

13/10-05C 23341 Frederick Rd
Clarksburg Historic District, 13/10

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23341 Frederick Road, Clarksburg	Meeting Date:	12/07/05
Applicant:	Nicole Lewis	Report Date:	11/30/05
Resource:	Outstanding Resource Clarksburg Historic District	Public Notice:	11/23/05
Review:	HAWP	Tax Credit:	N/A
Case Number:	13/10-05C	Staff:	Michele Oaks

PROPOSAL: Tree Removal**RECOMMENDATION:** Approval**HISTORIC INFORMATION**

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. According to tradition, John Clark's father William, from Lancaster County, Pennsylvania, had chosen this location, at the intersection of two Indian trails, as early as 1735 as a site for trading with Native Americans. His trading post may have influenced Dowden's choice for locating his ordinary.

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.

One of the earliest structures in the community is found at the *Clark-Waters House*, 23346 Frederick Road. According to tradition, John Clark constructed the rear section in 1797. The building was enlarged and updated in the 1840s with the Italianate-style front section, under the ownership of Clark's daughter and son-in-law Mary and William Willson. One of the few remaining log buildings in the community is found at 23415 Frederick Road. Thomas Kirk probably built the *John Leaman House* (23415), now covered with clapboard siding, in 1801. John Leaman, a carpenter, purchased the house in 1871 and built the substantial rear addition around 1890.

John Clark, a Methodist, was a leader in organizing the *Clarksburg Methodist Episcopal Church* in 1788. The church has one of the oldest continuous Methodist congregations in the County. A log chapel was built on this site in 1794, a brick structure in 1853, and the

present Gothic Revival-style church in 1909. 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. **William Willson probably built *Willson's Store*, 23341 Frederick Road, around 1842.** The Queen Anne-style house at 23310 Frederick Road, known as *Hammer Hill*, as 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. The *William Hurley Shoe Shop*, 23421 Frederick Road, probably built around 1842, is typical of early rural commercial structures in its simplicity and small scale. In the early 20th-century, it housed Helen Hurley's millinery shop. The house, located behind the shop, originally consisted of the rear portion that was built by Arnold Warfield about 1800. The building may contain an early log section. Hurley family owners of the house and shoe shop included shoemaker William Hurley and Clarksburg Brass Band organizer J. Mortimer Hurley.

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. In 1885, John Henry Wims built his frame house in Clarksburg's center, at *23311 Frederick Road*. The location of his dwelling near the post office was a convenience for Wims, one of the few black mail carriers working in the county.

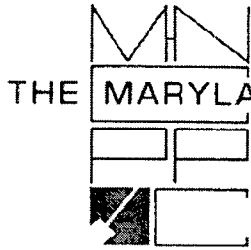
One of the County's last and most elaborate remaining examples of a two-room schoolhouse is the *Clarksburg School*, 13530 Redgrave Place, built in 1909. One of the County's last and most elaborate remaining examples of the two-room schoolhouse, the Clarksburg School was in continuous use from 1909 to 1972. The cruciform-shaped building has a Colonial Revival-influenced design with pedimented and pilastered doorframe, oversize cornice returns, and gable overhang. Near the school are the sites of the earlier Clarksburg Academy (1833) and a one-room school.

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.

DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Vernacular
DATE: 1842

The store located at 23341 Frederick Road is a 2-½ story, front gabled, frame vernacular store with a two-story, shed roof wing. The store is detailed with a full-width front porch, which has been significantly altered (the original roof structure was extended a concrete floor was installed, and metal posts replaced the simple wooden posts). Many historic windows still exist on the main massing, however, the window have been altered on the second level, to eliminate the gothic peak detail, and most of the windows were



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

Date: December 8, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **404167** for tree removal

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on December 7, 2005. This application was **APPROVED**.

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

Applicant: Nicole Lewis

Address: 23341 Frederick Road, Clarksburg (Clarksburg Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #8

404167

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nichole Lewis
 Daytime Phone No.: 240-686-0050
 Tax Account No.: 02-00024225
 Name of Property Owner: Nichole Lewis Daytime Phone No.: 301-613-7894
 Address: 20300 Buck Lodge Rd Boyds MD 20841
 Contractor: ANA M Prensley DAVEY TREE Phone No.: 301 869-6884
 Contractor Registration No.: MD Tree LIC # 742- Arborist H MA- 3275A
 Agent for Owner: Brian Leatherman Daytime Phone No.: 301 869-6884

LOCATION OF BUILDING/PREMISE

House Number: 23341 Street: Fredrick Rd
 Town/City: Clarksburg Nearest Cross Street: Redgare Place / spine st.
 Lot: _____ Block: _____ Subdivision: _____
 Liber: 30951 Folio: 746 Parcel: (Recorded 10-12-05) (NO LOTT plat available, copy of Deed attached)

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: remove trees as recommended see attached

1B. Construction cost estimate: \$ 4000

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.

Nichole Lewis
Signature of owner or authorized agent

11-15-05
Date

Approved: X For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Jessie DiMalley Date: 12-08-05
 Application/Permit No.: 404167 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

(SEE Attached)

This application is made for
pre-construction removal of trees
on property as recommended by arborist.

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

The removal of the trees is to assure
the safety of the property, and allow
for stabilization of foundation and/or
rebuilding foundation as needed to prevent
building from collapsing.

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

~~AND~~ Site plan

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 decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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PLEASE 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.



18840 Woodfield Road
Gaithersburg, MD 20879
(301) 869-6884
(301) 869-6305 FAX

November 11, 2005

Ms Nichole Lewis
23335 Frederick Road
Clarksburg, MD 20871

TREE CARE RECOMMENDATIONS

#1 NORWAY MAPLE (Acer platanoides) 28.8 DBH

- large deadwood, weak trunk formation (included bark) and decay in the trunk
- located very close to the house and can cause foundation problems due to extensive root systems
- should be removed prior to renovation of house

#2 NORWAY MAPLE (Acer platanoides) 31.8 DBH

- same defects and root problems as #1
- should be removed prior to renovation of house

#3 NORWAY MAPLE (Acer platanoides) 31.8 DBH

- large deadwood and is leaning towards the proposed new roadway
- root system will be adversely impacted by construction
- should be removed prior to renovation of house

#4 and #5 SMALL NORWAY MAPLES (Acer platanoides) 4.4 DBH & 6.80 DBH

- located in future parking area
- should be removed prior to renovation of house

#6 BLACK LOCUST (Robinia pseudoacacia) 11.2 DBH

- has decay in trunk and is leaning toward the proposed new roadway
- should be removed prior to renovation of house as it is potential hazard

#7 AILANTHUS (Ailanthus altissima) 26.2 DBH

- trim large deadwood and cut back large live limbs over client's property to reduce likelihood of further hazardous conditions

Page 2
November 11, 2005
NICHOLE LEWIS

#8 NORWAY MAPLE (Acer platanoides) 26.9 DBH

- has large deadwood, weak trunk formation and storm damage
- needs pruning and cables installed to support large leads in order to reduce hazards inherent within the tree
- this tree may remain if proper corrective action is taken

Brian Leatherman 11-11-05

Brian Leatherman
Sales Representative
MD Tree Expert Lic #742
ISA Certified Arborist #MA-3975A

Signature / Date

BL/klm

PARCEL 1
HARDISTY, JOHN
L. 5267 F. 776
ZONE: R-200

SCALE: 1" = 30'

PARCEL 158

EE

DROPPED SLAB

1

3

5

7

CLARKSBURG SQUARES ROAD

HISTORIC BUILDING
TO BE RELOCATED

LANDSCAPE STRIP

ZONE

23341
FREDERICK
ROAD

MD ROUTE 355

EX. BUILDING

E 1,233,150

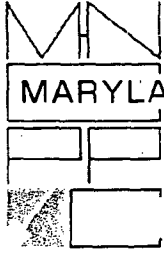
N 572,650

EX. EDGE OF PMT.

PARCEL 228

TERRAPROCK CLARKSBURG, LLC

10



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

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: NICOLE LEWIS FAX NUMBER: 1-240-310-3-6000

FROM: MICHELE OAKS

DATE: 8 DECEMBER 2005

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 7

NOTE:

SINCE NO BUDG PERMITS ARE
REQUIRED, YOU MAY PROCEED W/
SCHEDULING THE REMOVAL OF THESE
APPROVED TREES!

— MICHELE

replaced with 2/2 double hung windows, this would most likely have occurred around the turn of the 20th century, the Victorian Era, when these windows were popular.

APPLICABLE GUIDELINES

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing alterations to properties located within the Brookeville Historic District. The standards, which pertain to the proposed project, are as follows:

- #1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

PROPOSAL

The applicant is proposing to remove 8, dead, dying, hazardous, or damaged trees from the property, as the first stage in the comprehensive rehabilitation of this outstanding resource.

STAFF DISCUSSION

The proposed tree removal is strongly supported by staff, as the historic resource cannot be accessed to rehabilitate it without the removal of several of these trees. Additionally, many of these trees root systems are destroying the foundation of the store and their removal is crucial prior to the jacking up of the building and the re-construction of the foundation. The property will continue to have trees along its rear property line. The applicant is trying to eliminate the "problem" trees and their underbrush to create an opportunity for the healthy ones to mature and flourish. Staff recommends approval.

The applicant will be before the Commission at a later date to discuss their rehabilitation program for this property.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b)1, 2 and 3:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district,

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

The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's Standards for Rehabilitation.

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

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

Owner's mailing address

20300 Buck Lodge Rd
Boyd MD 20841

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

ARCO Investment
267 Kentlands Blvd
ste 1024
Gaithersburg MD
20878

AL Espinoza
23345 Fredrick Rd
Clarksburg MD
20871



THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

THE TAX CREDIT IS ALLOWABLE FOR:

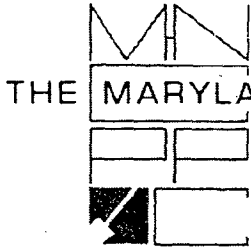
In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

THE TAX CREDIT IS NOT ALLOWABLE FOR:

Examples of ineligible expenditures include:

- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 22, 2005

Hadi Mansouri, Manager
Commercial Building
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

Re: Foundation Stabilization/Reconstruction at 23341 Frederick Road, Clarksburg
Clarksburg Master Plan Historic District

Mr. Mansouri:

I have reviewed the homeowner's plans to stabilize and rehabilitate their foundation walls and install a new support system for the new commercial space at 23341 Frederick Road, in the Clarksburg Historic District. The examination of the drawings indicated that the after completion of the project, the building will be returned to a stable foundation, with the original stone foundations being retained for the exterior surface veneer. Therefore, there will be no visible exterior alterations to the building, once complete. Therefore, this project will not need to be reviewed by the Historic Preservation Commission (HPC).

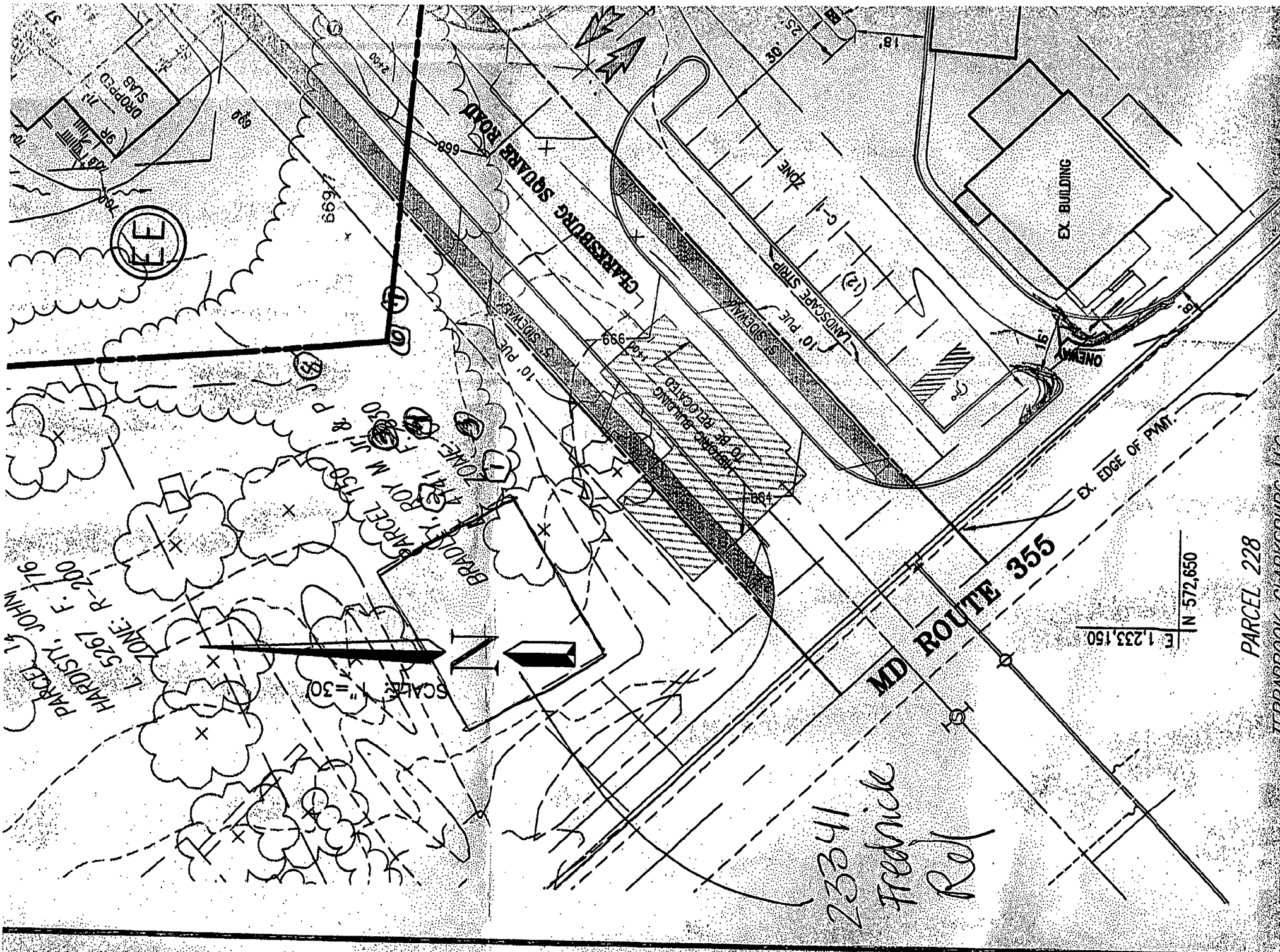
HPC Staff is working very closely with the property owner on this rehabilitation project. All repair and replacement in-kind of materials will not require historic area work permits or formal approval from the HPC, only oversight by HPC staff.

If you have any questions or concerns about this project, please do not hesitate to contact me at 301-563-3400.

Thank you for your assistance in this matter.

Sincerely,

Michele Oaks, Senior Planner
Historic Preservation Section



23341
 Fredrick
 Road

E 1,233,150
 N 572,650

PARCEL 228

TEDDARDAY CONSULTING INC.

Nov 16th

Oaks, Michele

From: Wright, Gwen
Sent: Tuesday, October 18, 2005 2:11 PM
To: Oaks, Michele
Subject: Nikki Lewis

Please call:

Nikki Lewis at (240)686-0050 home or (301)613-7894 cell

She has bought the Clark/Willson General Store in Clarksburg and may want to try to get on the Nov. 16th agenda...

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

- porch columns

- Porcht

- Tree removal

- HANDICAMP
RAMP



Nikki Lewis

Clarksburg
store

So what's it all about?

Founded in 2004, Green Earth Goods is dedicated to providing the finest organic and eco-friendly products imaginable for you, your home, your pets, your land, and your lifestyle. We believe that saving the planet is something everybody can help with, and it's easier to do it one back yard at a time!

We've recently purchased our first store, an incredible historic property dating back to 1843, located in the historic district of Clarksburg Maryland. Once a frontier trading post, then a general store, we are beginning the process of restoration. This will be the first bricks and mortar location of Green Earth Goods. The story of how it all came to be is ... kind of a miracle. Visit our website to read more about it! As we continue restoration, and our business grows, we will continue to expand our line of safe, natural, and organic products, reflecting our commitment to quality, integrity, craftsmanship, and stewardship of our beautiful planet.

In many ways, Green Earth Goods will be an old fashioned general store, with a broad scope of merchandise, outstanding personal service, and old-fashioned values. But don't expect to find sawdust, cobwebs, or see gals in hoop skirts! (It is 2005 after all!) Instead look for bright colors, lovingly restored historic architecture, and spiffy lookin' shelves full of great products! And don't worry about checking the label to see if it's truly organic or eco-friendly...we already did that!

Green Earth Goods

A FRESH NEW CHOICE FOR A HEALTHY PLANET!

At Green Earth Goods, our goal is to give our customers convenient access to safe, effective, earth friendly products, especially things we all use on a daily basis. From food, to personal care, to what you feed your pets, to the stuff you spray around your home and yard. We're working hard to keep prices affordable and accessible. We try to purchase from small eco-friendly companies, that are ethical, and supportive of sustainable agricultural practices, both locally and globally. And we have fun doing it!

In the last year, we've developed several signature lines of great organic products now available on our website, as well as for wholesale and distributor sales. For more information visit us at:

www.greenearthgoods.net

Wholesale/distributor inquiries only:

Green Earth Goods

20300 Bucklodge Rd.

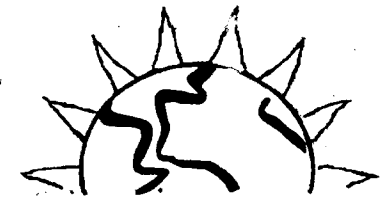
Boys, MD 20841

240-686-0050 or 301-922-0678

Organic and eco-friendly products have many benefits. Primarily, using them will truly make a difference in the quality of life for future generations.

It's as simple as that.

And...gee...they do work.



A FRESH NEW CHOICE FOR A HEALTHY PLANET!

Featuring:

**SAN
MAN
TEA**

piccolo
certified
organic
pet food

**wildflower
ORGANICS**

FYN ORGANICS

**BUCKLODGE
organics**

FatPlant

4-3-4
CONCENTRATED ORGANIC PLANT FOOD
PURE VEGAN FORMULA

Green Earth Goods

Signature Products:

FatPlant: A powerful vegan formula organic fertilizer, FatPlant is effective and safe. A combination of concentrated plant proteins, compost, and natural minerals, it provides both slow and fast release nutrients for optimal growth.

Piccolo Organic Pet Food: The first Certified Organic food for small pets. Why? Because they're cute, silly, and need a healthy natural diet! Free of chemicals and pesticides, and nutritious, providing a complete balanced diet for Rabbits, Guinea Pigs, Gerbils, Hamsters, Mice, and Rats.

Fyn, Bucklodge, and WildChild: Organic Skin Care Products: Formulated with certified organic green rooibos, naturally loaded with powerful anti-oxidants and anti-bacterials, these are products designed for the whole family. When it comes to natural beauty, we feel our skin care is superior! *

SanMan Tea: Certified Organic teas, direct from Africa, including Rooibos (Red Bush), Green (unfermented) Rooibos, Honeybush, Lemon Myrtle and flavored Rooibos. Rooibos is a bush grown only in the Cederberg area of South Africa, at the edge of the Kalahari Desert. It has been used as an herbal remedy by the regions indigenous Khoi and San people for centuries. Rooibos is noted for its extremely high levels of anti-oxidants, recently "officiated" by modern lab testing*

**A portion of the profits from sales of our beauty care lines, and SanMan Tea will be donated to the Kalahari Peoples Fund, in deep appreciation for their ancient culture.*

Coming Soon To

Green Earth Goods

Organic Food for People, Kids, Pets, Horses and even Chickens!:

Not necessarily in that order! Fresh local organic products, gourmet organic foods from around the world, and so much more. One of the joys of going organic is eating well, so enjoy! We carry lots of staples, like rice, pasta, grains and beans, as well as Fair Trade organic coffees and teas. And for your favorite critters, an extensive line of healthy organic food/feed. We can even get organic Emu food!

Organic Gardening and Lawn Products:

The best way to be earth friendly is to be kind to your little corner of the planet. Growing organic just got a little easier, whether you own a townhouse or twenty-five acres, we can help you grow your own delicious organic food. It is rewarding, and worth it!

Organic Personal Care:

Just like it's supposed to be...all natural beauty for everyone. Check out our fantastic selection of organic beauty products. Everything from soap to salves...many hand crafted, and all a delicious treat!

Eco-friendly Non-toxic Home Supplies:

Whew! No toxic chemicals for baby to crawl around in! Safe effective formulas from the old days...with some modern twists. Our favorite gift for teenagers is our infamous "Go clean your room!" basket (A fun way to drop the hint, and they may actually enjoy cleaning!)

Organic cottons, linens, and clothing:

Decadent? Soft? Sexy? YOU BET! Dress your home and yourself in exquisite style, and see what happens between those sheets....

Green Building Supplies:

Watch out DIY types...this section of our store can be VERY addictive... With everything from non-toxic paints, stains, and floor finishes, to cotton insulation, recycled tiles and custom order natural fiber carpets, we make creating an oasis of your own possible! As our store expands, we hope to carry more innovative energy and earth friendly building supplies.

Gifts, Books, and Hand Crafts:

A fine selection that compliments what Green Earth Goods is all about. Healthy natural living for everybody!

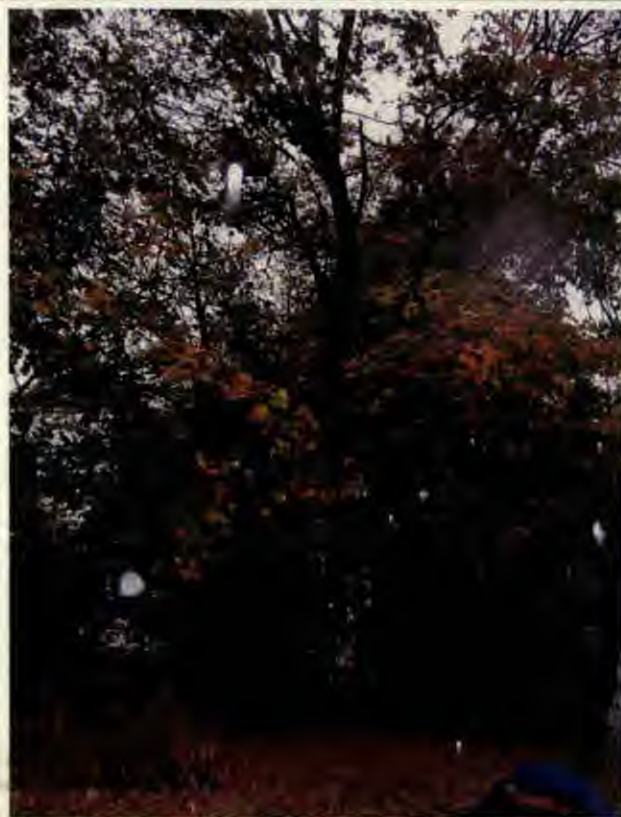


trees 4 & 5 (small trees)

(12)



trees
let 7



tree 8

23341 Fredrick ~~Rd~~ Rd Clarksburg MD
FRONT



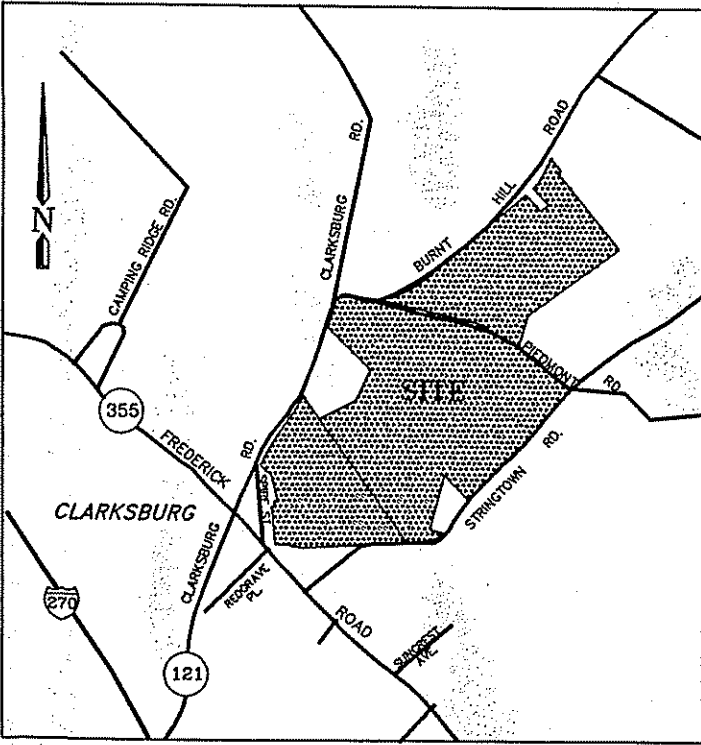
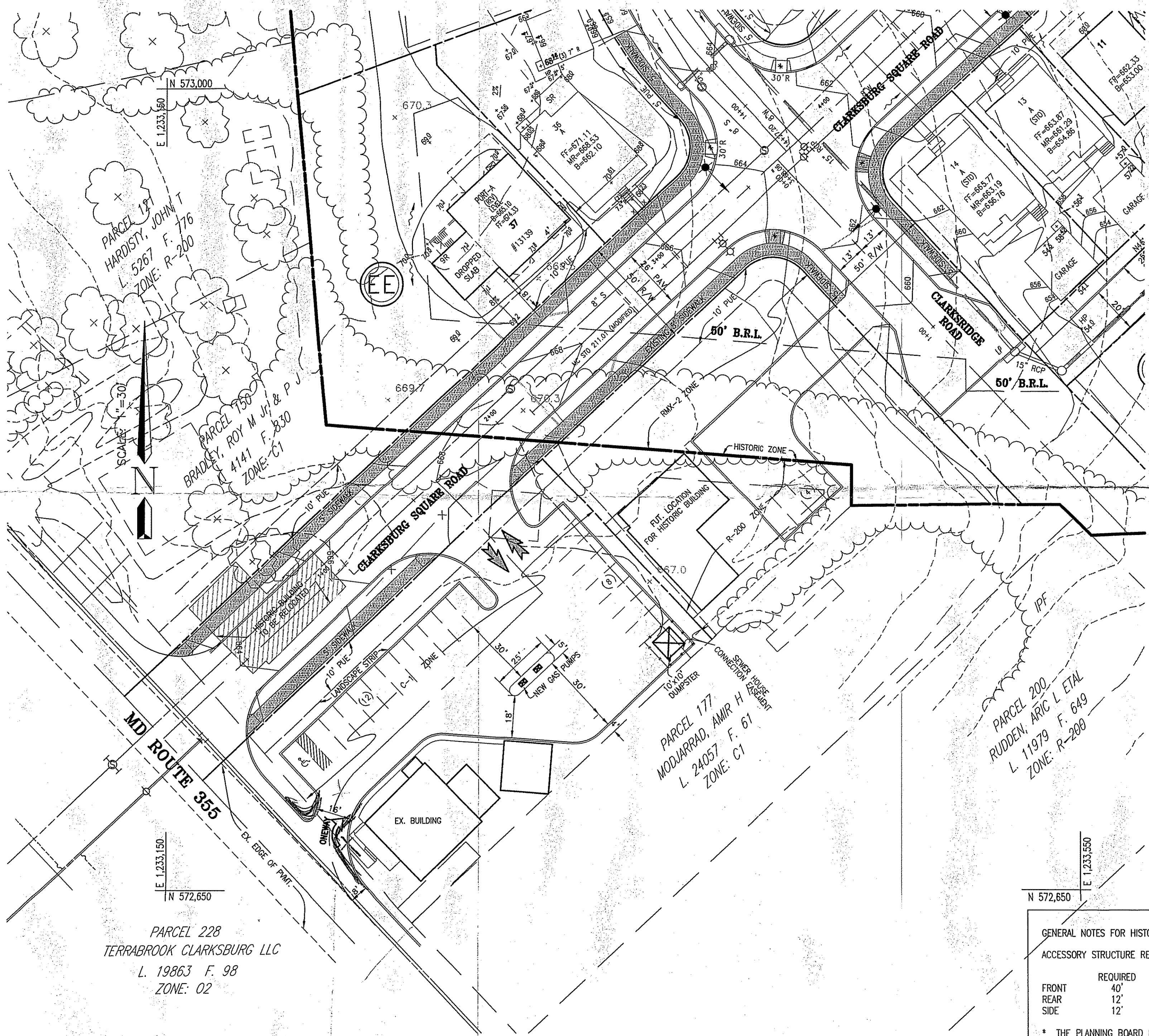
Back



Back



assorted views
trees #1, 2, 3



VICINITY MAP
NO SCALE

ATTACHMENT 4
CLARKSBURG TOWN CENTER
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND

RECEIVED
 6 2005

CLIENT: TERRABROOK CLARKSBURG LLC
 1 PIEDMONT ROAD
 CLARKSBURG, MD 20871

DESIGN: MEL
 DRAFT: LWP
 APPROVED: [Signature]

DATE: MAY 2005
 SCALE: 1" = 30'

SHEET: 1 OF 1

FILE NO: 29-101-21 D

GENERAL NOTES FOR HISTORIC BUILDING

ACCESSORY STRUCTURE REQUIREMENTS FOR THE R-200 ZONE

	REQUIRED	PROVIDED
FRONT	40'	40'
REAR	12'	12' *
SIDE	12'	12'

* THE PLANNING BOARD HAS AUTHORITY TO WAIVE SETBACKS IN THE HISTORIC ZONES BASED ON MONTGOMERY COUNTY ZONING ORDINANCE 59-A6-23



Mickelle

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Nichole Lewis
Daytime Phone No.: 270-686-0050
Tax Account No.: 02-00024225
Name of Property Owner: Nichole Lewis Daytime Phone No.: 301-613-7894
Address: 20300 Buck Lodge Rd Boyds MD 20841
Contractor: ANA M PREWITT DAVEY TREE Phone No.: 301 869-6884
Contractor Registration No.: MD TREE LIC. # 742 - Arborist # MA - 3975A
Agent for Owner: Brian Leatherman Daytime Phone No.: 301 809-6884

LOCATION OF BUILDING/PREMISE

House Number: 23341 Street: Fredrick Rd
Town/City: Clarksburg Nearest Cross Street: Redgare Place / spine st.
Lot: _____ Block: _____ Subdivision: _____
Liber: 30951 Folio: 7410 Parcel: (Recorded 10-12-05) (no lot plat available, copy of deed attached)

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input 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/Reloc | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Other: <u>remove trees as recommended see attached</u> | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | | | | |
- 1B. Construction cost estimate: \$ 4000
- 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.

Nichole Lewis
Signature of owner or authorized agent

11-15-05
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 404167 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

(SEE ATTACHED)

This application is made for
pre-construction removal of trees
on property as recommended by arborist.

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

The removal of the trees is to assure
the safety of the property and allow
for stabilization of foundation and/or
rebuilding foundation as needed to prevent
building from collapsing.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS ~~AND~~ Site plans

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the crown 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 abut 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.

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
20300 Buck Lodge Rd Boyd's MD 20811	
Adjacent and confronting Property Owners mailing addresses	
Arlos Investment 207 Kentlands Blvd Ste 1024 Gaithersburg MD 20878	AL Espinoza 23345 Fredrick Rd Clarksburg MD 20871



18840 Woodfield Road
Gaithersburg, MD 20879
(301) 869-6884
(301) 869-6305 FAX

November 11, 2005

Ms Nichole Lewis
23335 Frederick Road
Clarksburg, MD 20871

TREE CARE RECOMMENDATIONS

#1 NORWAY MAPLE (Acer platanoides) 28.8 DBH

- large deadwood, weak trunk formation (included bark) and decay in the trunk
- located very close to the house and can cause foundation problems due to extensive root systems
- should be removed prior to renovation of house

#2 NORWAY MAPLE (Acer platanoides) 31.8 DBH

- same defects and root problems as #1
- should be removed prior to renovation of house

#3 NORWAY MAPLE (Acer platanoides) 31.8 DBH

- large deadwood and is leaning towards the proposed new roadway
- root system will be adversely impacted by construction
- should be removed prior to renovation of house

#4 and #5 SMALL NORWAY MAPLES (Acer platanoides) 4.4 DBH & 6.80 DBH

- located in future parking area
- should be removed prior to renovation of house

#6 BLACK LOCUST (Robinia pseudoacacia) 11.2 DBH

- has decay in trunk and is leaning toward the proposed new roadway
- should be removed prior to renovation of house as it is potential hazard

#7 AILANTHUS (Ailanthus altissima) 26.2 DBH

- trim large deadwood and cut back large live limbs over client's property to reduce likelihood of further hazardous conditions

Page 2
November 11, 2005
NICHOLE LEWIS

#8 NORWAY MAPLE (Acer platanoides) 26.9 DBH

- has large deadwood, weak trunk formation and storm damage
- needs pruning and cables installed to support large leads in order to reduce hazards inherent within the tree
- this tree may remain if proper corrective action is taken

Brian Leatherman 11-11-05

Brian Leatherman
Sales Representative
MD Tree Expert Lic #742
ISA Certified Arborist #MA-3975A

Signature / Date

BL/klm

PARCEL TA
HARDISTY, JOHN
L. 5267 F. 776
ZONE: R-200



PARCEL 758
BRADLEY, ROY M JR & P J
L. 4141 F. 830
ZONE: C-1

CLARSBURG SQUARE ROAD

23341
Fredrick
Rel

MD ROUTE 355

EX. EDGE OF PMT.

E 1,233,150
N 572,650

PARCEL 228

EX. BUILDING

HISTORIC BUILDING
TO BE RELOCATED

LANDSCAPE STRIP

ONEWAY

ZONE

(2)

C-1

18'

30'

35'

30'

35'

30'

35'

30'

35'

30'

DROPPED
SLAB

EE

669.7

2.00

668

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18840 Woodfield Road
Gaithersburg, MD 20879
(301) 869-6884
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November 11, 2005

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Clarksburg, MD 20871

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Brian Leatherman 11-11-05

Brian Leatherman
Sales Representative
MD Tree Expert Lic #742
ISA Certified Arborist #MA-3975A

Signature / Date

BL/klm

PARCEL 174
HARDISTY, JOHN
L. 5267 F. 776
ZONE: R-200

PARCEL 150
BRADLEY, ROY M Jr & P J
L. 4141 F. 830
ZONE: G-1

708
711
712
713
DROPPED
SLAB

EE

SCALE: 1"=30'



CLARKSBURG SQUARE ROAD

HISTORIC BUILDING
TO BE RELOCATED

LANDSCAPE STRIP
(2)

ZONE

EX. BUILDING

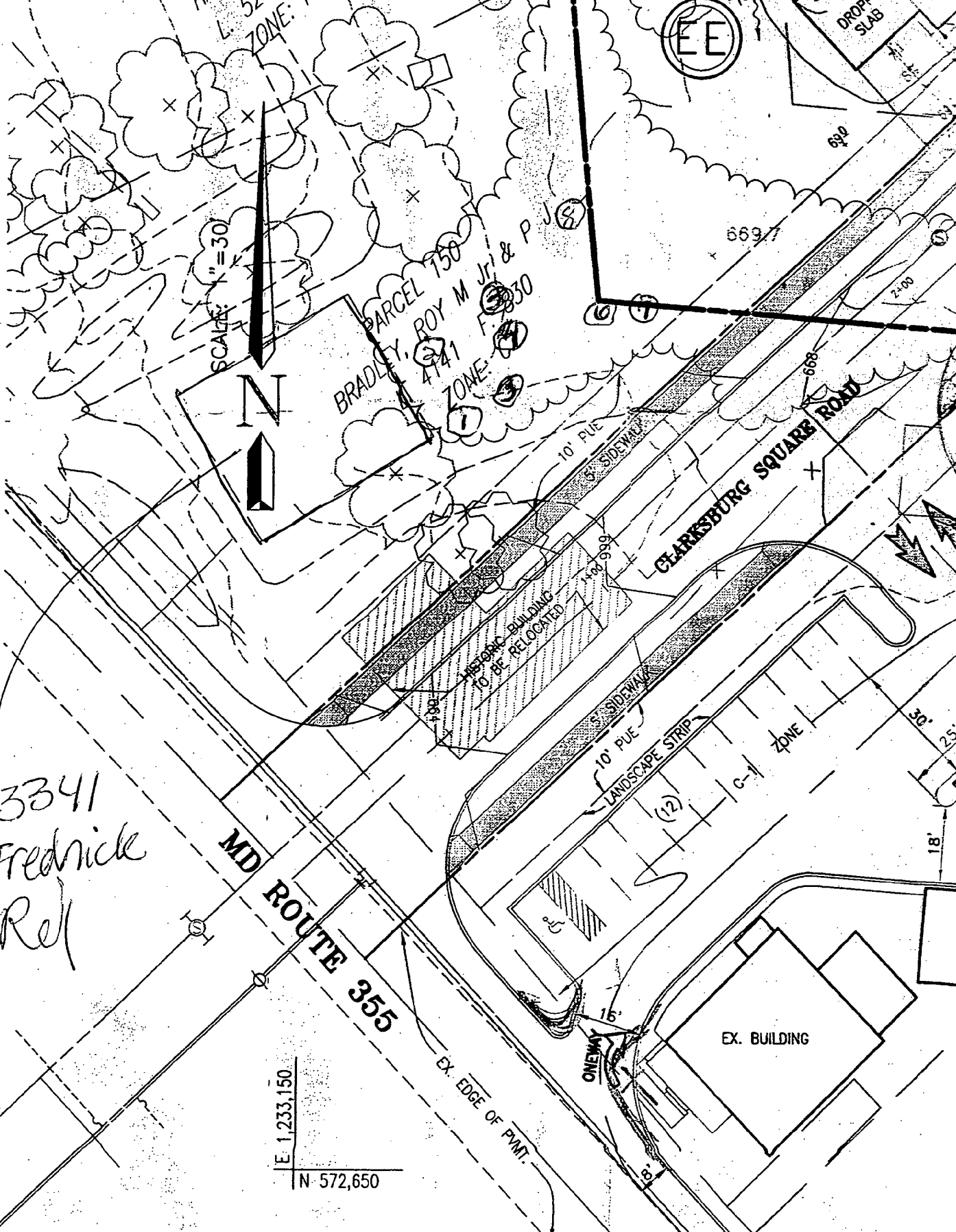
23341
Fredrick
Rd

MD ROUTE 355

EX. EDGE OF PMT.

E 1,233,150
N 572,650

PARCEL 228



Fenton Title Company
File No. 41198KMH
Tax ID # 02-00024225
Title Insurer: COMMONWEALTH

This Deed, made this 19 day of September, 2005, by and between Roy M. Bradley, Jr. and Patricia J. Bradley, parties of the first part, Grantors; and Nichole Lewis, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Twenty Five Thousand And 00/100 Dollars (\$225,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Nichole Lewis, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

All that lot, piece or parcel of land situate, lying and being in the Village of Clarksburg, in Montgomery County, in the State of Maryland containing two hundred ninety four one-thousandths (.294) of an acre, more or less, excepting a strip of land thirty-nine feet in width along the 3rd or South 63 degrees 25 minute West 128.2 ft. line of the Deed hereinafter mentioned; the land hereby conveyed being the same land which was conveyed unto William E. Lewis and J. Edward Lewis by Levi Price and wife, by deed dated the 31st day of March 1921, duly recorded among the Land Records of Montgomery County, Maryland, in Liber 304 folio 26, to which deed reference is hereby made for a more full and particular description of the land hereby conveyed.

Being, also, the lands and premises described in a deed dated April 8, 1970, from John Edward Lewis and Mary H. Lewis, his wife, to Mary Louisa Magruder and Margaret Vernona Phelps recorded among the aforesaid Land Records at Liber 3952 folio 789.

BEING the fee simple property which, by Deed dated October 26, 1971, and recorded in the Land Records of the County of Montgomery, Maryland, in Liber 4141, Folio 830, was granted and conveyed by Mary Louis Magruder and Margaret Vernona Phelps unto Roy M. Bradley, Jr. and Patricia J. Bradley.

Property Address: 23335 Frederick Road, Clarksburg, MD 20871

Subject to covenants, easements and restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

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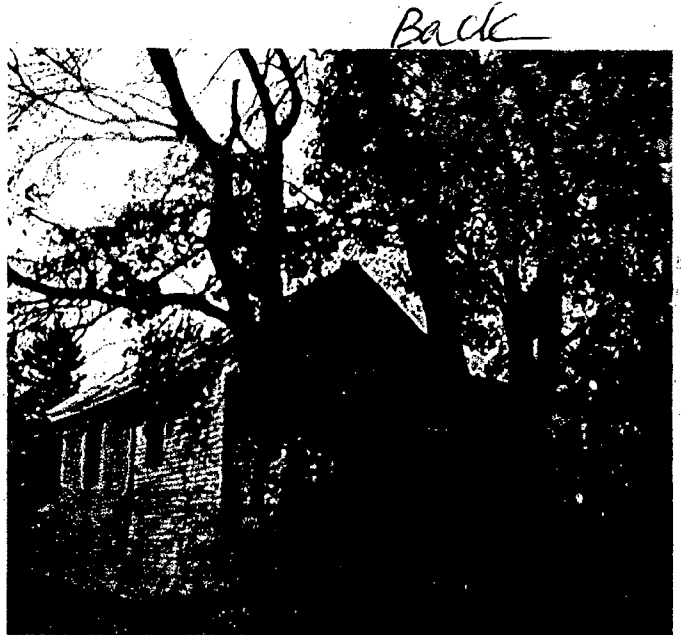
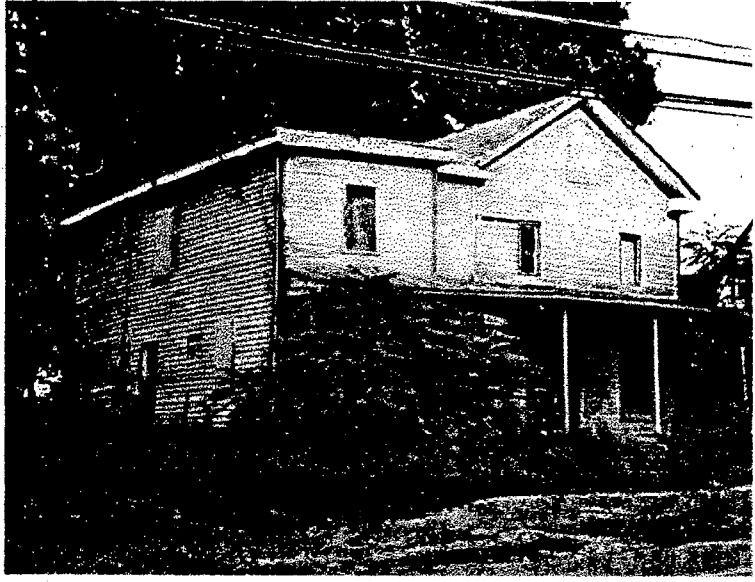
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said, as sole owner party of the first part, in fee simple.

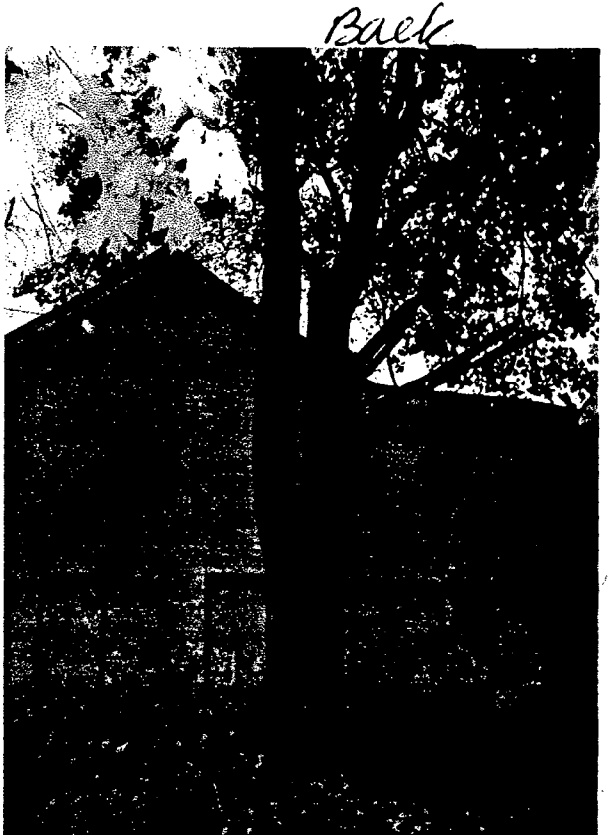
And the said parties of the first part hereby covenant that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

2004 11 11 11:00 AM
FRONT Rd Clarksville MD



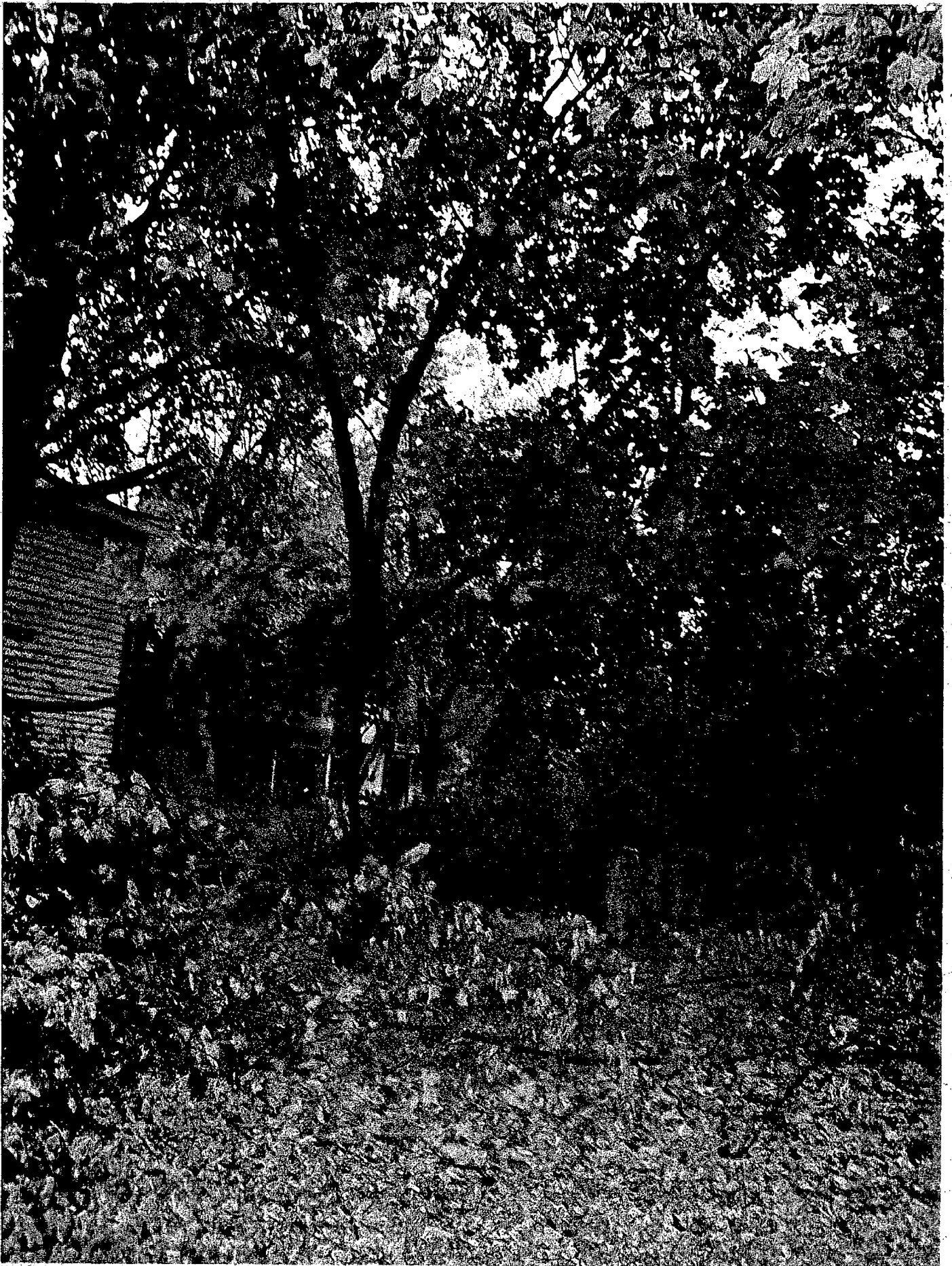
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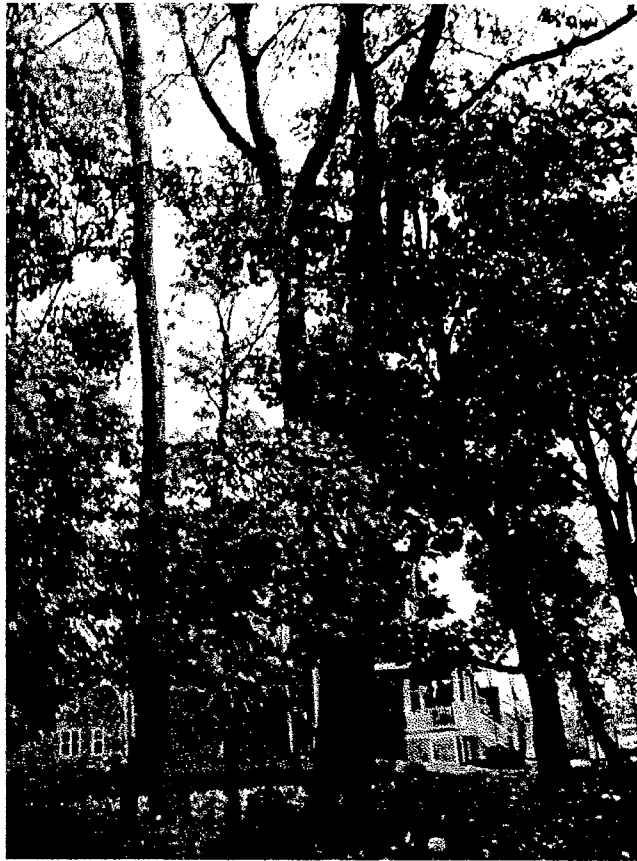
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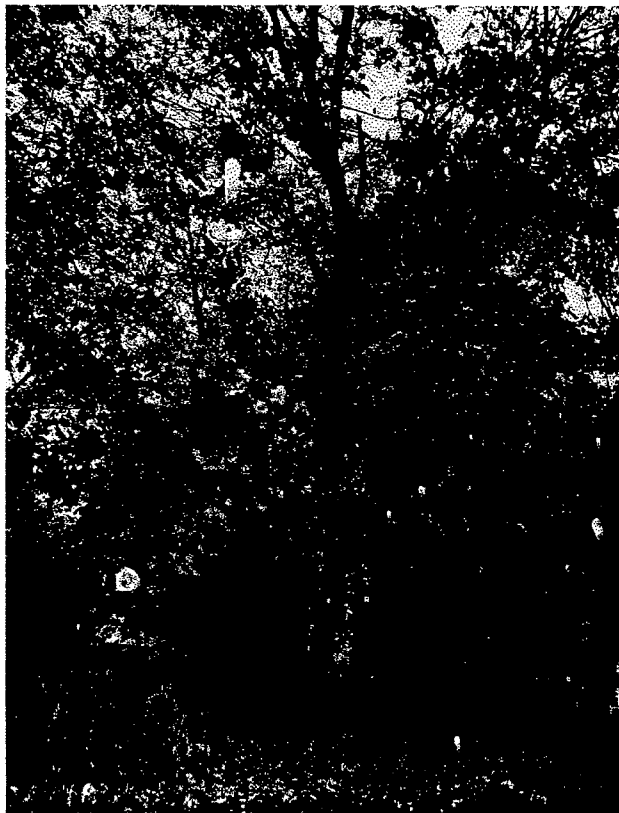
assorted views
trees #1, 2, 3



trees 4 & 5 (small trees)



trees
lot 7



tree 8

Fenton Title Company
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Tax ID # 02-00024225
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To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said, as sole owner party of the first part, in fee simple.

And the said parties of the first part hereby covenant that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.



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

DPS - #8

AZ 404167

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nichole Lewis
Daytime Phone No.: 270-686-0050

Tax Account No.: 02-00024225
Name of Property Owner: Nichole Lewis Daytime Phone No.: 301-613-7894

Address: 20300 Buck Lodge Rd Boyds MD 20841

Contractor: ADA Tree DAVEY TREE Phone No.: 301 869-6884

Contractor Registration No.: MD Tree LIC # 742- Arborist # MA- 3875A

Agent for Owner: Brian Leatherman Daytime Phone No.: 301 869-6884

LOCATION OF BUILDING/PREMISE

House Number: 23341 Street: Fredrick Rd
Town/City: Clarksburg Nearest Cross Street: Redgare Place/Spine St.

Lot: _____ Block: _____ Subdivision: _____
Liber: 30951 Folio: 740 Parcel: (Recorded 10-12-05) (NO lot + plat available, copy of Deed attached)

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input 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/Make | <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 checked="" type="checkbox"/> Other: <u>remove trees as recommended see attached</u> | | | | |

1B. Construction cost estimate: \$ 4000

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.

Nichole Lewis
Signature of owner or authorized agent

11-15-05
Date

Approved: _____ for: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

(SEE ATTACHED)

This application is made for
pre-construction removal of trees
on property as recommended by arborist.

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

The removal of the trees is to assure
the safety of the property and allow
for stabilization of foundation and/or
rebuilding foundation as needed to prevent
building from collapsing.

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

~~Site plan~~ Site plan

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 canopy 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.

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

Owner's mailing address

20300 Buck Lodge Rd
Boyd MD 20841

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

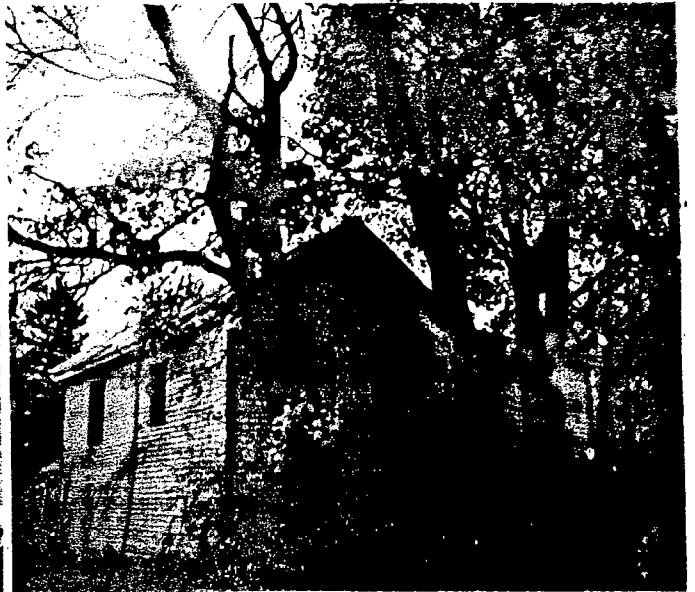
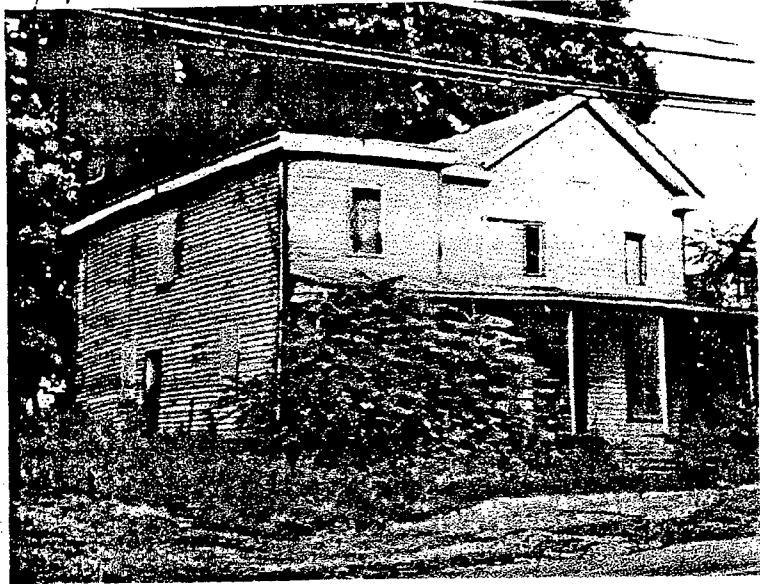
ARLES Investment
267 Kentlands Blvd
ste 1024
Gaithersburg MD
20878

AL Espinoza
23345 Fredrick Rd
Clarksburg MD
20871

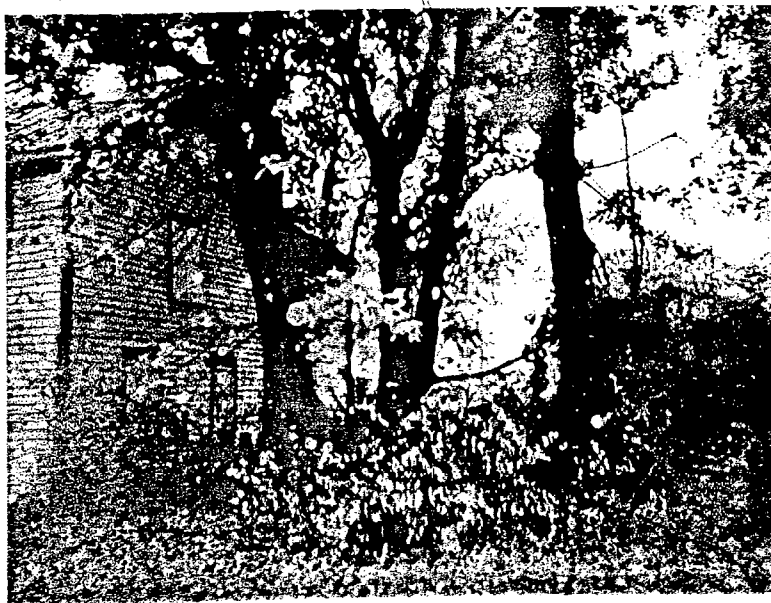
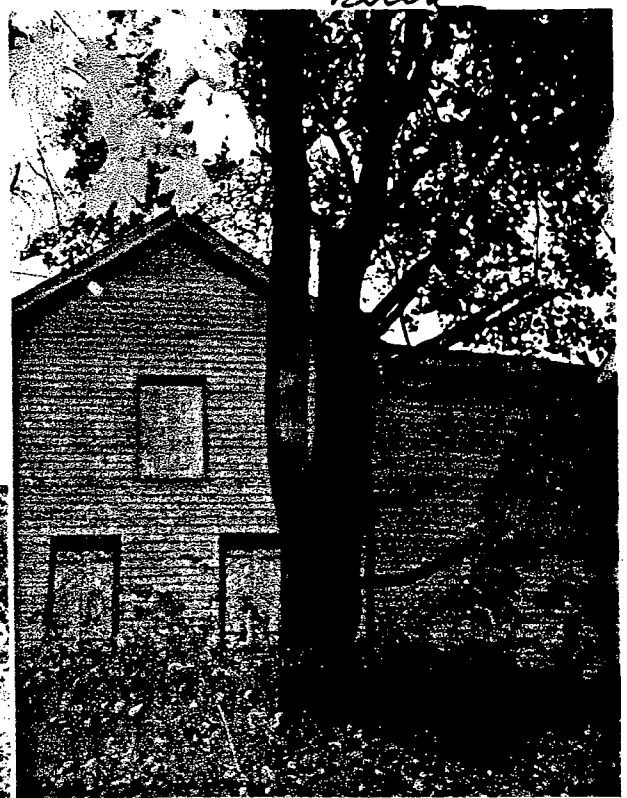
2004 1 FRONT Rd ~~10000~~ Clarksburg MD

FRONT

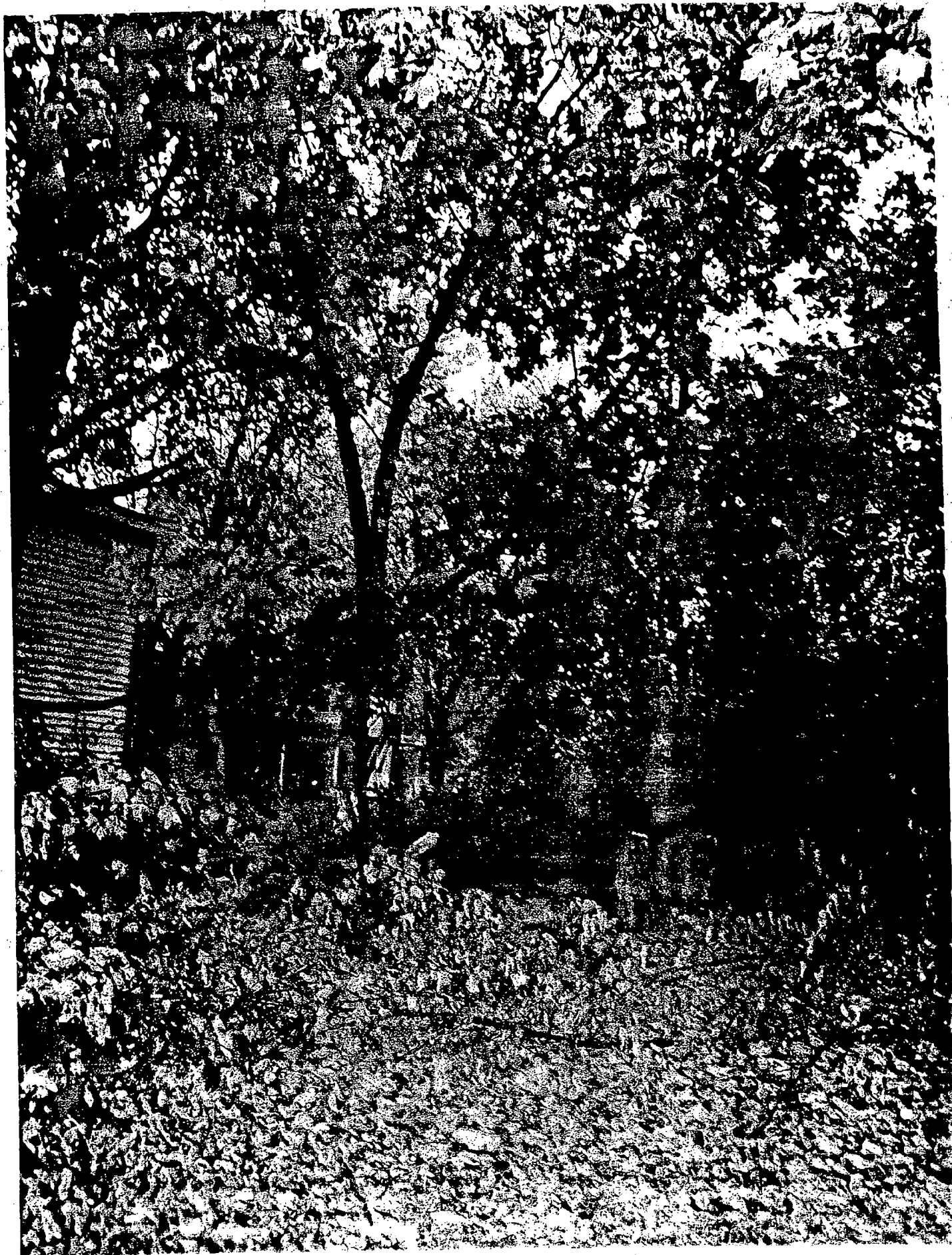
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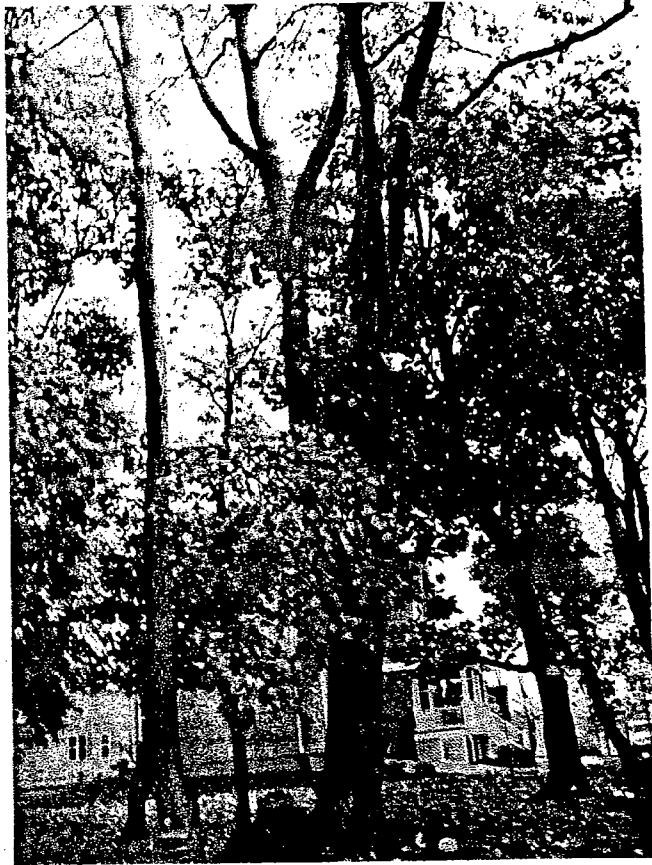
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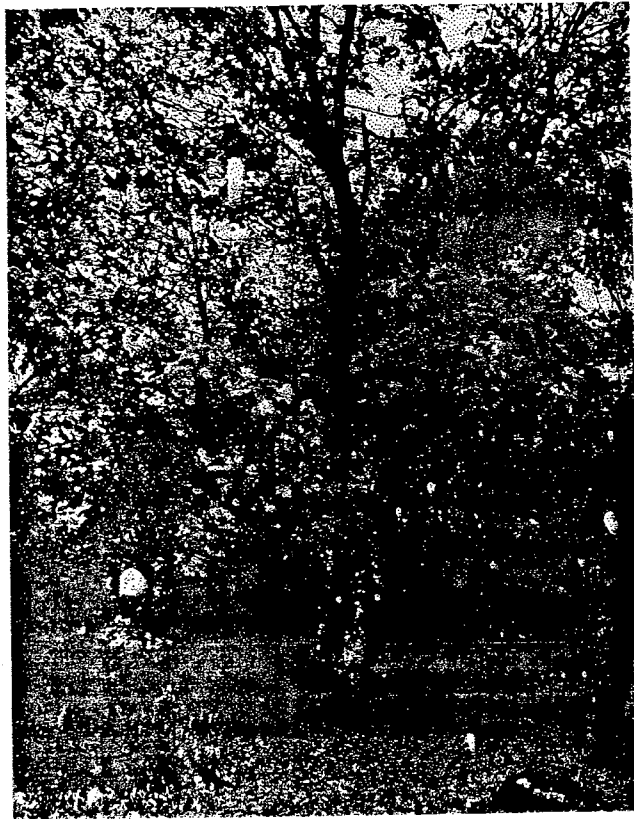
assorted views
trees # 1, 2, 3



Tree in (Cordillera)



trees
"let 7"



tree 8

Fenton Title Company
File No. 41198KMH
Tax ID # 02-00024225
Title Insurer: COMMONWEALTH

This Deed, made this 19 day of September, 2005, by and between Roy M. Bradley, Jr. and Patricia J. Bradley, parties of the first part, Grantors; and Nichole Lewis, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Twenty Five Thousand And 00/100 Dollars (\$225,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Nichole Lewis, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

All that lot, piece or parcel of land situate, lying and being in the Village of Clarksburg, in Montgomery County, in the State of Maryland containing two hundred ninety four one-thousandths (.294) of an acre, more or less, excepting a strip of land thirty-nine feet in width along the 3rd or South 63 degrees 25 minute West 128.2 ft. line of the Deed hereinafter mentioned; the land hereby conveyed being the same land which was conveyed unto William E. Lewis and J. Edward Lewis by Levi Price and wife, by deed dated the 31st day of March 1921, duly recorded among the Land Records of Montgomery County, Maryland, in Liber 304 folio 26, to which deed reference is hereby made for a more full and particular description of the land hereby conveyed.

Being, also, the lands and premises described in a deed dated April 8, 1970, from John Edward Lewis and Mary H. Lewis, his wife, to Mary Louisa Magruder and Margaret Vernona Phelps recorded among the aforesaid Land Records at Liber 3952 folio 789.

BEING the fee simple property which, by Deed dated October 26, 1971, and recorded in the Land Records of the County of Montgomery, Maryland, in Liber 4141, Folio 830, was granted and conveyed by Mary Louis Magruder and Margaret Vernona Phelps unto Roy M. Bradley, Jr. and Patricia J. Bradley.

Property Address: 23335 Frederick Road, Clarksburg, MD 20871

Subject to covenants, easements and restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

That for and in consideration of the sum of Two Hundred Twenty Five Thousand And 00/100 Dollars (\$225,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Nichole Lewis, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

All that lot, piece or parcel of land situate, lying and being in the Village of Clarksburg, in Montgomery County, in the State of Maryland containing two hundred ninety four one-thousandths (.294) of an acre, more or less, excepting a strip of land thirty-nine feet in width along the 3rd or South 63 degrees 25 minute West 128.2 ft. line of the Deed hereinafter mentioned; the land hereby conveyed being the same land which was conveyed unto William E. Lewis and J. Edward Lewis by Levi Price and wife, by deed dated the 31st day of March 1921, duly recorded among the Land Records of Montgomery County, Maryland, in Liber 304 folio 26, to which deed reference is hereby made for a more full and particular description of the land hereby conveyed.

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To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said, as sole owner party of the first part, in fee simple.

And the said parties of the first part hereby covenant that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.