

13530 Redgrave Place
Clarksburg

13/10-09C
2009 HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 8/14/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #516798 - Shed removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 12, 2009 HPC meeting.

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

Applicant: Board of Education of Montgomery County
Address: 13530 Redgrave Place, Clarksburg

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





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: Janice M. Turpin, MCPS Facilities Mgr

Daytime Phone No.: 240-314-1069

Tax Account No.: 02-001-0017077

Name of Property Owner: Board of Education of Montgomery County Daytime Phone No.: 240-314-1069

Address: 850 Hungerford Drive, Rockville, Maryland 20850
Street Number City State Zip Code

Contractor: Ronald Ehlman, MCPS Maintenance (employee) Phone No.: 301-353-0940

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 13530 Street: Redgrave Place

Town/City: Clarksburg Nearest Cross Street: MD 355

Lot: Block: Subdivision:

Liber: 1887 Folio: 492 Parcel: P333, tax grid EW31

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

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

- Dn party line/property line Entirely on land of owner Dn 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: 7/14/09

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 8/14/09

Application/Permit No.: 516798 7/21/09 Date Filed: Date Issued:

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The historic Clarksburg School is a frame, two-room school house that sits next to its modern successor on the same site. Built in 1909, it provided education to Montgomery County students of the area until 1972. The lean-to frame shed at the rear of the historic structure was added at a later date to enclose an oil tank used to heat the facility. The shed is no longer needed as the structure now enjoys gas heat. Further, the latter added structure does not enhance the architectural features of the original school building.

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

The proposed project is to remove the shed at the rear of the building and repaint the entire exterior of the historic school. The shed removal will enhance the original school structure.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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 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**

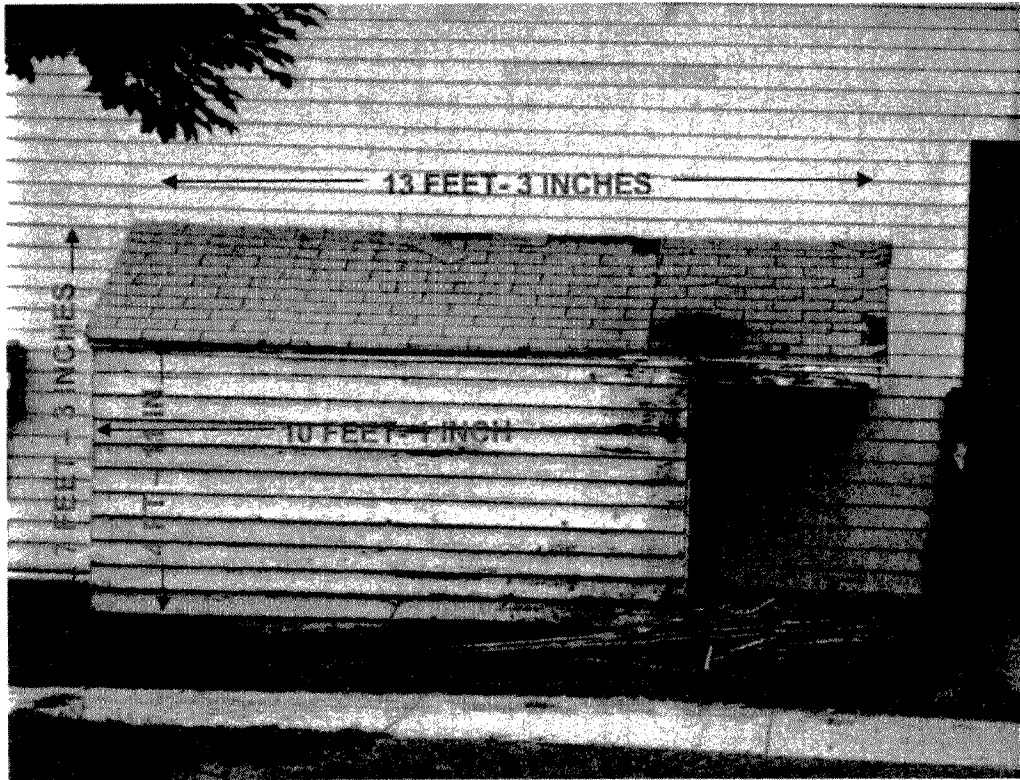
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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).

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Existing Property Condition Photographs (duplicate as needed)



Rear of Historic Clarksburg School Showing Attached Shed



Close Up Picture Of Attached Shed
to be removed

Applicant: Montgomery County Public Schools

APPROVED
Montgomery County
Public Schools
6-14-07
Page: 3 AF

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13530 Redgrave Place, Clarksburg	Meeting Date:	8/12/09
Resource:	Contributing Resource Clarksburg Historic District	Report Date:	8/5/09
Applicant:	Board of Education of Montgomery County	Public Notice:	7/29/09
Review:	HAWP	Tax Credit:	No
Case Number:	13/10-09C	Staff:	Anne Fothergill
Proposal:	Shed removal		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Clarksburg Historic District
STYLE: Colonial Revival
DATE: 1909

PROPOSAL

The applicants propose to remove the shed that is attached to the rear of the building.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) 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, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



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Signature of owner or authorized agent

7/14/09 Date

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④

23300 Clarksburg Road, LLC
C/O Anchor Farms, Inc.
1900 Rockville Pike
Rockville, MD 20852

Julio C. and R. L. Amaya
23360 Frederick Road
Clarksburg, MD 20871

Wallace T. and A. J. Ashley
17708 Tree Lawn Drive
Ashton, MD 20861

Sandra D. Campbell, et al
C/O Henry K Miles
Box 529, 113 WM Bartram Drive
Welaka, FL 32193

Bonnie W. and J. F. Cooley
23320 Clarksburg Road
Clarksburg, MD 20871

Rodney H. and A. T. Darby
6125 Tuckerman Lane
Rockville, MD 20852

Gateway 270 Business Center
7165 Columbia Gateway Drive
Columbia, MD 21046

Gateway Commons, LLC
10230 New Hampshire Avenue
Silver Spring, MD 20903

Hamerhill, LLC
P. O. Box 489
Clarksburg, MD 20871

Montgomery County MD
101 Monroe Street
Rockville, MD 20850

Laura L. Mullen, et al
1300 Coral Sea Drive
Rockville, MD 20851

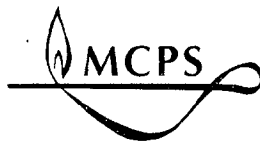
Ebba H. Muller
23350 Frederick Road
Clarksburg, MD 20871

Albert B. and L. M. Randall
23340 Frederick Road
Clarksburg, MD 20871

Terrabrook Clarksburg, LLC
C/O Ballantyne 2 STE 550
13777 Ballantyne Corp. Pl.
Charlotte, NC 28277

William K. and B. L. Watkins
11610 Piedmont Road
Clarksburg, MD 20871

Ralph E. and J. A. Wright
13309 Darnestown Road
Gaithersburg, MD 20878



MONTGOMERY COUNTY PUBLIC SCHOOLS
MARYLAND

www.montgomeryschoolsmd.org

July 16, 2009

Montgomery County
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

Re: Historic Clarksburg School
13530 Redgrave Place

To Whom It May Concern:

This letter is offered on behalf of Montgomery County Public Schools (MCPS) in obtaining a permit to remove a shed at the referenced premises. An Application for Historic Area Work Permit is enclosed herewith. The MCPS account number is 269001.

If you have any further questions or need additional information, please contact me at, 240-314-1069.

Sincerely,

Janice M. Turpin, Leader
Real Estate Management Team
Department of Facilities Management

JMT:dsm

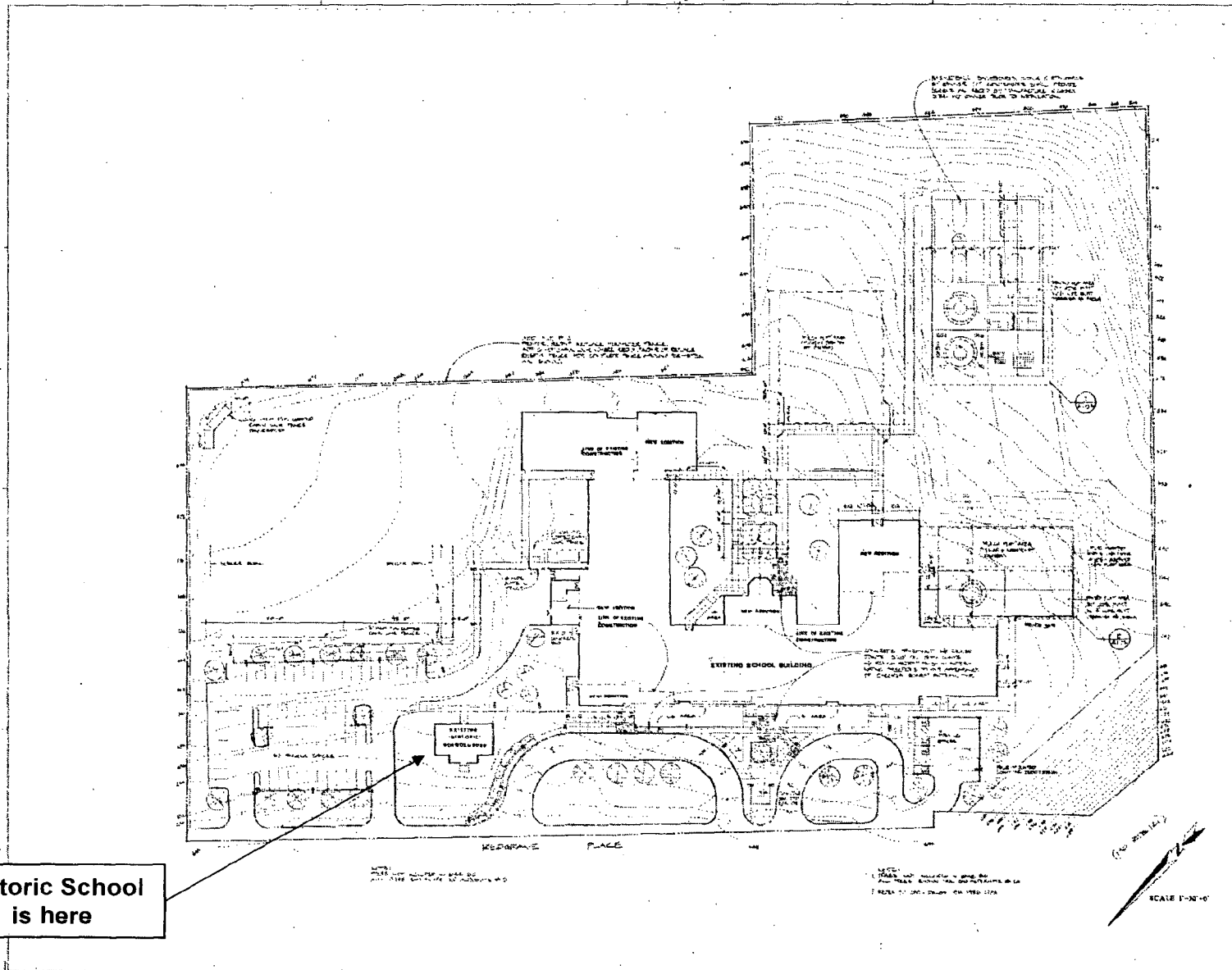
Copy to:
Mr. Lavorgna
Mr. Ehlman
Ms. Lee, principal

Department of Facilities Management

2096 Gaither Road, Suite 200 ♦ Rockville, Maryland 20850 ♦ 240-314-1060

6

Site Plan



Principal Architect:
1100 Spring Hill
Montgomery, MD 20910
410-243-8400

Architect:
Theodore A. Gridley, Co.
4401 Chantilly Lane
Montgomery, MD 20910
410-243-8400

Site Engineer:
Mark P. Phillips & Co., Inc.
4401 Chantilly Lane, 2nd
Floor
Montgomery, MD 20910
410-243-8400

DATE	DESCRIPTION

**CLARKSBURG
ELEMENTARY
SCHOOL**

Montgomery County
Public Schools
Clarksburg, Maryland

FILE NO. 110377

A1.01

Historic School
is here

7

Existing Property Condition Photographs (duplicate as needed)

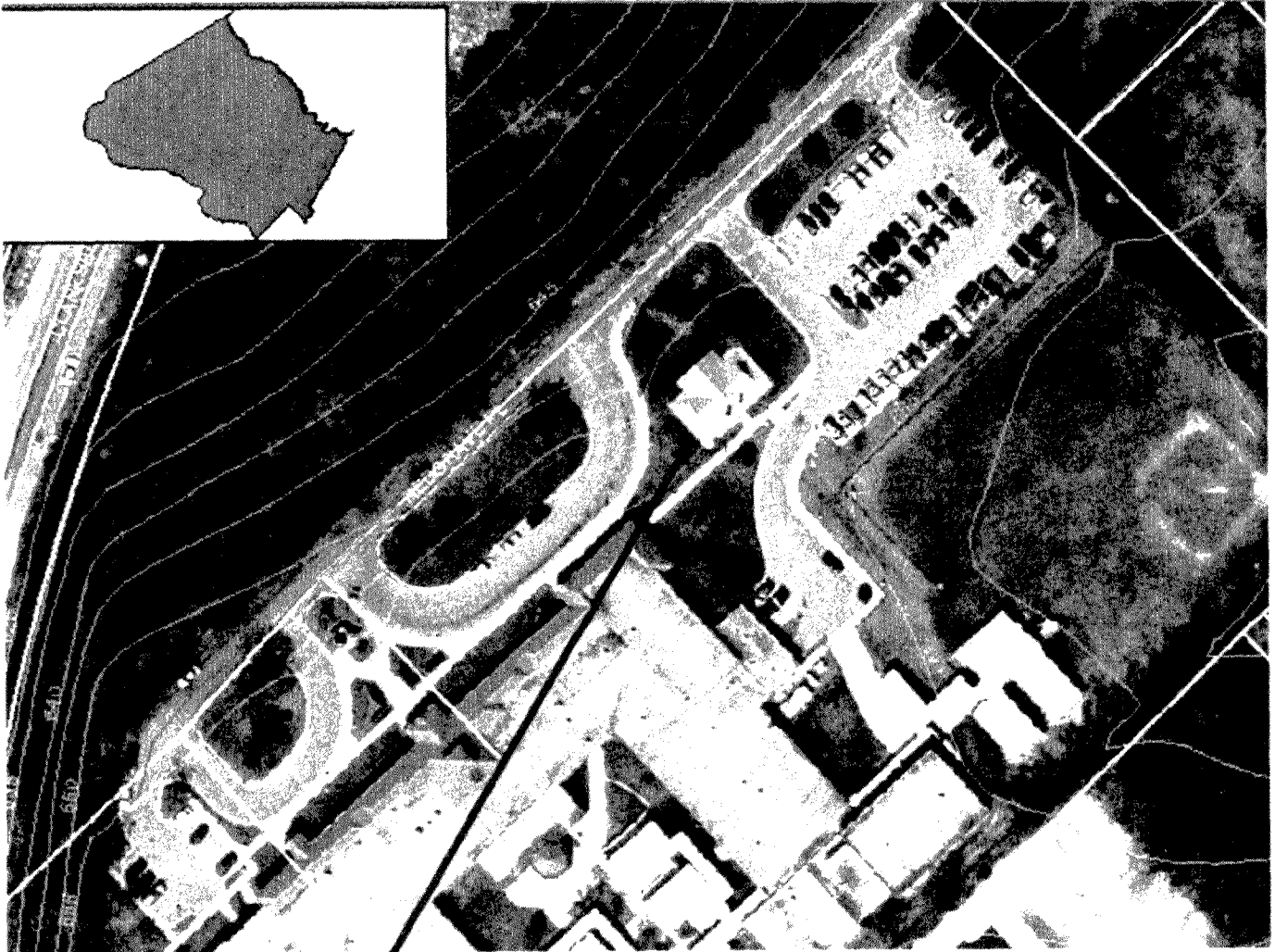


Rear of Historic Clarksburg School Showing Attached Shed



Close Up Picture Of Attached Shed

AERIAL OF
HISTORIC CLARKSBURG SCHOOL
M: 13-52



HISTORIC SCHOOL





MONTGOMERY COUNTY PUBLIC SCHOOLS
MARYLAND
www.montgomeryschoolsmd.org

July 16, 2009

Montgomery County
Department of Permitting Services
255 Rockville Pike
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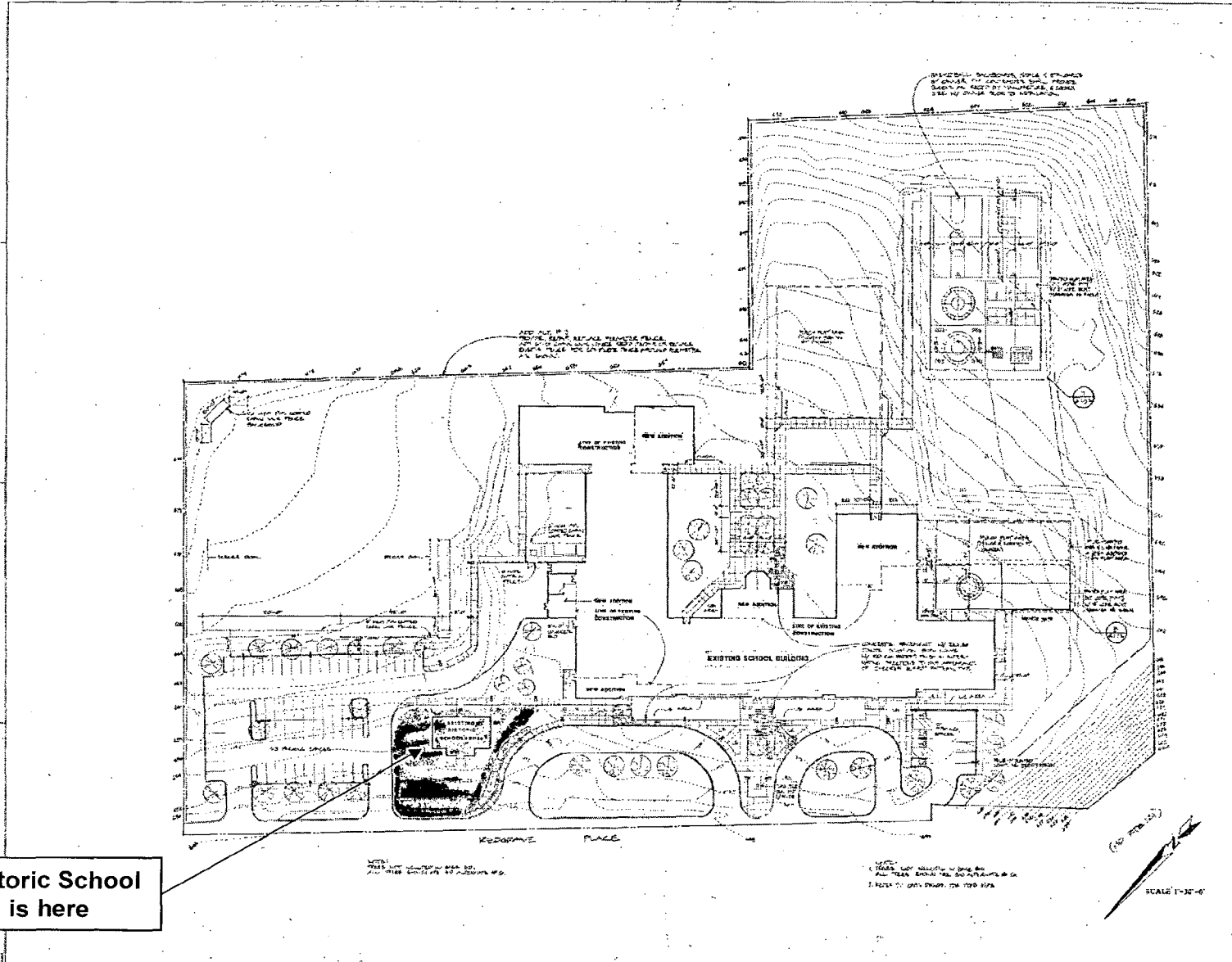
JMT:dsm

Copy to:
Mr. Lavorgna
Mr. Ehlman
Ms. Lee, principal

Department of Facilities Management

2096 Gaither Road, Suite 200 ♦ Rockville, Maryland 20850 ♦ 240-314-1060

Site Plan



DOWIE + GRIDLEY ARCHITECTS
 1100 Spring Hill Road
 Silver Spring, MD 20910
 (301) 583-2200

MTW Engineers
 Engineers & Surveyors, Inc.
 4533 Columbia Road
 Silver Spring, MD 20910
 (301) 583-4410

SPS Electrical
 Electric, Mechanical & General
 1320 Nicholson Road, Suite 120
 Gaithersburg, MD 20878
 (301) 990-8800

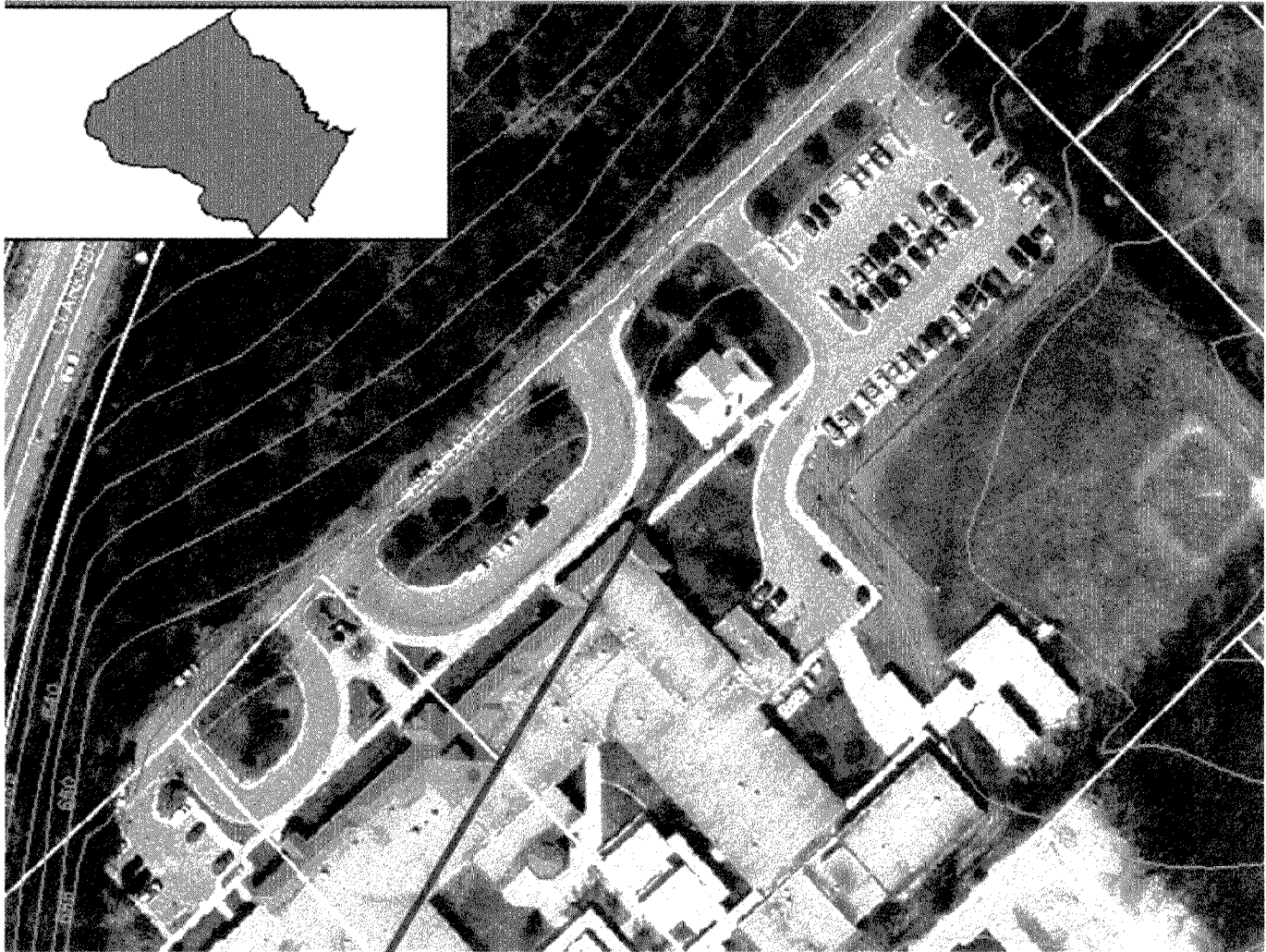
DATE	DESCRIPTION

CLARKSBURG ELEMENTARY SCHOOL
 Margaret Cooper
 Public Schools
 Clarksburg, Maryland
 RFA No. 9107

A1.01
 4-13-72

Historic School is here

**AERIAL OF
HISTORIC CLARKSBURG SCHOOL
M: 13-52**



HISTORIC SCHOOL

