

13/10-05A 23310 Frederick Rd  
Clarksburg Historic District



Date: June 10, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director  
FROM: Tania Tully, Senior Planner  
Historic Preservation Section  
SUBJECT: Historic Area Work Permit #383930

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**.

1. Staff must approve any additional work on the historic house that includes anything other than repair or replacement in kind. Major changes may require an additional HAWP.
2. All windows and doors on the addition will be wood, true- or simulated-divided light windows.
3. Details and specs will be approved by staff.
4. Additional work on the historic barn that includes anything other than repair or replacement in kind will require an additional HAWP.
5. A tree protection plan prepared by a certified arborist will be implemented prior to any work beginning on the property.

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: Victor Peeke  
PO Box 489, Clarksburg

Property Address: 23310 Frederick Road, Clarksburg

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

*rear addition  
approved w/5  
conditions*

*6-8-05*

1 MS. WILLIAMS: No, just the windows.

2 MS. BROWN: All right. Thanks.

3 MS. O'MALLEY: All right. Thank you. The next  
4 case is case E, 23310 Frederick Road, Clarksburg. Victor  
5 Peeke.

6 MS. TULLY: The project at 23310 Frederick Road,  
7 Clarksburg, is an outstanding resource within the Clarksburg  
8 Historic District. It's a Queen Anne property, circa 1891  
9 to 1900. The Commission has actually seen this project  
10 twice now, on two separate preliminaries, and so what is  
11 brought forward tonight are the changes based on many of,  
12 based on all of those discussions.

13 I mean, I can certainly show the pictures again,  
14 if you would like, but I thought that in the interest of  
15 time, and the fact that you've seen it before, I'd just  
16 briefly go over the proposal and what staff's recommendation  
17 is.

18 MS. O'MALLEY: That would be fine.

19 MS. TULLY: The applicants are going be doing a  
20 number of things including rehabilitating the exterior of  
21 the historic house. The do wish to replace the asbestos  
22 shingle roof with a synthetic slate product. They will be  
23 adding accessible ramp to the historic house, constructing,  
24 well, removing a rear addition, and constructing a new one  
25 and a half story wing or addition, also with a synthetic

1 slate roof and fire cement, horizontal siding, wood  
2 simulated divided light windows, as well as wood details and  
3 trim. They have done a significant redesign of the driveway  
4 and parking area that will be fully landscaped.

5 The material for the driveway proposed is tar and  
6 chip, as well as the parking. They are proposing minimal  
7 addition of sidewalks to the neighbors. And they are  
8 proposing to remove five trees, based on a certified  
9 arborist's assessment, which is included in the packet.

10 They're also proposing to rehabilitate one of the  
11 historic, well, the historic barn on the property, including  
12 removing plywood additions, as well as demolishing the non-  
13 historic outbuildings that are on the property.

14 Staff believes that the applicant has, you know,  
15 worked very well with the staff and with the Commission's  
16 suggestions, and we're recommending approval with a number  
17 of conditions, one being generally that if there is any  
18 additional work on the historic house, that includes  
19 anything other than repair or replacement in kind, that  
20 staff was removing, approved that, so that if something  
21 comes up during work, but major changes may require an  
22 additional work permit.

23 All of the windows and doors on the addition will  
24 be wood, true or simulated divided light windows, details,  
25 and those conditions to be approved by staff. If there is

1 any additional work on the historic barn, they will need to  
2 come forward for an additional HAWP. There is a possible  
3 future addition, where they might build another shed roof  
4 condition on the barn.

5 And then the final is that the tree protection  
6 plan be prepared by a certified arborist, that will be  
7 implemented prior to any work. Do you have any questions?

8 MR. ROTENSTEIN: I have one question. Is this the,  
9 just to jog my own memory, is this the one with the large  
10 circular driveway we looked at --

11 MS. TULLY: Yes. It's come a long way.

12 MR. ROTENSTEIN: Yes, it has.

13 MS. O'MALLEY: I guess I had a question on circle  
14 22, the large tree behind the house where it has the big  
15 circle. Is that one of the ones that will be removed?

16 MS. TULLY: Circle?

17 MS. O'MALLEY: Circle 22, there is a tree right in  
18 the middle of the back, between the parking area and the  
19 addition.

20 MS. TULLY: Oh, I'm looking at the wrong one.  
21 That one? I do believe so. Let me look at -- no, actually,  
22 it is not. It is not one of those. If you look at circle  
23 24.

24 MS. O'MALLEY: Right, I was one page short.

25 MS. TULLY: I would call it little boxes around

1 the ones that the arborist proposed for removal. So that  
2 would be 117, 102, 103, 112 and 114. 101, which I believe  
3 is the one you were talking about --

4 MS. O'MALLEY: Right.

5 MS. TULLY: -- is proposed to remain.

6 MS. O'MALLEY: Okay. So the arborist will have  
7 some kind of tree protection plan?

8 MS. TULLY: That's what I have put -- what you are  
9 seeing is the existing conditions plan. So certainly they,  
10 yes, we will work carefully with removal of whatever  
11 materials there, that is fine, as a condition.

12 MS. O'MALLEY: Are there any questions for staff?  
13 Would the applicant like to come up? It's a good thing we  
14 asked you to come up, there are so many of you. I think  
15 we're pretty familiar with this project, so maybe you can  
16 just, if there is anything that differs, that you would like  
17 to point out?

18 MR. TALTAVULL: Sure. Yes, I think most of the  
19 changes have been on the site. And so Mike Norton from  
20 Haines Land Design would like to address those.

21 MS. O'MALLEY: Okay.

22 MR. NORTON: Sure. I'm Mike Norton, again. I  
23 think that this might be read wrong. This is the arborist's  
24 report for the trees that are in question. We don't have  
25 any trees proposed to be removed. This is just his

1 condition, and he said it is a candidate to be removed, if  
2 that is what we look to do. But we don't propose to remove  
3 any.

4 MR. PEEKE: Yes, I do.

5 MR. NORTON: Oh, you do?

6 MR. PEEKE: I do.

7 MR. NORTON: We do propose to remove some.

8 MR. PEEKE: The ones that he recommended.

9 MR. NORTON: Okay, I'm sorry, we are. Then I'll  
10 explain those.

11 MS. O'MALLEY: Well, I think now that I'm on the  
12 right page, I can see where those, where those are.

13 MR. NORTON: Right. They're on the outskirts.  
14 They're pear and white mulberry. They are trees on the Park  
15 and Planning list of species that can be removed. The 33-  
16 inch black walnut is proposed to be saved.

17 MS. O'MALLEY: Which one?

18 MR. NORTON: The black walnut. It sits right back  
19 there, the 33 --

20 MS. O'MALLEY: That's the one in the back?

21 MR. NORTON: Yes. That one is proposed to be  
22 saved.

23 MS. O'MALLEY: You'll have to work carefully with  
24 your asphalt --

25 MR. NORTON: Right.

1 MS. O'MALLEY: -- in that area.

2 MR. NORTON: I have set up, contacted Park and  
3 Planning, environmental planning section, so we have moved  
4 forward with that tree protection plan.

5 MS. TULLY: Because of the size of the lot, they  
6 will be, have to, will be required to go through an  
7 additional review process.

8 MS. O'MALLEY: Are there any questions?

9 MS. WILLIAMS: Well, one sort of observation.  
10 Wouldn't it make sense to, since that black walnut is one  
11 you plan on keeping, and doing what you can to save it,  
12 wouldn't it make sense to have it in the center of your  
13 green roundabout thing, instead of on the edge there? I  
14 mean why don't you extend the driveway over --

15 MR. NORTON: Tree 101?

16 MS. WILLIAMS: Yes.

17 MR. NORTON: Well, actually --

18 MS. O'MALLEY: 22 is the one they are going to  
19 actually -- circle 22 is the one you are actually planning  
20 to, right?

21 MR. NORTON: Excuse me?

22 MS. WILLIAMS: I'm sorry. I was looking at the  
23 wrong map.

24 MS. O'MALLEY: She was looking at the --

25 MR. NORTON: The asphalt, this tar and chip that



1 is near that number 2, is actually on the existing driveway  
2 that's there right now. So there aren't really impacts.  
3 That's already been compacted.

4 MS. WILLIAMS: Okay.

5 MR. NORTON: It's more -- yes, there are no, we  
6 tried to keep it on the existing as much as possible,  
7 throughout the whole site.

8 MS. O'MALLEY: Any other questions?

9 MS. WILLIAMS: I move that we approve the staff  
10 report for case 13/10-05A with the conditions listed in the  
11 staff report.

12 MS. O'MALLEY: Is there a second? Speak up for  
13 the recorder.

14 MR. BURSTYN: Second.

15 MS. O'MALLEY: That's Lee Burstyn. Everybody in  
16 favor, raise your right hand? Unanimously approved.

17 MR. NORTON: Thank you.

18 MR. PEEKE: Thank you.

19 MS. O'MALLEY: Thanks for working with us so long  
20 on this. We look forward to seeing it when it's finished.

21 MR. NORTON: Thank you.

22 MS. O'MALLEY: So the next case that we'll hear is  
23 3942 Washington Street, case G, staff report, please?

24 MS. TULLY: Thank you. The property at 3942  
25 Washington Street is a primary resource within the



Date: June 10, 2005

MEMORANDUM

TO: Victor Peeke  
23310 Frederick Road, Clarksburg

FROM: Tania Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #383930

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Your Historic Area Work Permit application for partial demolition, rear addition and major landscaping was **Approved with Conditions** by the Historic Preservation Commission at its June 8, 2005 meeting.

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 final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please 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.

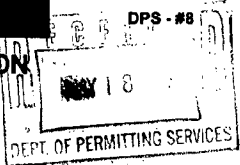
If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

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!



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850  
240/777-6370



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: VICTOR PEEKE

Daytime Phone No.: 301-349-0001

Tax Account No.: 00021673

Name of Property Owner: VICTOR PEEKE Daytime Phone No.: 301-349-0001

Address: PO BOX 489 CLARKSBURG MARYLAND 20871  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

Agent for Owner: THOMAS TALTAUUK - ARCHITECT Daytime Phone No.: 301-840-1847

### LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: FREDERICK ROAD

Town/City: CLARKSBURG Nearest Cross Street: STRINGTOWN ROAD

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 311

### 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: \$ 500,000

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.

Thomas J. Taltauuk  
Signature of owner or authorized agent

MAY 18, 2005  
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 6/1/05

Application/Permit No.: 383930 Date Filed: 5-18-05 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 PROPERTY AT 23316 FREDRICK ROAD MORE COMMONLY KNOWN AS HAMMERHILL  
A 2 1/2 STORY FRAME QUEEN ANNE STYLE HOME. IT IS SIGNIFICANT WITHIN THE  
CLARKSBURG HISTORIC DISTRICT AS ONE OF THE FEW RESIDENCES BUILT AFTER THE TOWN  
WAS BYPASSED BY THE RAILROAD AND AS A DEPARTURE FROM THE SIMPLER HOUSES  
FOUND IN THE DISTRICT. THE HIGH STYLE RESIDENCE FEATURES A HIPPED ROOF  
ON EVERY ELEVATION, A PROJECTING ENTRY BAY AND A DETAILED  
FRONT PORCH. THE HOUSE WAS BUILT FOR DR. JAMES & SARAH DEETS  
BETWEEN 1891 - 1900.

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

THE PROJECT PROPOSES TO RESTORE THE ORIGINAL EXTERIOR, REPLACE THE ASBESTOS  
SHINGLE ROOF WITH SYNTHETIC SLATE REMOVE THE DETERIORATED REAR ADDITION  
AND CONSTRUCT A 1 1/2 STORY REAR ADDITION. NEW LANDSCAPING & REDESIGN OF  
THE CIRCULAR DRIVE AND ADD ADDITIONAL PARKING ON THE SIDE & REAR. RESTORE  
AN OUTBUILDING AND REMOVE TOLL HOUSE AND SHED OUTBUILDING. THE RESTORATION  
ADDITION AND SITE WORK WILL PRESERVE THE SIGNIFICANT RESOURCE, THE OPEN SPACE

**2. SITE PLAN** IN FRONT AND MAINTAIN THE INTEGRITY OF THE CLARKSBURG  
HISTORIC DISTRICT.

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**

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 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**

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>	23310 Frederick Road, Clarksburg	<b>Meeting Date:</b>	6/8/2005
<b>Applicant:</b>	Victor Peeke (Thomas Taltavull, Architect)	<b>Report Date:</b>	6/1/2005
<b>Resource:</b>	Outstanding Resource Clarksburg Historic District	<b>Public Notice:</b>	5/25/2005
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	13/10-05A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	Partial demolition, rear addition, and major landscaping	<b>RECOMMENDATION:</b>	Approve with Conditions

**RECOMMENDATION:**

Staff is recommending approval with the following condition:

1. Staff must approve any additional work on the historic house that includes anything other than repair or replacement in kind. Major changes may require an additional HAWP.
2. All windows and doors on the addition will be wood, true- or simulated-divided light windows.
3. Details and specs will be approved by staff.
4. Additional work on the historic barn that includes anything other than repair or replacement in kind will require an additional HAWP.
5. A tree protection plan prepared by a certified arborist will be implemented prior to any work beginning on the property.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within Clarksburg Historic District  
**STYLE:** Queen Anne  
**DATE:** c.1891-1900

The property at 23310 Frederick Road, more commonly known as Hammer Hill, is a 2-1/2-story frame Queen Anne style house. It is significant within the Clarksburg historic district as one of the few residence built after the town was bypassed by the railroad and also as a departure from the simpler houses found throughout the district. This high-style residence features a hipped-roof with dormers on every elevation, a projecting entry bay, and an elaborately detailed front porch. Built for Dr. James and Mrs. Sarah Deets between 1891 and 1900, the house was likely designed by an architect.

Hammer Hill sits back well off of Frederick Road, roughly in the center of its 3.06 acre lot. The vacant parcel in the upper left corner of the site plan (Circle 7) is outside the historic districts, but is also owned by the Applicant. The site plan also shows the proposed extension of Stringtown Road. The house is

mostly shielded from view by mature trees and vegetation along Frederick Road and will be at a grade significantly higher than the Stringtown Road extension. The open space in front of the house is specifically noted as one of the significant green spaces within the historic district.

Early in the county's history, Clarksburg was a substantial center of commerce and transportation. John Clark surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extended back to the mid-1700s. Michael Dowden built a hotel and tavern about 1754. A popular stop along the well-traveled Great Road between Frederick and Georgetown, Dowden's Ordinary is said to have provided lodging and entertainment for such well-known travelers as General E. Braddock, George Washington, and Andrew Jackson.

John Clark built a general store and became the community's first postmaster. The post office, established 1800, was one of the first in the county. By 1850, the town was the third most populous in the county, and the residents numbered 250 by 1879. As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and blacksmiths, and wheelwrights. In 1879, Clarksburg had 250 residents, making it the third most populous town in the County. The Queen Anne-style house at 23310 Frederick Road, known as Hammer Hill, was built c.1891-1900 by Clarksburg physician Dr. James Deetz and his wife Sarah. The name, Hammer Hill, comes from the tract name given this land in 1752.

Clarksburg has historically been a bi-racial town. While many African Americans settled, after the Civil War, in communities separate from white settlements, freed slaves in Clarksburg built houses in and around the town. Growth in Clarksburg declined in the late 19th century, when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Clarksburg Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Clarksburg: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Vision of Clarksburg***

The *Vision* makes some of the following statements:

"Managing the preservation and protection of Clarksburg's architectural character and historic pattern...is critical to maintaining its contribution to the County's heritage." "A buffer area, adjacent to the historic district, should allow for the conservation of open space..." "The Clarksburg Historic District is a significant collection of early 19<sup>th</sup> century residential and commercial architecture along Frederick Road reflecting the town's once prominent role in trade, transportation, and industry in Montgomery County." "[T]he existing historic district [is] the 'historic core' of the new town, where the primary goal is to retain, reuse, and preserve the existing resources, while allowing for an acceptable amount of controlled infill."

#### ***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 of to the achievement of the purposes of this chapter.

***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 alteration of features, space and spatial relationships that characterize a 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 proportions, 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.

**PROPOSAL:**

- Rehabilitate exterior of the historic house
  - Replace asbestos shingle roof with synthetic slate
- Add an accessible ramp to the historic house (Circle 15)
  - Wood railings
- Construct a new 1½ -story rear addition (Circles 11-15)
  - Remove deteriorated rear ell addition
  - Synthetic slate roof
  - Fiber cement horizontal siding
  - ½ round metal gutters
  - Skylights
  - Wood simulated divided light windows
  - Wood details and trim
- Redesign the driveway and add more parking (Circle 22)
  - Landscape the drive and parking areas (Circle 23)
  - Tar and chip driveway and parking
  - Sidewalks of pavers
  - Remove five trees based on arborist's assessment (Circle 24)
- Rehabilitate historic barn
  - Remove plywood additions
- Remove non-historic outbuildings (Circle 22)

## STAFF DISCUSSION

The Commission reviewed this project as a Preliminary at its March 9, 2005 and April 27, 2005 meetings (transcripts from the April meeting begin on Circle 34). The proposal enclosed is the result of modifications made by the applicant based on comments provided by the Commission at the two prior meetings. On the whole the Commission felt that the proposed addition was appropriate in massing and scale. There was limited discussion of removing the existing rear addition or with the proposed outbuilding removals. The main topic of discussion at each meeting was the landscape plan and the amount of hardscape proposed. At the last meeting the Commission seemed generally accepting of the revised schematic site plan and was anticipating the planting scheme. The applicants also made minor changes to the rear addition as suggested by the Commission.

The proposed addition is consistent with the Preliminary Consultations and staff maintains the belief that the addition is well designed and compatible with the architecture of the historic house. The scale of the addition as seen from the side elevations is appropriately deferential and in staff's opinion, meets the *Standards*. In summary, the existing rear addition has been significantly altered and is structurally deficient, thus warranting its removal in this case. The outbuildings proposed for removal are not historic and the non-historic portions of the barn will be removed as part of its rehabilitation. Staff applauds the applicant for undertaking rehabilitation of the historic house and for working with staff to maintain its integrity. Work on the historic house will range from structural framing repairs to the roof and termite damaged support post and foundation beam to painting. Some of the proposed work includes installation of a new roof, gutters and downspouts, correcting water drainage, and restoration of the front porch. Staff requests that the Commission remind the applicant of the Montgomery County Historic Preservation Tax Credits that are available.

Staff recommends approval of the HAWP with the a few conditions related to details of the addition and the plans for the barn. Although the documentation provided by the applicant is unclear, conversations with staff indicate that all railings and trim will be wood. Staff is recommending a condition that allows for staff approval of the specific balusters, columns, and other such details that are selected. The current proposal for the barn involves simply removing the plywood additions and rehabilitating the existing structure. The applicant has expressed an interest in adding a new appropriate shed addition to the barn for tractor storage. This would require submittal of a new HAWP application.

## STAFF RECOMMENDATION:

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

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








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 prior to commencement of work and not more than two weeks following completion of work.

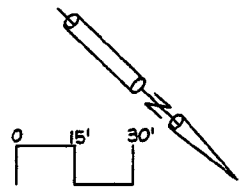


OWNER/APPLICANT  
VICTOR PEEKE  
P.O. BOX 469  
CLARKSBURG, MD 20871  
(301) 258-1000 PHONE  
(301) 258-1001 FAX

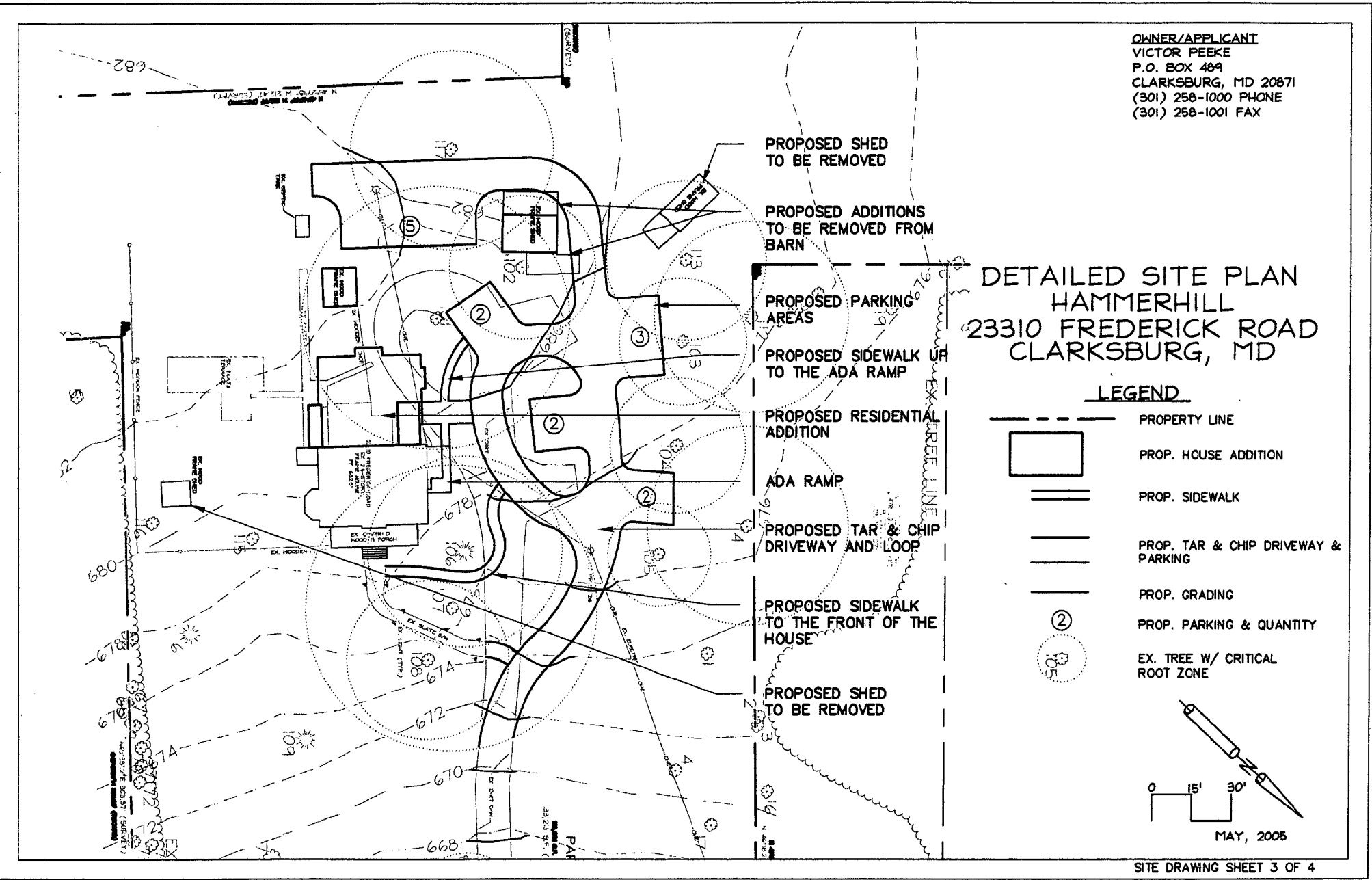
### DETAILED SITE PLAN HAMMERHILL 23310 FREDERICK ROAD CLARKSBURG, MD

#### LEGEND

-  PROPERTY LINE
-  PROP. HOUSE ADDITION
-  PROP. SIDEWALK
-  PROP. TAR & CHIP DRIVEWAY & PARKING
-  PROP. GRADING
-  PROP. PARKING & QUANTITY
-  EX. TREE W/ CRITICAL ROOT ZONE



MAY, 2005

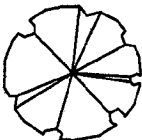

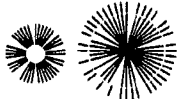



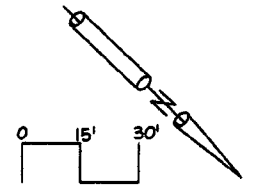
22

OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 489  
 CLARKSBURG, MD 20871  
 (301) 258-1000 PHONE  
 (301) 258-1001 FAX

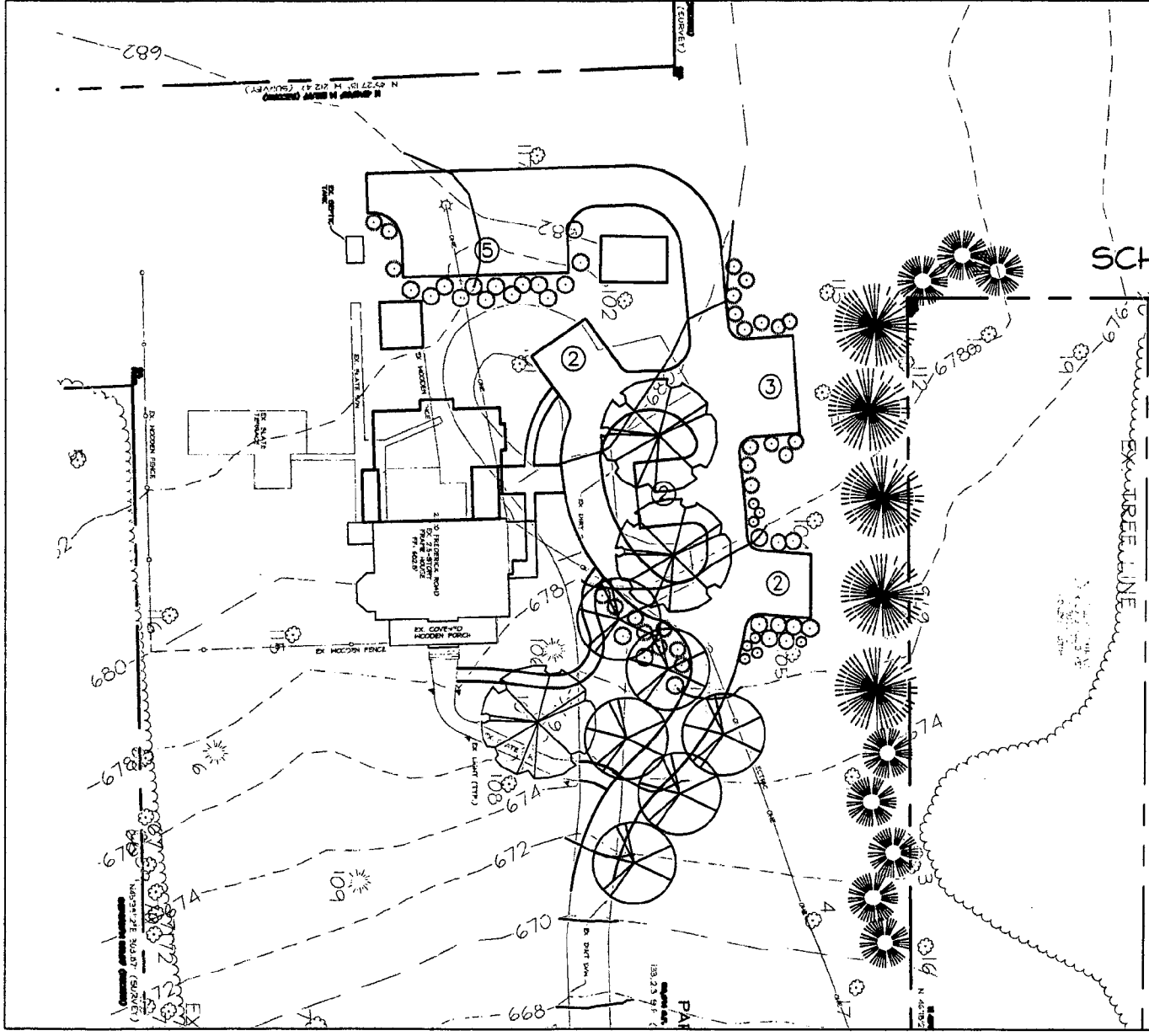
SCHMATIC LANDSCAPE PLAN  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

LEGEND

-  PROPOSED MAJOR CANOPY TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN SCREENING TREE
-  PROPOSED SHRUB



MAY, 2005



OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 489  
 CLARKSBURG, MD 20871  
 (301) 258-1000 PHONE  
 (301) 258-1001 FAX

EXISTING TREE SURVEY  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

TREE DATA

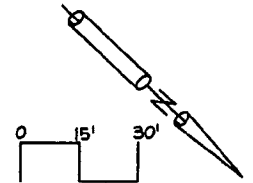
Tree No.	Species	O.B.H. (Inches)	Condition	Comments
101	BLACK WALNUT	33.5	EXCELLENT	REMAIN IN LANDSCAPE
102	PEAR	17.5	POOR	REMOVAL CANDIDATE
103	BUTTERNUT	16	POOR	REMOVAL CANDIDATE
104	BUTTERNUT	18	FAIR	REMAIN IN LANDSCAPE
105	BUTTERNUT	14.5	FAIR	REMAIN IN LANDSCAPE
106	NORWAY SPRUCE	24	FAIR	REMAIN IN LANDSCAPE
107	AMERICAN BASSWOOD	36	FAIR	REMAIN IN LANDSCAPE
108	HORSE CHESTNUT	20	FAIR	REMAIN IN LANDSCAPE
110	EASTERN HEMLOCK	18	FAIR	REMAIN IN LANDSCAPE
112	TREE OF HEAVEN	21	POOR	REMOVAL CANDIDATE
113	SILVER MAPLE	22	FAIR	REMAIN IN LANDSCAPE
114	WHITE MULBERRY (TRIP.)	24	POOR	REMOVAL CANDIDATE
117	WHITE MULBERRY	20.28	POOR	REMOVAL CANDIDATE

\* THE TREE ASSESSMENT FOR EACH TREE ABOVE WAS PERFORMED BY A CERTIFIED ARBORIST AND IS INCLUDED.

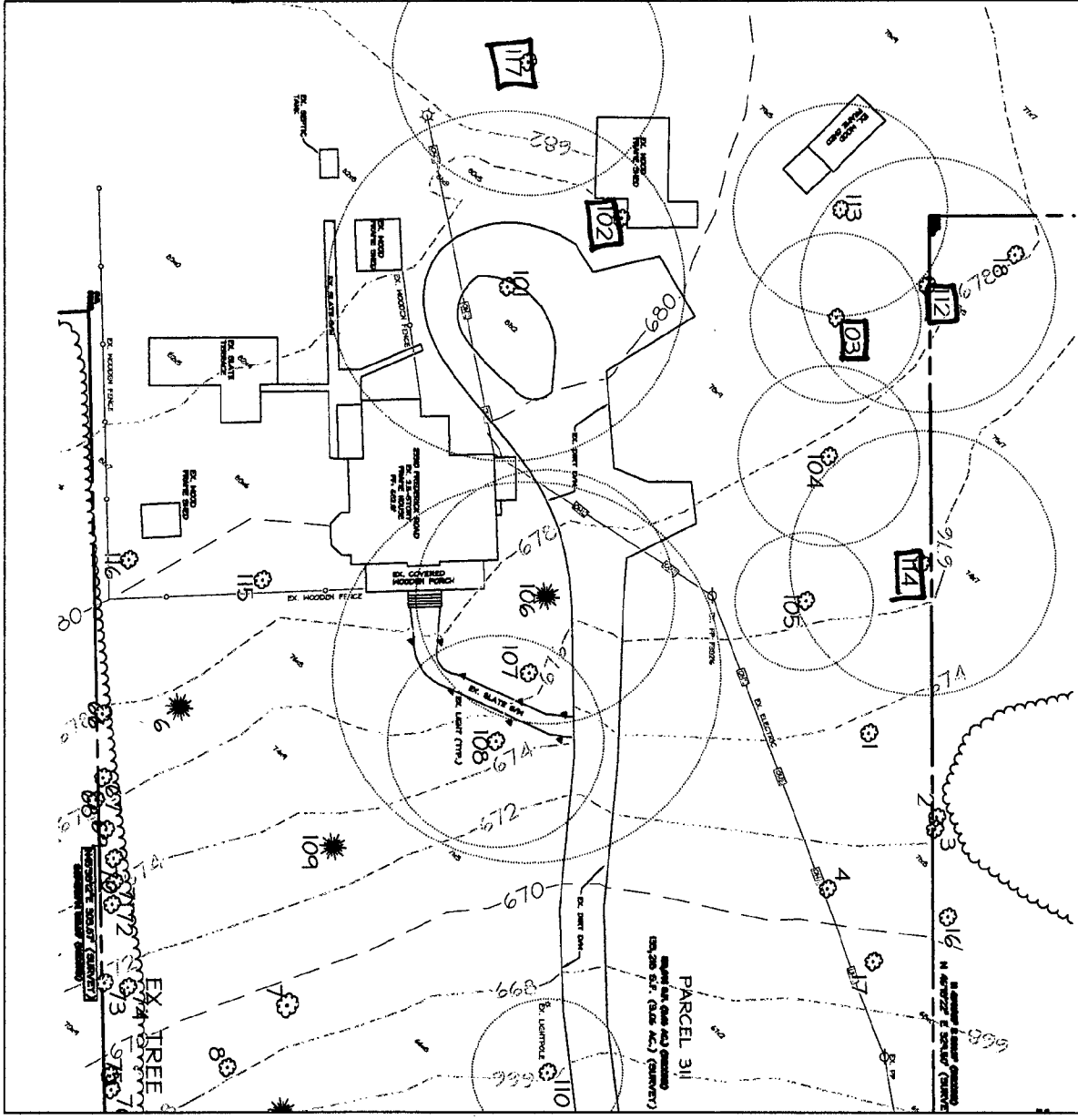
LEGEND

EX. TREE

EX. TREE W/ CRITICAL ROOT ZONE



MAY, 2005



Ex Tree to be removed

24

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
REVIEW OF FOREST CONSERVATION EXEMPTION APPLICATION**

TO: Michael Norton, Haines Land Design (fax: 301-216-9649)  
 FROM: Candy Bunnag (phone: 301-495-4543/ fax: 301-495-1303) DATE: 12/27/05  
Environmental Planning Division  
 SUBJECT: Forest Conservation Exemption # 4-06148E, Hammerhill  
 Information Received on 12/1/05

The above-referenced information has been reviewed to determine if it qualifies for an exemption from the forest conservation plan requirements. Staff has the following comments regarding the information that has been submitted:

- COMMENTS:
1. Provide a signed and dated statement from the property owner that existing use is residential and that this use will continue with the proposed project.
  2. Historic preservation staff has indicated that the submitted stormwater management concept plan has several features that are not consistent with the plan approved by the Historic Preservation Commission:
    - a. The driveway appears to be wider than the plans approved by HPC. The driveway should be no more than about 12 feet wide.
    - b. The proposed filling and grading at the front of the property does not appear to be on the HPC-approved plan.
    - c. There are no SWM facilities on the HPC-approved plan. The SWM concept plan should be revised to be consistent with the HPC approval of the project.
  3. Submit a tree save plan that is consistent with the HPC approval of the project and shows which large trees (24 inches and greater, dbh) will be removed or protected. Please contact Tanya Tully (301-495-3404), Historic Preservation staff, regarding HPC approval of the project. The following items need to be incorporated into the tree save plan:
    - a. Show proposed grading, limits of disturbance, and tree protection measures.
    - b. Take out areas that are noted as "possible future driveway/parking expansion" since these features have not been approved by HPC.
    - c. The tree save plan, at a minimum, should provide tree protection measures for tree nos. 5, 16, 101, 106, 107, and 109. Check with Historic Preservation staff for additional trees that are required for protection.
    - d. ~~From~~ <sup>For</sup> many of these trees, proposed land disturbance is very close. Limits of disturbance may need to be revised to provide adequate tree protection.
    - e. Special parking lot or walkway construction measures may be needed to protect some of the trees.
    - f. As part of the tree save plan, provide a certified arborist's recommendations on tree protection before, during, and after construction.
    - g. The arborist must sign, stamp, and date the tree save plan.

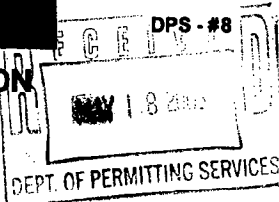
Please refer to the forest conservation exemption no., given above, on any correspondence or plan revisions related to this application.

Cc: Tanya Tully (fax: 301-563-3412)

fax: 1 page



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370



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

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: VICTOR PEEKE  
Daytime Phone No.: 301-349-0001

Tax Account No.: 00021673

Name of Property Owner: VICTOR PEEKE Daytime Phone No.: 301-349-0001

Address: PO BOX 489 CLARKSBURG MARYLAND 20871  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

Agent for Owner: THOMAS TALTAUULL - ARCHITECT Daytime Phone No.: 301-840-1847

**LOCATION OF BUILDING/PREMISE**

House Number: 23310 Street: FREDERICK ROAD

Town/City: CLARKSBURG Nearest Cross Street: STRINGTOWN ROAD

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 311

**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: \$ 500,000

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.

Thomas J. Taltavull  
Signature of owner or authorized agent

MAY 18, 2005  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 383930 Date Filed: 5-18-05 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:

THE PROPERTY AT 23310 ELEDICK ROAD, MORE COMMONLY KNOWN AS HAMMERHILL  
& A 2 1/2 STORY FRAME QUEEN ANNE STYLE HOME. IT IS SIGNIFICANT WITHIN THE  
CLARKSBURG HISTORIC DISTRICT AS ONE OF THE FEW RESIDENCES BUILT AFTER THE TOWN  
WAS BYPASSED BY THE RAILROAD AND AS A DEPARTURE FROM THE SIMPLER HOUSES  
FOUND IN THE DISTRICT. THE HIGH STYLE RESIDENCE FEATURES A HIPPED ROOF  
WITH DORMERS ON EVERY ELEVATION, A PROJECTING ENTRY BAY AND A DETAILED  
FRONT PORCH. THE HOUSE WAS BUILT FOR DR. JAMES & SARAH DEEYS  
BETWEEN 1891 - 1900.

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

THE PROJECT PROPOSES TO RESTORE THE ORIGINAL EXTERIOR, REPLACE THE ASBESTOS  
SHINGLE ROOF WITH SYNTHETIC SLATE REMOVE THE DETERIORATED REAR ADDITION  
AND CONSTRUCT A 1 1/2 STORY REAR ADDITION. NEW LANDSCAPING & REDESIGN OF  
THE CIRCULAR DRIVE AND ADD ADDITIONAL PARKING ON THE SIDE & REAR. RESTORE  
BARN OUTBUILDING AND REMOVE ROLL HOUSE AND SHED OUTBUILDING. THE RESTORATION  
ADDITION AND SITE WORK WILL PRESERVE THE SIGNIFICANT RESOURCE, THE OPEN SPACE  
IN FRONT AND MAINTAIN THE INTEGRITY OF THE CLARKSBURG  
HISTORIC DISTRICT.

**2. SITE PLAN**

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**

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 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**

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.

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Place Holder

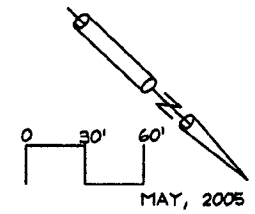


OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 489  
 CLARKSBURG, MD 20871  
 (301) 258-1000 PHONE  
 (301) 258-1001 FAX

OVERALL SITE PLAN  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

GENERAL NOTES

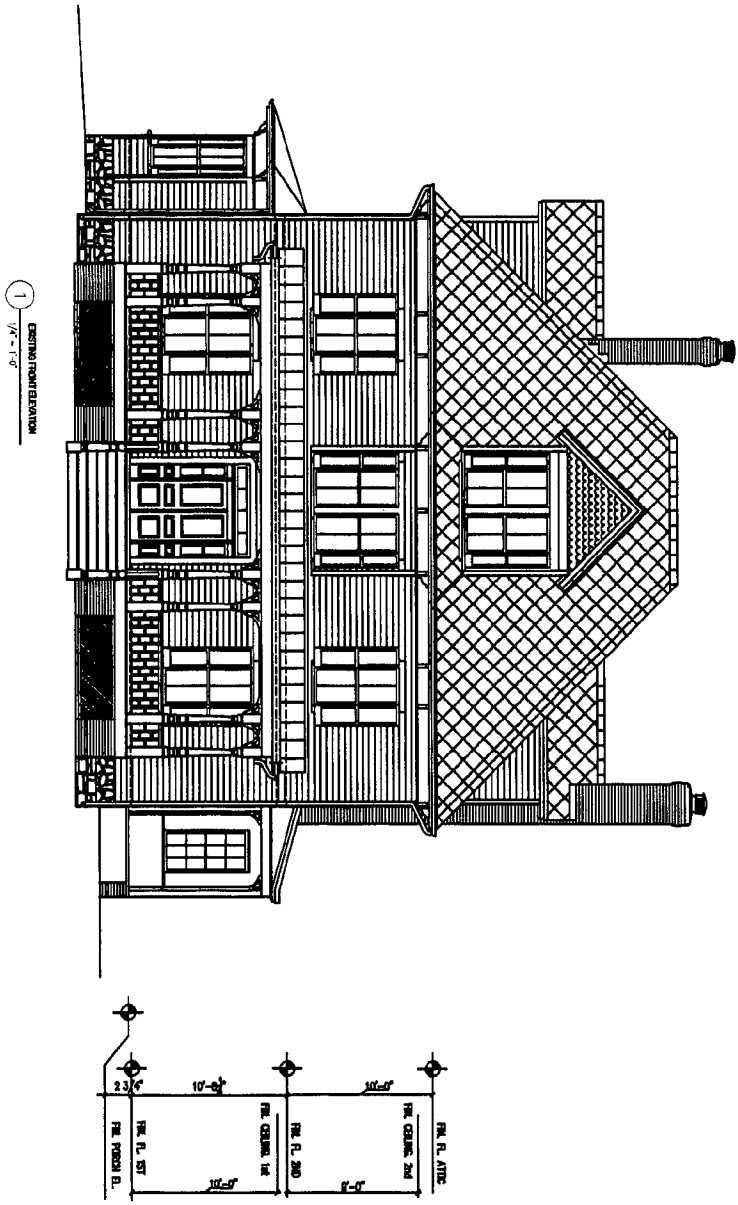
- 1) WATER CATEGORY - 1 (F311 & N366) SEWER CATEGORY - 3 (F311), 4 (N366)
- 2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
- 3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
- 4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC, PARCEL N366 = 43,560 S.F.
- 5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS.
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7. SOIL TYPE(S): 9B, 9C, 16B.
- 8) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B.
- 9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:  
 WATER & SEWER - PUBLIC WATER & SEPTIC FIELD  
 ELECTRIC - PEPCO  
 TELEPHONE - VERIZON  
 GAS - WASHINGTON GAS
- 11) ALL DOWNSPOUTS TO BE DIRECTED AWAY FROM ALL STRUCTURES AND TOWARDS STREET.




ZONING DATA

- 1) ZONING: R-200  
 MIN. LOT AREA = 20,000 SF  
 LOT WIDTH AT R/W = 25 FT  
 LOT WIDTH AT B.R.L. = 100 FT
- FRONT B.R.L. = 40.0 FT (OR ESTABLISHED)  
 REAR B.R.L. = 30 FT  
 SIDE B.R.L. = 12 FT MIN. EACH SIDE,  
 25 FT MIN. TOTAL

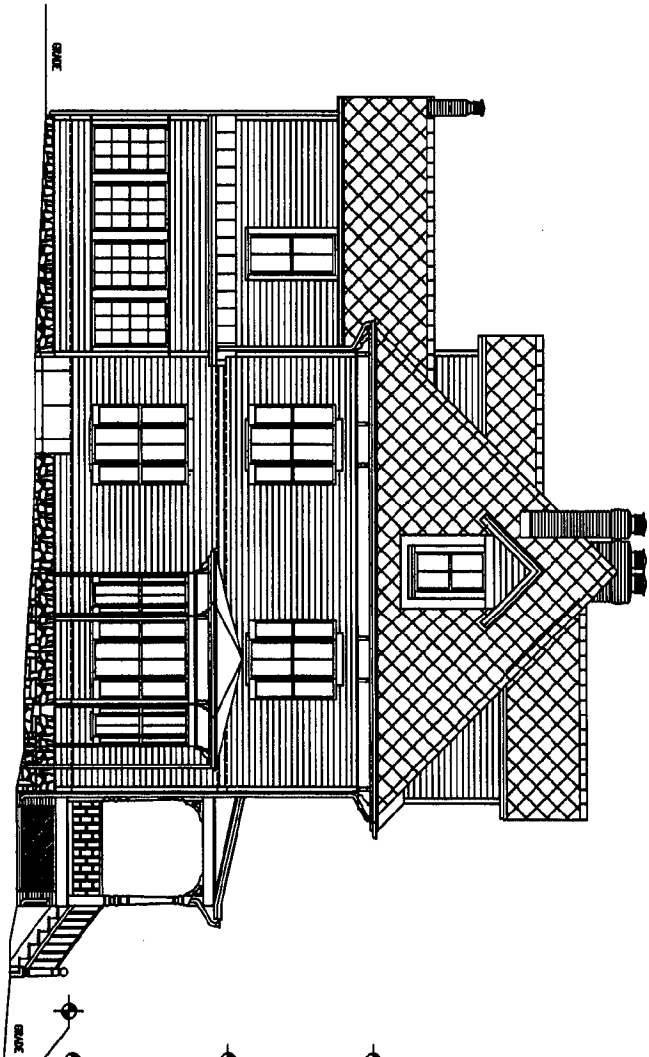
7



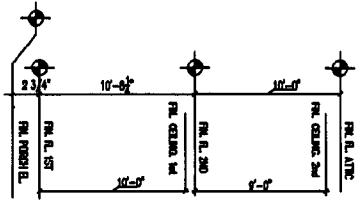
**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING.  
 NOT FOR CONSTRUCTION

Drawing Number <b>EX 2.1</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Date 11/19/2004	Revisions 11.19.2004	 J.T. ASSOCIATES, INC. ARCHITECTS HISTORIC PRESERVATION THOMAS J. TULLY, III LICENSED ARCHITECT STATE OF MARYLAND 2011-0401-0047
		Drawing Title <b>EXISTING FRONT ELEVATION</b>		

21



2  
EXISTING LEFT SIDE ELEVATION  
1/4" = 1'-0"




**NOTE:**  
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EX 2.2

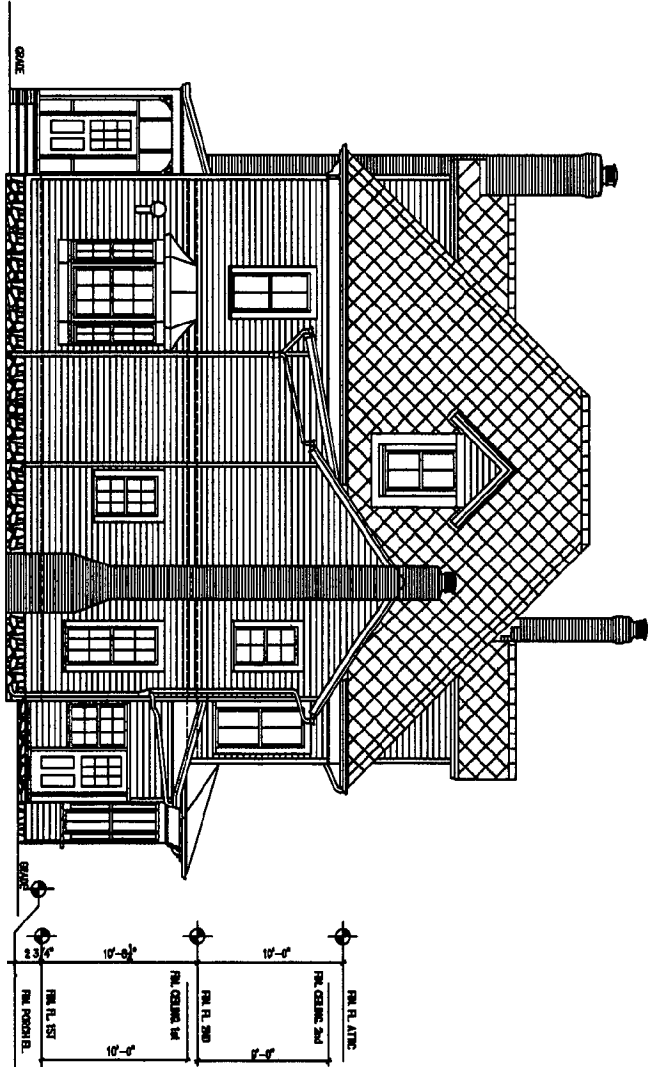
Drawing Number  
HAMMERHILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND

Revisions 11.19.2004
Date 10.6.2004
Date 11.19.2004

Drawing Title  
EXISTING LEFT SIDE ELEVATION


  
 ARCHITECT  
 HISTORIC  
 PRESERVATION  
 THOMAS A. TAYLOR  
 ARCHITECT  
 351 EAST 10TH

1 EXISTING REAR ELEVATION  
1/8" = 1'-0"

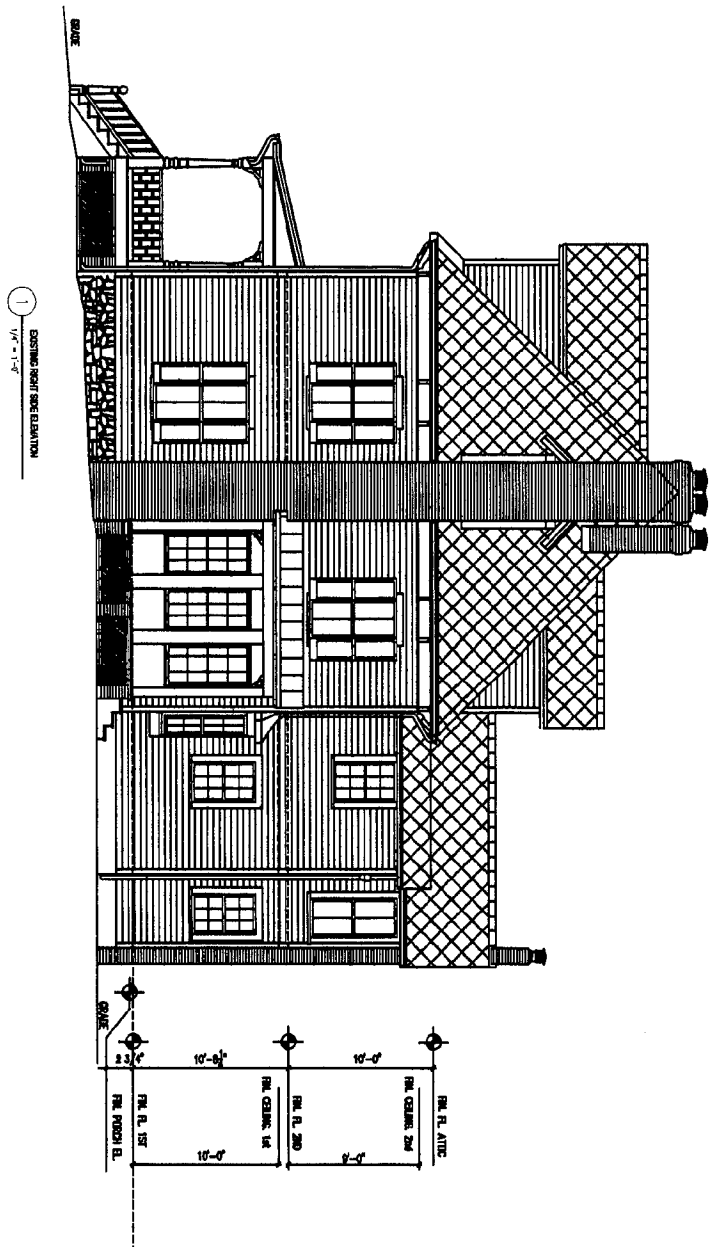


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 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

Drawing Number <b>EX 2.4</b>	Hammerhill Frederick Road Clarksburg, Maryland	Revisions 11.19.2004 Date: 10.8.2004 11.19.2004	 ARCHITECTS HISTORIC PRESERVATION <b>THOMAS J. NUTTALL</b> ARCHITECTS, INC. 301 EAST 15TH
		Drawing Title <b>EXISTING REAR ELEVATION</b>	

71



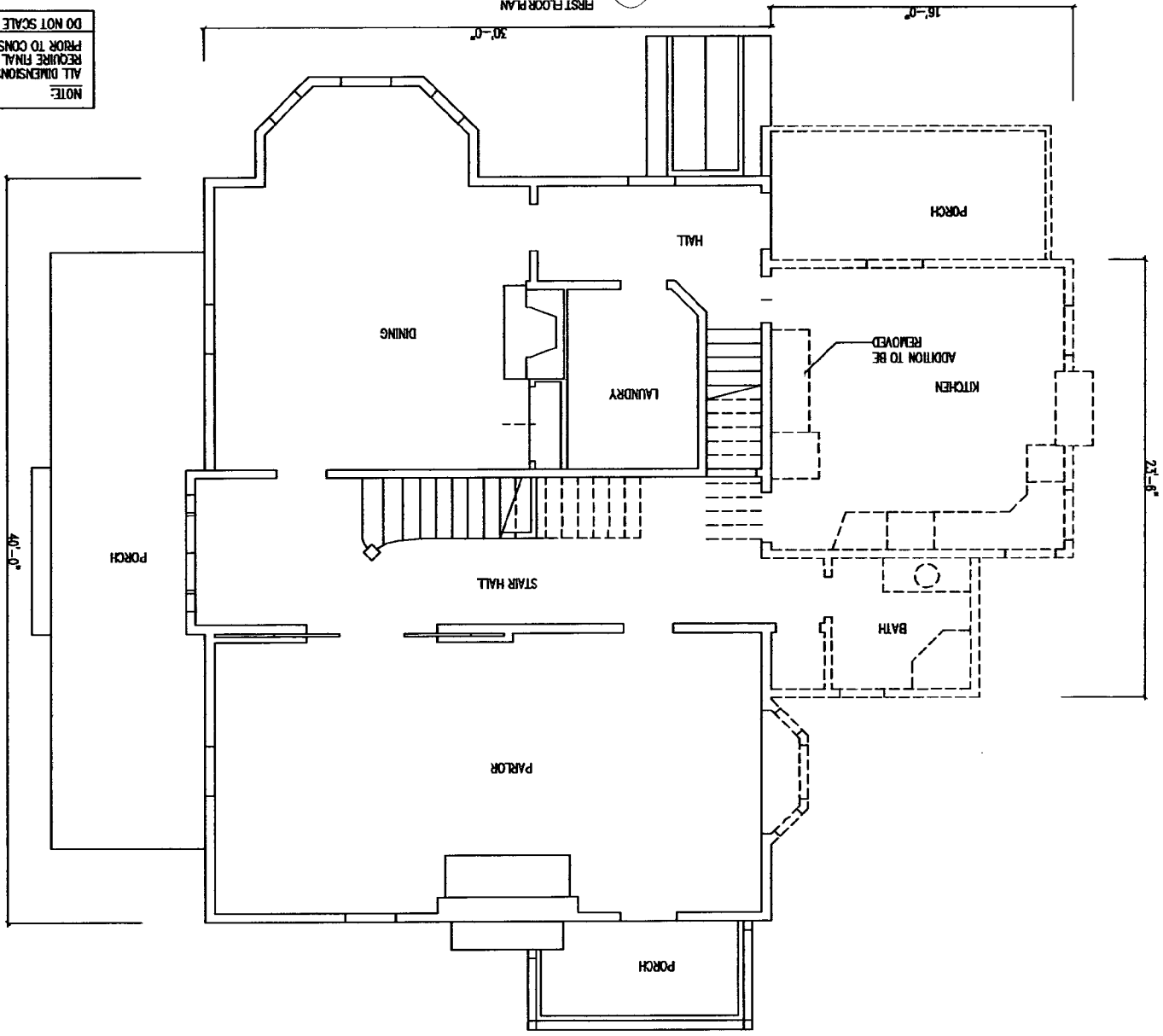
**NOTE:**  
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 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING.  
 NOT FOR CONSTRUCTION

Drawing Number <b>EX 2.3</b>	PROJECT <b>HAMMERHILL          FREDERICK ROAD          CLARKSBURG, MARYLAND</b>	Date 10/8/2004 11/19/2004	Revisions 11.19.2004
	Drawing Title <b>EXISTING RIGHT SIDE ELEVATION</b>	ARCHITECT <b>JT</b> ARCHITECTS HISTORIC PRESERVATION THOMAS J. HENNING 301.540.1817	Date 10/8/2004 11/19/2004

NOTE:  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

②  
 1/4" = 1'-0"  
 FIRST FLOOR PLAN



EX 1.2

Drawing Number

HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Date: 9 17 2004

Revisions

Drawing Title

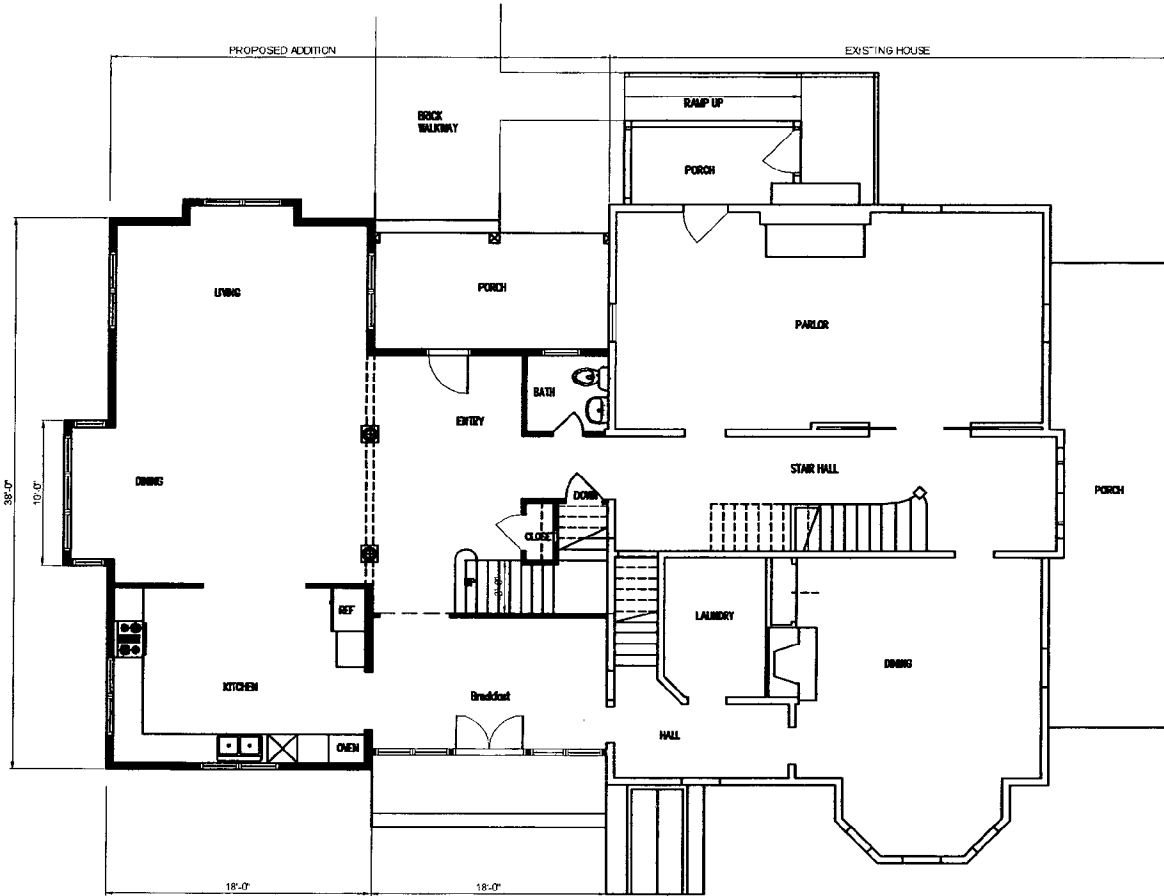
EXISTING AS BUILT'S

301-661597

THOMAS J. TRIVETT  
 ARCHITECT

PLANNING  
 CONSULTANTS





1

**FIRST FLOOR PLAN**

1/4" = 1' 0"

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

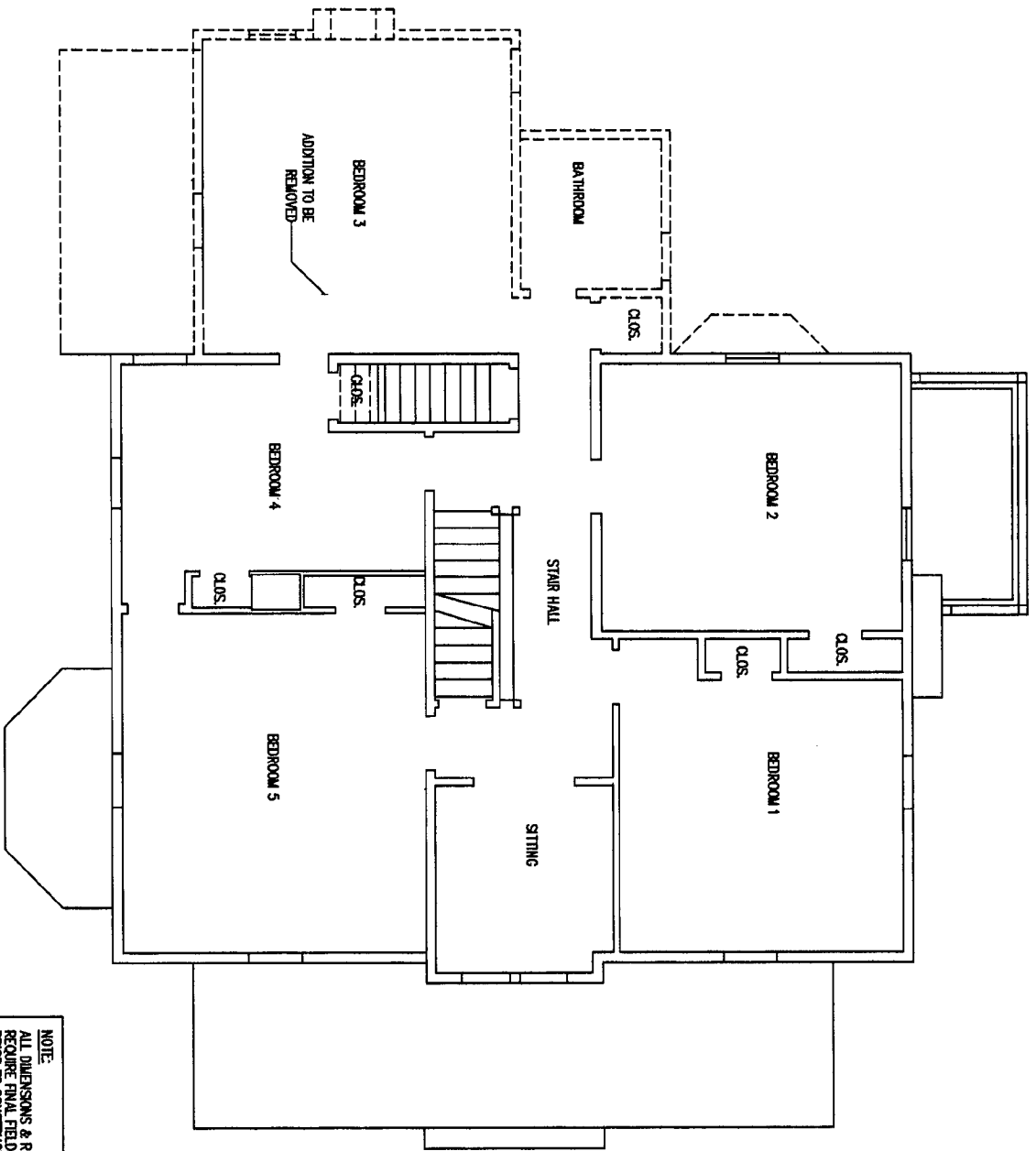
Revisions  
 second preliminary  
 Drawing Title  
 SCHEMATIC PLANS

Date: 4.5.2005

HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Drawing Number


A1.1



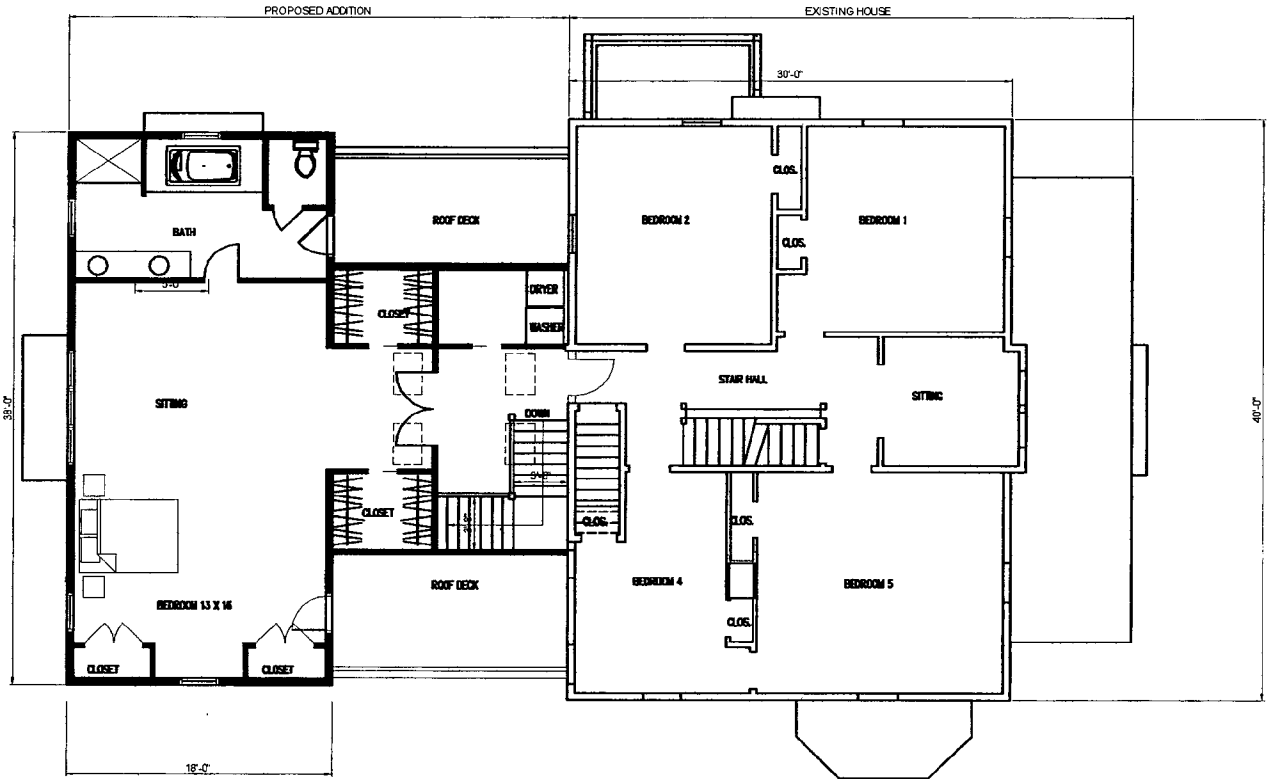
2 SECOND FLOOR PLAN  
 1/4" = 1'-0"

NOTE:  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING.

NOT FOR CONSTRUCTION

Drawing Number <b>EX 1.3</b>	Revisions	
	Date: 9.17.2014 Drawing Title <b>EXISTING AS BUILTS</b>	





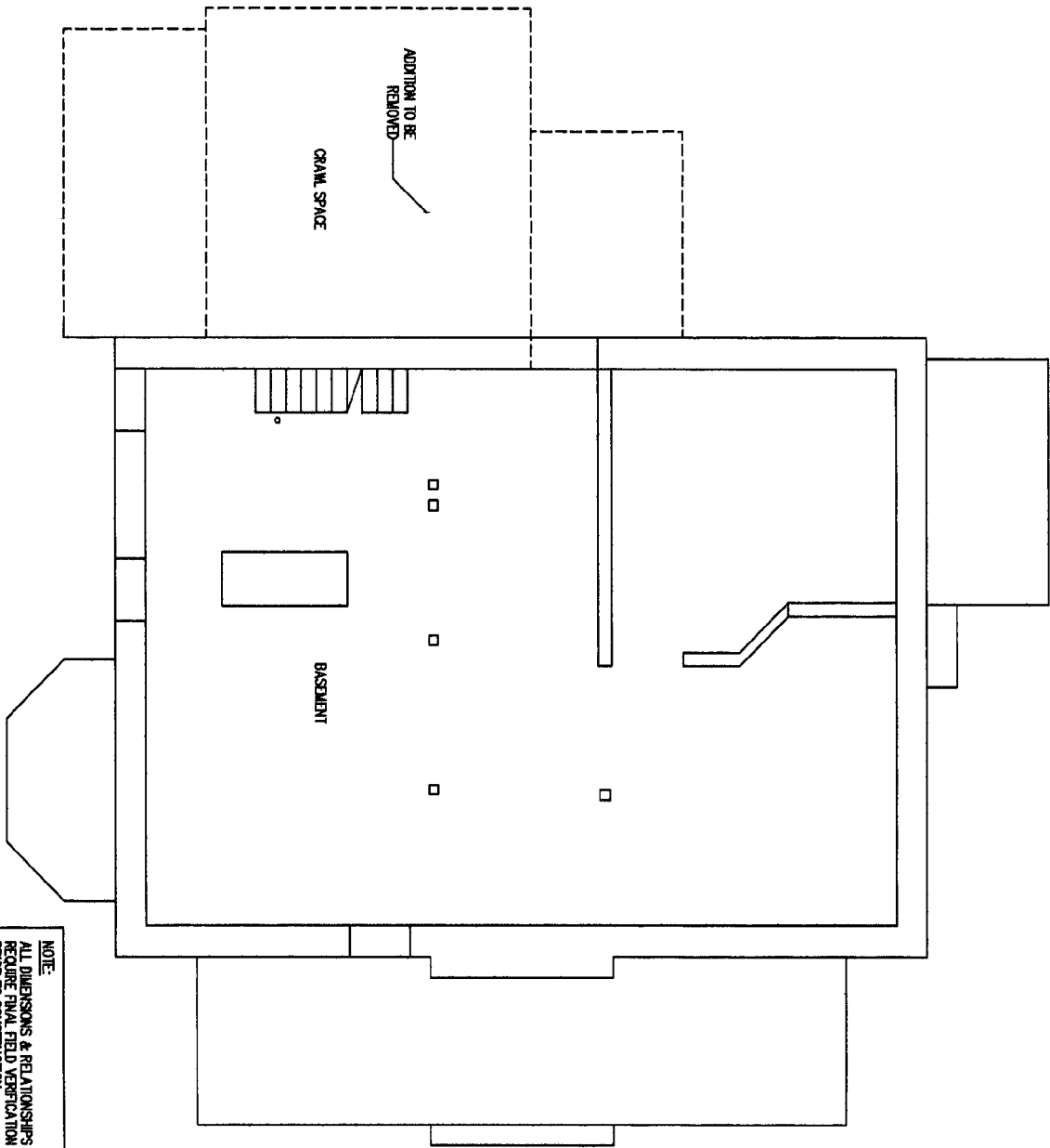
2 SECOND FLOOR PLAN  
 1/4" = 1'-0"

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

19

26



2  
 1/4" = 1'-0"  
 BASEMENT PLAN

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

EX 1.1

Drawing Number

HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Date: 9.11.2004

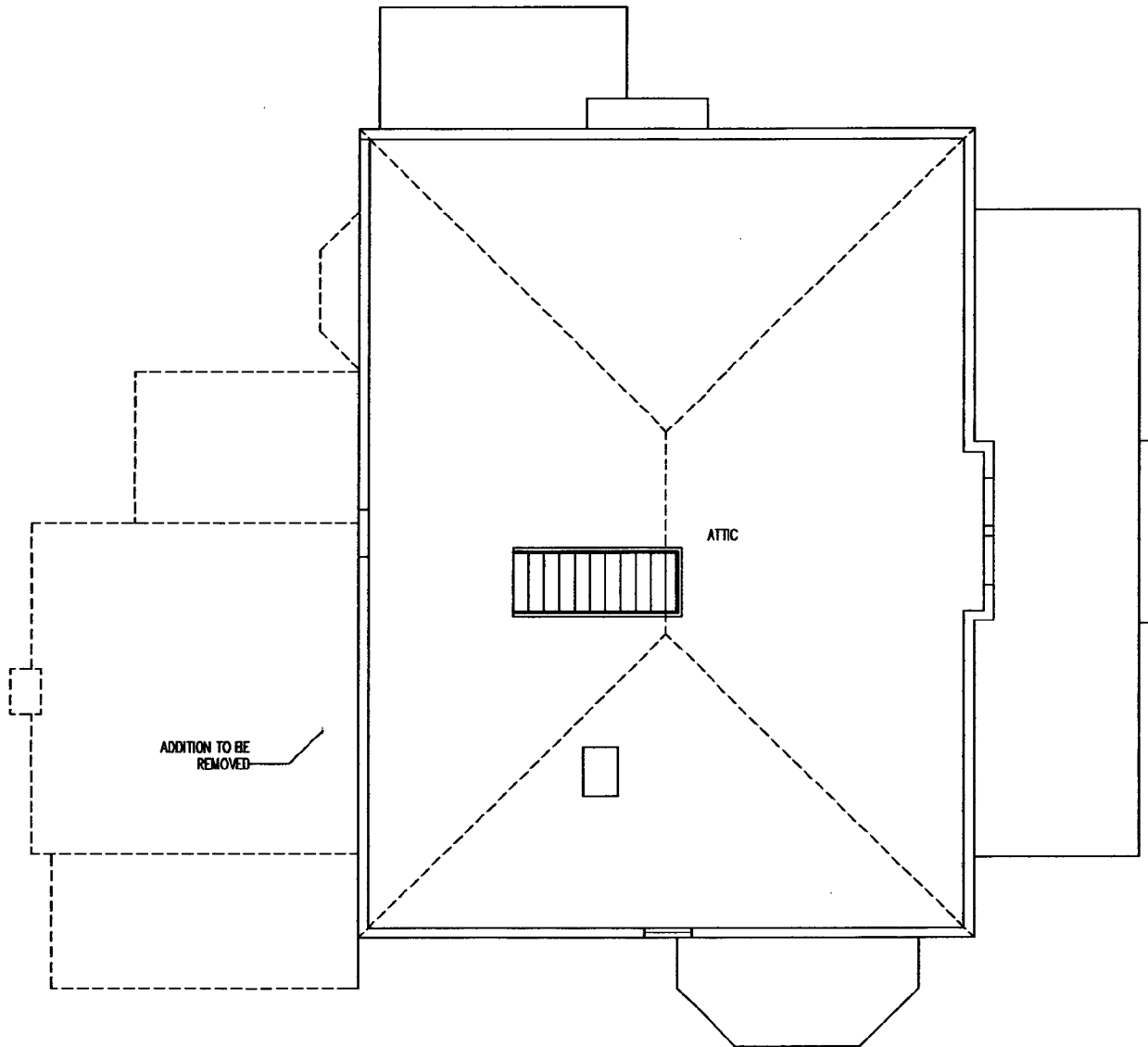
Revisions  
 Drawing Title

EXISTING AS BUILTS

201 841 1847



J.T. ENGINEERING, INC.  
 ARCHITECTS  
 1704 N. FREDERICK ROAD  
 CLARKSBURG, MARYLAND 20712



2 ATTIC PLAN  
1/4" = 1'-0"

**NOTE:**  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

12



PITCHFORDASSOCIATES  
arboriculture + environmental consulting

April 30, 2005

Mr. Victor Peeke  
P.O. Box 489  
Clarksburg, MD 20871

Dear Victor:

This report contains several survey results regarding a select number of trees on your property at 23310 Frederick Road, Clarksburg, Maryland.

In particular, there are tree assessments, appraisals and one hazard tree evaluation. I have maintained the numbering system that was in place at the time of this survey.

I. TREE ASSESSMENTS:

#101 – Black walnut (*Juglans nigra*). This tree measured 33.5" of diameter at breast height (dbh) and is in good condition. The form on this tree is excellent. The only factor that detracts from an "excellent" condition rating is what appears to be an old lightning strike on the trunk. I do not feel that this will impact the tree in either health or structural integrity. It should receive a crown cleaning treatment and remain in the landscape.

#102 – Common pear (*Pyrus communis*). This tree measured 17.5" dbh and is in fair to poor condition. There are several defects along the main stem and leaders including significant cavities. There is also tip dieback throughout the small crown that remains. This is an older pear and certainly near the end of its lifespan. I would not recommend investing any monies into keeping this tree healthy. I believe it is a removal candidate.

#103 – Butternut (*Juglans cinerea*). This tree measured 16" dbh and is in poor condition. There is very little live crown left on this tree. It is not a preservation candidate and should be removed.

#104 – Butternut. This tree measured 18" dbh and is in good condition. There are some broken limbs in the crown and a prominent basal wound. I do not feel that the basal wound represents a significant defect for this tree. It should receive a crown cleaning treatment and be retained in the landscape.

#105 - Butternut. This tree measured 14.5" dbh and is in good to fair condition. There is a sweep in the main trunk and some minor deadwood in the crown. It would benefit by a crown cleaning operation and should be retained in the landscape.

#112 - Tree-of-heaven (*Ailanthus altissima*). This tree measured 21" dbh and is in fair to poor condition. There is a very large vine coverage in this tree. However, these are a highly invasive species and should be removed from the landscape.

#113 - Silver maple (*Acer saccharinum*). This tree measured 22" dbh and is in good to fair condition. A large ivy vine has been cut which should help this tree out tremendously. One lead has broken, but a larger lateral now appears to be asserting dominance. There is also a slight lean in the trunk, but it is self-correcting. This tree should remain in the landscape.

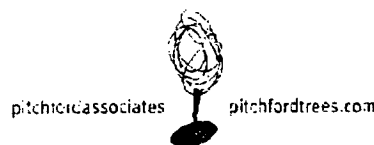
#114 - White mulberry (*Morus alba*). This tree measured 24" dbh and is in fair to poor condition. There are two stems here of equal diameter. Heavy vines in the canopy have been cut recently which will help this tree. However, it may be too late. One of the main stems has been badly damaged at the base. This is not a preservation candidate and should be removed.

#115 - Sugar maple (*Acer saccharum*). This tree measured 37" and is in fair condition. There are multiple wounds along the trunk and several large wounds on the root flares. It is obvious that several large limbs have broken out of the crown over the past several years. There is also quite a bit of deadwood in the crown. At the very least, this tree needs to be deadwooded and cabled. I have conducted a hazard tree evaluation on this tree, including resistograph tests. This report is attached here. I am not a supporter of keeping this tree in the landscape. I believe there is too much of a hazard associated with it.

#116 - White mulberry. This tree has two large stems that measured 31.5" and 27" dbh. A third large stem has been removed in the recent past. Some of the cut-up wood from this stem is scattered under this tree. The smaller of the two stems lost its top in the recent past, but it has re-sprouted and appears to be vigorous. The remaining third stem is in better condition. I am not optimistic about the long-term prospects for this tree.

The base of the tree is decaying in many locations and the angle of lean of the stems is considerable (>15%). Even if just the healthiest stem is kept, I do not think it is viable enough to warrant keeping it in the landscape. In my opinion, it is not a preservation candidate and should be removed.

#117 - White mulberry. This tree also has two main stems. One is 26" and the other 20" dbh. The larger of the two stems is in poor condition with the



top dying back. The base of this tree is also highly decayed and weak. I do not feel that this is a preservation candidate. I believe that it should be removed.

## II. HAZARD TREE EVALUATION:

#115 – Sugar maple.

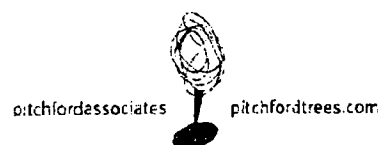
This tree was evaluated for structural stability in both the main trunk and root flares. The resistograph machine was used in these tests. A total of nine (9) tests were made into the tree. Five (5) of these were made into the root flares and four (4) were made into the main trunk. A diagram of the test locations is attached.

The results of these tests were rather interesting in that they were completely opposite of what I would have expected. I have enclosed a reduced copy of the resistograph tests and included all of them on one page.

Tests #1-5 on the enclosed are from the root flares. The pattern for all of these tests is encouraging in that the amplitude of the graph increases as the needle penetrates the wood. It is apparent that the differentiation of the spike marks along the graph is minimal, but this is not unusual in roots because the density of the wood is very different from the main stem. I am most concerned with the amplitude of the graph rather than the differentiation of the spike marks for roots. So, what I take from these tests is that, despite the damage to the root flares, there has been little decay activity within the root flares.

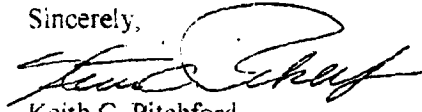
Tests #6-9 were taken on the four opposite sides of the main trunk and at breast height. There is a very obvious area of decay starting at a depth of 7" on graph #6. At the end of the graph, however, there is more sound wood. The only other pattern like this is at the end of test #8, at a depth of 16.5", where the needle starts to drop off.

My interpretation of these tests is that the main trunk and root flares are quite sound in this tree. This doesn't surprise me too much given that sugar maple is so effective at compartmentalizing wounds. My only concern with this tree is with the main stem and scaffold limbs higher in the crown. My sense is that there is not enough live crown to ensure the level of photosynthetic potential to keep this large tree healthy. It is certainly possible to remove the deadwood and add a cabling system, but I am not convinced that it will extend the useful life of this tree for more than a year or two.

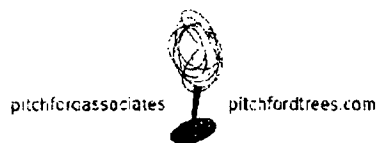


Thank you for the opportunity to provide these assessments and recommendations. I have enclosed a separate letter with the appraisals. Please call with any follow-up questions.

Sincerely,



Keith C. Pitchford  
ISA Certified Arborist, MA-0178  
MD Tree Expert, #589



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	23310 Frederick Road, Clarksburg	<b>Meeting Date:</b>	6/8/2005
<b>Applicant:</b>	Victor Peeke (Thomas Taltavull, Architect)	<b>Report Date:</b>	6/1/2005
<b>Resource:</b>	Outstanding Resource Clarksburg Historic District	<b>Public Notice:</b>	5/25/2005
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	13/10-05A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	Partial demolition, rear addition, and major landscaping	<b>RECOMMENDATION:</b>	Approve with Conditions

**RECOMMENDATION:***also Park & Planning  
Review*

Staff is recommending approval with the following condition:

1. Staff must approve any additional work on the historic house that includes anything other than repair or replacement in kind. Major changes may require an additional HAWP.
2. All windows and doors on the addition will be wood, true- or simulated-divided light windows.
3. Details and specs will be approved by staff.
4. Additional work on the historic barn that includes anything other than repair or replacement in kind will require an additional HAWP.
5. A tree protection plan prepared by a certified arborist will be implemented prior to any work beginning on the property.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within Clarksburg Historic District  
**STYLE:** Queen Anne  
**DATE:** c.1891-1900

The property at 23310 Frederick Road, more commonly known as Hammer Hill, is a 2-½-story frame Queen Anne style house. It is significant within the Clarksburg historic district as one of the few residence built after the town was bypassed by the railroad and also as a departure from the simpler houses found throughout the district. This high-style residence features a hipped-roof with dormers on every elevation, a projecting entry bay, and an elaborately detailed front porch. Built for Dr. James and Mrs. Sarah Deets between 1891 and 1900, the house was likely designed by an architect.

Hammer Hill sits back well off of Frederick Road, roughly in the center of its 3.06 acre lot. The vacant parcel in the upper left corner of the site plan (Circle 7) is outside the historic districts, but is also owned by the Applicant. The site plan also shows the proposed extension of Stringtown Road. The house is



mostly shielded from view by mature trees and vegetation along Frederick Road and will be at a grade significantly higher than the Stringtown Road extension. The open space in front of the house is specifically noted as one of the significant green spaces within the historic district.

Early in the county's history, Clarksburg was a substantial center of commerce and transportation. John Clark surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extended back to the mid-1700s. Michael Dowden built a hotel and tavern about 1754. A popular stop along the well-traveled Great Road between Frederick and Georgetown, Dowden's Ordinary is said to have provided lodging and entertainment for such well-known travelers as General E. Braddock, George Washington, and Andrew Jackson.

John Clark built a general store and became the community's first postmaster. The post office, established 1800, was one of the first in the county. By 1850, the town was the third most populous in the county, and the residents numbered 250 by 1879. As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and blacksmiths, and wheelwrights. In 1879, Clarksburg had 250 residents, making it the third most populous town in the County. The Queen Anne-style house at 23310 Frederick Road, known as Hammer Hill, was built c.1891-1900 by Clarksburg physician Dr. James Deetz and his wife Sarah. The name, Hammer Hill, comes from the tract name given this land in 1752.

Clarksburg has historically been a bi-racial town. While many African Americans settled, after the Civil War, in communities separate from white settlements, freed slaves in Clarksburg built houses in and around the town. Growth in Clarksburg declined in the late 19th century, when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Clarksburg Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Clarksburg: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Vision of Clarksburg***

The *Vision* makes some of the following statements:

"Managing the preservation and protection of Clarksburg's architectural character and historic pattern...is critical to maintaining its contribution to the County's heritage." "A buffer area, adjacent to the historic district, should allow for the conservation of open space..." "The Clarksburg Historic District is a significant collection of early 19<sup>th</sup> century residential and commercial architecture along Frederick Road reflecting the town's once prominent role in trade, transportation, and industry in Montgomery County." "[T]he existing historic district [is] the 'historic core' of the new town, where the primary goal is to retain, reuse, and preserve the existing resources, while allowing for an acceptable amount of controlled infill."

#### ***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 of to the achievement of the purposes of this chapter.

***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 alteration of features, space and spatial relationships that characterize a 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 proportions, 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.

**PROPOSAL:**

- Rehabilitate exterior of the historic house
  - Replace asbestos shingle roof with synthetic slate
- Add an accessible ramp to the historic house (Circle 15)
  - Wood railings
- Construct a new 1½ -story rear addition (Circles 11-15)
  - Remove deteriorated rear ell addition
  - Synthetic slate roof
  - Fiber cement horizontal siding
  - ½ round metal gutters
  - Skylights
  - Wood simulated divided light windows
  - Wood details and trim
- Redesign the driveway and add more parking (Circle 22)
  - Landscape the drive and parking areas (Circle 23)
  - Tar and chip driveway and parking
  - Sidewalks of pavers
  - Remove five trees based on arborist's assessment (Circle 24)
- Rehabilitate historic barn
  - Remove plywood additions
- Remove non-historic outbuildings (Circle 22)

## STAFF DISCUSSION

The Commission reviewed this project as a Preliminary at its March 9, 2005 and April 27, 2005 meetings (transcripts from the April meeting begin on Circle 34). The proposal enclosed is the result of modifications made by the applicant based on comments provided by the Commission at the two prior meetings. On the whole the Commission felt that the proposed addition was appropriate in massing and scale. There was limited discussion of removing the existing rear addition or with the proposed outbuilding removals. The main topic of discussion at each meeting was the landscape plan and the amount of hardscape proposed. At the last meeting the Commission seemed generally accepting of the revised schematic site plan and was anticipating the planting scheme. The applicants also made minor changes to the rear addition as suggested by the Commission.

The proposed addition is consistent with the Preliminary Consultations and staff maintains the belief that the addition is well designed and compatible with the architecture of the historic house. The scale of the addition as seen from the side elevations is appropriately deferential and in staff's opinion, meets the *Standards*. In summary, the existing rear addition has been significantly altered and is structurally deficient, thus warranting its removal in this case. The outbuildings proposed for removal are not historic and the non-historic portions of the barn will be removed as part of its rehabilitation. Staff applauds the applicant for undertaking rehabilitation of the historic house and for working with staff to maintain its integrity. Work on the historic house will range from structural framing repairs to the roof and termite damaged support post and foundation beam to painting. Some of the proposed work includes installation of a new roof, gutters and downspouts, correcting water drainage, and restoration of the front porch. Staff requests that the Commission remind the applicant of the Montgomery County Historic Preservation Tax Credits that are available.

Staff recommends approval of the HAWP with the a few conditions related to details of the addition and the plans for the barn. Although the documentation provided by the applicant is unclear, conversations with staff indicate that all railings and trim will be wood. Staff is recommending a condition that allows for staff approval of the specific balusters, columns, and other such details that are selected. The current proposal for the barn involves simply removing the plywood additions and rehabilitating the existing structure. The applicant has expressed an interest in adding a new appropriate shed addition to the barn for tractor storage. This would require submittal of a new HAWP application.

## STAFF RECOMMENDATION:

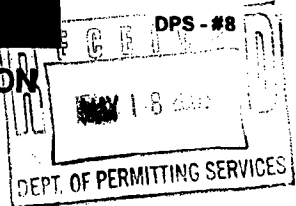
Staff recommends that the Commission **approve with the above conditions** the HAWP application as being consistent with Chapter 24A-8(b);

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

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 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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: VICTOR PEEKE  
Daytime Phone No.: 301-349-0001

Tax Account No.: 00021673

Name of Property Owner: VICTOR PEEKE Daytime Phone No.: 301-349-0001

Address: PO BOX 489 CLARKSBURG MARYLAND 20871  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

Agent for Owner: THOMAS TALTAUUK - ARCHITECT Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: FREDERICK ROAD  
Town/City: CLARKSBURG Nearest Cross Street: STRINGTOWN ROAD  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 311

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 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: \$ 500,000

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.

Thomas J. Taltauk  
Signature of owner or authorized agent

MAY 18, 2005  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 383930 Date Filed: 5-18-05 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 PROPERTY AT 2331C FREDRICK ROAD, MORE COMMONLY KNOWN AS HAMMERHILL  
A 2 1/2 STORY FRAME QUEEN ANNE STYLE HOME. IT IS SIGNIFICANT WITHIN THE  
HARRISBURG HISTORIC DISTRICT AS ONE OF THE FEW RESIDENCES BUILT AFTER THE TOWN  
WAS BYPASSED BY THE RAILROAD AND AS A DEPARTURE FROM THE SIMPLER HOUSES  
FOUND IN THE DISTRICT THE HIGH STYLE RESIDENCE FEATURES A HIPPED ROOF  
ON EVERY ELEVATION, A PROJECTING ENTRY BAY AND A DETAILED  
FRONT PORCH. THE HOUSE WAS BUILT FOR DR. JAMES & SARAH DEETS  
BETWEEN 1891 - 1900.

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

THE PROJECT PROPOSES TO RESTORE THE ORIGINAL EXTERIOR, REPLACE THE ASBESTOS  
SHINGLE ROOF WITH SYNTHETIC SLATE REMOVE THE DETERIORATED REAR ADDITION  
AND CONSTRUCT A 1 1/2 STORY REAR ADDITION. NEW LANDSCAPING & REDESIGN OF  
THE CIRCULAR DRIVE AND ADD ADDITIONAL PARKING ON THE SIDE & REAR. RESTORE  
AN OUTBUILDING AND REMOVE TOLL HOUSE AND SHED OUTBUILDING. THE RESTORATION  
AND SITE WORK WILL PRESERVE THE SIGNIFICANT RESOURCE, THE OPEN SPACE  
IN FRONT AND MAINTAIN THE INTEGRITY OF THE CLARKSBURG  
HISTORIC DISTRICT.

**2. SITE PLAN**

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**

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 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**

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.

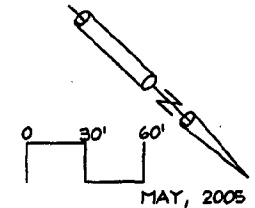
6

OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 489  
 CLARKSBURG, MD 20871  
 (301) 258-1000 PHONE  
 (301) 258-1001 FAX

OVERALL SITE PLAN  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

GENERAL NOTES

- 1) WATER CATEGORY - 1 (P311 & N366) SEWER CATEGORY - 3 (P311), 4 (N366)
- 2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
- 3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
- 4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC, PARCEL N366 = 43,560 S.F.
- 5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS.
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7.  
 SOIL TYPE(S): 9B, 9C, 16B.
- 8) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B.
- 9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:  
 WATER & SEWER - PUBLIC WATER & SEPTIC FIELD  
 ELECTRIC - PEPCO  
 TELEPHONE - VERIZON  
 GAS - WASHINGTON GAS
- 11) ALL DOWNSPOUTS TO BE DIRECTED AWAY FROM ALL STRUCTURES AND TOWARDS STREET.



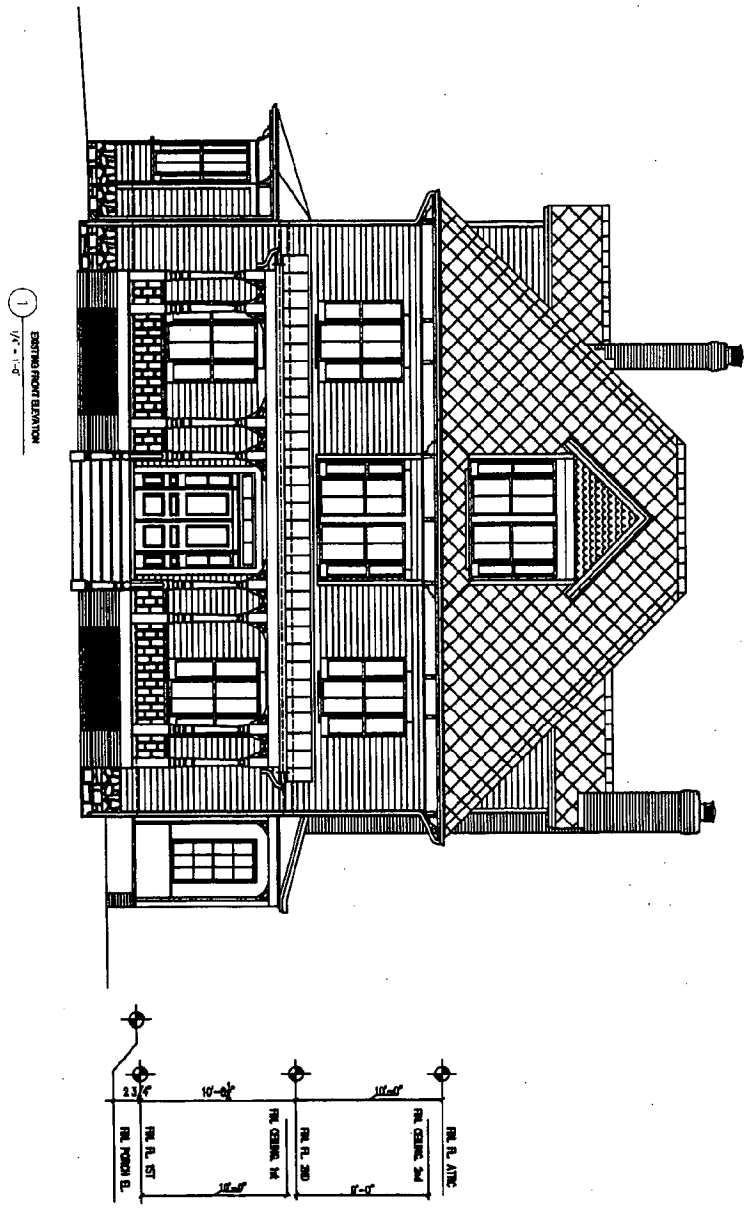
ZONING DATA

- 1) ZONING: R-200  
 MIN. LOT AREA = 20,000 SF  
 LOT WIDTH AT R/W = 25 FT  
 LOT WIDTH AT B.R.L. = 100 FT

FRONT B.R.L. = 40.0 FT (OR ESTABLISHED)  
 REAR B.R.L. = 30 FT  
 SIDE B.R.L. = 12 FT MIN. EACH SIDE,  
 25 FT MIN. TOTAL

FREDERICK ROAD  
 HAMMERHILL

7



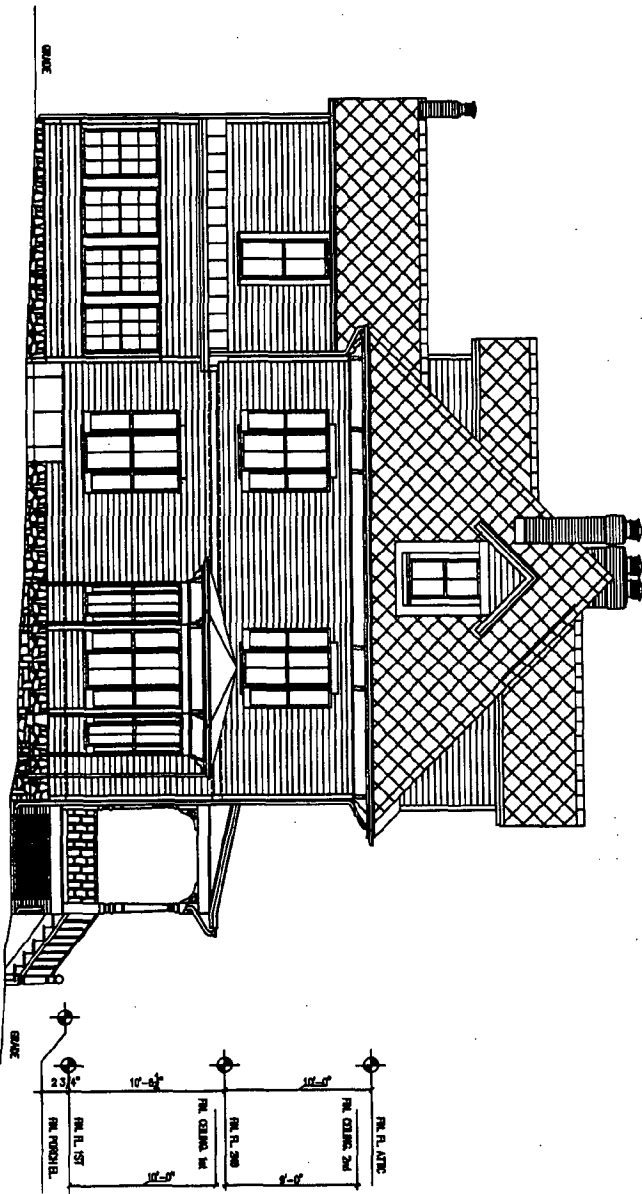
**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING  
 NOT FOR CONSTRUCTION

Drawing Number <b>EX 2.1</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Revisions 11.19.2004 Date 10.6.2004 11.19.2004	Drawing Title <b>EXISTING FRONT ELEVATION</b>	J.T. ARCHITECTS ARCHITECTS 11114 BAYVIEW THUNDERBOLT, MARYLAND 4100 W. GREENSBORO ROAD GREENSBORO, NC 27439 336.426.1800

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**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING.  
 NOT FOR CONSTRUCTION

EX 2.2

Drawing Number  
 HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Revisions  
 11.19.2004  
 Order 10.08.2004  
 11.18.2004

Drawing Title  
 EXISTING LEFT SIDE ELEVATION

**JT**  
 ARCHITECTS  
 P.L.L.C.  
 1000 W. MARKET STREET  
 SUITE 100  
 CLARKSBURG, MD 21714  
 301.843.1807



ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION

THOMAS J. TALTAVALL  
ARCHITECTS  
2000 E. 11th Street  
Lawrenceville, Georgia 30046  
301.840.1847

Revisions  
second preliminary  
Drawing Title  
SCHEMATIC PLANS

Date 4.5.2005

HAMMERHILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND

Drawing Number

A2.3

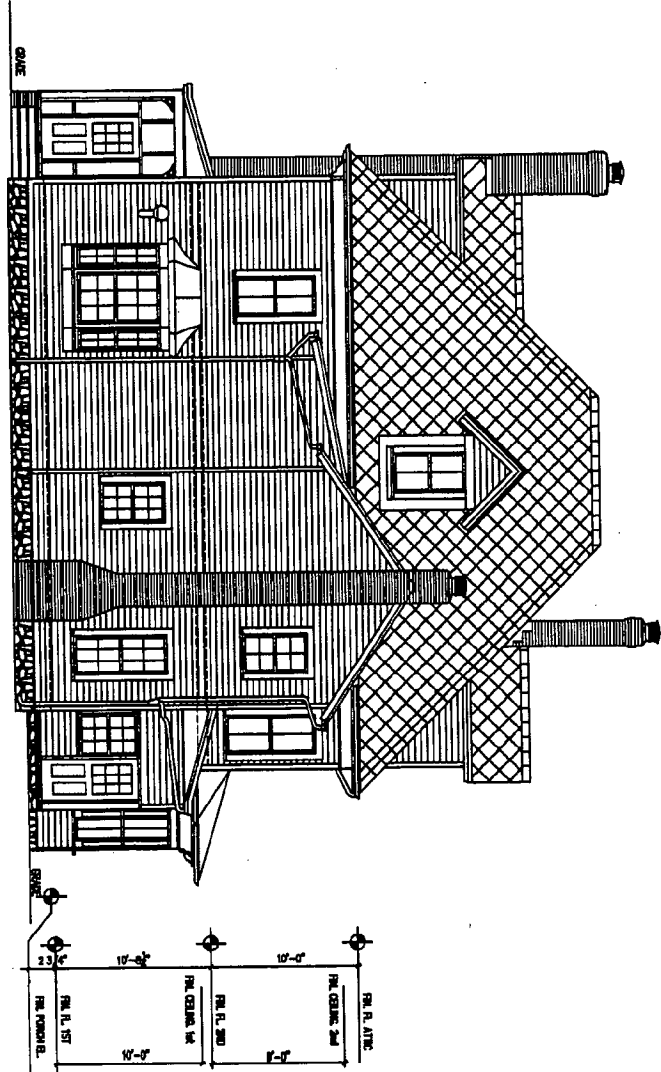


2 PROPOSED LEFT SIDE ELEVATION  
1/4" = 1'-0"

NOTE:  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

211



1  
 1/4" = 1'-0"  
 DIMENSIONS SHOWN

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWINGS

NOT FOR CONSTRUCTION

EX 2.4

Drawing Number

HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Revisions  
 11.19.2004  
 10.02.2004  
 11.19.2004

Drawing Title  
 EXISTING REAR ELEVATION

J.T. ARCHITECTS  
 ARCHITECTS  
 PLANNERS  
 ENGINEERS  
 INTERIORS  
 LANDSCAPE ARCHITECTS  
 271 840 5967

13



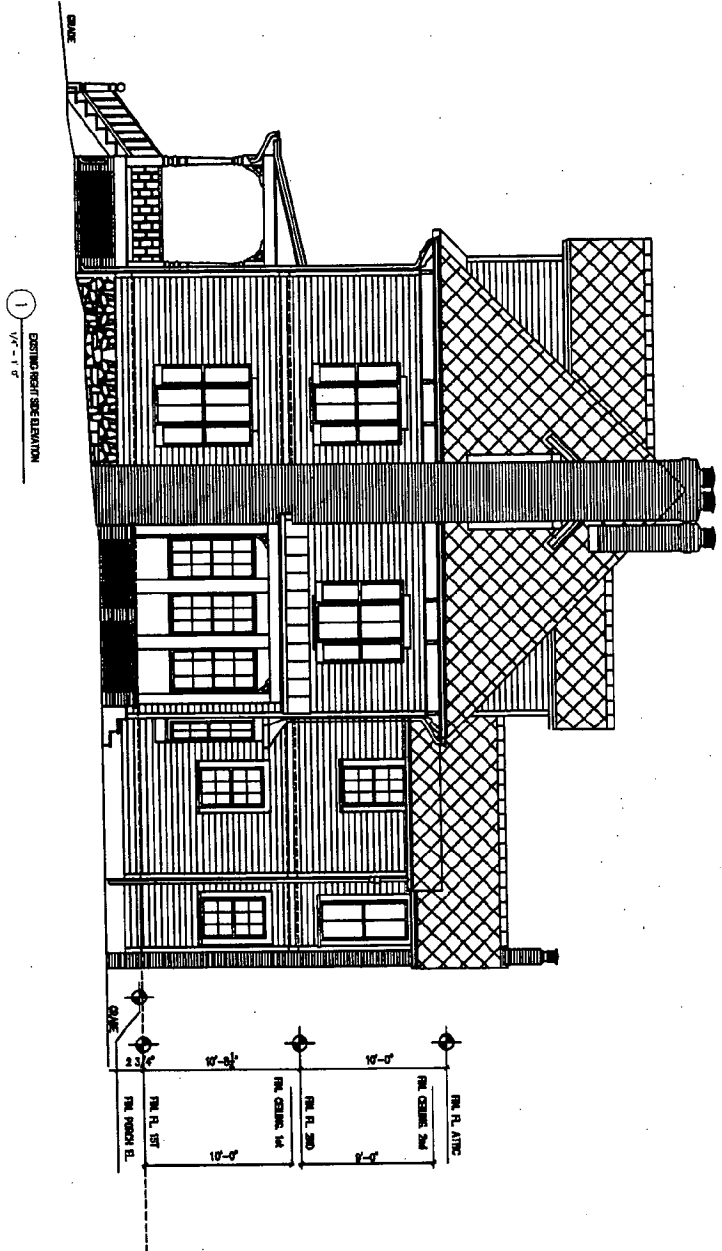
1  
 1/4" = 1'-0"

NOTE  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWINGS

NOT FOR CONSTRUCTION

Drawing Number <b>A2.2</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Revisions second preliminary	
		Drawing Title SCHEMATIC PLANS	
Date: 4.5.2005		THOMAS J. HURLBUT ASSOCIATES, INC. ARCHITECTS 300 EAST LANE CLARKSBURG, MD 21031	

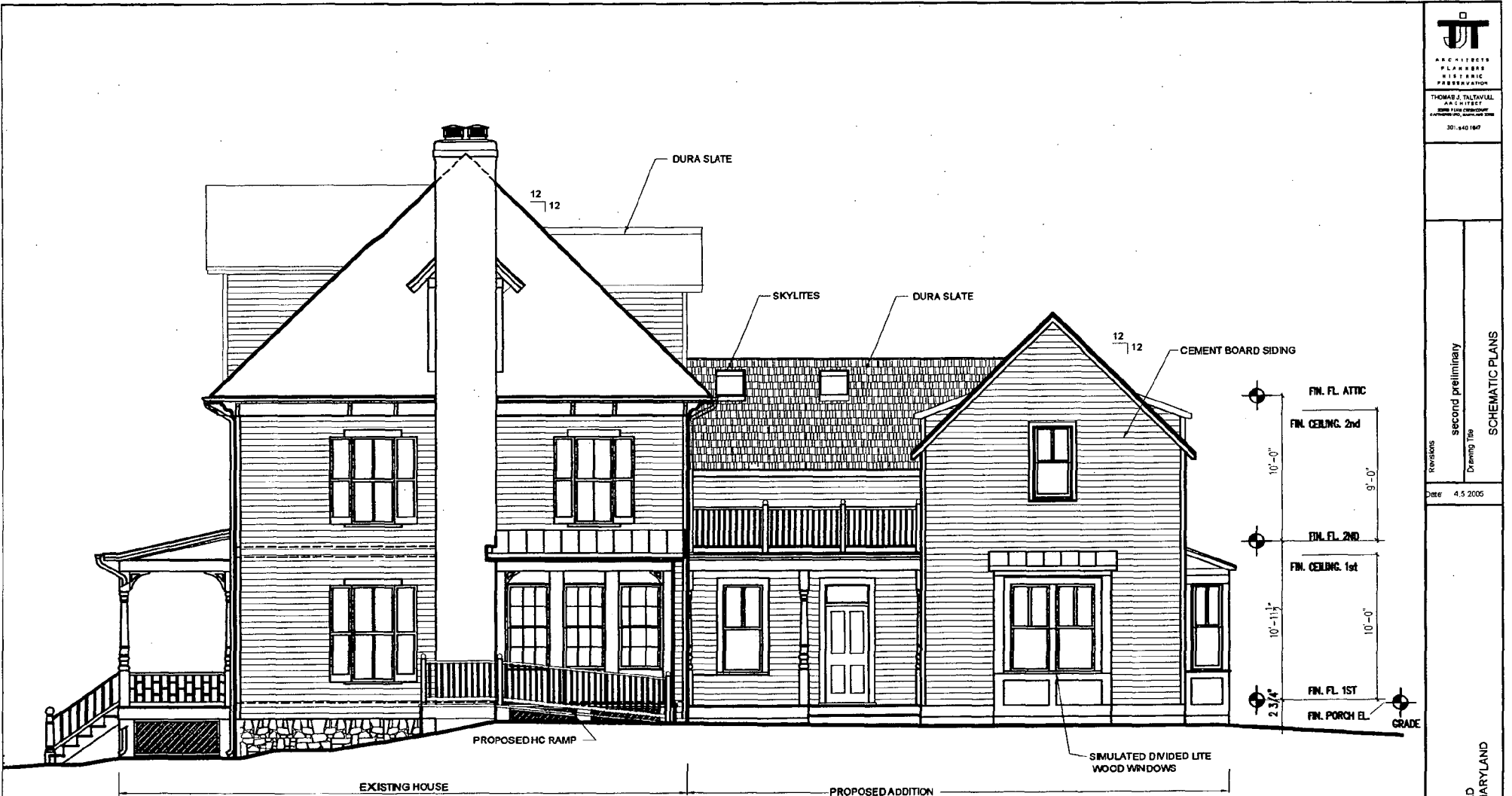
76



NOTE:  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING  
 NOT FOR CONSTRUCTION

Drawing Number <b>EX 2.3</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Revisits 11.19.2004	
		Date 10.3.2004 11.19.2004	

J.T. ASSOCIATES, INC.  
 ARCHITECTS  
 415 E. BOND  
 FARMERSBURGH  
 THOMAS J. HALLGREN  
 LICENSED ARCHITECT  
 301.949.0100

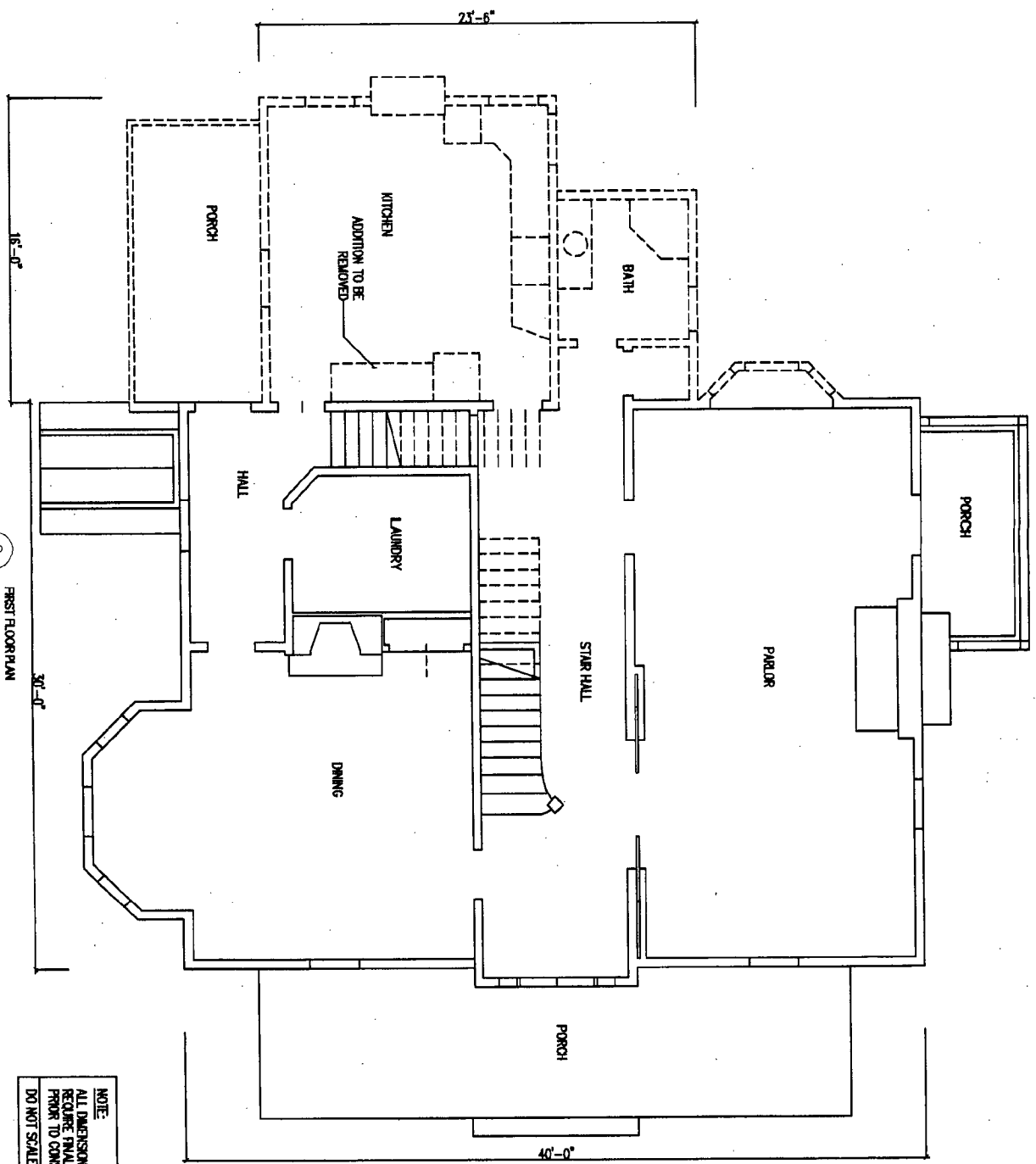


1  
 PROPOSED RIGHT SIDE ELEVATION  
 1/4" = 1'-0"

NOTE:  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

91

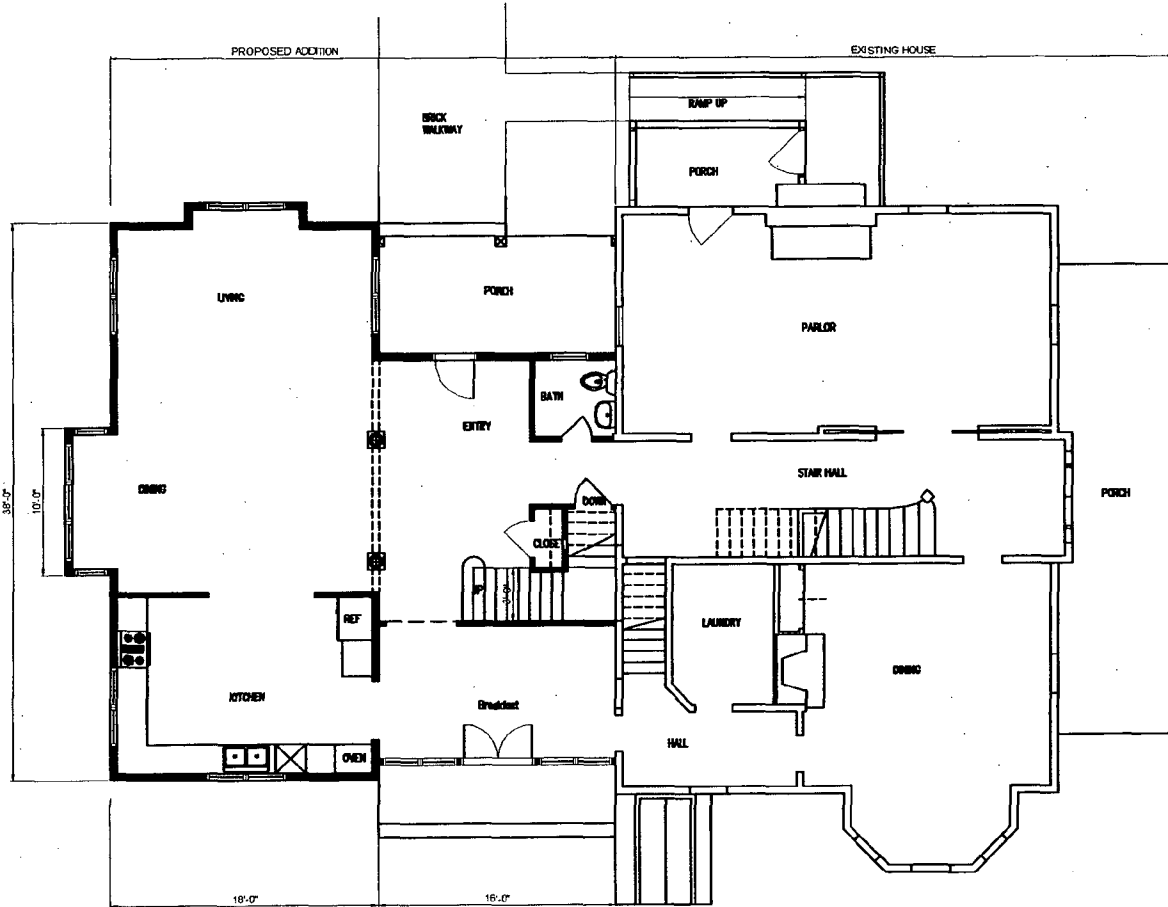


2 FIRST FLOOR PLAN  
 1/4" = 1'-0"

NOTE:  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

Drawing Number <b>EX 12</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Revisions	
		Drawing Title <b>EXISTING AS BUILT</b>	
Date: 9/17/2004		THOMAS J. NEWMAN ARCHITECTS, ENGINEERS, PLANNERS, INC. 201 W. MAIN ST. CLARKSBURG, MD 21550	



1

FIRST FLOOR PLAN

1/4" = 1'-0"

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

**JT**  
 ARCHITECTS  
 PLANNERS  
 HISTORIC  
 PRESERVATION  
 THOMAS J. TALENTY  
 ARCHITECT  
 JOHN A. DE WITT  
 CLARKSON COLLEGE  
 CLARKSBURG, MARYLAND  
 701 B.C. 1947

Revisions  
 second preliminary  
 Drawing Title  
 SCHEMATIC PLANS

Date: 4 5 2005

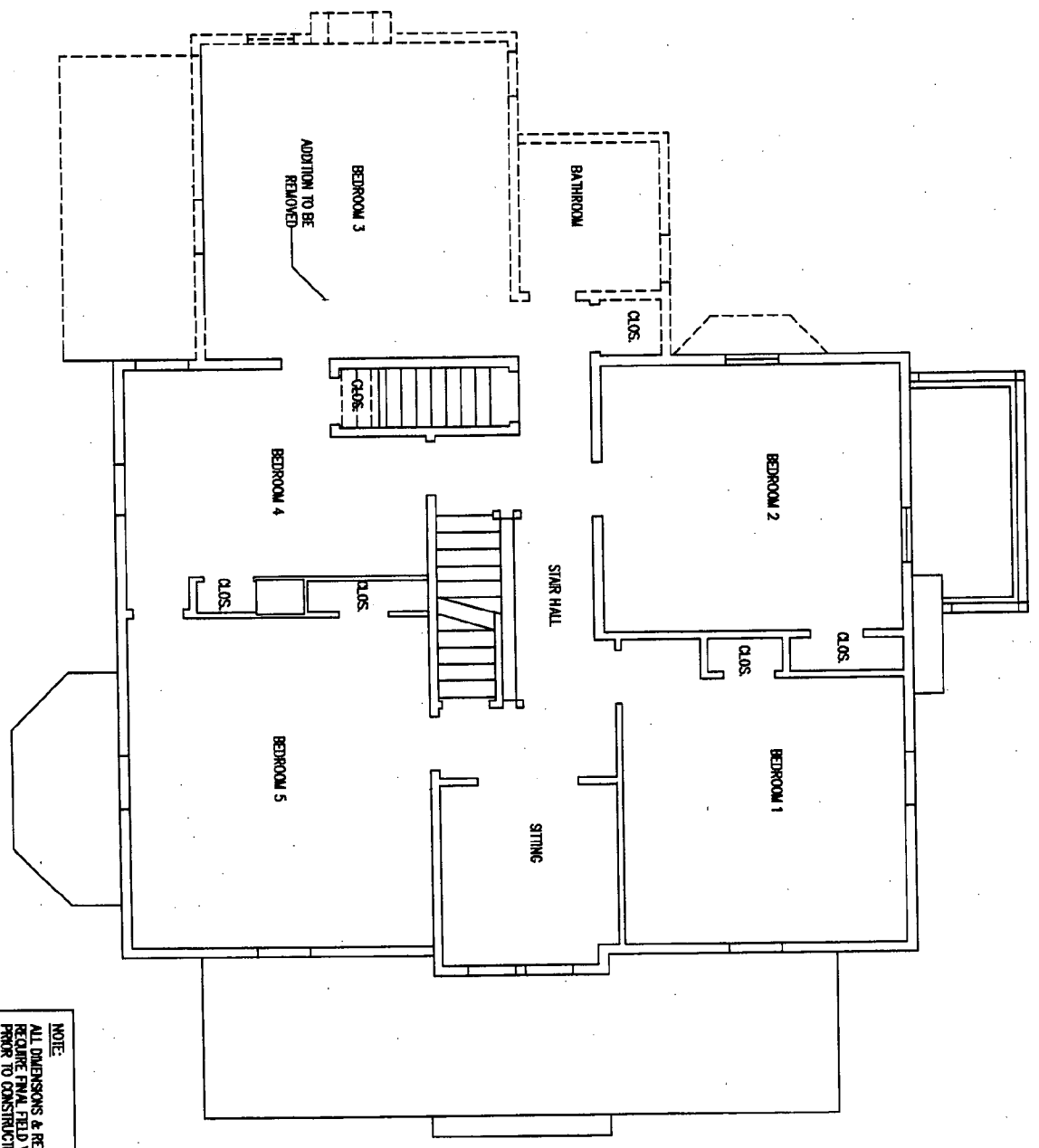
HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Drawing Number

A1.1

17






2 SECOND FLOOR PLAN  
1/4" = 1'-0"

**NOTE:**  
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REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING.

NOT FOR CONSTRUCTION

Drawing Number <b>EX 13</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Revisions Date: 3/17/2004	 ARCHITECTS P.L.L.C. PROFESSIONAL REGISTRATION NUMBER: 0000000000 ADDRESS: 10000 WINDY HILL CLARKSBURG, MARYLAND 20746 301 841 1047
		Drawing Title <b>EXISTING AS BUILTS</b>	



ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION

THOMAS J. TALAVALL  
ARCHITECT  
SUNBELT LUMBER ASSOCIATES  
DISTRIBUTING, SUPPLYING SINCE  
301.840.1047

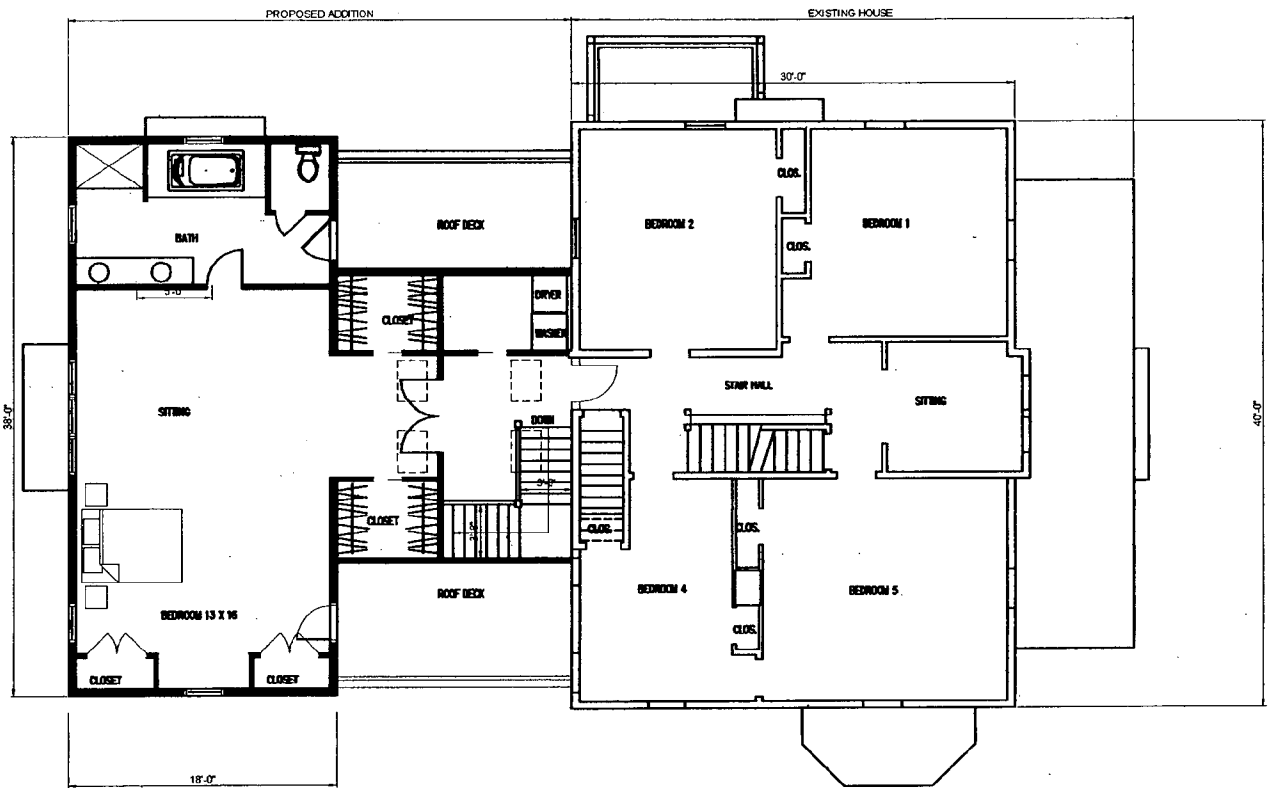
Revisions  
second preliminary  
Drawing Title  
SCHEMATIC PLANS

Date: 4.5.2005

HAMMERHILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND

Drawing Number

A1.2



2

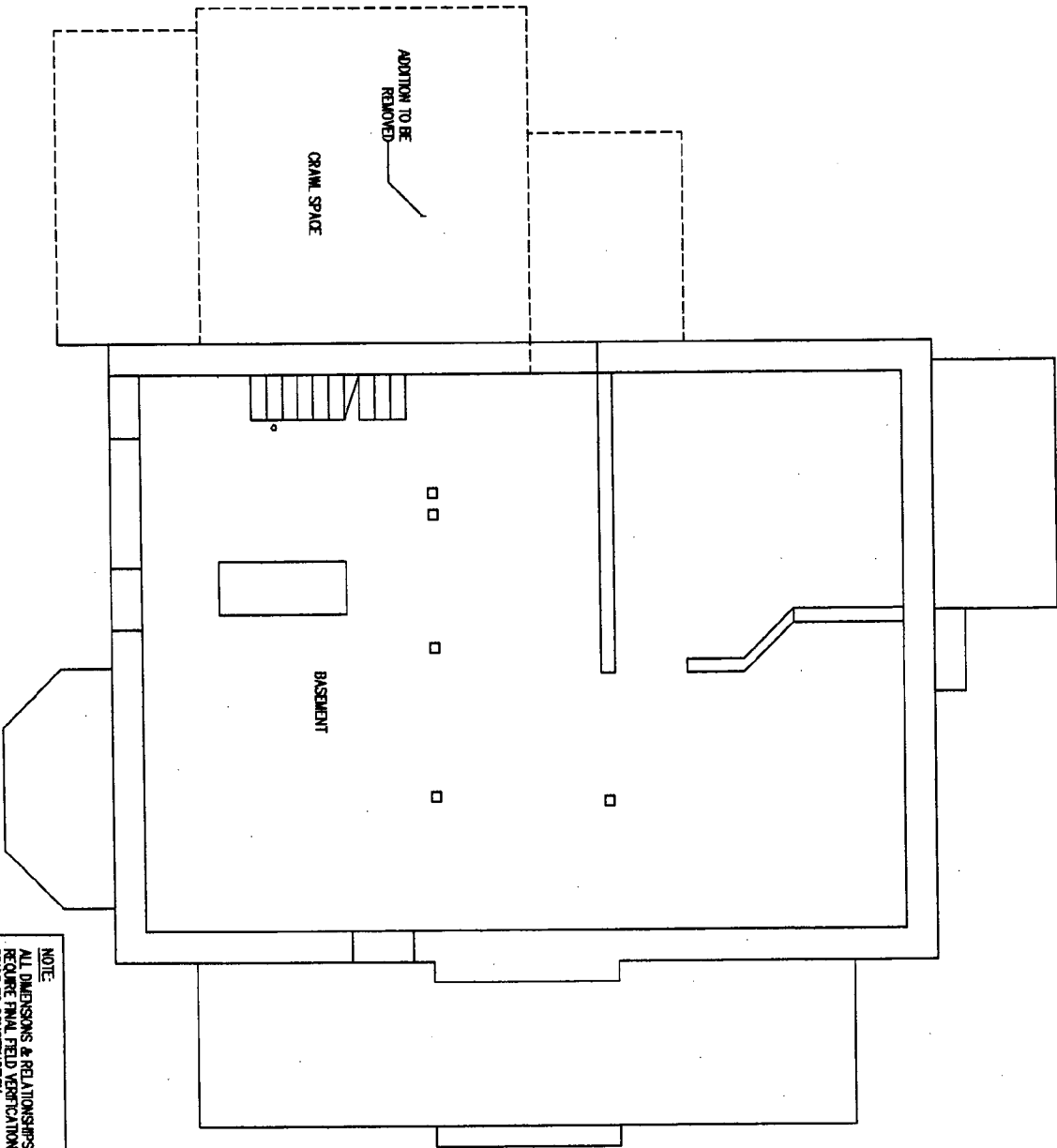
SECOND FLOOR PLAN

1/4" = 1'-0"

NOTE:  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

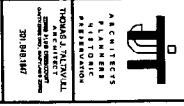
19

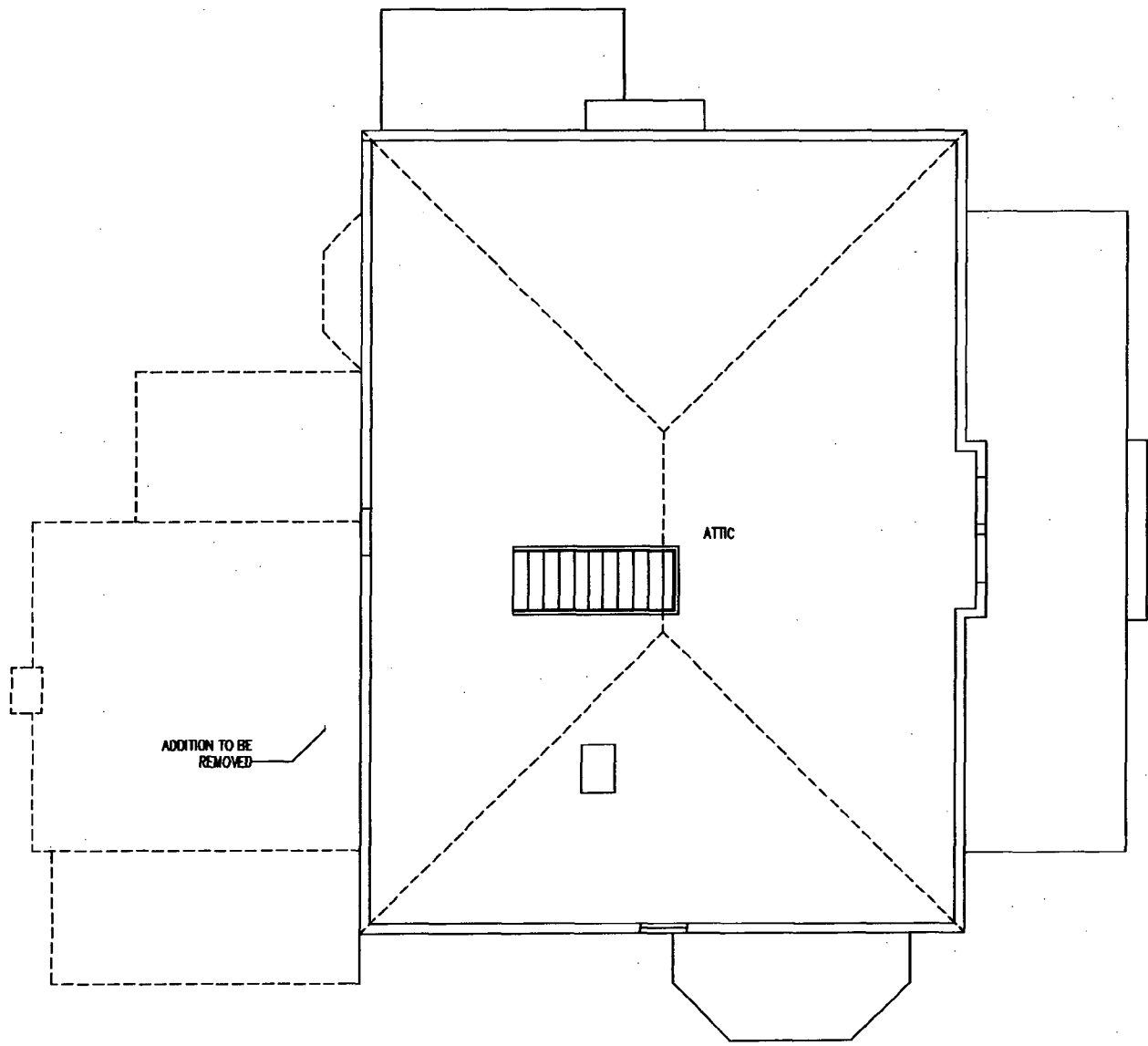


2  
 1/4" = 1'-0"  
 BASEMENT PLAN

NOTE:  
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 DO NOT SCALE DRAWING.

NOT FOR CONSTRUCTION

Drawing Number <b>EX 1.1</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Revisions	
		DRAWN 9.17.2004	



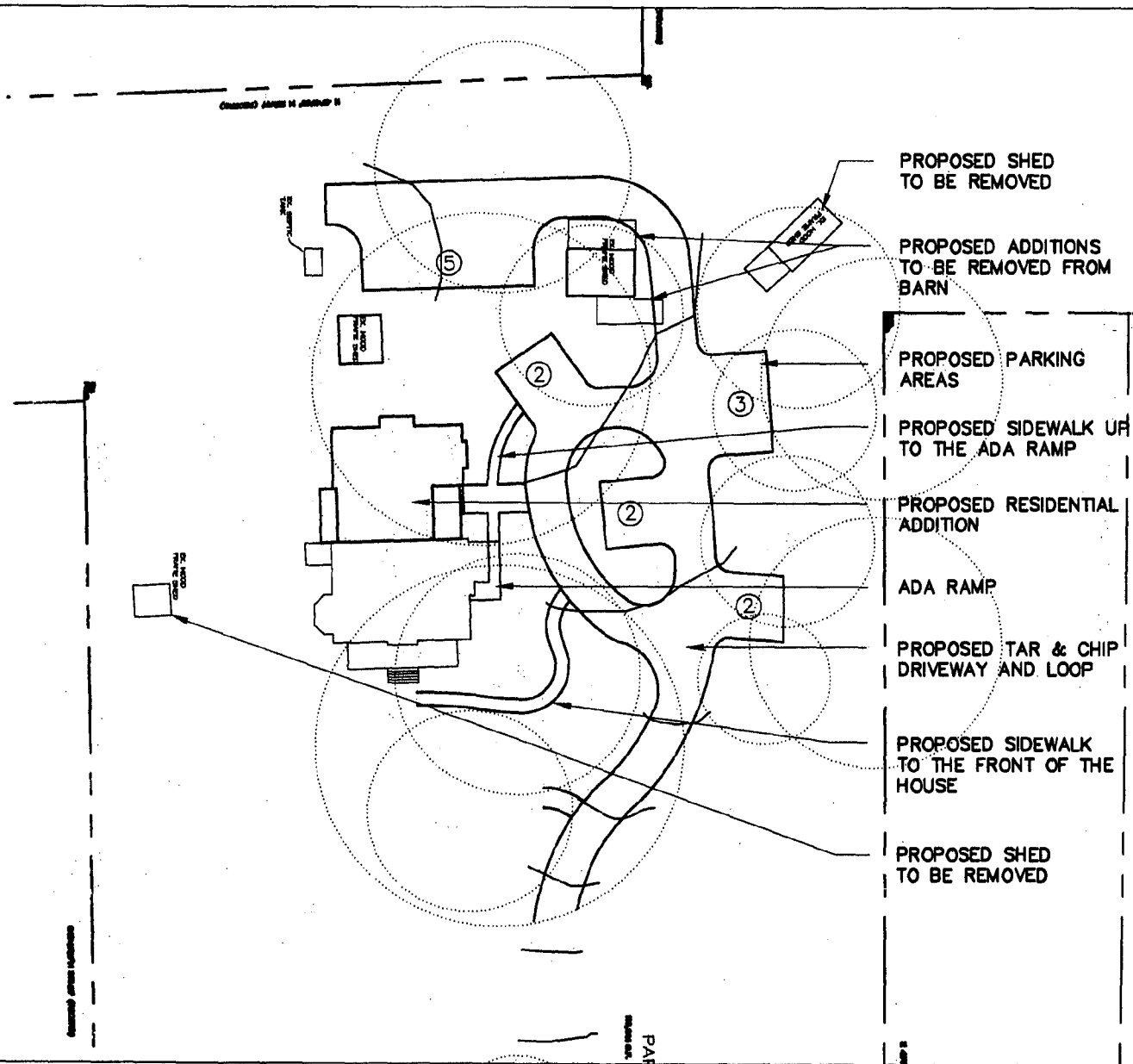
2 ATTIC PLAN  
1/4" = 1'-0"

**NOTE:**  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

21

OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 489  
 CLARKSBURG, MD 20871  
 (301) 256-1000 PHONE  
 (301) 258-1001 FAX



PROPOSED SHED  
 TO BE REMOVED

PROPOSED ADDITIONS  
 TO BE REMOVED FROM  
 BARN

PROPOSED PARKING  
 AREAS

PROPOSED SIDEWALK UP  
 TO THE ADA RAMP

PROPOSED RESIDENTIAL  
 ADDITION

ADA RAMP








PROPOSED TAR & CHIP  
 DRIVEWAY AND LOOP

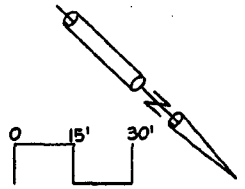
PROPOSED SIDEWALK  
 TO THE FRONT OF THE  
 HOUSE

PROPOSED SHED  
 TO BE REMOVED

DETAILED SITE PLAN  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

LEGEND

-  PROPERTY LINE
-  PROP. HOUSE ADDITION
-  PROP. SIDEWALK
-  PROP. TAR & CHIP DRIVEWAY & PARKING
-  PROP. GRADING
-  PROP. PARKING & QUANTITY
-  EX. TREE W/ CRITICAL ROOT ZONE

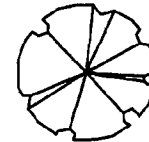


MAY, 2005

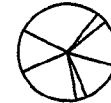
OWNER/APPLICANT  
VICTOR PEEKE  
P.O. BOX 489  
CLARKSBURG, MD 20871  
(301) 258-1000 PHONE  
(301) 258-1001 FAX

SCHEMATIC LANDSCAPE PLAN  
HAMMERHILL  
23310 FREDERICK ROAD  
CLARKSBURG, MD

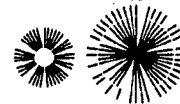
LEGEND



PROPOSED MAJOR CANOPY TREE



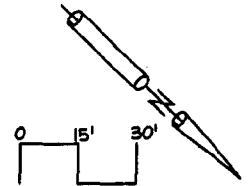
PROPOSED ORNAMENTAL TREE



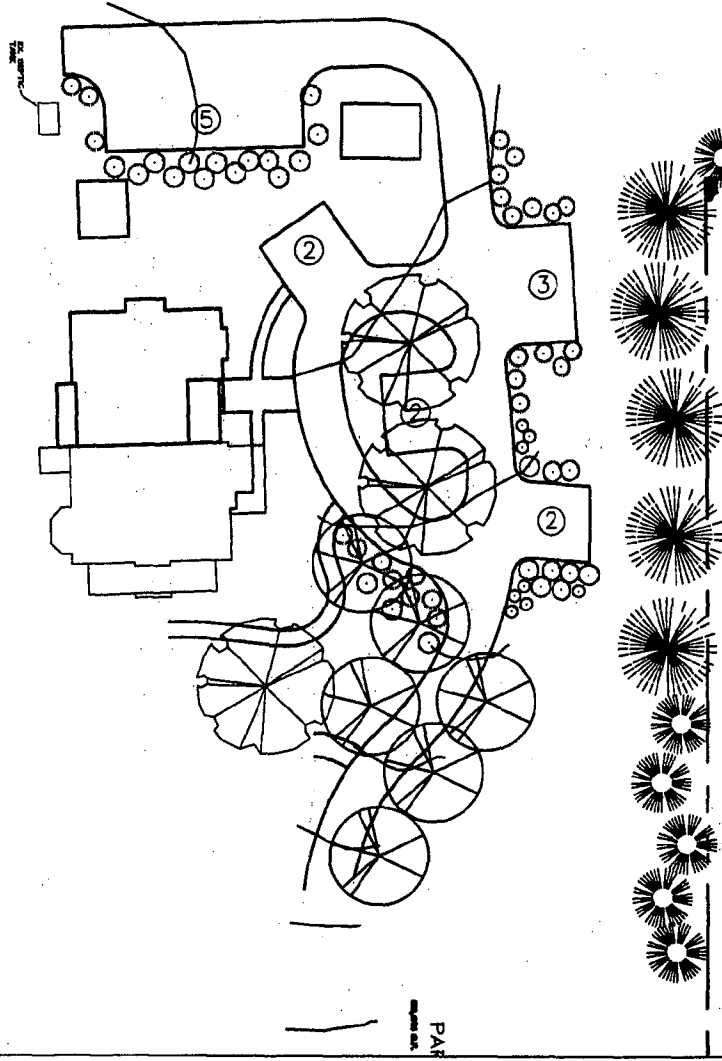
PROPOSED EVERGREEN  
SCREENING TREE



PROPOSED SHRUB



MAY, 2005



OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 484  
 CLARKSBURG, MD 20871  
 (301) 258-1000 PHONE  
 (301) 258-1001 FAX

EXISTING TREE SURVEY  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

TREE DATA

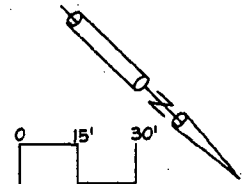
Tree No.	Species	D.B.H. (Inches)	Condition	Comments
101	BLACK WALNUT	33.5	EXCELLENT	REMAIN IN LANDSCAPE
102	PEAR	17.5	POOR	REMOVAL CANDIDATE
103	BUTTERNUT	16	POOR	REMOVAL CANDIDATE
104	BUTTERNUT	18	FAIR	REMAIN IN LANDSCAPE
105	BUTTERNUT	14.5	FAIR	REMAIN IN LANDSCAPE
106	NORWAY SPRUCE	24	FAIR	REMAIN IN LANDSCAPE
107	AMERICAN BASSWOOD	36	FAIR	REMAIN IN LANDSCAPE
108	HORSE CHESTNUT	20	FAIR	REMAIN IN LANDSCAPE
110	EASTERN HEMLOCK	18	FAIR	REMAIN IN LANDSCAPE
112	TREE OF HEAVEN	21	POOR	REMOVAL CANDIDATE
113	SILVER MAPLE	22	FAIR	REMAIN IN LANDSCAPE
114	WHITE MULBERRY (TRIP.)	24	POOR	REMOVAL CANDIDATE
117	WHITE MULBERRY	20,26	POOR	REMOVAL CANDIDATE

\* THE TREE ASSESSMENT FOR EACH TREE ABOVE WAS PERFORMED BY A CERTIFIED ARBORIST AND IS INCLUDED.

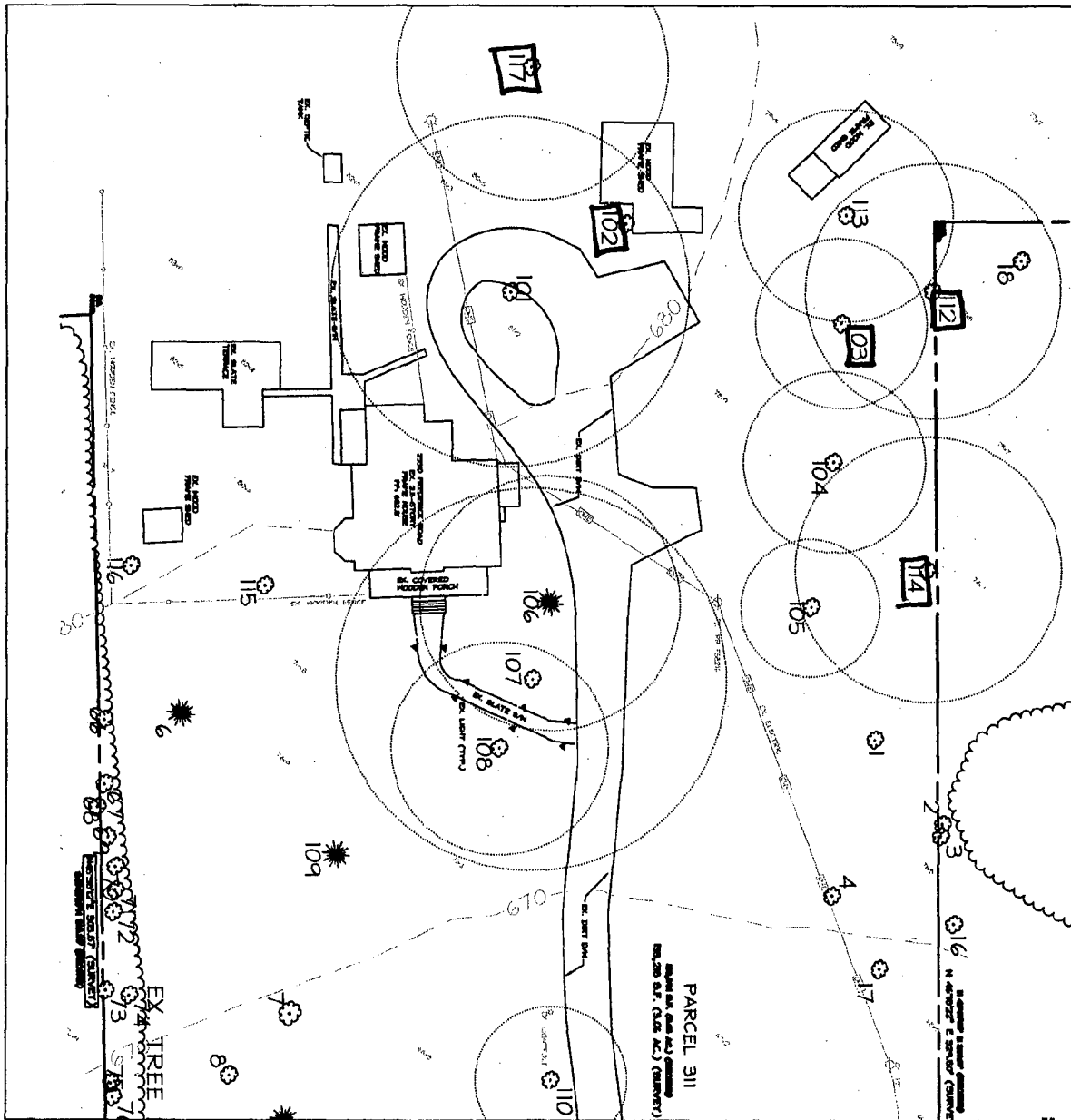
LEGEND

EX. TREE

EX. TREE W/ CRITICAL ROOT ZONE



MAY, 2005



□ Ex Tree to be removed

24



PITCHFORD ASSOCIATES  
arboriculture + environmental consulting

April 30, 2005

Mr. Victor Peeke  
P.O. Box 489  
Clarksburg, MD 20871

Dear Victor:

This report contains several survey results regarding a select number of trees on your property at 23310 Frederick Road, Clarksburg, Maryland.

In particular, there are tree assessments, appraisals and one hazard tree evaluation. I have maintained the numbering system that was in place at the time of this survey.

I. TREE ASSESSMENTS

#101 – Black walnut (*Juglans nigra*). This tree measured 33.5" of diameter at breast height (dbh) and is in good condition. The form on this tree is excellent. The only factor that detracts from an "excellent" condition rating is what appears to be an old lightning strike on the trunk. I do not feel that this will impact the tree in either health or structural integrity. It should receive a crown cleaning treatment and remain in the landscape.

#102 – Common pear (*Pyrus communis*). This tree measured 17.5" dbh and is in fair to poor condition. There are several defects along the main stem and leaders including significant cavities. There is also tip dieback throughout the small crown that remains. This is an older pear and certainly near the end of its lifespan. I would not recommend investing any monies into keeping this tree healthy. I believe it is a removal candidate.

#103 – Butternut (*Juglans cinerea*). This tree measured 16" dbh and is in poor condition. There is very little live crown left on this tree. It is not a preservation candidate and should be removed.

#104 – Butternut. This tree measured 18" dbh and is in good condition. There are some broken limbs in the crown and a prominent basal wound. I do not feel that the basal wound represents a significant defect for this tree. It should receive a crown cleaning treatment and be retained in the landscape.



#105 - Butternut. This tree measured 14.5" dbh and is in good to fair condition. There is a sweep in the main trunk and some minor deadwood in the crown. It would benefit by a crown cleaning operation and should be retained in the landscape.

#112 - Tree-of-heaven (*Ailanthus altissima*). This tree measured 21" dbh and is in fair to poor condition. There is a very large vine coverage in this tree. However, these are a highly invasive species and should be removed from the landscape.

#113 - Silver maple (*Acer saccharinum*). This tree measured 22" dbh and is in good to fair condition. A large ivy vine has been cut which should help this tree out tremendously. One lead has broken, but a larger lateral now appears to be asserting dominance. There is also a slight lean in the trunk, but it is self-correcting. This tree should remain in the landscape.

#114 - White mulberry (*Morus alba*). This tree measured 24" dbh and is in fair to poor condition. There are two stems here of equal diameter. Heavy vines in the canopy have been cut recently which will help this tree. However, it may be too late. One of the main stems has been badly damaged at the base. This is not a preservation candidate and should be removed.

#115 - Sugar maple (*Acer saccharum*). This tree measured 37" and is in fair condition. There are multiple wounds along the trunk and several large wounds on the root flares. It is obvious that several large limbs have broken out of the crown over the past several years. There is also quite a bit of deadwood in the crown. At the very least, this tree needs to be deadwooded and cabled. I have conducted a hazard tree evaluation on this tree, including resistograph tests. This report is attached here. I am not a supporter of keeping this tree in the landscape. I believe there is too much of a hazard associated with it.

#116 - White mulberry. This tree has two large stems that measured 31.5" and 27" dbh. A third large stem has been removed in the recent past. Some of the cut-up wood from this stem is scattered under this tree. The smaller of the two stems lost its top in the recent past, but it has re-sprouted and appears to be vigorous. The remaining third stem is in better condition. I am not optimistic about the long-term prospects for this tree.

The base of the tree is decaying in many locations and the angle of lean of the stems is considerable (>15%). Even if just the healthiest stem is kept, I do not think it is viable enough to warrant keeping it in the landscape. In my opinion, it is not a preservation candidate and should be removed.

#117 - White mulberry. This tree also has two main stems. One is 26" and the other 20" dbh. The larger of the two stems is in poor condition with the



top dying back. The base of this tree is also highly decayed and weak. I do not feel that this is a preservation candidate. I believe that it should be removed.

## II. HAZARD TREE EVALUATION:

#15 - Sugar maple.

This tree was evaluated for structural stability in both the main trunk and root flares. The resistograph machine was used in these tests. A total of nine (9) tests were made into the tree. Five (5) of these were made into the root flares and four (4) were made into the main trunk. A diagram of the test locations is attached.

The results of these tests were rather interesting in that they were completely opposite of what I would have expected. I have enclosed a reduced copy of the resistograph tests and included all of them on one page.

Tests #1-5 on the enclosed are from the root flares. The pattern for all of these tests is encouraging in that the amplitude of the graph increases as the needle penetrates the wood. It is apparent that the differentiation of the spike marks along the graph is minimal, but this is not unusual in roots because the density of the wood is very different from the main stem. I am most concerned with the amplitude of the graph rather than the differentiation of the spike marks for roots. So, what I take from these tests is that, despite the damage to the root flares, there has been little decay activity within the root flares.

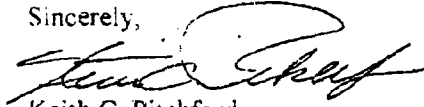
Tests #6-9 were taken on the four opposite sides of the main trunk and at breast height. There is a very obvious area of decay starting at a depth of 7" on graph #6. At the end of the graph, however, there is more sound wood. The only other pattern like this is at the end of test #8, at a depth of 16.5", where the needle starts to drop off.

My interpretation of these tests is that the main trunk and root flares are quite sound in this tree. This doesn't surprise me too much given that sugar maple is so effective at compartmentalizing wounds. My only concern with this tree is with the main stem and scaffold limbs higher in the crown. My sense is that there is not enough live crown to ensure the level of photosynthetic potential to keep this large tree healthy. It is certainly possible to remove the deadwood and add a cabling system, but I am not convinced that it will extend the useful life of this tree for more than a year or two.



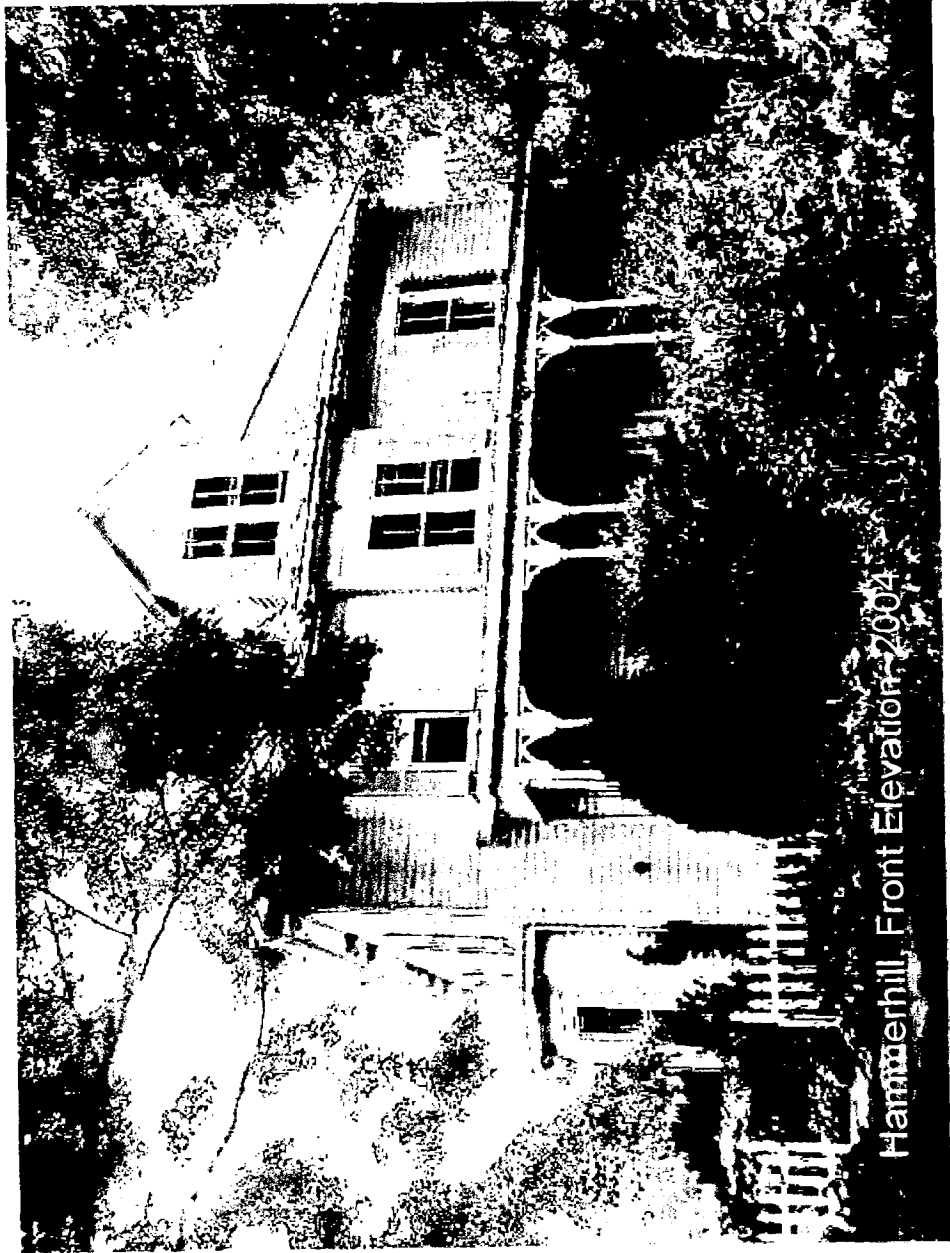
Thank you for the opportunity to provide these assessments and recommendations. I have enclosed a separate letter with the appraisals. Please call with any follow-up questions.

Sincerely,

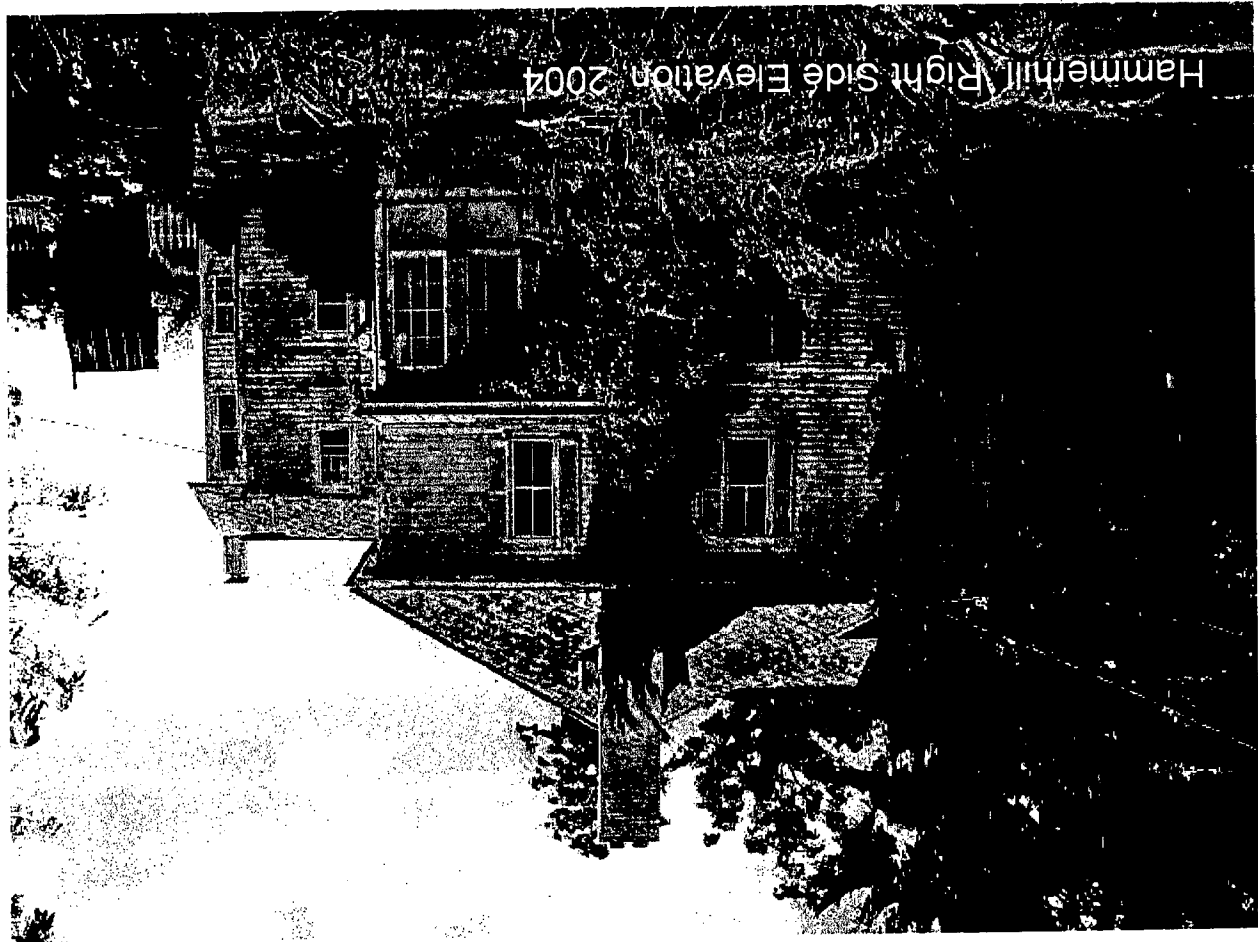


Keith C. Pitchford  
ISA Certified Arborist, MA-0178  
MD Tree Expert, #589

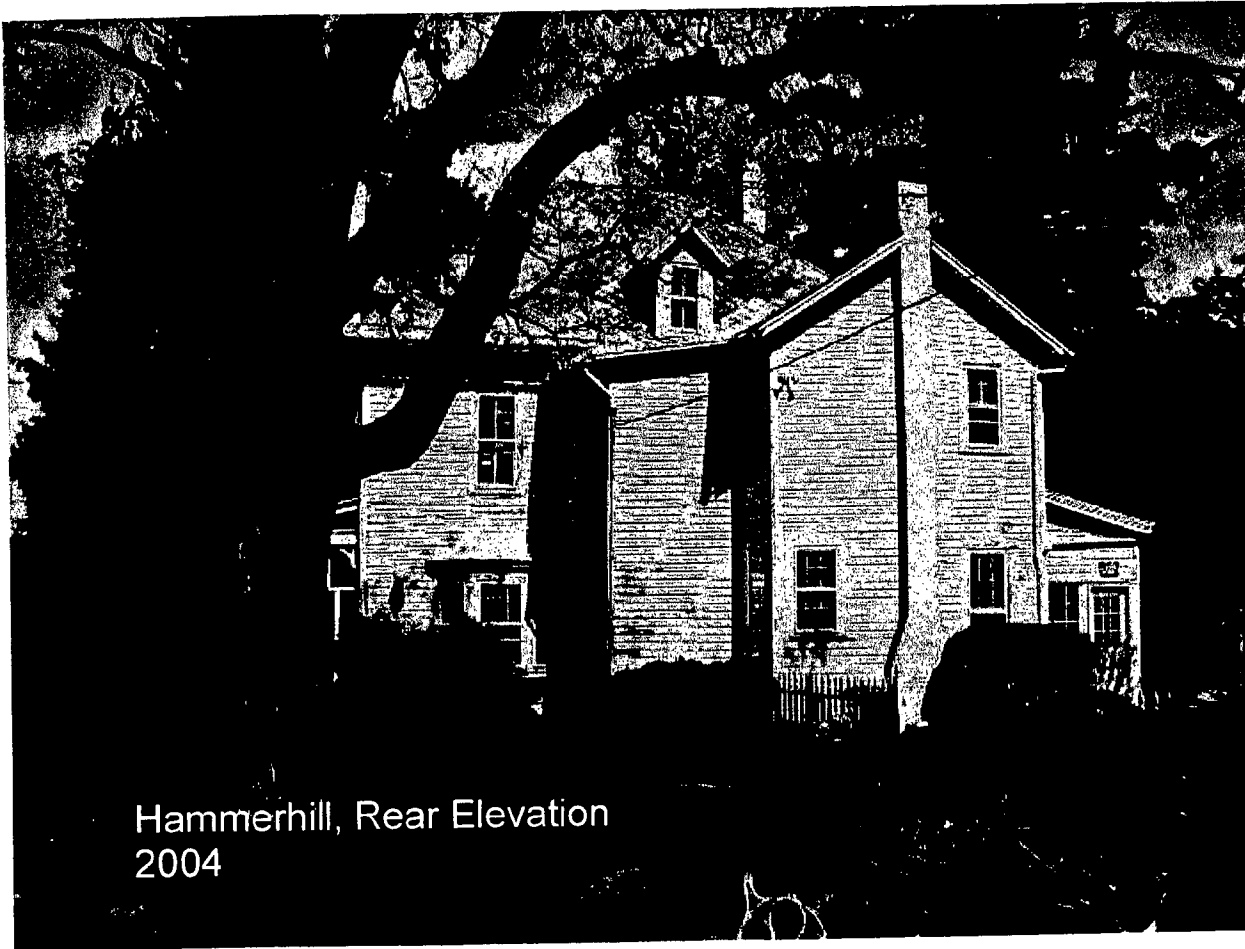




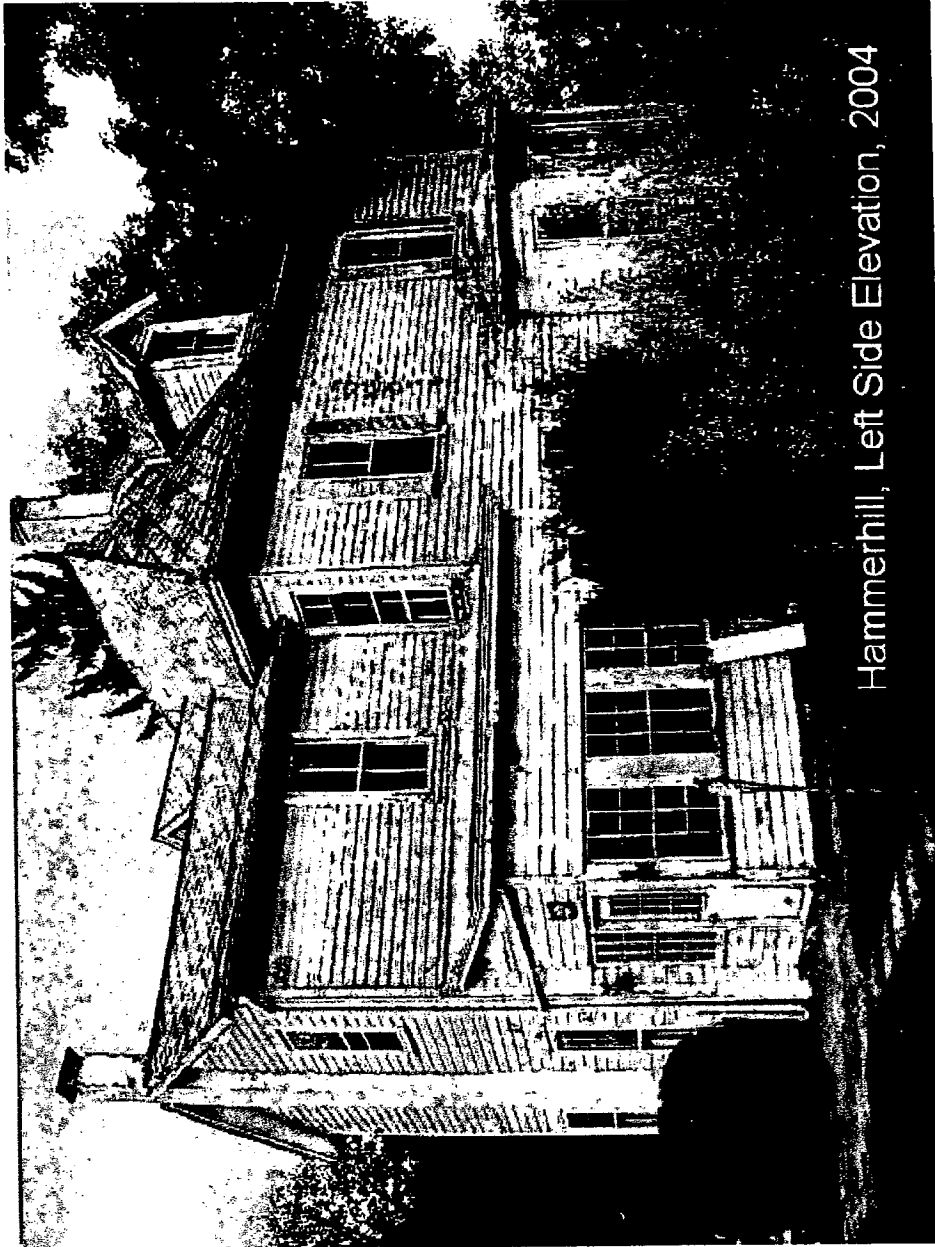
Hammerhill, Front Elevation, 2004



Hammerhill, Right Side Elevation, 2004



Hammerhill, Rear Elevation  
2004



Hammerhill, Left Side Elevation, 2004

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

Owner's mailing address	Owner's Agent's mailing address
<p><b>Victor J. Peeke</b>  <b>P. O. Box 489</b>  <b>Clarksburg, MD 20871</b></p>	<p><b>Miller, Miller &amp; Canby</b>  <b>Attn: James L. Thompson, Esq.</b>  <b>200-B Monroe Street</b>  <b>Rockville, MD 20850</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>RUDDEN, ARIC L                   22329 FREDERICK RD                  CLARKSBURG MD 20871</p>	<p>DARBY, RODNEY H &amp; A T                   6125 TUCKERMAN LANE                  ROCKVILLE MD 20852</p>
<p>TERRABROOK CLARKSBURG LLC                   C/O NEWLAND COMMUNITIES                  13777 JOHN J DELANEY DR #525                  CHARLOTTE NC 28277</p>	<p>WATKINS, WILLIAM K &amp; B L                   11610 PIEDMONT RD                  CLARKSBURG MD 20871</p>
<p>KOSTARIS, FOTIS &amp; E ET AL                   8800 DARNFSTOWN RD                  ROCKVILLE MD 20850</p>	<p>GATEWAY COMMONS LLC                   10230 NEW HAMPSHIRE AVE                  SILVER SPRING MD 20903-1400</p>
<p>FARM DEVELOPMENT COOP LLC                   21032 COG WHEEL WAY                  GERMANTOWN MD 20876-4271</p>	<p>BOARD OF EDUCATION                   850 HUNGERFORD DR                  ROCKVILLE MD 20850</p>



**HISTORIC PRESERVATION COMMISSION**  
**April 27, 2005 Meeting Minutes**

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MS. O'MALLEY: Anyone else have any other staff items or dates to announce? Think that's it, okay. Well, then we can -- I guess we'll go ahead. Let's see. We'll go ahead with our preliminaries.

MS. WRIGHT: Yeah, there will be a staff report and then the architect is here.

MS. TULLY: Right, and the landscape architects are on their way so hopefully they will get here. Okay, the preliminary tonight is a second preliminary consultation for 23310 Frederick Road in the Clarksburg historic district, also known as Hammer Hill.

The Commission saw this project initially on March 9th and based on those comments, the applicant is back with some changes. The proposal as you know, is for partial demolition, a rear addition, driveway and parking. I'm not sure if tree removal is still actually on the books. Certainly not as -- if there is, not as much as there was with the initial landscape design.

Staff is generally supportive of the changes. The changes to the addition are relatively subtle. The most obvious changes for the most part are the addition of the wheelchair access, which was discussed but not shown last week. I mean at the last meeting. It is on the right side through a porch entrance that was originally the doctor's office entrance as opposed to coming in the front porch.

In response to Commission comments about the rear wing obscuring the historic house, it has been reduced in length by two feet. Additionally, the applicant requested that the architect make that same rear portion a bit wider which he has done which has resulted in the additional deeper, which resulted in additional height.

If you look at circles, it looks like an 8 and 11 that illustrates the changes. Yeah, circle 11 shows the reduction in width of the rear portion and then circle eight shows the slight increase of depth of that same portion. Again, there are relatively subtle changes of portions are still appropriate and staff is of the opinion that although it does make the rear portion a bit higher, it does separate the distance between the connector and the rear portion that makes it not seem quite as tall.

What is obvious is the major changes to the landscape plan which at this point, schematic parking and drive plan, which still has a lot of parking. The applicant still has the lease but at the request of the Commission, A, the circular drive in the front has been removed and additionally, the design is more organic and less boxy. They made an attempt to separate parking from one another and it also pushes it towards the rear of the property so it takes on a secondary role.

What is not showing at this point is the actual landscaping and vegetation suggestions. At this point, they're hoping to hear from the Commission if this layout idea will work before getting into the screening and actual plantings that they would be proposing which they definitely will be.

1  
2 The materials, the only real change is that, at staff and the Commission's suggestions, rather than asphalt  
3 shingles, they will be re-roofing the historic with synthetic slate. They will be using the same product on the  
4 new house, the new addition as well. To clarify one little part, I have a note in there that the roof of the rear  
5 project -- that makes no sense. There's a little bump out there on the very back of the house, a bay window  
6 and that's what I was referring to in that comment, having a metal roof and that's just a higher design thing that  
7 I wanted to make that clear that I wasn't talking about the entire addition.

8 And now I have the photographs of the property if you wish to see them again. Otherwise, the architect  
9 is here. Are there any questions regarding this side of the house? Oh, one other change was on the railings of  
10 the roof, the roof decks. They're more proportional. Did you want to see the -- unless the Commissioners  
11 remember what it looked like so I'd be happy to comment. The architect.

12  
13 MR. TALTAUVULL: I guess Comsat wasn't on the agenda tonight. Good evening. My name is Tom  
14 Taltavull. I'm the architect for Victor Peek and Mike Norton from Amy's Land Design, I believe, is on the  
15 way.

16 I think Tania pretty much summed up the changes that I made. I've got another additional drawing.  
17 There was some concern about the low fascia on the connector part and I've got an alternative drawing that  
18 ~~raises the fascia up~~, which would flatten out the roof pitch a little bit. I can show you that drawing. It raises this  
19 fascia up in line with the fascia that connects it with.

20  
21 MR. FULLER: In the alternative, you're getting it basically above a person's head if they're --

22  
23 MR. TALTAUVULL: I was trying to keep the height of this down and try to keep that roof at a fairly  
24 decent pitch. I think it would work out by raising this up in line. It takes away a little bit of the clumpiness, I  
25 think.

26  
27 MR. FULLER: ~~I think I like the alignment better~~ with --

28  
29 MR. TALTAUVULL: You'd have to get a ladder to clean the gutter out now, I guess. That's just one  
30 option that I've changed since you've seen the last submission.

31  
32 MR. FULLER: I mean personally, I think there's a lot of improvements. I mean, the main thing that I  
33 think we objected to last time, the biggest thing was the sidewalk. I think it's -- you know, I'd love to see less  
34 cars, but it certainly ~~at least moved them all around to the rear so it's less intrusive from the front~~. Your  
35 driveway is now -- you're ~~making use of the existing driveway which~~ I think was a big issue to us.

36 I think the detail on the house was fairly close on to begin with. I like your alternative on the connector  
37 but you should hear that from other people. I think it's a nice project.

1

2

MS. WATKINS: I had one question about some of the site work. There's an existing barn or shed so you're taking off part of that, a little wing of it to bring the driveway around?

4

5

MR. TALTAVULL: This is a larger barn on I guess the north side?

6

7

MS. WATKINS: Right.

8

9

MR. TALTAVULL: And it was my understanding that they were going to take off, I guess it's OSB type, you can see it in the photographs.

11

12

13

MS. TULLY: Right. There are non-historic plywood OSB attachments to the historic barn and that's what they would removing.

14

15

MS. WATKINS: That's what would be coming off and then --

16

17

MS. TULLY: Right.

18

19

MS. WATKINS: -- and then the driveway is wrapping where -- okay.

20

21

MS. TULLY: Correct.

22

23

MR. TALTAVULL: And I --

24

25

MS. TULLY: I can show you --

26

27

28

MR. TALTAVULL: I can't speak for Victor, but I think that he was also still looking for rebuilding the two sheds so you have somewhat of a tradition.

29

30

31

MS. TULLY: Right, he had to come back for that but that is his eventual plan. I can show you. Do you want me to show you the pictures that we have available?

32

33

34

MR. TALTAVULL: It's just on your site plan, it looks like the bar is rotated 90 degrees. I don't know if somebody has drawn it incorrectly or --

35

36

UNIDENTIFIED SPEAKER: I think showing the picture might help.

37

38

39

MS. TULLY: Okay. I mean, right now, it's sort of square and when you take the additions off, it become rectangular. But maybe you'll see the picture of that house clarified.

40

41

MR. TALTAVULL: I know the intention of the owner is to restore that barn and --

1  
2 MR. FULLER: Historic barn status?

3  
4 MR. TALTAVULL: Yes. And then the two sheds wings would be made an open carport but they  
5 would be restored in detail in keeping with the main barn.

6  
7 MR. BURSTYN: On the left side elevation in the foreground, are those blinko doors? Is that what that  
8 is?

9  
10 MS. WRIGHT: Just to finish, let's just finish the out building discussion and then we'll turn the lights  
11 back up so that we can refer to the drawing. This is the out building in question and you can see with the two  
12 shed additions, the footprint of it actually becomes a much bigger footprint. But if you remove all those  
13 additions, what you have is a rectangular building with the shorter part of the rectangular facing north-south  
14 which is what is shown in the drawing.

15  
16 MS. WATKINS: Thank you for clarifying that.

17  
18 MS. WRIGHT: Okay now, you had a question. Mr. Burstyn had a question that required looking at the  
19 drawing.

20  
21 MR. BURSTYN: Yes, he answered it. The little doors in the foreground in the middle are the cellar  
22 blinko doors.

23  
24 MR. TALTAVULL: I think they're deteriorated wood now and the owner would prefer to have the  
25 metal what I call Dorothy doors.

26  
27 MS. O'MALLEY: Do any of the other architects have comments about that connection in between, the  
28 angles, the height?

29  
30 MS. WATKINS: I like the one with the higher eaves.

31  
32 MS. O'MALLEY: I agree.

33  
34 MS. WILLIAMS: Did you look at all at squeezing the addition a little bit and -- I mean, I know that in  
35 terms of the relationship of the historic building to the new constructions, I didn't have any problems, but I was  
36 interested in seeing if we could reduce the width of the wing so that from the rear elevation, more of the  
37 original building was visible. We talked about perhaps trying to pull it in a little bit. It's not apparent that it  
38 was really tightened up much.

39

1 MR. TALTAVULL: Yes, what I have done on this is pulled in a foot on each direction, on each side. I  
2 think the owner's concern is that he's not quite sure. I think he's going to live in the house for a period of time  
3 as he's restoring it but he's also looking into the options for professional offices, either doctors or dentists. And  
4 I know he's been speaking with a dentist and the back section would be a place where the exam rooms would  
5 be. They talked about how it laid out in terms of getting enough space for four dentist chairs.

6  
7 MS. TULLY: It looks like everybody is here.

8  
9 MS. WILLIAMS: Well, I was just going to make a comment and apologize to the two of you that just  
10 came in and had to jump right into the meeting a lot quicker than expected.

11  
12 MR. TALTAVULL: I know your concern and I guess programmatically it's tough. I guess my main  
13 goal was in the connector wing, to keep that small and pulled away from the main building. So, in three  
14 dimensions, if you're off center in the back of the property, you know, 30 feet one way from direct, you're still  
15 going to see the main portion of the back building in realty.

16 Obviously, if you are standing back in this area, it's going to block it, but from either side on this side,  
17 which is -- the main garden area is here and the entrance to the parking lot is here. I guess it was kind of a  
18 trade off.

19  
20 MS. WILLIAMS: Yeah, I mean I generally just find the addition a little bit aggressive for the house. It's  
21 just a such a great pyramidal roof cubic structure and I don't know. To me, it's done appropriately. I mean I  
22 really don't have any huge objection. I guess I just wish it were a little smaller. That's all.

23  
24 MR. FULLER: Do you want to address the landscaping that you're proposing for the site?

25  
26 MR. NORTON: My name is Mike Norton. We made this rendering. It's in my boss's car because I  
27 knew he wouldn't be late. That should be here shortly.

28 I can address the rendering of the project versus last time if you like. If you guys all have your 8.5x11.  
29 So I apologize --

30  
31 MS. TULLY: Circle 19.

32  
33 MR. NORTON: We don't have the other one and we did look at your comments and we removed the  
34 circle driveway.

35  
36 MS. O'MALLEY: Thank you.

37  
38 MR. NORTON: We reduced the drive aisles down to 12 feet. We removed two spaces. We did come

1 down to 14 spaces and we tried to break it up as best as possible while still keeping Mr. Peeke's seven vehicles  
2 and then I tried to intersperse parking around a loop as we have shown. I have another drawing that has like I  
3 said a rendering and it's on its way.

4  
5 MS. O'MALLEY: Just in time.

6  
7 MR. NORTON: Sure. And we'll set that up there now.

8  
9 MS. O'MALLEY: Exactly what we were just planning to cover. Thank you.

10  
11 MR. NORTON: Sure. Since the last meeting, we also did retain an arborist who is doing an evaluation  
12 of all the trees on the site. Let me step up here. And all these ones that are in this paler green are actually all  
13 trees that are staying. All the trees right now are staying on the -- we have proposed to stay and added some  
14 more. And that's how it had worked.

15 We're looking at just some shrubbery screening along here a little better for the residential and just trying  
16 to kind of hide this thing and put two or three spaces in the site. We do have five spaces back here and that is  
17 our biggest block of spaces I guess you would call it and try to get this loop in here.

18 If Mr. Peeke does go to -- I think they were just referring to possible dentists now, what have you. This  
19 would allow deliveries to come in right here. What we did do is try to keep as much on the existing  
20 impervious, the gravel space as possible. It's what we have right now and just bump things out a little bit.

21 We were looking at bringing a handicapped ramp in right here on this side, you come in right there. And  
22 kind of an entrance right here, kind of a primary entrance, we're saving for keeping this entrance, the front  
23 entrance and the front as it is and then a walk around this way. That's what we're looking at right now, kind of  
24 breaking things apart and more of amebic --

25  
26 MS. WATKINS: So the lot actually does -- the parking lot is around the trees because it appears that  
27 not to be cynical, that some of these parking pads could be connected just, you know by part, just kind of  
28 overflow. You'd end up with a lot more parking.

29  
30 MR. NORTON: Sure. Which ones are you, which parking?

31  
32 MS. WATKINS: Right between two and three.

33  
34 MR. NORTON: Two and Three. We do have this existing tree right here and that is why we saved it,  
35 104. It is a 17-inch tree. It's a caliber tree so we did try and break things apart and stay away from those as  
36 much as possible.

37  
38 MS. WATKINS: Okay. And then back behind the five -- there are a row of trees on that other side that

1 will remain?

2

3 MR. NORTON: Back behind this five right here?

4

5 MS. WATKINS: Yeah on the, yeah.

6

7 MR. NORTON: Along this walk?

8

9 MS. WATKINS: Right.

10

11 MR. NORTON: Yes, everything is to remain right along the property line.

12

13 MR. PEEKE: There's no trees back there right now.

14

15 MR. NORTON: Right. This tree right here, that's the existing tree. That's the only one back there right

16 now.

17

18 MS. WATKINS: Okay, but ~~I see more trees drawn there so you would propose --~~

19

20 MR. NORTON: Oh, you mean these right here? These are all proposed.

21

22 MS. WATKINS: Okay.

23

24 MR. NORTON: That's all proposed. The lighter green is the existing tree that is there.

25

26 MS. WATKINS: Okay, because this is going to be easy for this parking to grow as needed and that

27 would happen.

28

29 MS. WRIGHT: Did you specify if there are any trees being removed?

30

31 MR. NORTON: Currently, as we have drawn right now, there are not. That is, like I said, we do have

32 the arborist who is doing an analysis of each tree and I gave him the grading plan. Just a preliminary grading

33 and a preliminary sketch so he can make an analysis of what would happen if this did move forward, if these

34 trees could be saved and how they could.

35

36 MS. O'MALLEY: Have you considered what the material of the driveway would be?

37

38 MR. NORTON: I believe we're still talking of a tar and chip right now?

39

40 MR. PEEK: Tar and Chip.

41

1 MR. NORTON: Yeah, a tar and chip. This is still -- we're still fine tuning it and working on this, but I  
2 think they were leaning towards the tar and chip.

3  
4 MS. O'MALLEY: Any other questions? I'm really pleased to see the changes that you've made on the  
5 parking and the driveway. That's a huge improvement. Well, I guess back to the time when you'll bring in  
6 your final application.

7  
8 MR. TALTAVULL: I just had one other cut quick comment. It was discussed at the last meeting in  
9 regard to this chimney. It goes through the existing dormer.

10  
11 MS. O'MALLEY: Uh-huh.

12  
13 MR. TALTAVULL: Of how the Commission felt about whether it could be removed or not?

14  
15 MR. FULLER: The chimney or the dormer?

16  
17 MR. TALTAVULL: The chimney.

18  
19 MR. FULLER: And the dormer restored.

20  
21 MR. TALTAVULL: And restore the dormer back to what I think was it's original...

22  
23 MS. O'MALLEY: Would you refresh my memory about that? Was the chimney original?

24  
25 MR. TALTAVULL: No, I think --

26  
27 MS. O'MALLEY: The chimney wasn't added?

28  
29 MR. TALTAVULL: Yeah, I think when they added this doctor's entrance, they built this chimney. It  
30 went up through the dormer that they just built, left it and built around it. I think the original house had two  
31 smaller chimneys, at least one of them is left. I think the original house has, looking at the framing and the  
32 roof, had a chimney near this -- right through here. It came down next to the -- not that we're proposing to  
33 remove, but I guess we were thinking at this point --

34  
35 MR. FULLER: It certainly doesn't feel very natural the way it sits there.

36  
37 MS. O'MALLEY: So you're proposing to remove non-original and restore the original so that would be  
38 something we would like to support.

39  
40 MR. TALTAVULL: Okay.



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MS. WILLIAMS: Kind of restore the dormer.

MR. TALTAVULL: Right.

MS. WILLIAMS: That would be great. You'd get a tax credit too.

MS. WRIGHT: Just one point I wanted to make just to clarify the record. Right now, you were talking about the dentist office or a doctor's office, you would have to

-- I believe the only way that that could be considered would be through a special exception process. The zoning of the property is R200 and does allow for some non-residential professional offices but only through the special exception process. I just wanted to make sure that was clear.

MR. FULLER: But I think it looks like they're trying to do is position themselves so they don't have to come back here.

MS. O'MALLEY: All right, well then, we'll have to see you again.

MR. FULLER: Thank you.

MR. TALTAVULL: Thank you.

MR. PEEKE: Sorry, I missed the show.

MS. O'MALLEY: You just got here in time.

MR. BURSTYN: Do you want one more?

MS. O'MALLEY: We have covered all the standard commission items. Then the meeting is adjourned.

(Whereupon, the meeting was concluded at 8:53 p.m.).

TO: TANIA 

Feb 28 05 12:32P

Thomas J. Taltavull

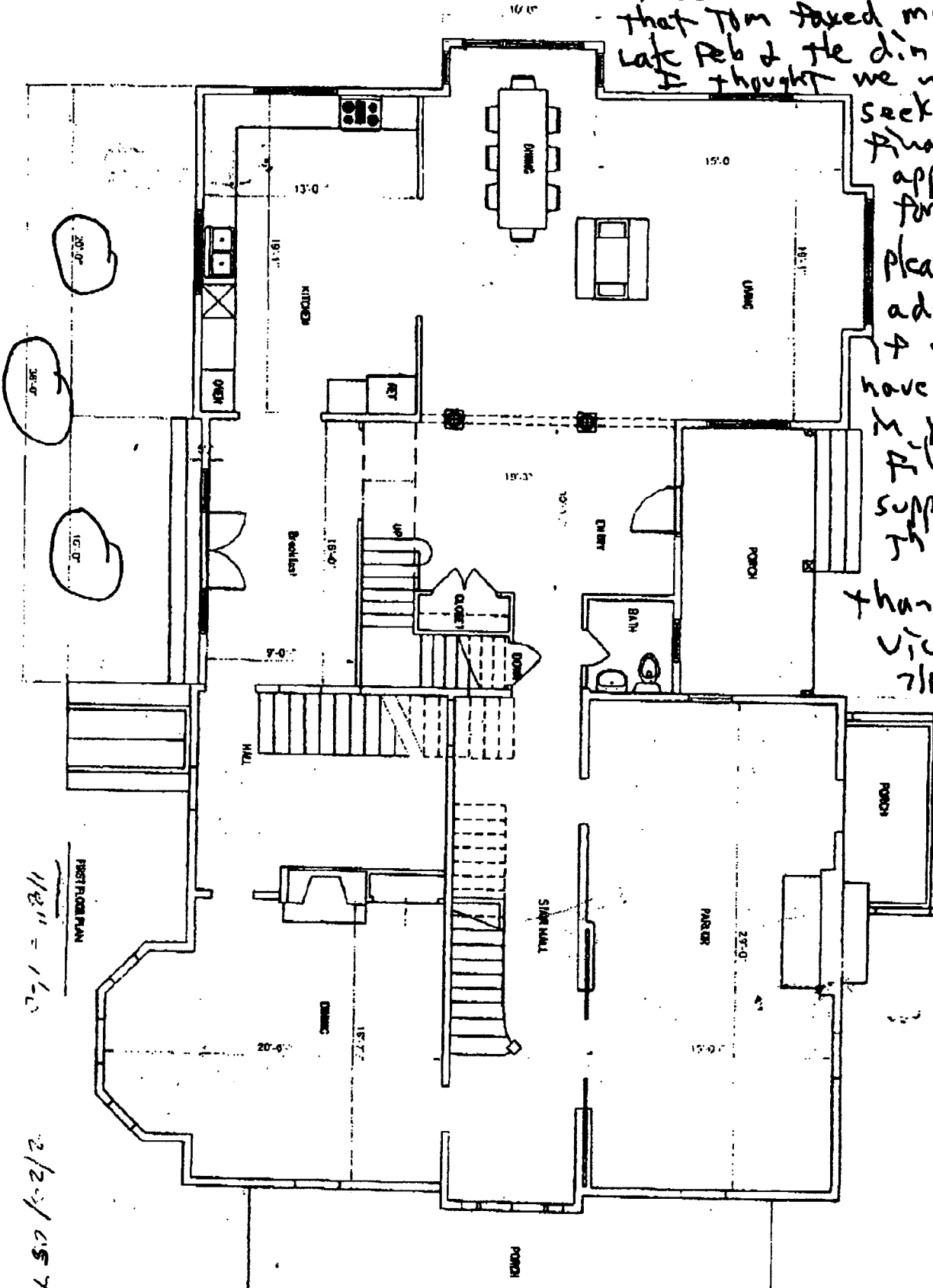
301-977-6282

P.2

These are the dimensions that Tom faxed me late Feb & the dimensions I thought we were seeking approval for.

Please advise if you have anything in your support files.

Thank you Victor



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

2/20/05


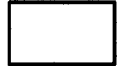





301-977-6282

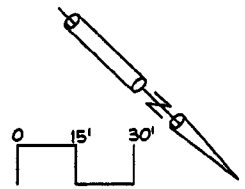


OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 484  
 CLARKSBURG, MD 20871  
 (301) 258-1000 PHONE  
 (301) 258-1001 FAX

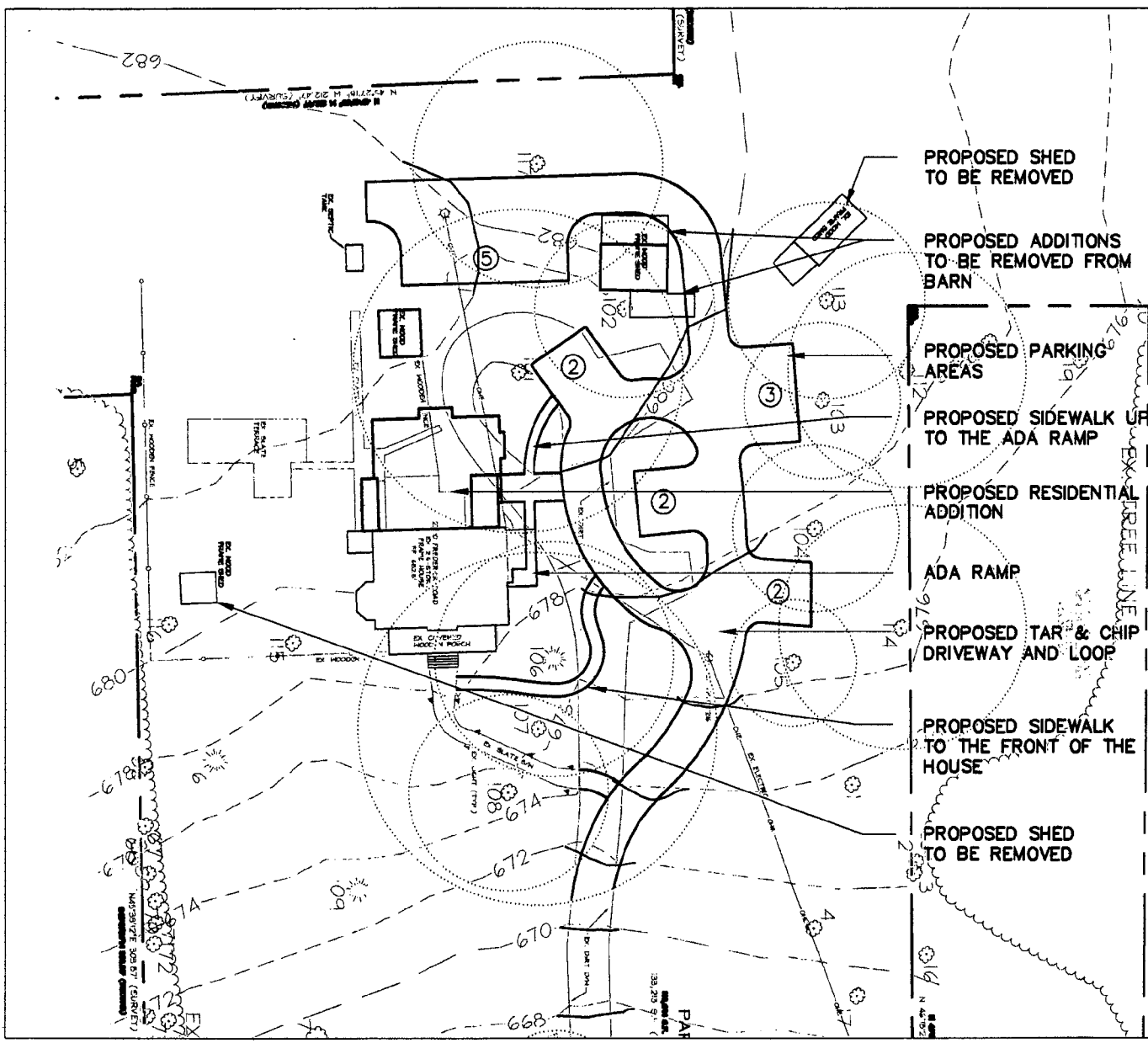
DETAILED SITE PLAN  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

LEGEND

-  PROPERTY LINE
-  PROP. HOUSE ADDITION
-  PROP. SIDEWALK
-  PROP. TAR & CHIP DRIVEWAY & PARKING
-  PROP. GRADING
-  PROP. PARKING & QUANTITY
-  EX. TREE W/ CRITICAL ROOT ZONE



-MAY, 2005



PROPOSED SHED TO BE REMOVED

PROPOSED ADDITIONS TO BE REMOVED FROM BARN

PROPOSED PARKING AREAS

PROPOSED SIDEWALK UP TO THE ADA RAMP

PROPOSED RESIDENTIAL ADDITION

ADA RAMP

PROPOSED TAR & CHIP DRIVEWAY AND LOOP

PROPOSED SIDEWALK TO THE FRONT OF THE HOUSE

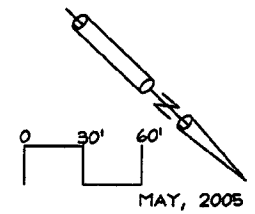
PROPOSED SHED TO BE REMOVED

OWNER/APPLICANT  
 VICTOR PEEKE  
 P.O. BOX 489  
 CLARKSBURG, MD 20871  
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OVERALL SITE PLAN  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

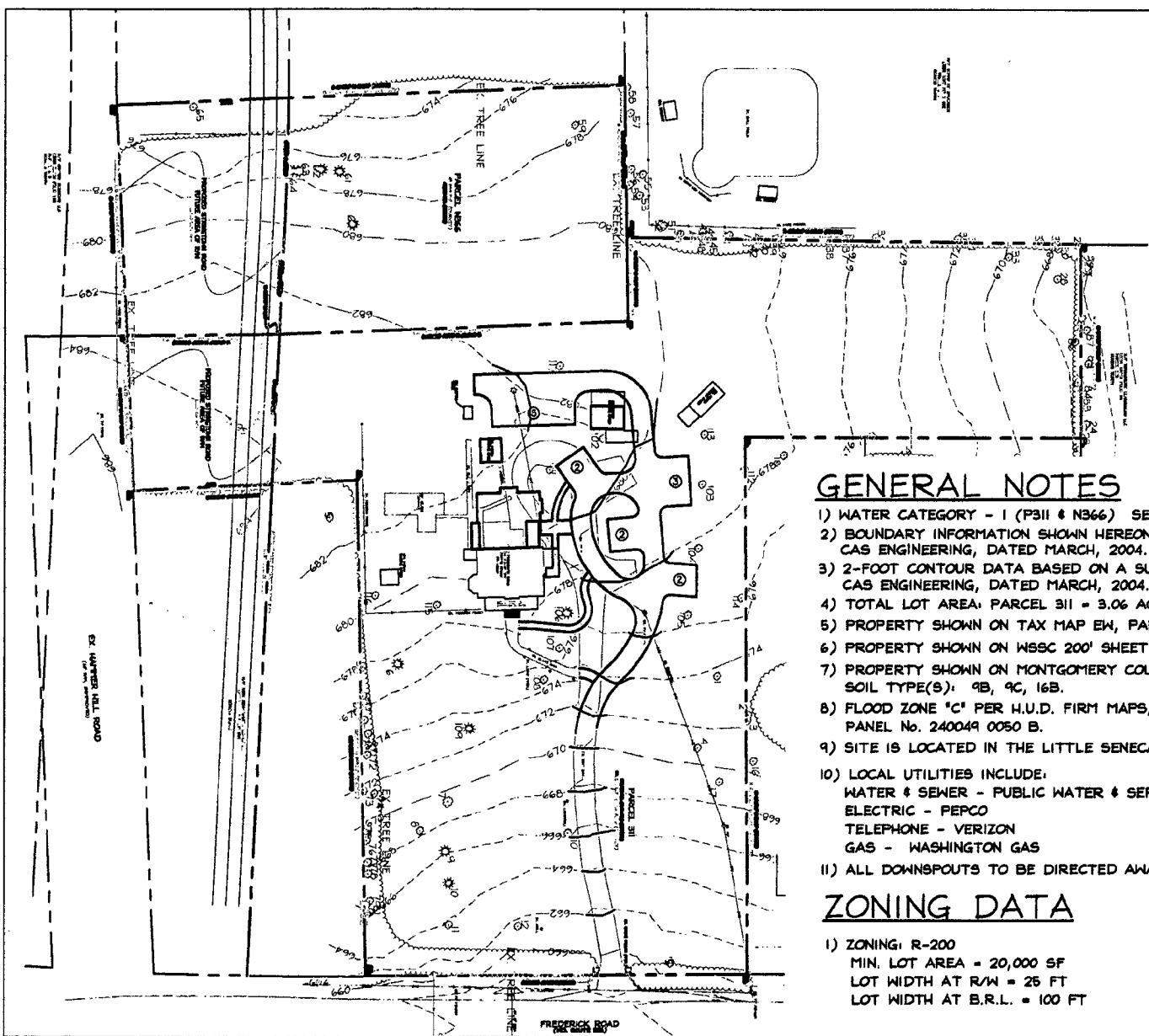
GENERAL NOTES

- 1) WATER CATEGORY - 1 (P311 & N366) SEWER CATEGORY - 3 (P311), 4 (N366)
- 2) BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
- 3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2004.
- 4) TOTAL LOT AREA: PARCEL 311 = 3.06 AC, PARCEL N366 = 43,560 S.F.
- 5) PROPERTY SHOWN ON TAX MAP EW, PARCEL 311 & N366, CLARKSBURG HIGHLANDS.
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 232 NW 13.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 7. SOIL TYPE(S): 9B, 9C, 16B.
- 8) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B.
- 9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:  
 WATER & SEWER - PUBLIC WATER & SEPTIC FIELD  
 ELECTRIC - PEPCO  
 TELEPHONE - VERIZON  
 GAS - WASHINGTON GAS
- 11) ALL DOWNSPOUTS TO BE DIRECTED AWAY FROM ALL STRUCTURES AND TOWARDS STREET.



ZONING DATA

- 1) ZONING: R-200  
 MIN. LOT AREA = 20,000 SF  
 LOT WIDTH AT R/W = 25 FT  
 LOT WIDTH AT B.R.L. = 100 FT
- FRONT B.R.L. = 40.0 FT (OR ESTABLISHED)  
 REAR B.R.L. = 30 FT  
 SIDE B.R.L. = 12 FT MIN. EACH SIDE,  
 25 FT MIN. TOTAL



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EXISTING TREE SURVEY  
 HAMMERHILL  
 23310 FREDERICK ROAD  
 CLARKSBURG, MD

TREE DATA

Tree No.	Species	D.B.H. (Inches)	Condition	Comments
101	BLACK WALNUT	33.5	EXCELLENT	REMAIN IN LANDSCAPE
102	PEAR	17.5	POOR	REMOVAL CANDIDATE
103	BUTTERNUT	16	POOR	REMOVAL CANDIDATE
104	BUTTERNUT	18	FAIR	REMAIN IN LANDSCAPE
105	BUTTERNUT	14.5	FAIR	REMAIN IN LANDSCAPE
106	NORWAY SPRUCE	24	FAIR	REMAIN IN LANDSCAPE
107	AMERICAN BASSWOOD	36	FAIR	REMAIN IN LANDSCAPE
108	HORSE CHESTNUT	20	FAIR	REMAIN IN LANDSCAPE
110	EASTERN HEMLOCK	18	FAIR	REMAIN IN LANDSCAPE
112	TREE OF HEAVEN	21	POOR	REMOVAL CANDIDATE
113	SILVER MAPLE	22	FAIR	REMAIN IN LANDSCAPE
114	WHITE MULBERRY (TRIP.)	24	POOR	REMOVAL CANDIDATE
117	WHITE MULBERRY	20.28	POOR	REMOVAL CANDIDATE

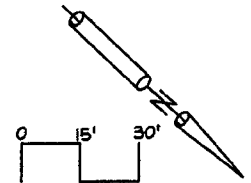
\* THE TREE ASSESSMENT FOR EACH TREE ABOVE WAS PERFORMED BY A CERTIFIED ARBORIST AND IS INCLUDED.

LEGEND

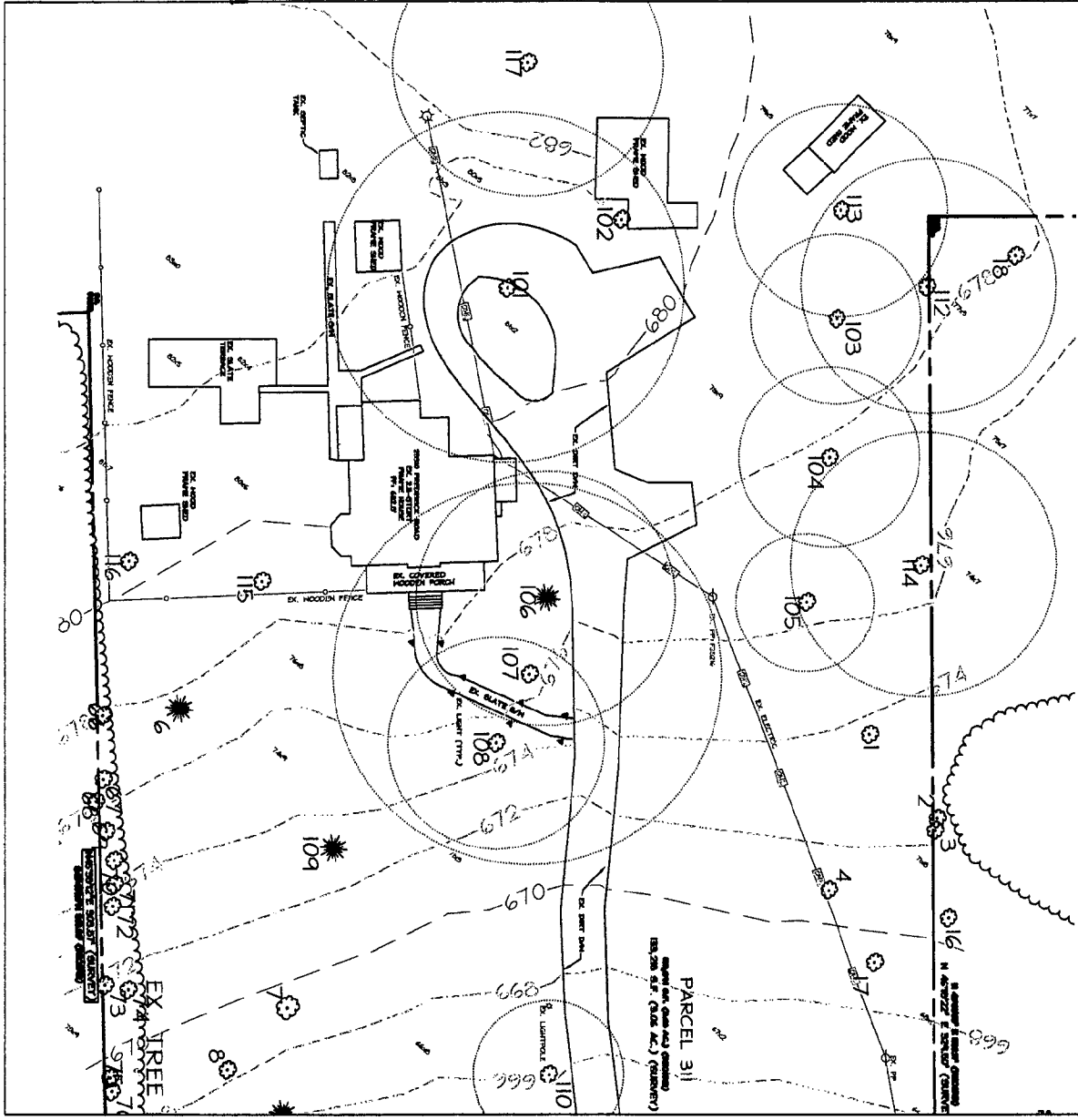


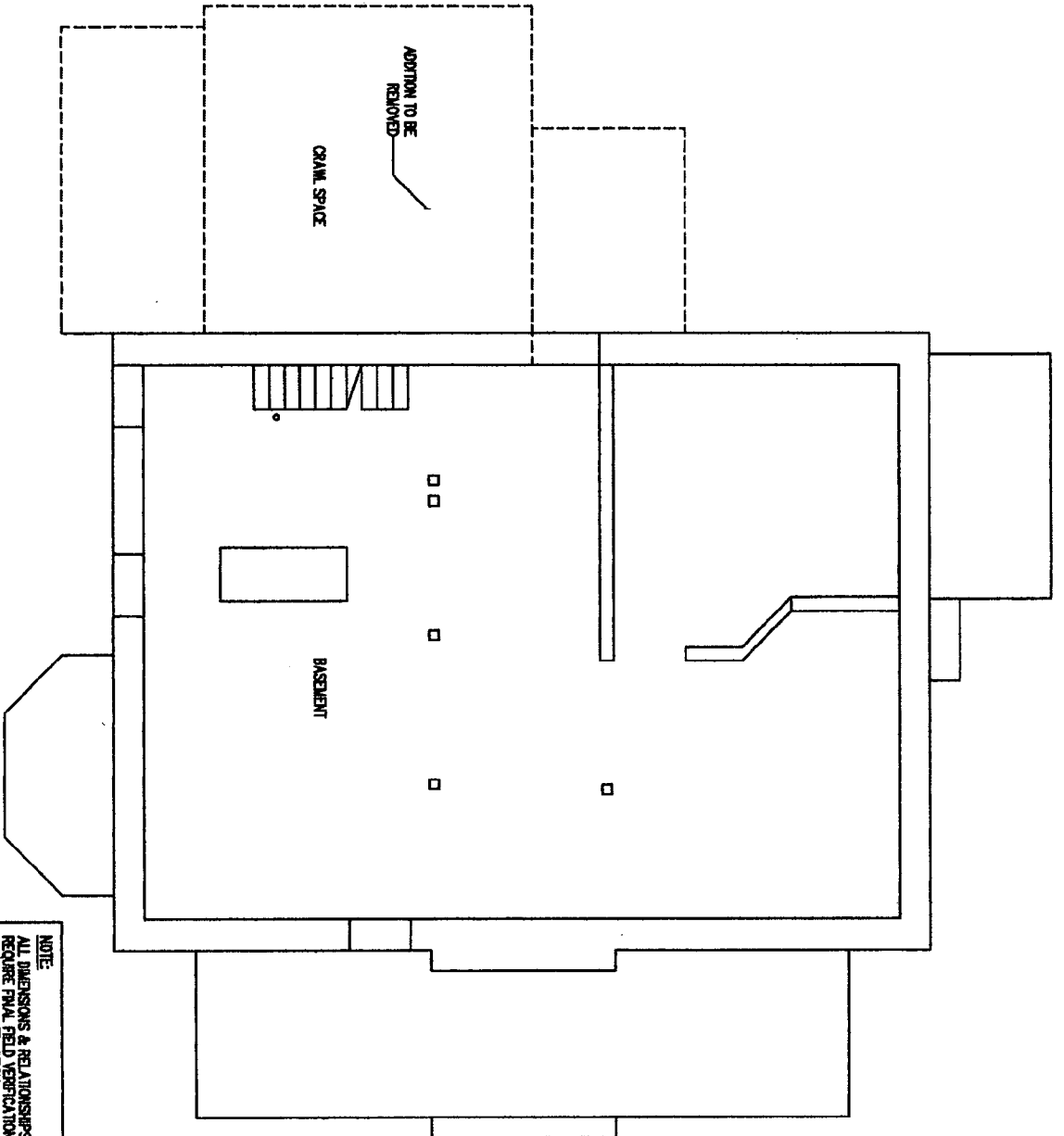
EX. TREE

EX. TREE W/ CRITICAL ROOT ZONE



MAY, 2005





2  
 BASEMENT PLAN  
 1/4" = 1'-0"

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

EX 1.1  
 Drawing Number

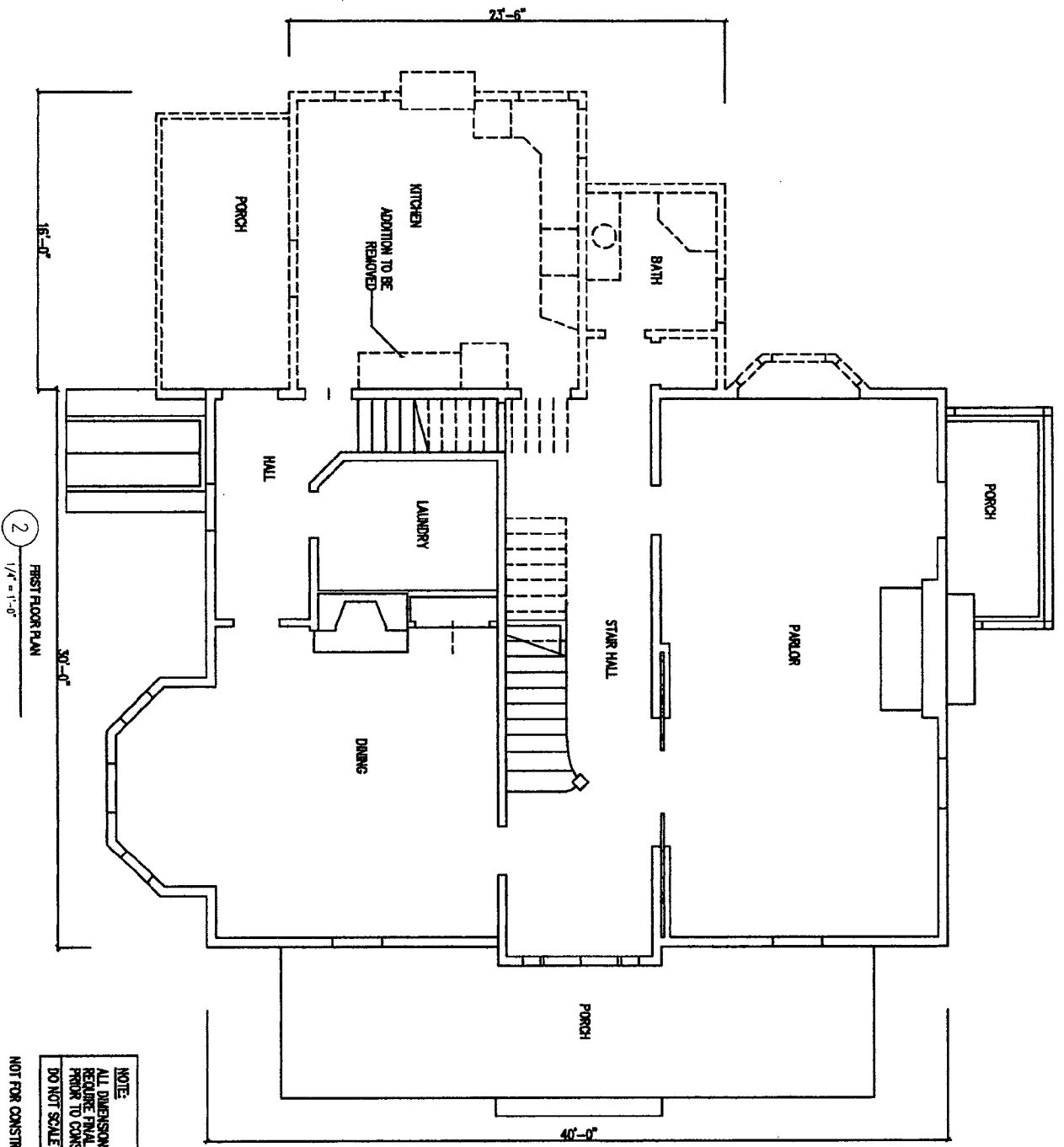
HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Date 9.17.2004

Revisors  
 Drawing Title  
**EXISTING AS BUILTS**

ARCHITECTS  
 PLANNERS  
 ENGINEERS  
 INTERIORS  
 ENVIRONMENTAL  
 ANALYSIS  
 AND CONSTRUCTION  
 201 H&L BLVD





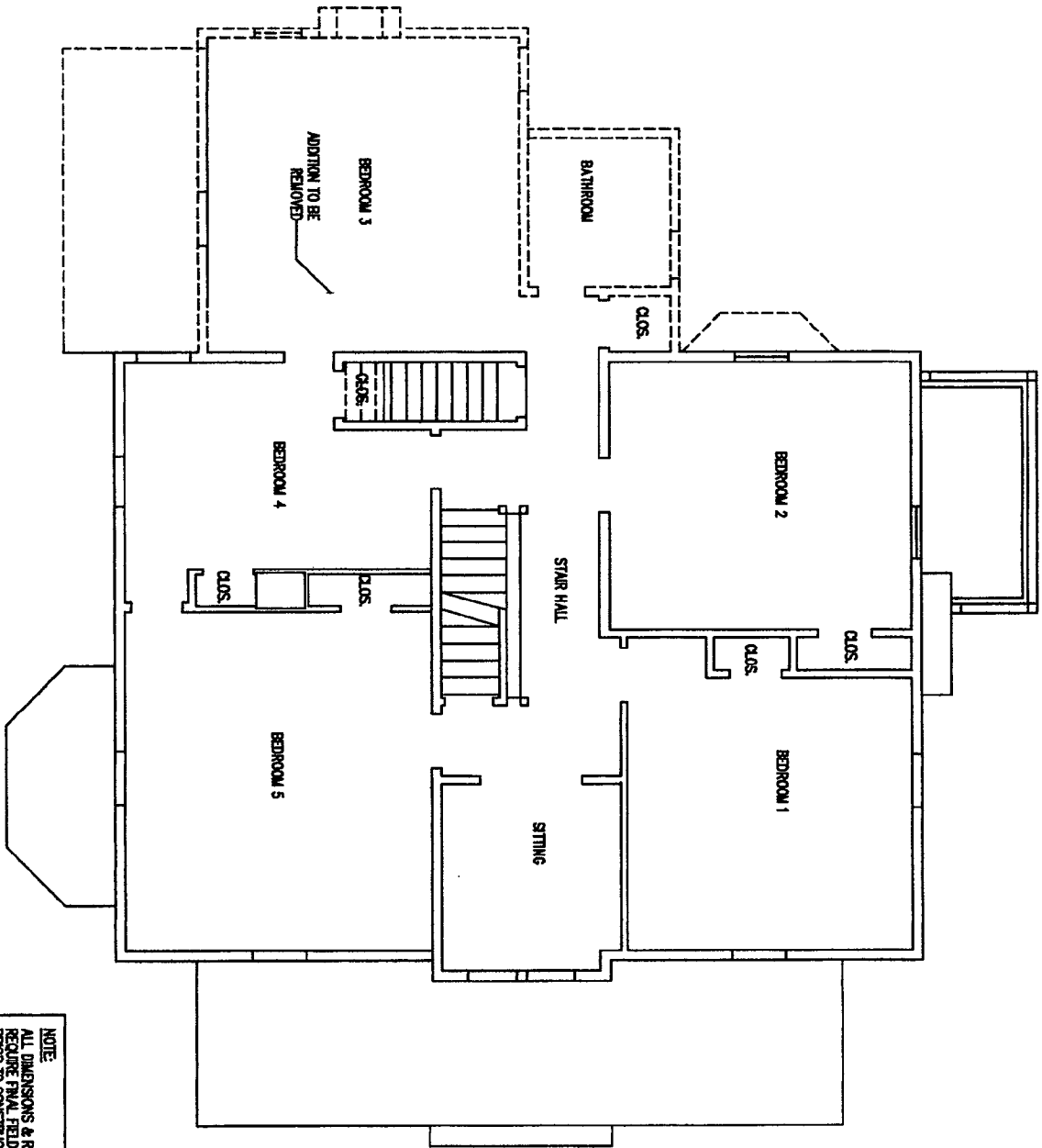
2 FIRST FLOOR PLAN  
1/4" = 1'-0"

**NOTE:**  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

Drawing Number <b>EX 1.2</b>	Project Name <b>HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND</b>	Revisions	Date: 9.11.2004	
		Drawing Title <b>EXISTING AS BUILTS</b>		
Project Address <small>1000 W. MARKET ST. CLARKSBURG, MD 21714</small>		Project No. <small>201-841-1817</small>		





2 SECOND FLOOR PLAN  
1/4" = 1'-0"

NOTE:  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING.

NOT FOR CONSTRUCTION

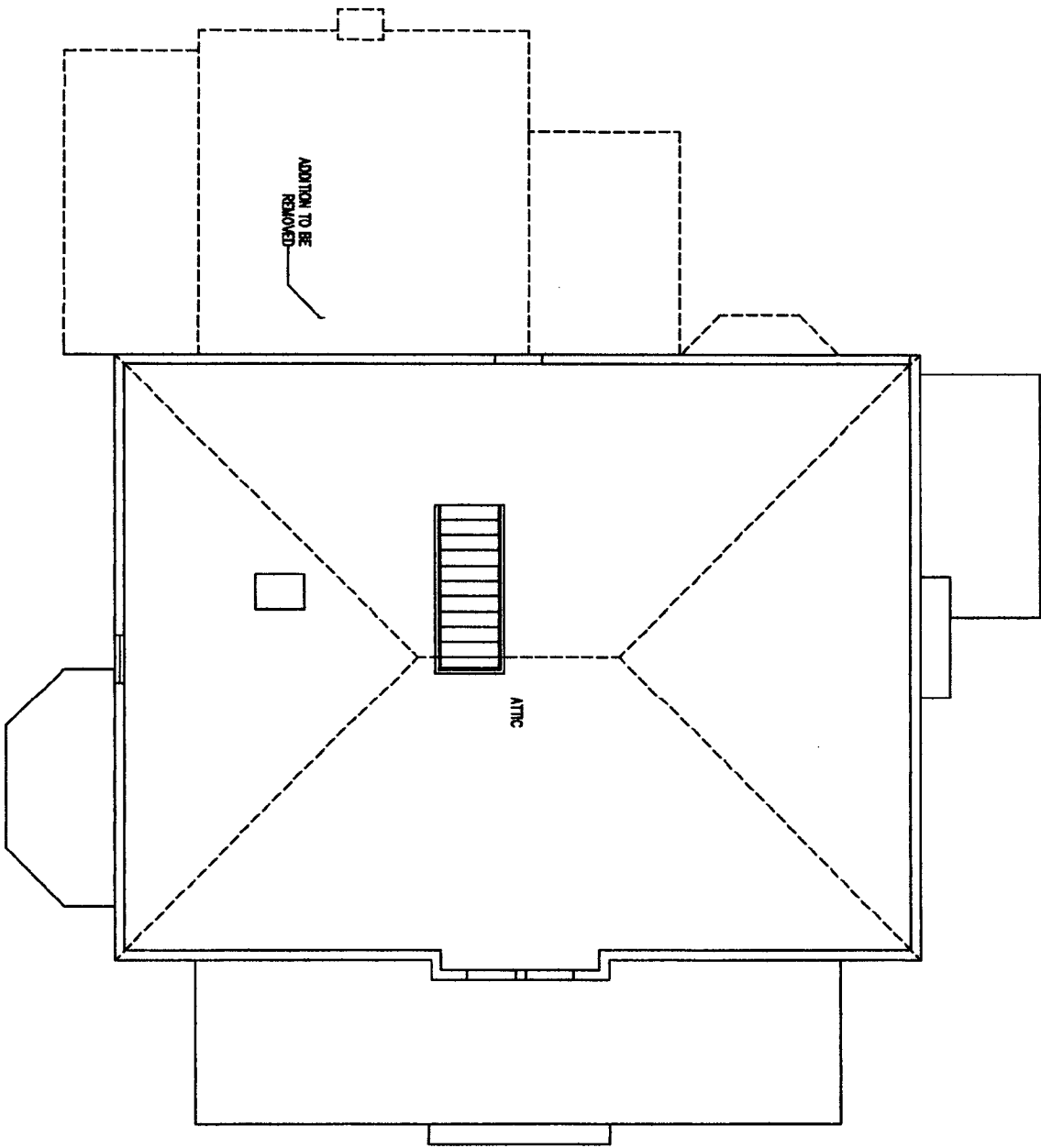


Revisions	
Drawing Title	EXISTING AS BUILTS

Date: 0.17.2004

HAMMERHILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND

Drawing Number  
**EX 1.3**



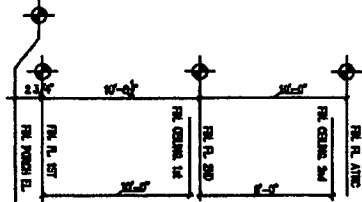
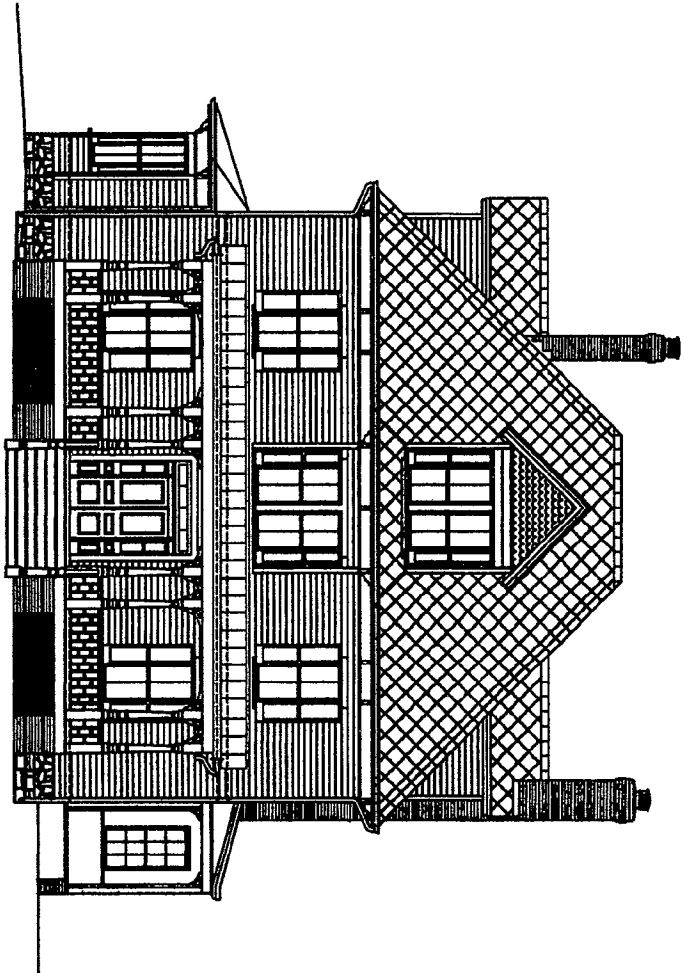
2  
ATTIC PLAN  
1/4" = 1'-0"

**NOTE:**  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING.

NOT FOR CONSTRUCTION

Drawing Number <b>EX 1.4</b>	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Date: 8.17.2004	Revisors	
		Drawing Title <b>EXISTING AS BUILTS</b>	PROJECT: HAMMERHILL ADDRESS: FREDERICK ROAD CLARKSBURG, MARYLAND 20743-9434	

1  
EXISTING FRONT ELEVATION  
1/8" = 1'-0"



**NOTE:**  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING  
NOT FOR CONSTRUCTION

EX 21

Hammerhill  
Frederick Road  
Clarksburg, Maryland

11/19/2004

10/8/2004

11/19/2004

11/19/2004

11/19/2004

11/19/2004

11/19/2004

11/19/2004

11/19/2004

11/19/2004

11/19/2004

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11/19/2004

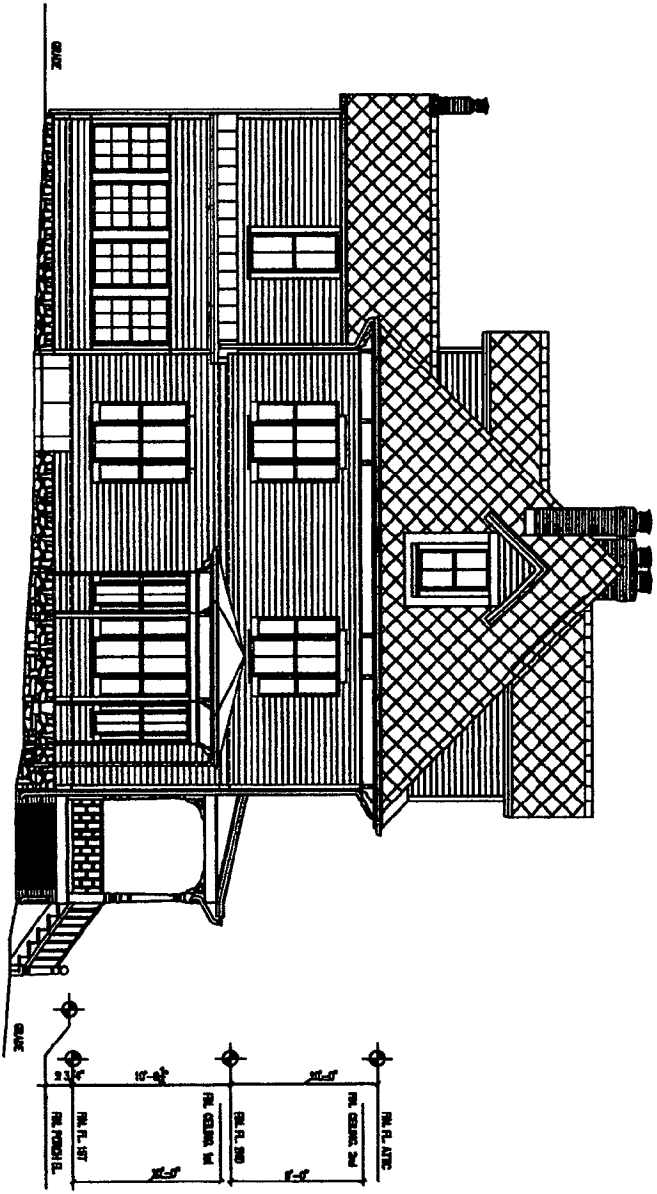
11/19/2004

11/19/2004



J.T. ASSOCIATES, INC.  
ARCHITECTS  
1000 W. MARKET STREET  
FREDERICK, MARYLAND 21701  
PHONE: 410-326-1100  
FAX: 410-326-1101  
WWW.JTASSOCIATES.COM

EXISTING FRONT ELEVATION



2  
EXISTING LEFT SIDE ELEVATION  
1/8" = 1'-0"

**NOTE:**  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWINGS  
NOT FOR CONSTRUCTION

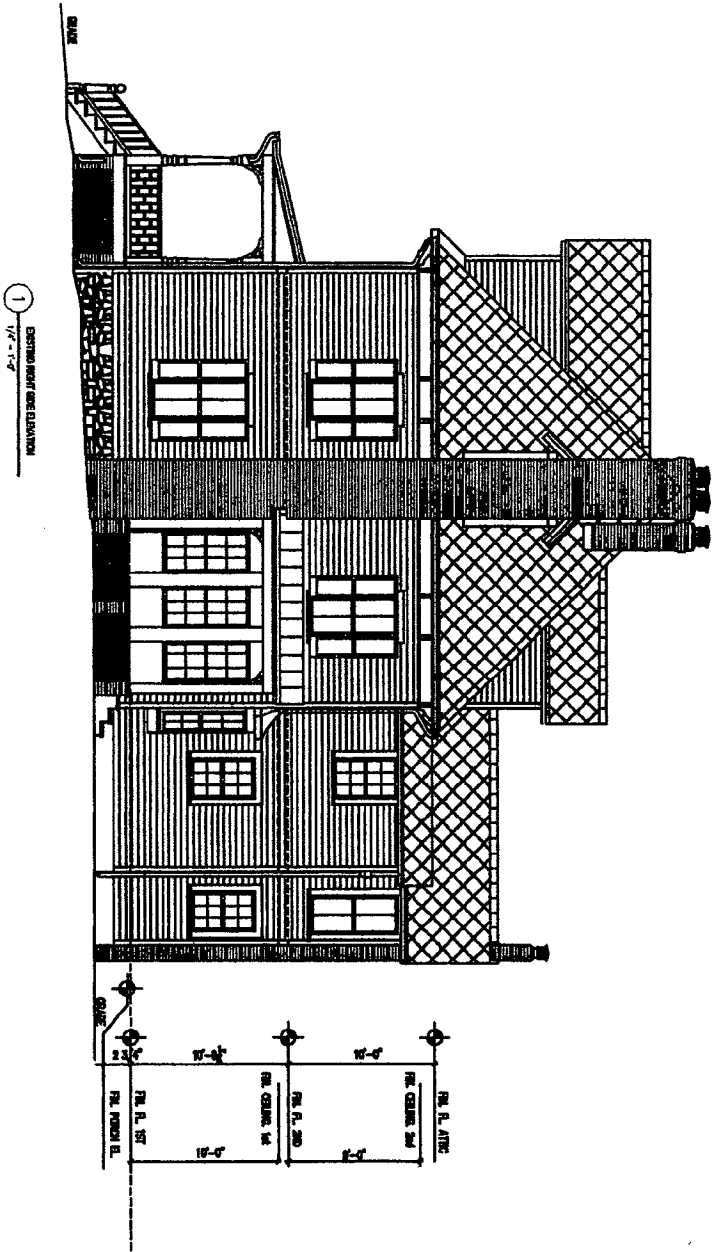
**JPT**  
ARCHITECTS  
PLANNERS  
ENGINEERS  
AND DESIGNERS  
THOMAS J. PATRICK  
ARCHITECT  
1000 W. MARKET STREET  
2011401000

Revisions  
11.19.2004  
Drawing Title  
EXISTING LEFT SIDE ELEVATION

DATE  
10.8.2004  
11.19.2004

EX 22  
Drawing Number

HAMMERHILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND



NOTE:  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWINGS  
 NOT FOR CONSTRUCTION

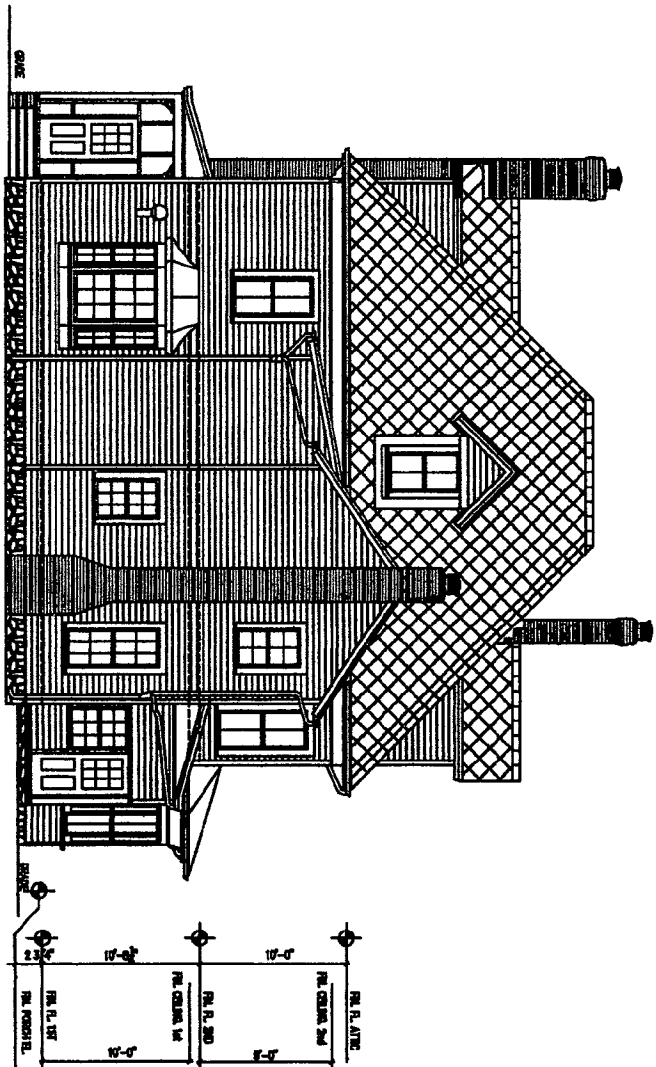
EX 2.3

Drawing Number  
**HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND**

Order 10.9.2004  
 Date 11.18.2004

Revisions  
 11.19.2004  
 Drawing Title  
**EXISTING RIGHT SIDE ELEVATION**

PROFESSIONAL ENGINEERS & SURVEYORS ASSOCIATION OF WEST VIRGINIA  
 THOMAS J. HENRY  
 ARCHITECT  
 201.526.1847



1 EXISTING REAR ELEVATION  
1/8" = 1'-0"

NOTE:  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

**JT**  
ARCHITECTS  
PLANNERS  
INTERIORS  
LANDSCAPE ARCHITECTS  
PHYSICAL THERAPISTS  
ARTISTS  
AND DESIGNERS  
201 984-1827

Revisions  
11.19.2004

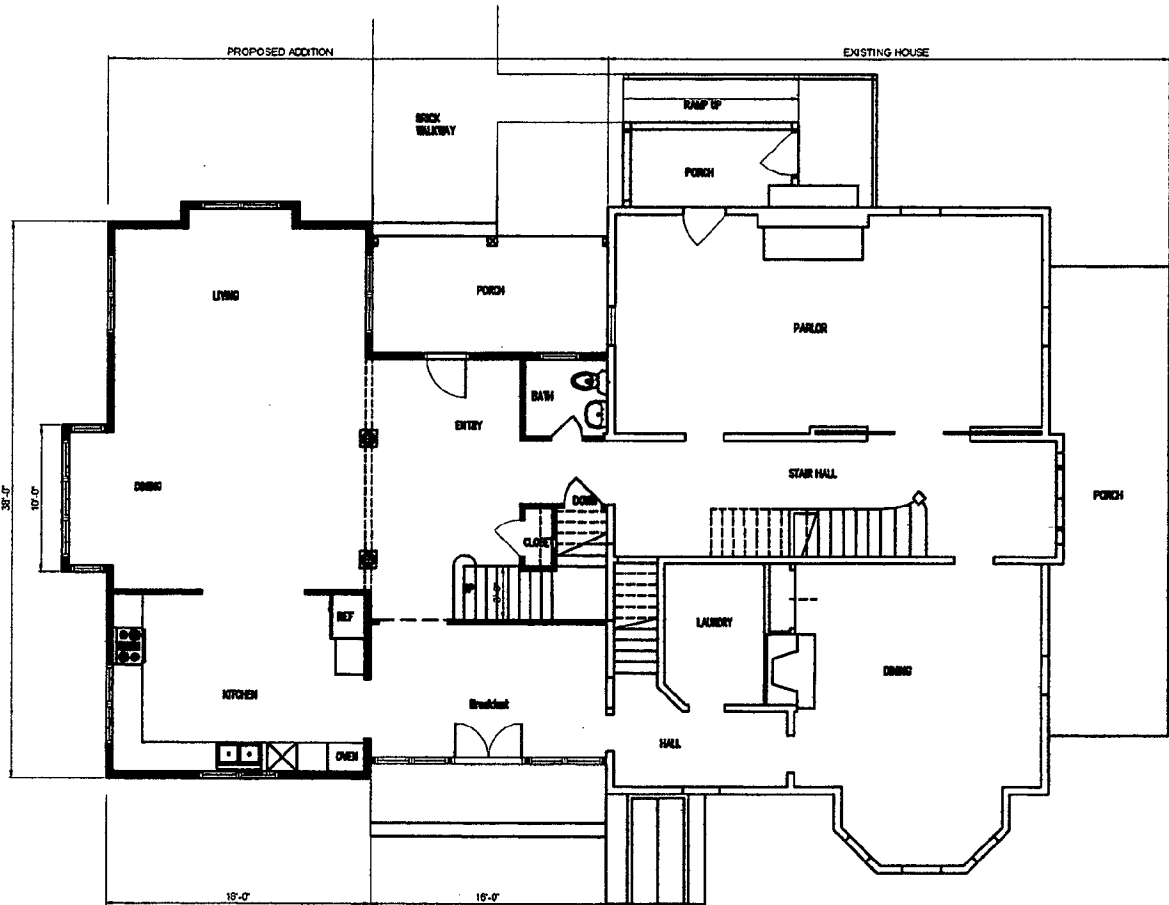
08/C  
10.5.2004  
11.19.2004

Drawing Title  
**EXISTING REAR ELEVATION**

**HAMMERHILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND**

Drawing Number

**EX 2.4**



1

**FIRST FLOOR PLAN**

1/4" = 1'-0"

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
**DO NOT SCALE DRAWING**

NOT FOR CONSTRUCTION



ARCHITECTS  
 PLANNERS  
 HISTORIC  
 PRESERVATION

THOMAS J. TALTAVALL  
 ARCHITECT  
 1001 E. MAIN STREET  
 CLARKSBURG, MARYLAND  
 207 842 1847

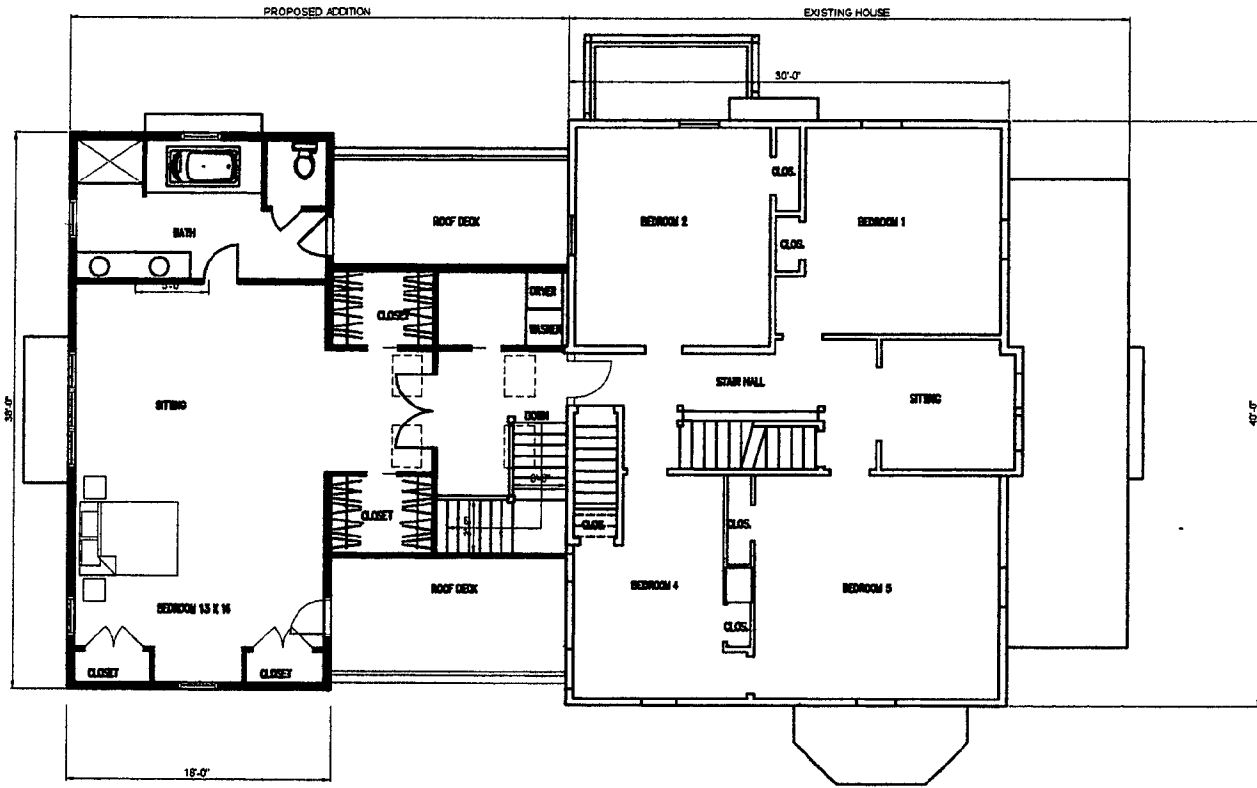
Revisions  
 second preliminary  
 Drawing Title  
 SCHEMATIC PLANS

Date: 4.5.2005

HAMMERSHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Drawing Number

A1.1



2
**SECOND FLOOR PLAN**
  
 1/4" = 1'-0"

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
**DO NOT SCALE DRAWING**

NOT FOR CONSTRUCTION

Revisions  
 second preliminary  
 Drawing Title  
**SCHEMATIC PLANS**

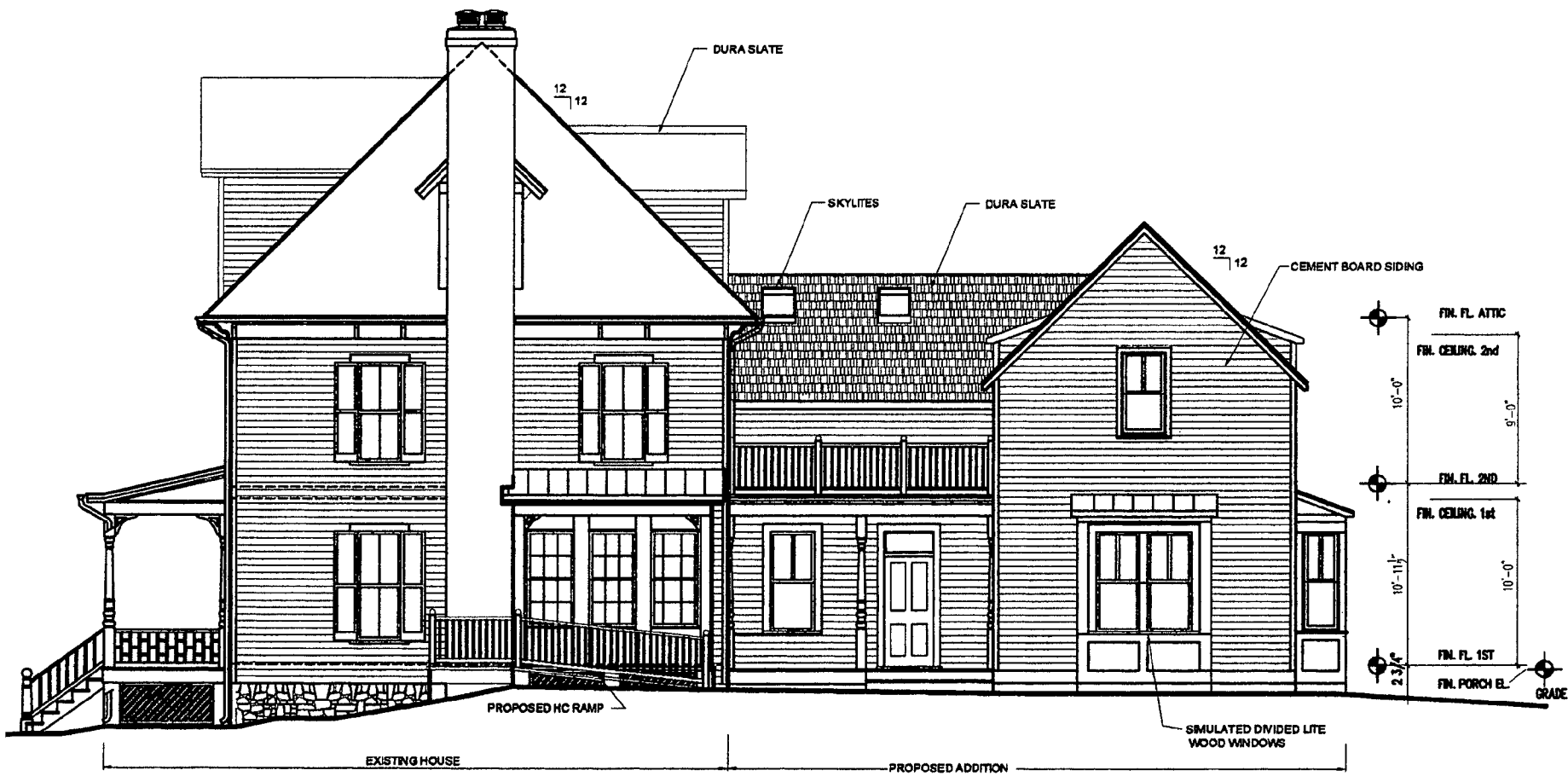
Date 4.5.2005

HAMMERHILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Drawing Number

A1.2





1 PROPOSED RIGHT SIDE ELEVATION  
 $1/4" = 1'-0"$

**NOTE:**  
 ALL DIMENSIONS & RELATIONSHIPS  
 REQUIRE FINAL FIELD VERIFICATION  
 PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

second preliminary  
 Drawing Title  
 SCHEMATIC PLANS

Date 4.5.2005

HAMMERRILL  
 FREDERICK ROAD  
 CLARKSBURG, MARYLAND

Drawing Number

A2.1



ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION

THOMAS J. TALTAVALL  
ARCHITECT  
1000 LIVE OAK DRIVE  
ANNAPOLIS, MARYLAND 21403  
301.940.1607

Revisions  
second preliminary  
Drawing Title  
SCHEMATIC PLANS

Date 4.5.2005

HAMMER-HILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND

Drawing Number

A2.2



1 PROPOSED REAR ELEVATION  
1/4" = 1'-0"

NOTE:  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION



ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION

THOMAS J. TALSAVILL  
ARCHITECT  
1000 W. BALTIMORE ST.  
ANNAPOLIS, MARYLAND 21403  
301.810.1867

Revisions  
second preliminary  
Drawing No. SCHEMATIC PLANS

Date 4.5.2005

HAMMERHILL  
FREDERICK ROAD  
CLARKSBURG, MARYLAND

Drawing Number

A2.3



2 PROPOSED LEFT SIDE ELEVATION  
1/4" = 1'-0"

NOTE:  
ALL DIMENSIONS & RELATIONSHIPS  
REQUIRE FINAL FIELD VERIFICATION  
PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION



- Has staff reports from past appl.
- HPC liked it at last Prelim

Medium



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: VICTOR PEEKE
Daytime Phone No.: 301-349-0001

Tax Account No.: 00021673

Name of Property Owner: VICTOR PEEKE Daytime Phone No.: 301-349-0001
Address: PO BOX 489 CLARKSBURG MARYLAND 20871
Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: THOMAS TALTAUULL - ARCHITECT Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: FREDERICK ROAD
Town/City: CLARKSBURG Nearest Cross Street: STRINGTOWN ROAD
Lot: Block: Subdivision:
Liber: Folio: Parcel: 311

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [ ] Extend [ ] Alter/Renovate [ ] A/C [ ] Slab [checked] Room Addition [ ] Porch [ ] Deck [ ] Shed
[ ] Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family
[ ] Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other:
1B. Construction cost estimate: \$ 500,000
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 [checked] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [checked] 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 MAY 18, 2005

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 383930 Date Filed: 5-18-05 Date Issued: