

14/59-03A 9000 Brink Road
(Fertile Meadows, Master Plan Site) 4/59

14/59-03A Continued 9000 Brink Road
Master Plan, Fertile Meadows

IG-M

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9000 Brink Road, Gaithersburg	Meeting Date:	02/25/04
Resource:	Master Plan Site # 14/59 Fertile Meadows	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	14/59-03A CONTINUED	Tax Credit:	None
Applicant:	Chris and Dora Leonard	Staff:	Michele Naru

PROPOSAL: Addition and Porch Construction and Tree Removal

RECOMMEND: Approve *w/condition - MIN. (0") LOWER THAN EXISTING RIDGE LINE*

BACKGROUND *— make sure permit set of dwgs has lower roofline.*

The applicants presented a Historic Area Work Permit (HAWP) application to the Commission at its October 8, 2003 meeting. This application proposed a two-story rear addition to be connected to the rear elevation of the c1850 massing whereby covering the existing, two, remaining windows - leaving no remaining details on this rear elevation. Staff and the Commission were concerned with the irreparable damage the proposed addition will cause to these last remaining details on the rear façade of this massing. To this end, the Commission asked the applicant to continue their application and work with their architect to develop a design, which would not substantially alter these features. This HAWP application is the applicant's response to the Commission's concerns.

HISTORY

The house may have been built by Joshua Pigman in the 1790s, or as late as 1805, by Samuel Robertson. Robertson, in 1803, acquired 150 acres known as Fertile Meadows. He expanded the estate to some 300 acres, and was later buried near the house with his wife Rachel and children. From 1819-1912, Fertile Meadows belonged to the Riggs family, beginning with George Washington Riggs, who lived in Baltimore. His son, Remus D. Riggs settled at Fertile Meadows with his wife Sarah Jane Coward, probably soon after their 1854 marriage. He managed the Goshen Mills complex with its massive three-story brick merchant mill and frame gristmill, hiring a miller to operate them. In addition to the house and cemetery, the property has a notable log smokehouse built with a wood shingle roof and brick chimney, and a board and batten corncrib.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site # 14/59, Fertile Meadows
DATE: c1790-1805, c1850

The main block is a five-bay, 1-1/2 story frame structure. The cornice is boxed with an ogee bed molding. Windows are 9/9 sash. Interior finishes include batten doors, wrought-iron hinges, and random width pine floors. Flanking the east fireplace is an open cupboard with butterfly shelves and an enclosed cupboard. A brick and frame kitchen wing on the east (left) has an interior box stair. The exterior chimneys on the east and west ends have freestanding brick stacks.

The house contains two, non-contributing rear additions, a c1950, 1-1/2 story gable roof addition and a c1994, 2-story shed roof addition.

PROPOSAL:

The applicant is proposing to:

1. Build a one-story, wrap-around porch on the rear c1950 addition.
2. Construct a two-story gable roof rear addition.
3. Removal of a large Maple at the rear of the property.

STAFF DISCUSSION

Proposed alterations and new construction to Master Plan individually designated resources are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#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.

#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.

The design of the one-story wrap-around porch onto the existing non-historic c1950's addition is sympathetic to the existing historic resources on the property. The porch's massing, scale, materials and detailing will be compatible with the existing house. The porch will be

constructed onto the existing addition and therefore should not require any penetration into the historic brick of the kitchen's rear façade. The proposed new construction will be located at the rear of the dwelling and will not be visible from the streetscape. The design of the proposed rear porch is sympathetic in size, scale and massing to the original block of the house. The proposed porch will help to unify this building with house. Staff recommends approval.

The proposed addition successfully addresses the Commission's concerns about the previous HAWP submittal. The applicant should be commended for their level of effort in working with their architect to develop this revised plan. This proposed plan is very sympathetic to the existing historic resource and will not negatively affect remaining historic fabric on the c1850s addition. Staff recommends approval.

Additionally, this revised addition will require the removal of a large Maple tree from the rear of the property. Upon inspection of this tree by two different tree experts, the owners have been told that this tree is not in good health and is in decline. Staff additionally notes that this property contains several mature trees – and as such the removal of this tree will not have a negative affect on the existing landscape. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #2, #9 and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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

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

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

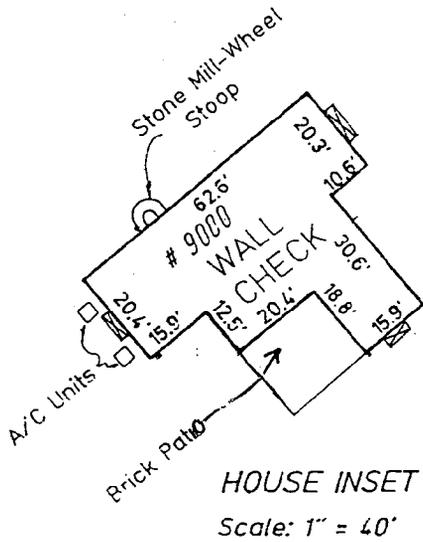
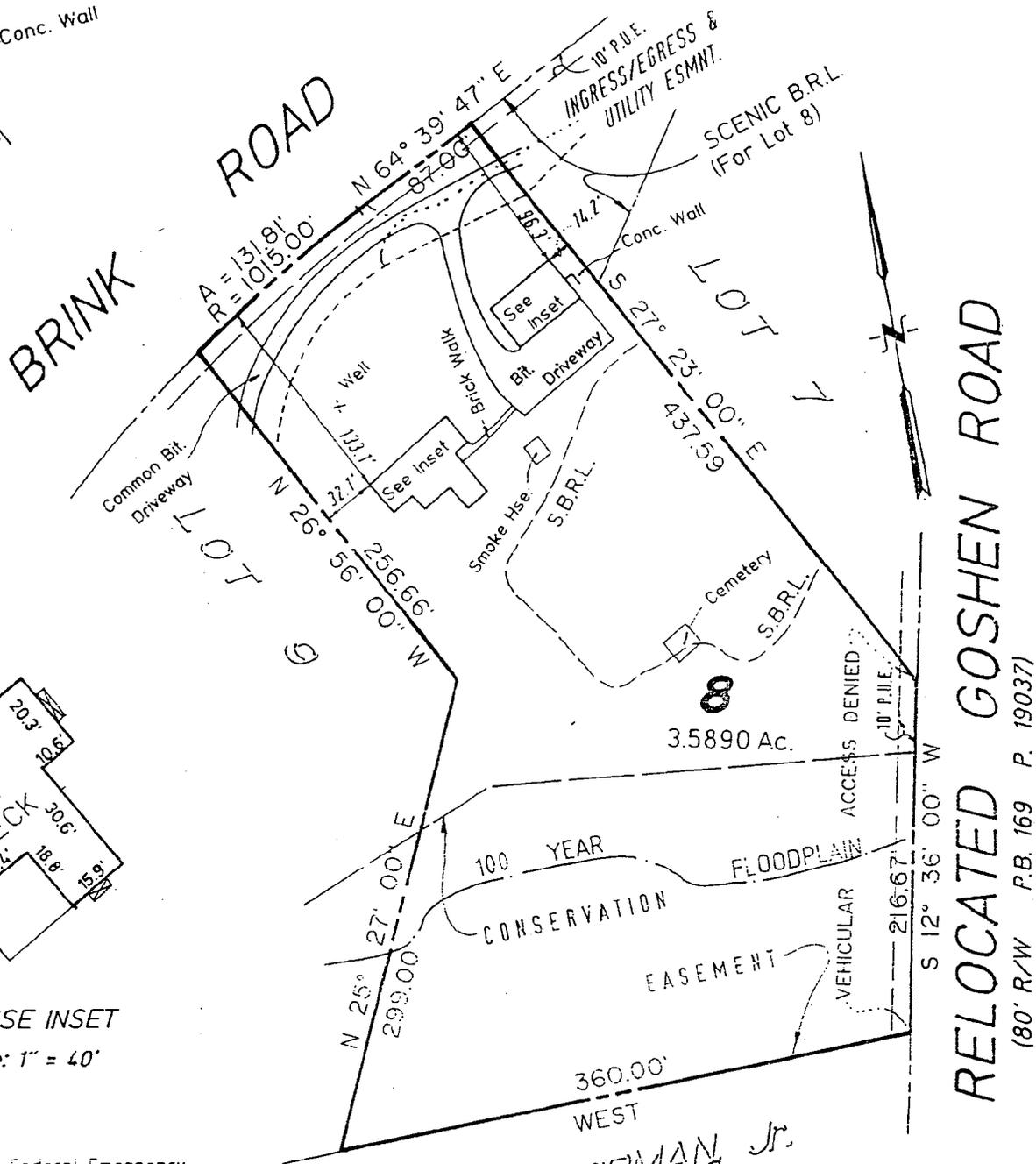
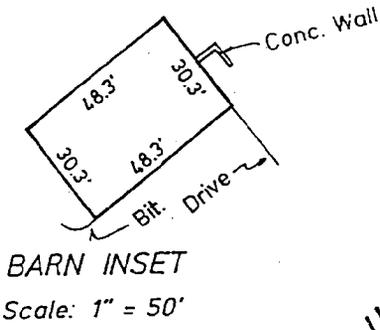
ATTACHMENT:

Material Specifications

Siding:	8" horizontal wood clapboard siding to match existing house
Windows:	Wooden 6/6 true divided light windows to match existing house
Doors:	1 existing door (wooden, single glass, 15-panel, true divided light) to be moved; 1 new door (same)
Gutters/downspouts:	5 1/2" half-round ogee-type aluminum gutters and 3" round aluminum downspouts to match existing house
Roof:	Cedar shake shingles to match existing house
Terrace:	36" high wooden inset pickets and wooden rail
Base:	Brick to match that installed in the 1994 addition
Trim:	Wood fascias, corner boards and window headers to match existing house

Tree Removal

The proposed addition would impact one tree (a large Maple) on the property (see photos marked "rear elevation" and "left side elevation"). The initial proposed design, presented in September 2003, was created in part to allow for retention of this tree. However, the tree is not in good health and is obviously weakening (smaller leaves every year, lost branches in windy conditions) with time. We have been told by two different tree experts that this particular tree does not have many years left.



This lot is located on the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 240049 0075 B and the map indicates the property is situated within Zone C (minimal flood risk) and Zone A (area of 100 Year Flood) - no structures on this lot are located within Zone A.

WILLIAM R. GORMAN, Jr.
L 9559 F. 290

FINAL LOCATION PLAT
LOT 8
FERTILE MEADOWS

PLAT BOOK 171 PLAT 19214
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100 DECEMBER, 1994

SURVEYOR'S CERTIFICATE

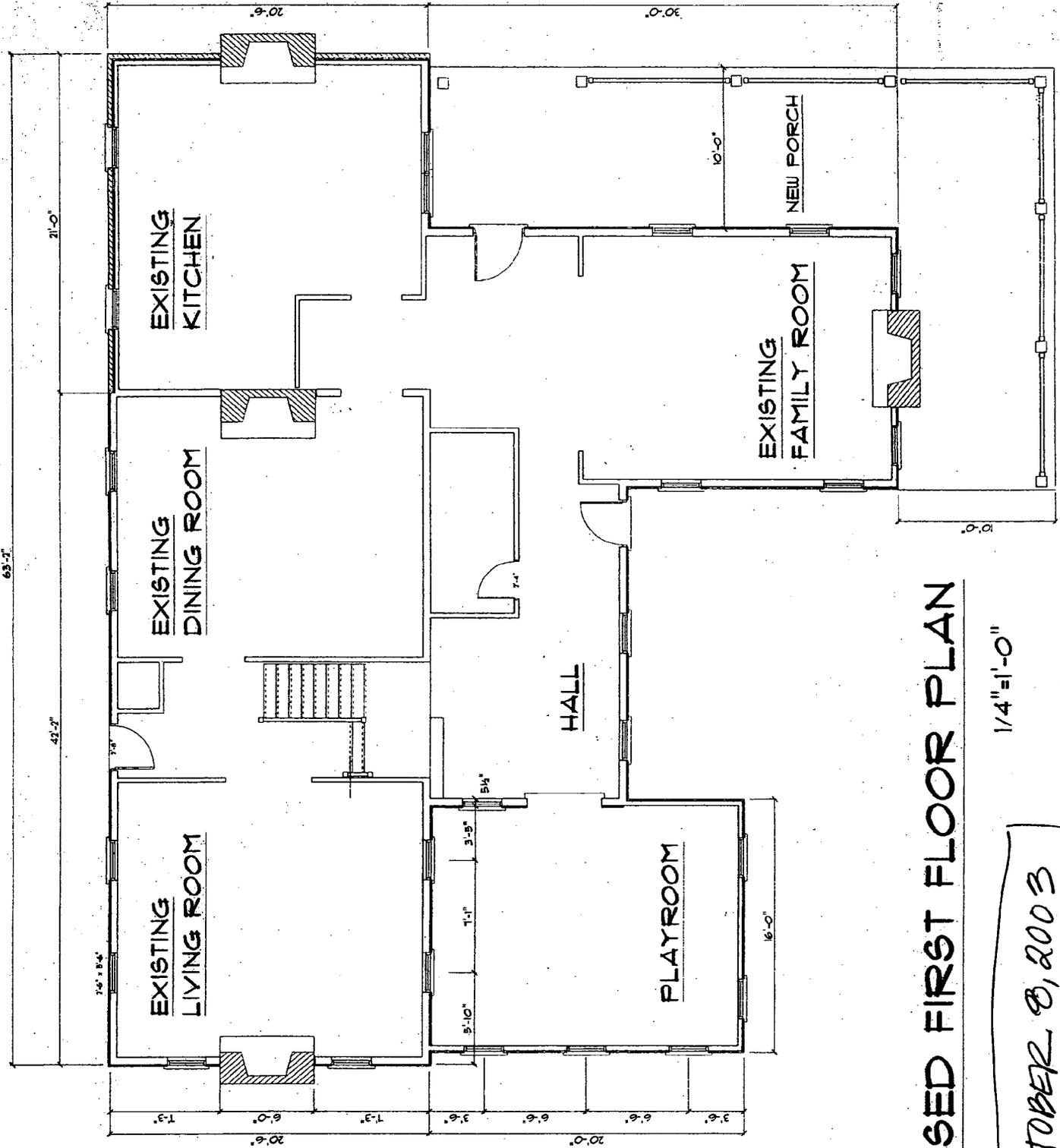
I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat or Deed of record, that the improvements as shown were located, this date, by accepted field practices and that all visible improvements are shown. This plat is not intended to be used for determining the location of property lines.

12/21/94
Date

John R. Witmer
JOHN R. WITMER
Registered Land Surveyor

LANIER/WITMER ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
224 NORTH ADAMS STREET
ROCKVILLE, MD 20850
(301) 751-6730

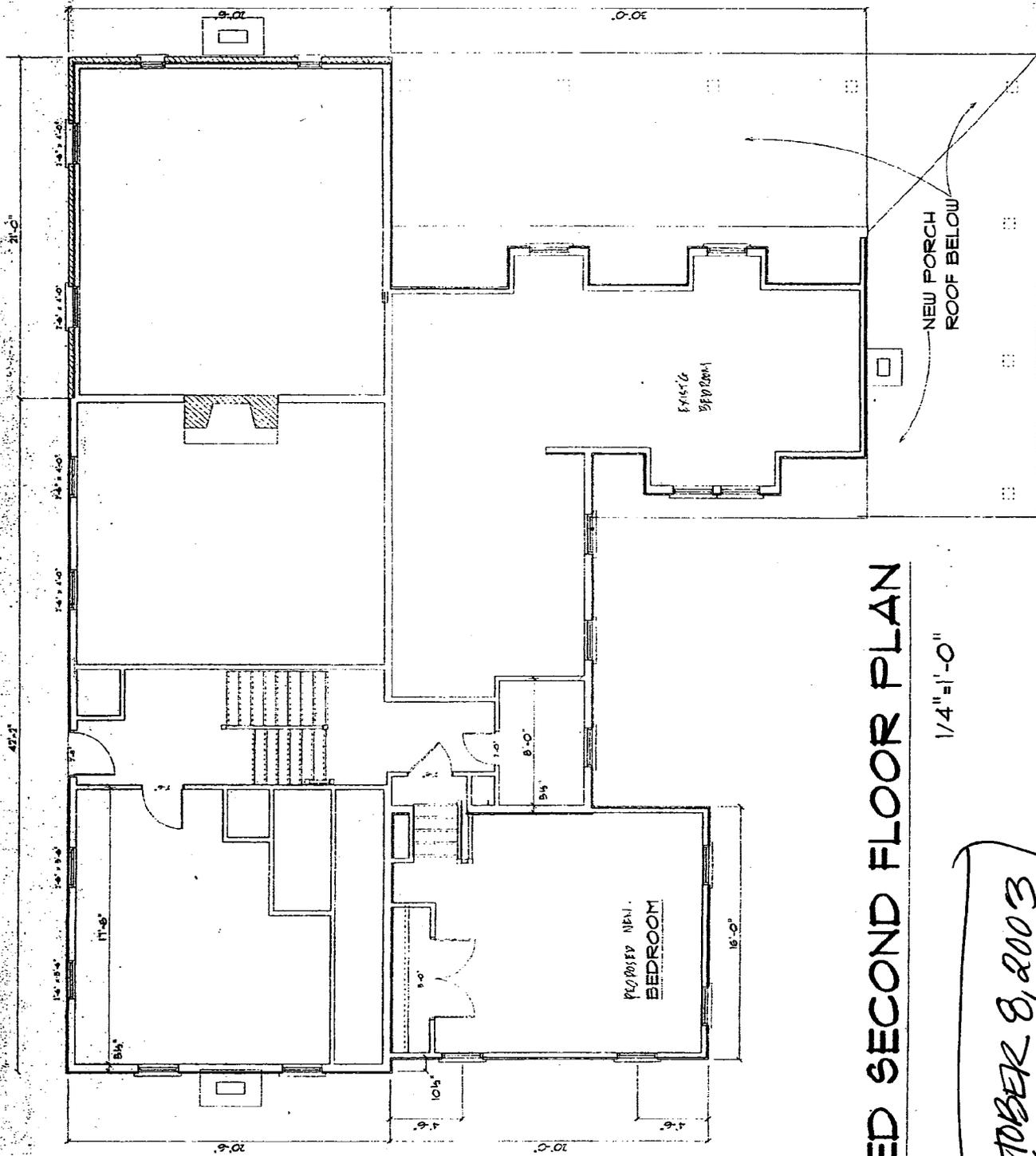
5



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

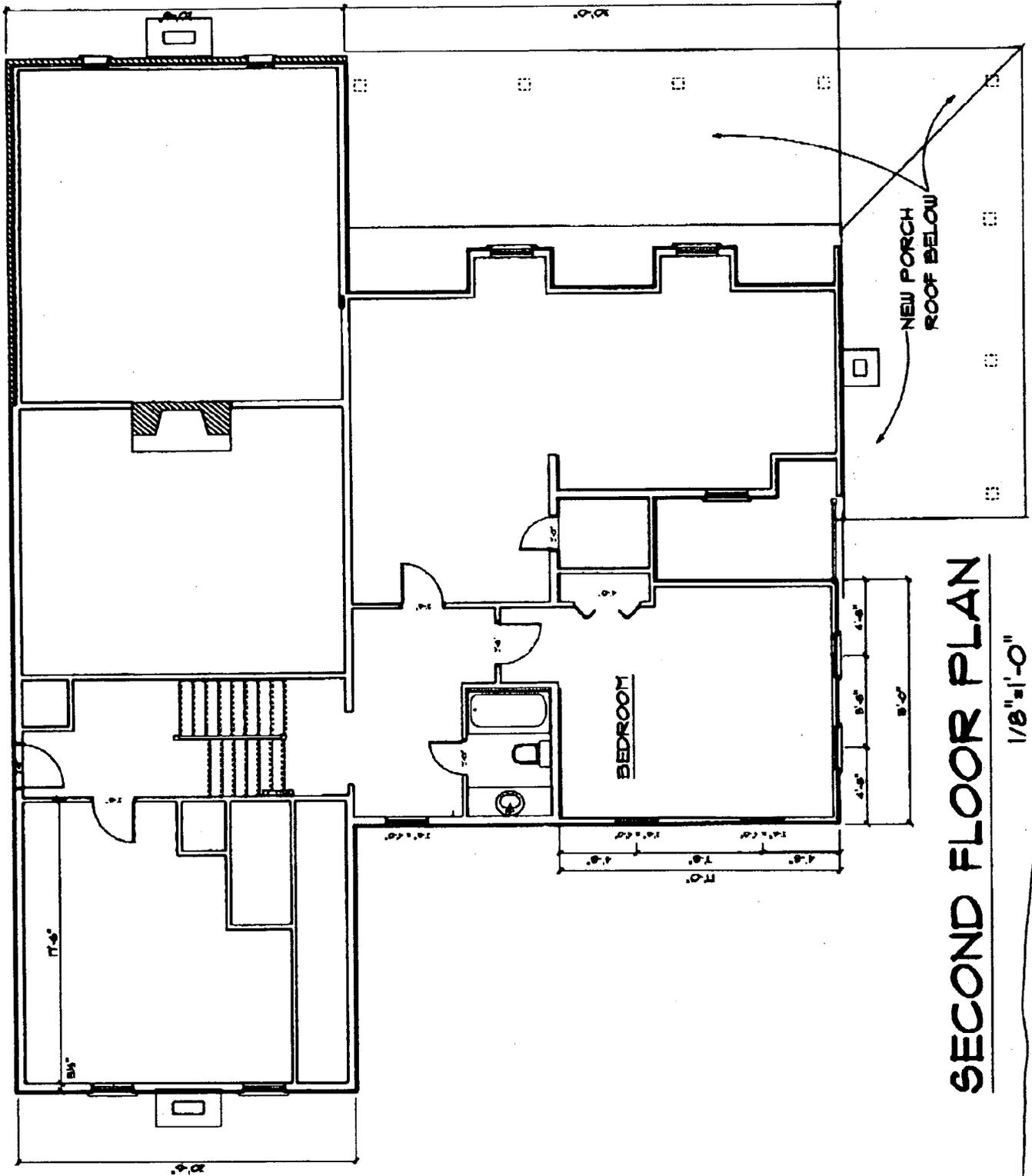
OCTOBER 8, 2003
SUBMITTAL



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

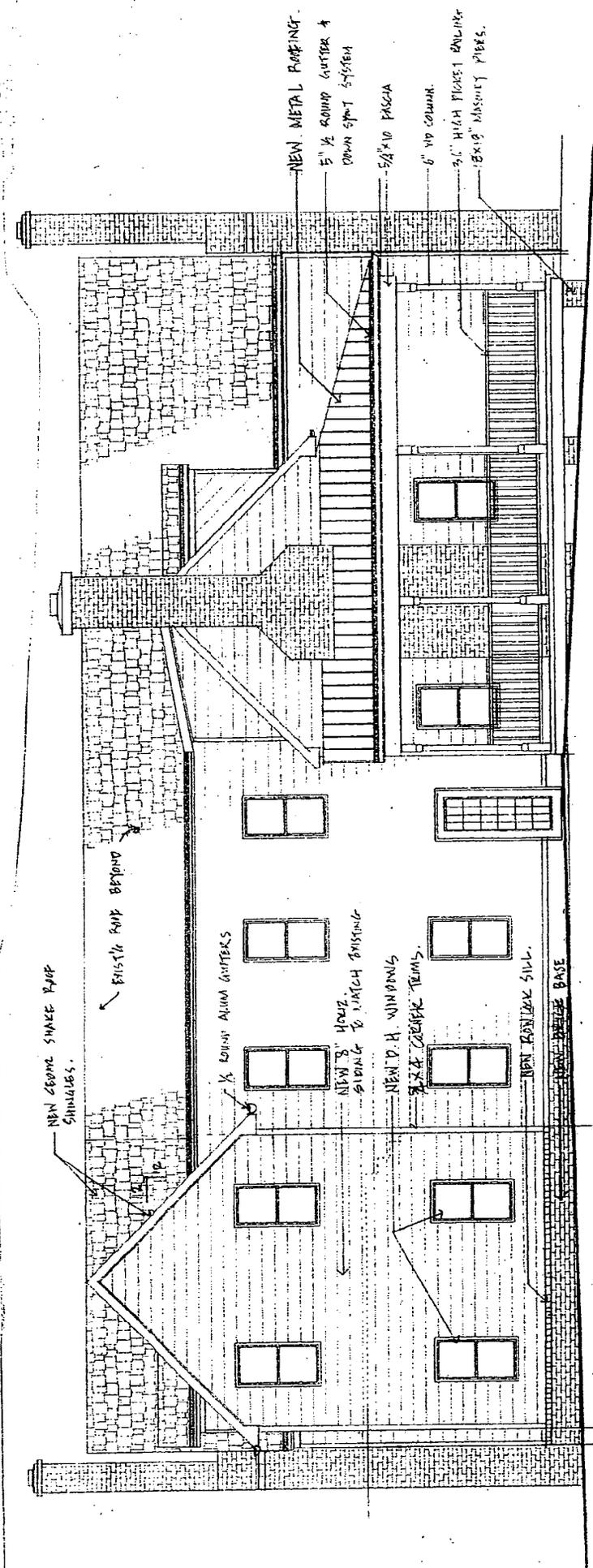
OCTOBER 8, 2003
SUBMITTAL



SECOND FLOOR PLAN

1/8"=1'-0"

CURRENT PROPOSAL

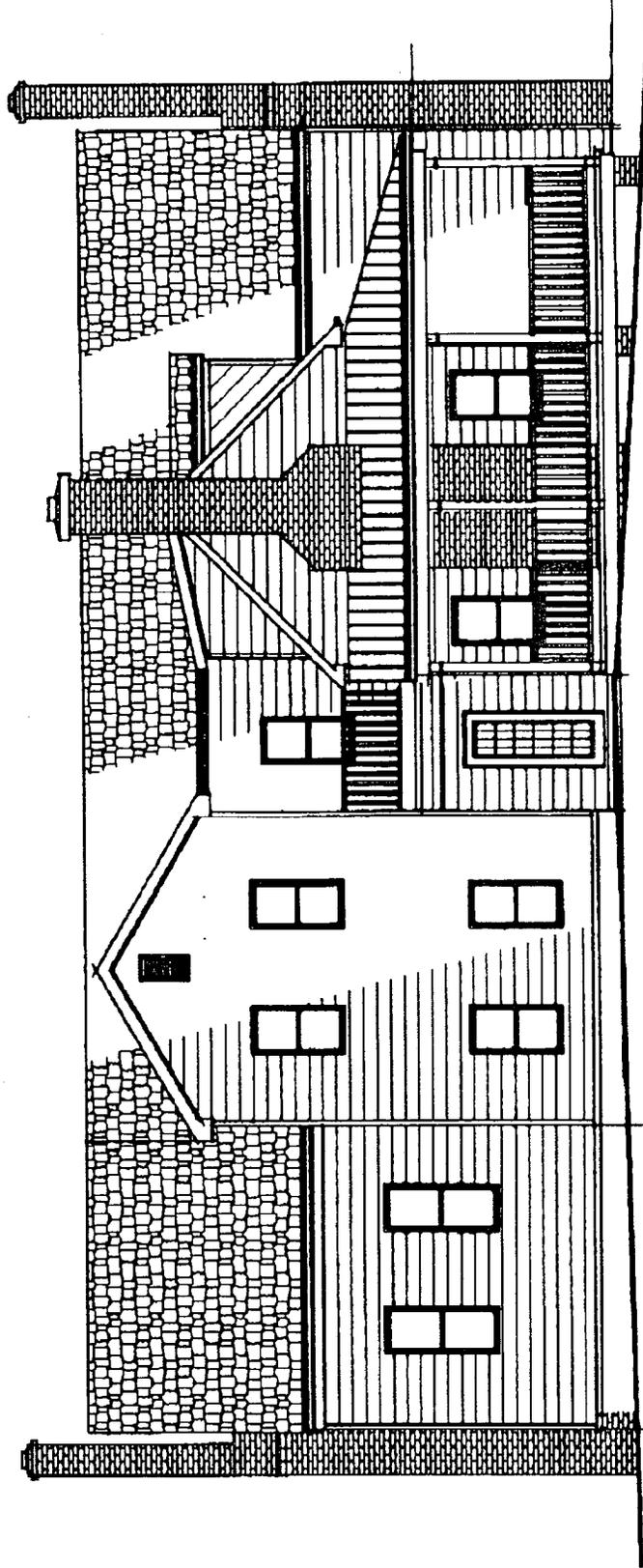


PROPOSED PLAYROOM + BEDROOM ADDITION

REAR ELEVATION

1/4" = 1'-0"

OCTOBER 8, 2003
SUBMITTAL

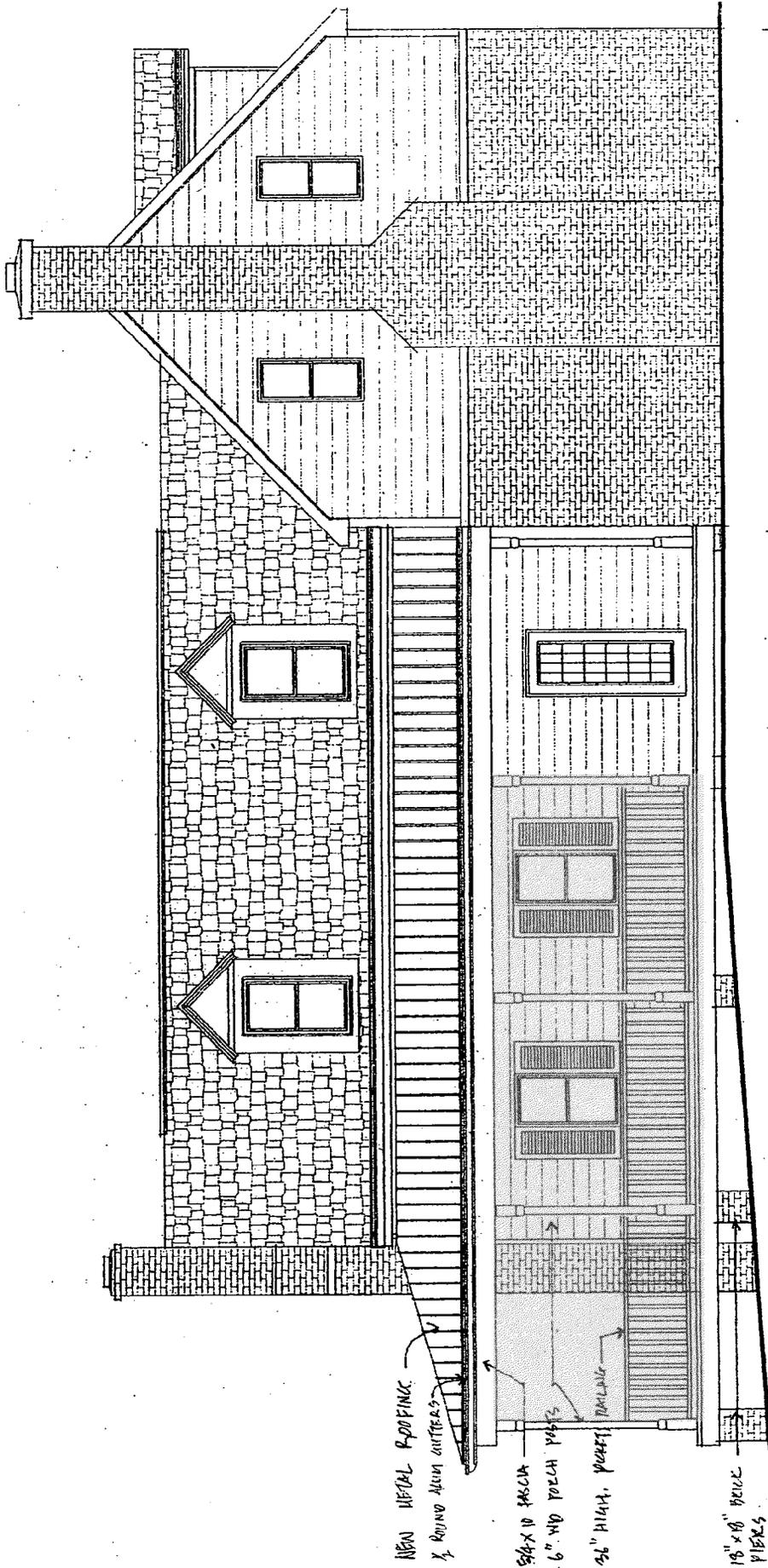


PROPOSED PLAYROOM
+ BEDROOM ADDITION

REAR ELEVATION

1/8" = 1'-0"

CURRENT PROPOSAL



EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

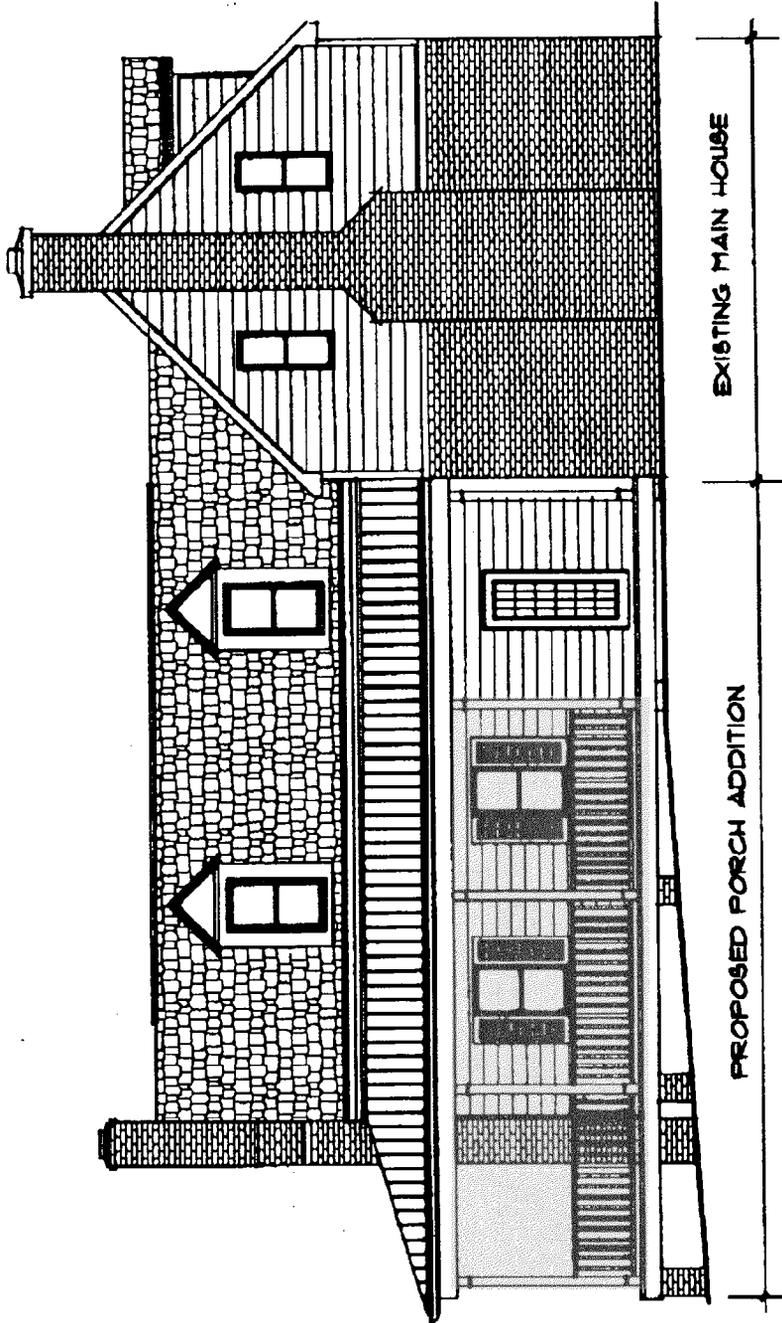
1/4" = 1'-0"

OCTOBER 8, 2003
SUBMITTAL

NEW METAL ROOFING
1/2" ROUND ALUM. GUTTERS

5/4" X 10" FASCIA
6" WID. PORCH POSTS
36" HIGH. VERTICAL RAILING

18" X 18" BRICK PIERS



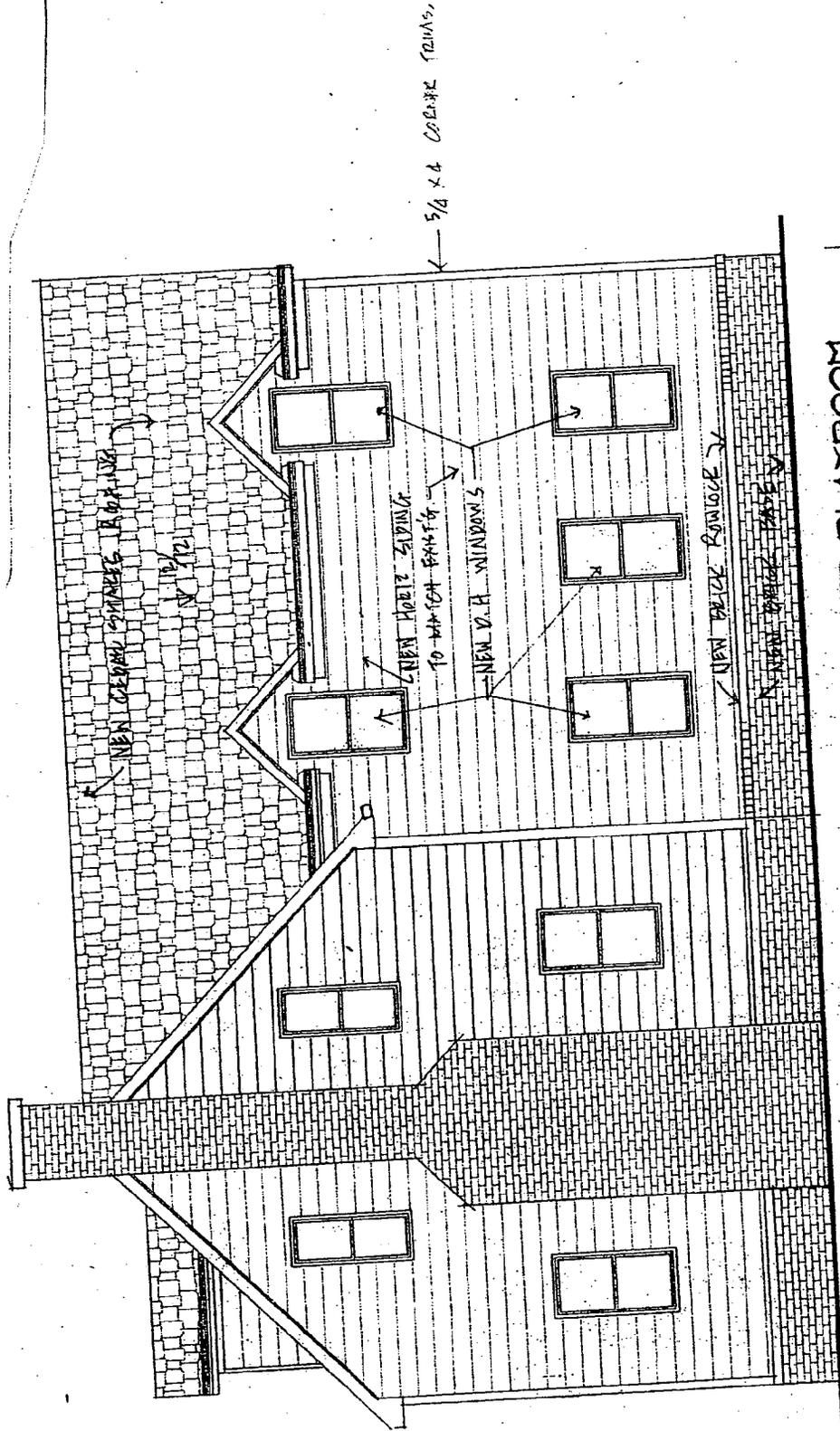
EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

1/4" = 1'-0"

CURRENT PROPOSAL



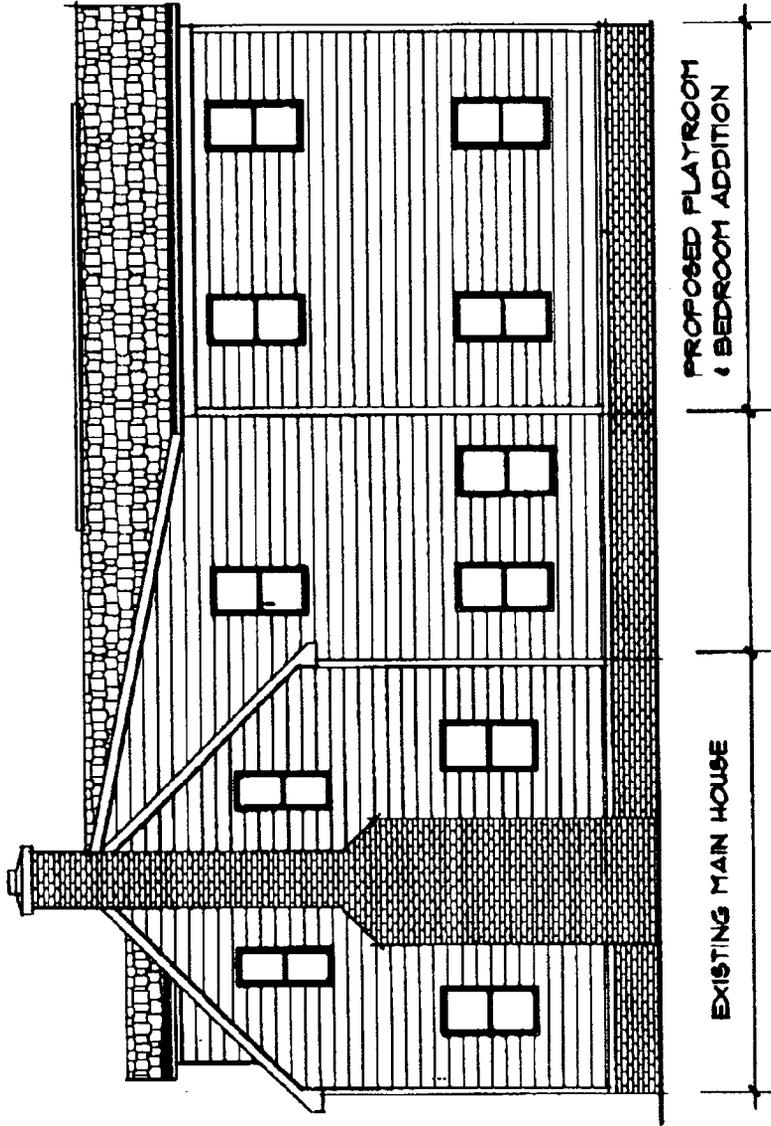
EXISTING MAIN HOUSE

PROPOSED PLAYROOM
& BEDROOM ADDITION

SIDE ELEVATION

1/4" = 1'-0"

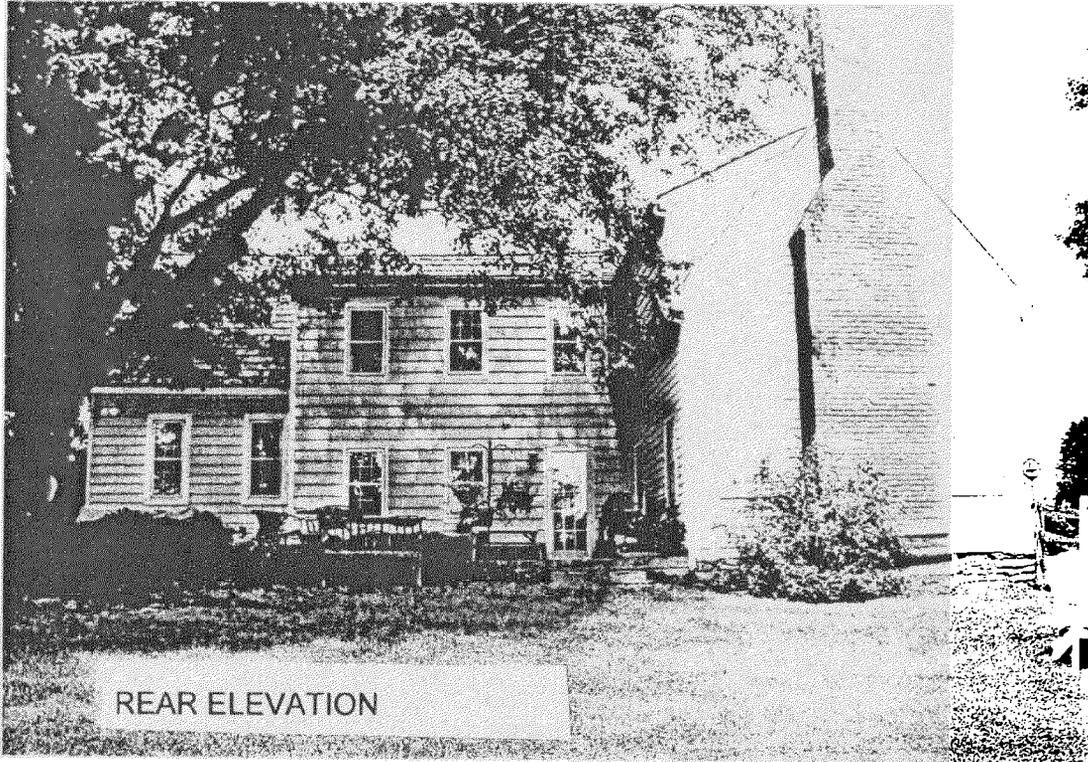
OCTOBER 8, 2003
SUBMITTAL



SIDE ELEVATION

1/8" = 1'-0"

CURRENT PROPOSAL



REAR ELEVATION

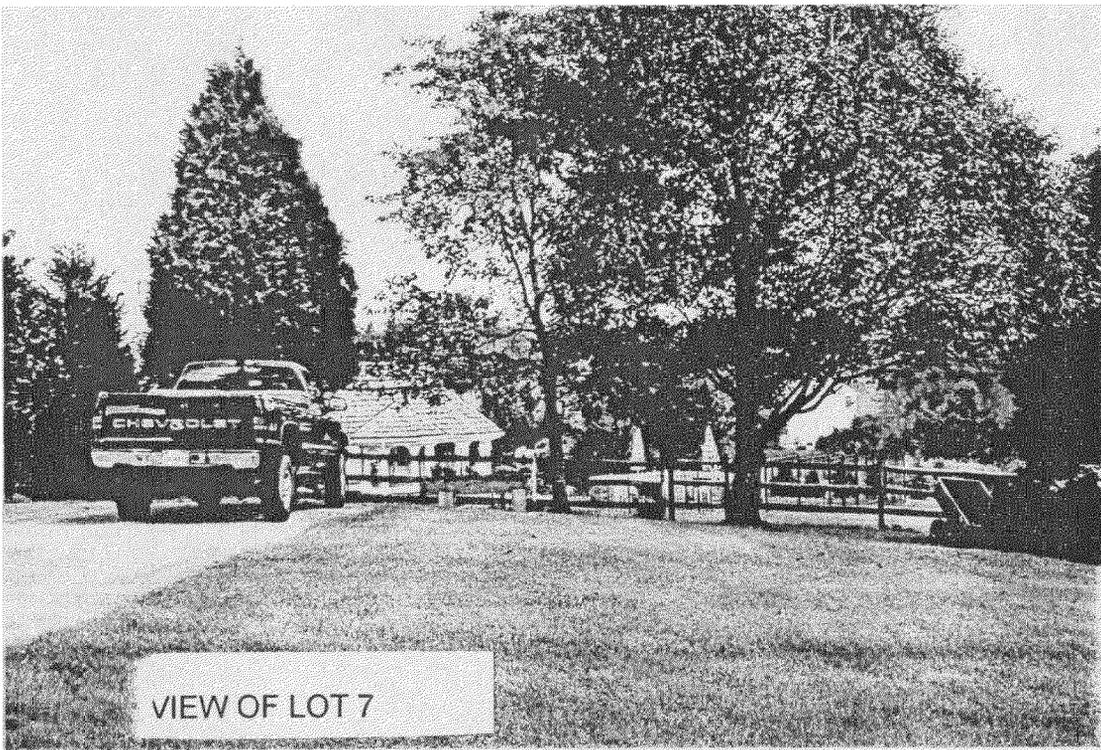


FRONT ELEVATION

16

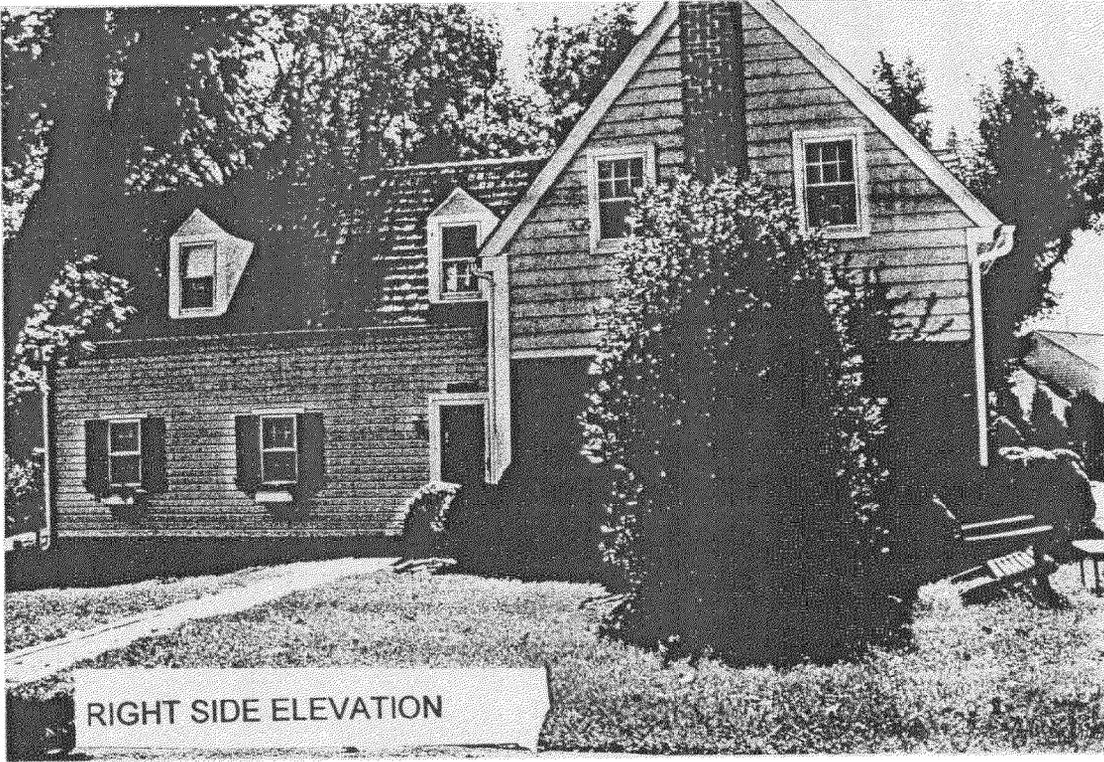


VIEW FROM LOT 7

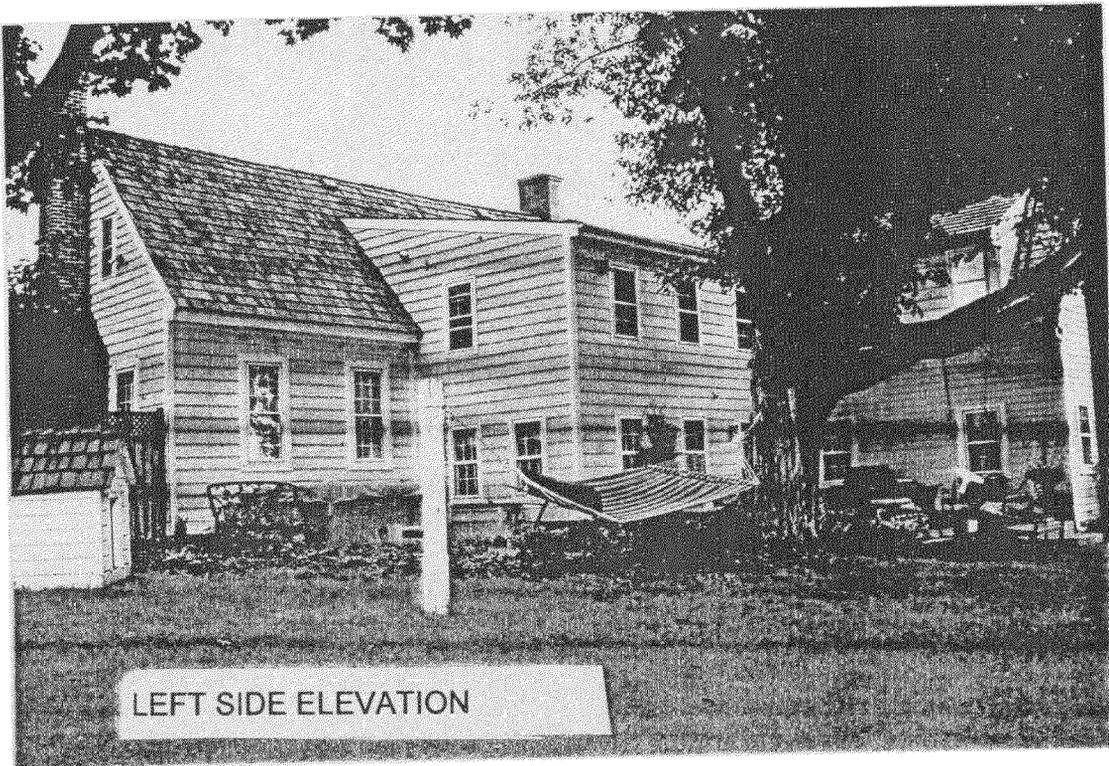


VIEW OF LOT 7



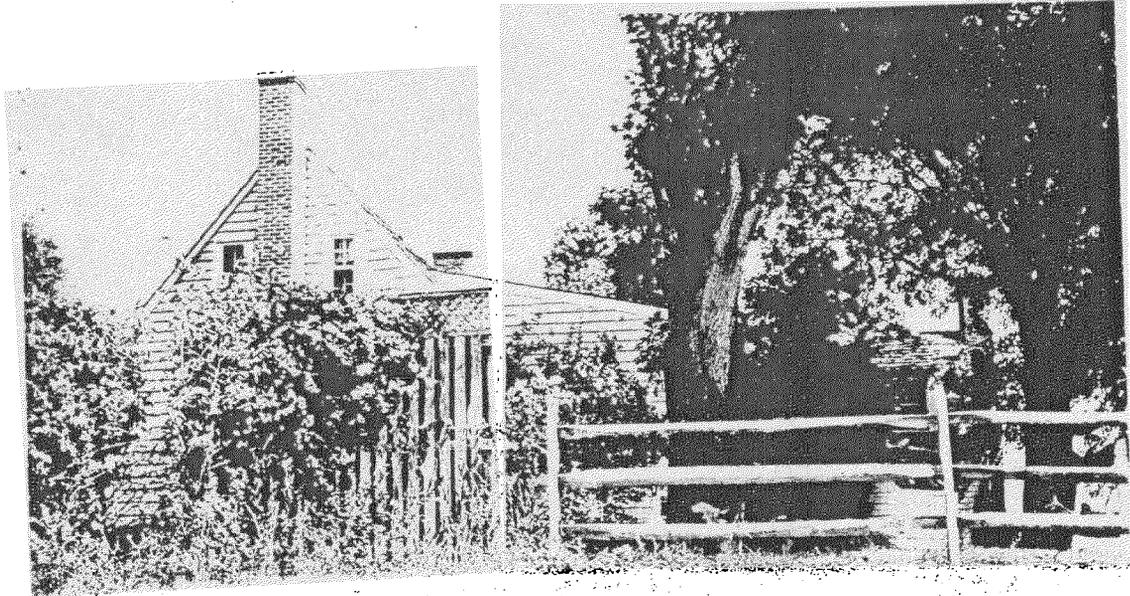


RIGHT SIDE ELEVATION

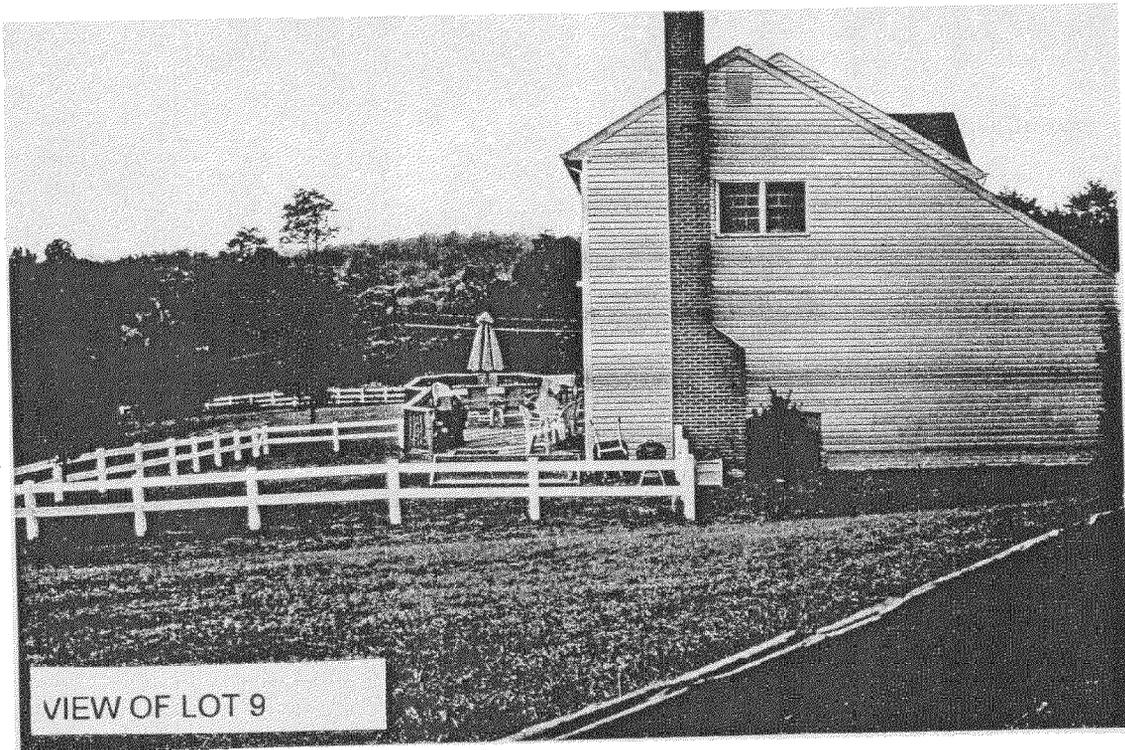


LEFT SIDE ELEVATION



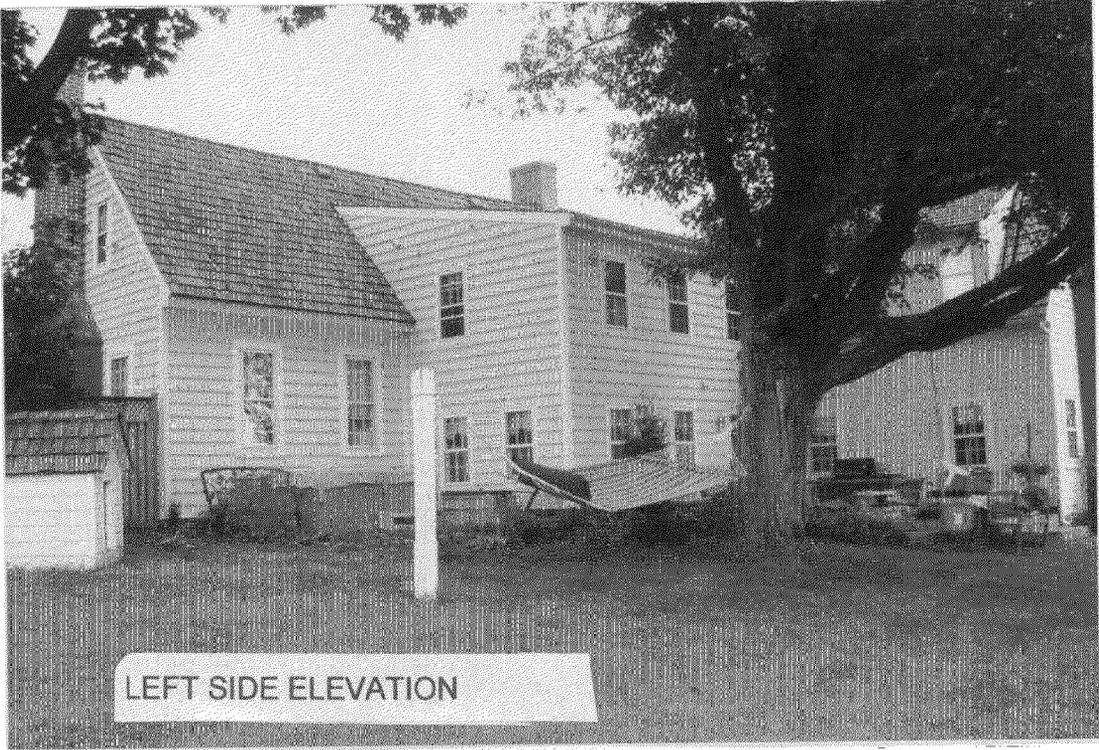
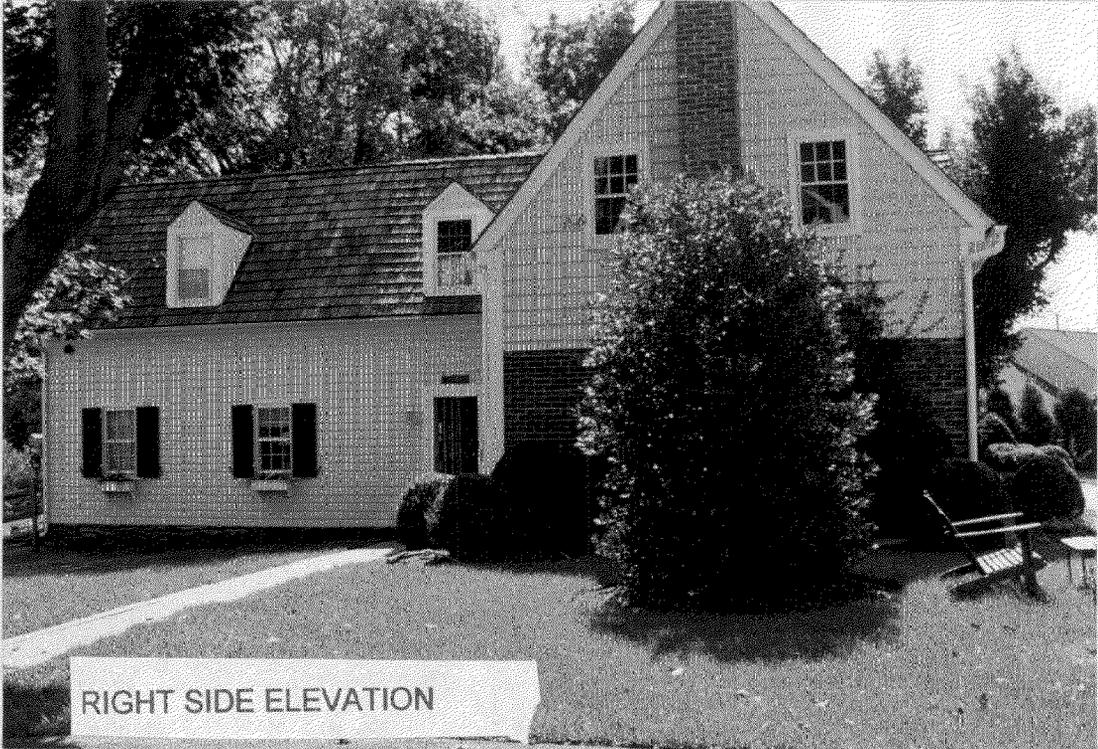


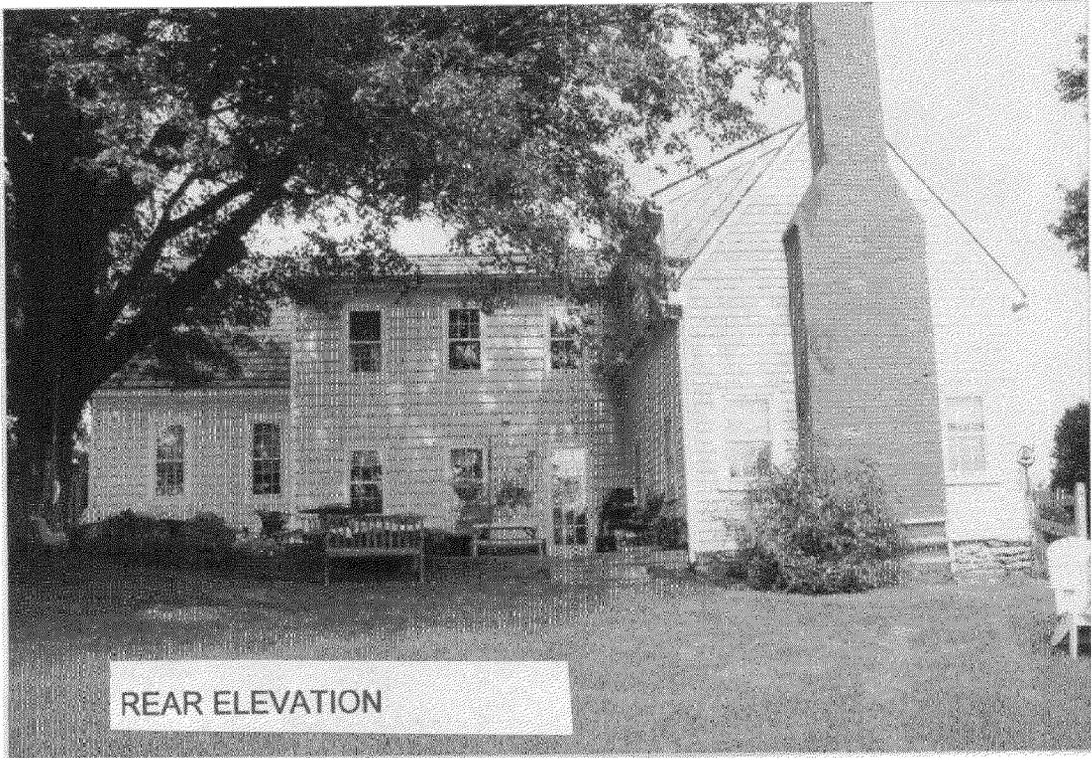
VIEW FROM LOT 9



VIEW OF LOT 9

21

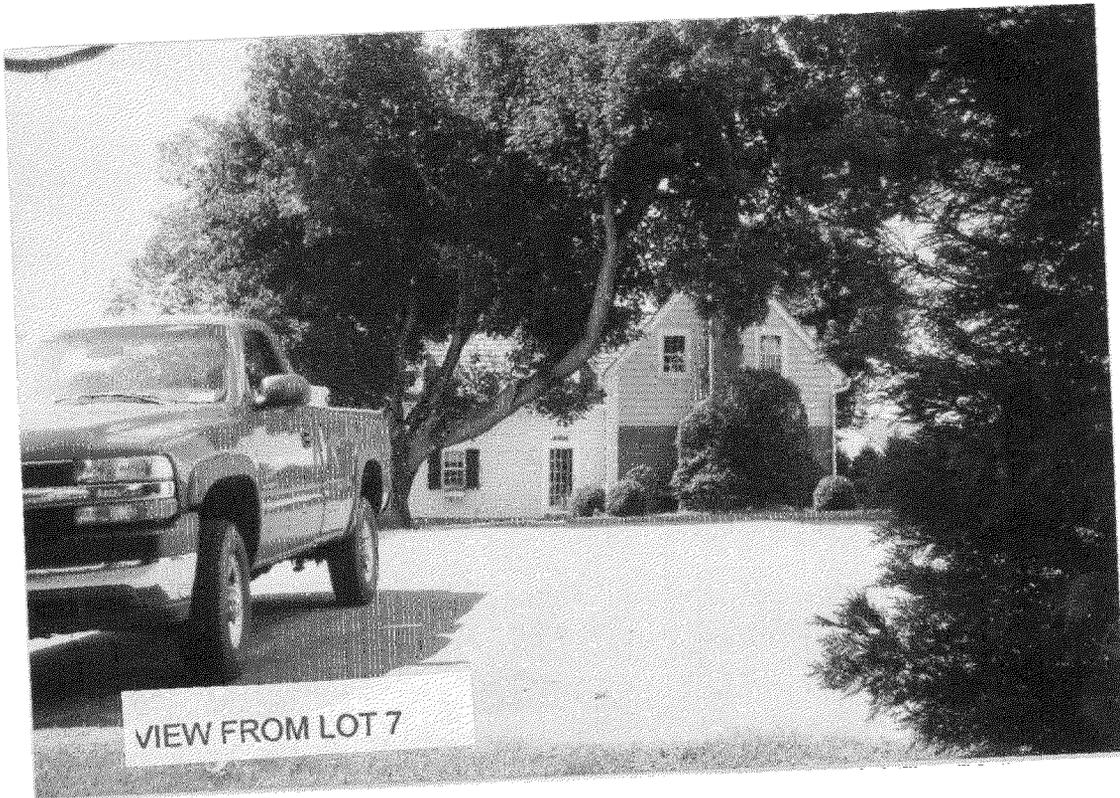




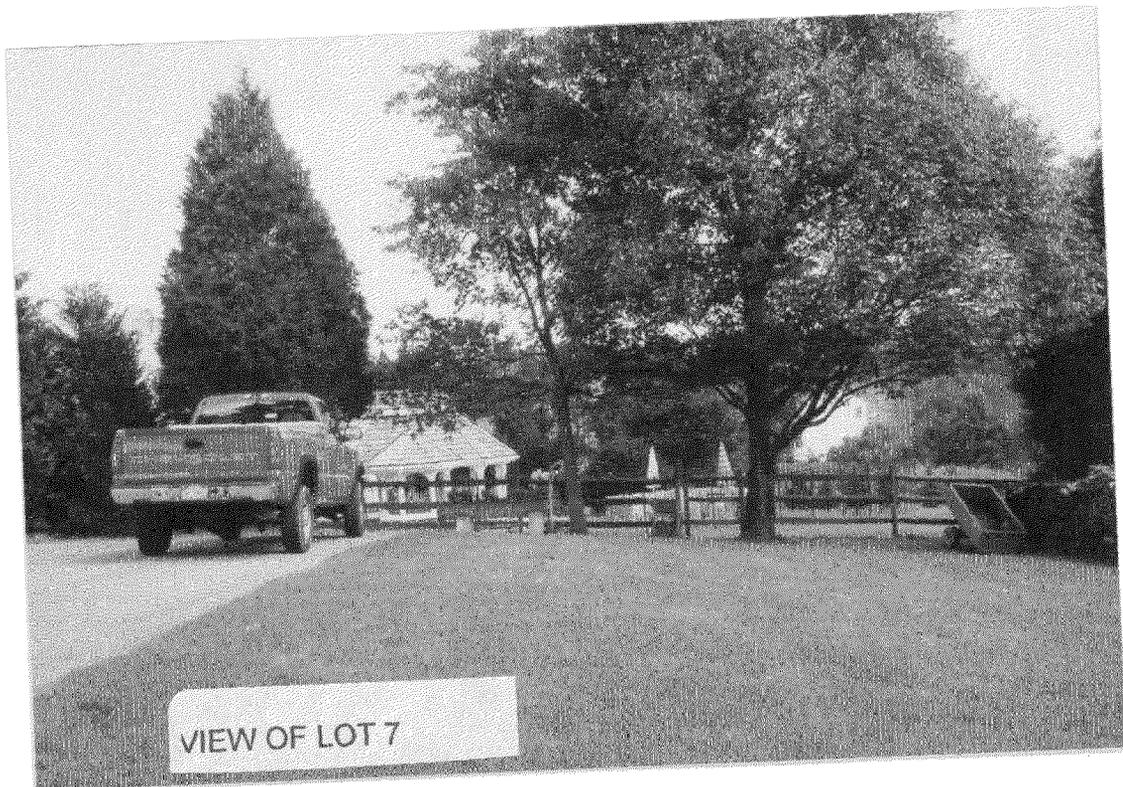
REAR ELEVATION



FRONT ELEVATION



VIEW FROM LOT 7



VIEW OF LOT 7



June 26th, 2007

Dear Michele Oaks

Here are the new addition plans for Fertile Meadows we discussed on the phone. Please let me know if the plans have to be completely re-approved or if we are able to use the old work permit you issue in February, 2004.

Thank you,
Laura Byers
9000 Brink Rd
Gaithersburg, MD 20882
240-912-6247

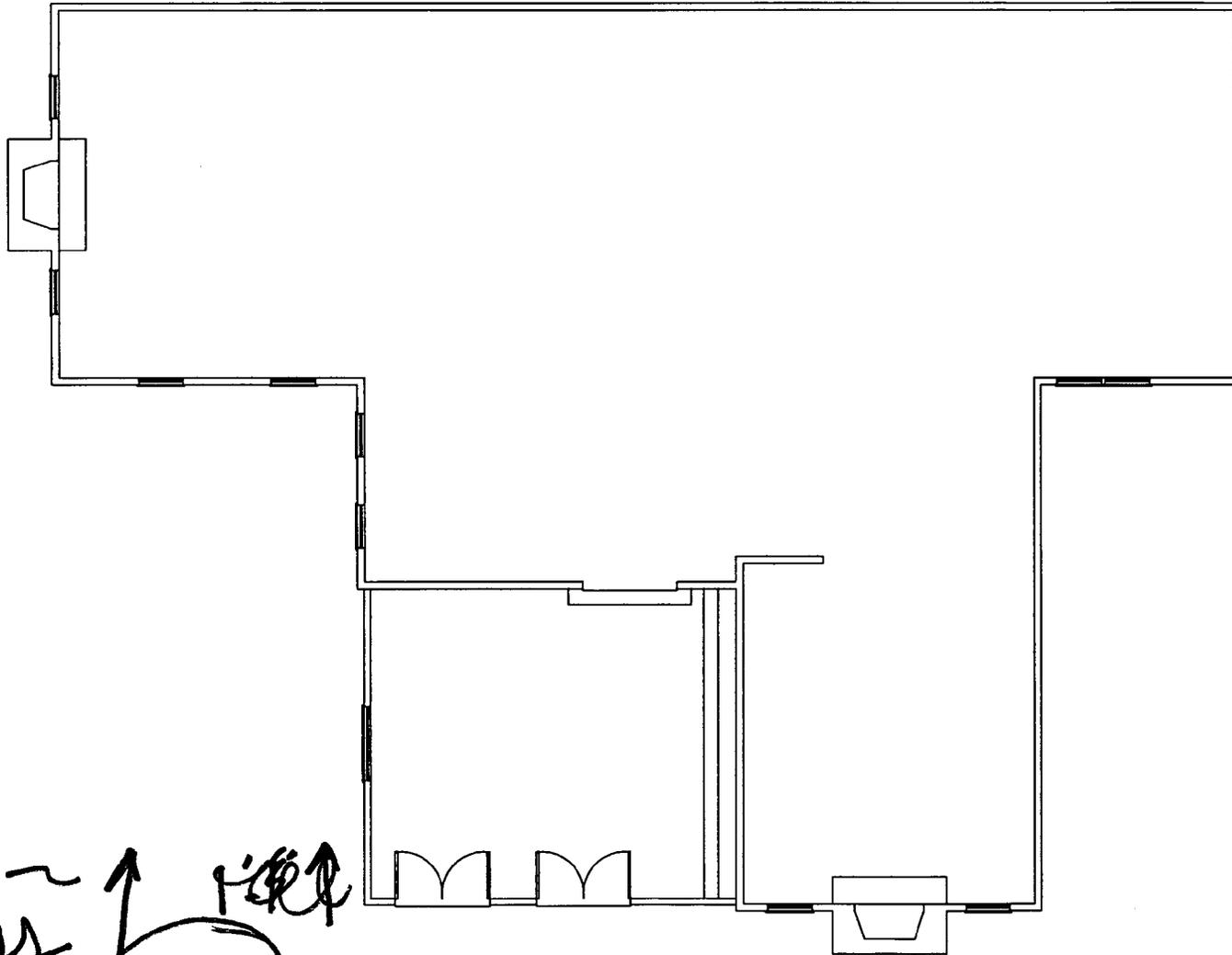
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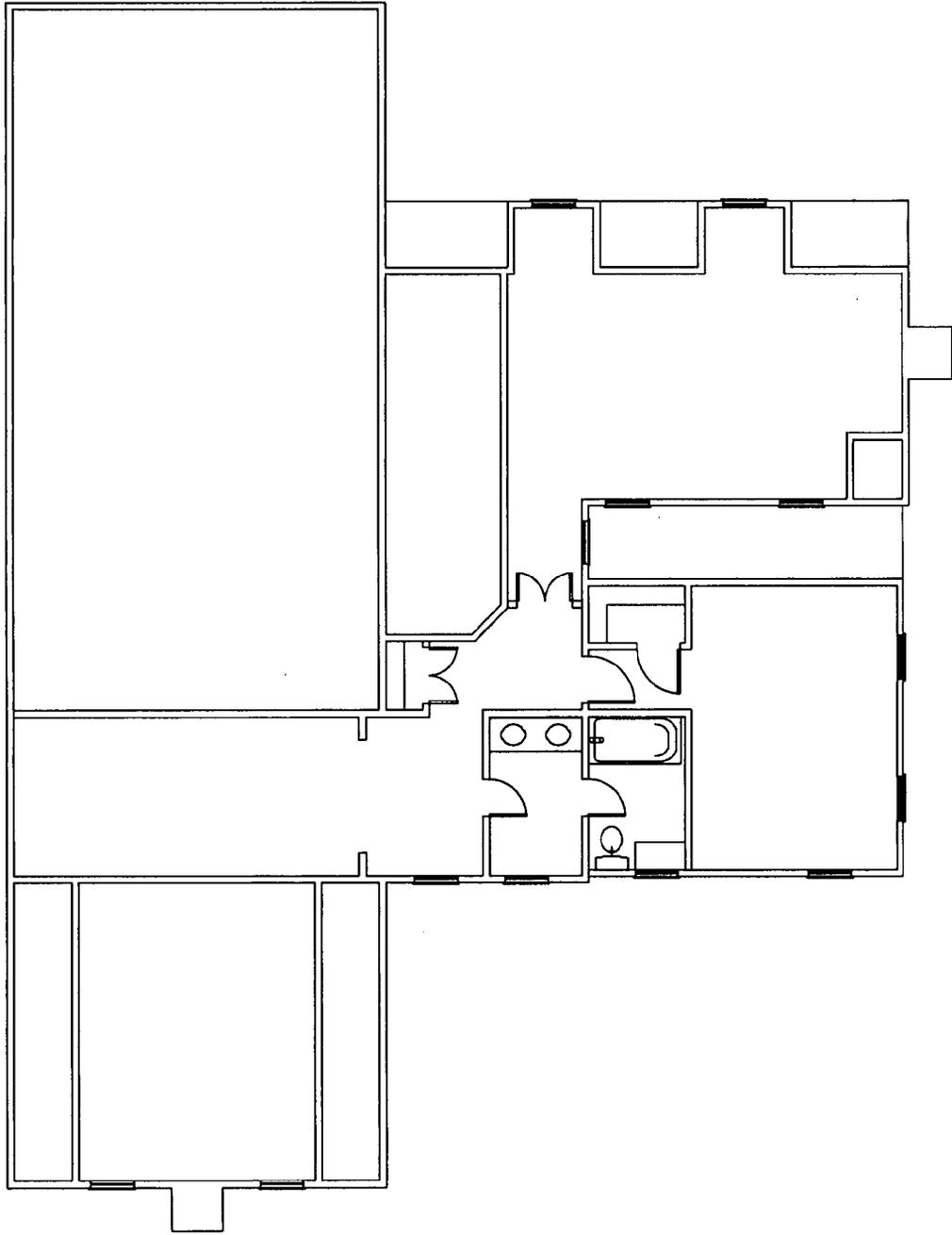
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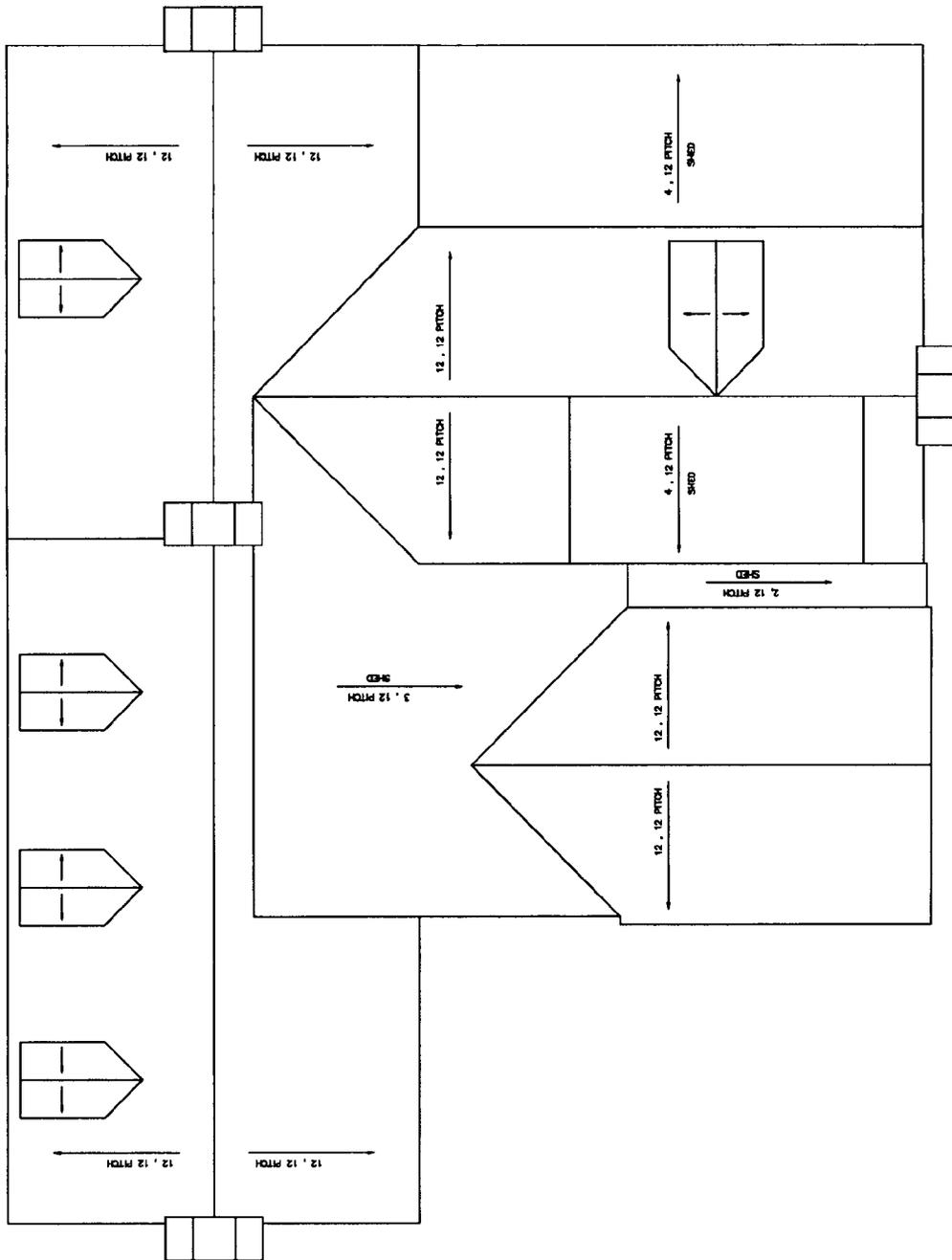
if ~
Recess ↑
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1'4"

1ST FLOOR PLAN

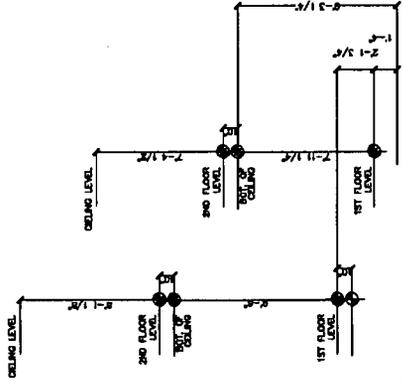
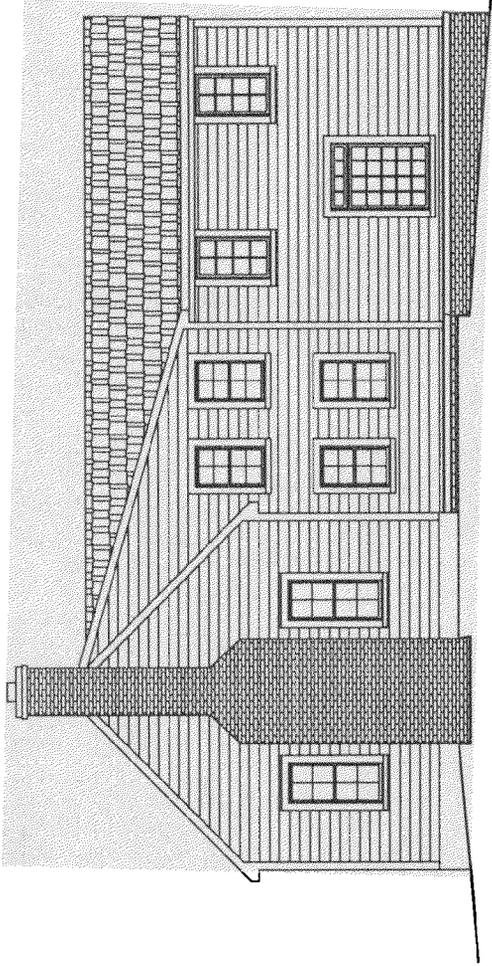
— ok to approve Δ at staff level —



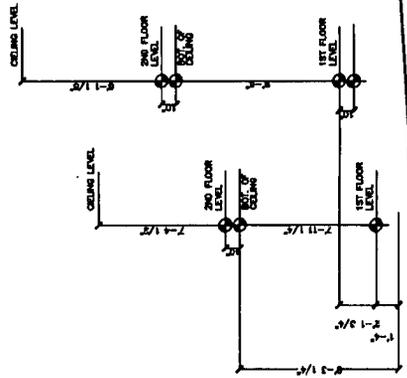
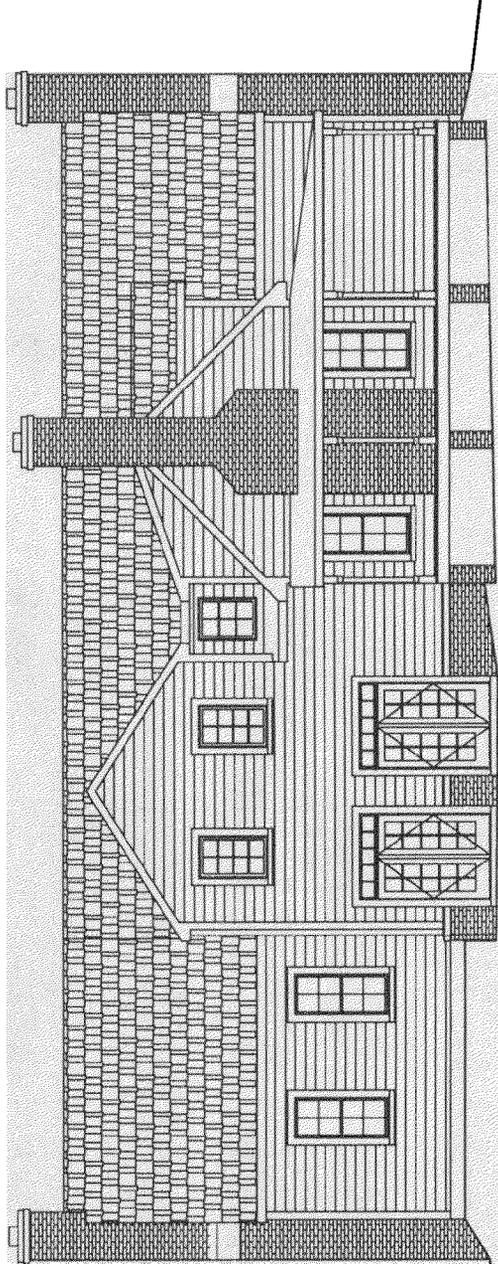
2ND FLOOR PLAN



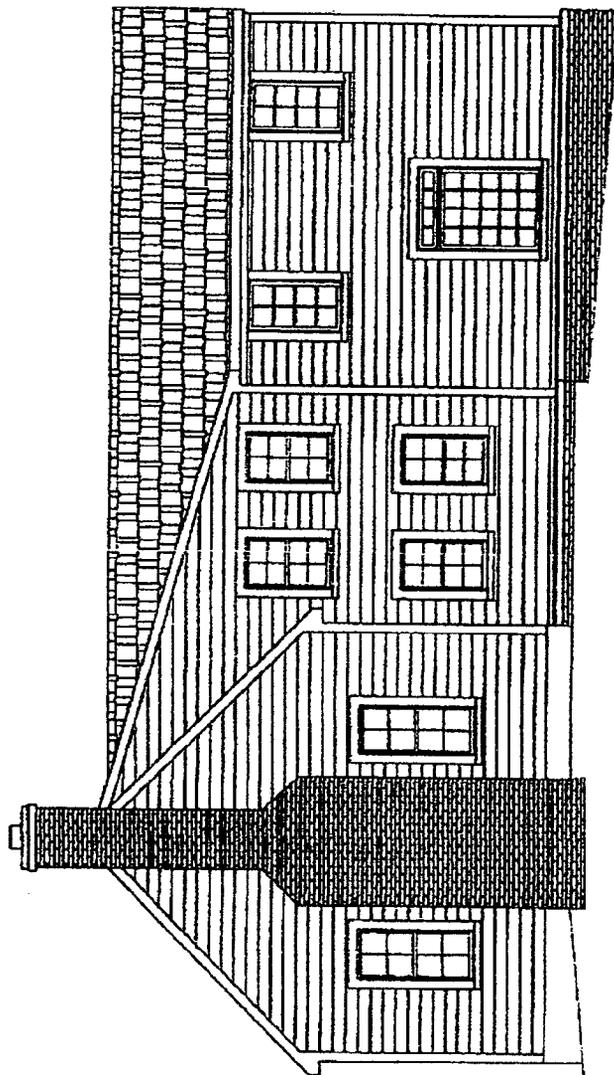
ROOF PLAN



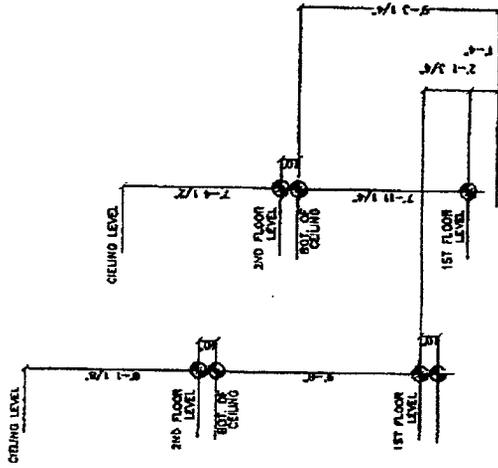
RIGHT SIDE ELEVATION

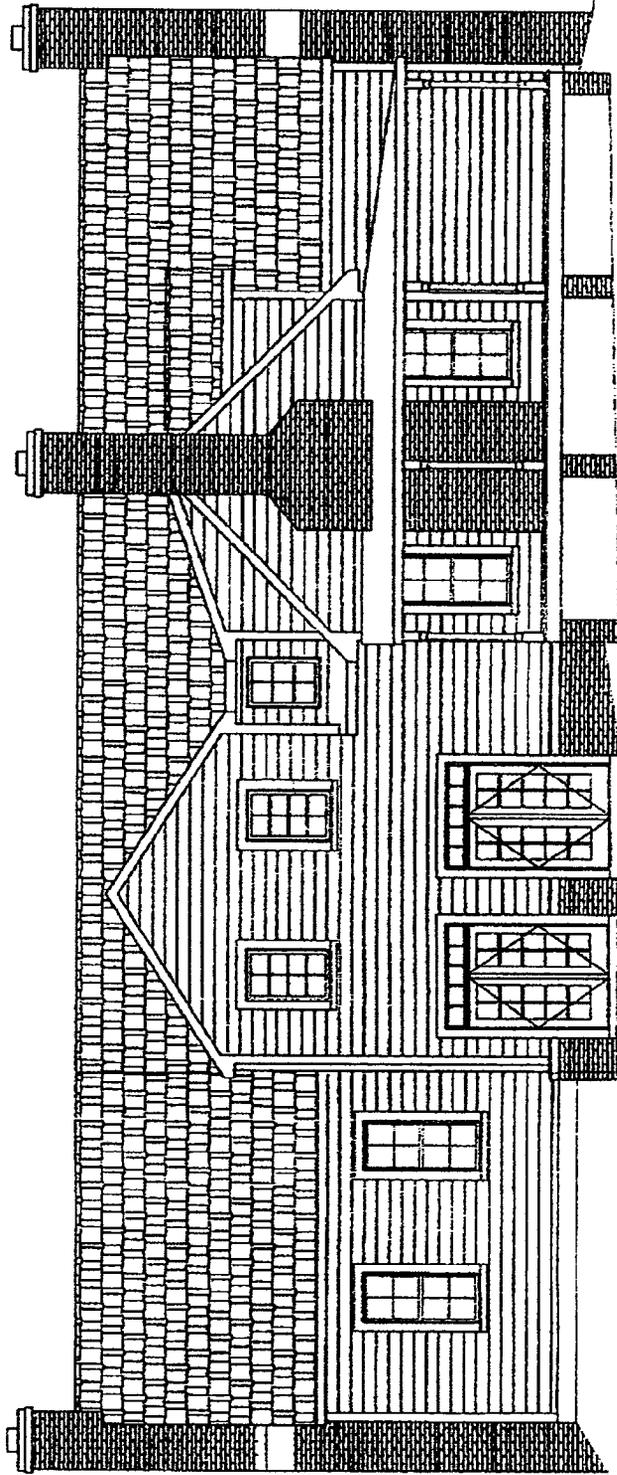


REAR ELEVATION

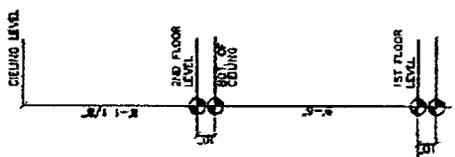


RIGHT SIDE ELEVATION





REAR ELEVATION





Date: February 26, 2004

MEMORANDUM

TO: Chris and Dora Leonard
9000 Brink Road, Gaithersburg, *Master Plan* Site # 14/59, **Fertile Meadows**

FROM: Michele Naru, Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 318651

Your Historic Area Work Permit application for a rear addition was **approved with a condition** by the Historic Preservation Commission at its February 25, 2004 meeting. The condition of approval was that:

The proposed addition will have a lower roof height than the existing ridgeline of the historic massings.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your Permit Set of Drawings in to the Historic Preservation Office for stamping. Please ensure that your final permit set of drawings reflect the above condition. Also note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

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

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9000 Brink Road, Gaithersburg	Meeting Date:	10/08/03
Resource:	Master Plan Site # 14/59 Fertile Meadows	Report Date:	10/01/03
Review:	HAWP	Public Notice:	9/24/03
Case Number:	14/59-03A	Tax Credit:	None
Applicant:	Chris and Dora Leonard	Staff:	Michele Naru

PROPOSAL: Addition and Porch Construction

RECOMMEND: Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site # 14/59, Fertile Meadows
DATE: c1790-1805

The main block is a five-bay, 1-1/2 story frame structure. The cornice is boxed with an ogee bed molding. Windows are 9/9 sash. Interior finishes include batten doors, wrought-iron hinges, and random width pine floors. Flanking the east fireplace is an open cupboard with butterfly shelves and an enclosed cupboard. A brick and frame kitchen wing on the east (left) has an interior box stair. The exterior chimneys on the east and west ends have freestanding brick stacks.

The house contains two, non-contributing rear additions, a c1950, 1-1/2 story gable roof addition and a c1994, 2-story shed roof addition.

HISTORY

The house may have been built by Joshua Pigman in the 1790s, or as late as 1805, by Samuel Robertson. Robertson, in 1803, acquired 150 acres known as Fertile Meadows. He expanded the estate to some 300 acres, and was later buried near the house with his wife Rachel and children. From 1819-1912, Fertile Meadows belonged to the Riggs family, beginning with George Washington Riggs, who lived in Baltimore. His son, Remus D. Riggs settled at Fertile Meadows with his wife Sarah Jane Coward, probably soon after their 1854 marriage. He managed the Goshen Mills complex with its massive three-story brick merchant mill and frame gristmill, hiring a miller to operate them. In addition to the house and cemetery, the property has

a notable log smokehouse built with a wood shingle roof and brick chimney, and a board and batten corncrib.

PROPOSAL

The applicant is proposing to:

1. Build a one-story, wrap-around porch on the rear c1950 addition. The proposed material specifications are 36" high wooden inset pickets with 6" wide wood columns, 18" x 18" masonry piers and a corrugated metal roof.
2. Construct a two-story gable roof rear addition. The proposed material specifications are 8" horizontal wood clapboard siding, 6/6 wood, true divided light windows, 5-1/2" half-round ogee-type aluminum gutters, cedar shake shingles and wood details to include fascias, corner boards and window headers.

STAFF DISCUSSION

This site was designated on the Master Plan for Historic Preservation on May 10, 1983. This property was designated under Criterion 1C and 2A of Section 24-A-3 of the Historic Preservation Ordinance. These Criteria are listed below:

1C This historic resource is identified with a person or a group of persons who influenced society.

Basis: For the property's association with the Riggs Family.

2A The historic resource embodies the distinctive characteristics of a type, period or method of construction.

Basis: The house is a fine example of a late 18th century country farmhouse with a distinctive Southern Maryland flavor.

The subject resource was designated mainly for its late 18th and early 19th century contributions to Montgomery County's historical, cultural, architectural significance. The period of significance for this historic resource is 1790-1912 (with the significant dates being 1790, 1805 and 1819-1912.) Generally, the Commission does not support alterations to historic features, which fall within the period of significance of the building, especially those that are located on the character-defining elevations of the building.

Proposed alterations and new construction to Master Plan individually designated resources are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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#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.

The design of the one-story wrap-around porch onto the existing non-historic c1950's addition is sympathetic to the existing historic resources on the property. The porch's massing, scale, materials and detailing will be compatible with the existing house. The porch will be constructed onto the existing addition and therefore should not require any penetration into the historic brick of the kitchen's rear façade. The proposed new construction will be located at the rear of the dwelling and will not be visible from the streetscape. The design of the proposed rear porch is sympathetic in size, scale and massing to the original block of the house. The proposed porch will help to unify this building with house. Staff recommends approval.

New additions on historic structures should always be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed to be compatible with and not overwhelm the original massings of the house and so that the character-defining features are not radically changed, obscured, damaged or destroyed. The rear elevations of both the historic massings of this house have been substantially altered through the construction of the aforementioned, non-historic rear additions. If the proposed addition is constructed, the existing, two, remaining windows on the main massing will be covered up, leaving no remaining details on the rear elevation. Staff is concerned with the irreparable damage the proposed addition will cause to the last details remaining on the rear façade of this original c1790s massing. These details are important elements that help provide a glimpse to the original spatial relationship and features the main massing once had, destroying these elements will further compromise the integrity of the main massing - and the integrity of the historic site as a whole.

Staff recommends that the applicant look into designing an addition onto the existing non-contributing additions on the building. Design focus should be on creating extensions to the existing c1950 or c1994 additions that are proportionate in scale, height and massing to the existing historic blocks, while retaining their remaining architectural features.

STAFF RECOMMENDATION

Staff recommends that the Commission **continue** the HAWP application to allow staff to work with the applicant and their architect to design an addition, which will be sympathetic to the character defining elements of the building.



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

AP 318651

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dora Leonard

Daytime Phone No.: 301-963-5621

Tax Account No.: 03045618

Name of Property Owner: Chris & Dora Leonard Daytime Phone No.: 301-963-5621

Address: 9000 Brink Rd, Gaithersburg, MD 20882

Contractor: Chris & Dora Leonard Phone No.: 301-963-5621

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 9000 Brink Rd Street: BRINK ROAD

Town/City: Gaithersburg Nearest Cross Street: GOSHEN

Lot: 8 Block: Subdivision: Fertile Meadows

Liber: Folio: Parcel: per plat Book 171 at Plat 19214

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.

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 EXTENSO/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 of owner or authorized agent

Date: 9/15/03

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 318651 Date Filed: Date Issued:

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

see attachment 1A

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

see Attachment B

2. **SITE PLAN**

see Attachment 2

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**

see Attachment 3

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**

Included on design drawing

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**

Attachment 4

- 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**

Not Applicable

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**

Attachment 5

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.

**Supplemental Application for Historic Area Work Permit
Required Attachments**

PROPERTY: 9000 Brink Road, Lot 8,
Fertile Meadows Subdivision,
Per plat Book 171 at Plat 19214

OWNERS: Chris and Dora Leonard
(301) 963-5621

SUBMITTED: September 15, 2003

ATTACHMENT 5: Adjacent and confronting Property Owners

Mr. and Mrs. Mike Fitzpatrick (301)527-8514
9010 Brink Road
Gaithersburg, MD 20882

Mr. and Mrs. Gary Horwath (301)869-8145
8920 Brink Road
Gaithersburg, MD 20882

Mr. and Mrs. Robert Michael (301)948-9264
8921 Brink Road
Gaithersburg, MD 20882

ATTACHMENTS

ATTACHMENT 1A: Written Project Description

- a. Description of existing structures and environmental setting, including their historical features and significance:

Excerpted from "History of Goshen Mills & Immediate Area," by Mrs. Emily Robinson; and "Historic Montgomery County, Maryland"

Fertile Meadows is an excellent example of a late 18th century farm house. The property is associated with the Riggs family, prominent in Montgomery County history.

In 1743 Benjamin Wallingford was granted the land upon which Fertile Meadows now sits, calling it "Benjamin Square." Some years later the land was resurveyed and a mill was built where the road from Laytonsville to Clarksburg crosses Goshen Branch, providing the nearby town with its name, Goshen Mills. Joshua Pigman came into possession of a part of the Resurvey on Benjamin Square, and it is believed that he built the Fertile Meadows house on the hill overlooking the mill sometime before 1792. In that year he sold the land, and improvements, and the house passed through several other owners before being purchased by George Washington Riggs in 1819.

Several other parties owned Fertile Meadows before the Counselmans bought it in 1934. The name Fertile Meadows came from a small tract which made up part of the original farm.

The house is a one-and-one-half story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the east end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double hung sash. The steep "A" roof is broken by three dormer windows on the main façade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides, there is a fascia with a wide bead.

The brick section has a two-bay façade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.

ATTACHEMENT 1B: General Description

General description of project and its impact on the historic resources and environmental setting:

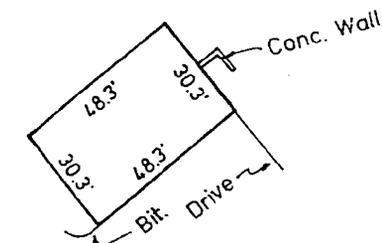
Description:

Construct a 10' wide porch and a 16'x 20' two-story addition on the rear section of the home. The porch would extend from an addition constructed in the 1950's, beginning at an existing side entrance and wrapping around to the back of the house. The two-story addition would extend from a back foyer that was part of the 1994 renovation. The first floor of the two-story addition would house a playroom that could also serve as an office or library. The second floor will house an additional bedroom that will provide adequate living and closet space.

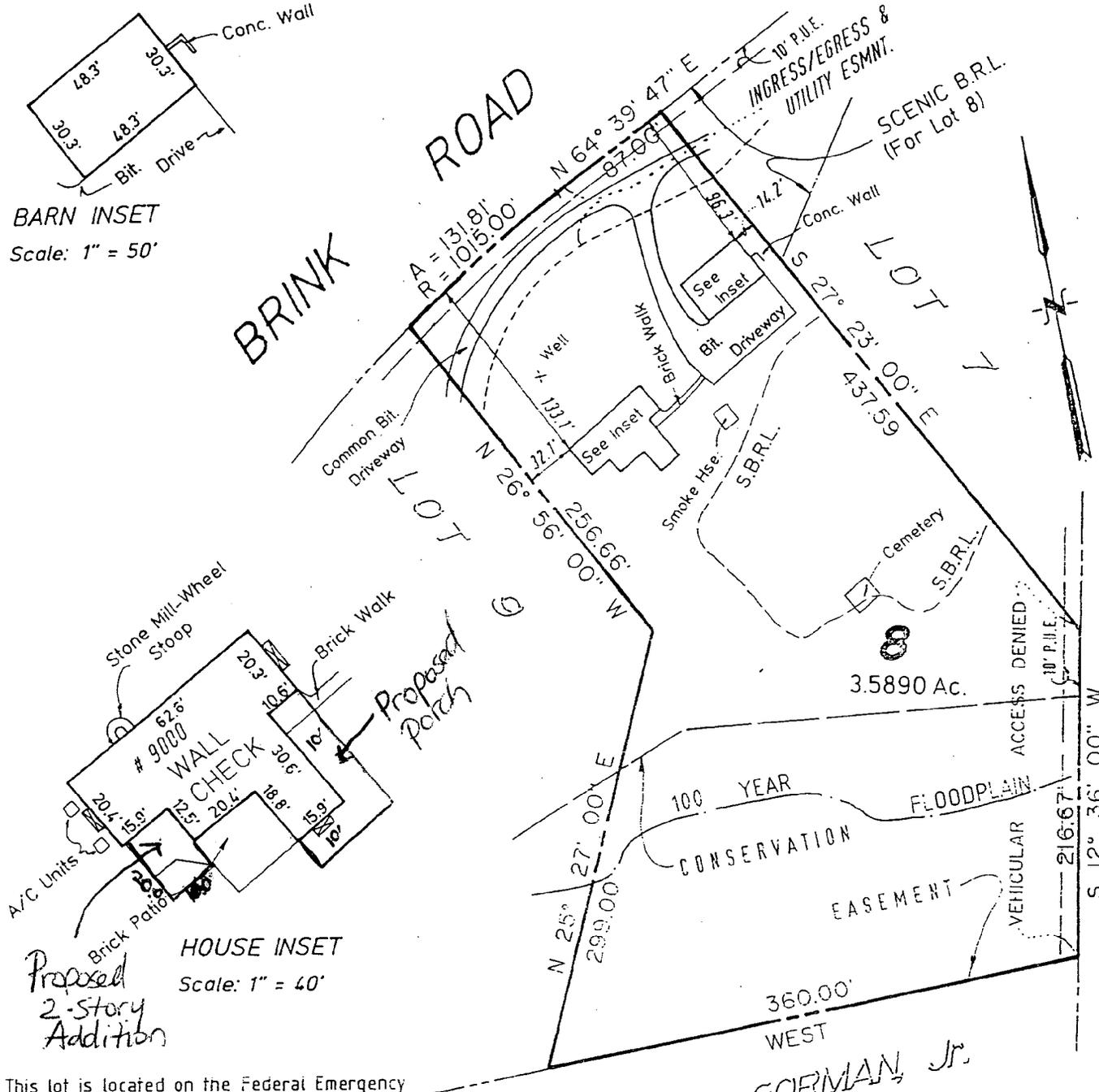
Impact:

The proposed 10' wide porch and 16'x 20' addition would occur below the existing roofline and not be visible from the front of the existing structure. They would result in minimal alteration to the property façade. Proposed changes are compatible with the existing historic site and would enhance the preservation and appearance of the property. As the attached drawings show, it is our goal to construct a porch and an addition that are in keeping with the existing historic architecture and features of our home. The porch will enhance the cosmetic appearance of a 1950's addition and allow for improved views of the surrounding property. The 2-story addition will provide a playroom on the first floor and an additional bedroom and closet space on the second floor. These proposed additions would increase the size of the existing structure by 16%.

ATTACHMENT 2: Site Plan (See following page)



BARN INSET
Scale: 1" = 50'



RELOCATED GOSHEN ROAD
(80' R/W P.B. 169 P. 19037)

WILLIAM R. GORMAN, Jr.
L 9559 F. 290

FINAL LOCATION PLAT
LOT 8
FERTILE MEADOWS

PLAT BOOK 171 PLAT 19214
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100 DECEMBER, 1994

LANIER/WITMER ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
224 NORTH ADAMS STREET
ROCKVILLE, MD 20850
(301) 251-6730

SURVEYOR'S CERTIFICATE

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat or Deed of record, that the improvements as shown were located, this date, by accepted field practices and that all visible improvements are shown. This plat is not intended to be used for determining the location of property lines.

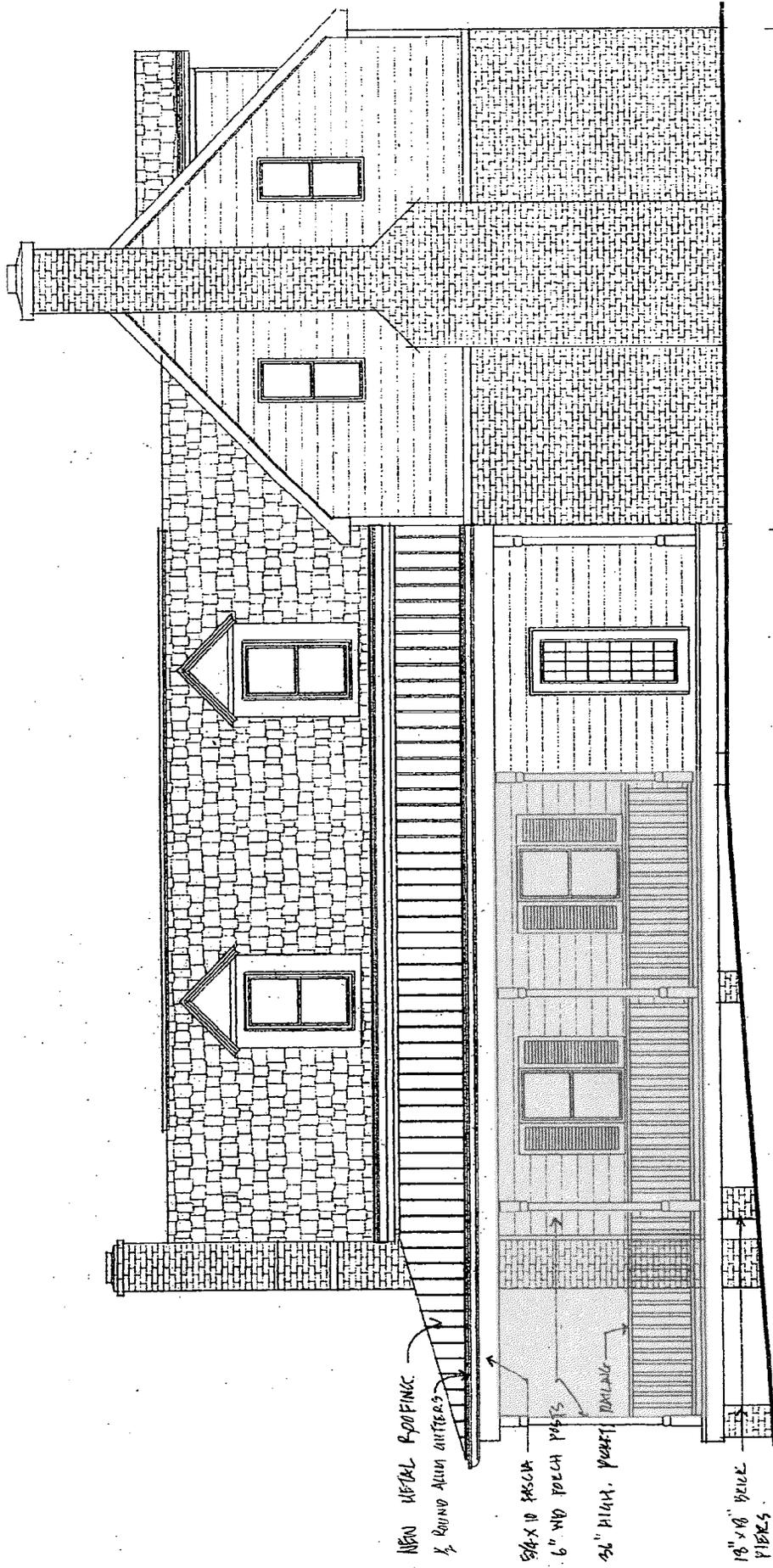
12/21/94
Date

John R. Witmer
JOHN R. WITMER
Registered Land Surveyor

**ATTACHMENT 3: Plans and elevations, including material specifications
(See following pages)**

Material Specifications:

- Siding: 8" horizontal wood clapboard siding to match existing house
- Windows: Wooden 6/6 true divided light windows to match existing house
- Doors: No exterior doors included in plan
- Gutters/downspouts: 5 1/2" half-round ogee-type aluminum gutters and 3" round aluminum downspouts to match existing house
- Addition Roof: Cedar shake shingles to match existing house
- Addition Base: Brick to match that installed in the 1994 addition
- Porch: Corrugated metal roofing, 36" high wooden inset pickets with 6" wide columns, 18x18" masonry piers
- Trim: Wood fascias, corner boards and window headers to match existing house



NEW WEIR ROOFING
 1/2" ROUND ALUM. SHUTTERS

8/4 X 10 PASCA
 6" WID. PORCH POSTS
 3/8" HIGH. POKETS

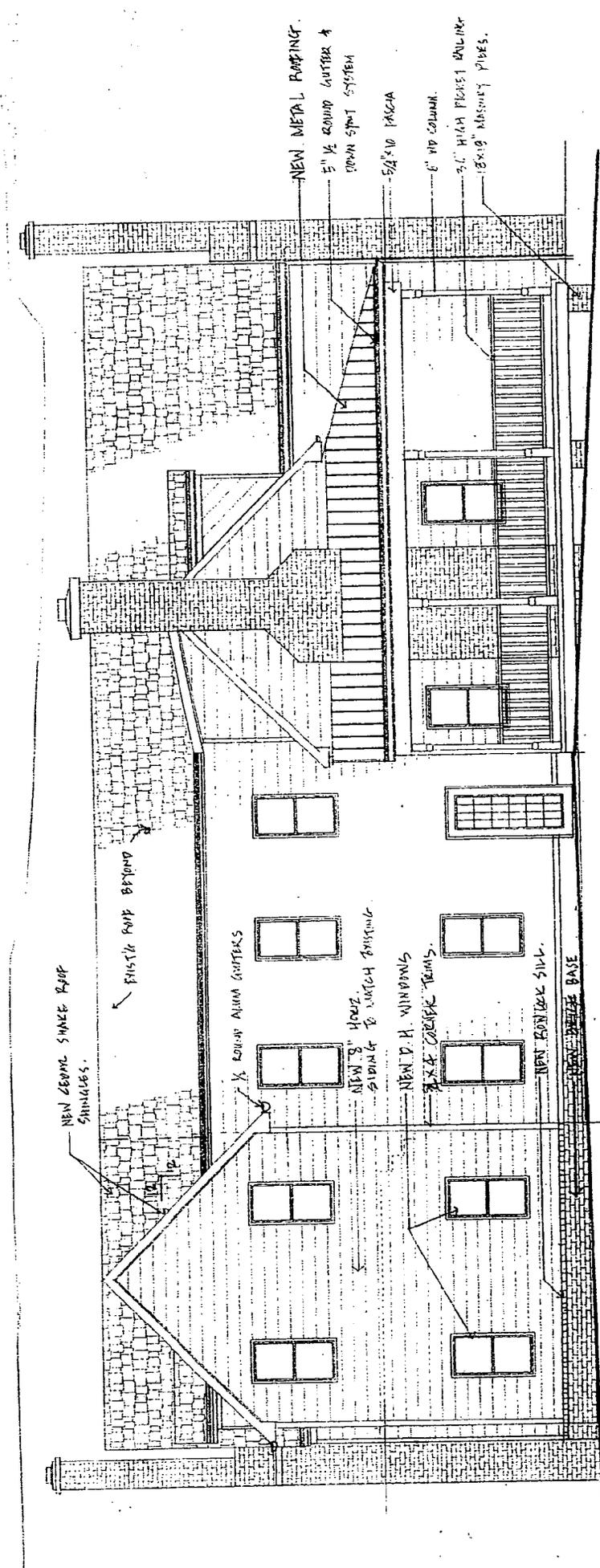
18" X 18" BRICK
 PIERS

EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

1/4" = 1'-0"

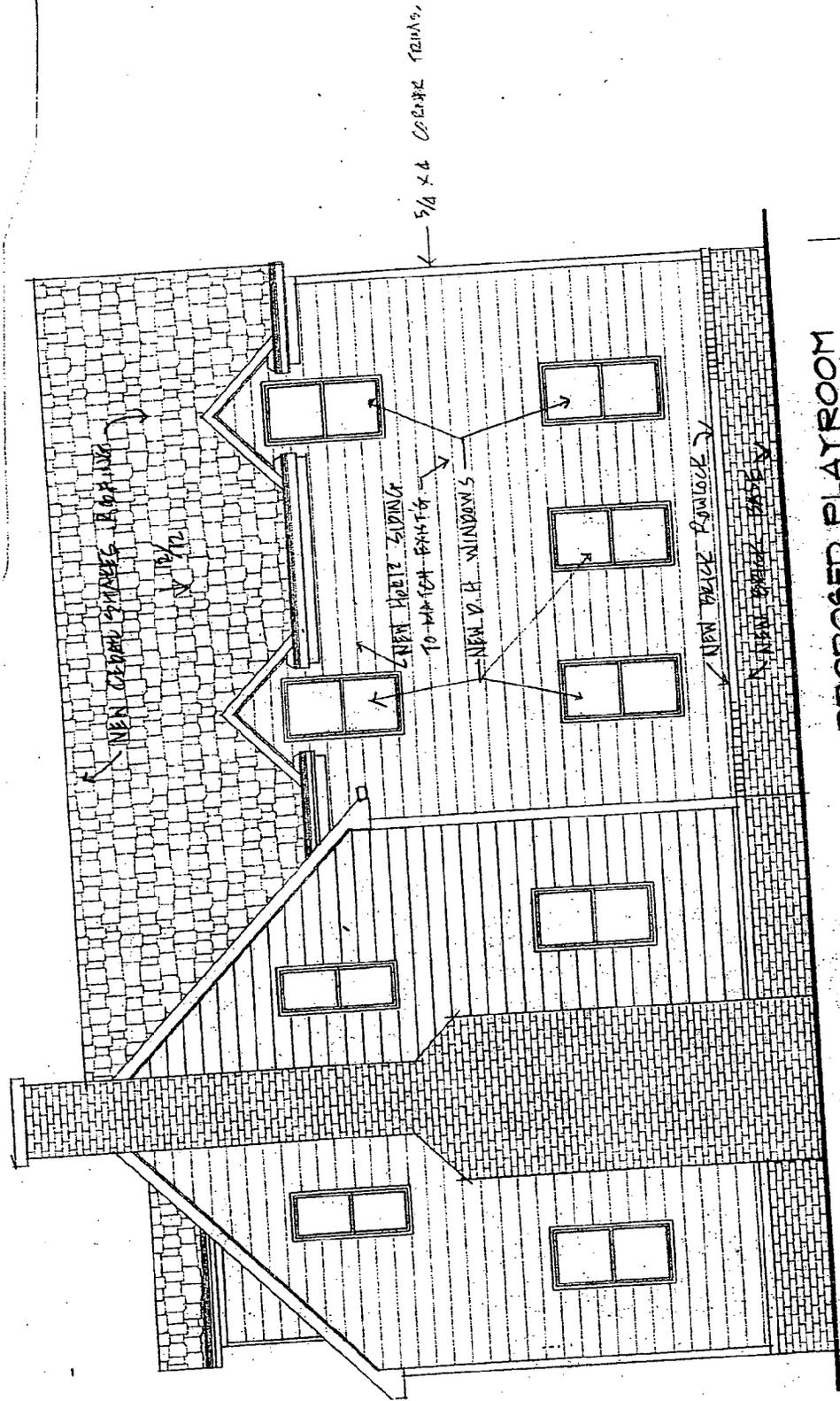


PROPOSED PORCH ADDITION

PROPOSED PLAYROOM
+ BEDROOM ADDITION

REAR ELEVATION

1/4" = 1'-0"

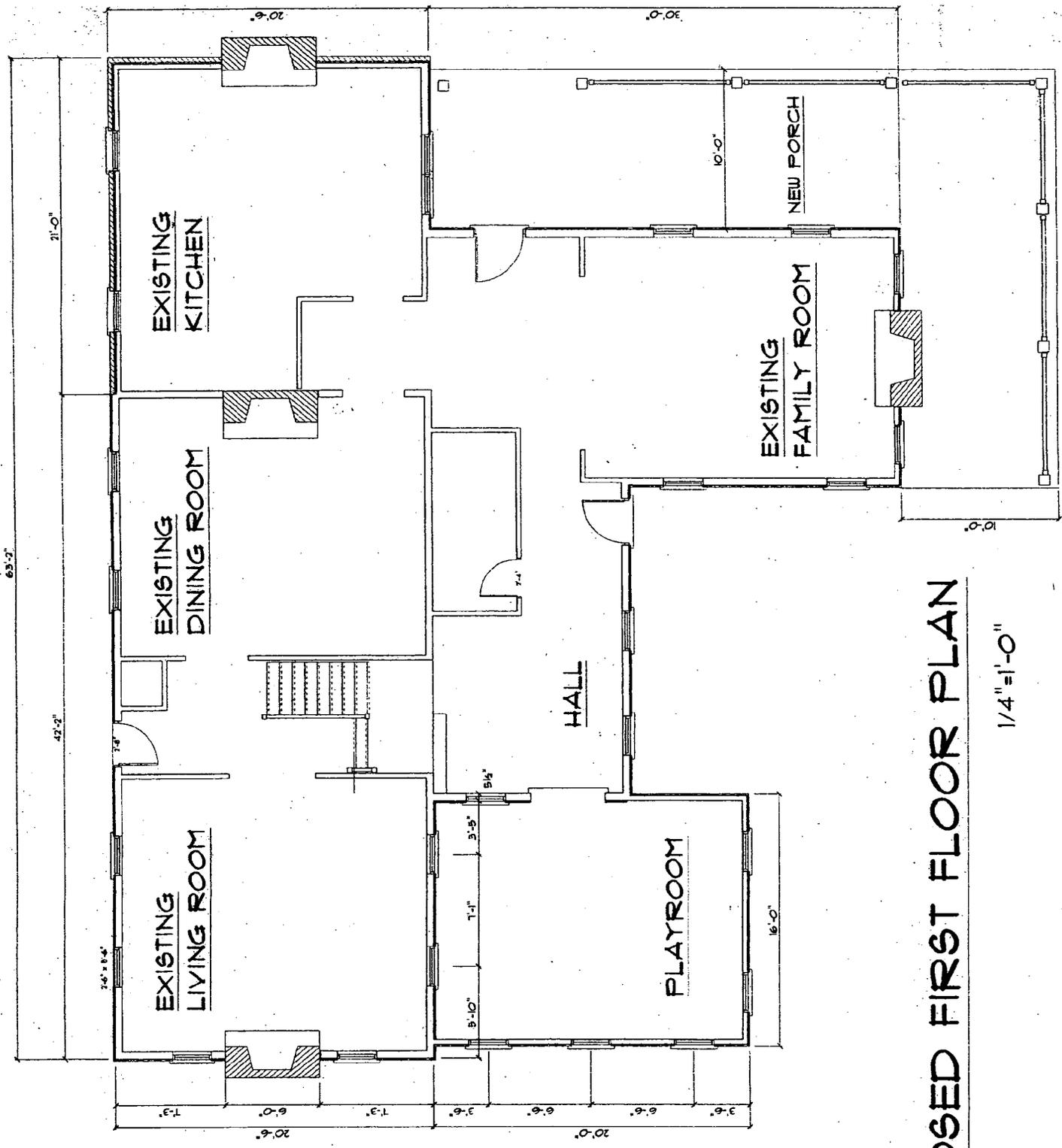


PROPOSED PLAYROOM
& BEDROOM ADDITION

EXISTING MAIN HOUSE

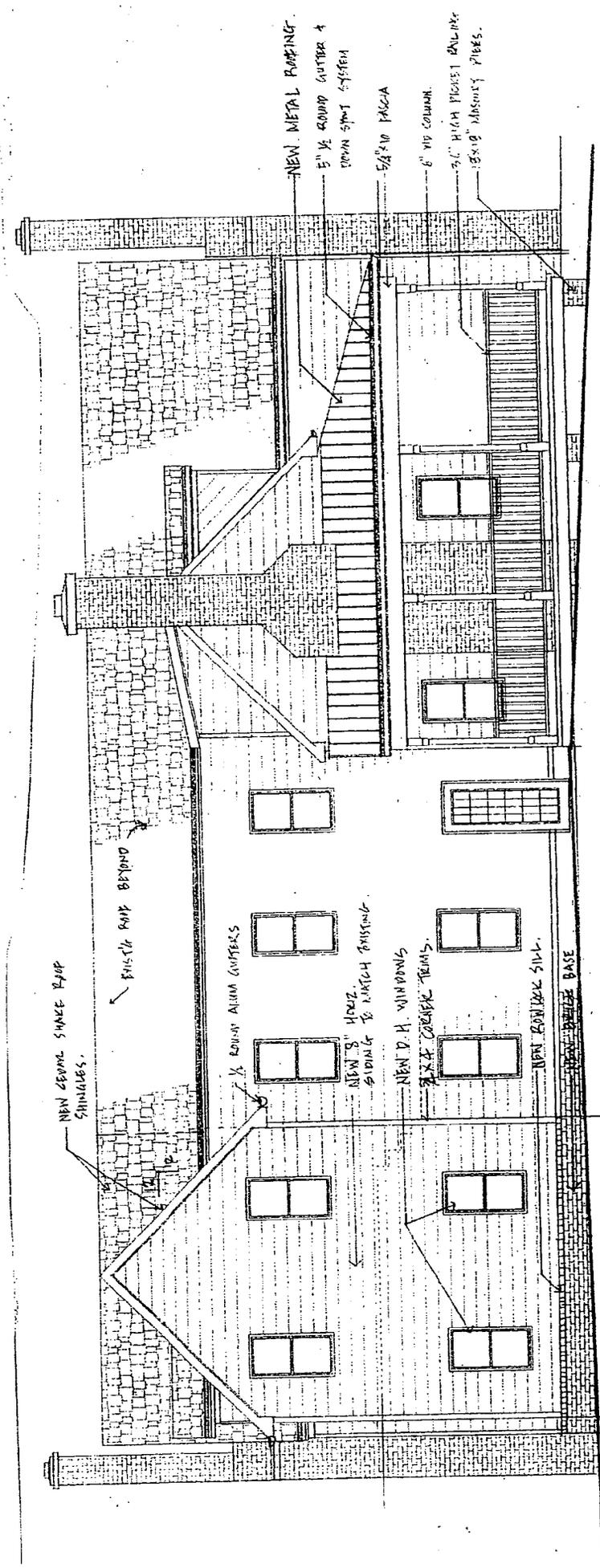
SIDE ELEVATION

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

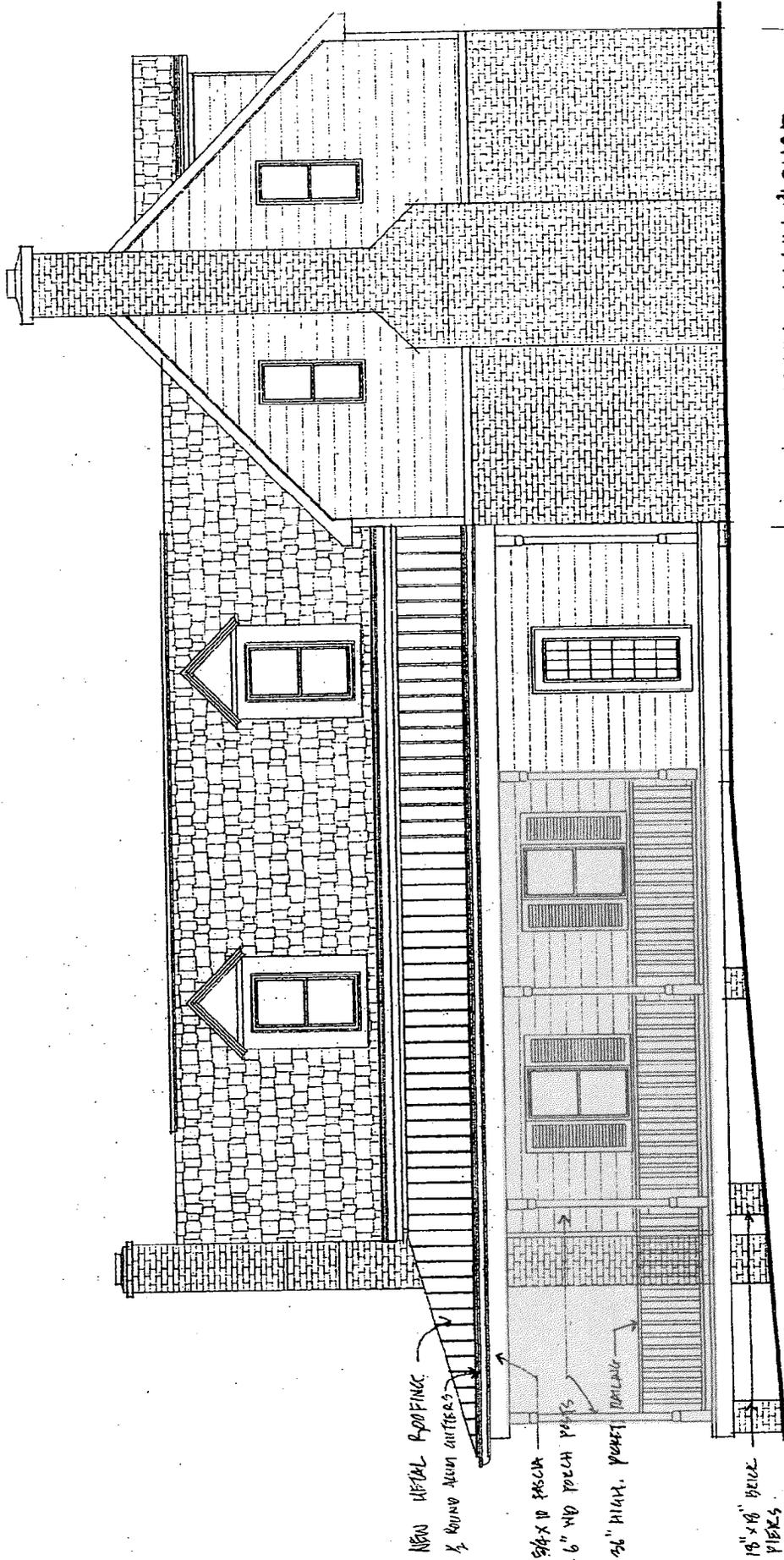


PROPOSED PORCH ADDITION

PROPOSED PLAYROOM
+ BEDROOM ADDITION

REAR ELEVATION

1/4" = 1'-0"



EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

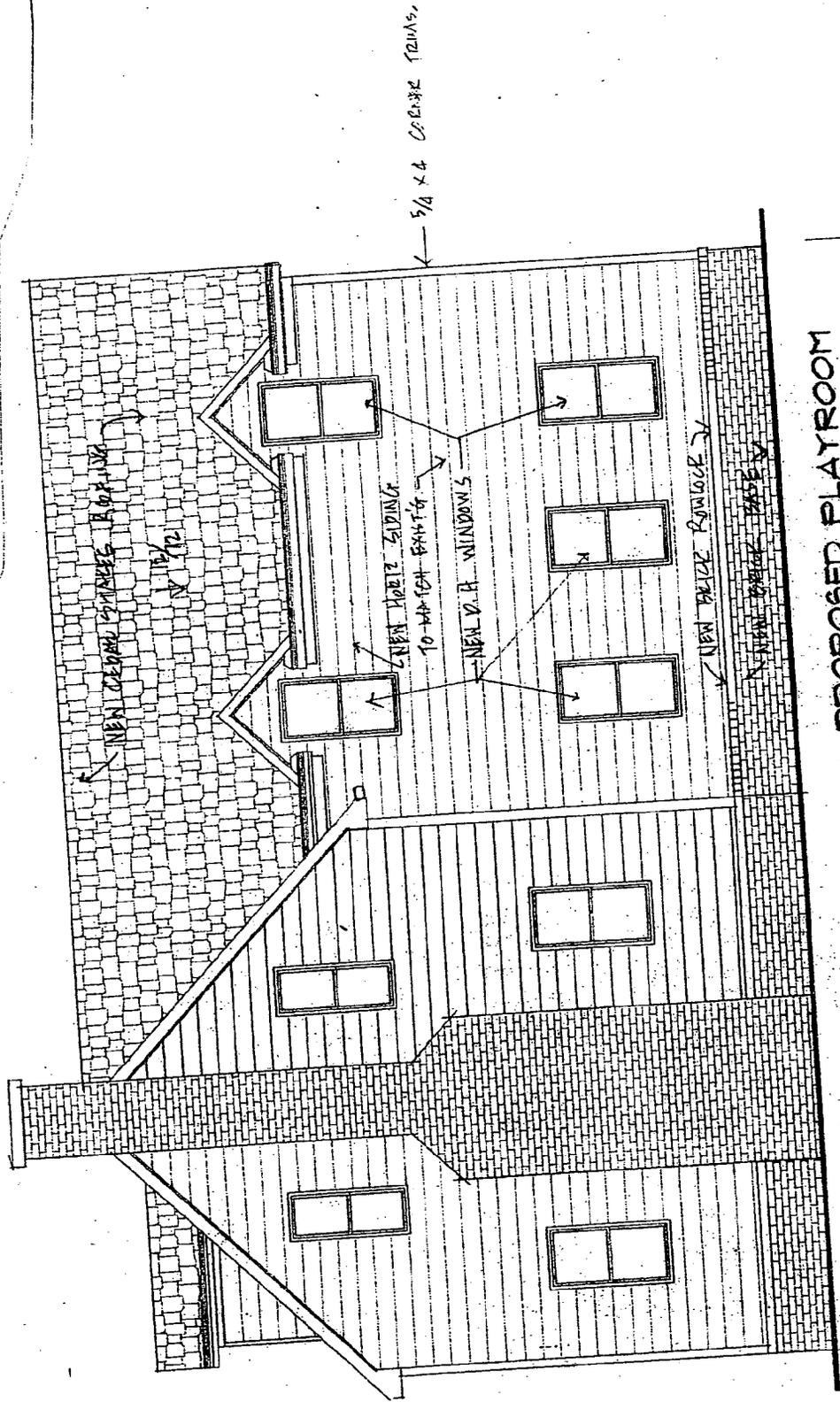
SIDE ELEVATION

1/4" = 1'-0"

NEW ASPHALT ROOFING
 1/2" ROUND ALUM. CORNERS

5/4" X 10" PASCIA
 6" WID. PORCH PANS
 3/8" HIGHT. PERFECT DRAINAGE

1 1/2" X 10" BRICK
 PIPES

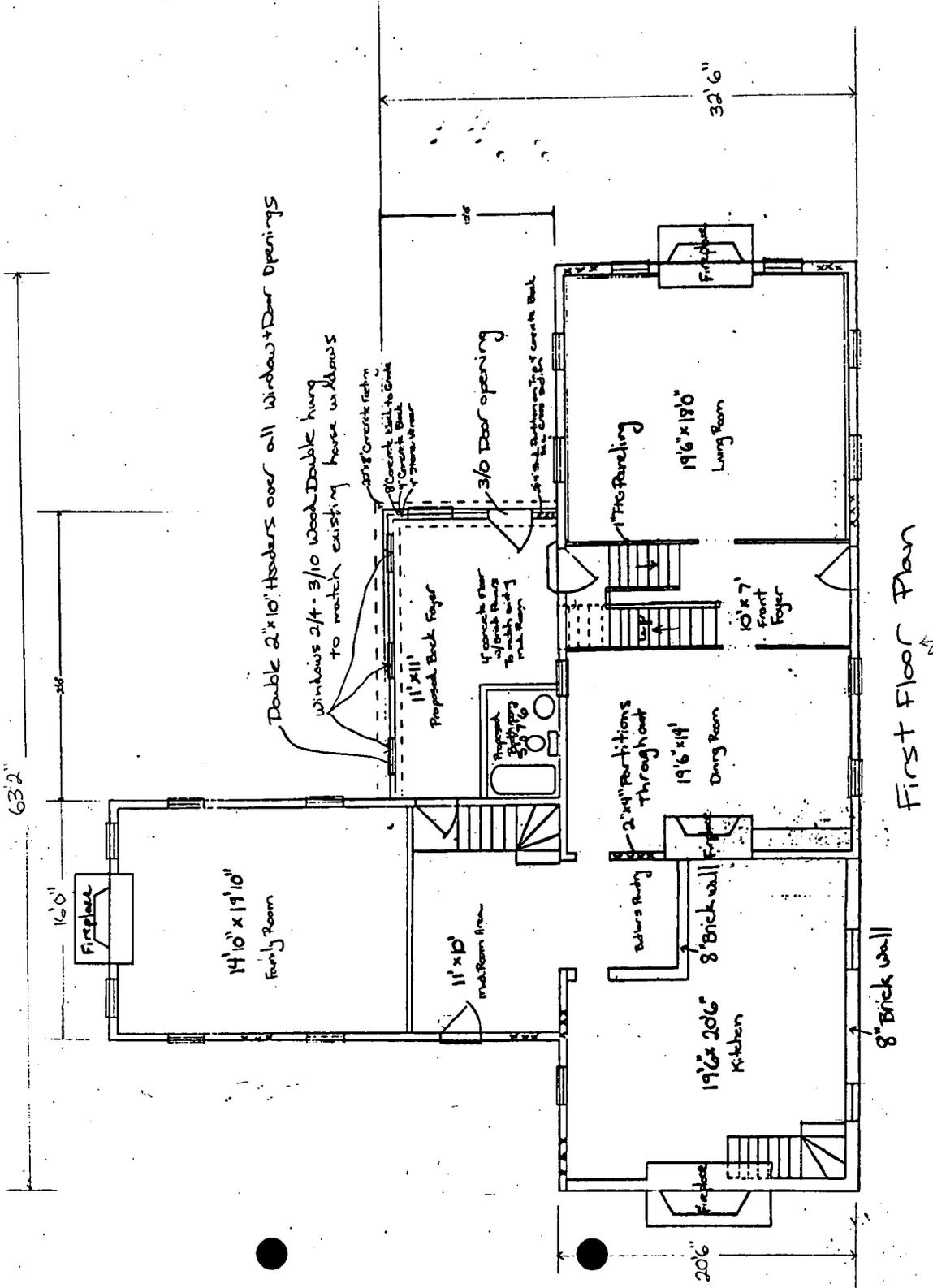


EXISTING MAIN HOUSE

PROPOSED PLAYROOM
& BEDROOM ADDITION

SIDE ELEVATION

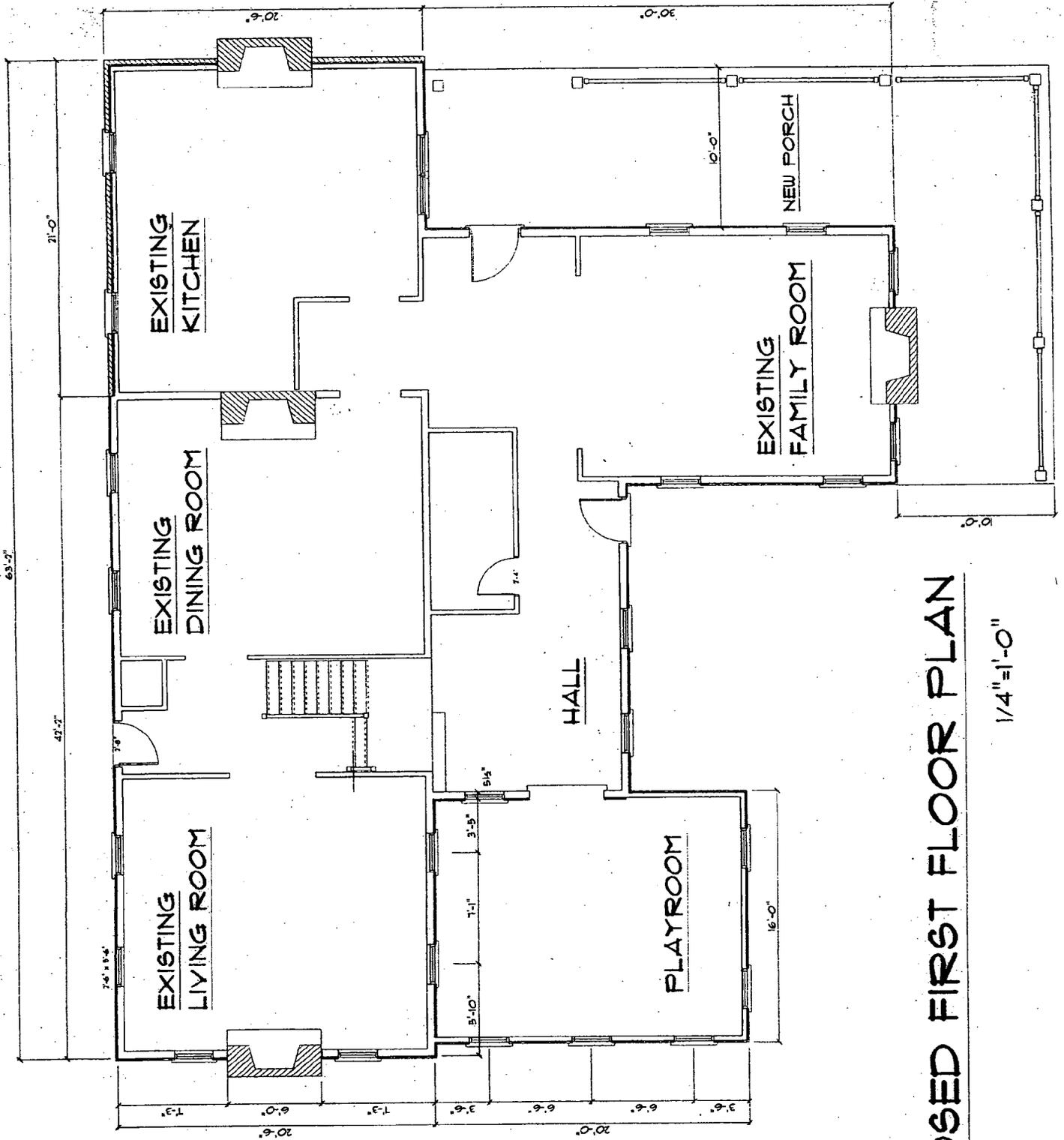
1/4" = 1'-0"



Page 58
 Date March 1, 1994
 Scale 1/8" = 1'-0"
 Fertile Meadows Brink Rd.
 Charles W. Small Jr.
 9884 main st.
 PO Box 46
 Damascus md 20872

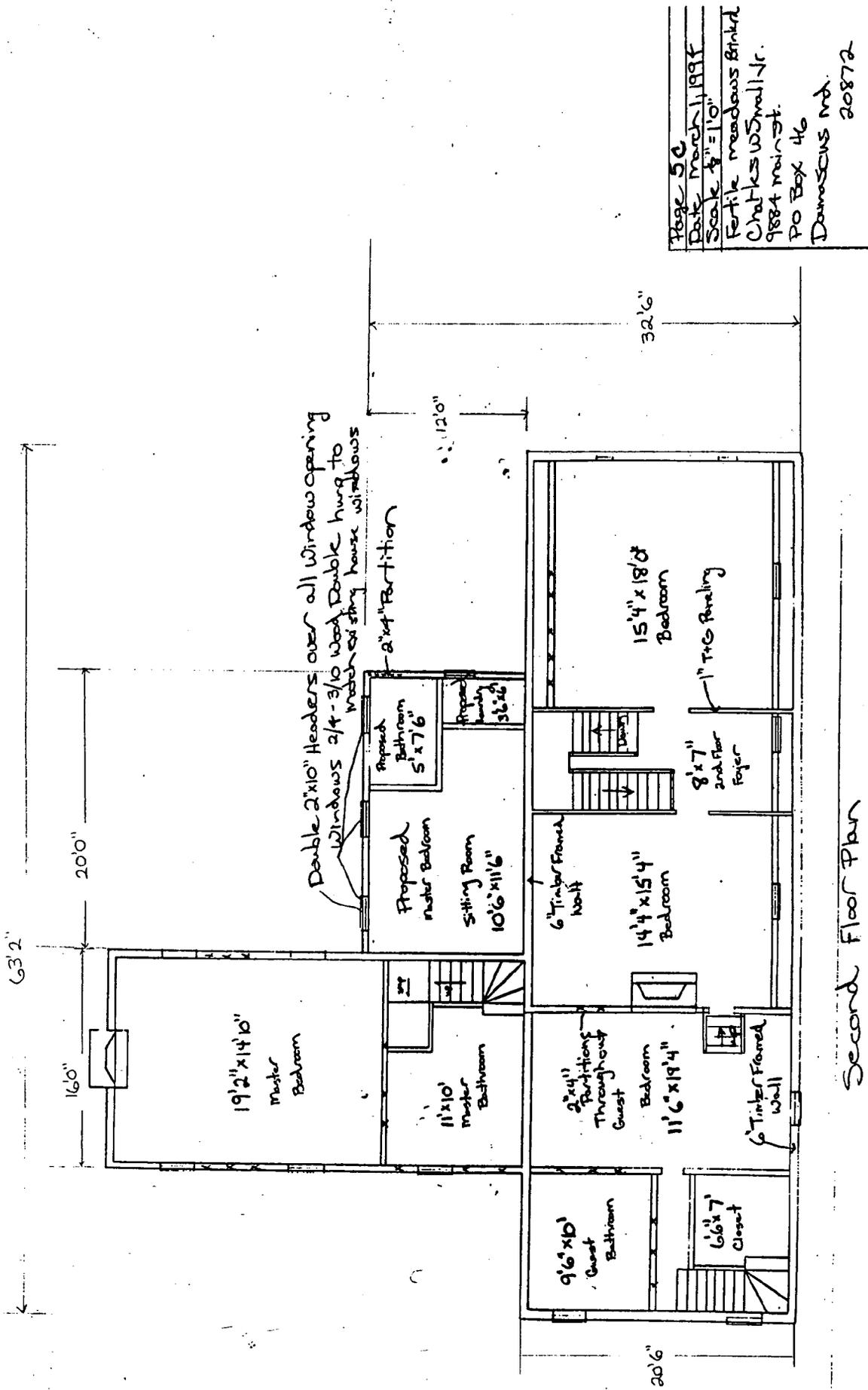
First Floor Plan

EXISTING FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

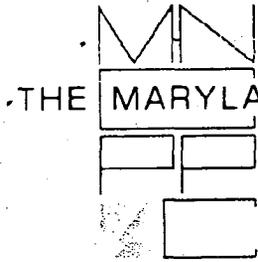


Page 50
 Date March 1, 1995
 Scale 1/4" = 1'-0"
 Fertile Meadows Bldg.
 Charles W. Small Jr.
 9884 Main St.
 PO Box 46
 Damascus Md.
 20872

Second Floor Plan

EXISTING FLOOR PLAN

ATTACHMENT 4: Photographs (See following pages)



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

Date: 10/16/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
DPS # 318651

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

 Approved

X Approved with Conditions: ① PORCH ADDITION MAY

BE BUILT AS PROPOSED. ② 2-STORY "PLAYROOM"

ADDITION IS NOT APPROVED & COMMISSION ASKS

APPLICANT TO REDESIGN TRYING TO RETAIN EXISTING
REAR WINDOWS.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: DORA AND CHRIS LEONARD

Address: 9000 BRINK RD, GAITHERSBURG

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org 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

AP 318651

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dora Leonard

Daytime Phone No.: 301-963-5621

Tax Account No.: 03045618

Name of Property Owner: Chris & Dora Leonard Daytime Phone No.: 301-963-5621

Address: 9000 Brink Rd Gaithersburg, MD 20882
Street Number City State Zip Code

Contractor: Chris & Dora Leonard Phone No.: 301-963-5621

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9000 Brink Rd Street: BRINK ROAD

Town/City: Gaithersburg Nearest Cross Street: GOSHEN

Lot: 8 Block: _____ Subdivision: Fertile Meadows

Liber: _____ Folio: _____ Parcel: per plat Book 171 at Plat 19214

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

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: _____

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:

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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.

Dora Leonard
Signature of owner or authorized agent

9/15/03
Date

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

Disapproved: _____ Signature: Jason E. Wilgus Date: 10/16/03

Application/Permit No.: 318651 Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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3. **PLANS AND ELEVATIONS** *see Attachment 3*

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- 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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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** *Attachment 4*

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
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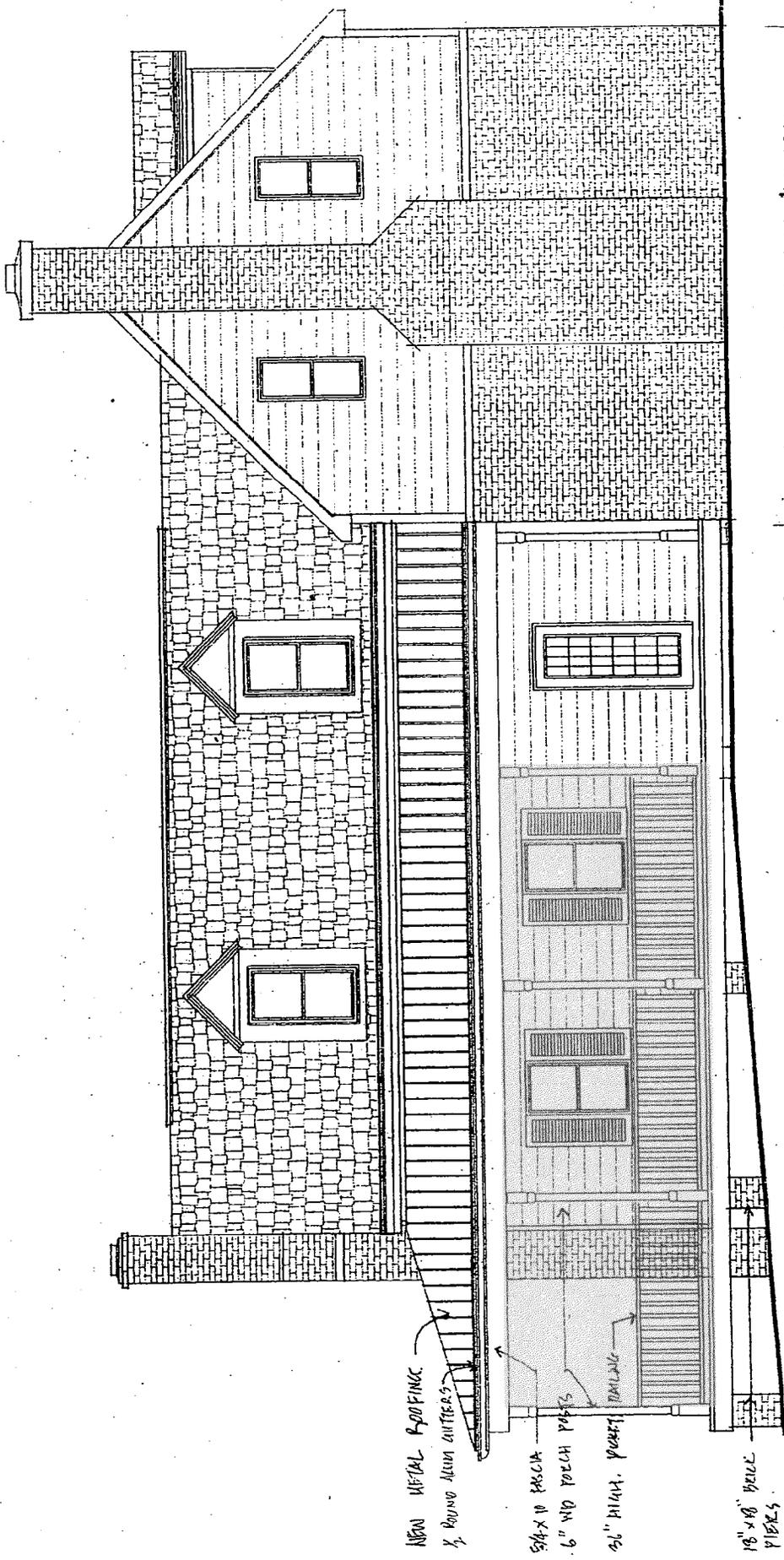
6. **TREE SURVEY** *Not Applicable*

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** *Attachment 5*

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



NEW METAL ROOFING
 1/2" ROUND ALUM. CHAIRS

3/4" X 10" PASCIA
 6" HD TIECH POSTS
 3/6" DIA.HT. PORTL. RAILING

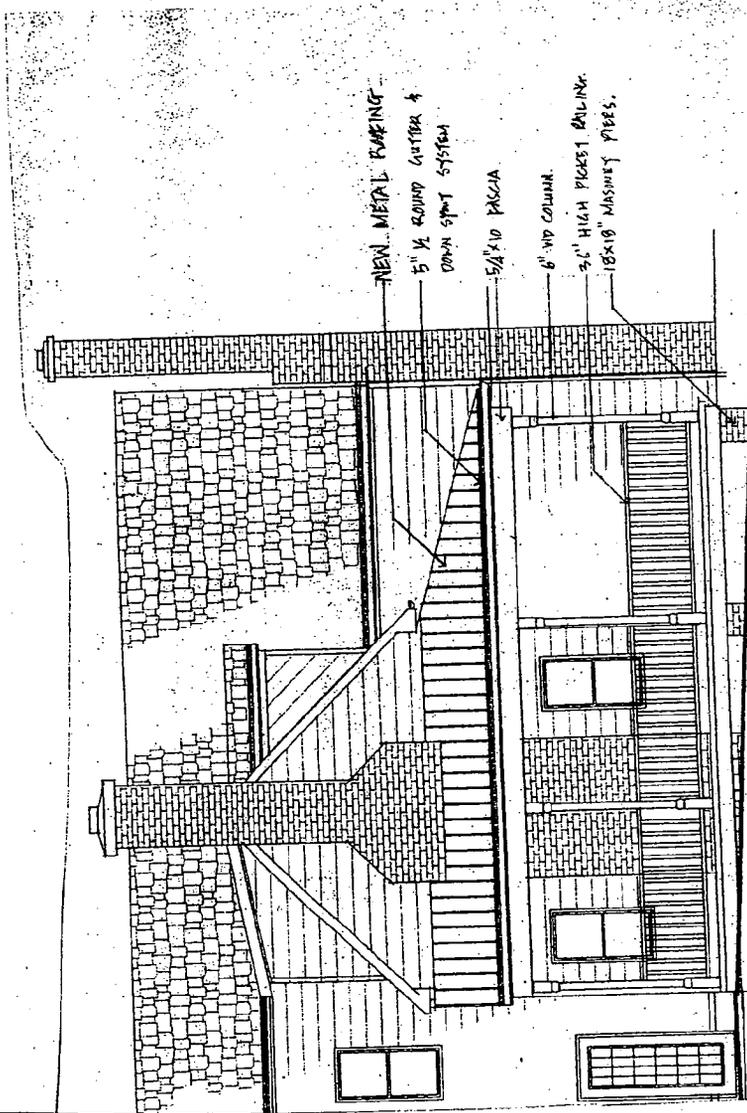
18" X 18" BELL
 PIERES

EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

APPROVED
 Montgomery County
 Historic Preservation Commission
Sharon E. Colby 10/10/03

SIDE ELEVATION
 1/4" = 1'-0"



PROPOSED PORCH ADDITION

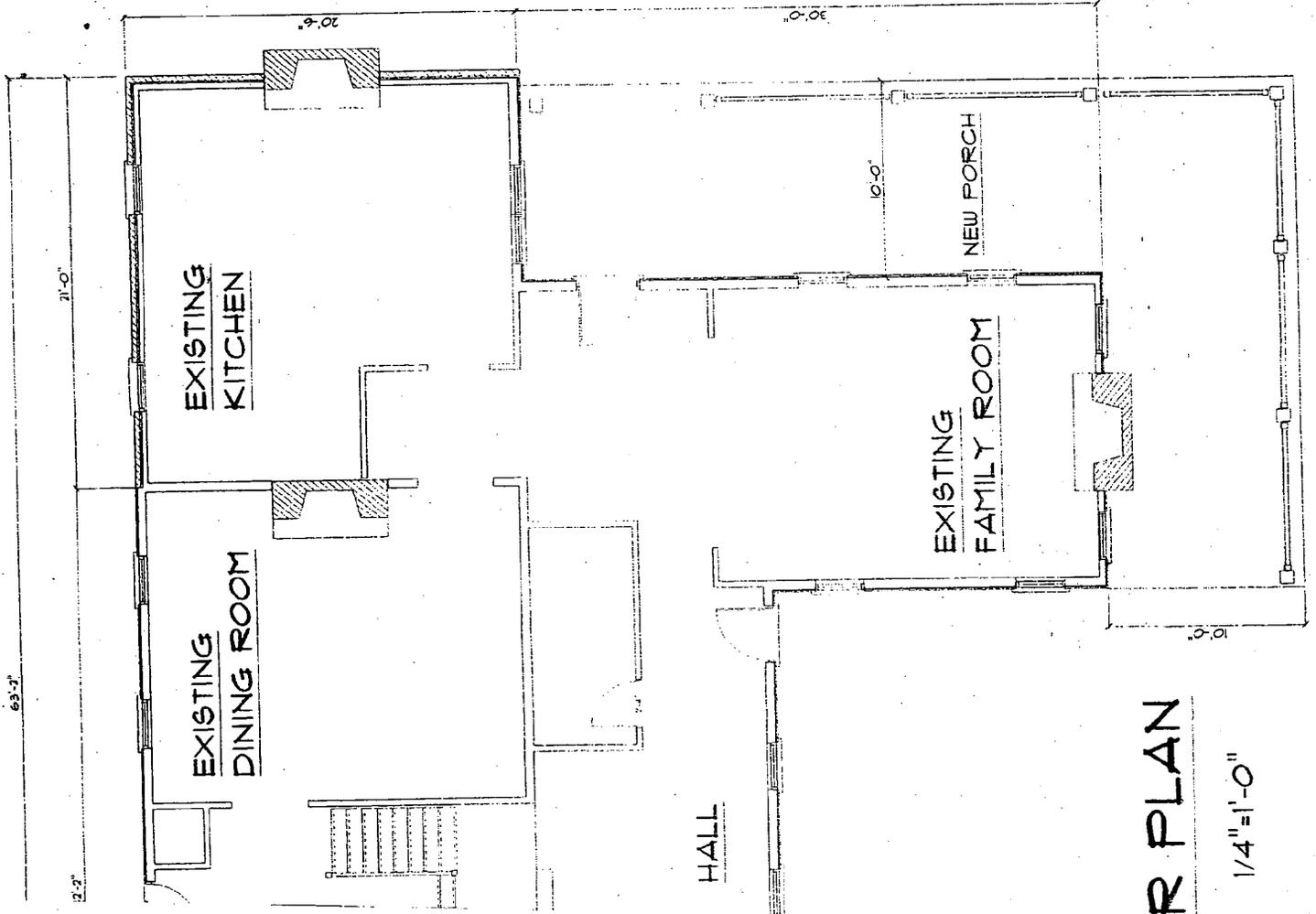
REAR ELEVATION

1/4" = 1'-0"

APPROVED
 J.R. County
 No. 3 Commission

Handwritten signature

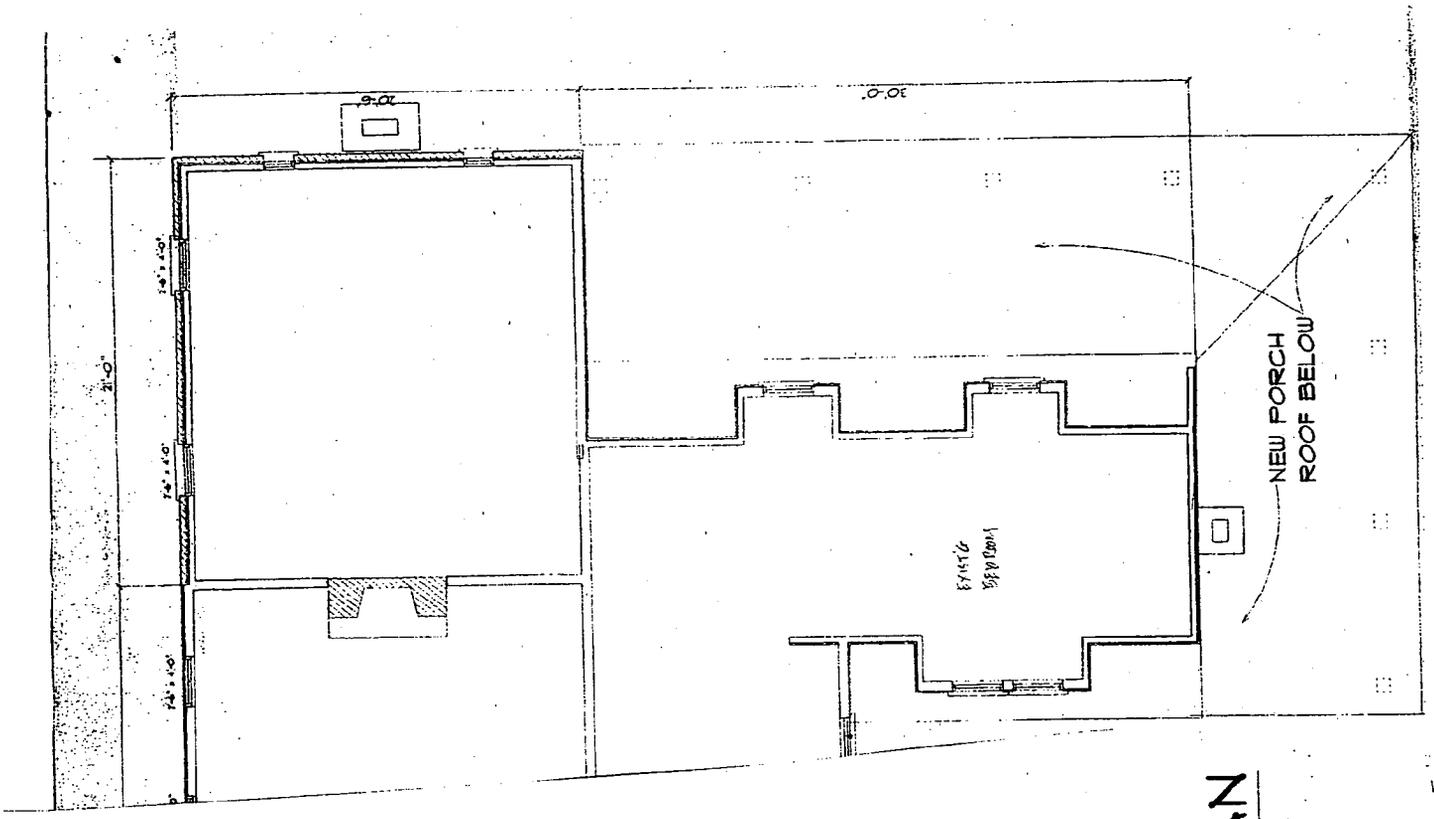
10/10/03



APPROVED
 Montgomery County
 Historic Preservation Commission
James E. Williams
 11/10/09

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

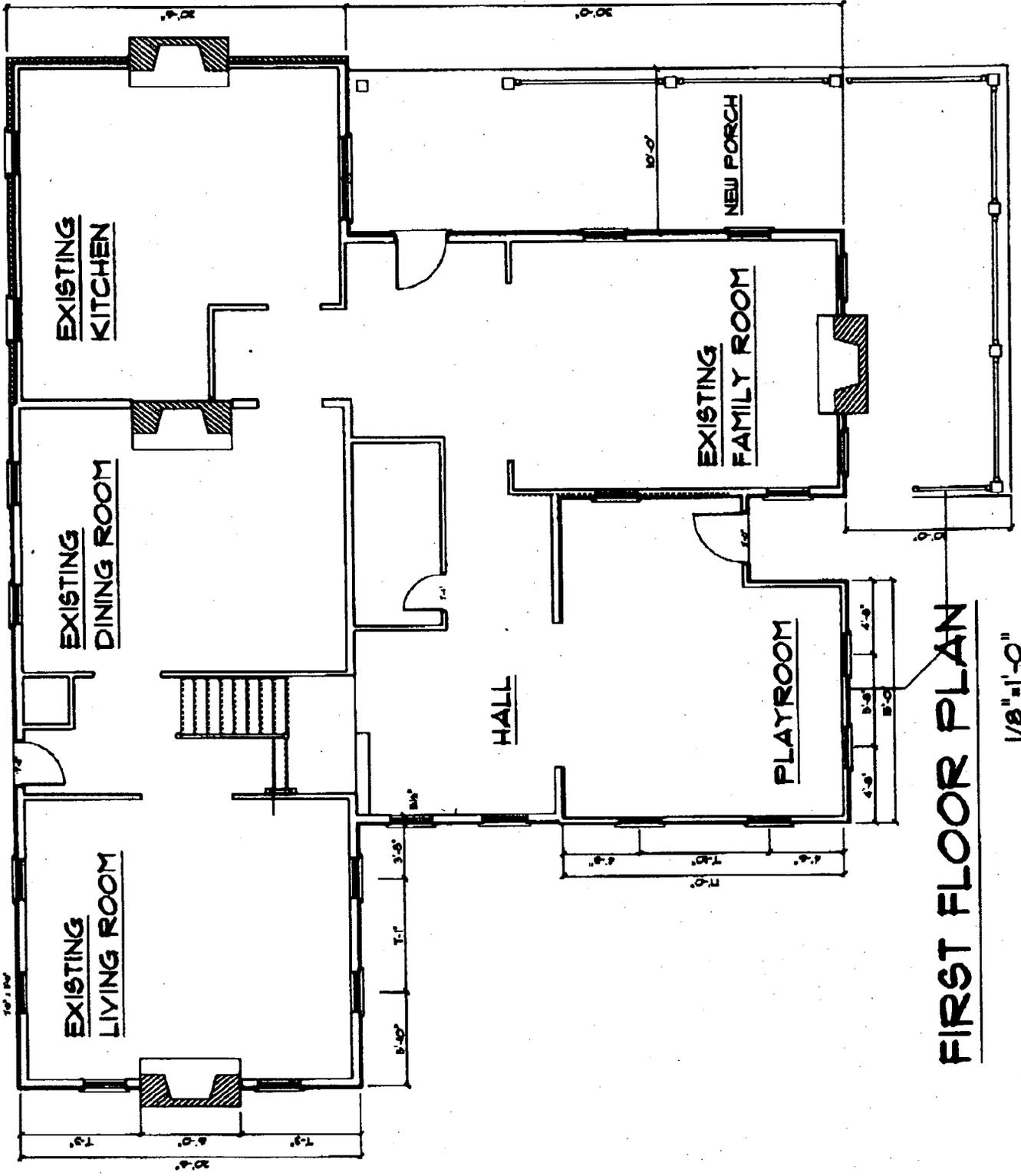


APPROVED
 Montgomery County
 Historic Preservation Commission

James C. Wilgus
 07/10/10/03

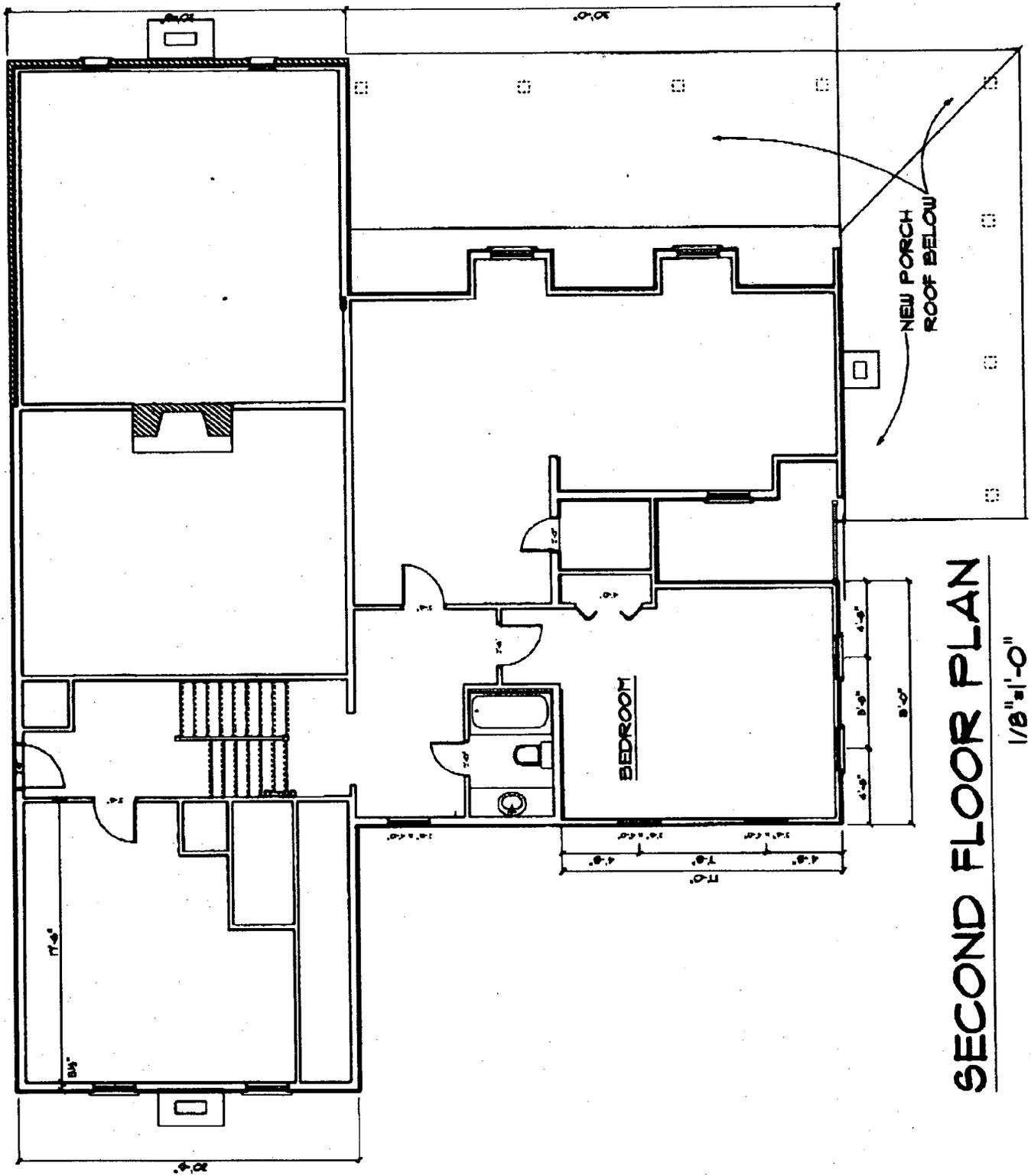
PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

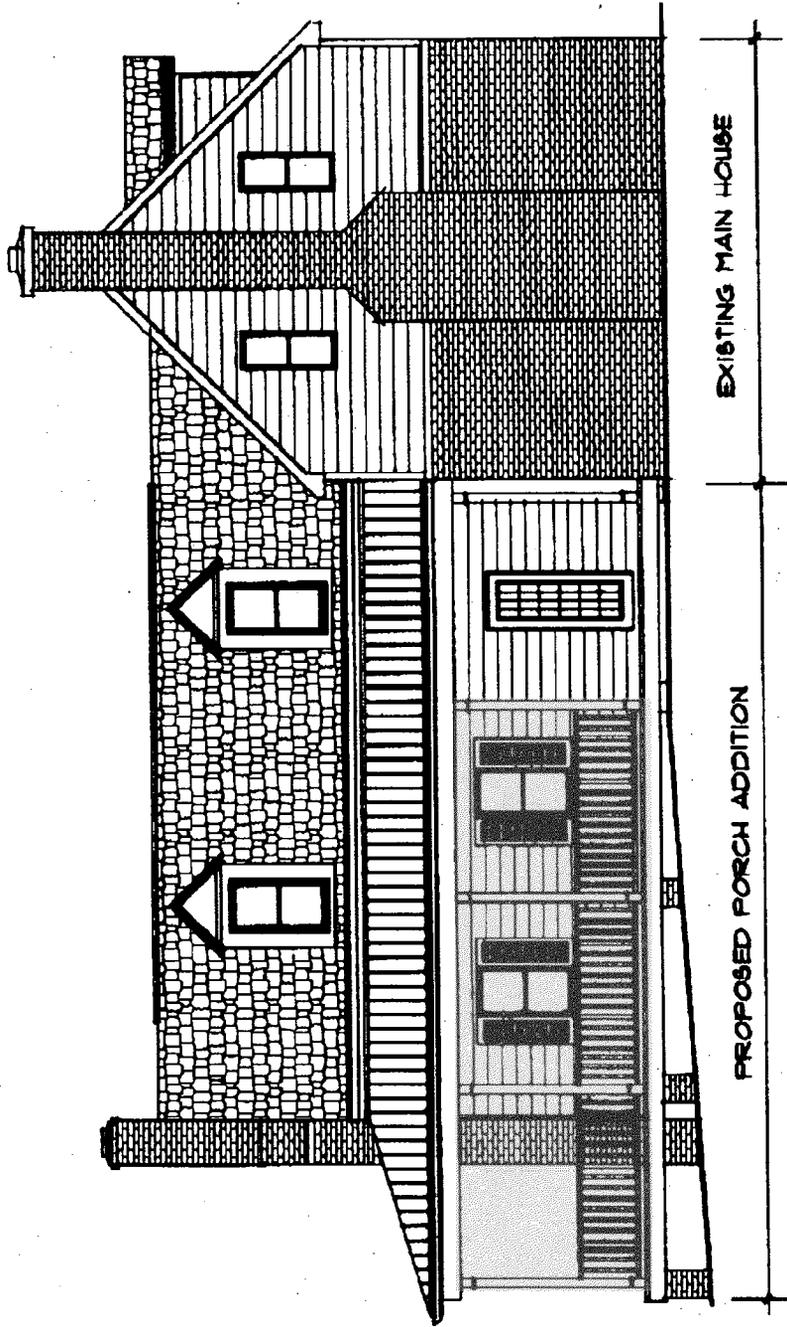


FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN
 1/8" = 1'-0"

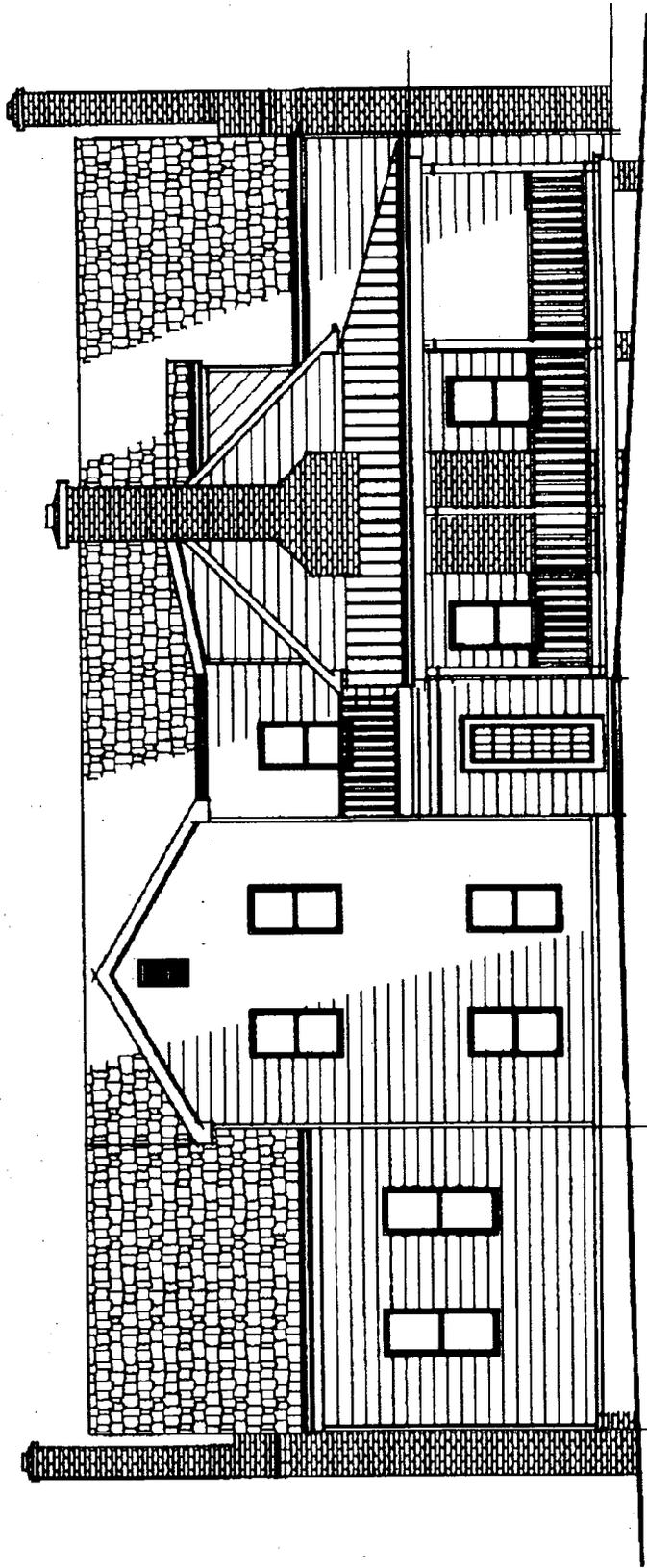


EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

1/4" = 1'-0"



PROPOSED PLAYROOM
& BEDROOM ADDITION

REAR ELEVATION

1/8"=1'-0"

ATTACHMENT:

Material Specifications

Siding:	8" horizontal wood clapboard siding to match existing house
Windows:	Wooden 6/6 true divided light windows to match existing house
Doors:	1 existing door (wooden, single glass, 15-panel, true divided light) to be moved; 1 new door (same)
Gutters/downspouts:	5 1/2" half-round ogee-type aluminum gutters and 3" round aluminum downspouts to match existing house
Roof:	Cedar shake shingles to match existing house
Terrace:	36" high wooden inset pickets and wooden rail
Base:	Brick to match that installed in the 1994 addition
Trim:	Wood fascias, corner boards and window headers to match existing house

Tree Removal

The proposed addition would impact one tree (a large Maple) on the property (see photos marked "rear elevation" and "left side elevation"). The initial proposed design, presented in September 2003, was created in part to allow for retention of this tree. However, the tree is not in good health and is obviously weakening (smaller leaves every year, lost branches in windy conditions) with time. We have been told by two different tree experts that this particular tree does not have many years left.

To be on Feb 25th
Agenda

FAX MEMORANDUM

February 3, 2004

TO: Michele Naru
Historic Preservation Planner
M-NCPPC

FROM: Dora Leonard

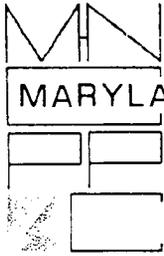
SUBJECT: Revised Request for Historic Area Work Permit (Permit #: 318651)

PAGES: 6 (including cover sheet)

Attached you will find revised drawings for the proposed 2-story playroom/bedroom addition for consideration by the Historic Preservation Commission. Revisions are based on input from the October meeting and retain the existing rear windows of the 1850's addition.

In an email dated October 17, you said that since we already applied for a HAWP we could send the revised drawing to your office. Please let me know if that is still the case, and I will drop the plans off to your office. We plan to deliver them on Wednesday, February 4 to meet the 3-week advance deadline for the February 25 meeting.

We look forward to your input.



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

Date: 10/16/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
DPS # 318051

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

 Approved

X Approved with Conditions: ① PORCH ADDITION MAY
BE BUILT AS PROPOSED. ② 2-STORY "PLAYROOM"
ADDITION IS NOT APPROVED & COMMISSION ASKS

APPLICANT TO REDESIGN TRYING TO RETAIN EXISTING
REAR WINDOWS.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: DORA AND CHRIS LEONARD

Address: 9000 BRINK RD, GAITHERSBURG

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org 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

AP 318651

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dora Leonard

Daytime Phone No.: 301-963-5621

Tax Account No.: 03045618

Name of Property Owner: Chris & Dora Leonard Daytime Phone No.: 301-963-5621

Address: 9000 Brink Rd Gaithersburg MD 20882
Street Number City State Zip Code

Contractor: Chris & Dora Leonard Phone No.: 301-963-5621

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9000 Brink Rd Street: BRINK ROAD

Town/City: Gaithersburg Nearest Cross Street: GOSHEN

Lot: 8 Block: _____ Subdivision: Fertile Meadows

Liber: _____ Folio: _____ Parcel: per plat Book 171 at Plat 19214

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|--|---|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> A/C |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Other: _____ |

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 EXTENS/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.

Dora Leonard 9/15/03
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Juan C. Calaguing Date: 10/16/03
Application/Permit No.: 318651 Date Filed: _____ Date Issued: _____

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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

1. WRITTEN DESCRIPTION OF PROJECT

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

see attachment 1A

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

see Attachment 1B

2. SITE PLAN

see Attachment 2

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

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

3. PLANS AND ELEVATIONS

see Attachment 3

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.
- 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

Included on design drawing

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

Attachment 4

- 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.
- 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

Not Applicable

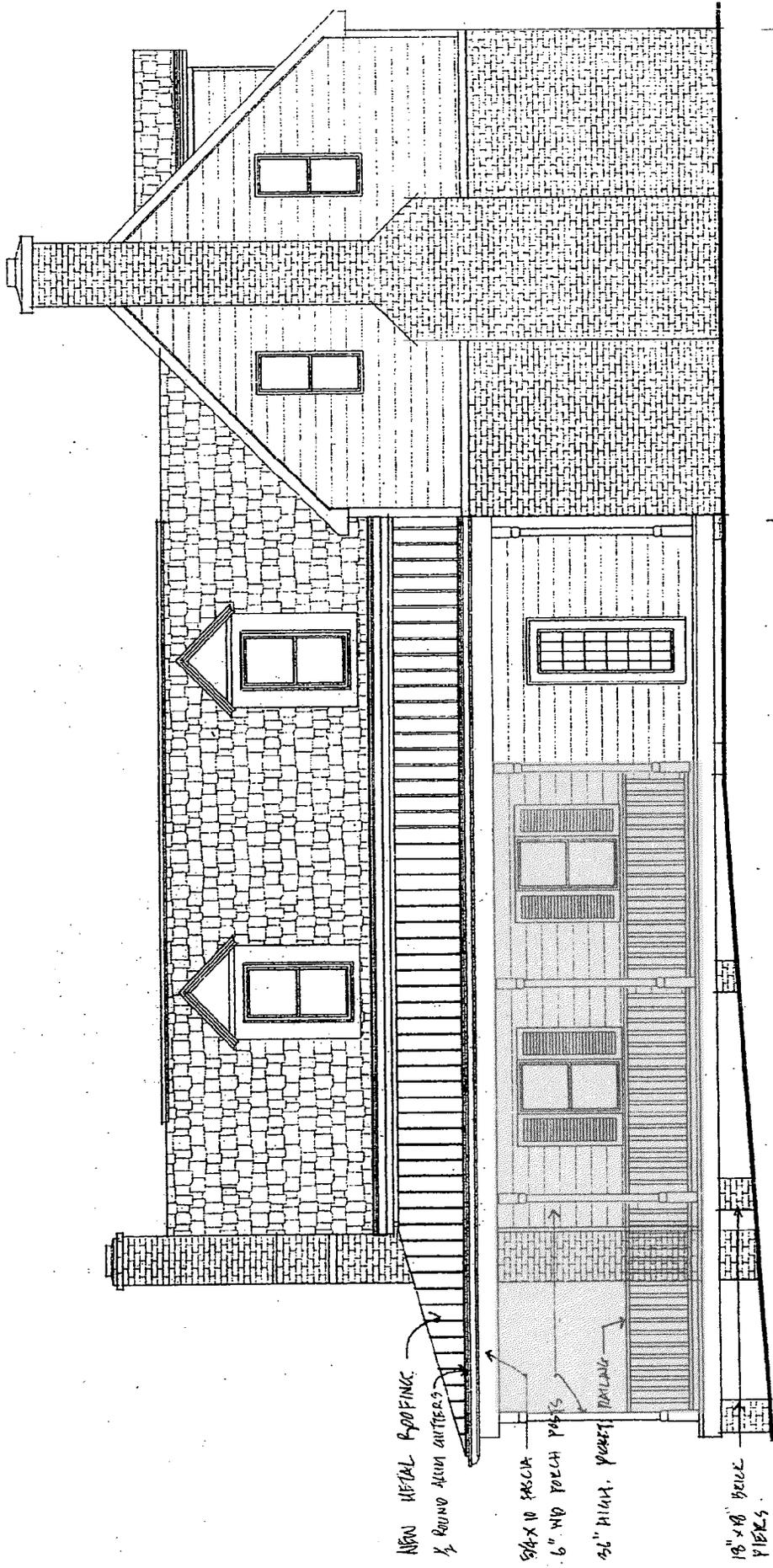
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Attachment 5

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.



NEW METAL ROOFING.
 1/2" ROUND ALUM. GUTTERS

5/8" X 10 FASCIA
 6" HD PORCH POSTS
 56" HIGH. PORET
 DOWLING

18" X 18 BRUCE
 PIERS

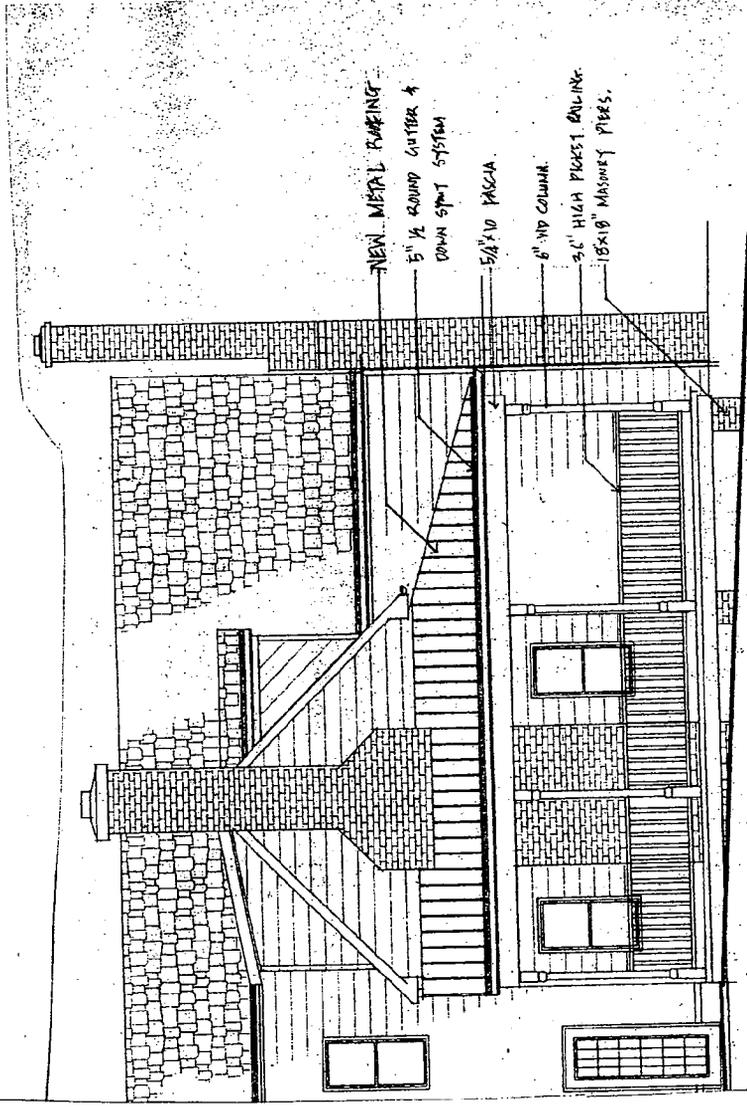
EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Sharon C. Colby 10/10/03



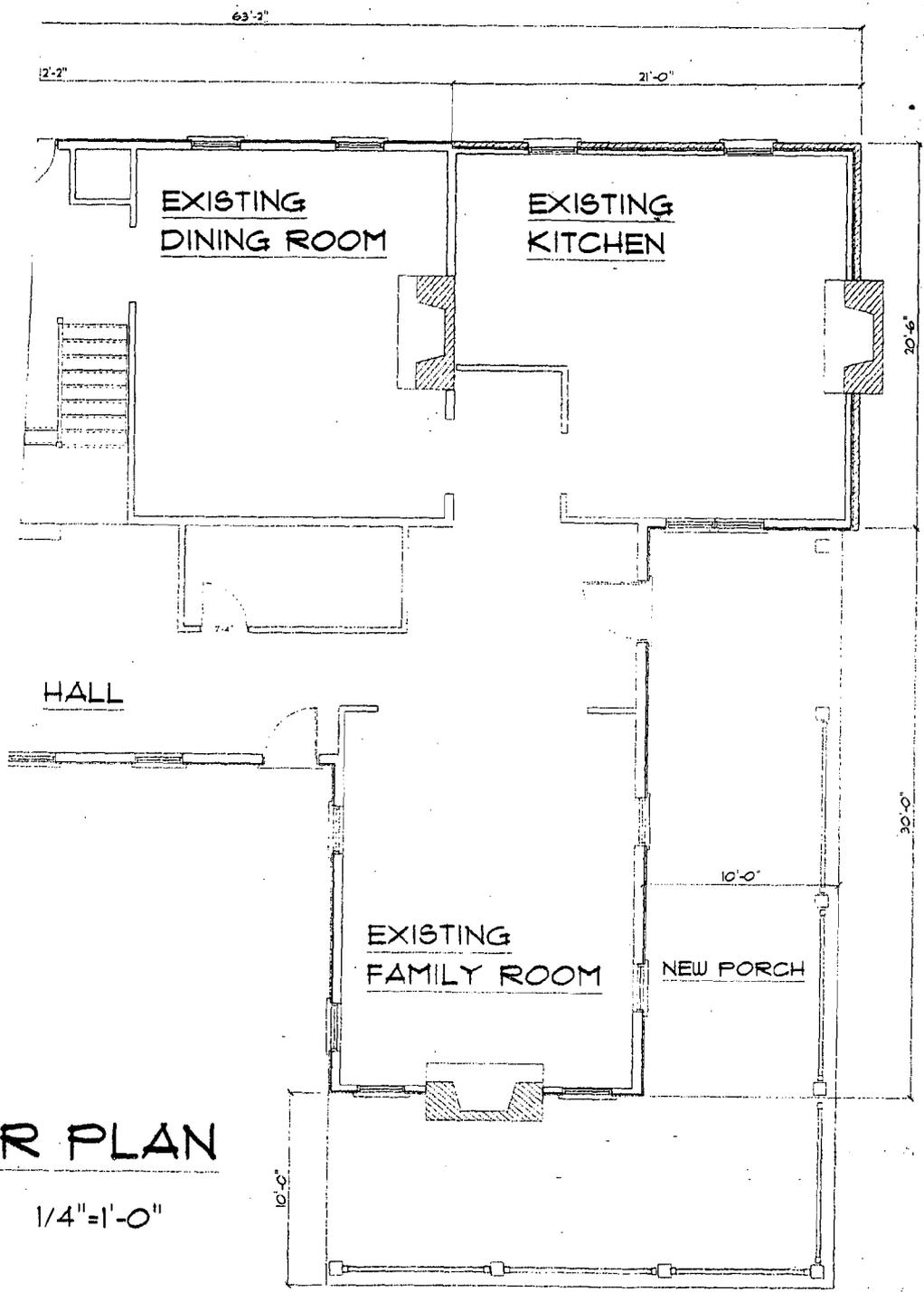
PROPOSED PORCH ADDITION

REAR ELEVATION

1/4" = 1'-0"

APPROVED
 HIST. COMMISSION
 JAMES E. [Signature]

10/10/03

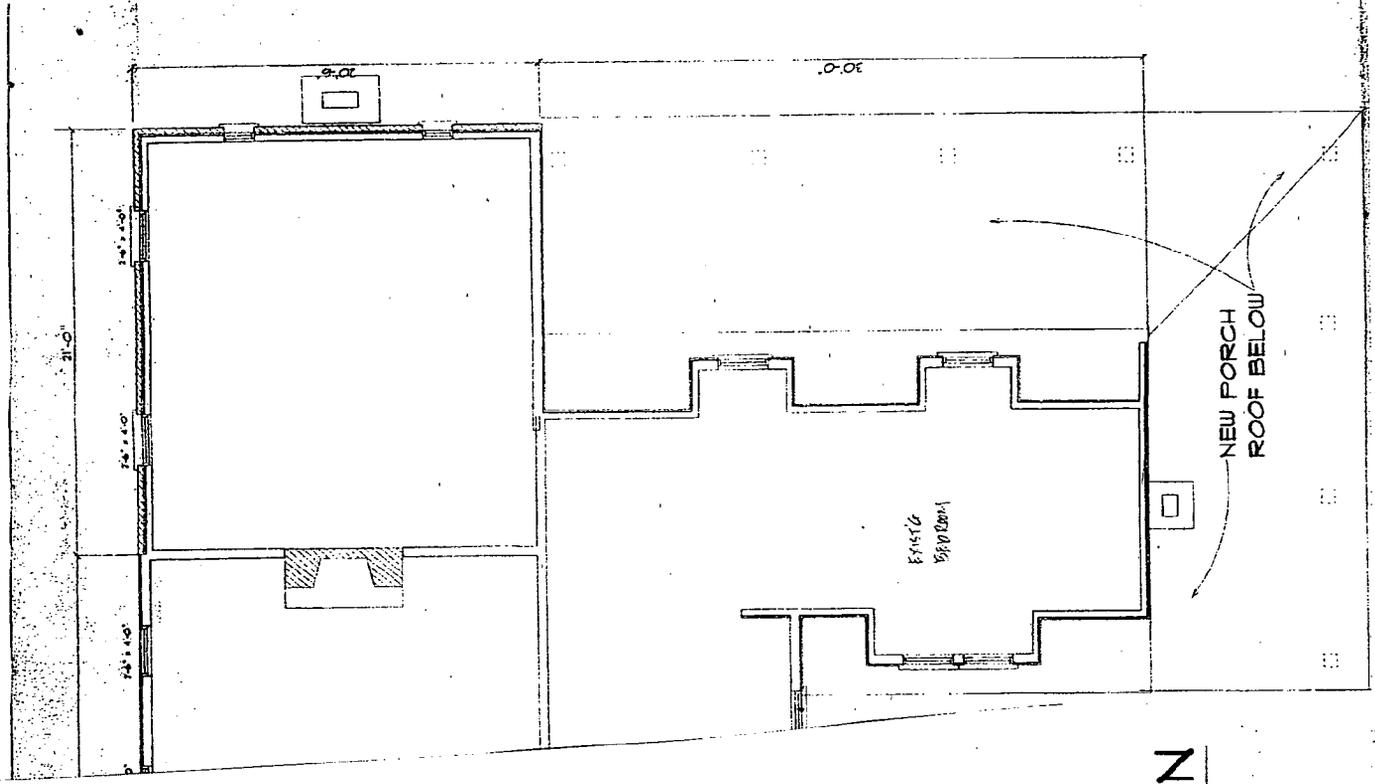


APPROVED
 Montgomery County
 Historic Preservation Commission

Juan C. Valenzuela
 Director

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

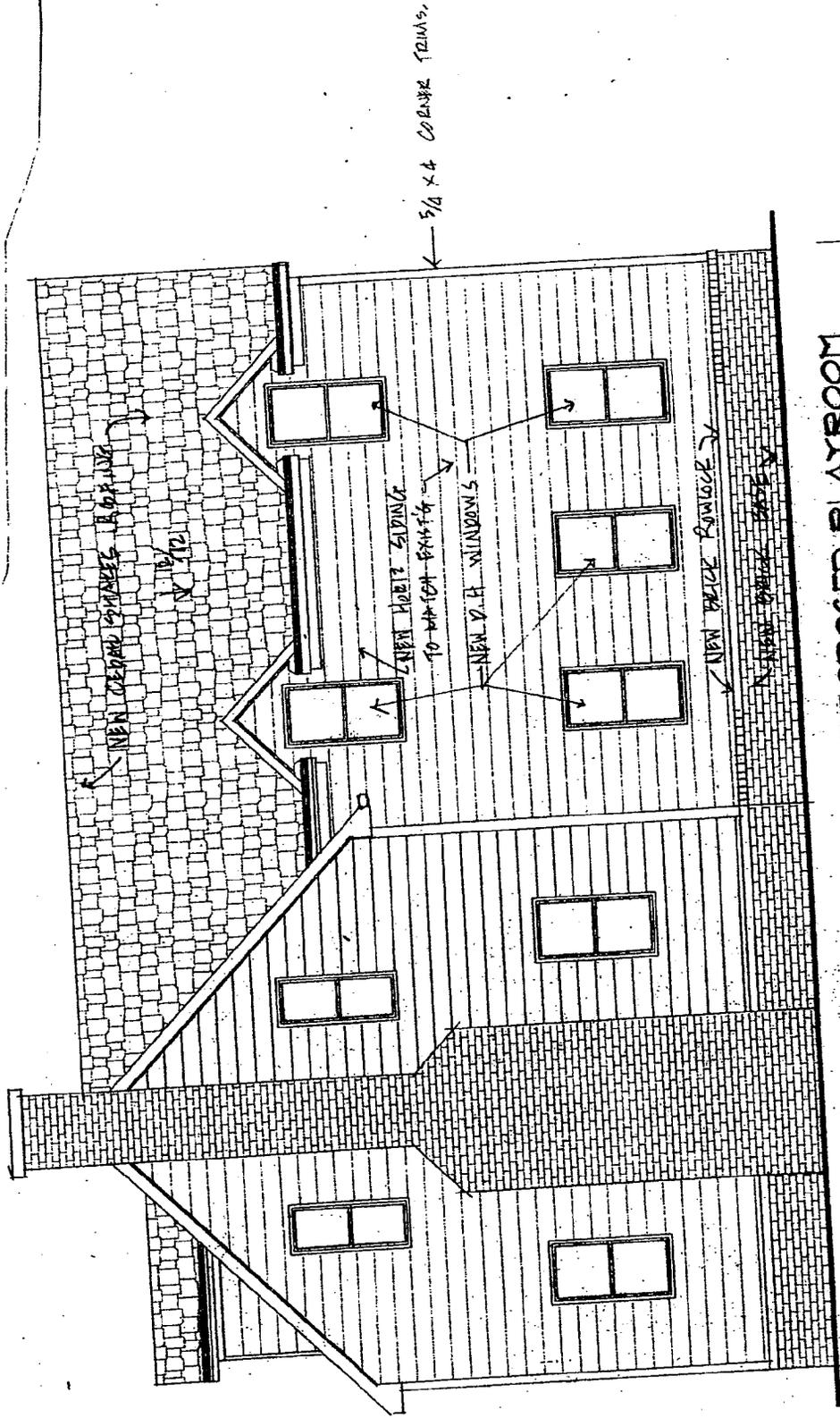


APPROVED
 Montgomery County
 Historic Preservation Commission

James P. Callahan
 10/10/03

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

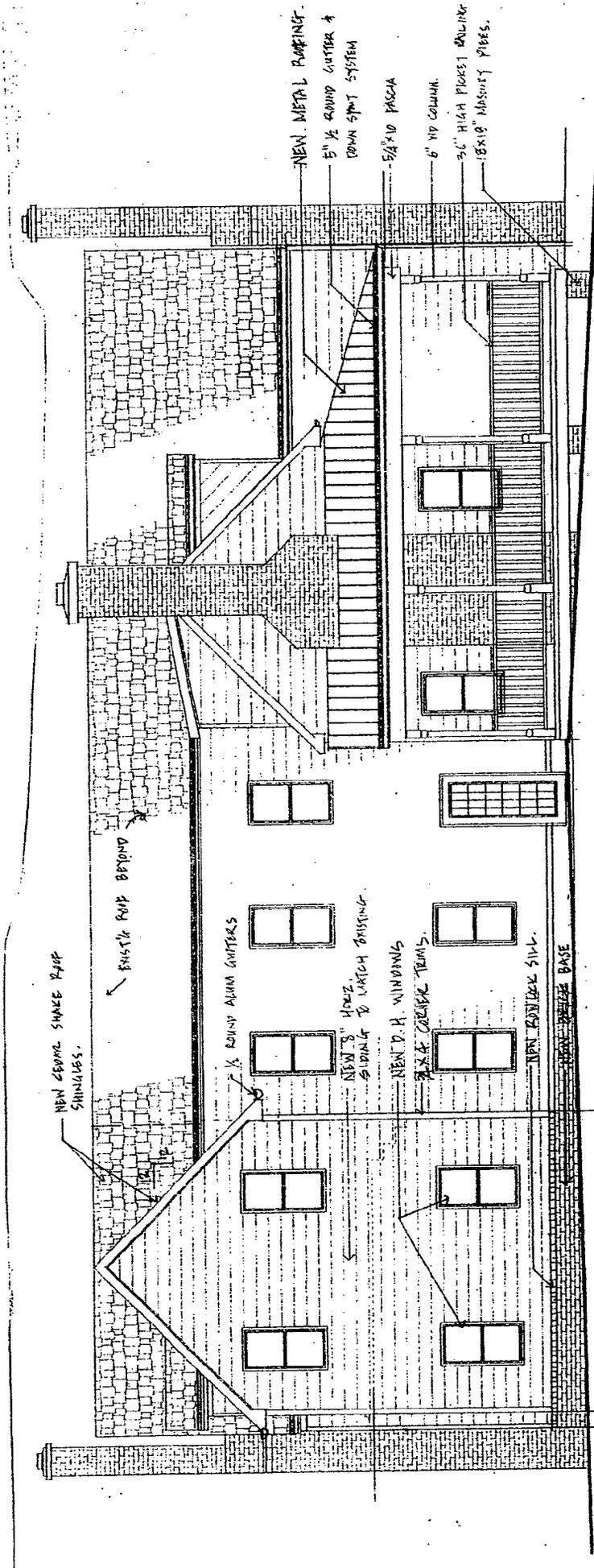


PROPOSED PLAYROOM
& BEDROOM ADDITION

EXISTING MAIN HOUSE

SIDE ELEVATION

1/4" = 1'-0"



PROPOSED PLAYROOM & BEDROOM ADDITION

PROPOSED PORCH ADDITION

REAR ELEVATION

1/4" = 1'-0"

ATTACHEMENT 1B: General Description

General description of project and its impact on the historic resources and environmental setting:

Description:

Construct a 10' wide porch and a 16'x 20' two-story addition on the rear section of the home. The porch would extend from an addition constructed in the 1950's, beginning at an existing side entrance and wrapping around to the back of the house. The two-story addition would extend from a back foyer that was part of the 1994 renovation. The first floor of the two-story addition would house a playroom that could also serve as an office or library. The second floor will house an additional bedroom that will provide adequate living and closet space.

Impact:

The proposed 10' wide porch and 16'x 20' addition would occur below the existing roofline and not be visible from the front of the existing structure. They would result in minimal alteration to the property façade. Proposed changes are compatible with the existing historic site and would enhance the preservation and appearance of the property. As the attached drawings show, it is our goal to construct a porch and an addition that are in keeping with the existing historic architecture and features of our home. The porch will enhance the cosmetic appearance of a 1950's addition and allow for improved views of the surrounding property. The 2-story addition will provide a playroom on the first floor and an additional bedroom and closet space on the second floor. These proposed additions would increase the size of the existing structure by 16%.

ATTACHMENT 4: Photographs (See following pages)

**Supplemental Application for Historic Area Work Permit
Required Attachments**

PROPERTY: 9000 Brink Road, Lot 8,
Fertile Meadows Subdivision,
Per plat Book 171 at Plat 19214

OWNERS: Chris and Dora Leonard
(301) 963-5621

SUBMITTED: September 15, 2003

ATTACHMENTS

ATTACHMENT 1A: Written Project Description

- a. Description of existing structures and environmental setting, including their historical features and significance:

Excerpted from “History of Goshen Mills & Immediate Area,” by Mrs. Emily Robinson; and “Historic Montgomery County, Maryland”

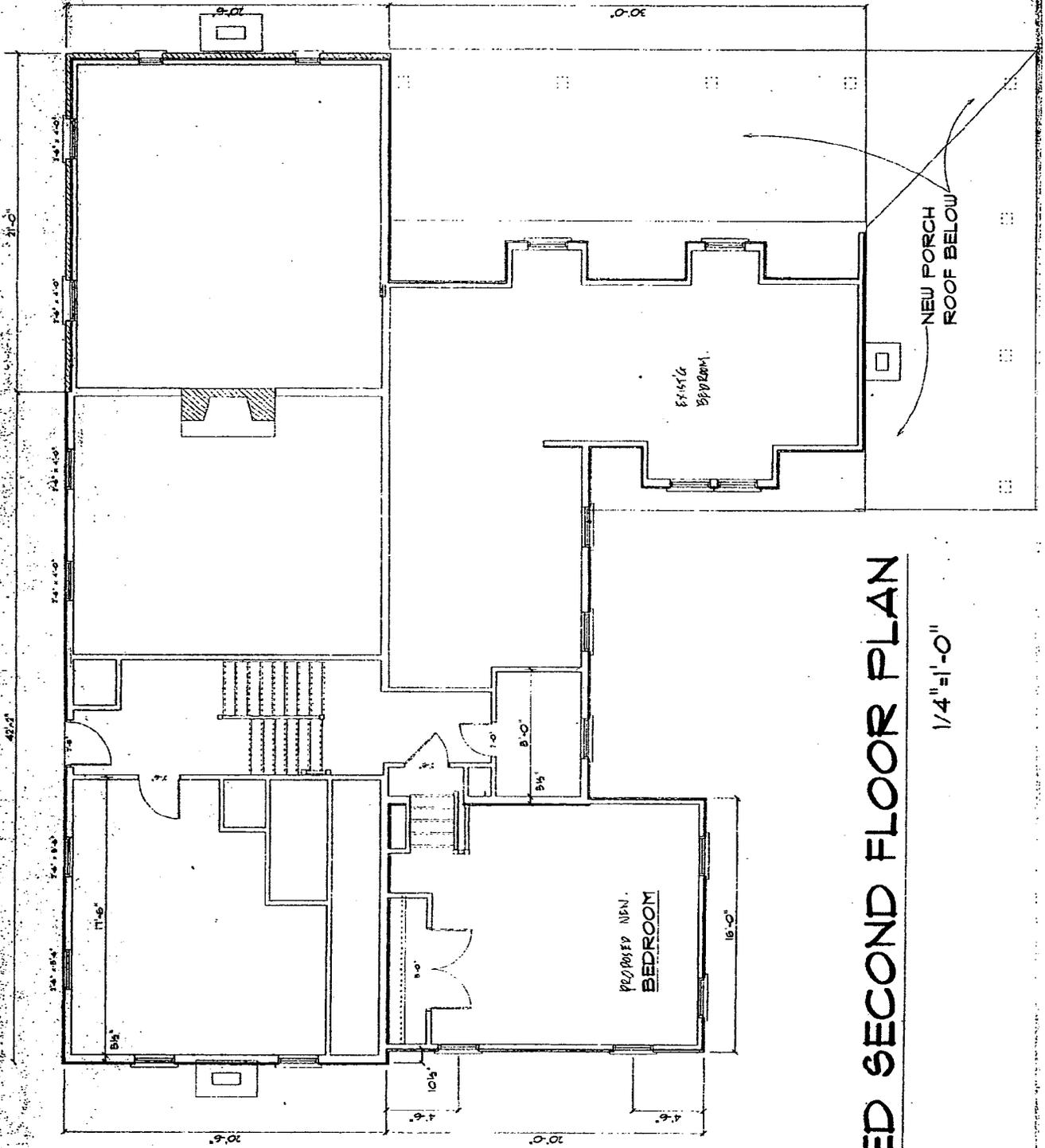
Fertile Meadows is an excellent example of a late 18th century farm house. The property is associated with the Riggs family, prominent in Montgomery County history.

In 1743 Benjamin Wallingford was granted the land upon which Fertile Meadows now sits, calling it “Benjamin Square.” Some years later the land was resurveyed and a mill was built where the road from Laytonsville to Clarksburg crosses Goshen Branch, providing the nearby town with its name, Goshen Mills. Joshua Pigman came into possession of a part of the Resurvey on Benjamin Square, and it is believed that he built the Fertile Meadows house on the hill overlooking the mill sometime before 1792. In that year he sold the land, and improvements, and the house passed through several other owners before being purchased by George Washington Riggs in 1819.

Several other parties owned Fertile Meadows before the Counselmans bought it in 1934. The name Fertile Meadows came from a small tract which made up part of the original farm.

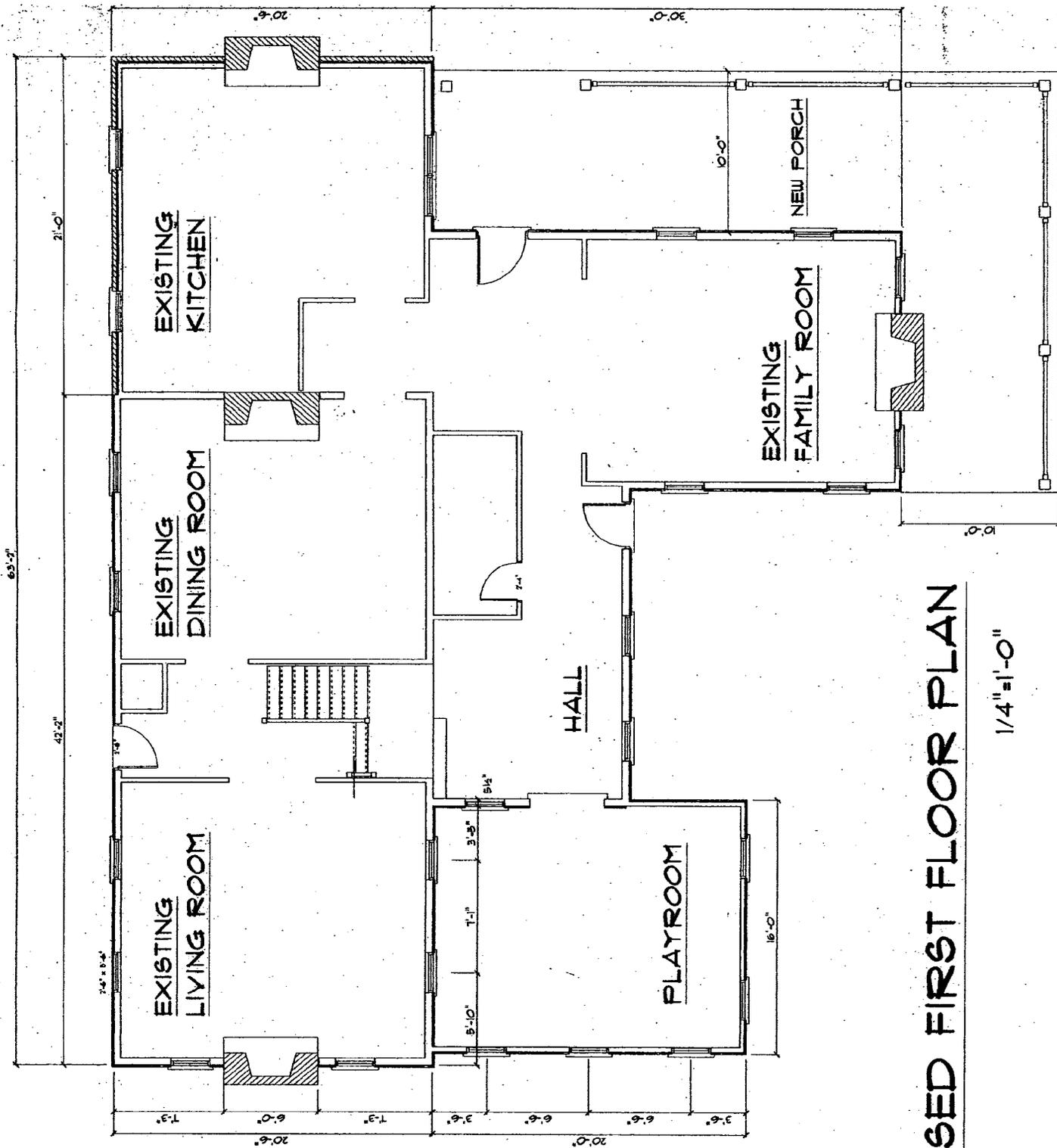
The house is a one-and-one-half story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the east end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double hung sash. The steep “A” roof is broken by three dormer windows on the main façade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides, there is a fascia with a wide bead.

The brick section has a two-bay façade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.



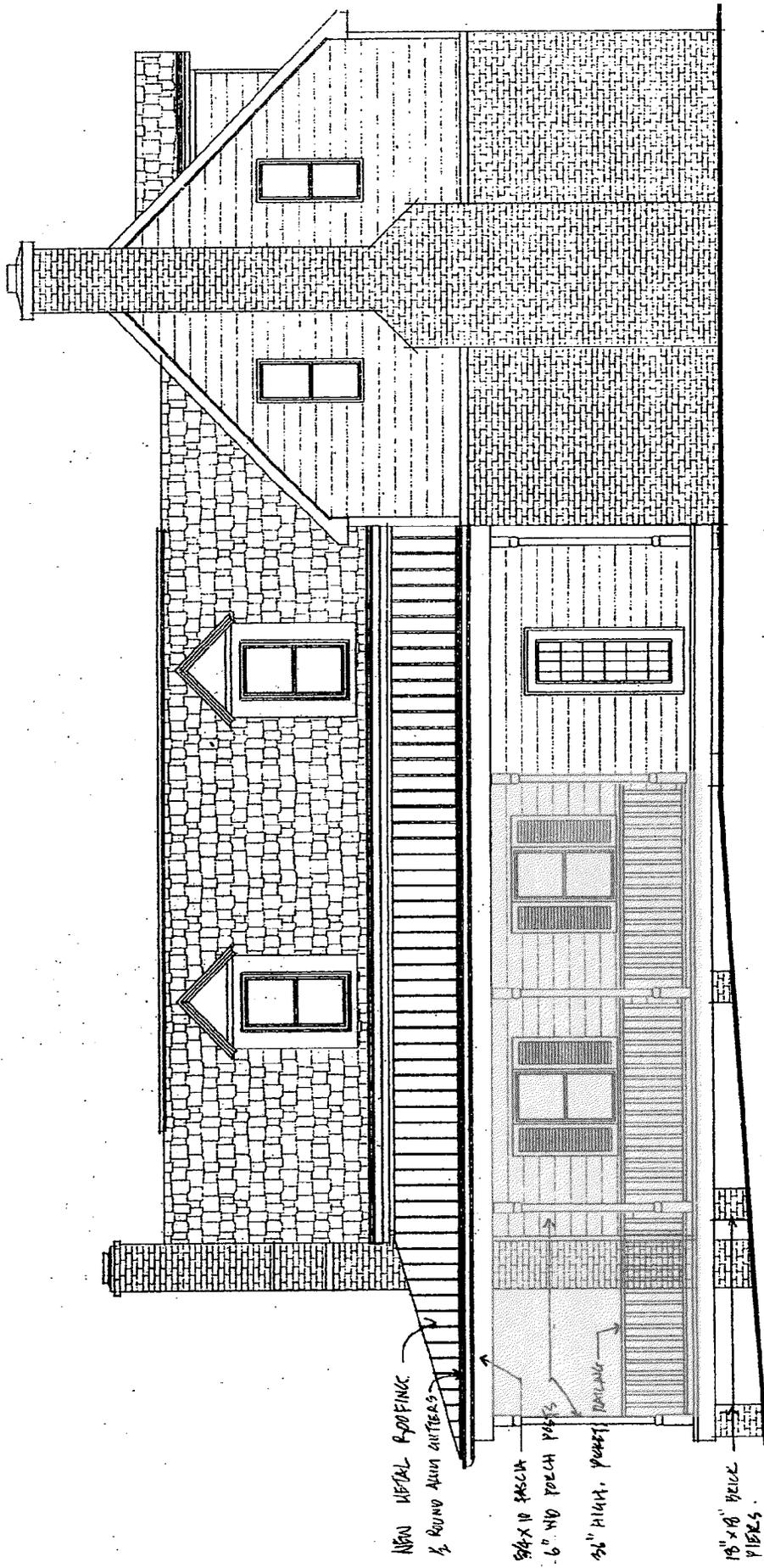
PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

1/4" = 1'-0"

NEW METAL ROOFING
1/2" ROUND ALUM. GUTTERS

5/8" X 10" BRICK

6" WID. PORCH PILLARS

50" HIGH. PORTL. BALANCE

18" X 18" BRICK PILLARS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 10/16/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
DPS # 318651

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

 Approved

X Approved with Conditions: ① PORCH ADDITION MAY BE BUILT AS PROPOSED. ② 2-STORY "PLAYROOM" ADDITION IS NOT APPROVED & COMMISSION ASKS

APPLICANT TO REDESIGN TRYING TO RETAIN EXISTING REAR WINDOWS.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: DORA AND CHRIS LEONARD

Address: 9000 BRINK RD, GAITHERSBURG

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org 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

AP 318651

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dora Leonard

Daytime Phone No.: 301-963-5621

Tax Account No.: 03045618

Name of Property Owner: Chris & Dora Leonard Daytime Phone No.: 301-963-5621

Address: 9000 Brink Rd. Gaithersburg MD 20882
Street Number City State Zip Code

Contractor: Chris & Dora Leonard Phone No.: 301-963-5621

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9000 Brink Rd Street: BRINK ROAD

Town/City: Gaithersburg Nearest Cross Street: GOSHEN

Lot: 8 Block: _____ Subdivision: Fertile Meadows

Liber: _____ Folio: _____ Parcel: per plat Book 171 at Plat 19214

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: \$ _____

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
- 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.

Dora Leonard Signature of owner or authorized agent 9/15/03 Date

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

Disapproved: _____ Signature: Juan C. Callegary Date: 10/16/03

Application/Permit No.: 318651 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

see attachment 1A

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

see Attachment B

2. SITE PLAN *see Attachment 2*

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 *see Attachment 3*

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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4. MATERIALS SPECIFICATIONS *Included on design drawing*

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 *Attachment 4*

- 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 *Not Applicable*

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 *Attachment 5*

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ATTACHMENTS

ATTACHMENT 1A: Written Project Description

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ATTACHEMENT 1B: General Description

General description of project and its impact on the historic resources and environmental setting:

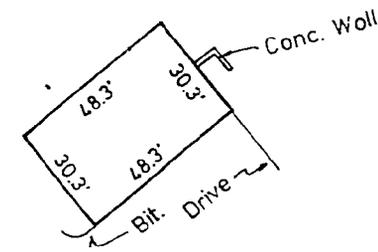
Description:

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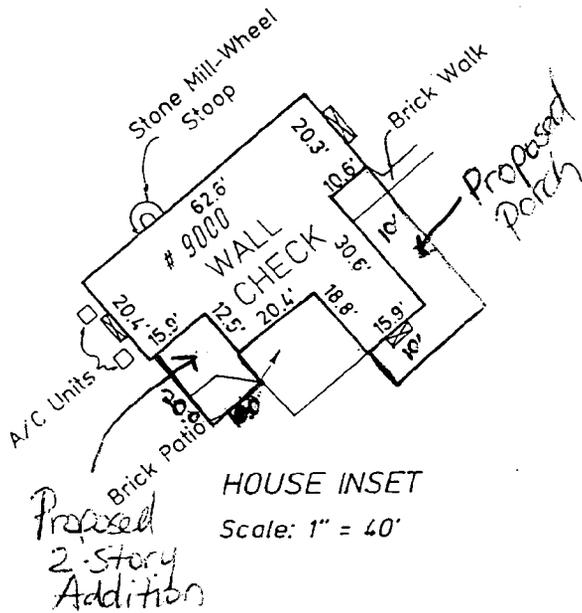
Impact:

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ATTACHMENT 2: Site Plan (See following page)



BARN INSET
Scale: 1" = 50'



HOUSE INSET
Scale: 1" = 40'

This lot is located on the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 240049 0075 B and the map indicates the property is situated within Zone C (minimal flood risk) and Zone A (area of 100 Year Flood) - no structures on this lot are located within Zone A.

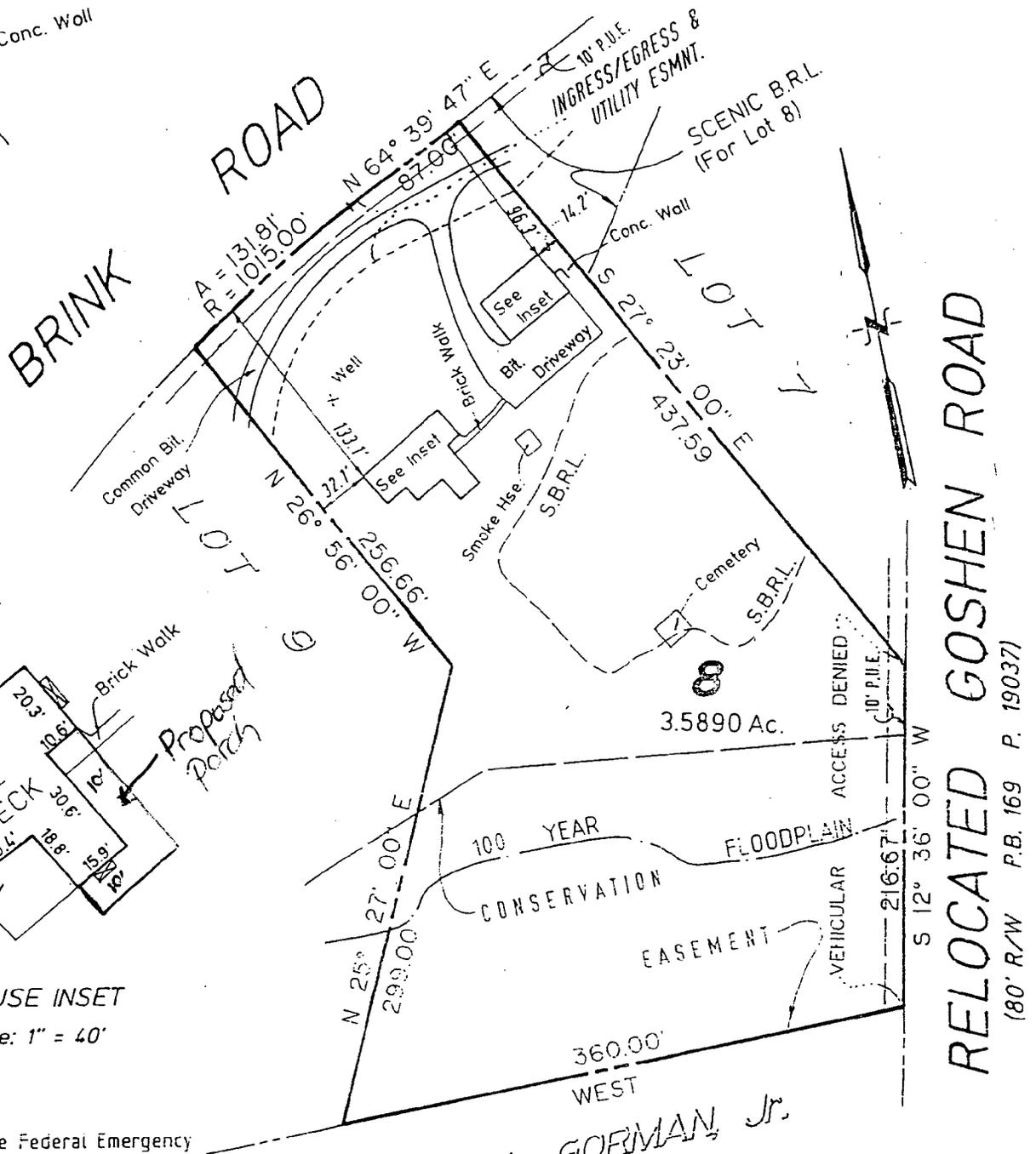
SURVEYOR'S CERTIFICATE

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat or Deed of record, that the improvements as shown were located, this date, by accepted field practices and that all visible improvements are shown. This plat is not intended to be used for determining the location of property lines.

12/21/94
Date

John R. Witmer
JOHN R. WITMER
Registered Land Surveyor

LANIER/WITMER ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
224 NORTH ADAMS STREET
ROCKVILLE, MD 20850
(301) 251-6730



WILLIAM R. GORMAN, Jr.
L 9559 F. 290

FINAL LOCATION PLAT
LOT 8

FERTILE MEADOWS

PLAT BOOK 171 PLAT 19214
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100 DECEMBER, 1994

**ATTACHMENT 3: Plans and elevations, including material specifications
(See following pages)**

Material Specifications:

Siding: 8" horizontal wood clapboard siding to match existing house

Windows: Wooden 6/6 true divided light windows to match existing house

Doors: No exterior doors included in plan

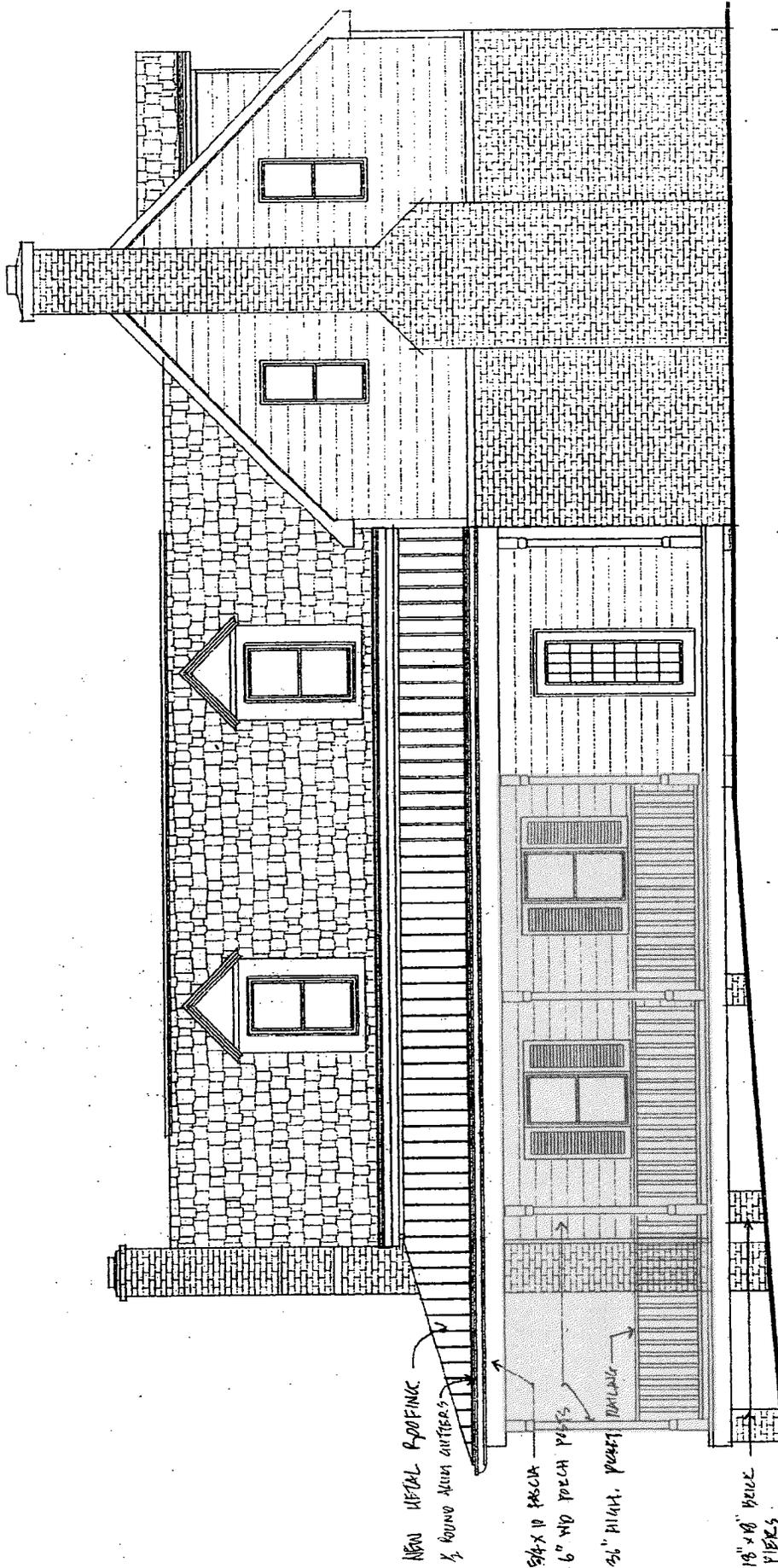
Gutters/downspouts: 5 1/2" half-round ogee-type aluminum gutters and 3" round aluminum downspouts to match existing house

Addition Roof: Cedar shake shingles to match existing house

Addition Base: Brick to match that installed in the 1994 addition

Porch: Corrugated metal roofing, 36" high wooden inset pickets with 6" wide columns, 18x18" masonry piers

Trim: Wood fascias, corner boards and window headers to match existing house



NEW METAL ROOFING
 1/2 ROUND ALUMINUM GUTTERS

5/4 X 10 PARCH
 6" WID PARCH POSTS
 3/8" PILLAR, PUNCHY
 PARCH

18" X 18" BRICK
 PILES

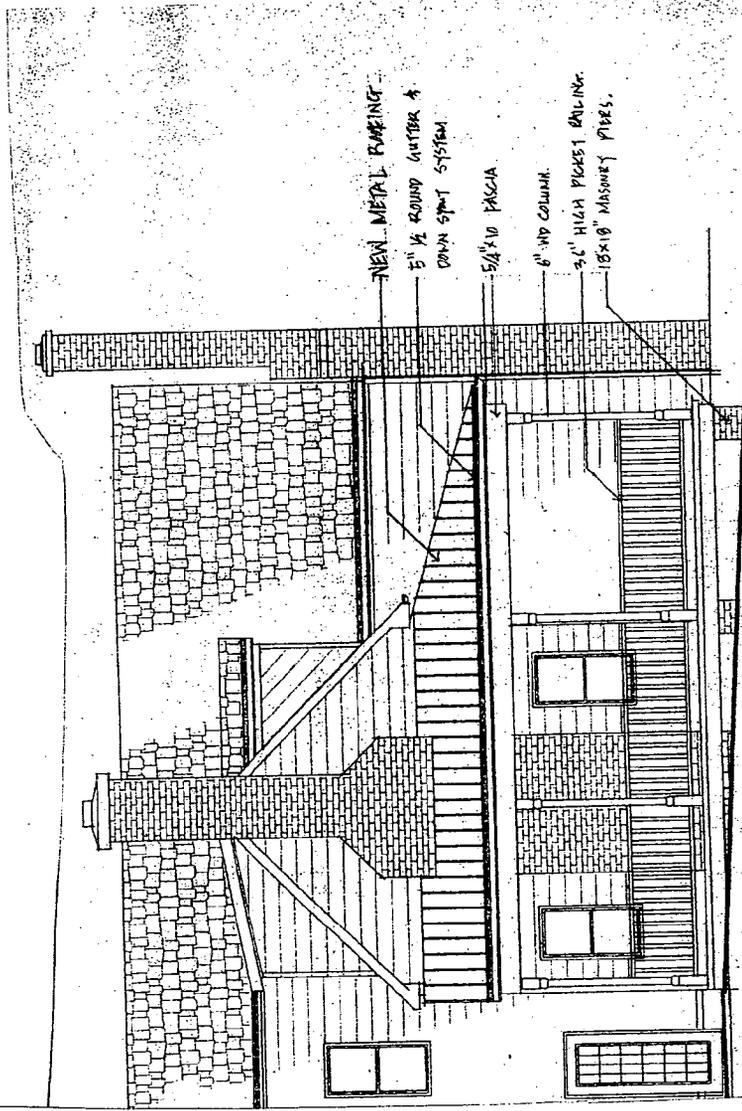
EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Jessie E. Colquhoun 10/10/03



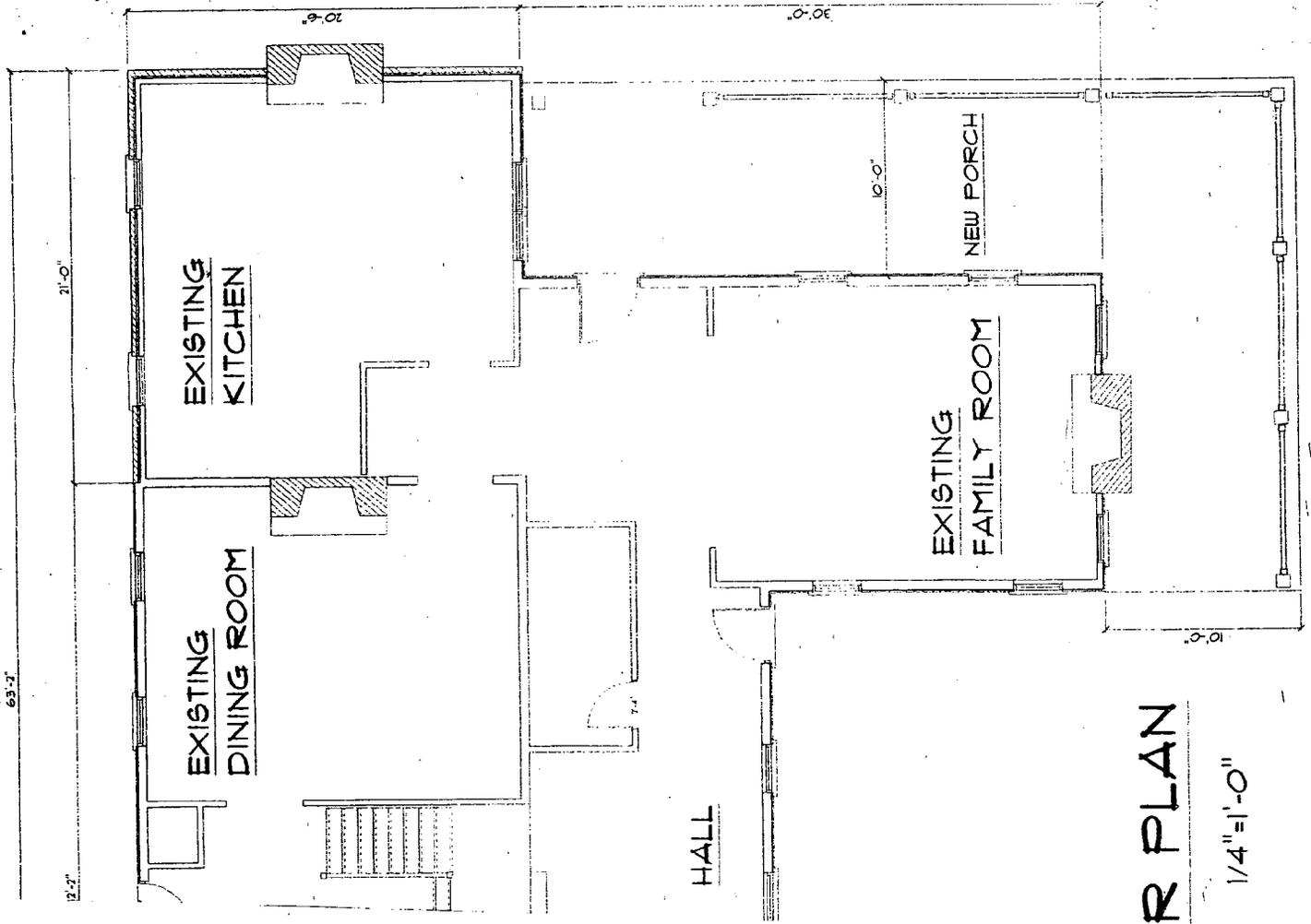
PROPOSED PORCH ADDITION

REAR ELEVATION

1/4" = 1'-0"

APPROVED	DATE	COUNTY
	10/10/03	Commission

10/10/03

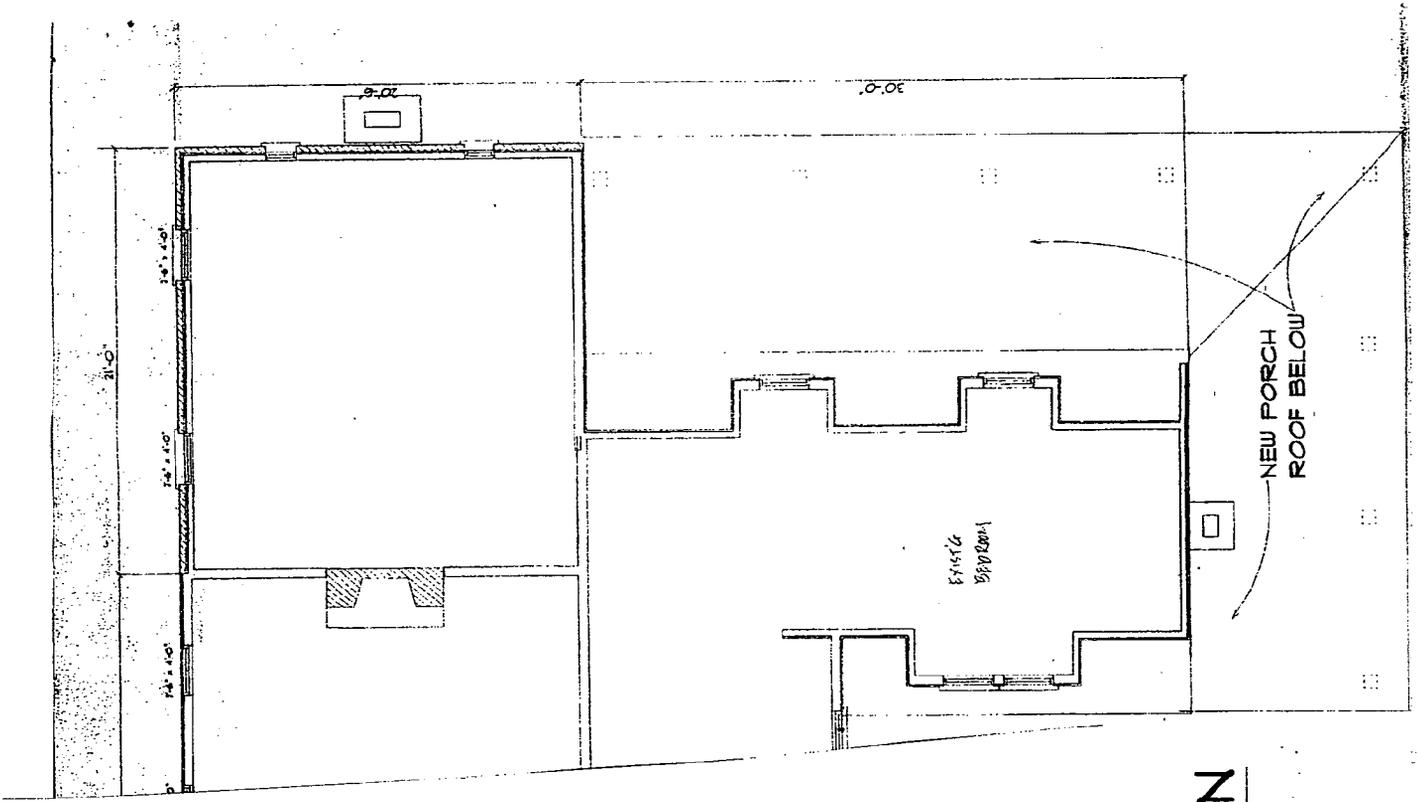


APPROVED
 Montgomery County
 Historic Preservation Commission

James E. Williams
 10/10/03

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission

James P. Callahan
 07/10/10/03

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

Naru, Michele

From: Naru, Michele
Sent: Friday, October 17, 2003 8:34 AM
To: 'DoraChrisJM@aol.com'
Subject: RE: Revised floor plan for 9000 Brink Road

Mrs. Leonard,

I have been in receipt of your porch designs and your proposed revision to the playroom addition. The porch designs have been stamped and sent back to you. You should be receiving them shortly.

In terms of the proposed playroom addition, I think that this revision is in the right direction in terms of addressing the HPC's concerns. I would be interested in hearing your thoughts on the proposed design. Does it meet and address all of your needs? If so, then I would encourage you to proceed with having your architect draft up the plans.

Timelines for submittals are as follows:

October 22 is the deadline for the November 12th Agenda. Since you have already applied for a HAWP application, please have your architect send the revised drawings to my office - a new application will not need to be filled out.

Other meeting dates are:

December 3rd (deadline for submittal is November 12th)

December 17th (deadline for submittal is November 26th)

Please let me know what you would like to do and let me know if I can be of any help.

Michele Naru

Michele Naru
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission (M-NCPPC)
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org

-----Original Message-----

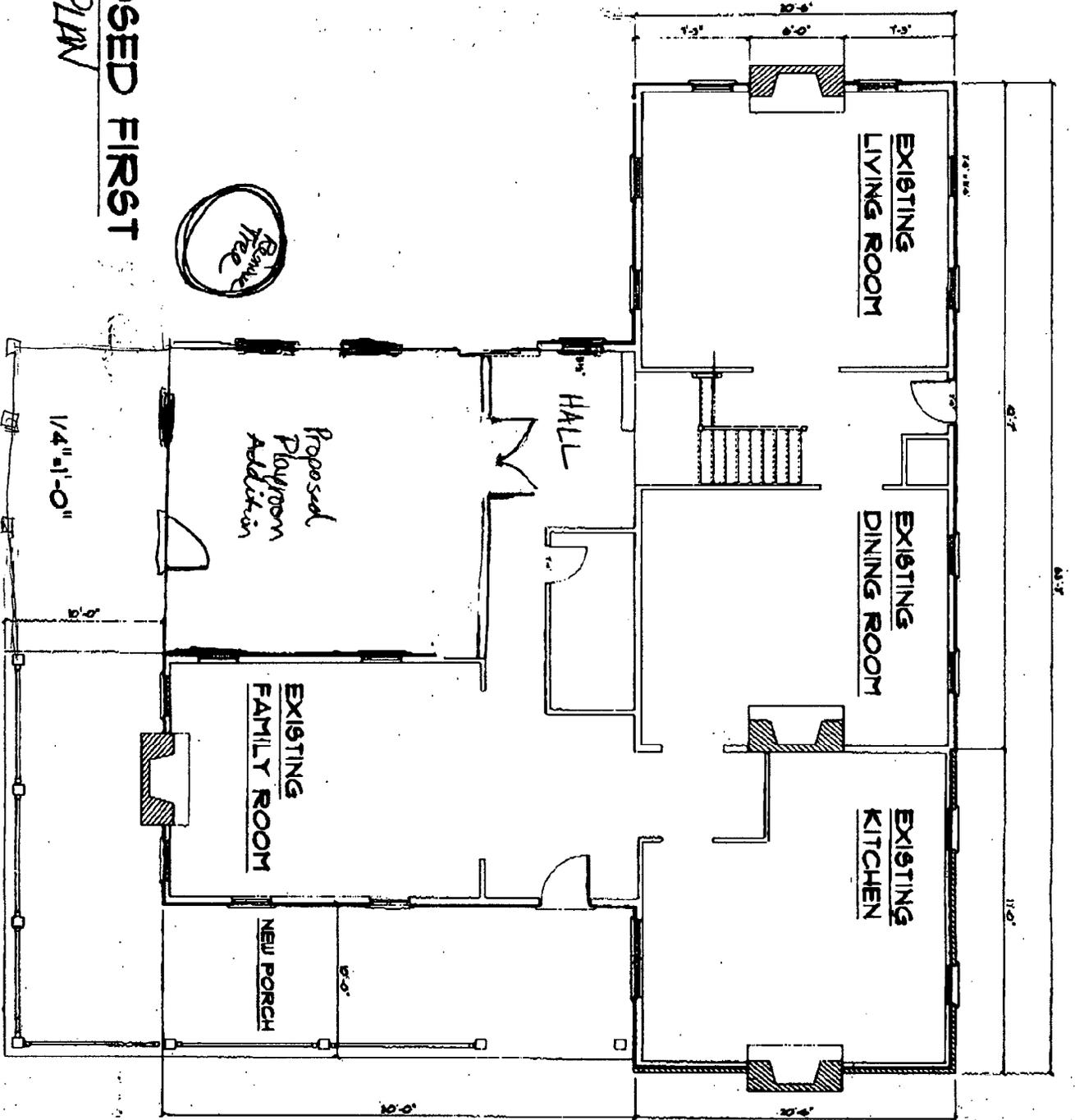
From: DoraChrisJM@aol.com [mailto:DoraChrisJM@aol.com]
Sent: Wednesday, October 15, 2003 10:20 PM
To: Naru, Michele
Subject: Revised floor plan for 9000 Brink Road

Michele,
We have penciled in revisions to the floor plans to reflect another approach to our addition. I am going to fax them to you. Let me know if they're unclear and I can mail. Also, please let me know next steps for keeping this project on the meeting docket.

10/17/2003

Thanks,
Dora

**PROPOSED FIRST
FLOOR PLAN**



GRAND TREE

1/4" = 1'-0"

PROPOSED
PLAYROOM
ADDITION

HALL

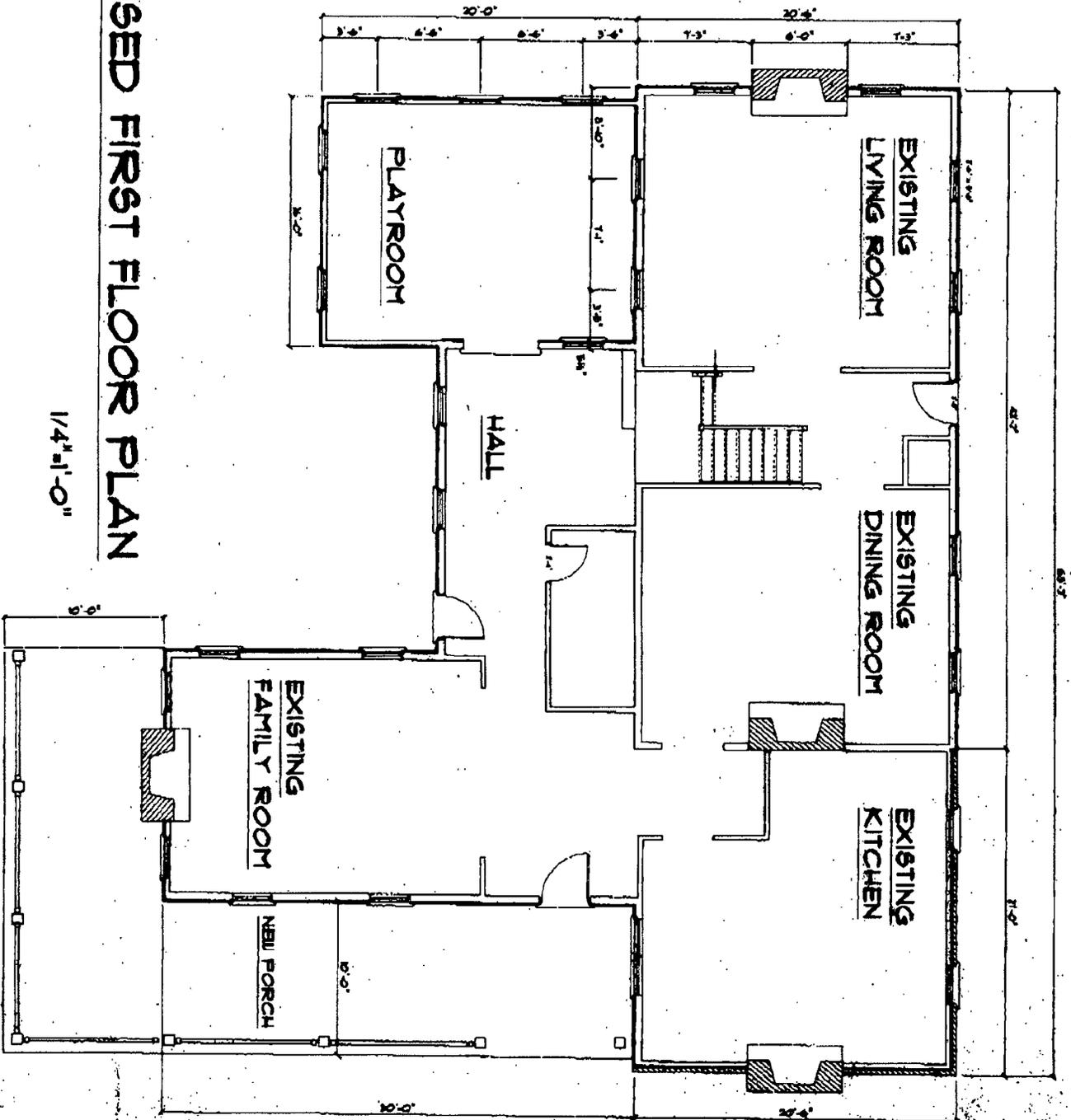
EXISTING
LIVING ROOM

EXISTING
DINING ROOM

EXISTING
KITCHEN

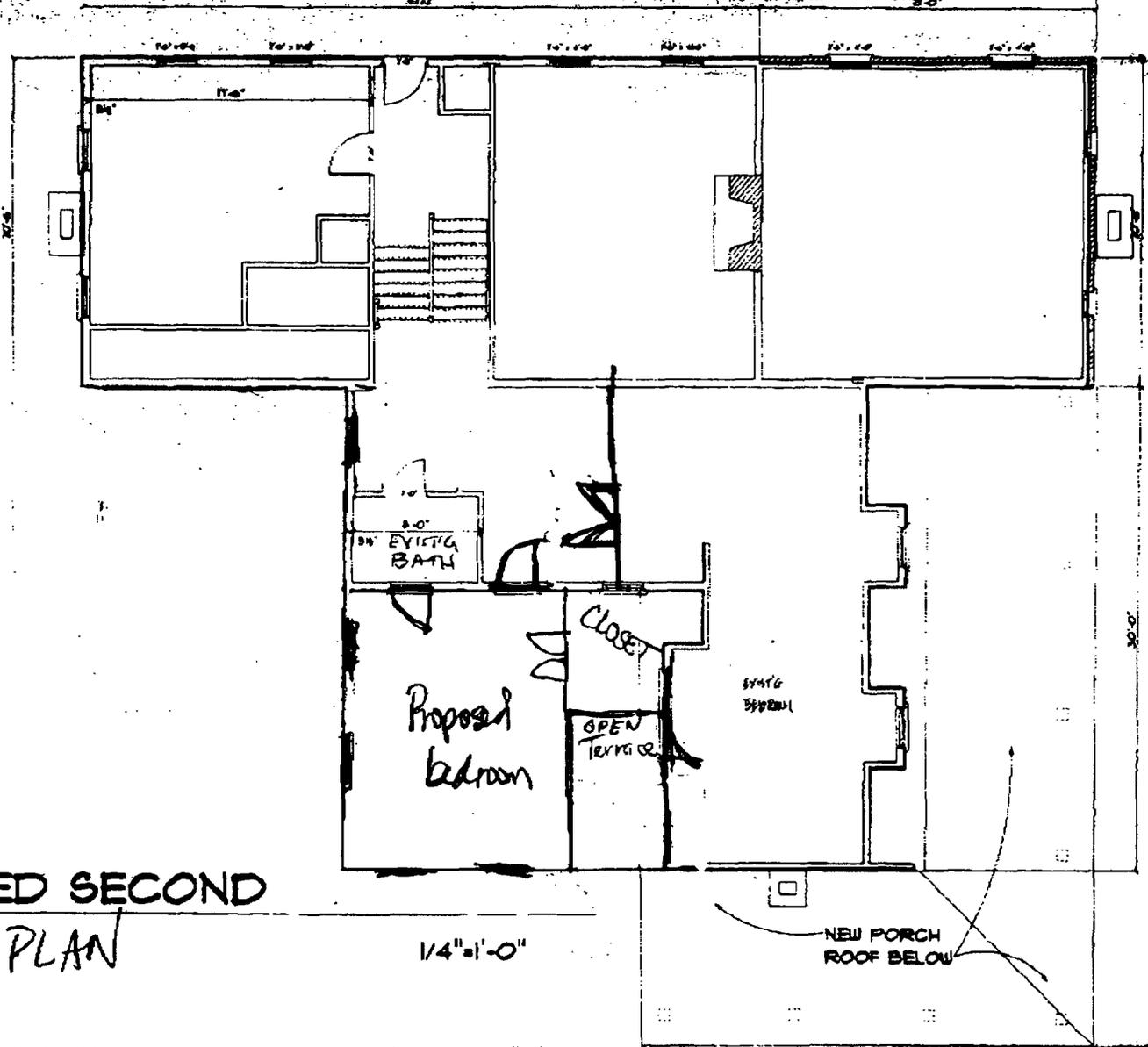
EXISTING
FAMILY ROOM

NEW PORCH



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



**PROPOSED SECOND
FLOOR PLAN**

1/4"=1'-0"

NEW PORCH
ROOF BELOW

9000 Brink Road
Galthersburg, MD 20882
Phone: (301)548-0292
dhartleyleonard@aol.com

Dora Hartley Leonard

Fax

To: Michele Naru	From: Dora Leonard
Fax: (301) 563-3412	Pages: 3(including cover page)
Phone:	Date: 10/15/2003
Re: Revised floor plans for your review	CC:

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments**

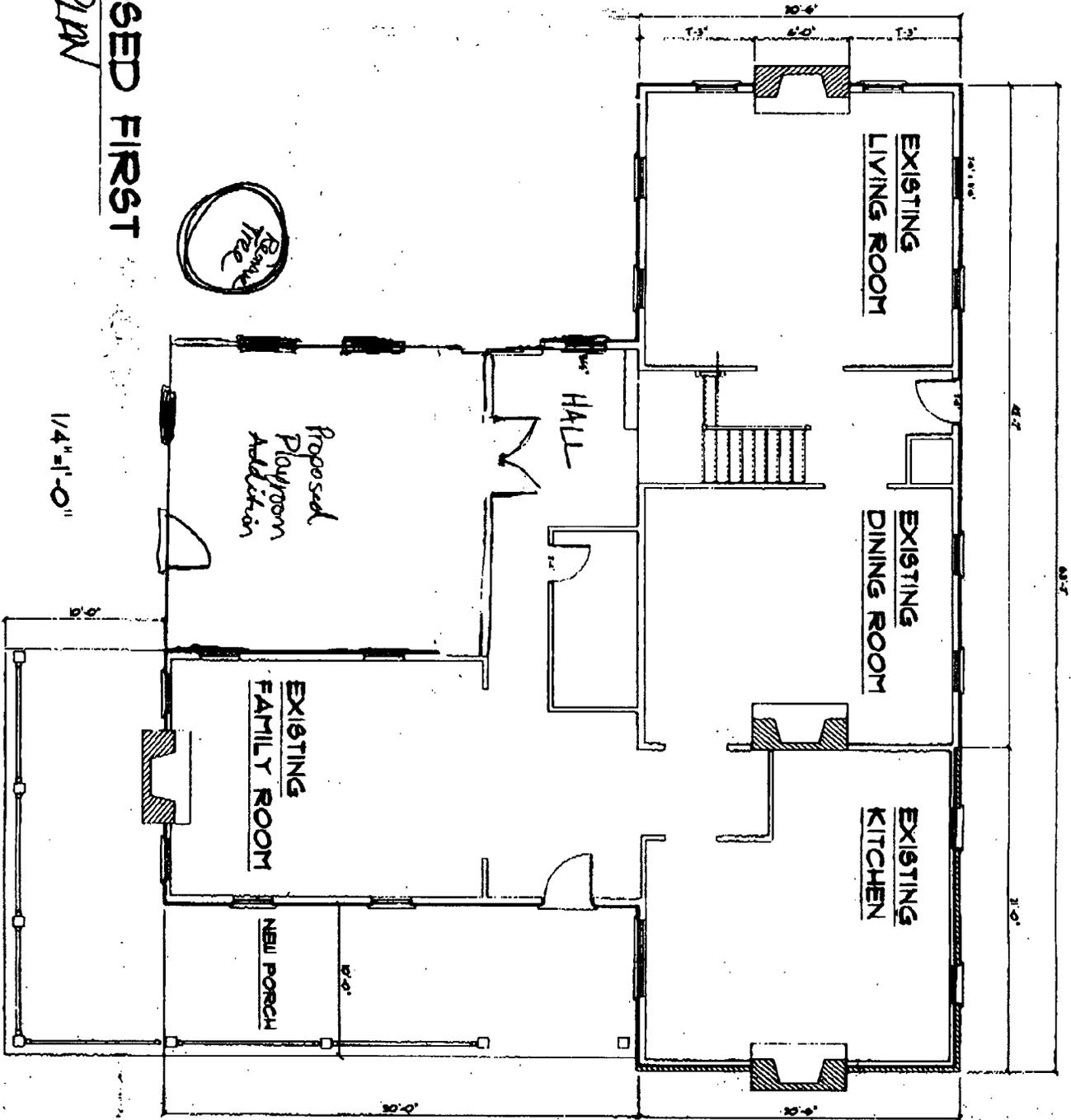
Michele,

Following are the revised floor plans for our proposed addition. As you will see, they are just penciled in to give you an idea of where we would go. Please provide us with your feedback and next steps.

Thank you.

Dora

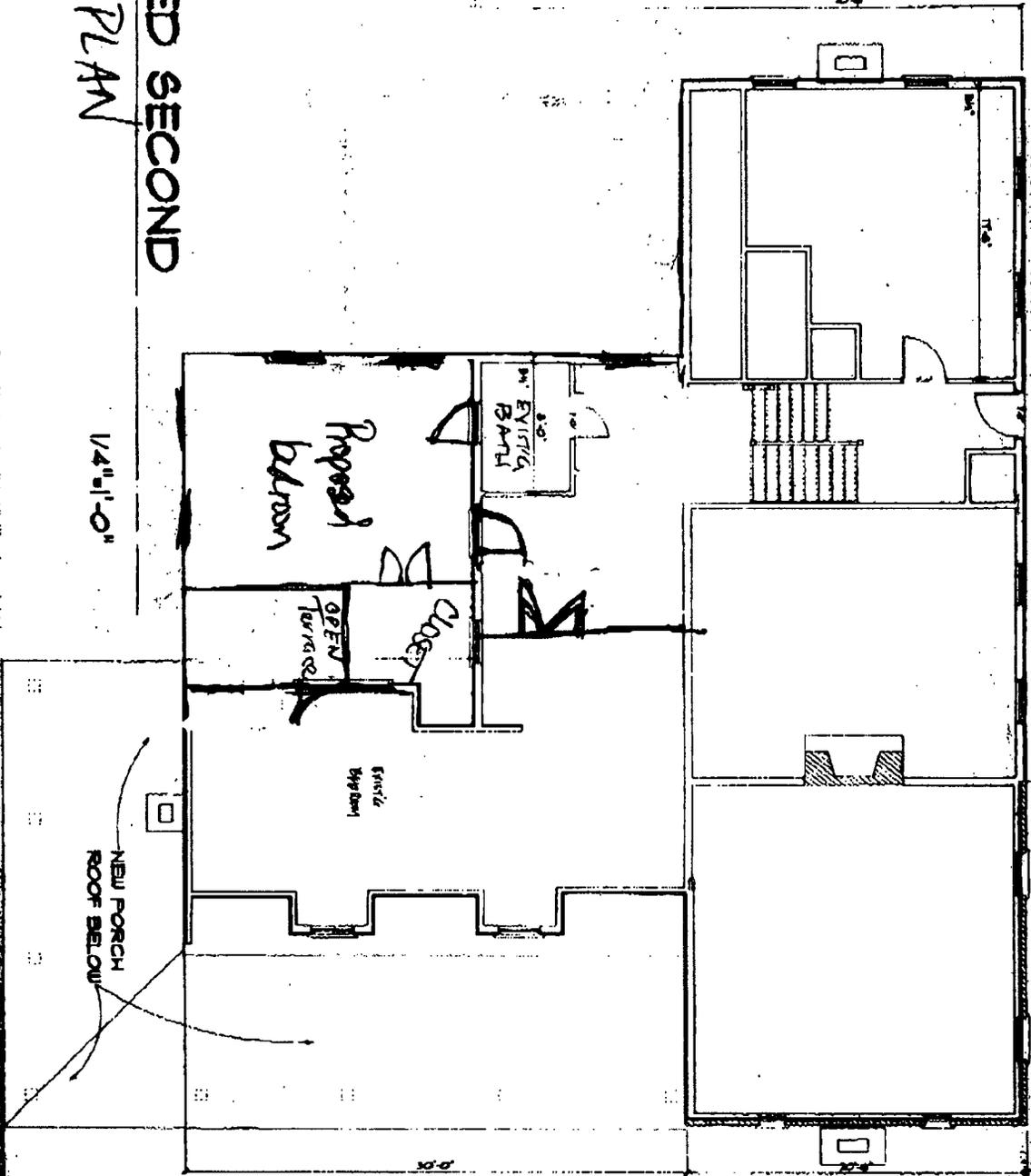
PROPOSED FIRST FLOOR PLAN

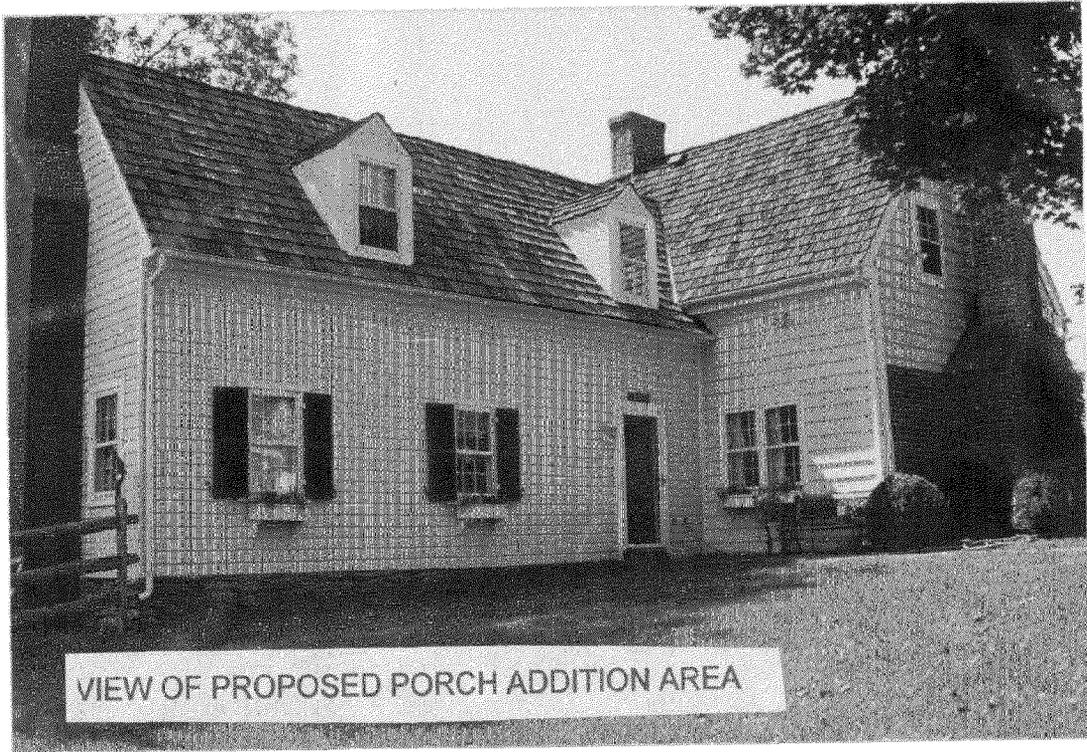


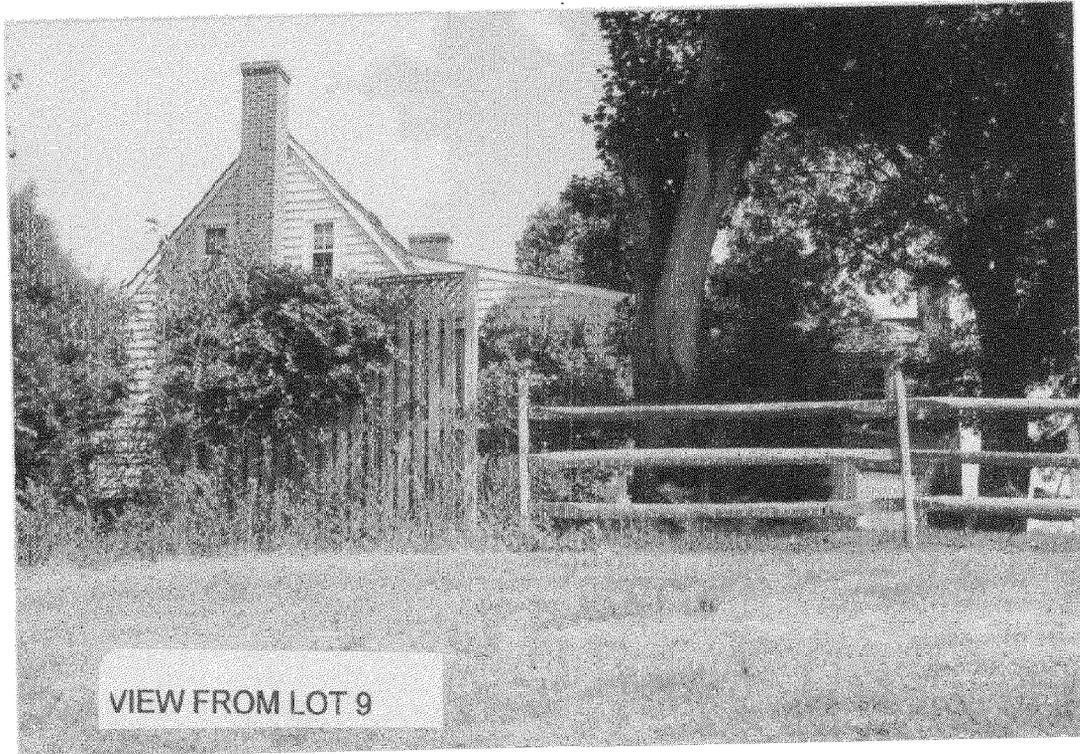
1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN

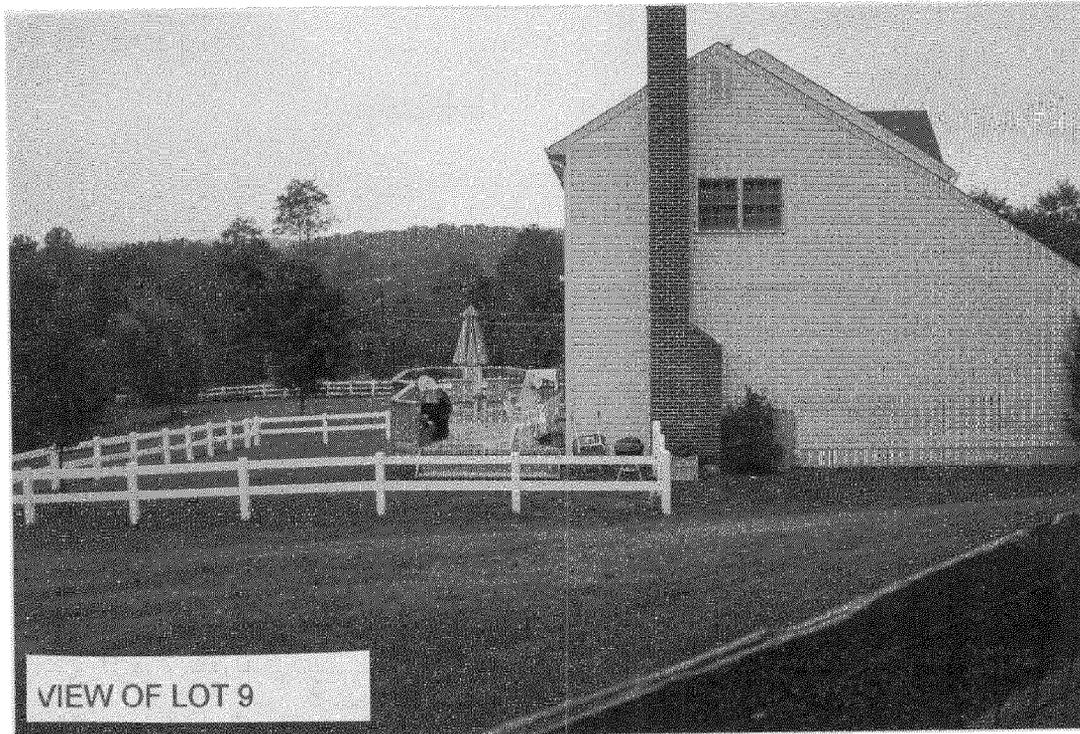
1/4" = 1'-0"







VIEW FROM LOT 9



VIEW OF LOT 9

constructed onto the existing addition and therefore should not require any penetration into the historic brick of the kitchen's rear façade. The proposed new construction will be located at the rear of the dwelling and will not be visible from the streetscape. The design of the proposed rear porch is sympathetic in size, scale and massing to the original block of the house. The proposed porch will help to unify this building with house. Staff recommends approval.

The proposed addition successfully addresses the Commission's concerns about the previous HAWP submittal. The applicant should be commended for their level of effort in working with their architect to develop this revised plan. This proposed plan is very sympathetic to the existing historic resource and will not negatively affect remaining historic fabric on the c1850s addition. Staff recommends approval.

Additionally, this revised addition will require the removal of a large Maple tree from the rear of the property. Upon inspection of this tree by two different tree experts, the owners have been told that this tree is not in good health and is in decline. Staff additionally notes that this property contains several mature trees – and as such the removal of this tree will not have a negative affect on the existing landscape. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #2, #9 and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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

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

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

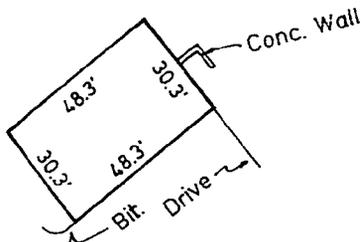
ATTACHMENT:

Material Specifications

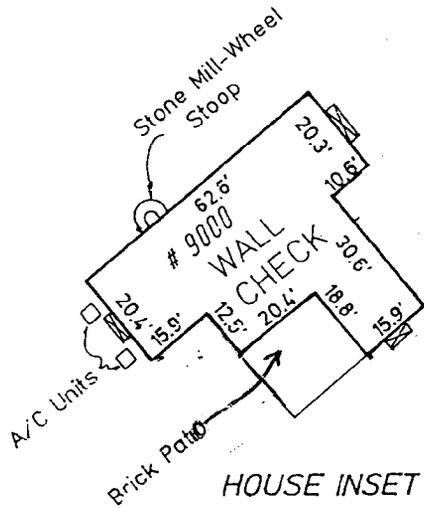
Siding:	8" horizontal wood clapboard siding to match existing house
Windows:	Wooden 6/6 true divided light windows to match existing house
Doors:	1 existing door (wooden, single glass, 15-panel, true divided light) to be moved; 1 new door (same)
Gutters/downspouts:	5 1/2" half-round ogee-type aluminum gutters and 3" round aluminum downspouts to match existing house
Roof:	Cedar shake shingles to match existing house
Terrace:	36" high wooden inset pickets and wooden rail
Base:	Brick to match that installed in the 1994 addition
Trim:	Wood fascias, corner boards and window headers to match existing house

Tree Removal

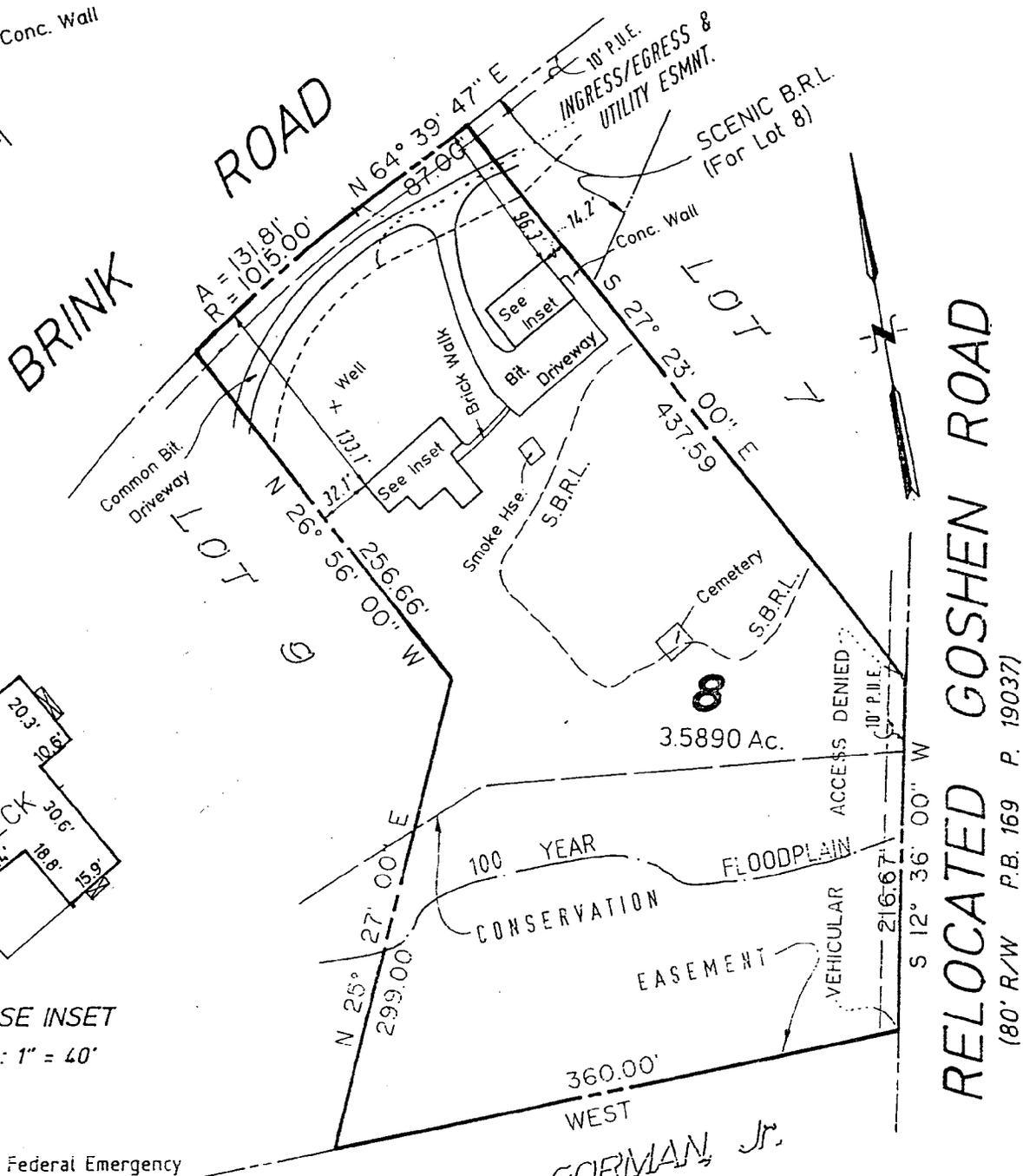
The proposed addition would impact one tree (a large Maple) on the property (see photos marked "rear elevation" and "left side elevation"). The initial proposed design, presented in September 2003, was created in part to allow for retention of this tree. However, the tree is not in good health and is obviously weakening (smaller leaves every year, lost branches in windy conditions) with time. We have been told by two different tree experts that this particular tree does not have many years left.



BARN INSET
Scale: 1" = 50'



HOUSE INSET
Scale: 1" = 40'



WILLIAM R. GORMAN, Jr.
L. 9559 F. 290

This lot is located on the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 240049 0075 B and the map indicates the property is situated within Zone C (minimal flood risk) and Zone A (area of 100 Year Flood) - no structures on this lot are located within Zone A.

SURVEYOR'S CERTIFICATE

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat or Deed of record, that the improvements as shown were located, this date, by accepted field practices and that all visible improvements are shown. This plat is not intended to be used for determining the location of property lines.

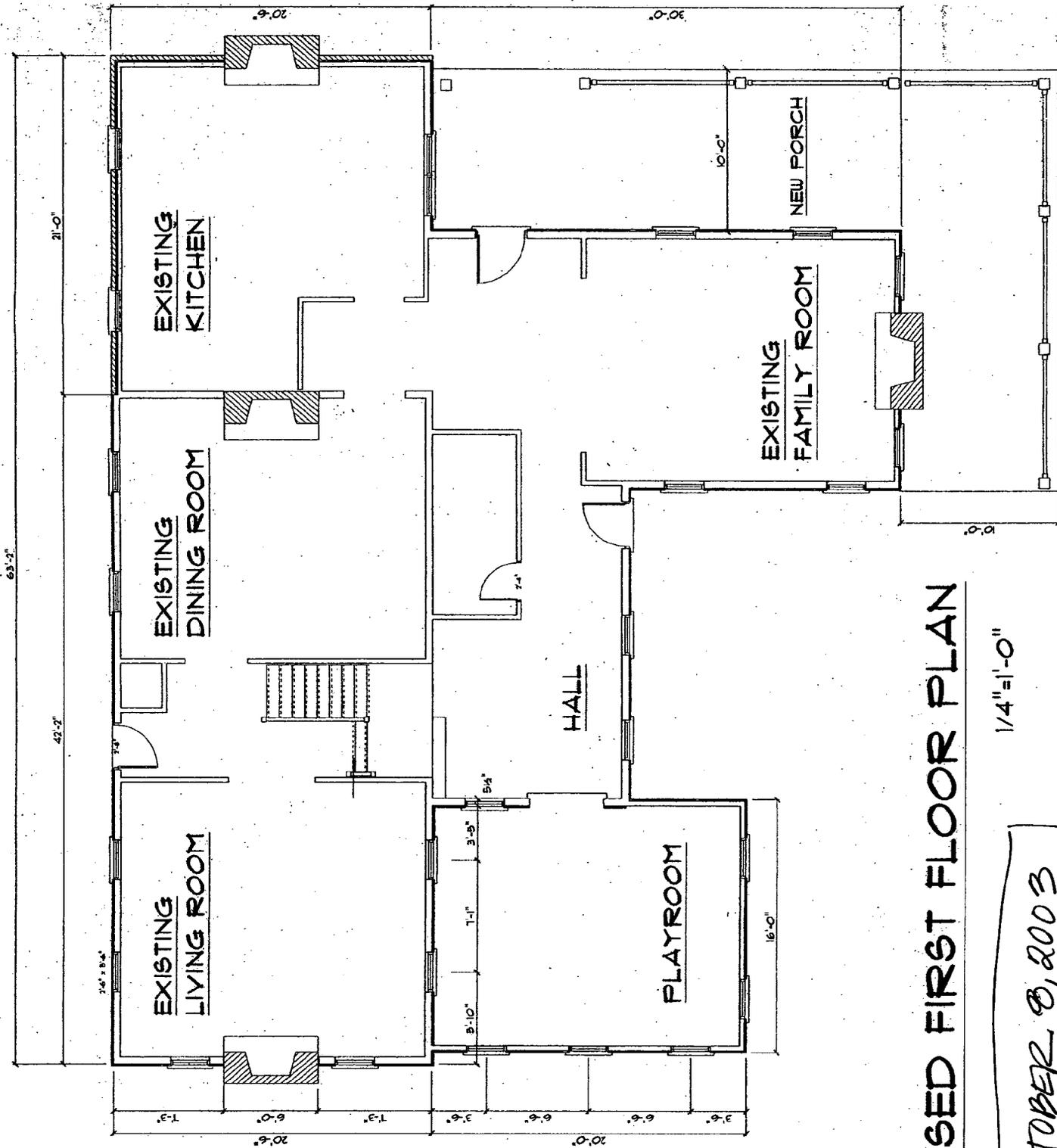
12/21/94
Date

John R. Witmer
JOHN R. WITMER
Registered Land Surveyor

FINAL LOCATION PLAT
LOT 8
FERTILE MEADOWS
PLAT BOOK 171 PLAT 19214
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100 DECEMBER, 1994

LANIER/WITMER ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
224 NORTH ADAMS STREET
ROCKVILLE, MD 20850
(301) 251-6730

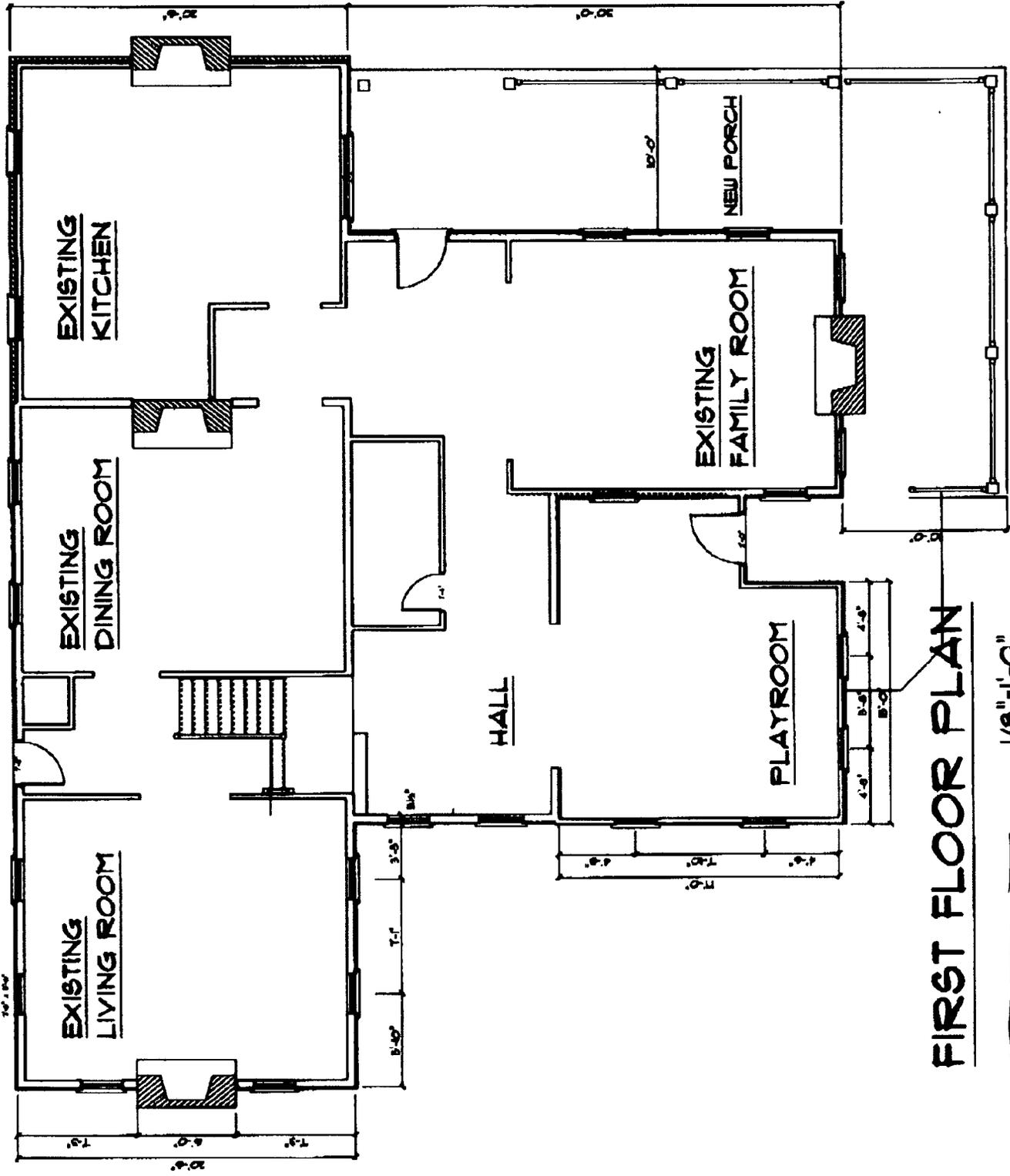
5



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

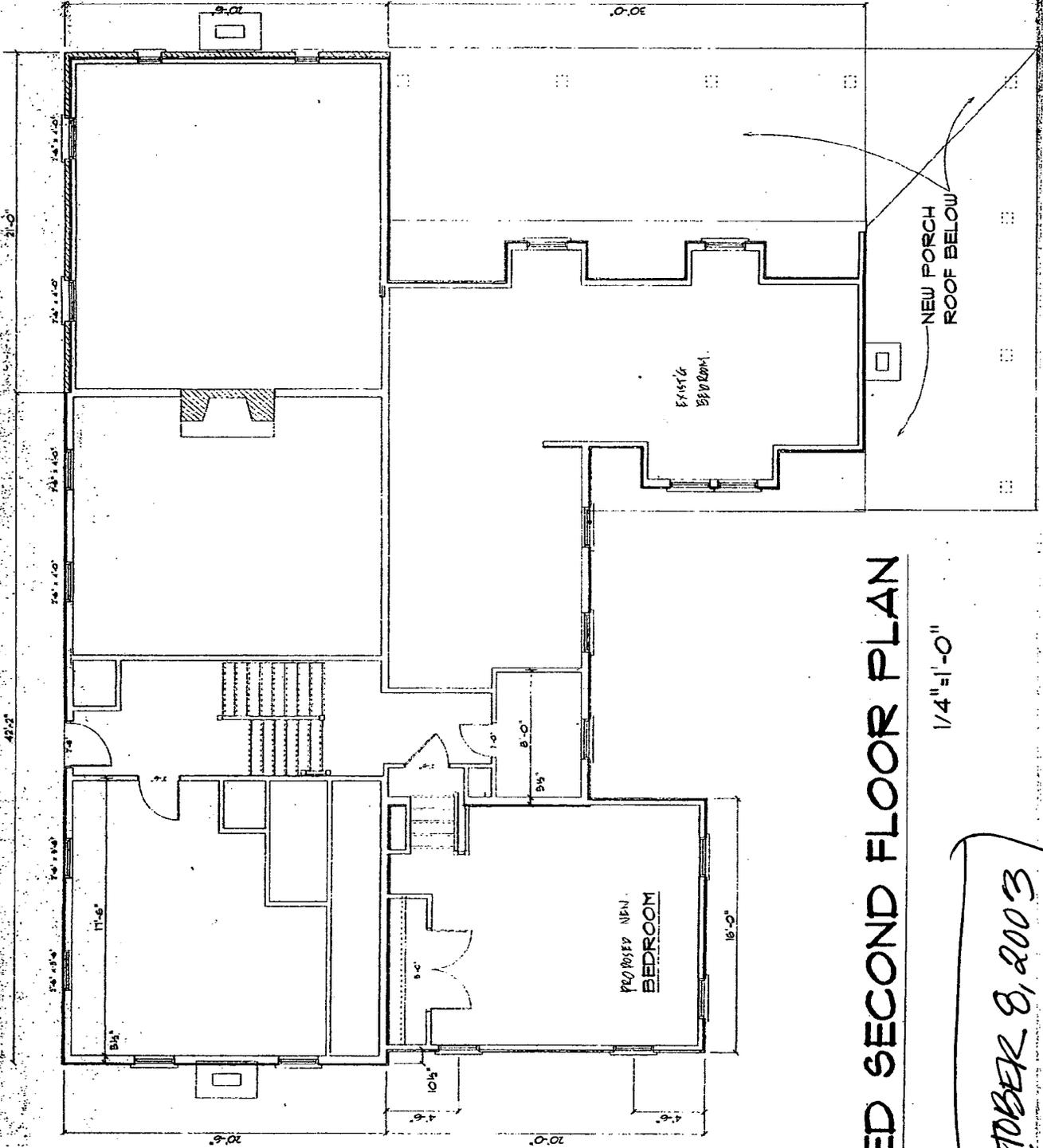
OCTOBER 8, 2003
SUBMITTAL



FIRST FLOOR PLAN

1/8" = 1'-0"

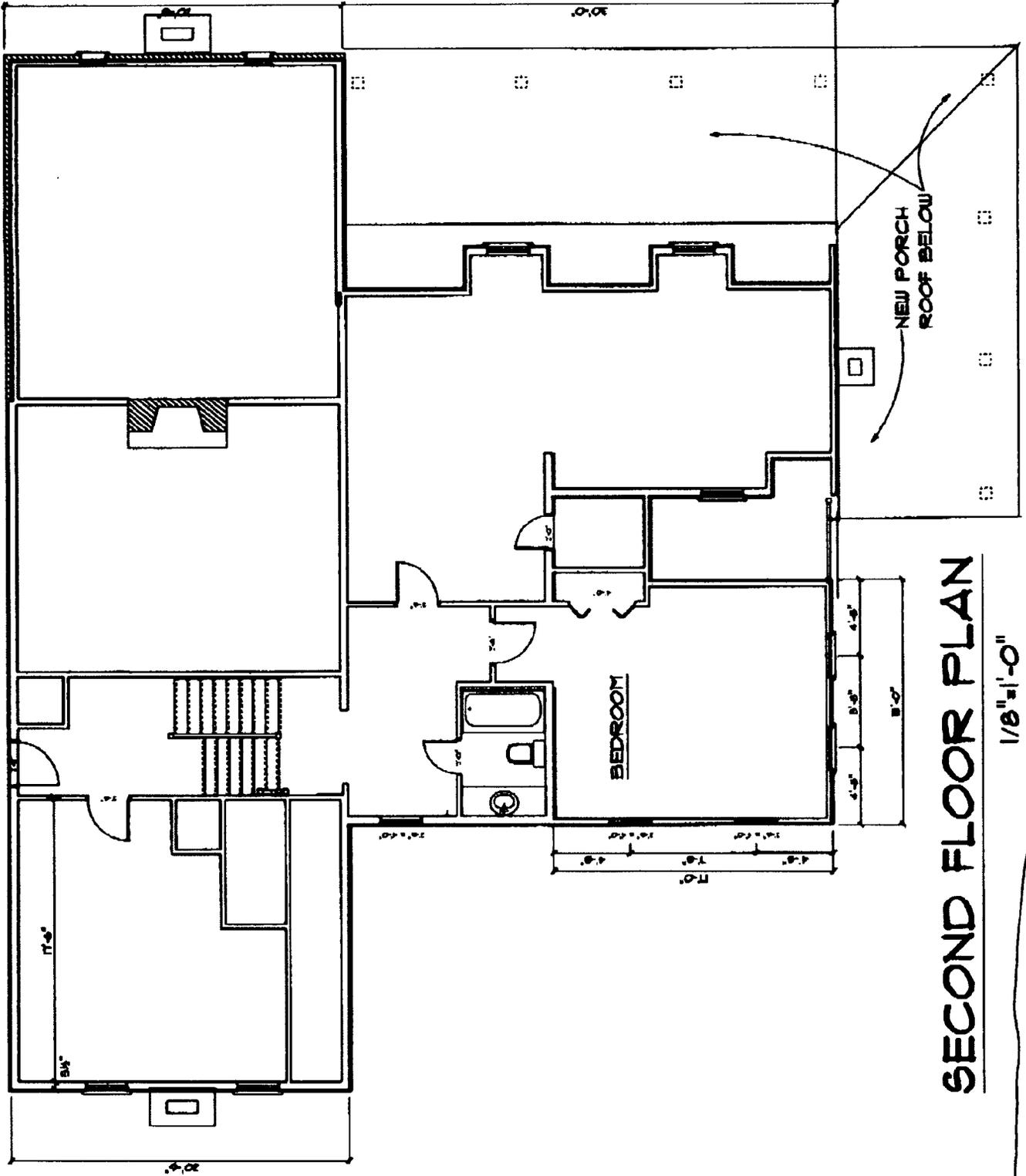
CURRENT PROPOSAL



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

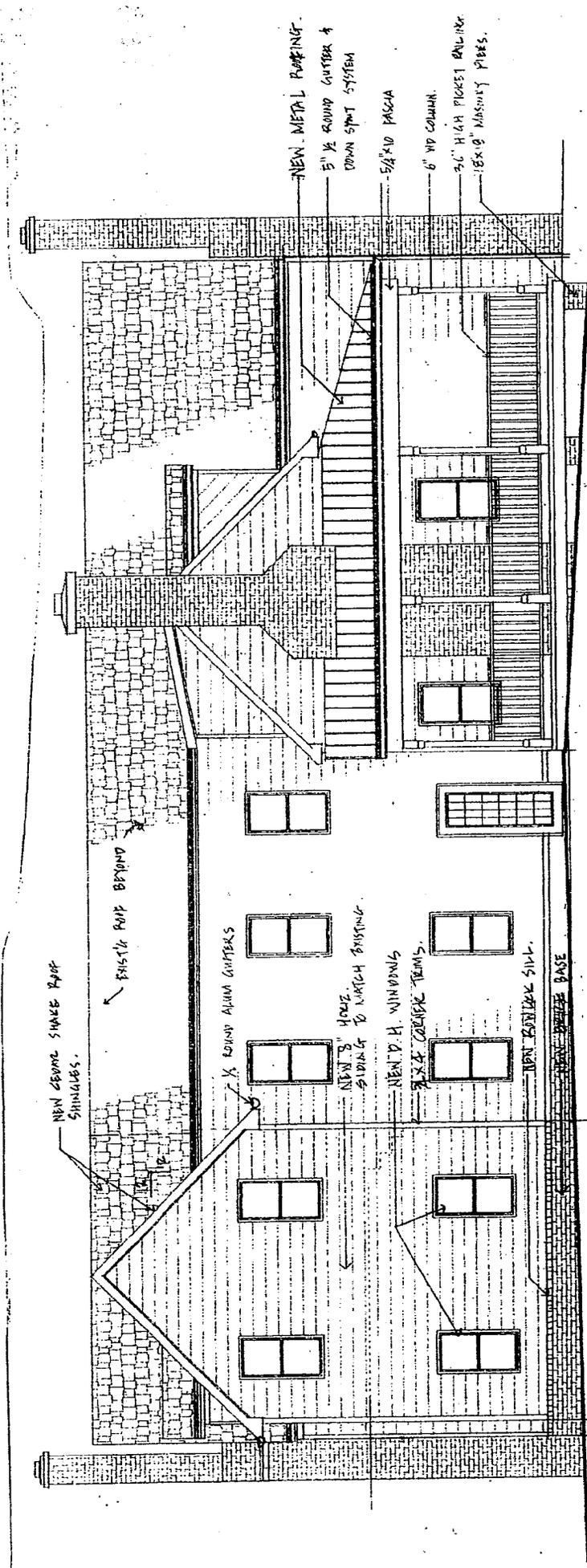
OCTOBER 8, 2003
SUBMITTAL



SECOND FLOOR PLAN

1/8" = 1'-0"

CURRENT PROPOSAL



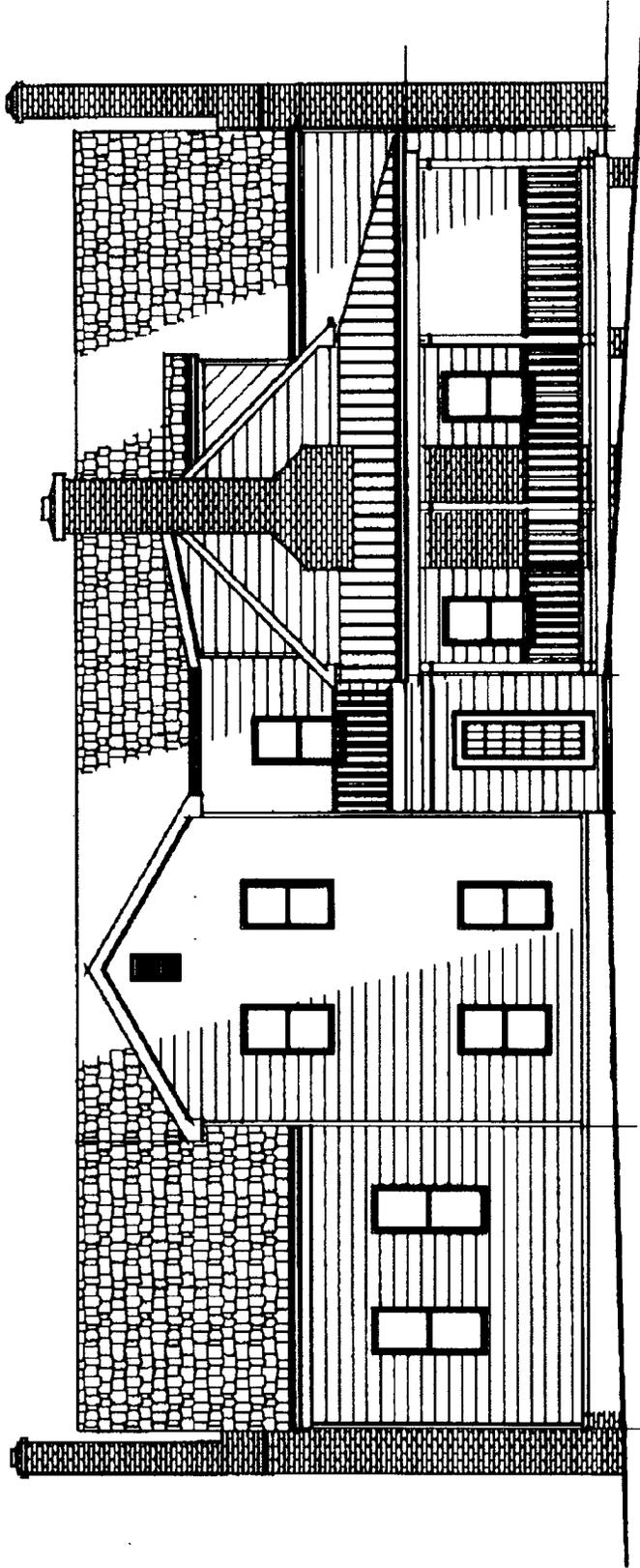
PROPOSED PLAYROOM
+ BEDROOM ADDITION

PROPOSED PORCH ADDITION

REAR ELEVATION

1/4" = 1'-0"

OCTOBER 8, 2003
SUBMITTAL



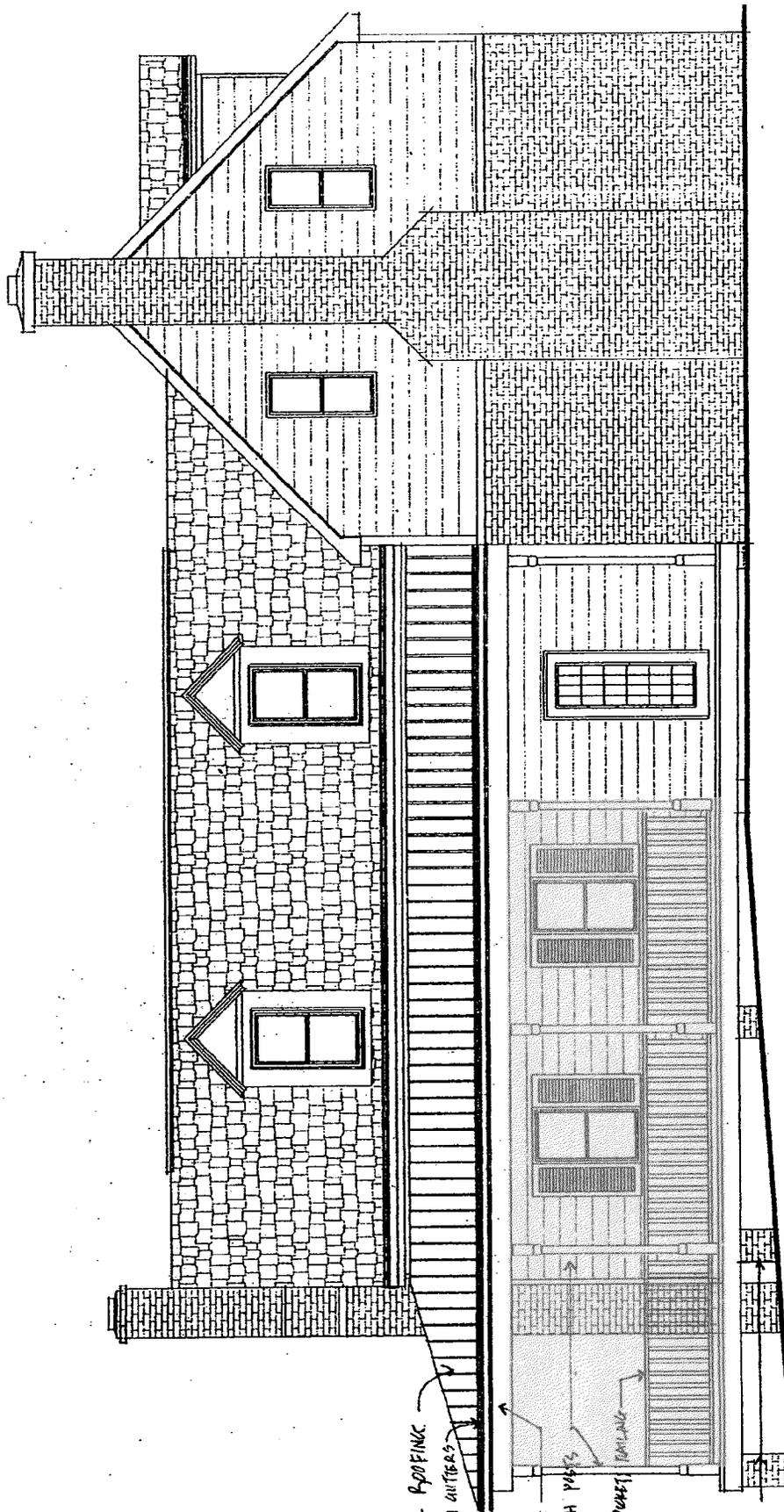
PROPOSED PLAYROOM
& BEDROOM ADDITION

REAR ELEVATION

1/8" = 1'-0"

CURRENT PROPOSAL





EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION
1/4" = 1'-0"

OCTOBER 8, 2003
SUBMITTAL

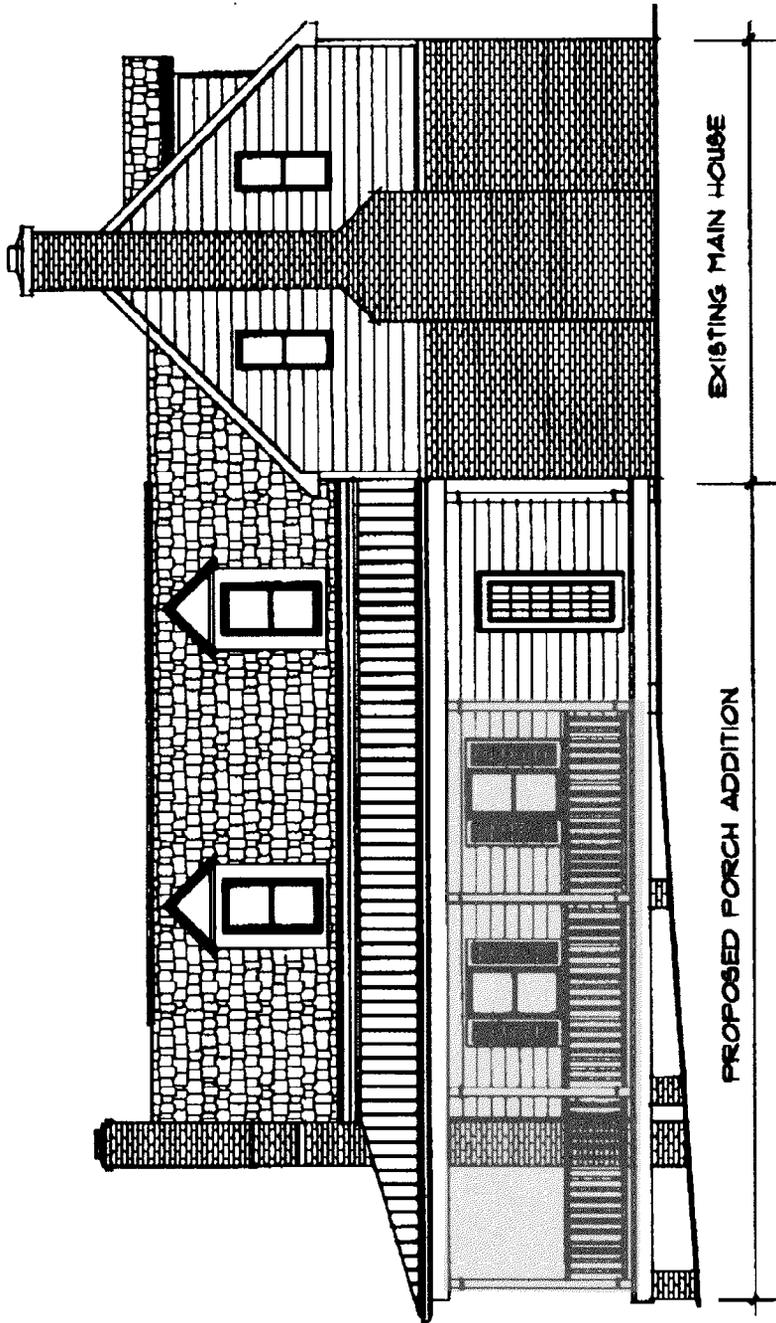
NEW METAL ROOFING
1/2" ROUND ALUM ANTEBRAS

8/4 X 10 TRUSS

6" HD PINE PLATE

2 1/2" HIGH. PINE PLATE

1 1/2" X 8" BRICK
PIERS



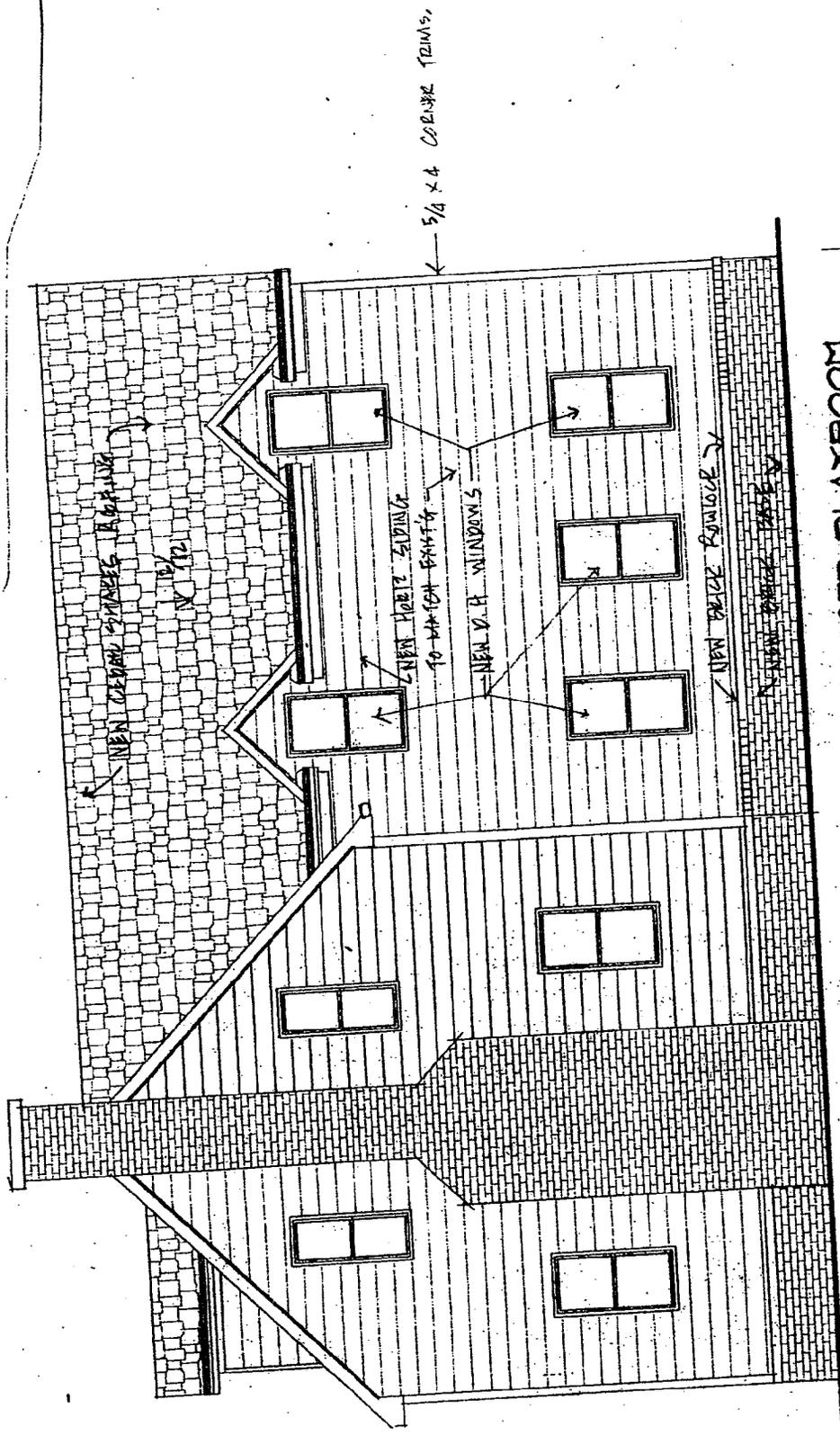
EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

SIDE ELEVATION

1/4"=1'-0"

CURRENT PROPOSAL



5/4 x 4 CORNER TRIMS

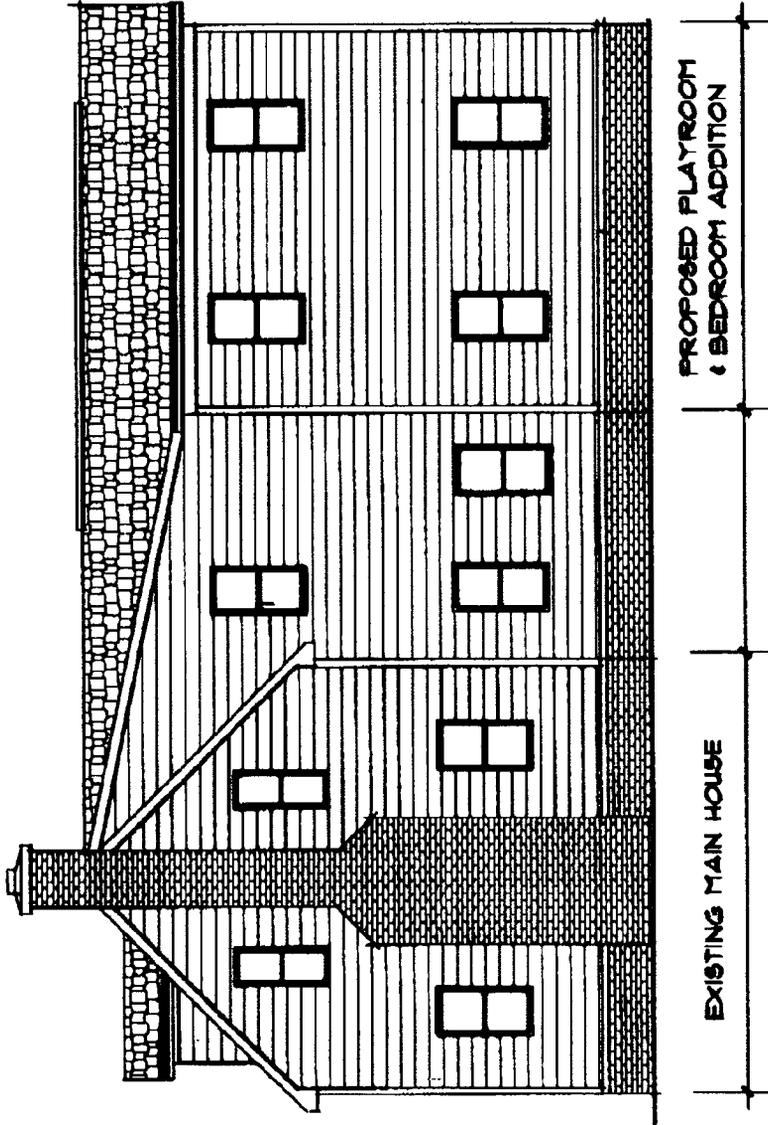
PROPOSED PLAYROOM
+ BEDROOM ADDITION

EXISTING MAIN HOUSE

SIDE ELEVATION

1/4" = 1'-0"

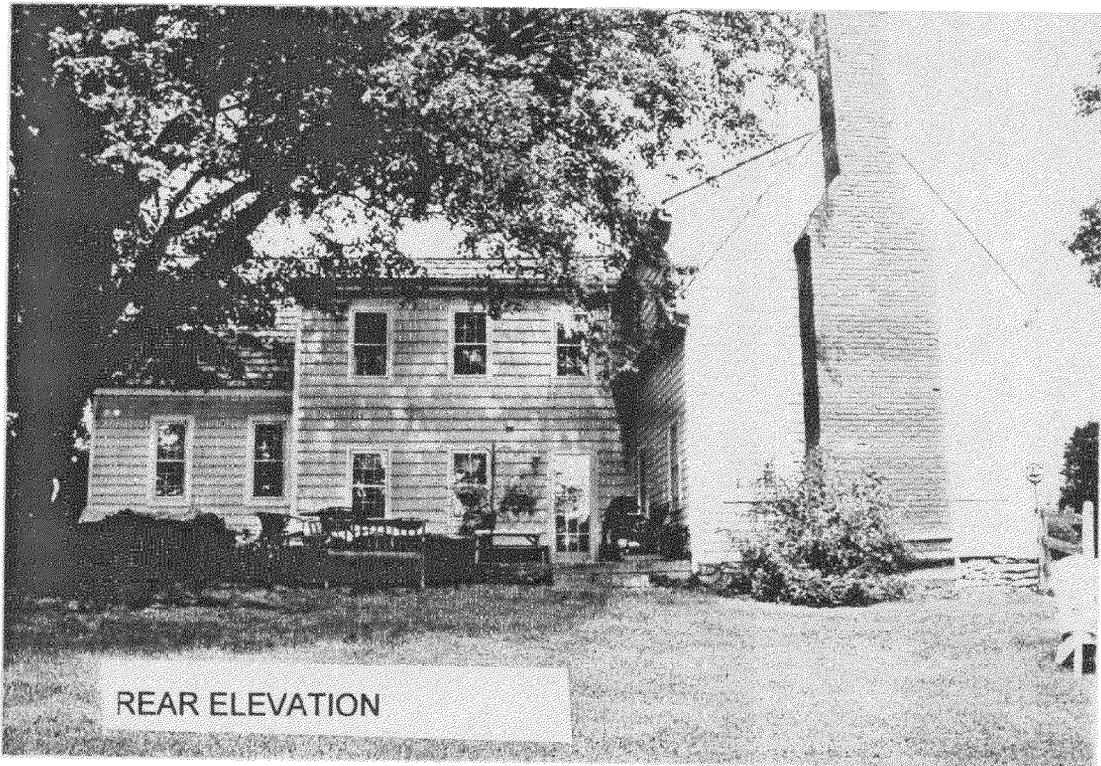
OCTOBER 8, 2003
SUBMITTAL



SIDE ELEVATION

1/8" = 1'-0"

CURRENT PROPOSAL

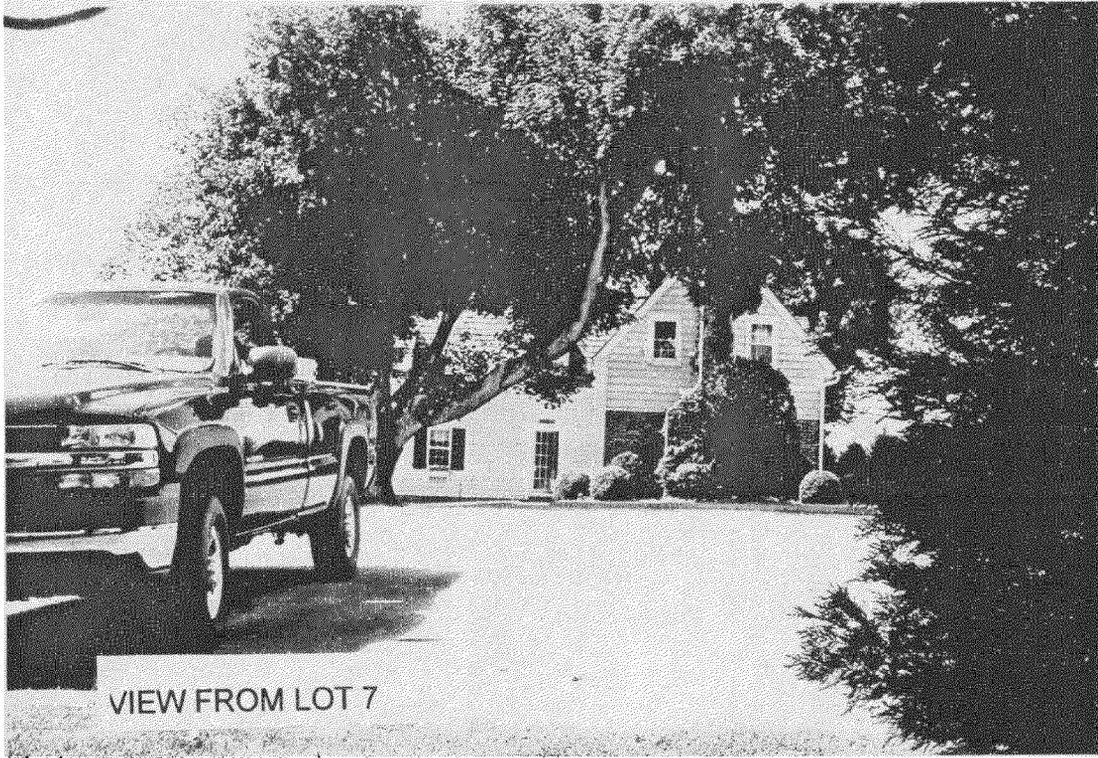


REAR ELEVATION

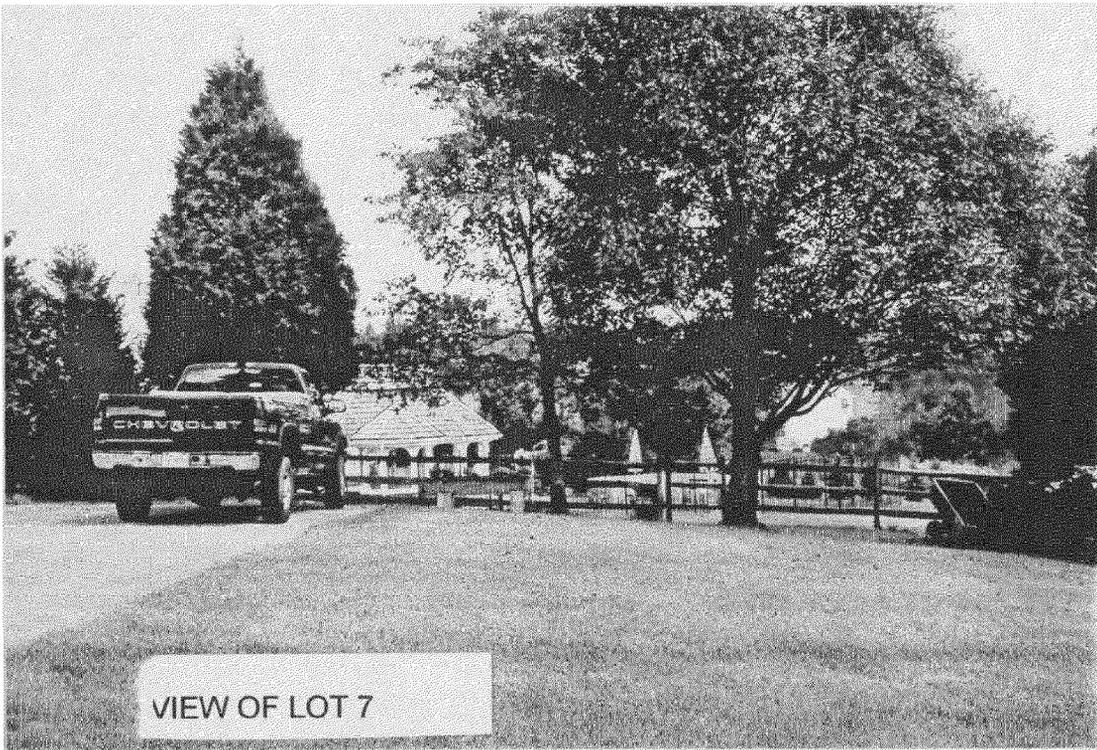


FRONT ELEVATION

16

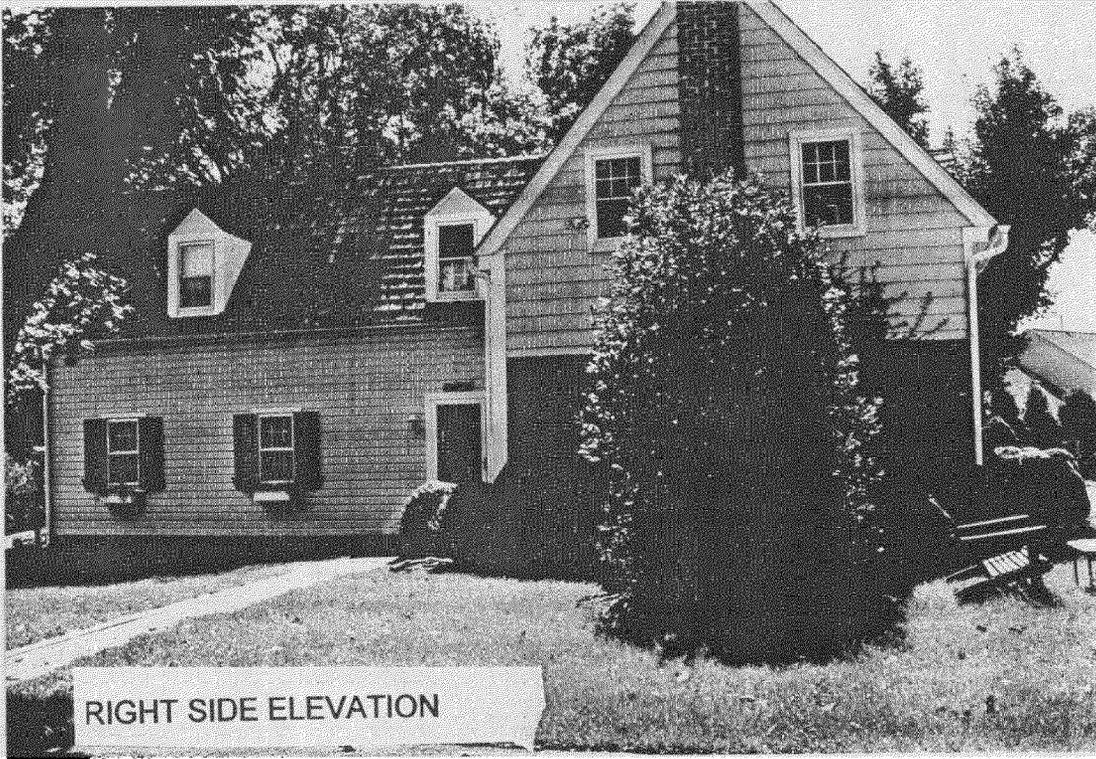


VIEW FROM LOT 7

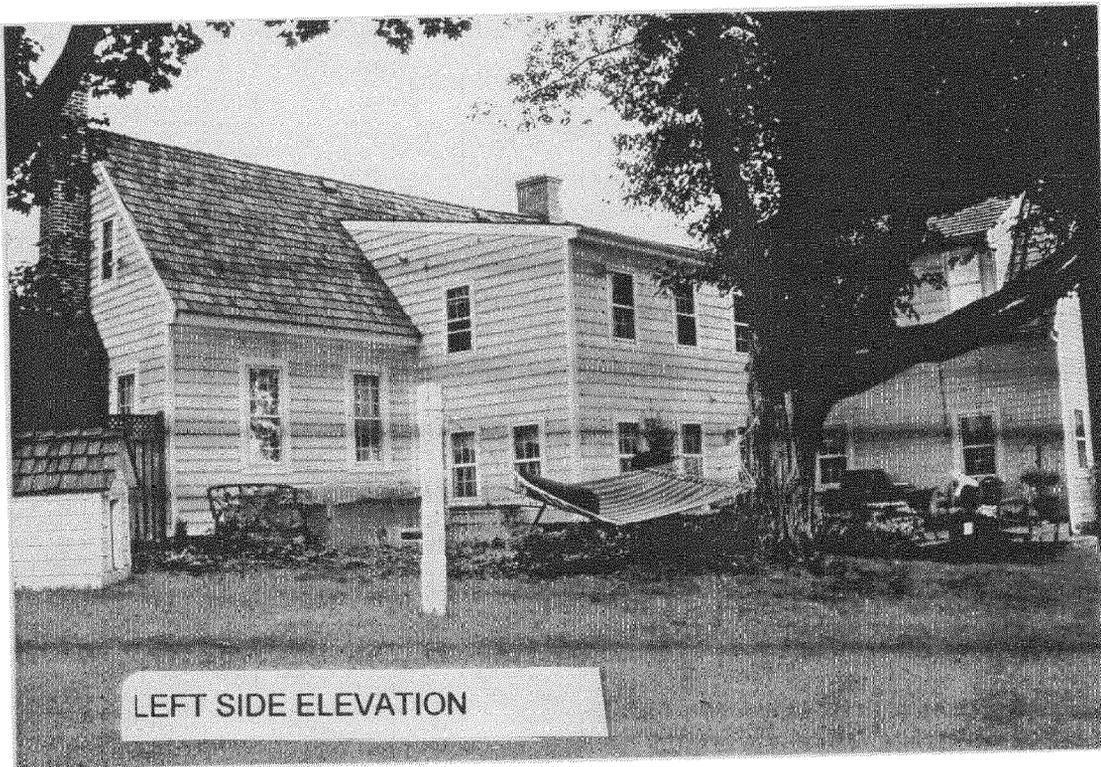


VIEW OF LOT 7



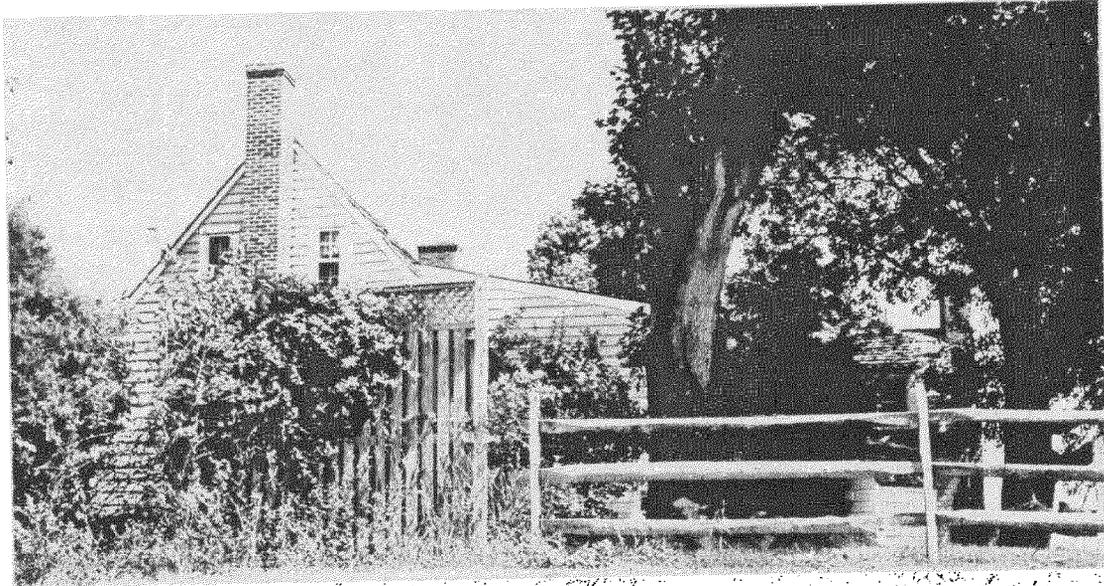


RIGHT SIDE ELEVATION

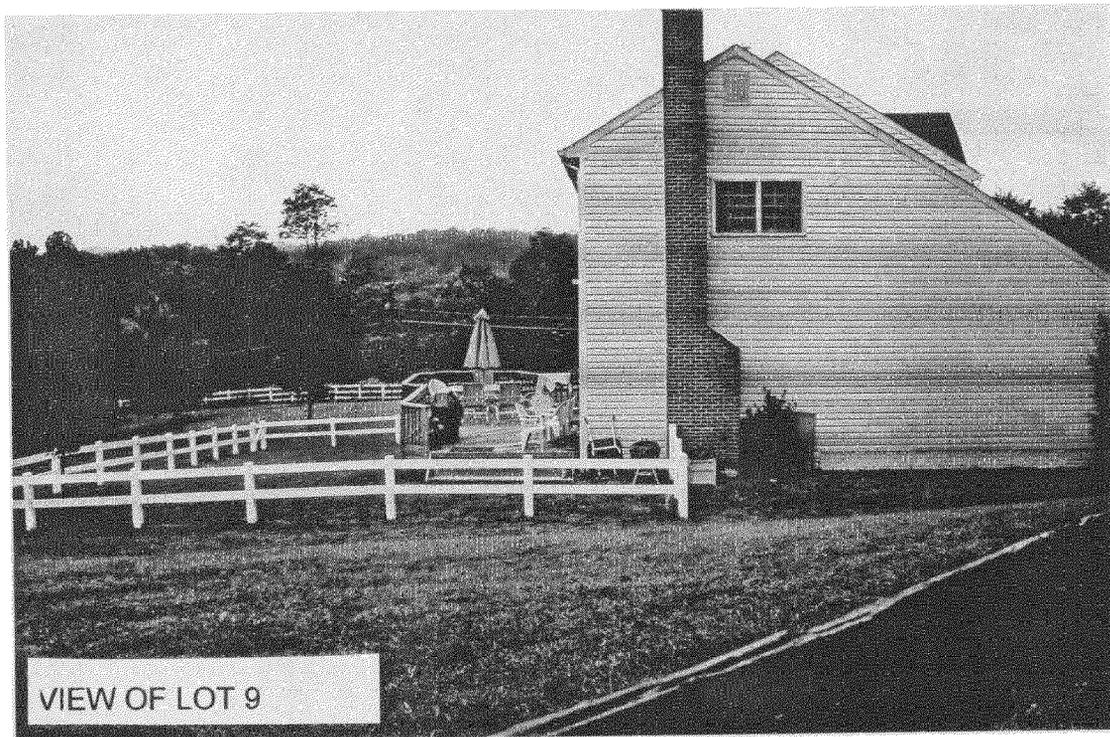


LEFT SIDE ELEVATION





VIEW FROM LOT 9



VIEW OF LOT 9

21

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9000 Brink Road, Gaithersburg	Meeting Date:	02/25/04
Resource:	Master Plan Site # 14/59 Fertile Meadows	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	14/59-03A CONTINUED	Tax Credit:	None
Applicant:	Chris and Dora Leonard	Staff:	Michele Naru

PROPOSAL: Addition and Porch Construction and Tree Removal

RECOMMEND: Approve

BACKGROUND

The applicants presented a Historic Area Work Permit (HAWP) application to the Commission at its October 8, 2003 meeting. This application proposed a two-story rear addition to be connected to the rear elevation of the c1850 massing whereby covering the existing, two, remaining windows - leaving no remaining details on this rear elevation. Staff and the Commission were concerned with the irreparable damage the proposed addition will cause to these last remaining details on the rear façade of this massing. To this end, the Commission asked the applicant to continue their application and work with their architect to develop a design, which would not substantially alter these features. This HAWP application is the applicant's response to the Commission's concerns.

HISTORY

The house may have been built by Joshua Pigman in the 1790s, or as late as 1805, by Samuel Robertson. Robertson, in 1803, acquired 150 acres known as Fertile Meadows. He expanded the estate to some 300 acres, and was later buried near the house with his wife Rachel and children. From 1819-1912, Fertile Meadows belonged to the Riggs family, beginning with George Washington Riggs, who lived in Baltimore. His son, Remus D. Riggs settled at Fertile Meadows with his wife Sarah Jane Coward, probably soon after their 1854 marriage. He managed the Goshen Mills complex with its massive three-story brick merchant mill and frame gristmill, hiring a miller to operate them. In addition to the house and cemetery, the property has a notable log smokehouse built with a wood shingle roof and brick chimney, and a board and batten corncrib.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site # 14/59, Fertile Meadows
DATE: c1790-1805, c1850

The main block is a five-bay, 1-1/2 story frame structure. The cornice is boxed with an ogee bed molding. Windows are 9/9 sash. Interior finishes include batten doors, wrought-iron hinges, and random width pine floors. Flanking the east fireplace is an open cupboard with butterfly shelves and an enclosed cupboard. A brick and frame kitchen wing on the east (left) has an interior box stair. The exterior chimneys on the east and west ends have freestanding brick stacks.

The house contains two, non-contributing rear additions, a c1950, 1-1/2 story gable roof addition and a c1994, 2-story shed roof addition.

PROPOSAL:

The applicant is proposing to:

1. Build a one-story, wrap-around porch on the rear c1950 addition.
2. Construct a two-story gable roof rear addition.
3. Removal of a large Maple at the rear of the property.

STAFF DISCUSSION

Proposed alterations and new construction to Master Plan individually designated resources are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#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.

#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.

The design of the one-story wrap-around porch onto the existing non-historic c1950's addition is sympathetic to the existing historic resources on the property. The porch's massing, scale, materials and detailing will be compatible with the existing house. The porch will be