

14/59-07A Master Plan Site #14/59  
(Fertile Meadows)  
9000 Brink Road, Gaithersburg

STAMPED PLANS  
LOCATED IN  
JOSH'S  
OFFICE



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: September 27, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #464716, rear addition, patio reconstruction and tree removal

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the September 26, 2007 meeting.

- 1. The applicant will provide a window and door schedule to staff prior to stamping permit sets of drawings.*

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Stephen & Laura Byers

Address: 9000 Brink Road, Gaithersburg

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
285 ROUNDTREE BLVD 2ND FLOOR ROUNDVILLE, MD 21138  
301-271-1100

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Laura Byers  
 Daytime Phone No.: 240-912-6247  
 Tax Account No.: 03045618  
 Name of Property Owner: Stephen & Laura Byers Daytime Phone No.: 240-912-6247  
 Address: 9000 Brink Rd., Gaithersburg, MD 20882  
Street Number City State Zip Code  
 Contractor: Stephen & Laura Byers Phone No.: 240-912-6247  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 9000 Street: Brink Rd  
 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: Move patio

1B. Construction cost estimate: \$ ~~6,000~~ 100,000

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.

Stephen A. Byers 8/18/07  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 9/27/07  
 Application/Permit No.: 464716 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 1B

2. **SITE PLAN**

see Attachment 2

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

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

3. **PLANS AND ELEVATIONS**

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 in design drawings

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**

See 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**

N/A See Attachment 5

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**

See Attachment 6

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.

## **ATTACHMENT 1B: General Description**

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

#### Description:

Construct a 20' x 19'10" two-story addition on the rear section of the home. The addition would extend from a back foyer that was part of the 1994 renovation. The first floor of the two-story addition would serve as an office and homeschooling room. The second floor will house an additional bedroom that will provide adequate living space. Additionally, the currently existing hall bathroom will be enlarged.

The proposed addition is currently over a brick patio. The patio will be relocated adjacent to the new addition.

#### Impact:

The proposed addition will occur below the existing roofline and not be visible from the front of the existing structure. It will 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 an addition that are in keeping with the existing historic architecture and features of our home. The 2-story addition will provide an office and homeschooling room on the first floor and an additional bedroom on the second floor.

A 75-year-old red maple tree would need to be removed because it is less than 10 feet away from the proposed addition and poses serious hazard. The owners investigated having interfering leaders removed. With their removal and concrete footers cutting through the root system, the tree would not live. A mature replacement tree (4"-5" caliper) will be planted near the newly proposed patio.

DOOR & WINDOW SCHEDULE

JELD WEN WINDOWS -- (PINE) WOOD CASEMENT - PRIMED EXTERIOR WITH PRIMED BRICKMOULD - SIMULATED DIVIDED LIGHTS - LOW-E GLASS.

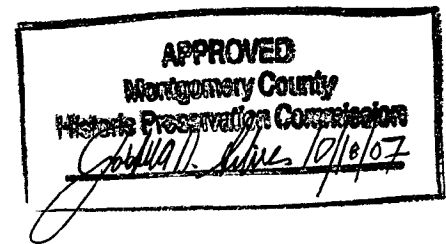
(2) CWC2848 (W/ EGRESS HINGES): (1) RIGHT SWING (1) LEFT SWING - R.O.  
28-3/4" X 48-3/4"  
(back wall 2<sup>nd</sup> floor)

(3) CWC2854 (W/ EGRESS HINGES): (2) RIGHT SWING (1) LEFT SWING - R.O.  
28-3/4" X 54-3/4"  
(side wall 2<sup>nd</sup> floor)

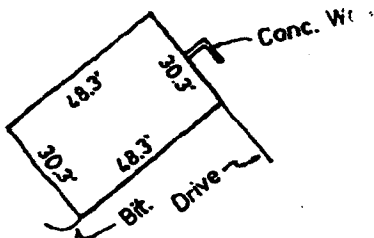
(1) CWC2836 (REGULAR HINGES): (1) LEFT HAND  
(upstairs hall)

(1) WCY 24-48-60-30 (REGULAR HINGES) 24 OPERABLE-40 FIXED-24  
OPERABLE - 30.  
(Bay window)

(1) WISWR2680 (IN SWING - PRIMED - SIMULATED DIVIDED LIGHT. R.O. 30-  
3/4" X 96-1/4".  
(2) WIFRR5280 (IN SWING - PRIMED - SIMULATED DIVIDED LIGHT. R.O. 59-  
3/4" X 96-1/4".  
(Panel & French doors)



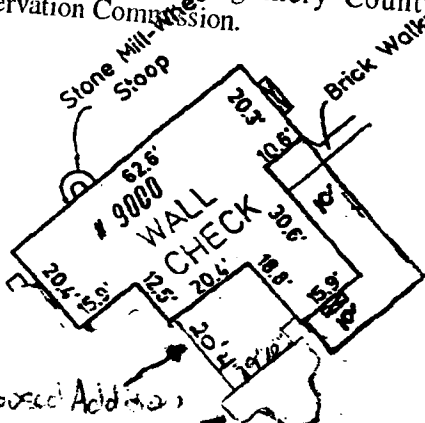
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



**BARN INSET**  
Scale: 1" = 50'

**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*John R. Witmer 12/21/94*

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



**SE 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.

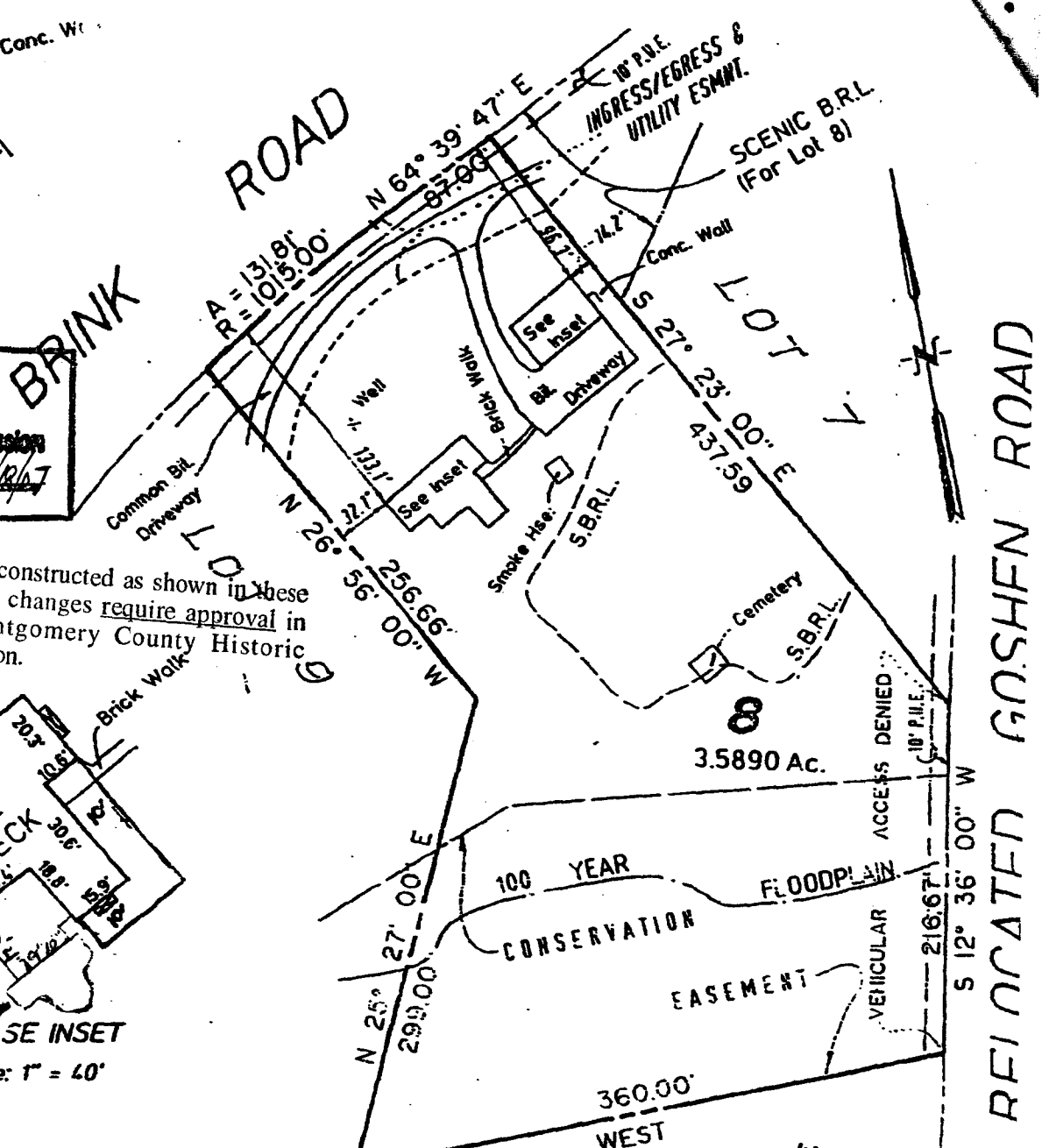
**SURVEYOR'S CERTIFICATE**

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat or Ceed 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**  
Professional Land Surveyor

**LANIER/WITMER ASSOCIA**  
ENGINEERING - SURVEYING - PLANNING  
224 NORTH ADAMS STREET  
ROCKVILLE, MD 20850



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

**FINAL LOCATION PLAT**  
**LOT 8**  
**FERTILE MEADOWS**

PLAT BOOK 171 PLAT 192  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 100 DECEMBER, 19



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	9000 Brink Road, Gaithersburg	<b>Meeting Date:</b>	09/26/07
<b>Resource:</b>	Master Plan Site # 14/59 Fertile Meadows	<b>Report Date:</b>	09/19/07
<b>Review:</b>	HAWP	<b>Public Notice:</b>	09/12/07
<b>Case Number:</b>	14/59-07A	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Stephen & Laura Byers	<b>Staff:</b>	Josh Silver

**PROPOSAL:** Rear addition, patio reconstruction and tree removal

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application with the following condition:

1. The applicant will provide a window and door schedule to staff prior to stamping permit sets of drawings.

**BACKGROUND**

On February 25, 2004 the Commission approved a Historic Area Work Permit (HAWP) application for:

- A one-story, wrap-around porch on the rear c1950 addition
- A two-story gable roof rear addition
- Removal of a large Maple tree at the rear of the property.

Approval was granted with the condition that the ridgeline of the new addition be a minimum of 6" lower than the existing ridge on the main massing.

Since the addition was approved in 2004, only the wrap-around porch was constructed before the house was sold to a new owner. The new owners are proposing some minor modifications to the design of the two-story rear addition that was approved in 2004.

**ARCHITECTURAL 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.

### **HISTORIC CONTEXT**

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. Construct a 20' x 19'10", two-story gable roof rear addition.
2. Relocate the existing brick patio at the rear of the house to accommodate the two-story addition.
3. Remove a large Maple tree at the rear of the property. A mature replacement tree (4"-5" caliper) will be planted near the relocated brick patio.

### **APPLICABLE GUIDELINES:**

#### ***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

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

#### ***Secretary of the Interior Guidelines***

- #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.

### STAFF DISCUSSION

While the current proposal contains many similar design elements to the approved 2004 HAWP Pages 11 and 12, several modifications have been proposed to the two-story rear addition. These include:

- Conversion of two windows on the first floor into two, double wooden French doors.
- Removal of a French door from the hyphen.
- Increase to the overall length of the addition's footprint by 3'.
- Elimination of two windows on the first floor of the right elevation and installation of a bay window.
- Installation of an additional window on the second floor of the shed roof portion of the new addition, to balance the elevation.

The current design is compatible with the architectural style of the house and uses appropriate materials which match the house's existing details and features. The use of wood clapboard siding, cedar shake shingles, and wooden window and door fixtures are desirable material choices given the style and significance of the house.

The proposed addition successfully addresses the Commission's concerns about the previous HAWP submittal with regard to the lowering of the addition's ridgeline, however the current proposal increases the footprint of the addition's length by 3'. Given the location of the addition at the rear of the house the proposed plan will not negatively affect the remaining historic fabric on the c1850s addition. The existing brick patio adjacent to the house will be removed and relocated to the rear of the proposed two-story addition. The proposed plan for the addition and relocated brick patio are very sympathetic to the existing historic resource, as such staff recommends approval.

While the tree removal was approved by the Commission in 2004, staff is encouraged by the applicant's proposal to plant one mature tree to mitigate the loss of the large Maple. 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 **with the condition specified on Page 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
455 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
240.377.6274

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Laura Byers  
 Daytime Phone No.: 240-912-6247  
 Tax Account No.: 03045618  
 Name of Property Owner: Stephen & Laura Byers Daytime Phone No.: 240-912-6247  
 Address: 9000 Brink Rd., Gaithersburg, MD 20882  
Street Number City State Zip Code  
 Contractor: Stephen & Laura Byers Phone No.: 240-912-6247  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 9000 Street: Brink Rd  
 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  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Move patio  
 1B. Construction cost estimate: \$ ~~50,000~~ 100,000  
 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.

Stephen A. Byers 8/18/07  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 464716 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

4

**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 plot. Your site plan must include:

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

3. **PLANS AND ELEVATIONS** See Attachment 3

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- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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4. **MATERIALS SPECIFICATIONS** Included in design drawings

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** See 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** N/A See Attachment 5

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7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS** See Attachment 6

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

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

**Owner's mailing address**

STEPHEN & LAURA BYERS  
9000 BRINK RD.  
GAITHERSBURG, MD 20882

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

MR. & MRS. MIKE FITZPATRICK  
9010 BRINK RD  
GAITHERSBURG, MD 20882

MR. & MRS. GARY HORWATH  
8920 BRINK RD.  
GAITHERSBURG, MD 20882

MR. & MRS. ROBERT MICHAEL  
8921 BRINK RD.  
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 18<sup>th</sup> 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.

## **ATTACHMENT 1B: General Description**

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

#### Description:

Construct a 20' x 19'10" two-story addition on the rear section of the home. The addition would extend from a back foyer that was part of the 1994 renovation. The first floor of the two-story addition would serve as an office and homeschooling room. The second floor will house an additional bedroom that will provide adequate living space. Additionally, the currently existing hall bathroom will be enlarged.

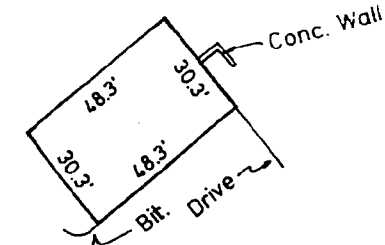
The proposed addition is currently over a brick patio. The patio will be relocated adjacent to the new addition.

#### Impact:

The proposed addition will occur below the existing roofline and not be visible from the front of the existing structure. It will 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 an addition that are in keeping with the existing historic architecture and features of our home. The 2-story addition will provide an office and homeschooling room on the first floor and an additional bedroom on the second floor.

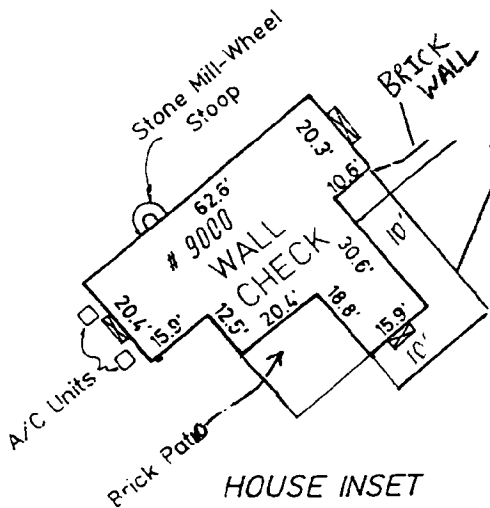
A 75-year-old red maple tree would need to be removed because it is less than 10 feet away from the proposed addition and poses serious hazard. The owners investigated having interfering leaders removed. With their removal and concrete footers cutting through the root system, the tree would not live. A mature replacement tree (4"-5" caliper) will be planted near the newly proposed patio.





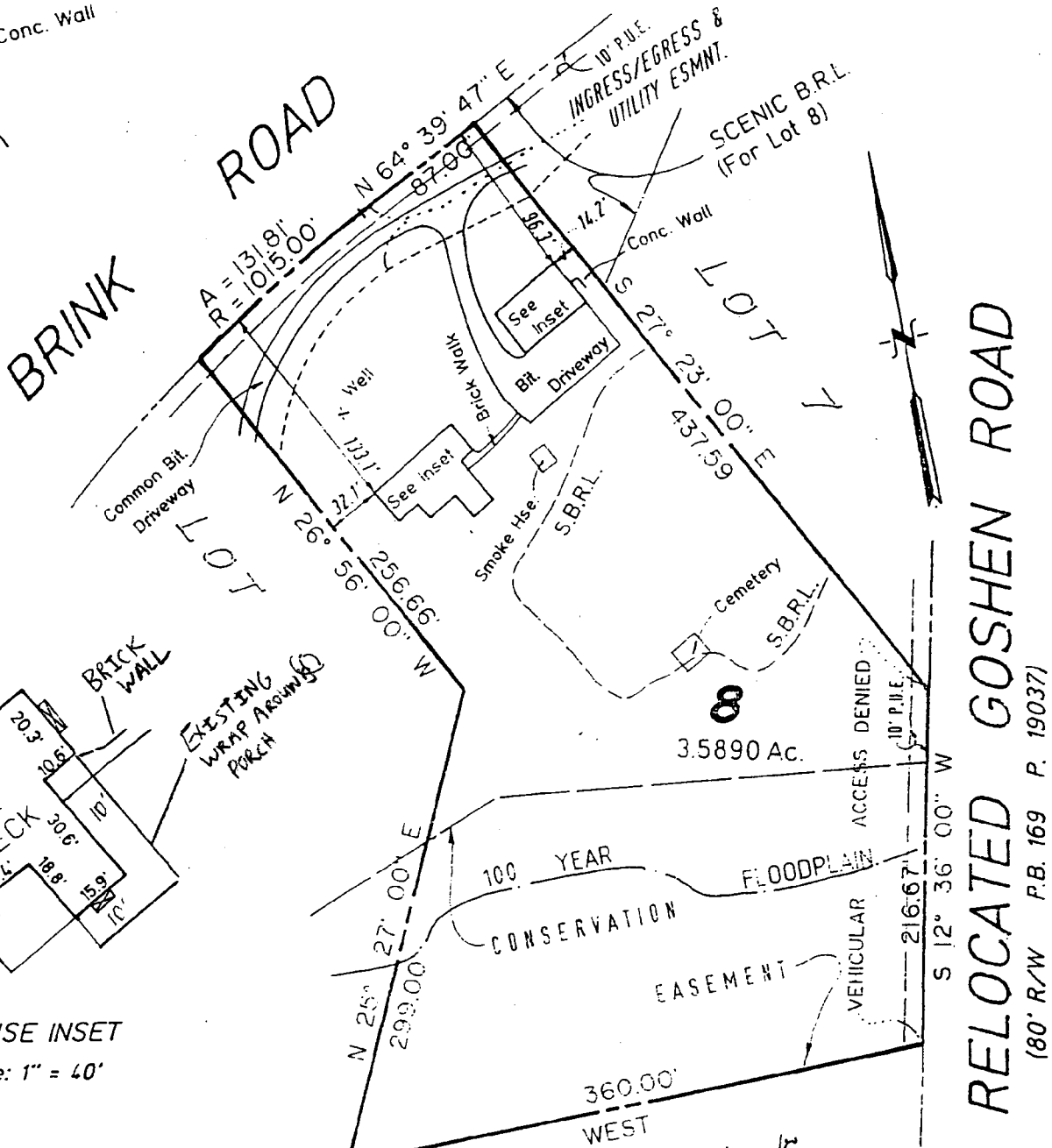
**BARN INSET**

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

**EXISTING CONDITIONS**

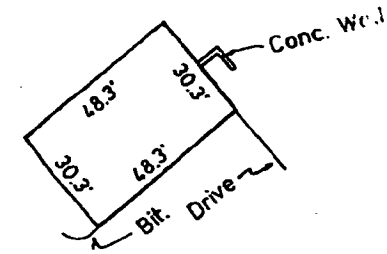
**FINAL LOCATION PLAT  
LOT 8  
FERTILE  
MEADOWS**

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

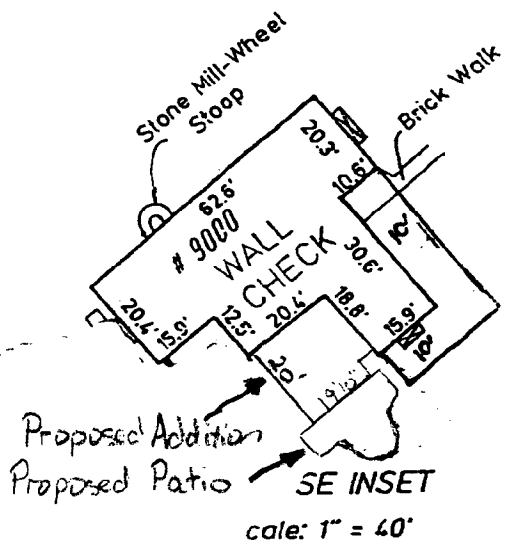
**LANIER/WITMER ASSOCIATES**

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

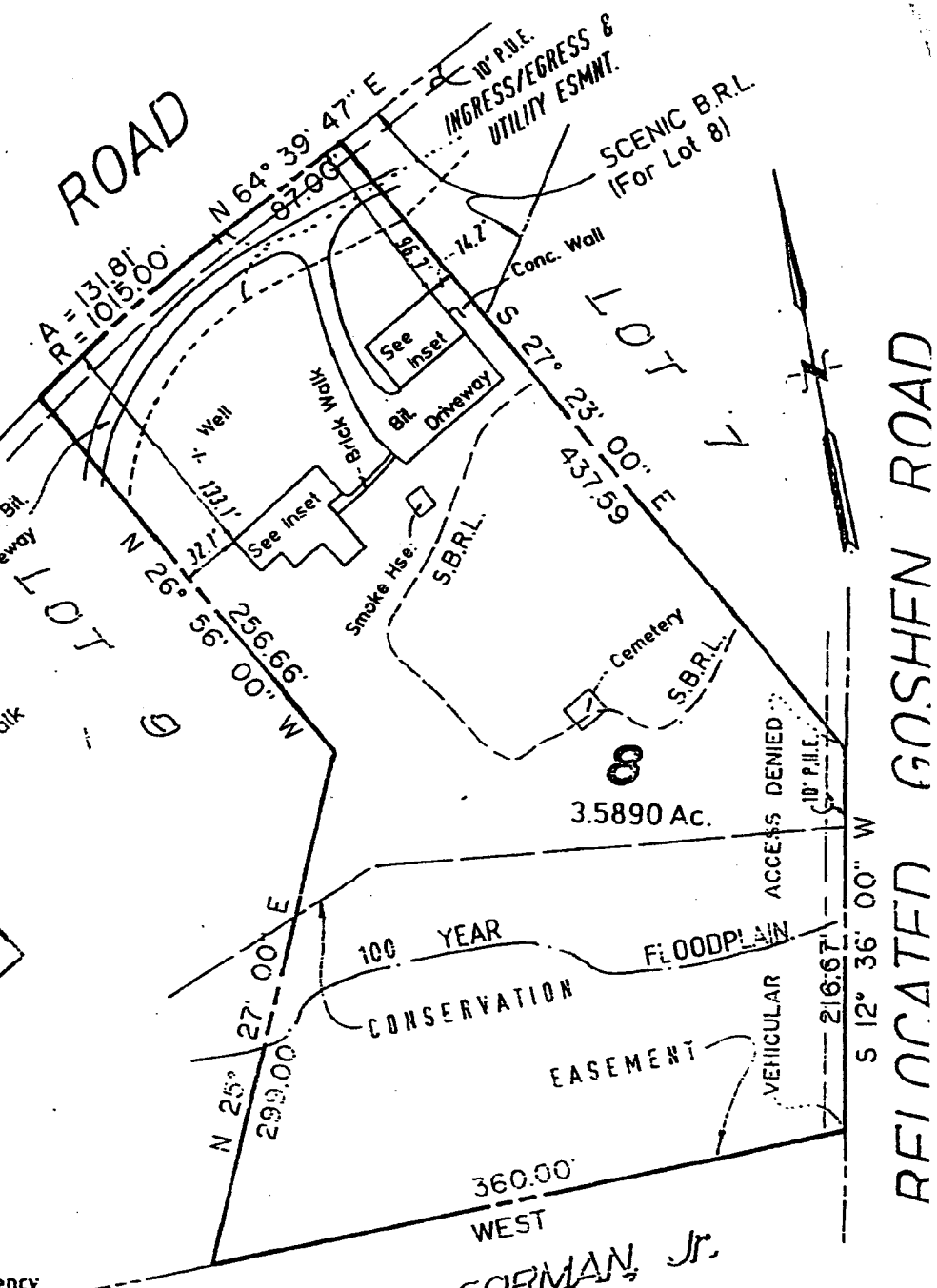




**BARN INSET**  
Scale: 1" = 50'



**BRINK ROAD**



This lot is located on the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 2400490075 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 1921  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 100 DECEMBER, 19

**SURVEYOR'S CERTIFICATE**

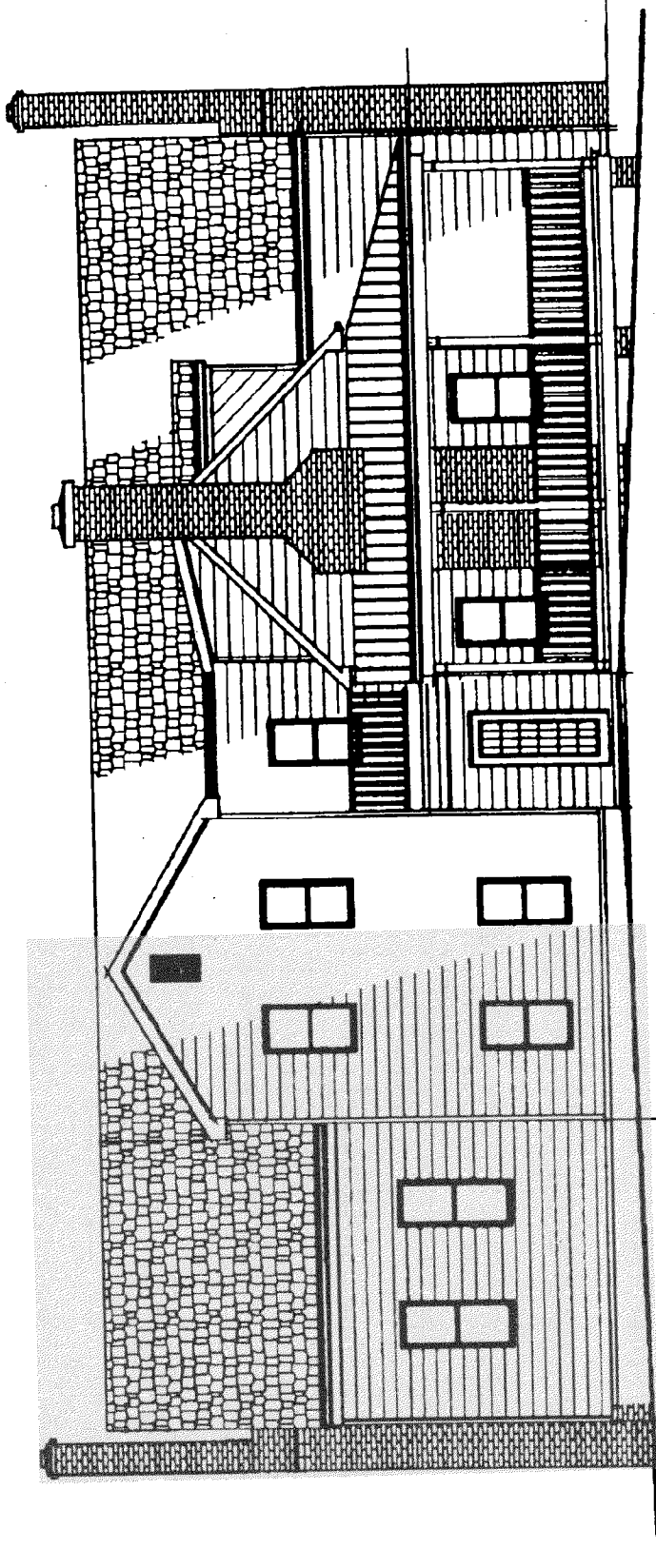
I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat or Deed of record, that the improvements as shown were located, this date, by accepted field practices and that all visible improvements are shown. This plat is not intended to be used for determining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

12/21/94  
Date

*John R. Witmer*  
**JOHN R. WITMER**

**PROPOSED**

**LANIER/WITMER ASSOCIATES**  
ENGINEERING • SURVEYING • PLANNING  
224 NORTH ADAMS STREET  
ROCKVILLE, MD 20850



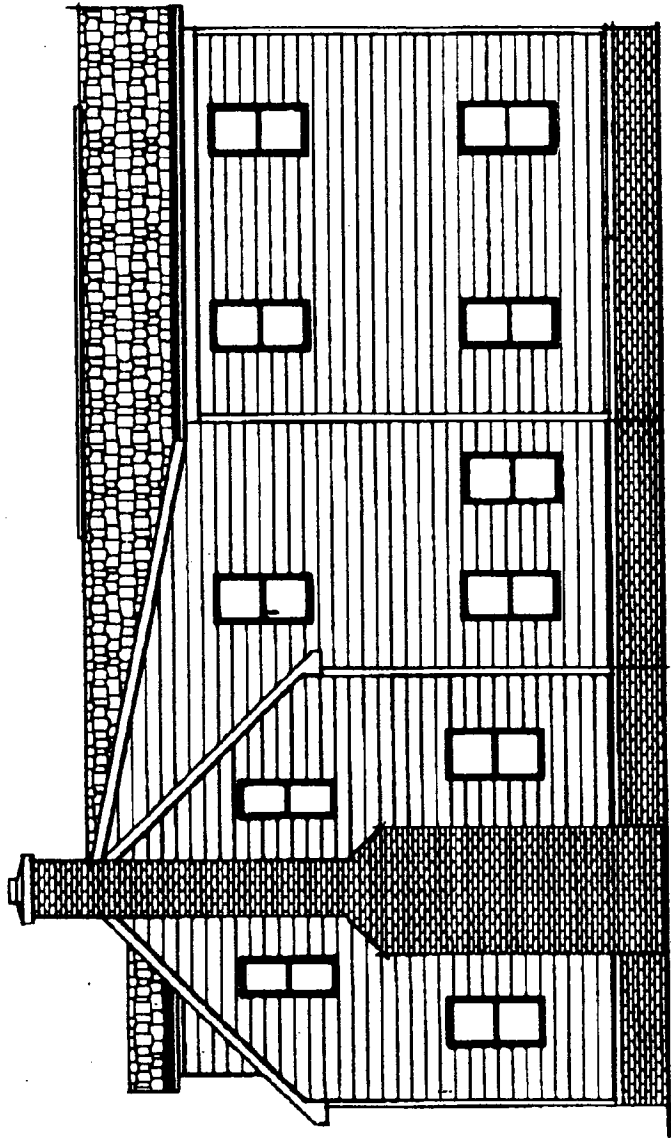
PROPOSED PLAYROOM  
+ BEDROOM ADDITION

REAR ELEVATION

1/8"=1'-0"

APPROVED 2004





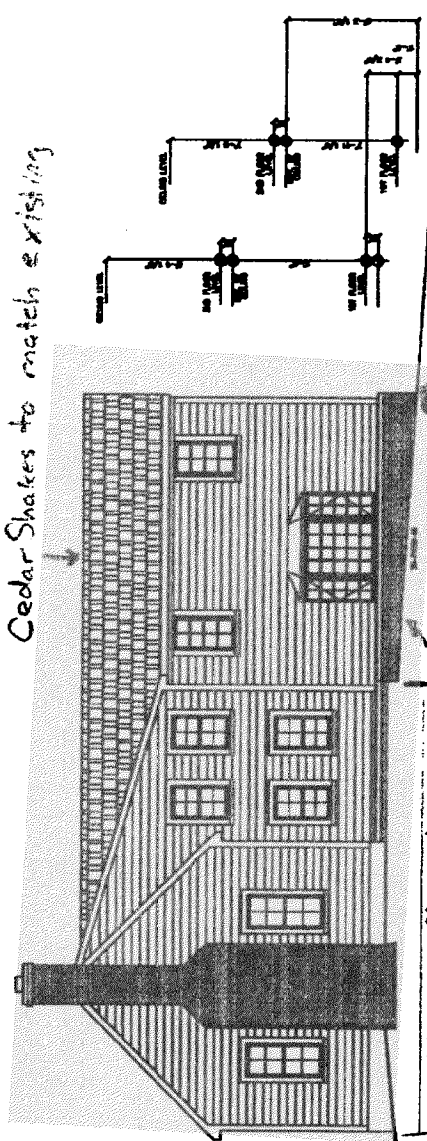
PROPOSED PLAYROOM  
& BEDROOM ADDITION

EXISTING MAIN HOUSE

**SIDE ELEVATION**

1/8"=1'-0"

Approved 2004



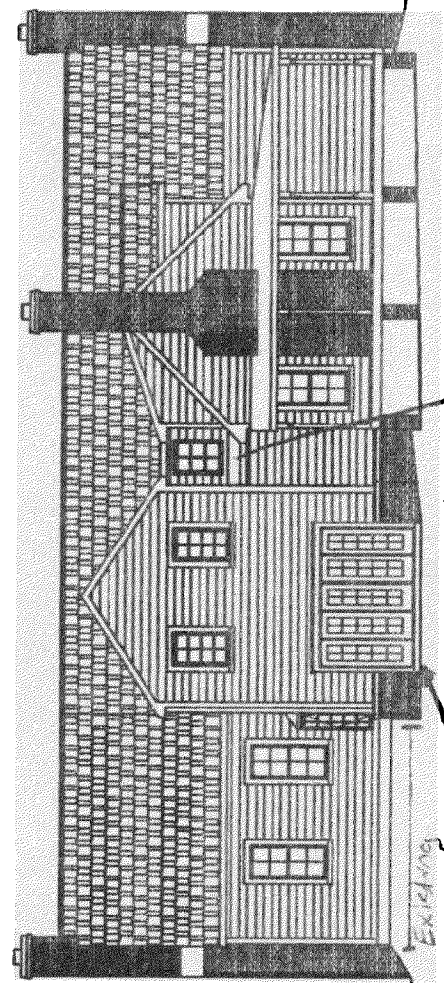
Existing Main House

RIGHT SIDE ELEVATION

New Addition

Brick to match existing base

Cedar Shakes to match existing



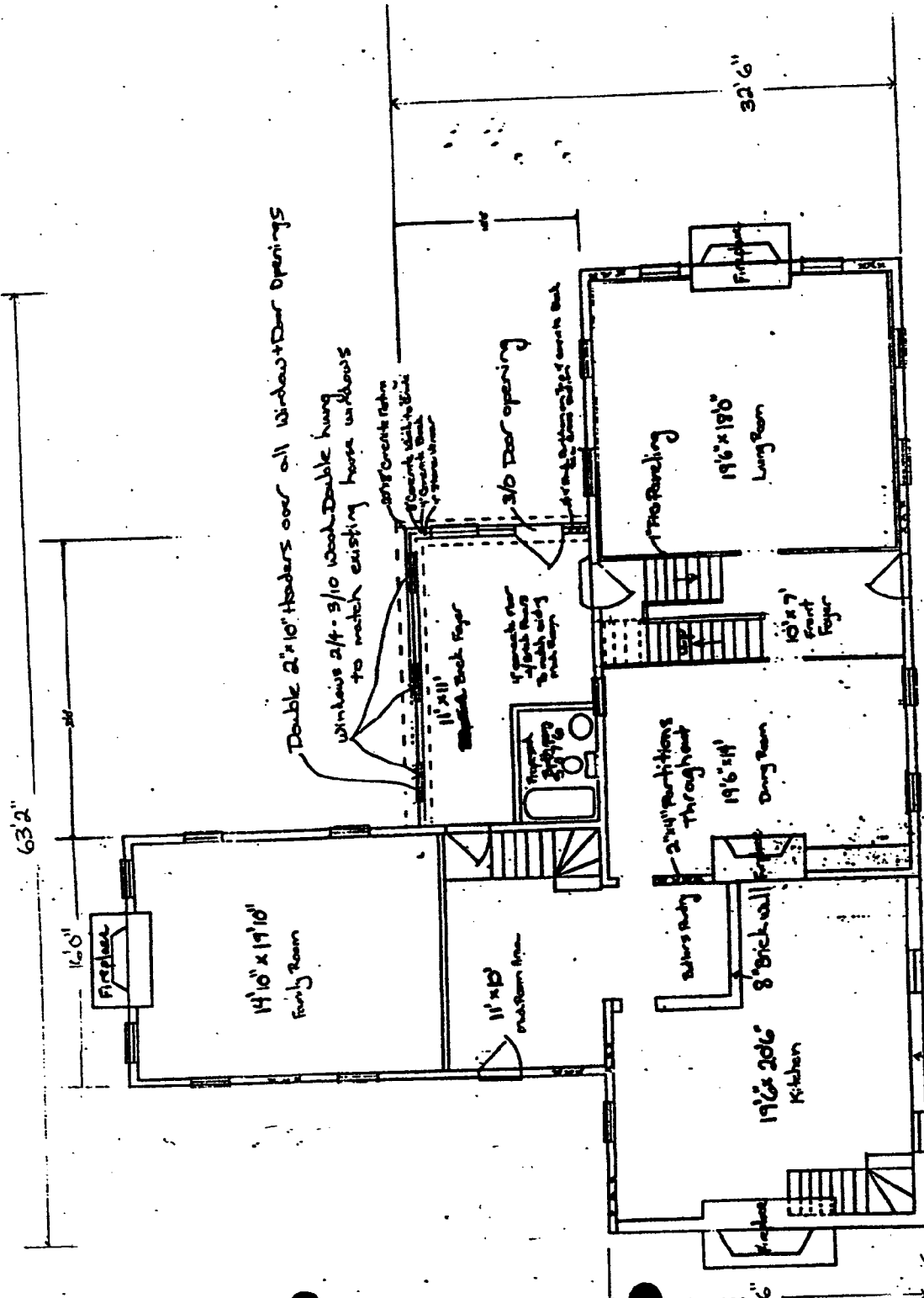
Existing

REAR ELEVATION

New Addition

Metal roof to match porch

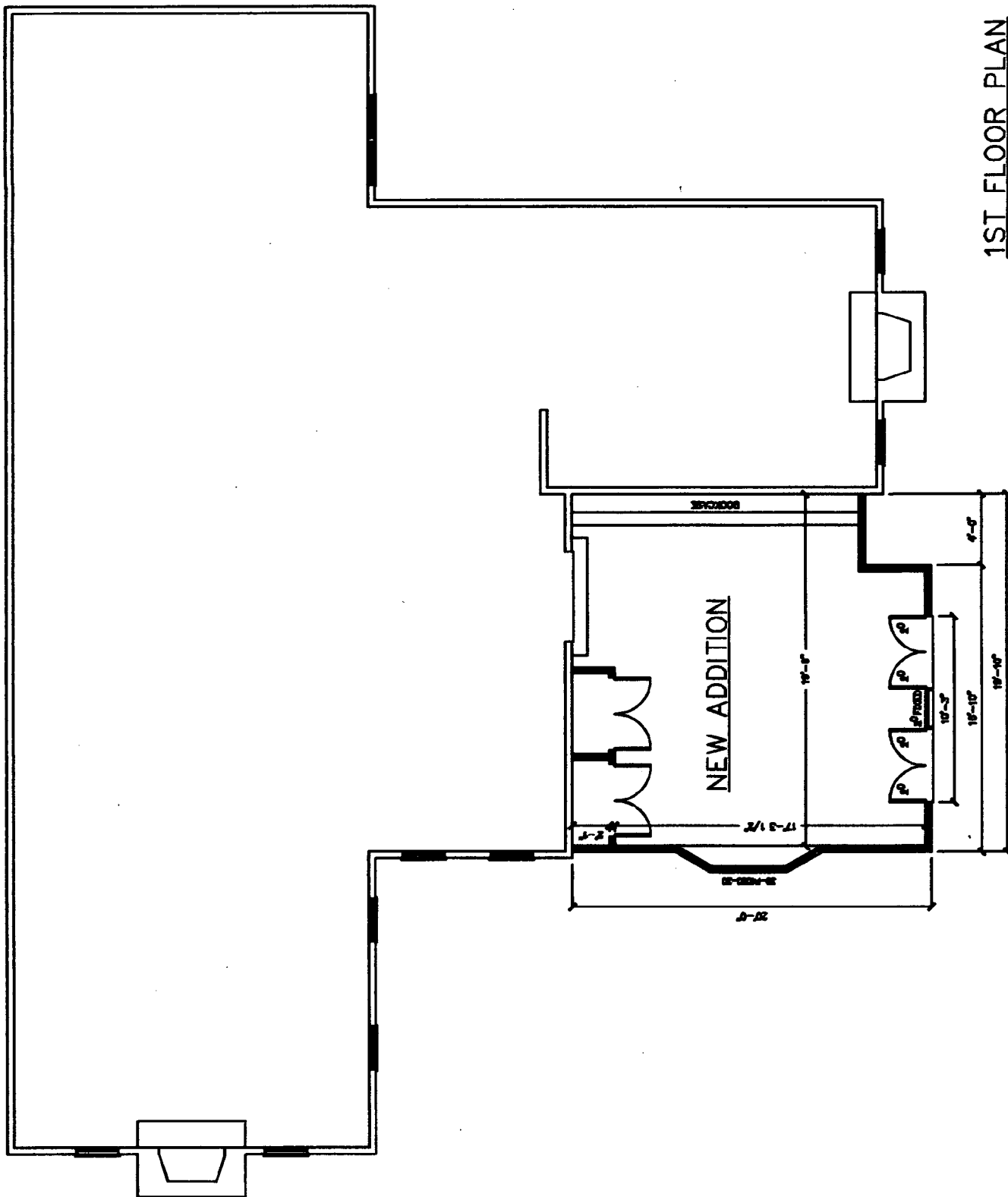
Existing Main House



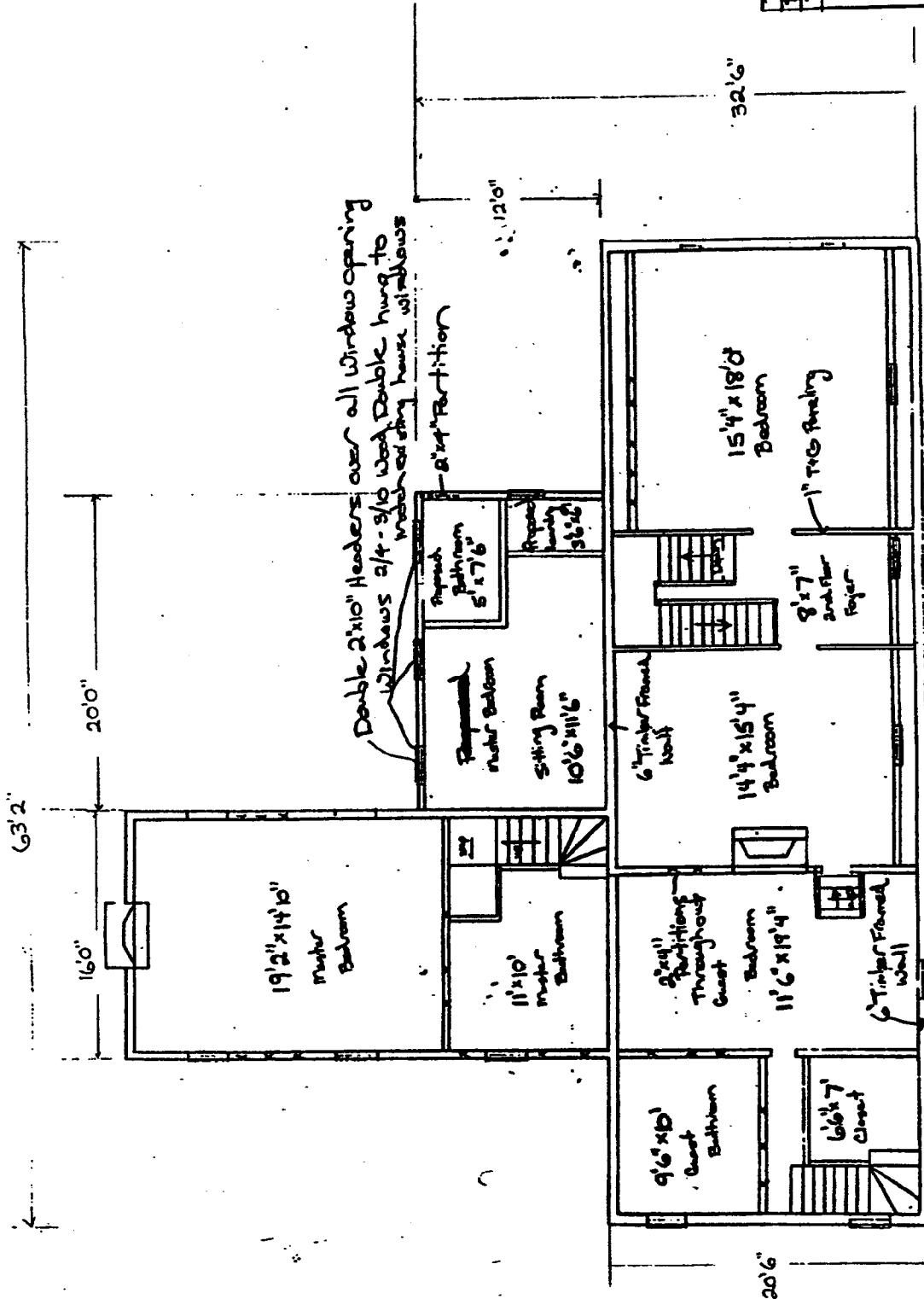
First Floor Plan

EXISTING FLOOR PLAN

Page 58  
 Date March 1, 1994  
 Scale 3/4" = 10'  
 Fertile Meadows Brick Rd.  
 Charles W. Small, Jr.  
 9884 main st.  
 PO Box 46  
 Damascus Md 20872



1ST FLOOR PLAN

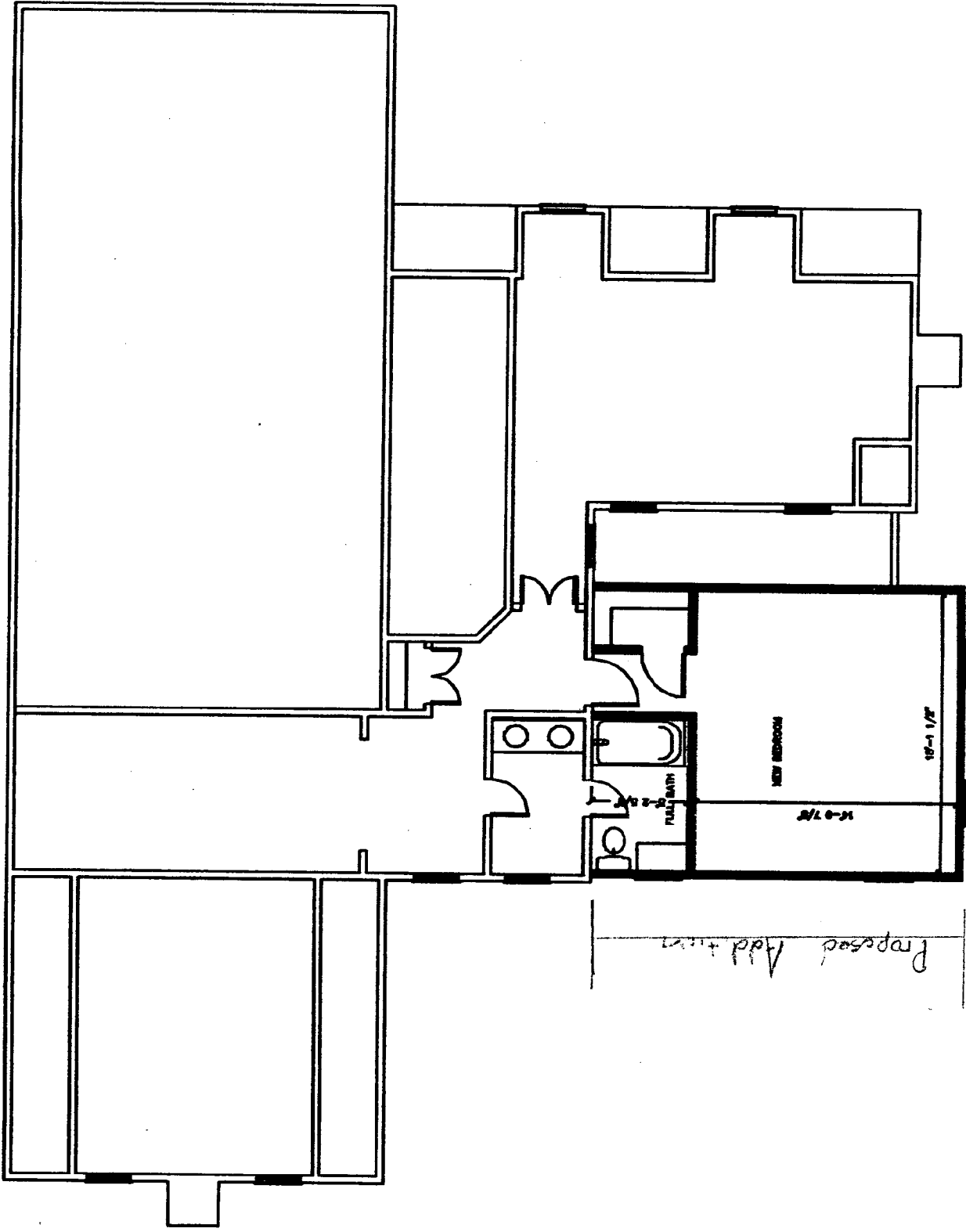


Page 36  
 Date March 1, 1995  
 Scale 3/8" = 1'-0"  
 Fertile meadows Bldg.  
 Charles W. Small Jr.  
 9684 main st.  
 PO Box 46  
 Damascus Md.  
 20872

Second Floor Plan

EXISTING FLOOR PLAN





2ND FLOOR PLAN

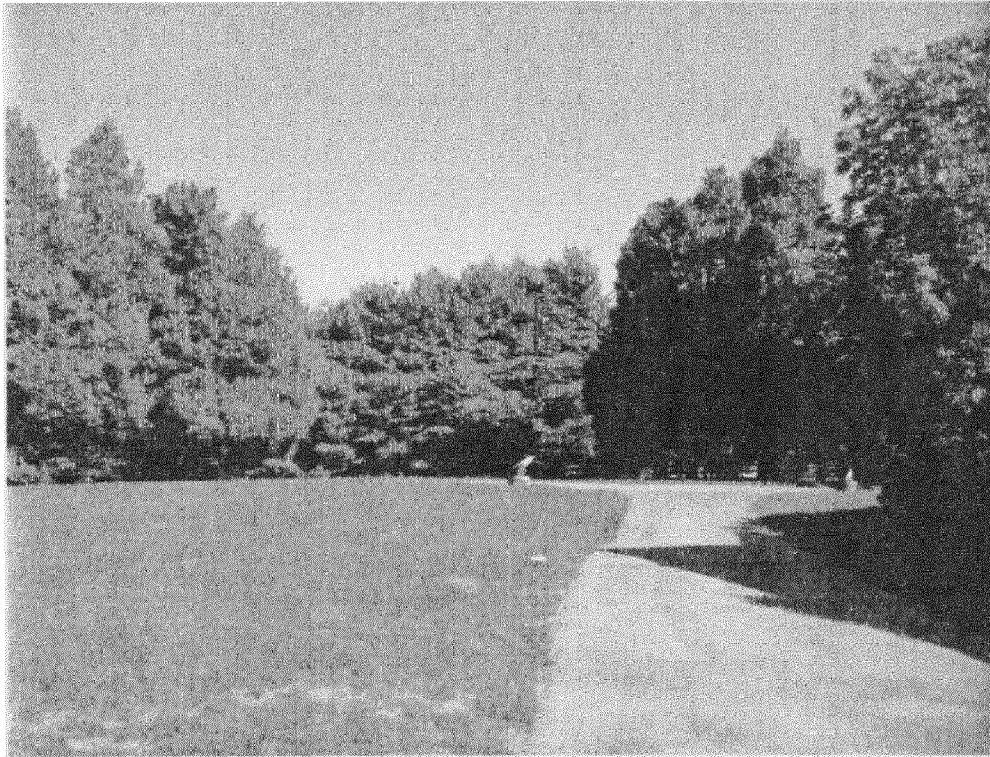
Proposed Addition

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

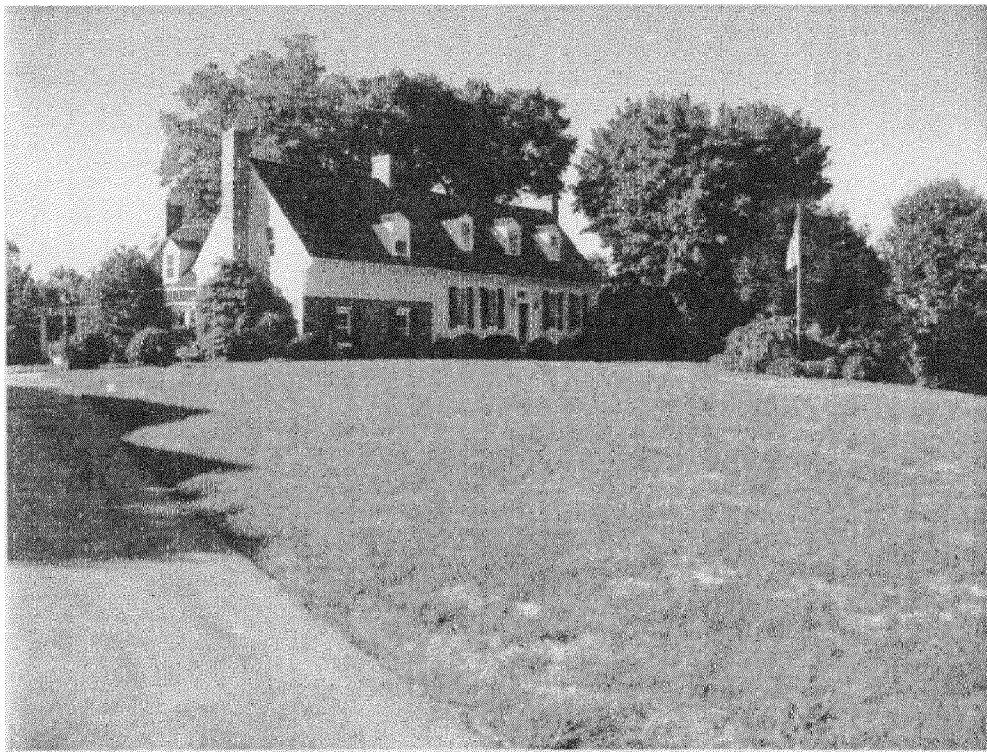
Material Specifications:

- Siding: 8" horizontal wood clapboard siding to match existing house
- Windows: wood either true divided light or simulated divided light to match existing house. On 1<sup>st</sup> floor, casement bay window, grilles on casements, no grilles on picture window.
- Doors: 2 sets of 4' wide double French doors with 2'0" fixed panel in between (10' wide total). Hinged Double Patio Door 8'0" tall. Either true divided light or simulated divided light
- 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, Metal roof over 1-story portion to match existing covered porch
- Addition Base: Brick to match that installed in 1994 addition
- Trim: Wood fascias, corner boards and window headers to match existing house
- Patio: Brick pavers will be used when relocating the patio

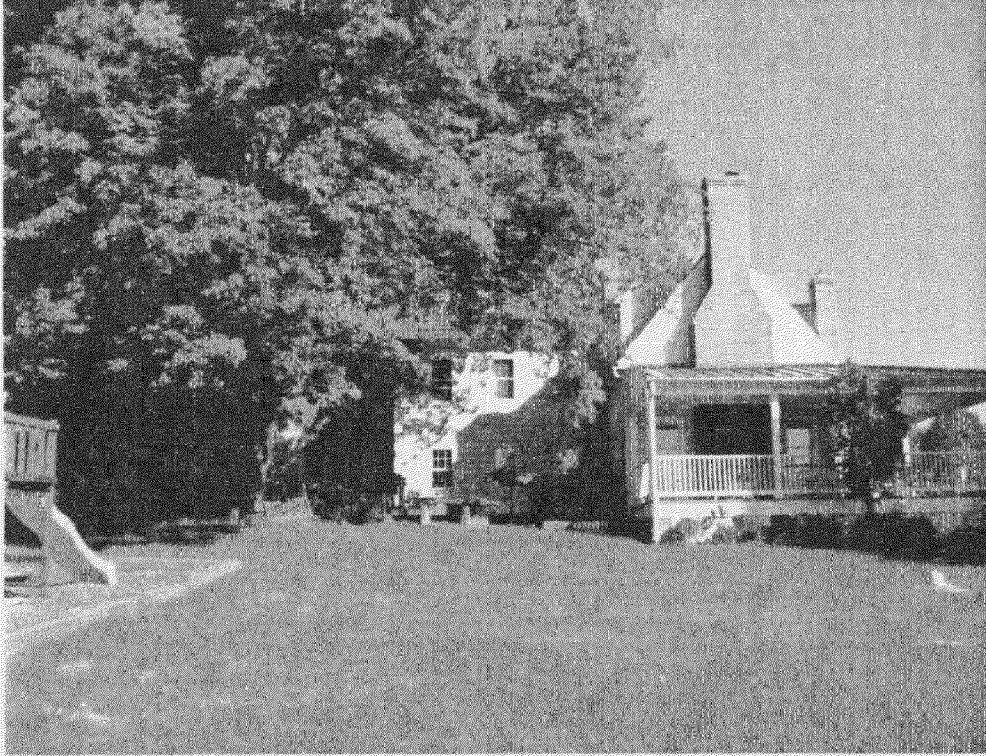
**ATTACHMENT 4: Photographs (See following pages)**



VIEW OF PUBLIC ACCESS

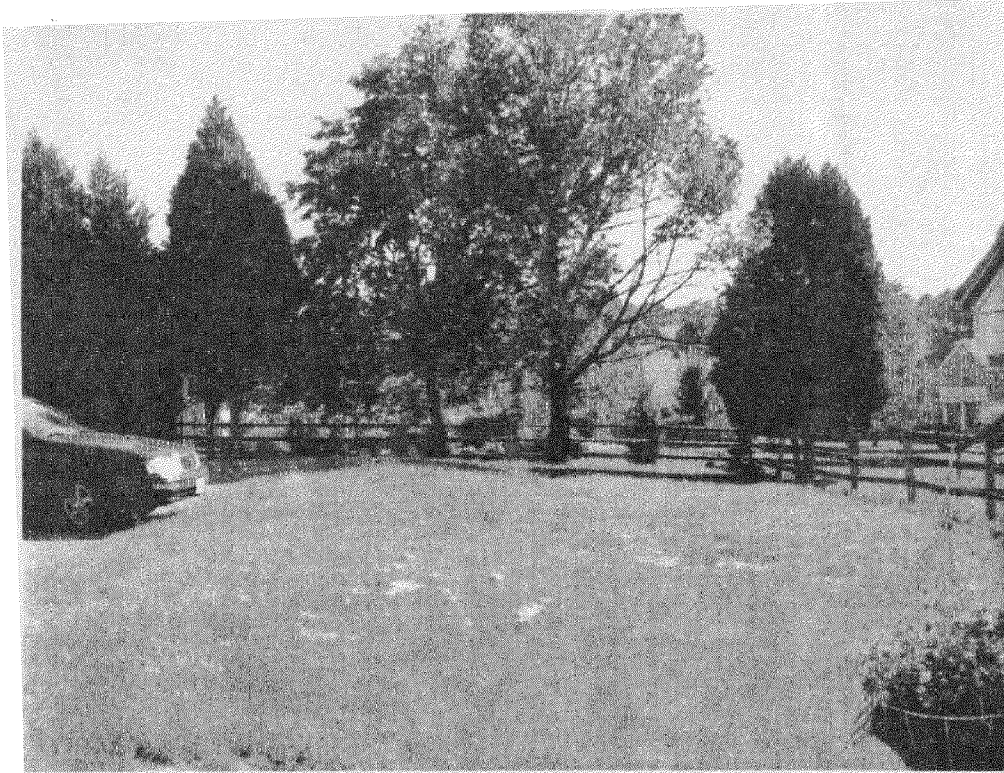


VIEW FROM PUBLIC ACCESS / FRONT ELEVATION



REAR ELEVATION

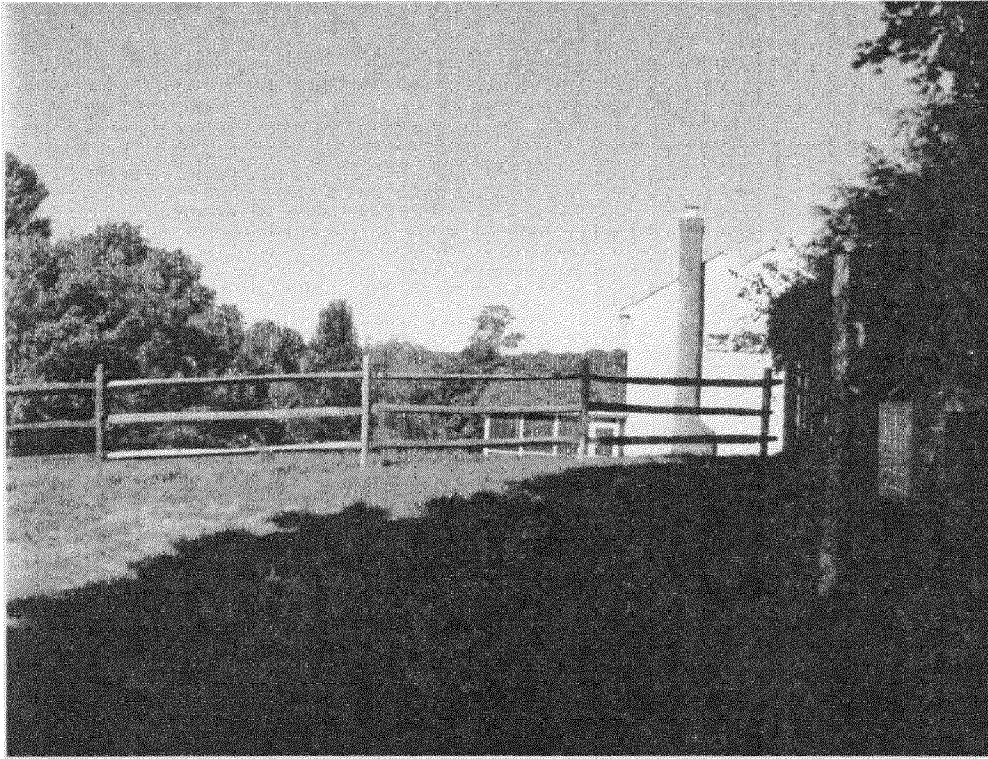
VIEW OF AREA PROPOSED FOR 2-STORY ADDITION & PATIO



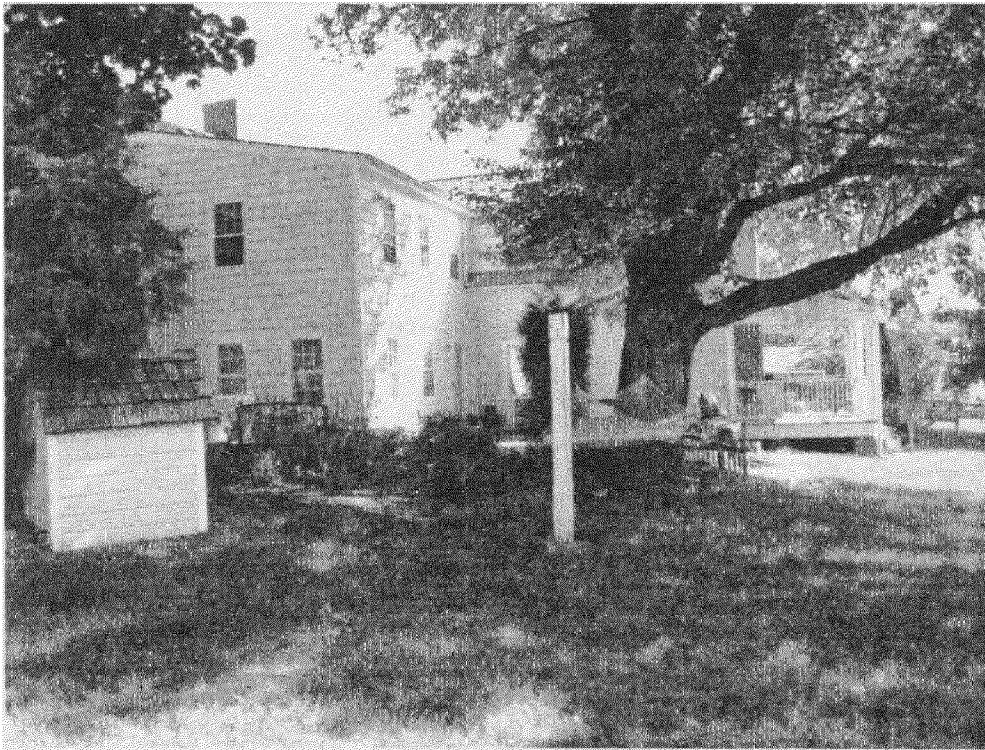
VIEW OF LOT 7



VIEW FROM LOT 7 / RIGHT SIDE ELEVATION



**VIEW OF LOT 9**



**VIEW FROM LOT 9 / LEFT SIDE ELEVATION  
VIEW OF PROPOSED 2-STORY ADDITION & PROPOSED PATIO**

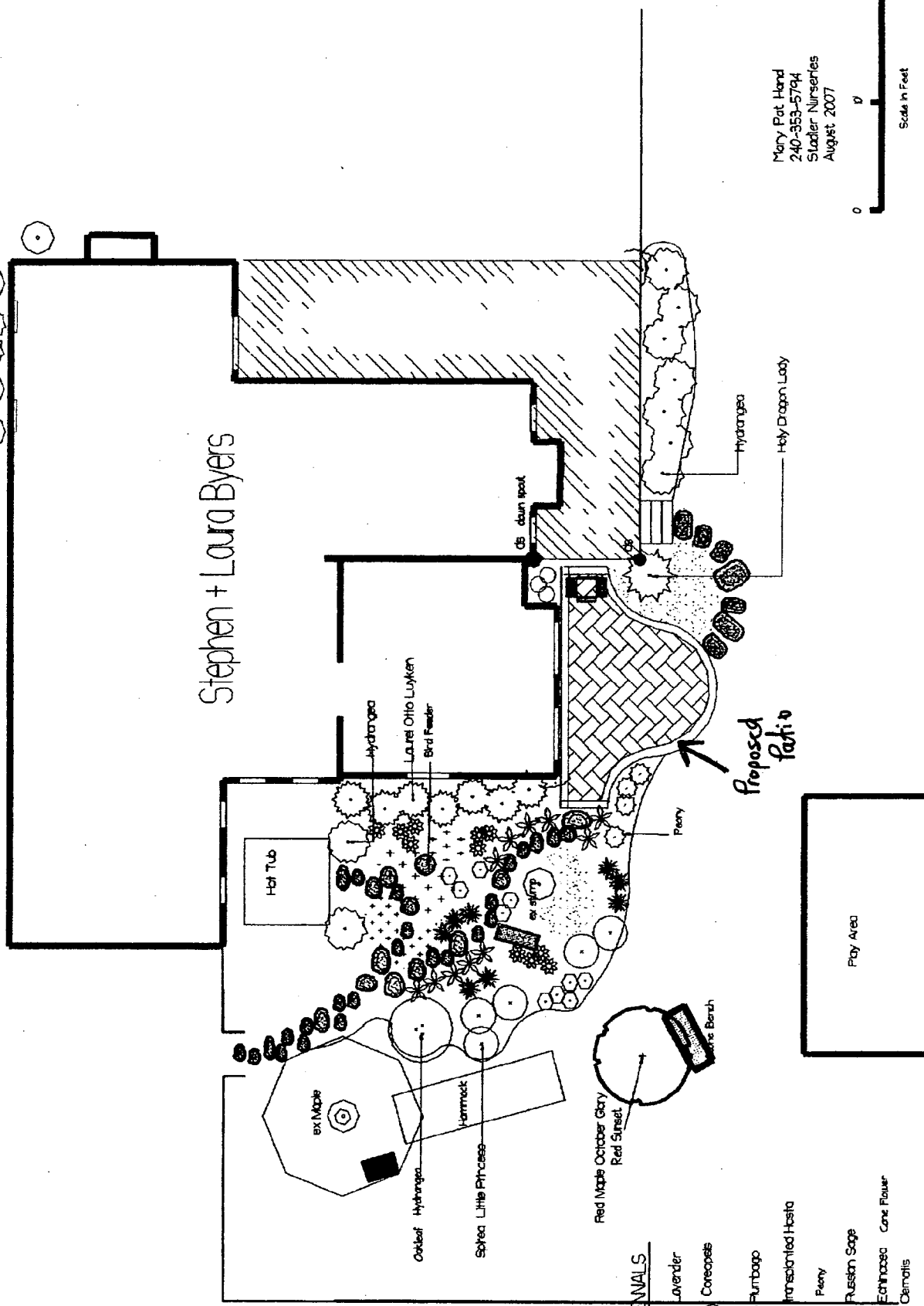
## **ATTACHMENT 5: Tree Survey**

A 60-foot 75-year-old red maple tree would need to be removed because it is less than 10 feet away from the proposed addition and poses serious hazard. There are a number of leaders that are in the space of the proposed addition. The owners investigated having the large interfering leaders removed, bringing in 3 tree experts. With leaders removed and concrete footers cutting the root system, the tree would not live.

A mature replacement tree (4"-5" caliper) of similar variety will be planted near the newly proposed patio.

# Landscaping Plan

remove end boxwood — add 3 azalea ("Macranthos")



Stephen + Laura Byers

Mary Pat Hand  
240-353-5794  
Studier Nurseries  
August 2007

Scale in Feet

## PERENNIALS

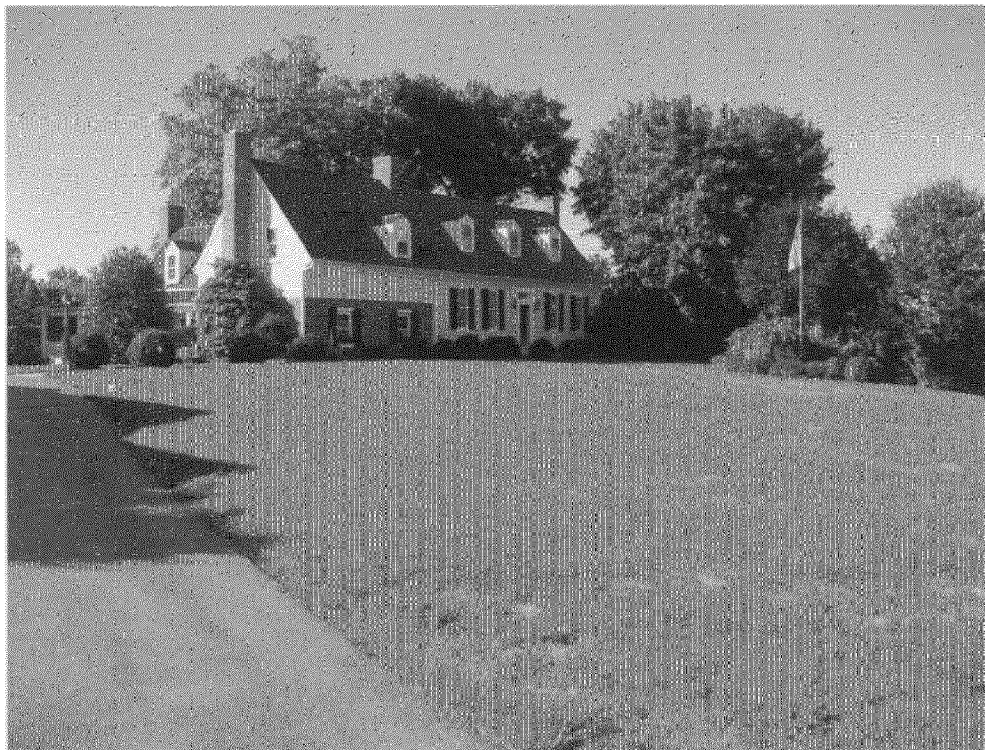
- ✓ Lavender
- ✓ Coreopsis
- ✓ Rumbago
- ✓ Transplanted Hosta
- ✓ Penny
- ✓ Russian Sage
- ✓ Echinacea
- ✓ Cone Flower
- ✓ Clematis



**ATTACHMENT 4: Photographs (See following pages)**



VIEW OF PUBLIC ACCESS



VIEW FROM PUBLIC ACCESS / FRONT ELEVATION



REAR ELEVATION

VIEW OF AREA PROPOSED FOR 2-STORY ADDITION & PATIO



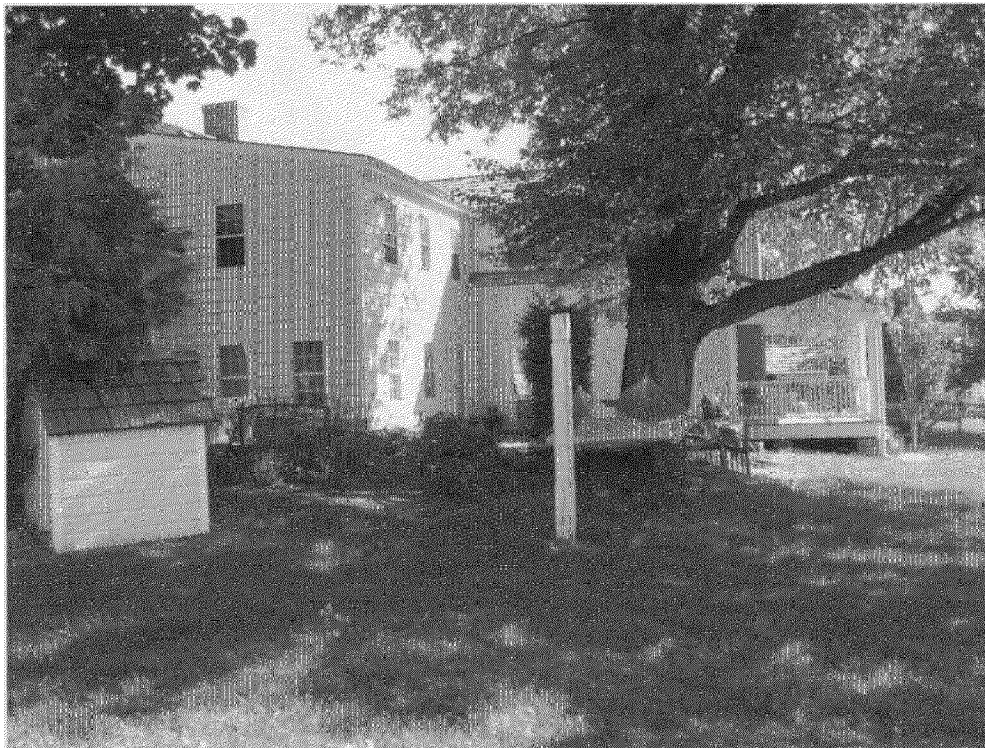
VIEW OF LOT 7



VIEW FROM LOT 7 / RIGHT SIDE ELEVATION



VIEW OF LOT 9



VIEW FROM LOT 9 / LEFT SIDE ELEVATION  
VIEW OF PROPOSED 2-STORY ADDITION & PROPOSED PATIO

— Need to do a little more research — call back on Monday (2)

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF ITEM

HEARING DATE: 08/15/07

SUBJECT PROPERTY:

9000 Brink Road  
Fertile Meadows Master Plan Individual Site

APPROVED HAWP FOR:

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

Approval was granted with the condition that the ridgeline of the new, addition be a minimum of 6" lower than the existing ridge on the main massing. This condition has been met.

PROPOSAL:

Since the addition was approved in 2004, the house has been sold to a new owner. This applicant would like to make some modifications to the approved HAWP design. The requested modifications are:

- Converting two, windows on the first floor of the approved two-story addition into two, double French doors with transoms.
- Remove a French door from the hyphen.
- Increase the overall length of the addition's footprint by 3'.
- Eliminate the two, windows on the first floor of the right elevation and replace them with a single, fixed sash, 20-light window with transom.
- Install an additional window on the second floor of the shed roof portion of the new addition, to balance this elevation.

STAFF RECOMMENDATION:

Staff is recommending that the Commission support these design change and give the staff authority to approve these changes as these are considered minor alterations to the already approved design for this new house construction. Staff would like to see minor changes to the design which include:

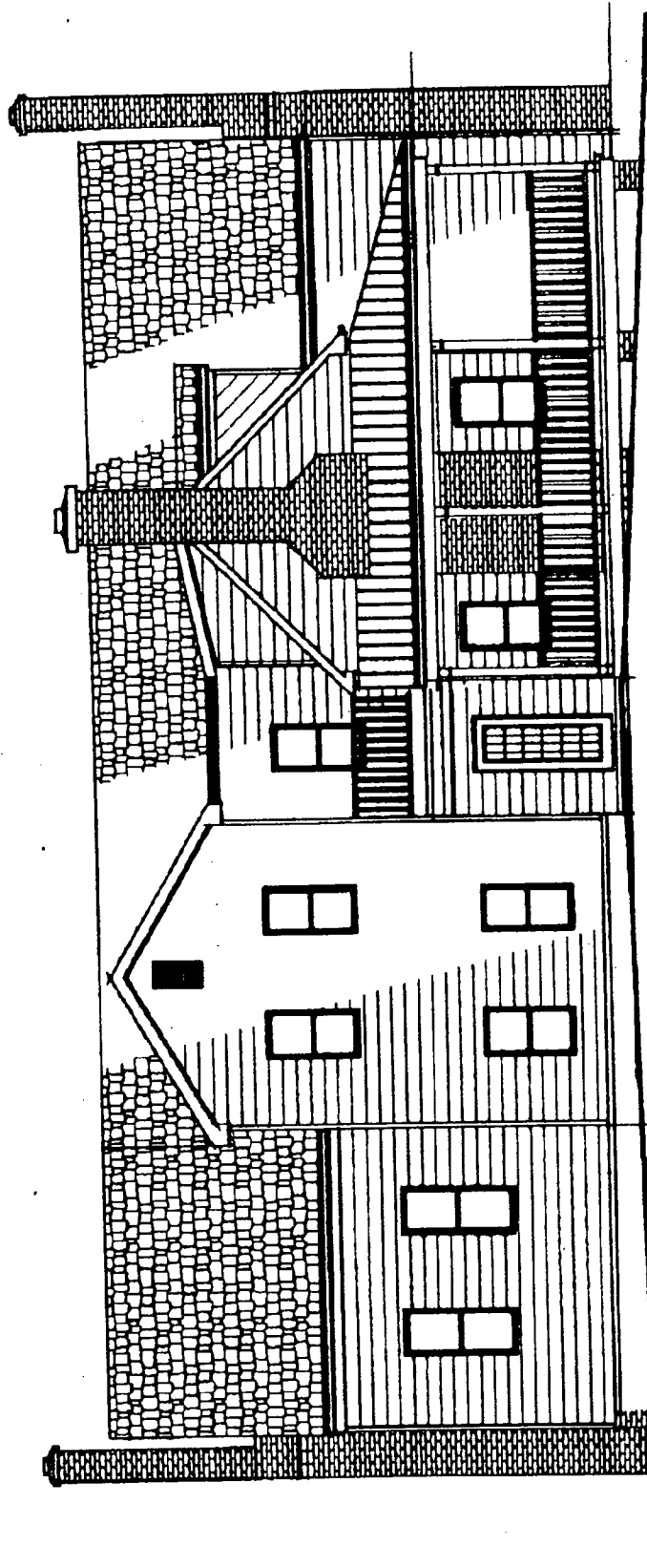
- Removal of the transoms on the proposed French doors and 20-light window.
- The raising of the 20-light window to the height of the not-approved transom.

COMMISSION'S DECISION:

To many changes  
→ Site plan etc,  
HPC for public review  
Fall HAWP review

Significant changes come back or  
build what is approved.

STAFF ITEM  
PRESENTED TO HPC  
THEY REQUESTED  
THE APP RETURN FOR  
HAWP  
See approved HAWP



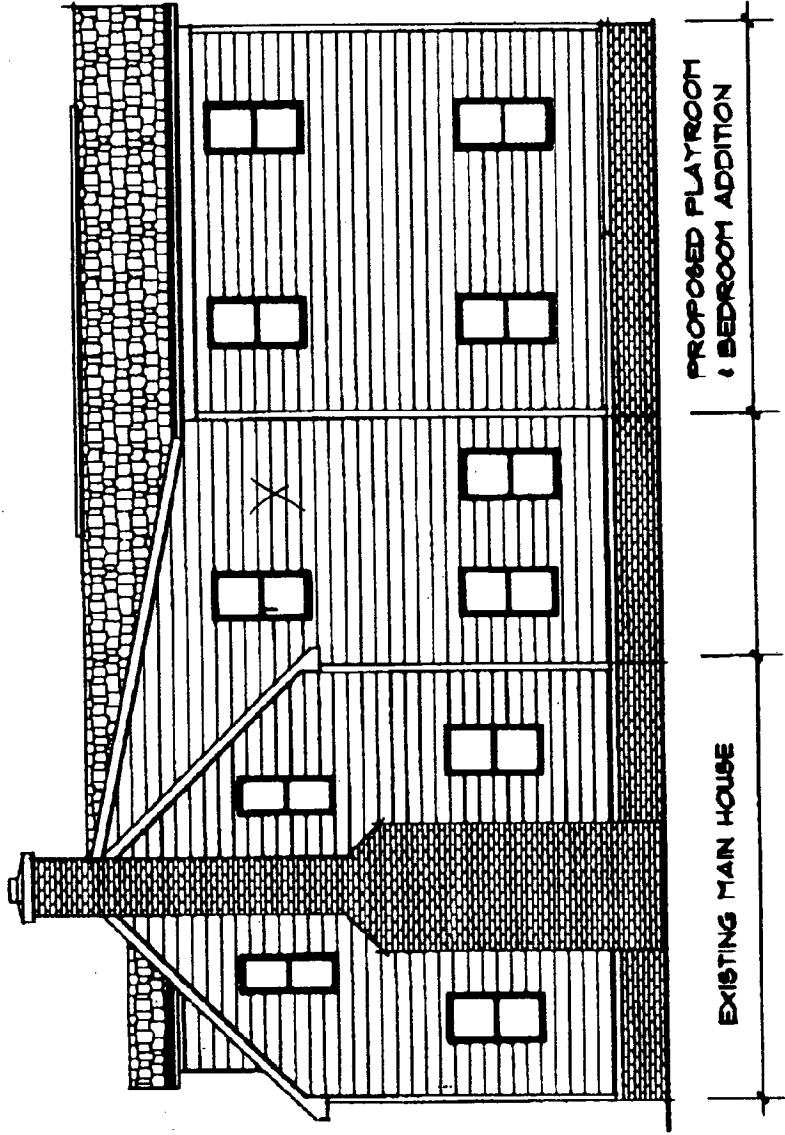
REAR ELEVATION

1/8"=1'-0"

APPROVED 2004

CURRENT PROPOSAL

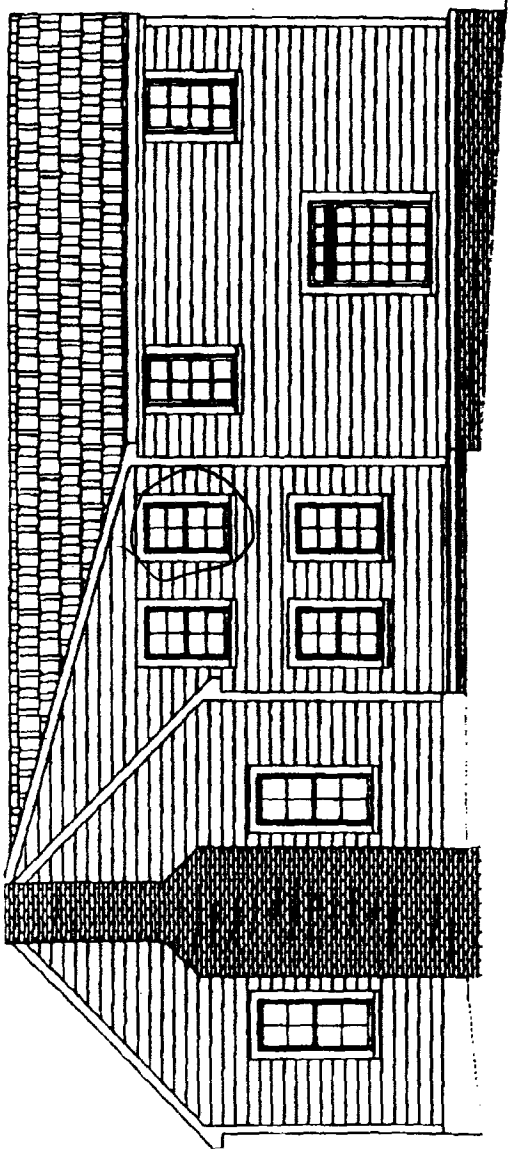




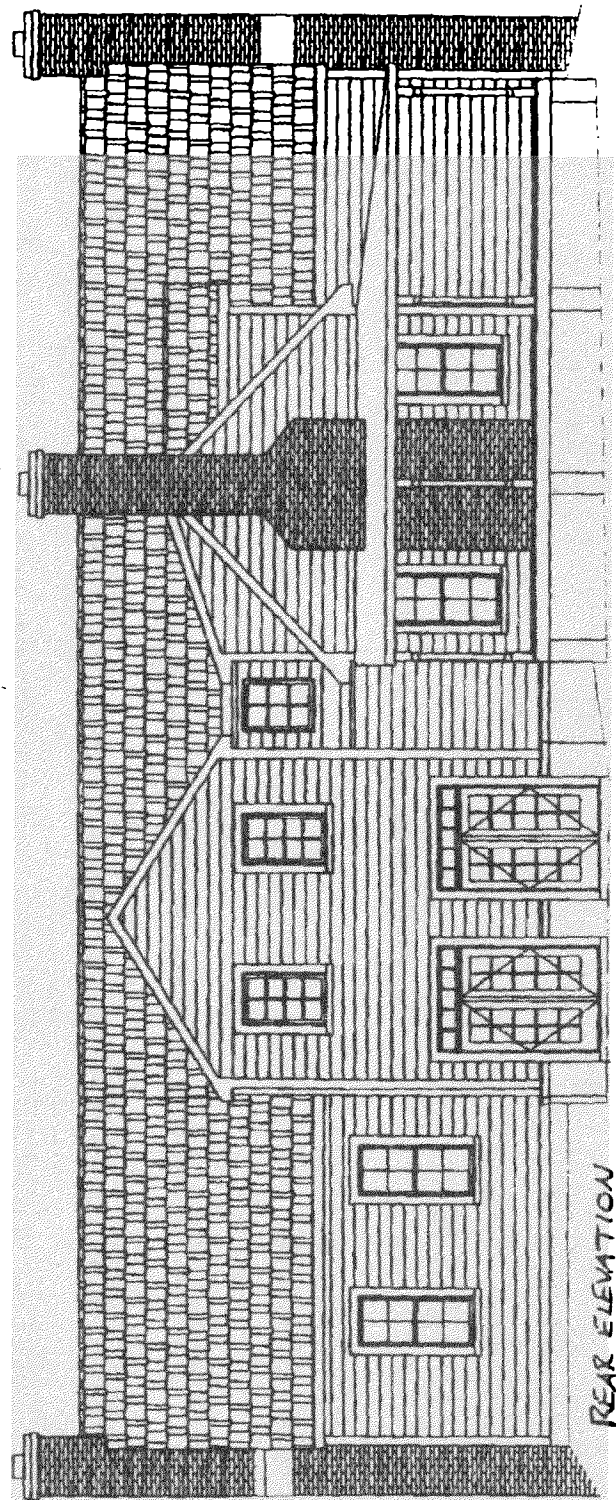
SIDE ELEVATION

1/8"=1'-0"

CURRENT PROPOSAL



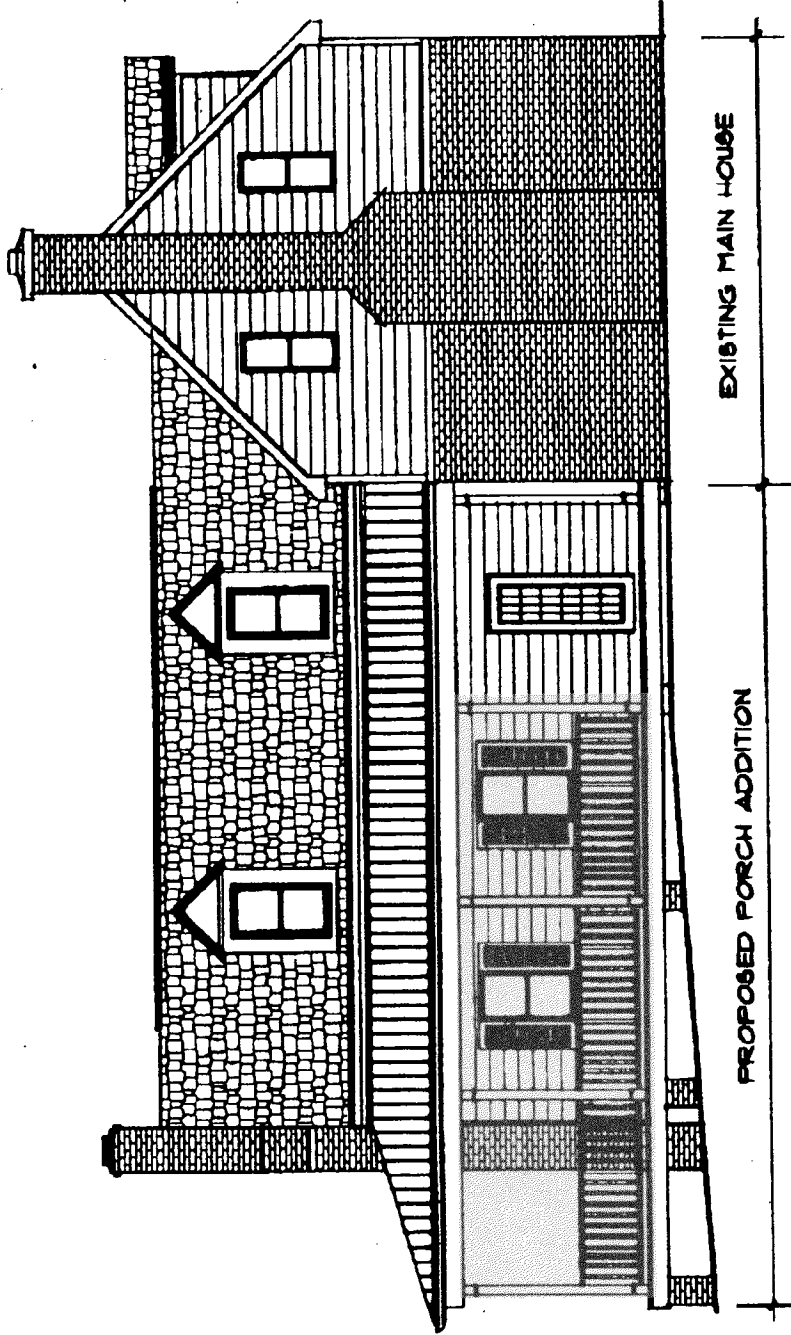
RIGHT SIDE ELEVATION



REAR ELEVATION

*M. M. M. M.*





EXISTING MAIN HOUSE

PROPOSED PORCH ADDITION

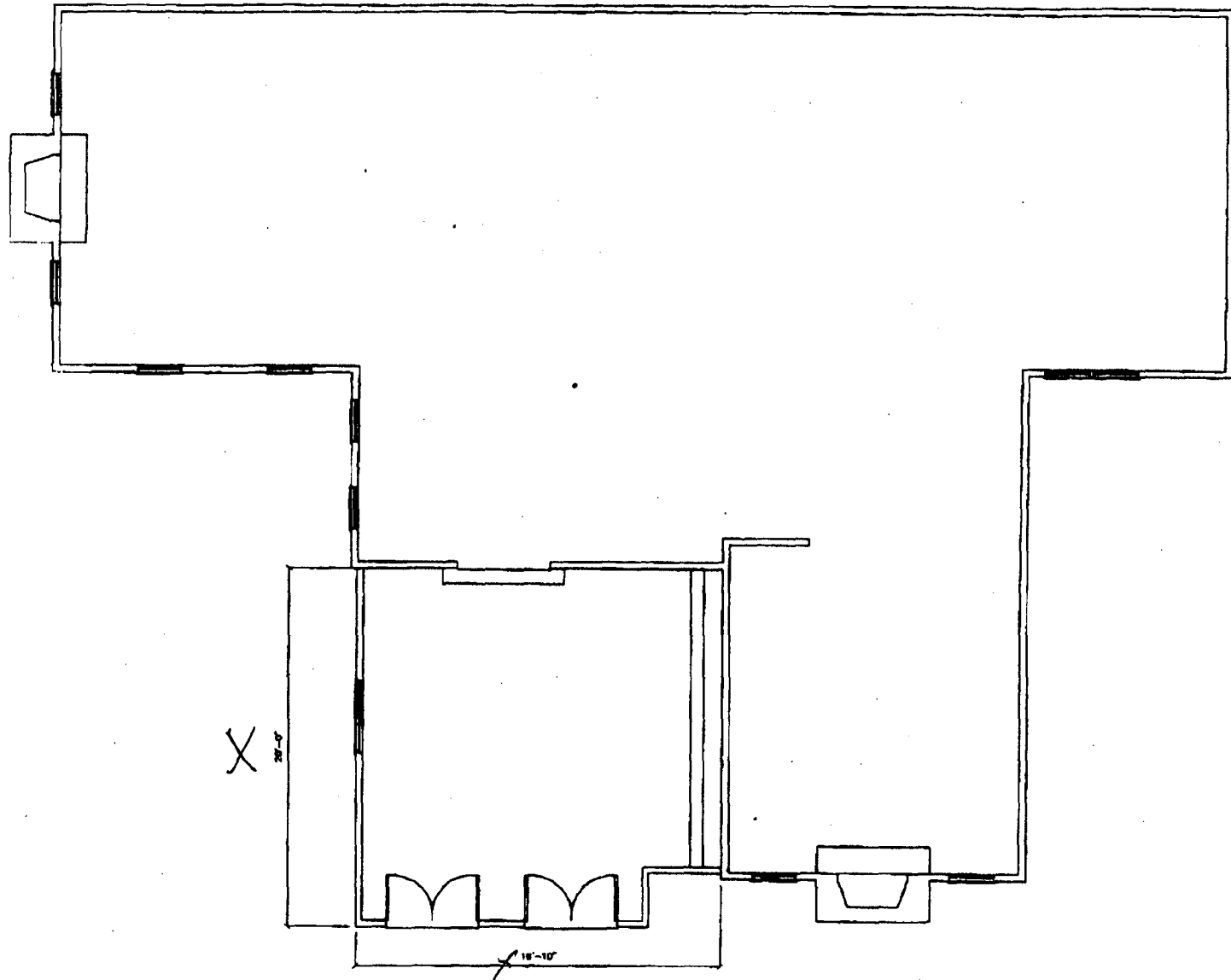
# SIDE ELEVATION

1/4"=1'-0"

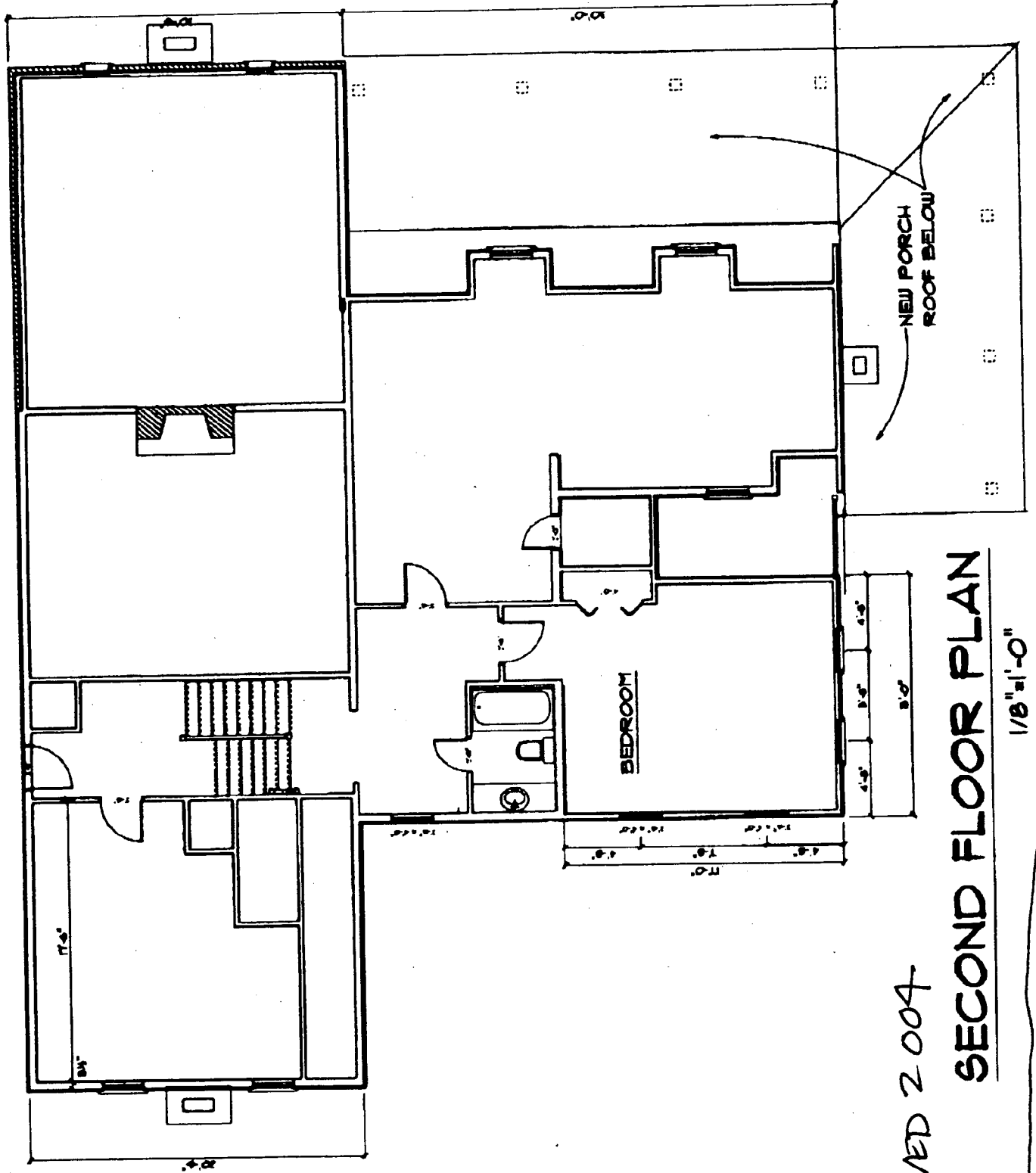
CURRENT PROPOSAL

APPROVED 2004





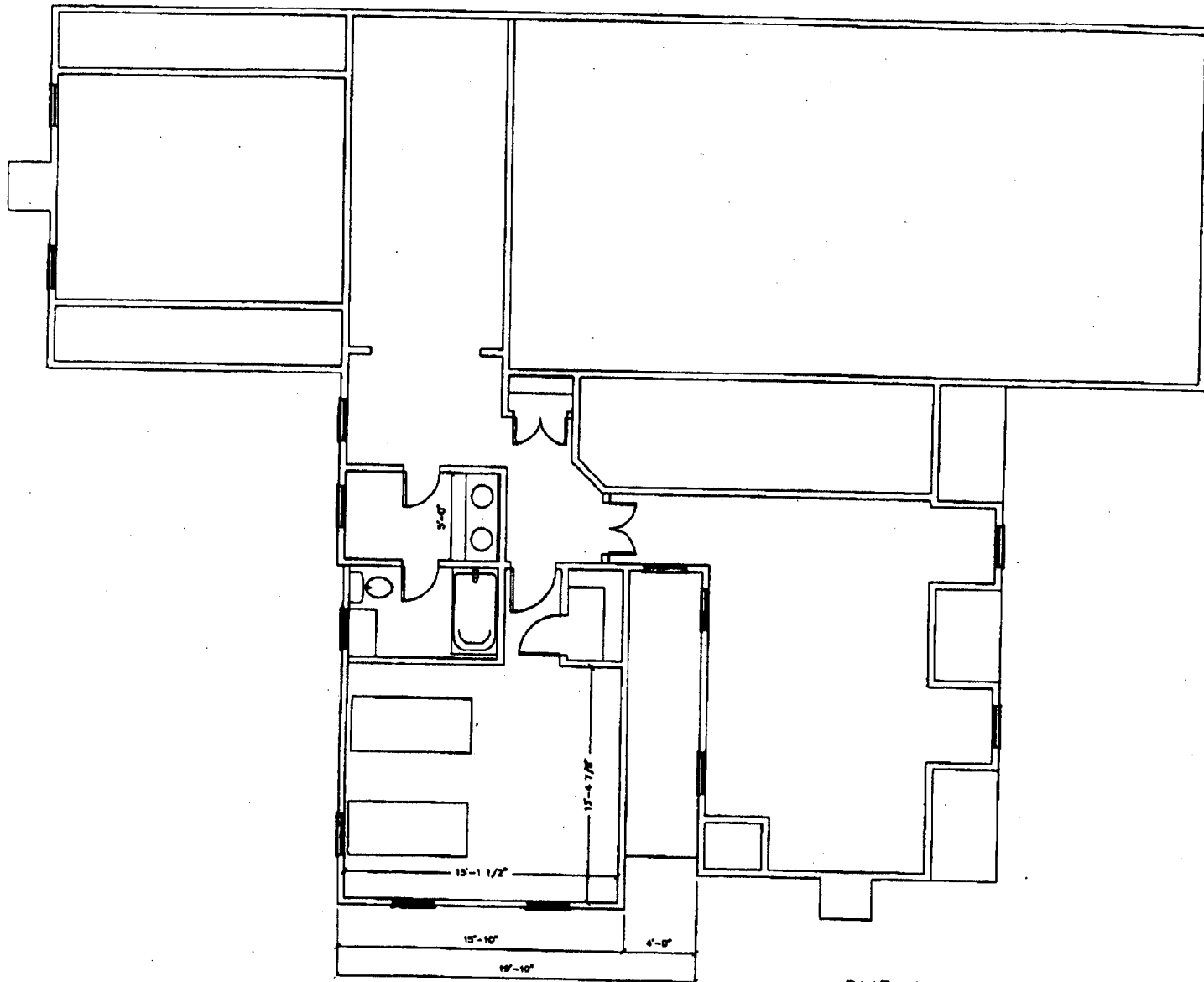
1ST FLOOR PLAN  
PROPOSED



Approved 2004

**SECOND FLOOR PLAN**

1/8"=1'-0"



2ND FLOOR PLAN

PROPOSED