

18/39-97A 14525 Montevideo Road
Poolesville (Rocklands-MP #18/39)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: _____

Daytime Phone No.: 9976646

Tax Account No.: _____

X Name of Property Owner: W. LANDON BARTFIELD Daytime Phone No.: _____

Y Address: 14525 MONTEVIDEO RD POOLESVILLE MD 20857
Street Number City State Zip Code

X Contractor: DAVES CONTRACT LANDSCAPING Phone No.: 301

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 14525 MONTEVIDEO RD Street: "Rocklands" 18139
 Town/City: POOLESVILLE MD Nearest Cross Street: _____
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

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: TREE REMOVAL

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:

- 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.

X Craig A. Bartfield
 Signature of owner/for authorized agent

3/31/97
 Date

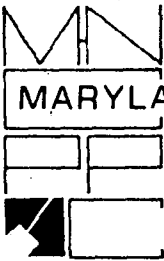
Approved: w/condition For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4-23-97

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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



DATE: 4.23.97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *gmc*
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE INN AND CONFERENCE CENTER
UNIVERSITY OF MARYLAND UNIVERSITY COLLEGE

Marriott Conference Centers

March 31, 1997

The trees at Rocklands have been neglected for years and some, all volunteers, are invading roofs and foundations of existing buildings. One tree, a large diseased maple has been damaged by storms and probably lightning over the years and appears to have hollow limbs and dead ones also. The base of this tree and its roots have invaded the stone and concrete foundation of the "garage" causing the west wall to lean and become very dangerous. I would seek to restore this building and take care of the existing trees with proper care. I would also request removal of trees at the corners of the house which are planted only 3' from the foundation and are higher than the roof and too close to the house, some with bag worms. I would replace these trees with others appropriate to the farm.

APPROVED
Montgomery County
Historic Preservation Commission

 Gregory Cepher 4/23/97

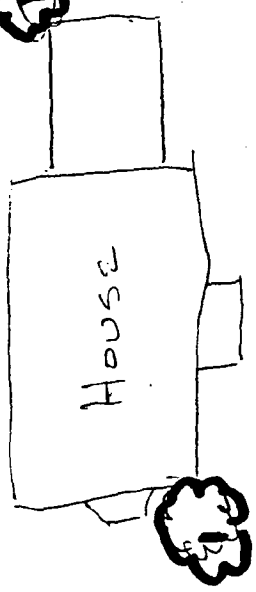
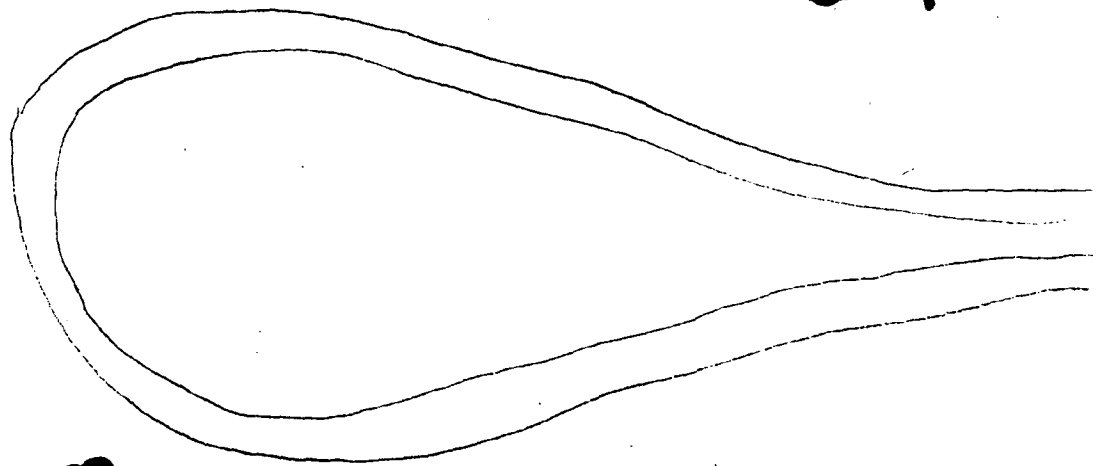
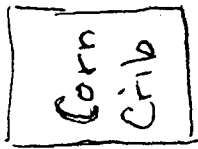
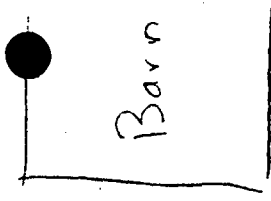
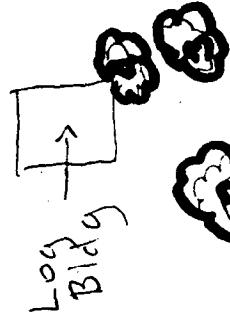
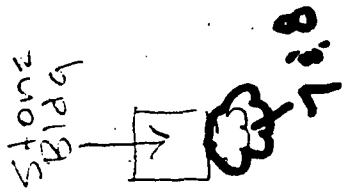
Cecily Banfield

Visit our Business Center for any special needs

Phone 301-985-7300

Fax 301-985-7850

(18)



Rocklands.
Tree Removal

APPROVED
Montgomery County
Historic Preservation Commission

Gayle Pratt 4/23/97

(18)

1. Evergreen - main house
2. " "
3. dying tree by log house
4. Invading log house
5. Tenant house
6. Maple - garage

**Expedited
Historic Preservation Commission Staff Report**

Address: 14525 Montevideo Road **Meeting Date:** 04/23/97
Resource: Master Plan Site #18/39 (Rocklands) **Public Notice:** 04/09/97
Case Number: 18/39-97A **Report Date:** 04/16/97
Review: HAWP **Tax Credit:** No
Applicant: Dr. and Mrs W. Landon Banfield **Staff:** Perry Kephart

DATE OF CONSTRUCTION: 1870

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Italianate Seneca Sandstone residence with farm outbuildings from several styles and periods including a log smokehouse, stone blacksmith shop, frame two-story tenant house, wood post and beam bank barn and frame garage

PROPOSAL: Remove seven trees that grew up near outbuildings while site was unoccupied. Also, remove large maple tree near garage that is diseased and whose roots have invaded the foundation of the garage.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. Replace trees with indigenous or ornamental trees at appropriate distances from the buildings, placement subject to staff approval.
 2. _____
 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with **exactly matching** materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely,
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.
9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.
10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.
11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

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Contact Person: _____

Daytime Phone No.: 9476646

Tax Account No.: _____

X Name of Property Owner: W. LANDON BAUFELD

Daytime Phone No.: _____

X Address: 14525 MONTEVIDEO RD POOLESVILLE MD 20837
Street Number City State Zip Code

X Contractor: DAVEY CONTRACT LANDSCAPING

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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: Tree Removal

1B. Construction cost estimate: \$ _____

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

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

X Cig A. Baufeld
Signature of owner for authorized agent

3/31/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission





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Cicely Banford

Visit our Business Center for any special needs

Phone 301-985-7300

Fax 301-985-7850

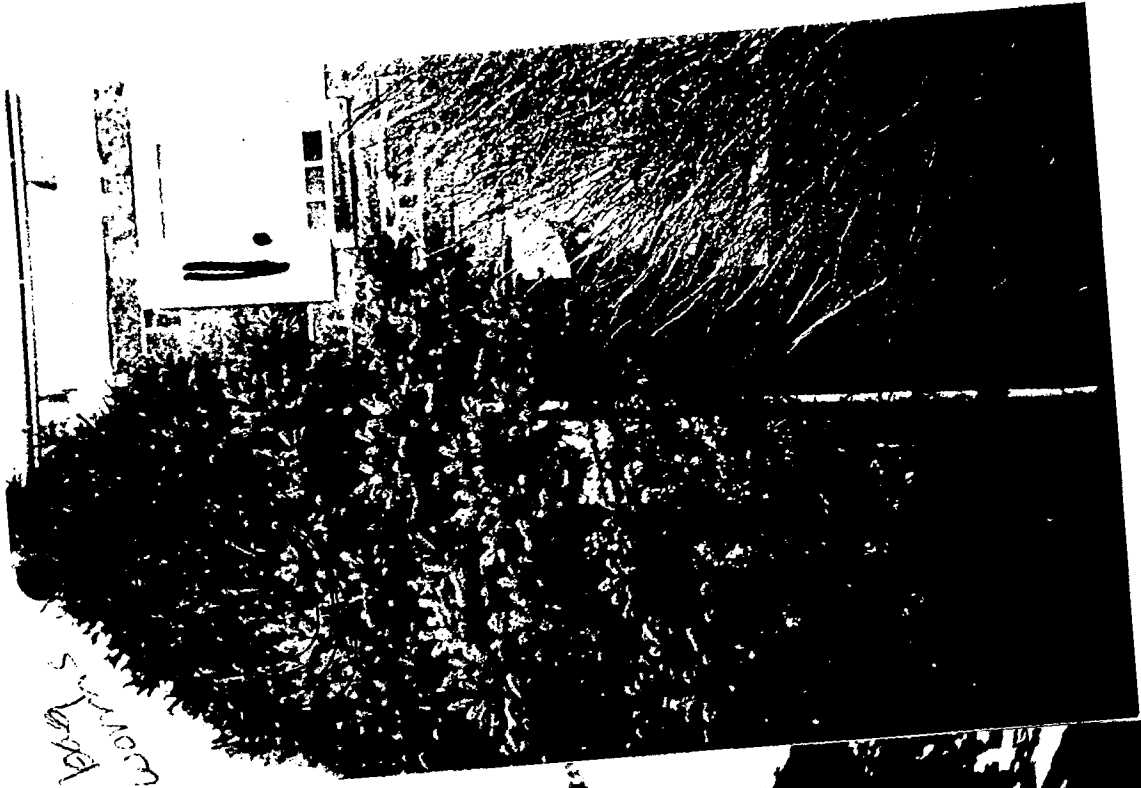
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~~Francis~~

Francis Dougherty & Philip J. Snow
149 W 1 Mendocino Rd
Podlesville MD 20837

M/M Austin R. Plinger
16801 River Road
Podlesville MD 20837

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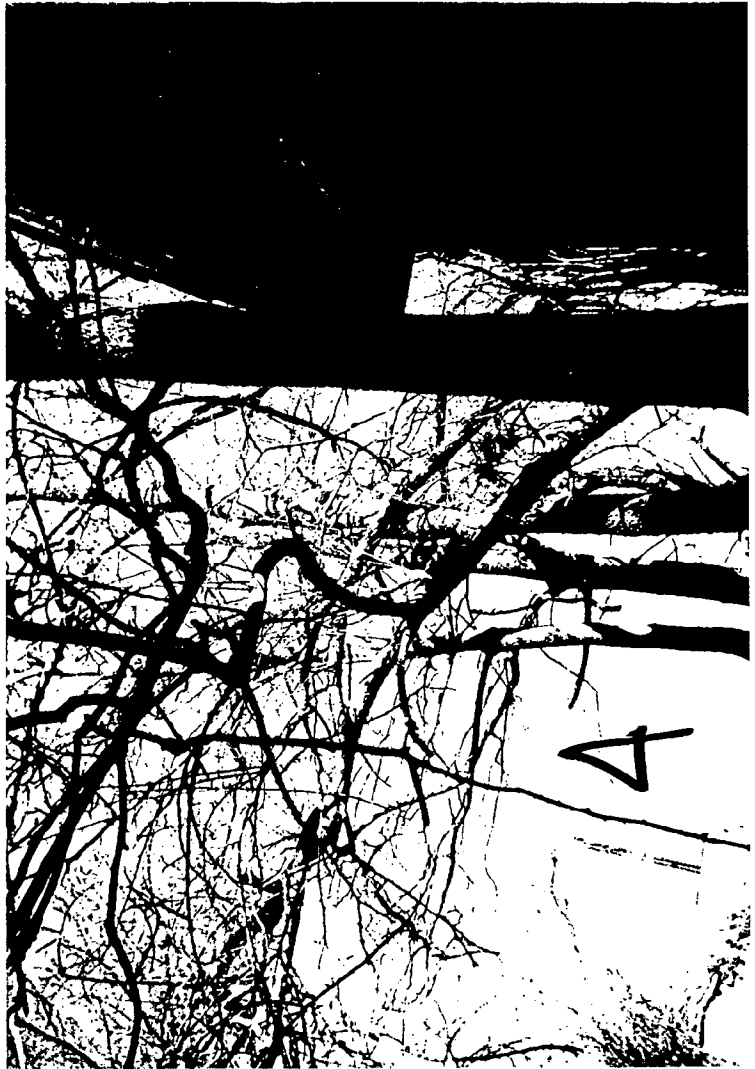
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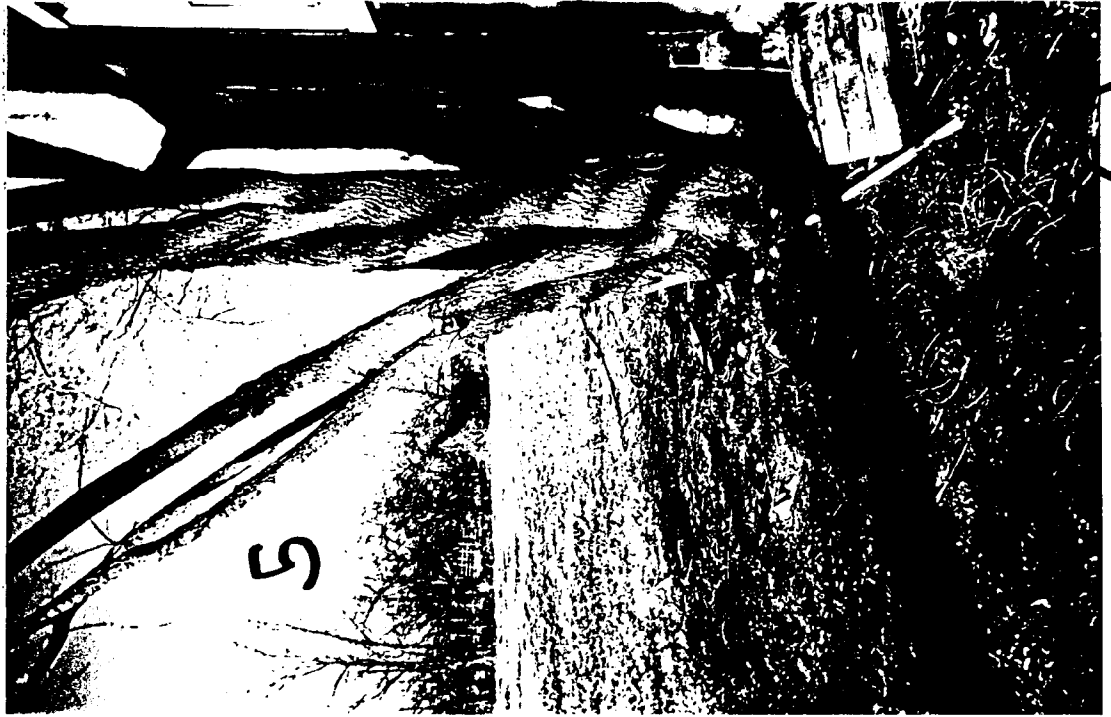
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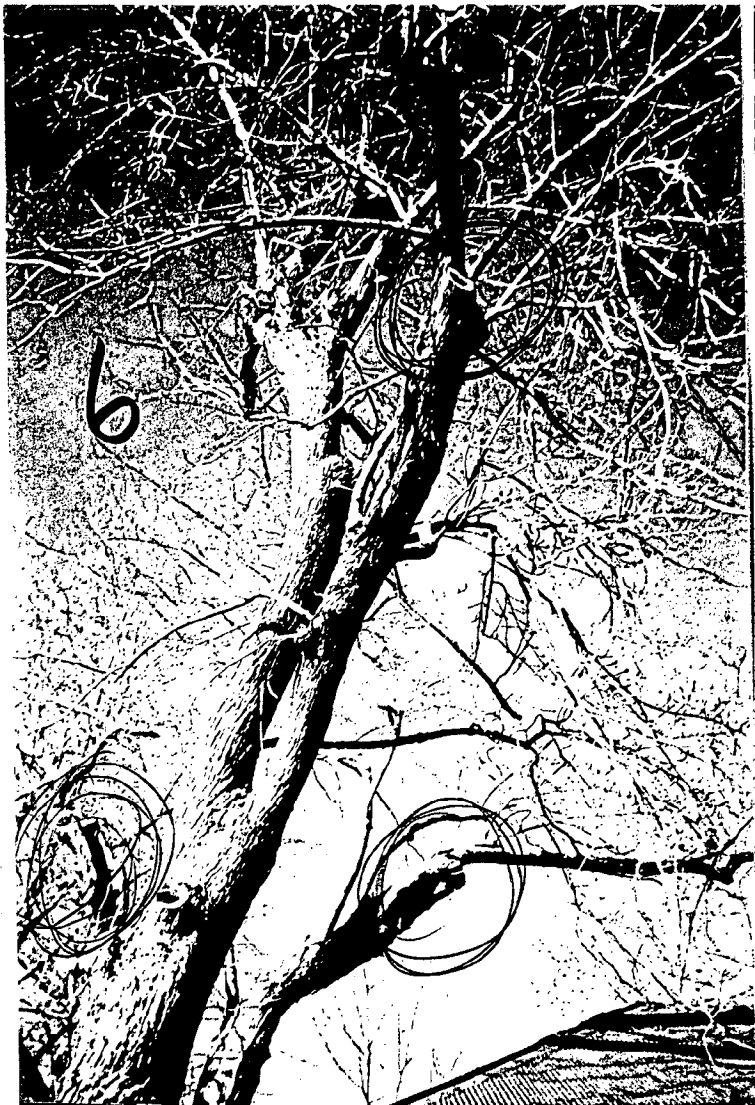


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grass 6



leaning
west
side

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