

IV A

16/01-04A 20500 Martinsburg Rd  
MP Site 16/1 Trundle Farm




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 22, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 320682

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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**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Jonathan M. Warner

Address: 20500 Martinsburg Road, Dickerson, MD 20842

This HAWP approval is 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 at <http://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

#VD DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: DON HOOVER

Daytime Phone No.: 202. 588. 5454

Tax Account No.: 01936533

Name of Property Owner: Jonathan M. Warner Daytime Phone No.: 301. 663. 0202

Address: 20500 Martinsburg Road Dickerson MD 20842  
Street Number City State Zip Code

Contractor: Not Selected Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 20500 Street: Martinsburg Road

Town/City: Dickerson Nearest Cross Street: Wasche Road

Lot: n/a Block: n/a Subdivision: n/a

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P414

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 (complete Section 4)  Other: Swimming pool

1B. Construction cost estimate: \$ 40,000

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 5 feet 0 inches

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

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

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

[Signature]  
Signature of owner or authorized agent

Oct. 6, 2003  
Date

Approved:  For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: Jan. 22, 2004

Application/Permit No.: 3210682 Date Filed: 10/1/03 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:

The house consists of three main sections. The original section is log and was constructed in the early 1800's with two sections added in later years. The house has no original windows however the siding and size have been maintained. The house sits along Martinsburg Road on top of a hill. There are two significant other structures, a stone smoke house and stone smoke oven. These were probably built around 1850 when the C&O Canal was under construction. These two structures are located to the rear of the property along the south and west sides of the house.

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

The project will be tucked into the North side of the house which only has one window added in the late 20<sup>th</sup> century as part of an addition. The project will have no impact on the historical district.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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**

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**

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

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected 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**

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

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

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

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	20500 Martinsburg Road, Dickerson	<b>Meeting Date:</b>	01/14/04
<b>Applicant:</b>	Jonathan Warner	<b>Report Date:</b>	01/07/04
<b>Resource:</b>	<i>Master Plan Site #16/1, Trundle Farm</i>	<b>Public Notice:</b>	12/31/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	16/01-04A	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Installation of pool and landscaping features

**RECOMMEND:** Approval

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site # 16/1, Trundle Farm*  
**STYLE:** One-and-a-half story log and frame house with stone outbuilding  
**DATE:** c. 1821

Trundle Farm originally was 238 acres with multiple buildings (house, sandstone bank barn, sandstone spring house, and more) located on both the east and west sides of Martinsburg Road (the road wasn't built until 1879). The original farm has been divided and the applicant owns the house and a sandstone smoke house and stone smoke oven which are on the west side of the road. The house is one-and-a half story log and frame building and the earliest part of the house, the log section, dates to 1821. A porch extends across the front (east) elevation. The house has no original windows and has been altered over time. The house and stone outbuilding sit on approximately 30 acres on the top of a hill that leads down to the C and O Canal. The property is also known as Lock Overlook Farm because there was once a lock house for the canal.

**PROPOSAL**

The applicant is proposing installation of a pool at the right (north) side of the house. The pool will be 14 feet wide by 43.5 feet long and would be designed with grass leading up to the stone edges around the pool on 2 ½ sides (see photo example in Circle 17). The other 1 ½ sides of the pool (the north end and north half of the west side) would have a vanishing edge design (see photo example in Circle 16).

The applicant will install a 5' tall fence around the pool area as required by Montgomery County and, according to the landscape architect, it will be a "board fence (paddock fence) with wire mesh for security. The fence will stylistically match the existing paddock fencing located on the

property. The wire mesh will be attached to the inner side of the board fence and will be nearly transparent.” The applicant will install a flagstone patio between the house and a new 6’ x 6’ spa and the pool. There will be a wood trellis and new screening called “green screen”, designed to allow the panels to blend in with the setting (see Circle 15 ), with stone piers between the screening panels.

To place the pool in this location the applicant must remove no more than five trees from the far north side of the proposed pool site. According to the landscape architect (see Circle 10 ):

Several trees located along the north edge of the project area shall be removed as part of construction. The trees are of no significant value and considered by many to be pest trees including species such as *Morus alba* – Common Mulberry, *Robinia pseudoacacia* - black locust, *Ailanthus altissima* – Tree of Heaven. The trees range in size from 15” caliper to 7” caliper. Immediately adjacent to these trees to the north is a forested area that includes hundreds of trees to be saved.

The applicant plans to plant a new orchard of trees northeast of the house between the pool and the road (see Detailed Site Plan in Circle 8 ).

### **STAFF DISCUSSION**

Staff used the Secretary of the Interior’s *Standards for Rehabilitation* as a guide, specifically:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;

Standard #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 a property will be avoided;

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

The applicant has strategically sited this pool where it will have the least impact on one of the most unique and important features of this resource—the vista. The virtually untouched rural setting of this house with its unique sandstone outbuilding make it truly a find in Montgomery County and staff is pleased to see an owner who appreciates the importance of the pristine setting. Rather than place the pool smack in the middle of the back yard and obstruct the vista and the relationship between the house and outbuilding, this proposal has the pool tucked away to the side of the house where it will have a minimal impact on the historic resource and the beautiful setting.

The pool and the additions to the surrounding area are also designed to be unobtrusive and to create a naturalistic setting with lots of grass, a small amount of decking, and the use of compatible materials including flagstone, carderock stone, wood trellis, simple and open fencing, and green screen. The trees that need to be removed are not large and not specimen trees. Staff recommends approval of the proposal.

## **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's *Standards for Rehabilitation* #2:

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

and 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 (if applicable)**. 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 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



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Liber: Folio: Parcel: P414

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 (complete Section 4) Other: Swimming pool

1B. Construction cost estimate: \$ 40,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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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.

Signature of owner or authorized agent

Date: Oct. 6, 2003

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 320682 Date Filed: 10/6/03 Date Issued:



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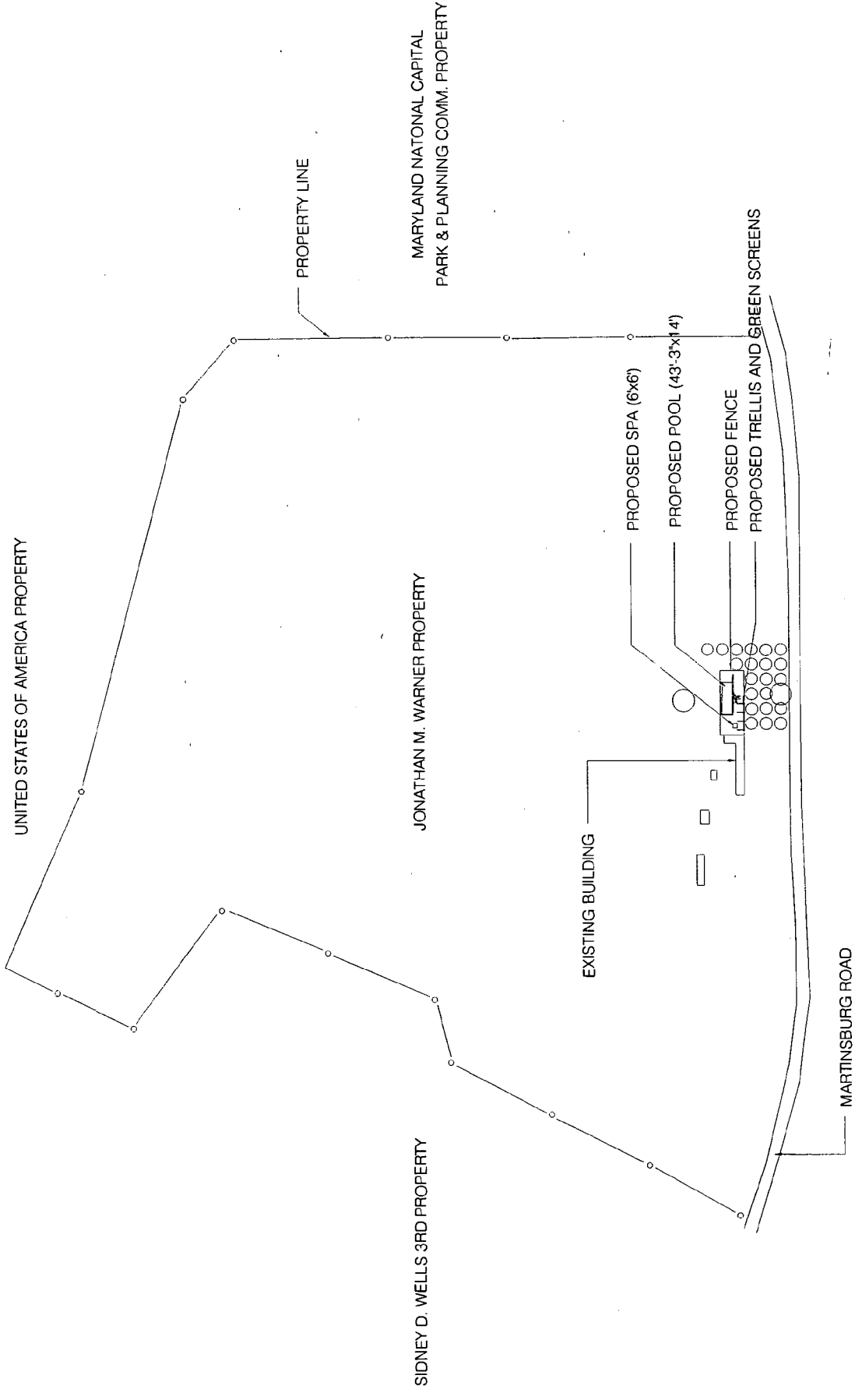
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**Addresses of adjacent and confronting property owners**  
 (see site plan for the locations)

Project: Lock Overlook farm  
 Owner: Jonathan M. Warner  
 Address: 20500 Martinsburg Road  
 Dickerson, MD 20842

Owner's name	Owner's address	Premises address	Parcel number
Wells, Sidney D. 3rd	309 Market Street Brookeville, MD 20833	Martinsburg Road	P610 P737
Shawver, Audry J. Jr.	20501 Martinsburg Road Dickerson, MD 20842-9270	20501 Martinsburg Road Dickerson, MD 20842-9270	P407
Maryland National Capitol Park & Planning Comm.	8787 Georgia Avenue Silver Spring, MD 20910	Martinsburg Road	P147 P702
United States of America	C Street 18th and 19th Street, NW Washington, DC 20006	Martinsburg Road	P816



7

LOCK OVERLOOK FARM  
 SEPTEMBER 30, 2003

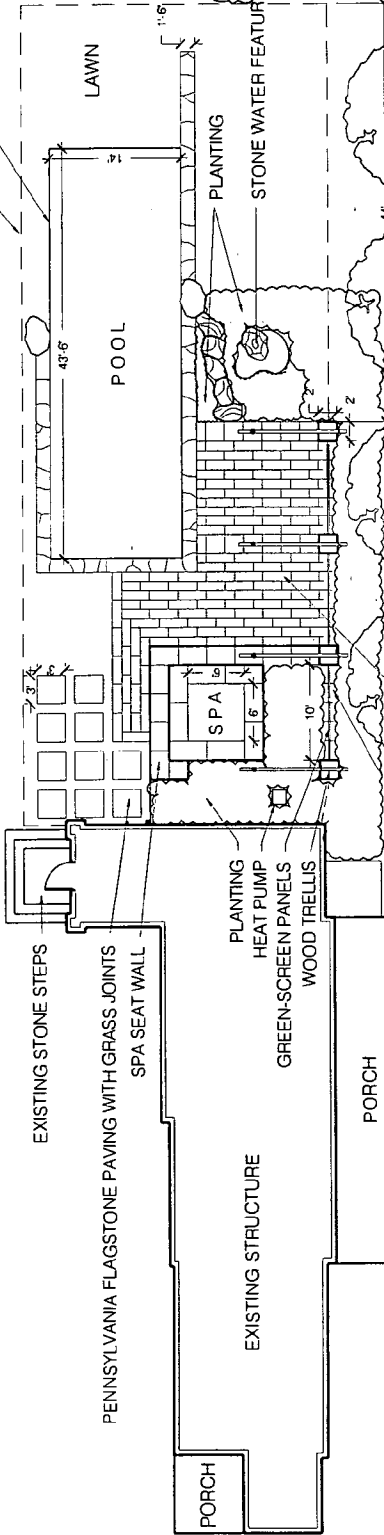
SITE PLAN

1"=200'

LAWN

5' FENCE AS REQUIRED BY CODE

VANISHING POOL EDGE



LAWN

ORCHARD TREES

EXISTING TREE

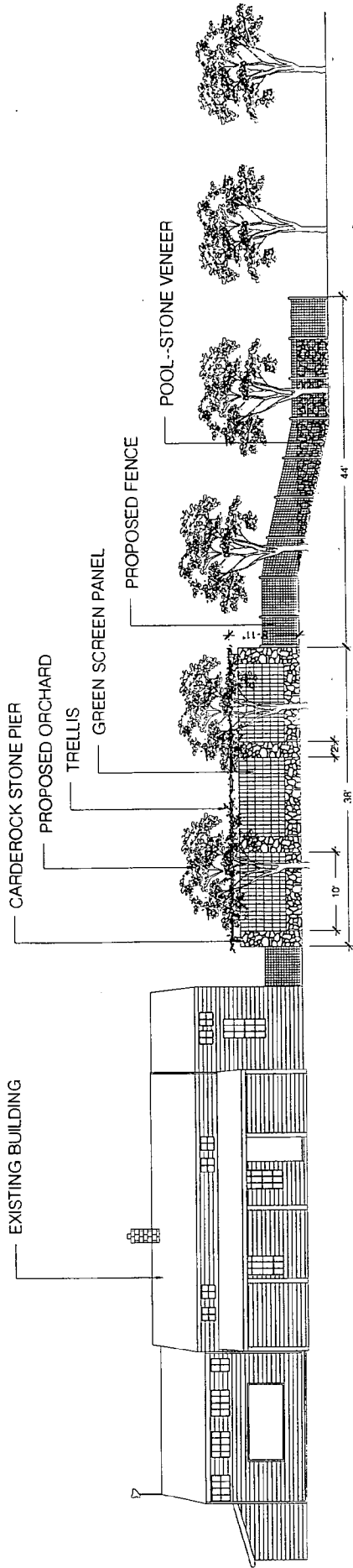
MARTINSBURG ROAD

LOCK OVERLOOK FARM

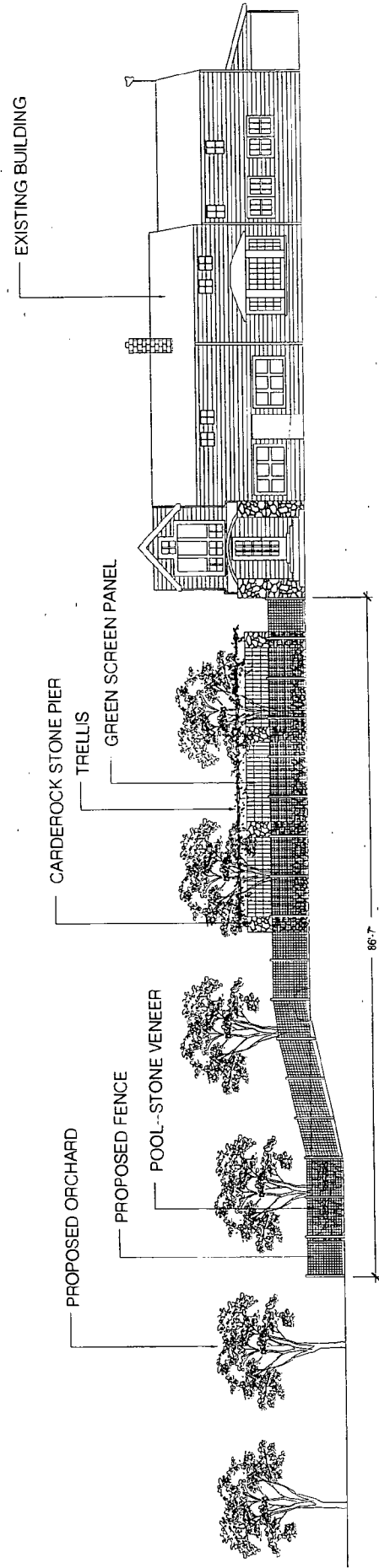
SEPTEMBER 30, 2003

1"=200'

8



EAST ELEVATION



WEST ELEVATION

**Fothergill, Anne**

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**From:** don hoover [donhoover@oculus-dc.com]  
**Sent:** Tuesday, December 16, 2003 10:25 AM  
**To:** Fothergill, Anne  
**Cc:** Jonathan Warner  
**Subject:** Lock Overlook Farm

Dear Ann,

It was a pleasure to meet with you yesterday to discuss Jonathan Warner's plans for improvements to his historic property in Montgomery County. As discussed, please find the following text that we would like to have included with our application.

Several trees located along the north edge of the project area shall be removed as part of construction. The trees are of no significant value and considered by many to be pest trees including species such as *Morus alba* – Common Mulberry, *Robinia pseudoacacia* - black locust, *Ailanthus altissima* – Tree of Heaven. The trees range in size from 15" caliper to 7" caliper. Immediately adjacent to these trees to the north is a forested area that includes hundreds of trees to be saved.

If you have any questions or want us to make changes to the text, please feel free to give me a call. Thank you.

Don Hoover

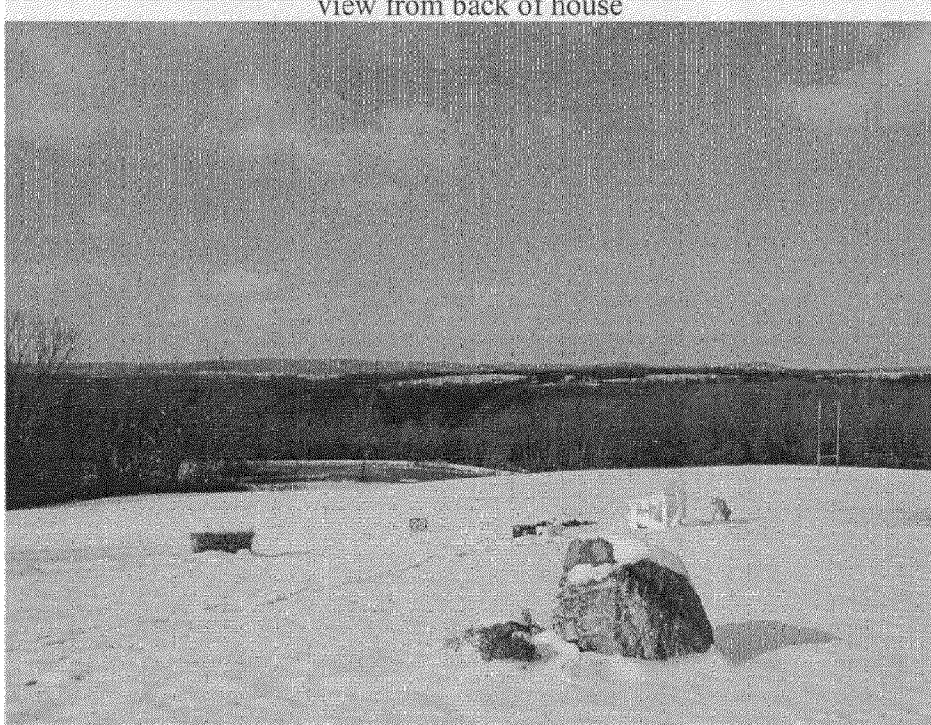
12/18/2003

10

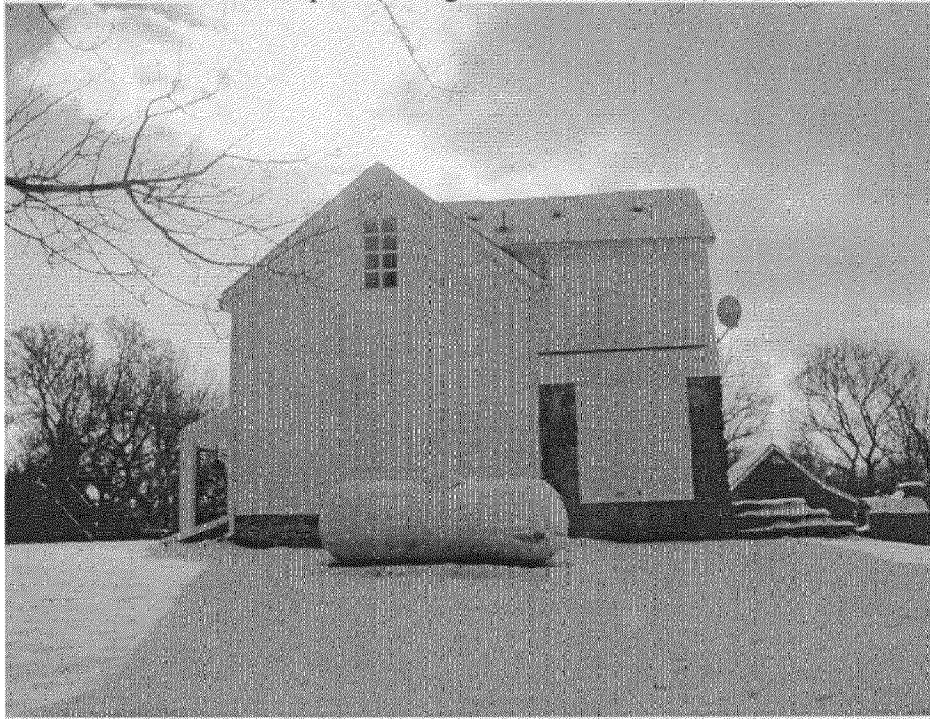
Front of house facing Martinsburg Road



view from back of house



site of pool (facing north side of house)

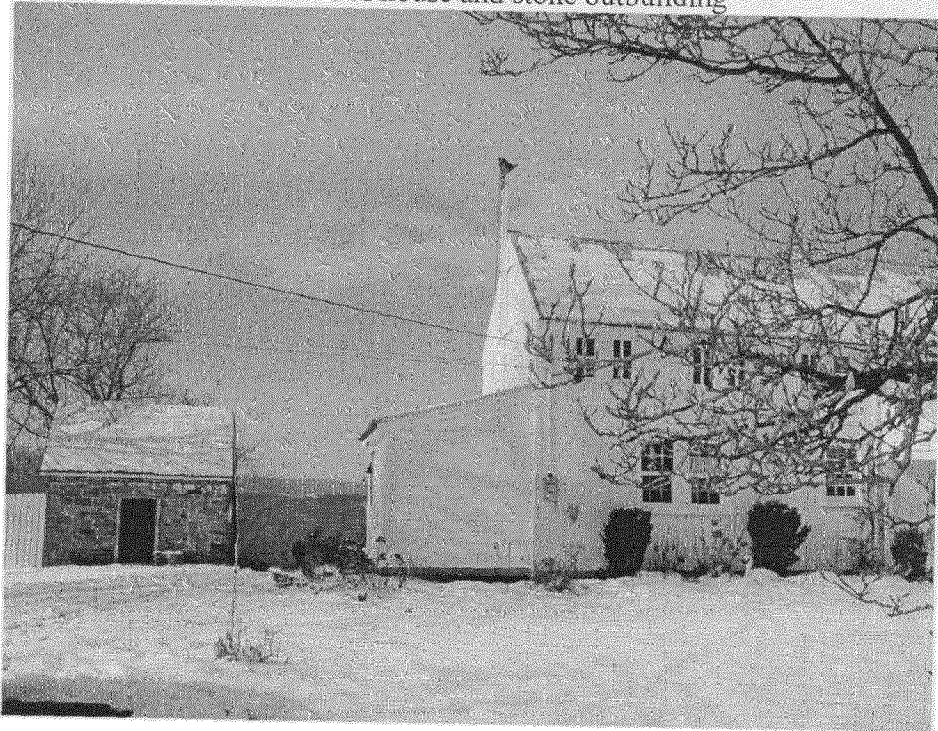


north end of pool site (maximum 5 trees to be removed)

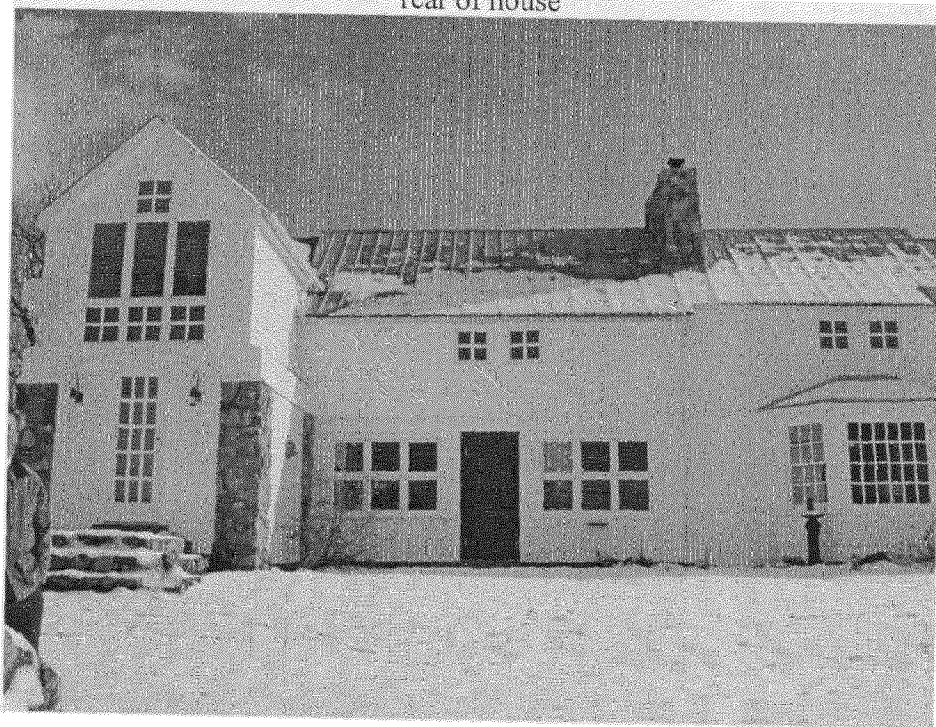




left front of house and stone outbuilding



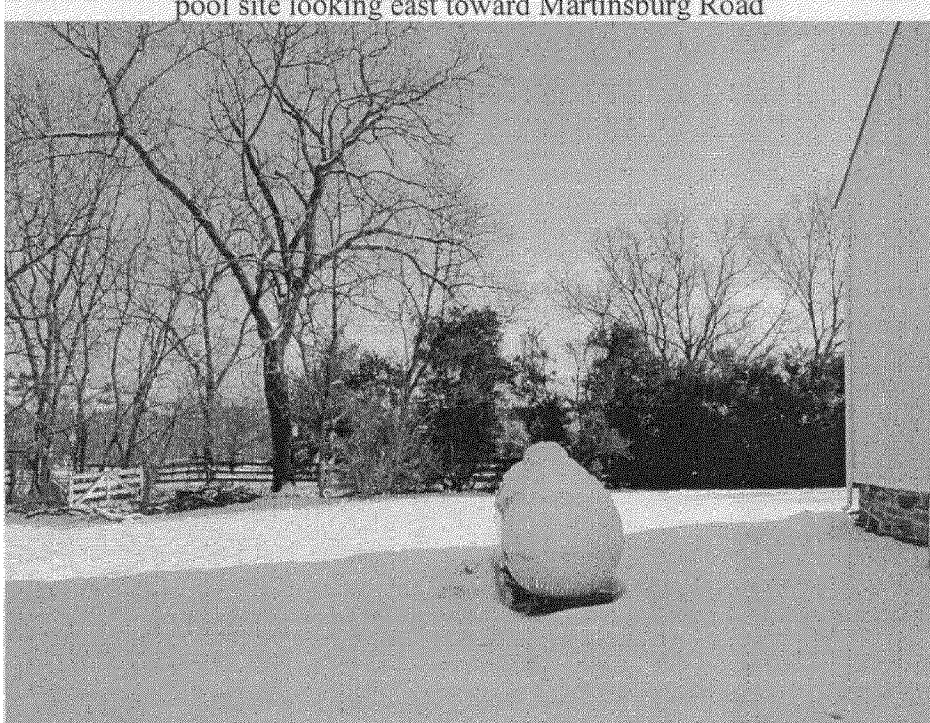
rear of house

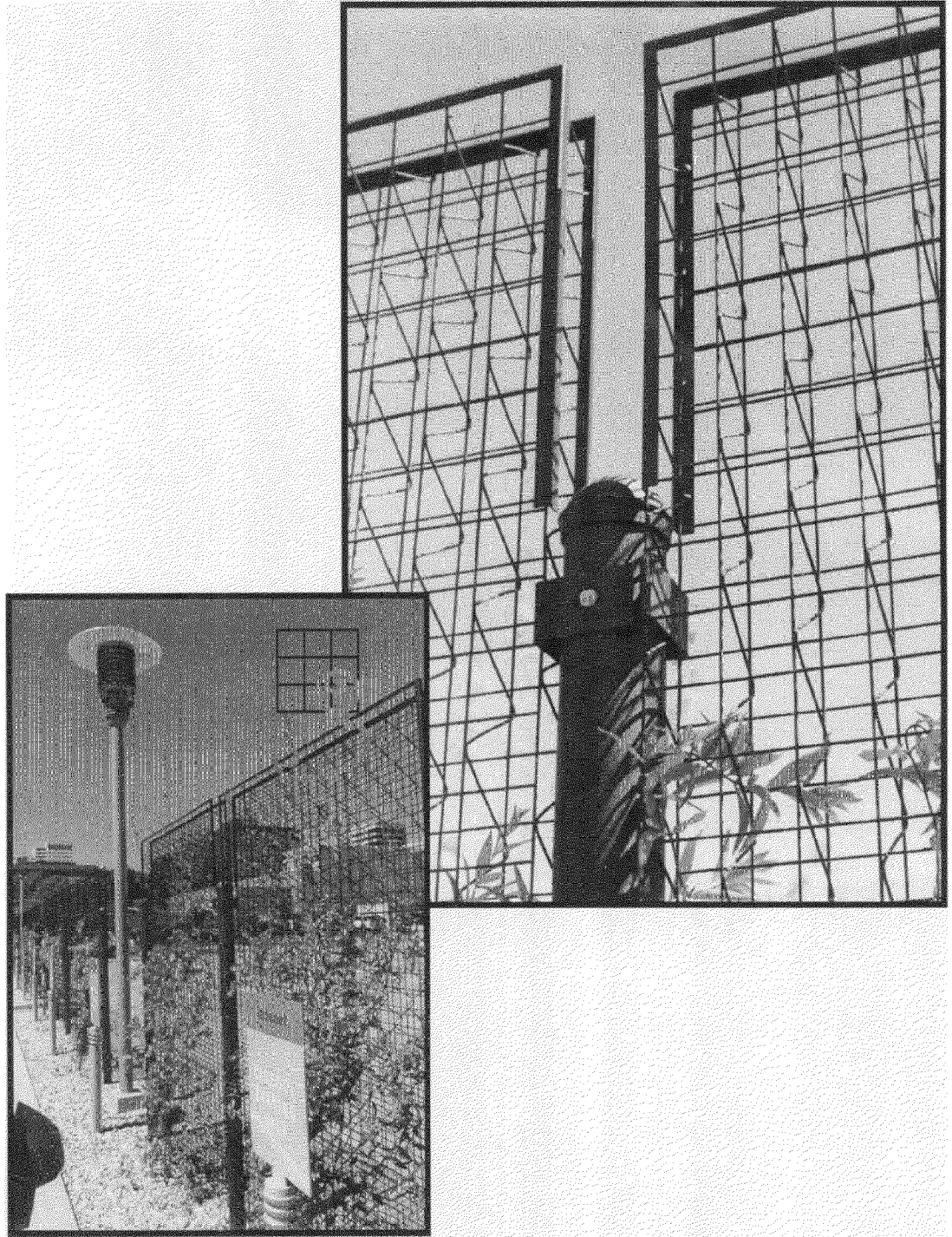


front of house (pool site at right)



pool site looking east toward Martinsburg Road





# g r e e n s c r e e n

**Infonet Services Corporation - El Segundo, CA**

Freestanding *greenscreen* panels installed as a fence / screen to separate a parking area from an outdoor plaza using "Snap Clips" with the posts held down from top panel edge.

