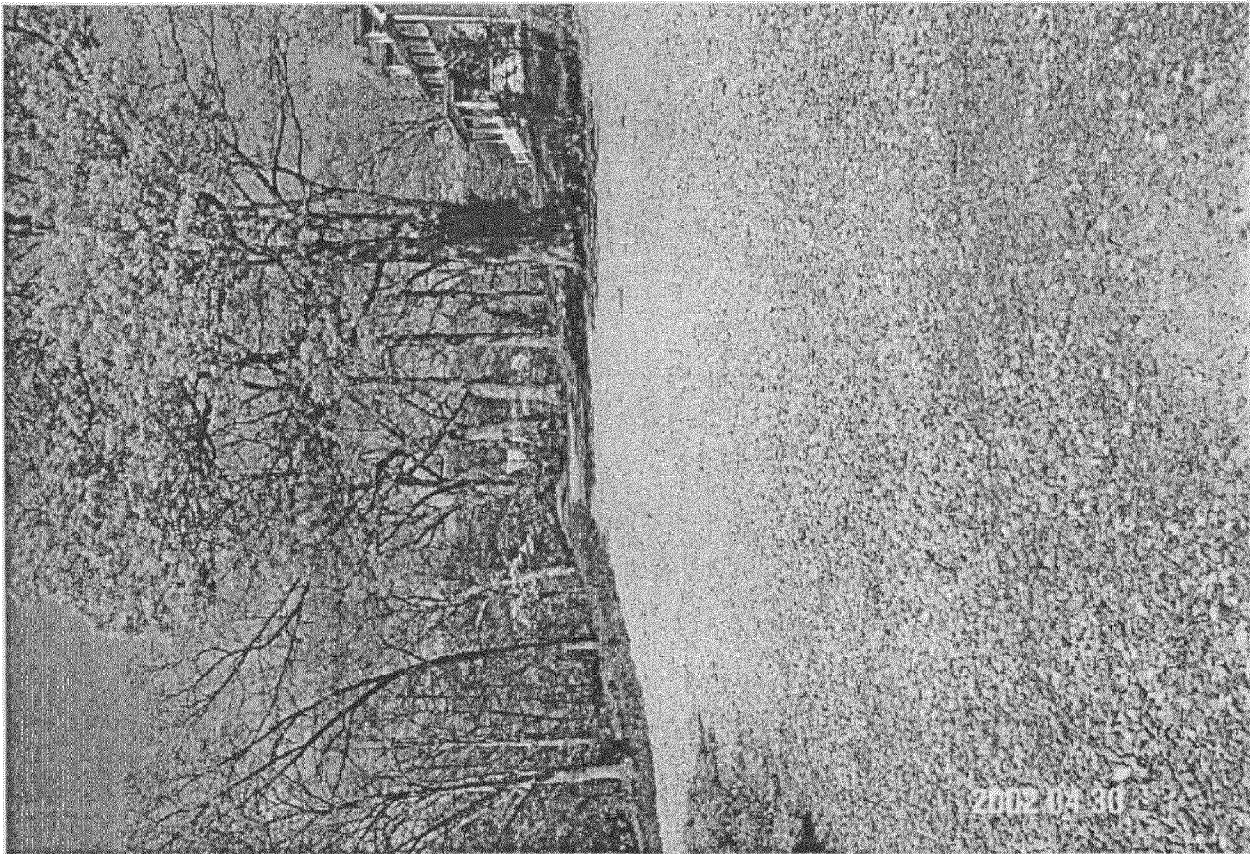
The following is the requested proposal for asphalt repairs and additions at the above-referenced address. I appreciate the opportunity to furnish you with an estimate for your driveway.

**PROPOSAL:**

- I. Regrade existing gravel driveway and compact.
- II. Machine lay 3 ½" of base asphalt (3" after compaction) to the gravel, approximately 2,845 square feet.
- III. Compact with a vibratory roller.
- IV. Machine lay 2 ½" of surface fine asphalt (2" after compaction) to the base.
- V. Compact with a vibratory roller.
- VI. Hand tamp edges on a 45-degree angle for a neat appearance.

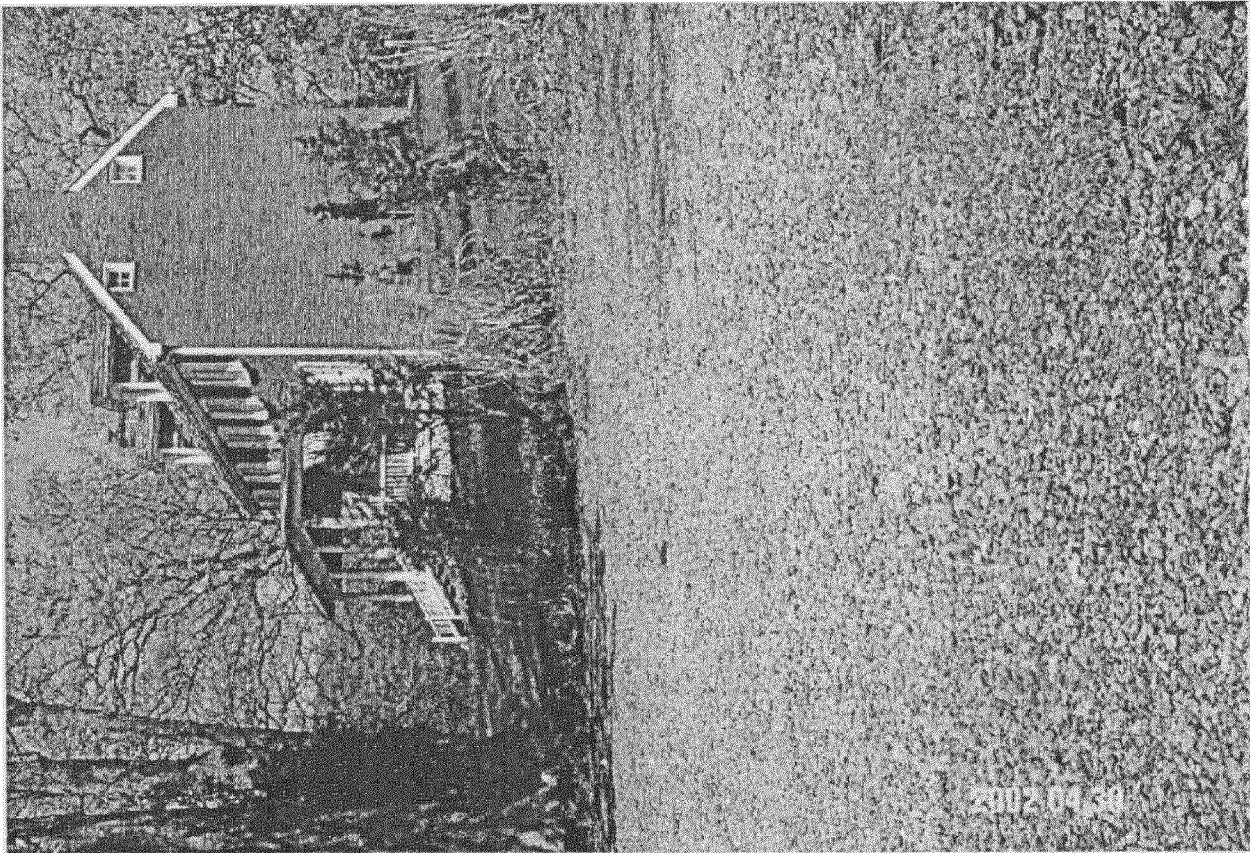
To obtain license information, feel free to call the Maryland Home Improvement Commission (MHIC) at 410-230-6171.





21000 Blunt Road from Road

10



Current Gravel Driveway

21000 Blunt Road Green Road

11





21000 Blunt Road

(12)

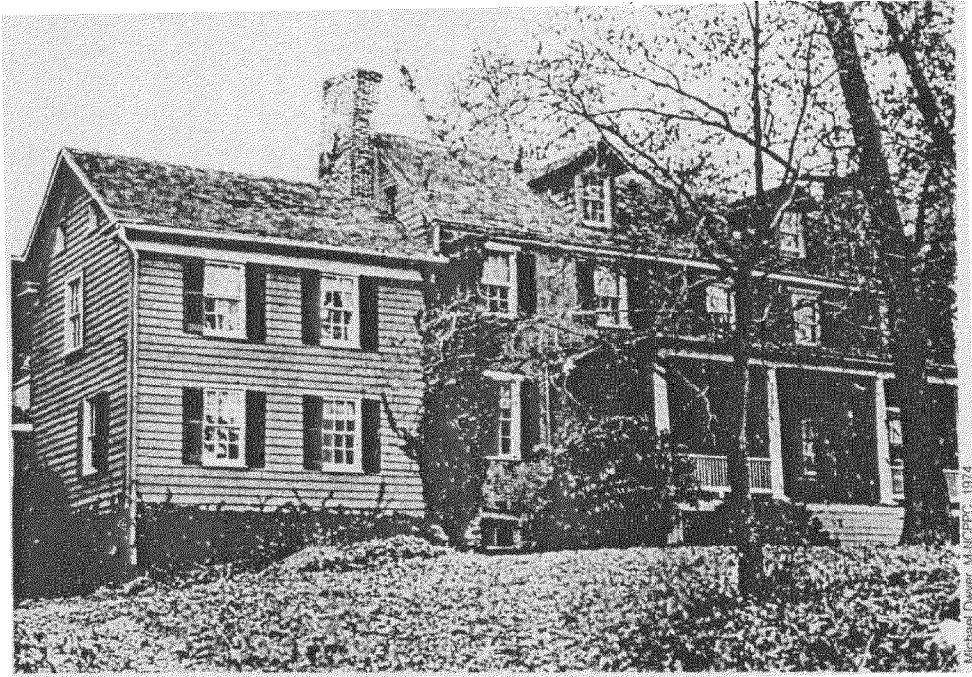


WOODBOURNE (c1805-18; 1845)  
21000 Blunt Road

14/51

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,



Woodbourne (c1805-18; 1845)

14/51

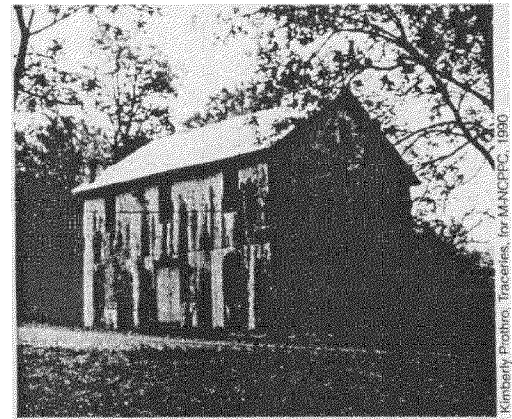
square balusters, and winder treads. A frame wing was later built on the west end. A two-story kitchen with board and batten siding, is connected to the north side of the west wing by an enclosed porch. A log dairy house has an upper level where a live-in tutor is said to have conducted classes. The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

HYATTSTOWN MILL COMPLEX

10/76

(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 Jesse 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