

19/13-~~5~~97A 19401 Germantown Road
(MP #19/13-6) Pumfrey-Mateney House

Restoration Of Historic Homes

Robert Albiol

(301) 948-4273

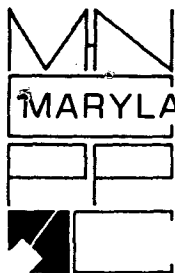
16710 River Road
Poolesville, MD 20837
Lic. 15-012182

LIVROS

*
ROBERT M. ALBIOL
PRESIDENT

191 LIONHEAD COURT
BALTIMORE, MD 21237

TELEPHONE
(301) 391-9607



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 9, 1997

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, ^{RD2}Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

X Approved _____ Denied

_____ Approved with Conditions: _____

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

Applicant: Robert Albio

Address: 16710 River Road, Poolesville, MD 20837

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Re: Pumphrey/Matney House #19/13-5
19401 Germantown Rd., Germantown, MD.



TURN 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: Victor Esch

Daytime Phone No.: 301-990-8694

Tax Account No.: 2883645

Name of Property Owner: Robert Albiol Daytime Phone No.: c/o 301-990-8694

Address: 16710 River Rd Poolesville MD 20837
Street Number City State Zip Code

Contractor: Victor Esch Phone No.: 301-990-8694

Contractor Registration No.: _____

Agent for Owner: Victor Esch Daytime Phone No.: 301-990-8694

LOCATION OF BUILDING/PREMISE

House Number: 19401 Germantown Rd Street: Germantown Rd

Town/City: Germantown Nearest Cross Street: Waters

Lot: _____ Block: _____ Subdivision: _____

Liber: 9353 Folio: 293-296 Parcel: 062

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: Steps

1B. Construction cost estimate: \$ #2500.

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.

Victor Esch
Signature of owner or authorized agent
Date: 4/23/97

Approved: [Signature] for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 7/10/97
Application/Permit No.: 9706120063 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

19/13-6-97A

**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:

3 Story Neo-Grecian built in 1860 w/ simple 1 story
addition in rear. One of earliest homes in Germantown.
3 sides surrounded by MCARC Train Parking Lot
- Soon to be all 4 sides

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

Install exterior steps from 2nd floor of buildy on N.E. side leading
to the sidewalk. Steps shall be used for emergency egress from
2nd fl. of buildy. Alter the exs'ty bathroom to include exit to exterior
through door where exs'ty window is located and provide access to the
rear door through by opening 2 interior walls and making them interior
door ways.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

*** 5. PHOTOGRAPHS**

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

6. TREE SURVEY

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

-7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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



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

DATE: July 9, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{DDZ} Historic Preservation Coordinator
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!



MEMORANDUM

DATE: July 10, 1997

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek^{RDZ}, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on July 9, 1997.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 495-4570.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

*Stamped
approval
in PWS
set.
Exp. Vote*

Address: 19401 Germantown Road

Meeting Date: 7/9/97

Resource: Pumphrey/Mateney House
(#19/13-5)

Review: HAWP

Case Number: 19/13-5-97A

Tax Credit: No

Public Notice: 6/25/97

Report Date: 7/2/97

Applicant: Robert Albiol
(Victor Esch, Agent)

Staff: Robin D. Ziek

PROPOSAL: Construct exterior stairway

RECOMMENDATIONS:
APPROVAL

PROJECT DESCRIPTION

RESOURCE: Pumphrey/Mateney House (near the Germantown Historic District)
Master Plan Site #19/13-5

STYLE: Frame I-House, with center gable.
This is a 2-1/2 story structure, with a large addition along the east side.

DATE: 1884

The house sits in relative isolation, surrounded by parking lots for the most part. The house sits at the entrance to a large parking lot adjacent to the railroad tracks, with its front (south) elevation facing this entrance. Maryland Route 118 runs N-S, adjacent to the west side of the house. The proposed work will be on the rear of the house, which faces north, and is visible from Route 118.

PROJECT PROPOSAL

The applicant has to meet fire & safety codes in order to utilize the second floor commercial spaces. To do this, he proposes to construct a stairway from the second floor to grade at the rear of the structure. The proposed stairway would be unroofed. The center window on the rear facade at the second floor would be altered to a doorway. There would be a landing at this doorway, and a single run of stairs towards Route 118, where the ground elevation is the highest on the site. This is planned to minimize the size of stairway.

The proposed door is a half-panel door, with four lights in the upper half, to complement the existing window pattern. The lower half would have two raised panels.

The stairway would have to cross a window opening on the first floor. This window would be walled in on the interior, but shuttered on the exterior. In this way, the window opening will be maintained on the north elevation while still meeting fire safety codes. The house currently has exterior shutters on all the windows.

①

STAFF COMMENTS

The proposed stairway is modest and consistent with the architecture. Staff feels it will have a minimal impact on the site, and will help to maintain the usefulness of the structure, which is a basic preservation tactic.

STAFF RECOMMENDATION

Staff recommends that, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

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

and with Secretary of the Interior's Standards for Rehabilitation #9:

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

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Victor Esch
Daytime Phone No.: 301-990-8694

Tax Account No.: 2883645
Name of Property Owner: Robert Albiol Daytime Phone No.: c/o 301-990-8694
Address: 16710 River Rd Poolesville MD 20837
Street Number City State Zip Code
Contractor: Victor Esch Phone No.: 301-990-8694
Contractor Registration No.: _____
Agent for Owner: Victor Esch Daytime Phone No.: 301-990-8694

LOCATION OF BUILDING/PREMISE

House Number: 1940 ~~Germantown Rd~~ Street: Germantown Rd
Town/City: Germantown Nearest Cross Street: Waters
Lot: _____ Block: _____ Subdivision: _____
Liber: 9353 Folio: 293-296 Parcel: 062

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>Steps</u>				

1B. Construction cost estimate: \$ \$2500.

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: _____
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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:

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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.

Victor Esch Signature of owner or authorized agent 4/23/97 Date

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- Soon to be all 4 sides

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to the sidewalk. Steps shall be used for emergency egress from
2nd fl. of buildy. Alter the existy bathroom to include exit to exterior
through door where existy window is located and provide access to the
exit door through by opening 2 interior walls and making them interior
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PROJECT: PUMPHREY-MATENY HOUSE

ROUTE #118

GERMANTOWN, MD.

FIRE ESCAPE

OWNER: BOB ALBIOL

16710 RIVER RD.

POOLESVILLE, MD. 20837

(301) 948-4273

DESIGN BY: MICHAEL SEEBOLD

3211 FARMINGTON DR.

CHEVY CHASE, MD. 20815

(301) 907-3219

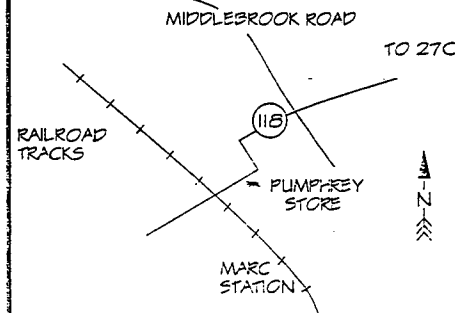
APPROVALS

GENERAL NOTES

1. THE OBJECT OF THIS PROJECT IS TO FABRICATE A FIRE ESCAPE WHICH WILL MEET THE COUNTY'S REQUIREMENTS AND BLEND IN WITH THE ORIGINAL ARCHITECTUE.
2. THE MATERIALS USED WILL BE SIMILAR TO THE EXISTING IN DESIGN TO MAINTAIN ARCHITECTURAL ELEMENTS.
3. ALL DOORS WHICH HAVE ACCESS TO THE HALLWAYS ON THE FIRST AND SECOND FLOORS WILL HAVE AUTOMATIC CLOSURES.
4. EXIT SIGNS WILL BE PROVIDED TO INDICATE DIRECTION OF EXIT.



SITE PLAN (N.T.S.)



DRAWING SCHEDULE

- CS-1 COVER SHEET
- A-1 FIRST FL. PLAN
- A-2 SECOND FL. PLAN
- A-3 ELEVATIONS
- A-4 PLANS & DETAILS
- A-5 DETAILS
- A-6 DETAILS

LEGEND

- V.I.F. VERIFY IN FIELD
- N.T.S. NOT TO SCALE
- EA. EACH
- EQ. EQUAL

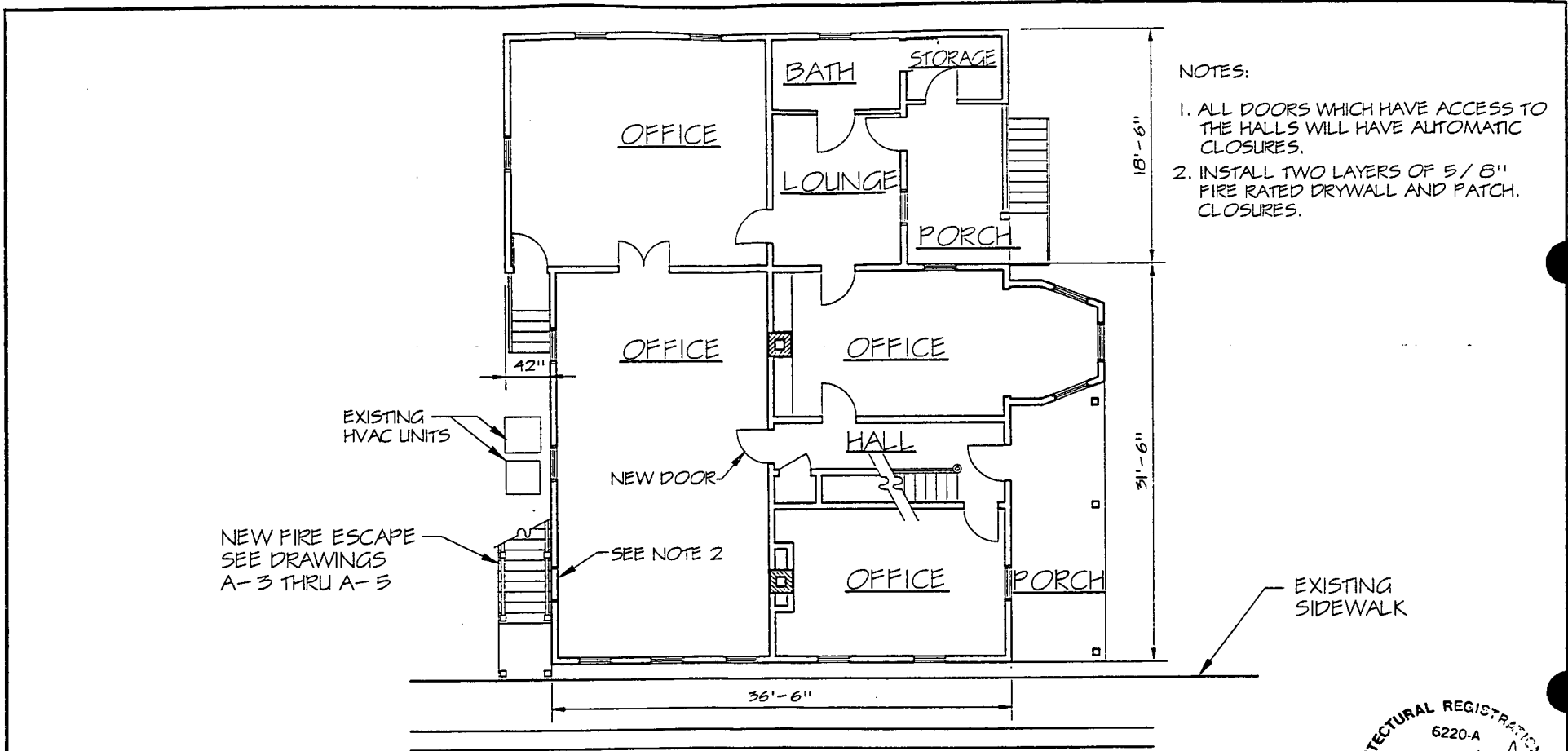
DWG. TITLE: COVER SHEET

SCALE: N.T.S. DWG. NO.: CS-1
DATE: 2/1/97 DWG.: 1 OF 6

APPROVED
Montgomery County
Historic Preservation Commission

Michael Seebold 7/9/97

5



- NOTES:
1. ALL DOORS WHICH HAVE ACCESS TO THE HALLS WILL HAVE AUTOMATIC CLOSURES.
 2. INSTALL TWO LAYERS OF 5/8" FIRE RATED DRYWALL AND PATCH CLOSURES.

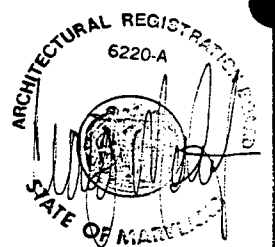
NEW FIRE ESCAPE
SEE DRAWINGS
A-3 THRU A-5

EXISTING
HVAC UNITS

SEE NOTE 2

EXISTING
SIDEWALK

FIRST FLOOR PLAN



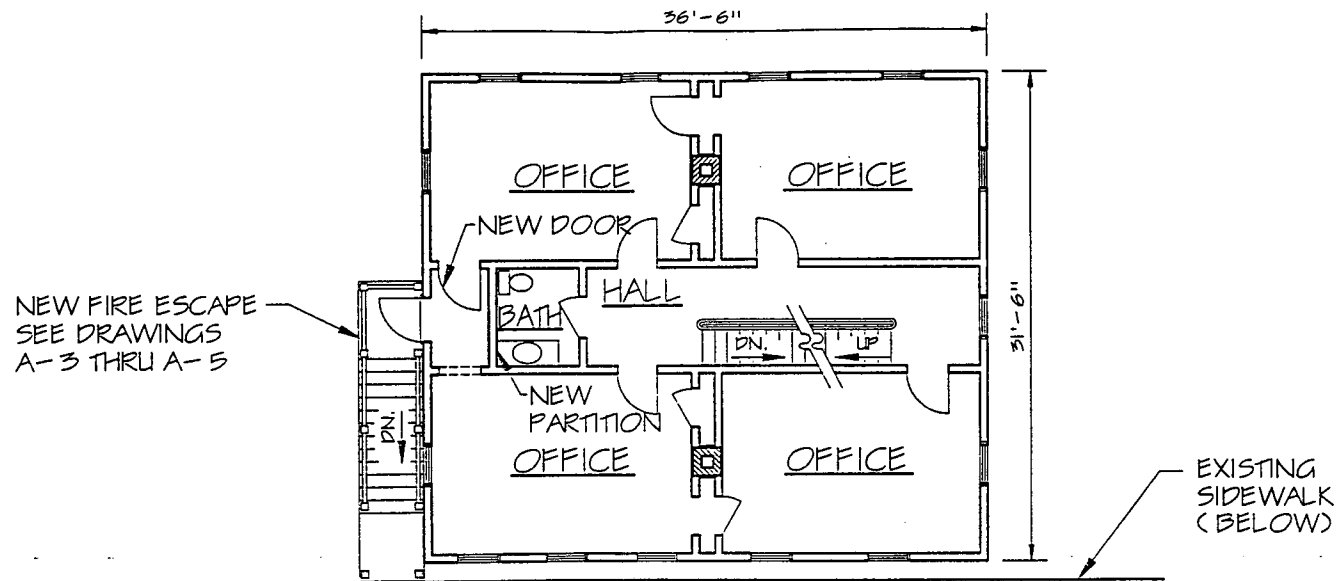
PROJECT: PUMPHREY-MATENY HOUSE	DESIGN BY: MICHAEL SEEBOLD CHEVY CHASE, MD.	DWG. TITLE: FIRST FLOOR PLAN	SCALE: 1/8" = 1'-0" DWG. NO.: A-1 DATE: 2/1/97 DWG.: 2 OF 6
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APPROVED
Montgomery County
Historic Preservation Commission
Robert D. Zyl 7/9/97

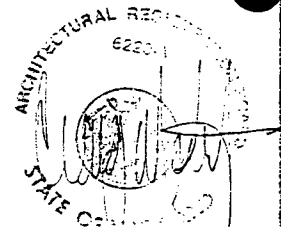
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NOTES:

- 1. ALL DOORS WHICH HAVE ACCESS TO THE HALLS WILL HAVE AUTOMATIC CLOSURES.



SECOND FLOOR PLAN



PROJECT: PUMPHREY-MATENY HOUSE

DESIGN BY: MICHAEL SEEBOLD
CHEVY CHASE, MD.

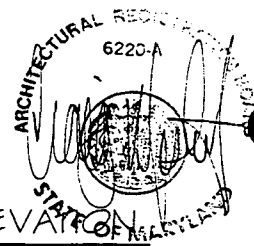
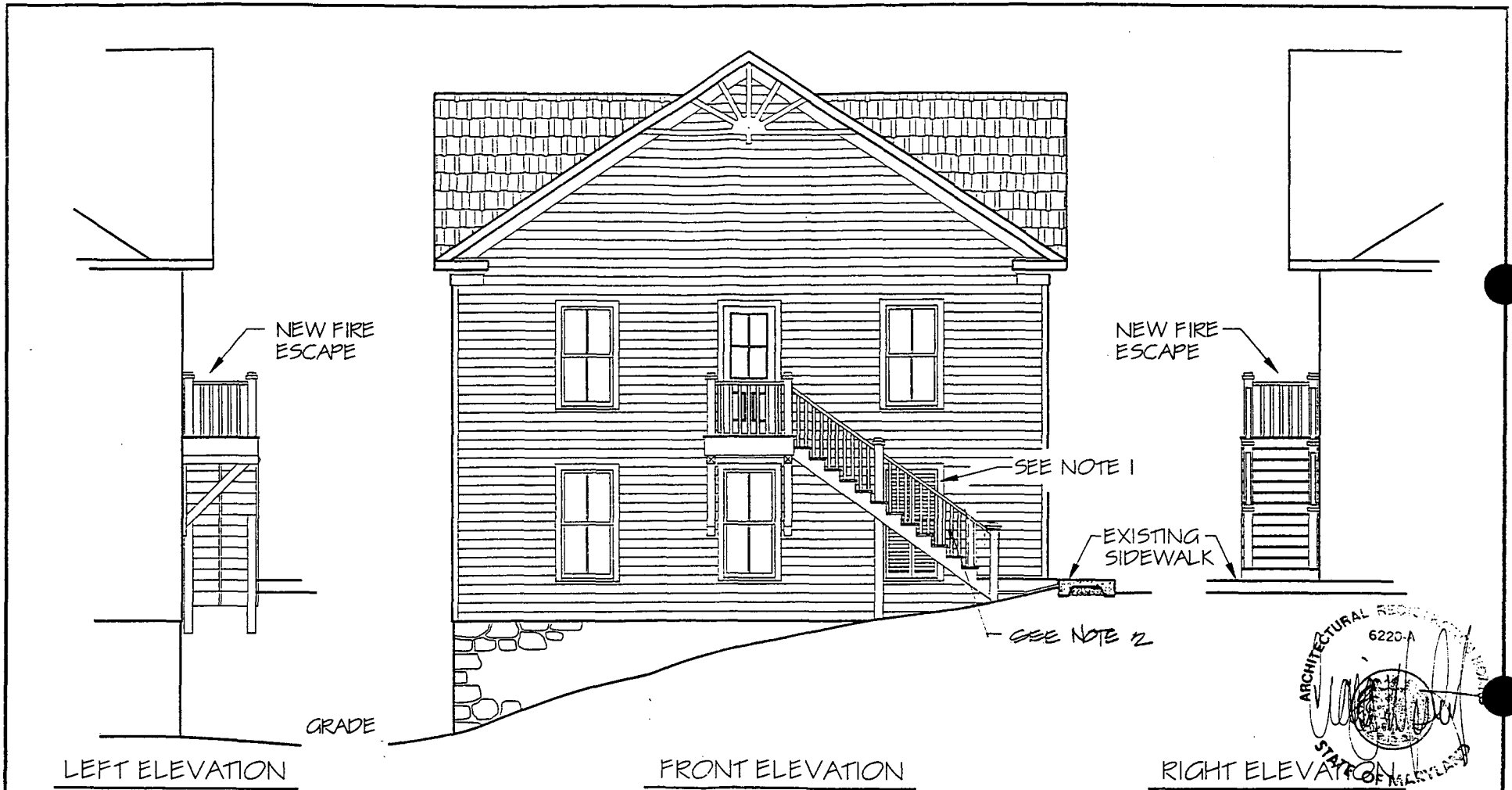
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SCALE: 1/8" = 1'-0"
DATE: 2/1/97
DWG. NO.: A-2
3 OF 6

APPROVED
Montgomery County
Historic Preservation Commission

Michael Seebold 7/9/97

7



NOTES:

1. BLOCK UP EXISTING WINDOW AND INSTALL SHUTTERS.

2. HANDRAIL SHALL BE 30" HIGH ABOVE LEADING EDGE OF TREAD

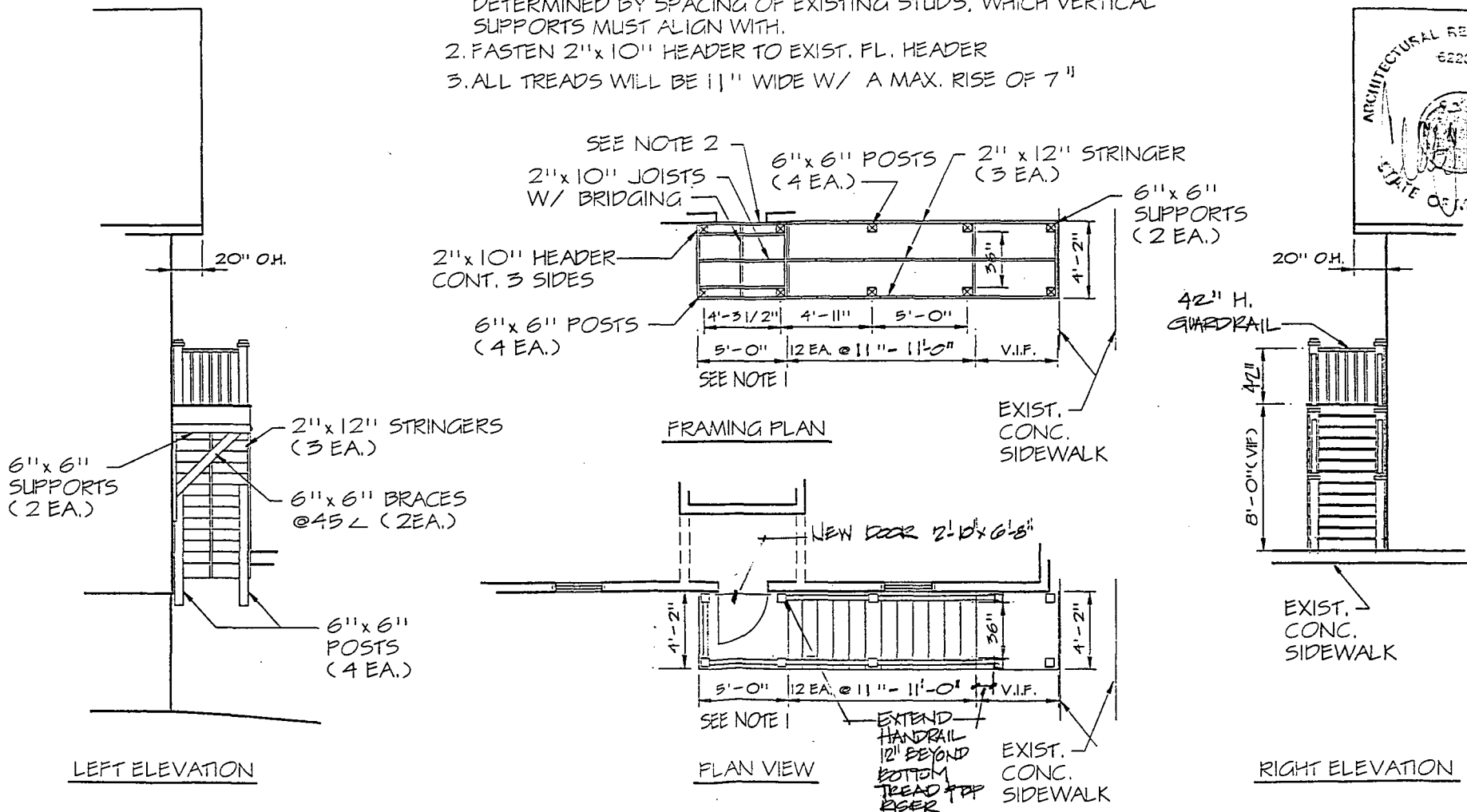
PROJECT: PUMPHREY-MATENY HOUSE	DESIGN BY: MICHAEL SEEBOLD CHEVY-CHASE, MD.	DWG. TITLE: ELEVATIONS	SCALE: 3/16"=1'-0" DATE: 2/1/97 DWG. NO.: A-3 4 OF 6
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APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 7/9/97

2

NOTES:

1. WIDTH OF LANDING IS APPROXIMATE, ACTUAL SIZE WILL BE DETERMINED BY SPACING OF EXISTING STUDS, WHICH VERTICAL SUPPORTS MUST ALIGN WITH.
2. FASTEN 2" x 10" HEADER TO EXIST. FL. HEADER
3. ALL TREADS WILL BE 11" WIDE W/ A MAX. RISE OF 7"



PROJECT: PUMPHREY-MATENY HOUSE

DESIGN BY: MICHAEL SEEBOLD CHEVY CHASE, MD.

DWG. TITLE: PLANS & DETAILS

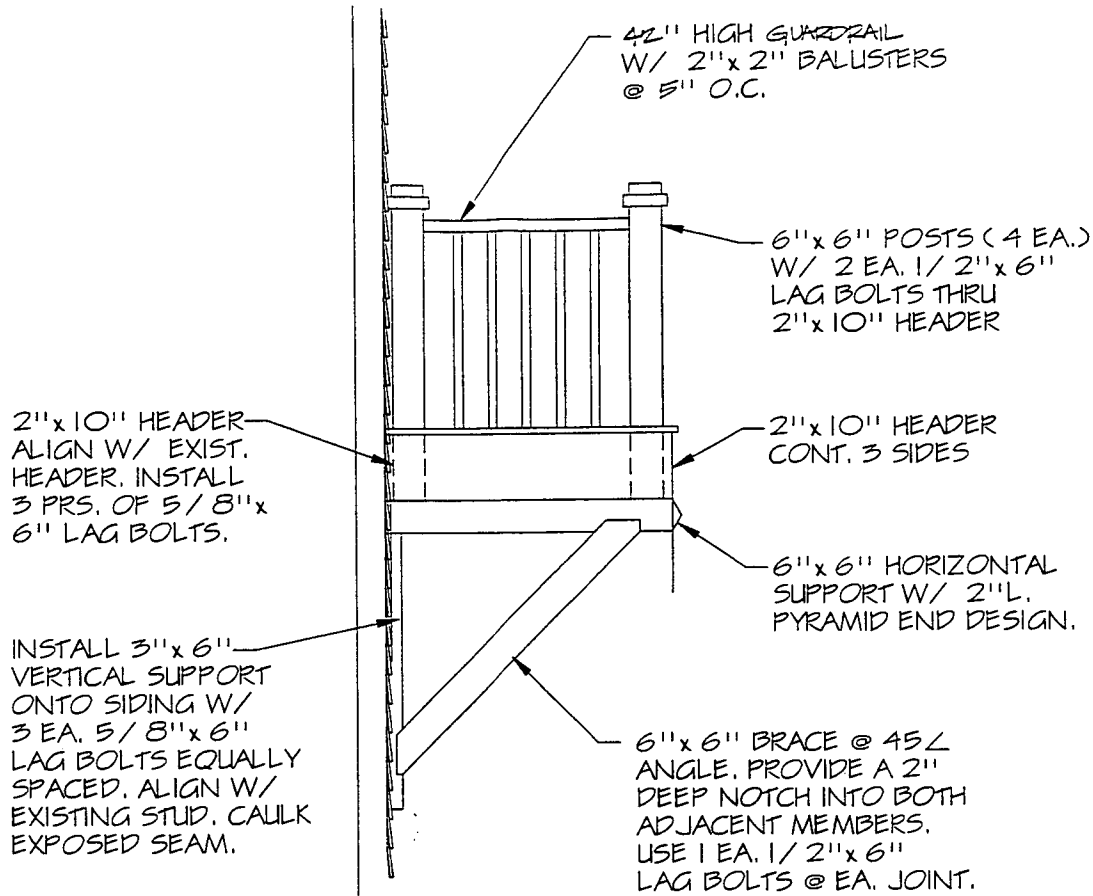
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DATE: APPROVED 9/7/97 DWG.: 5 OF 6

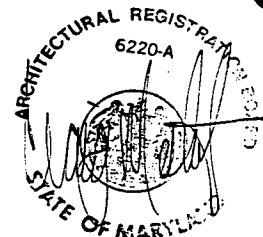
Montgomery County Historic Preservation Commission

Michael Seebold 7/9/97

6



LANDING DETAIL



PROJECT: PUMPHREY-MATENY
HOUSE

DESIGN BY: MICHAEL SEEBOLD
CHEVY CHASE, MD.

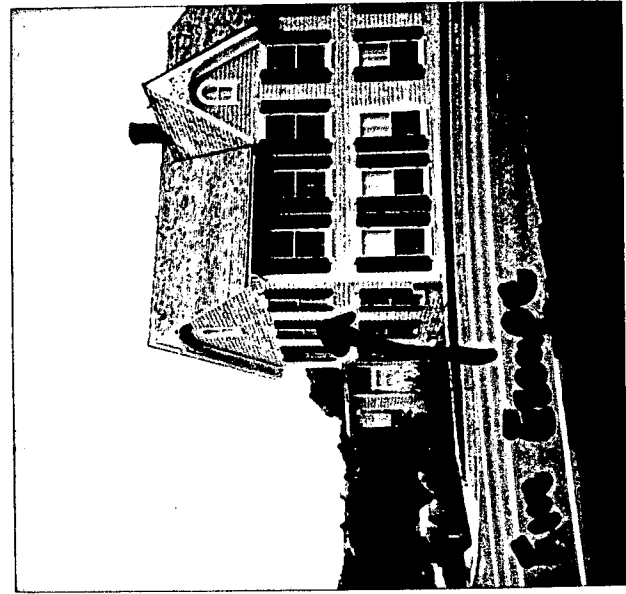
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SCALE: 1/2" = 1'-0"
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DWG. NO.: A-6
6 OF 6

APPROVED
Montgomery County
Historic Preservation Commission

Michael Seebold 2/9/97

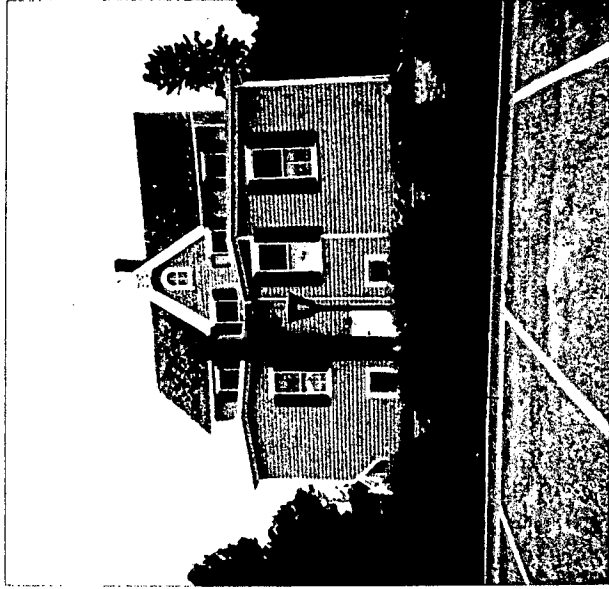
10



Front



Front
at 115



Rear



L side



R side

July 1997

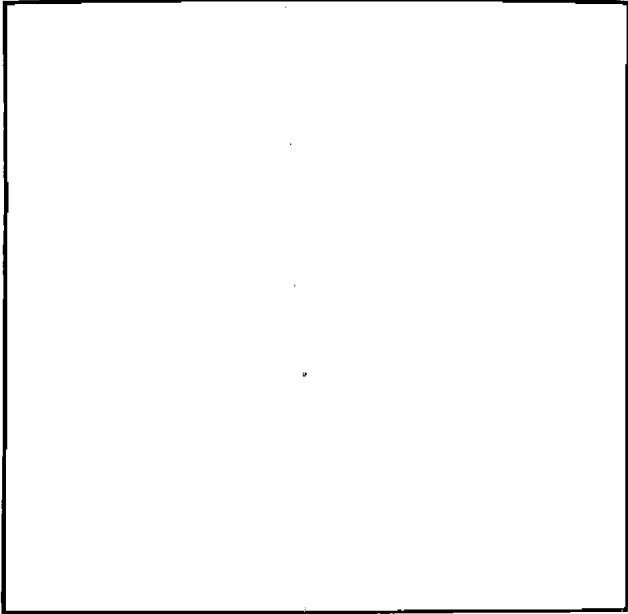
19/13-5

Pumphrey / Metzger House

19401 Germantown Rd

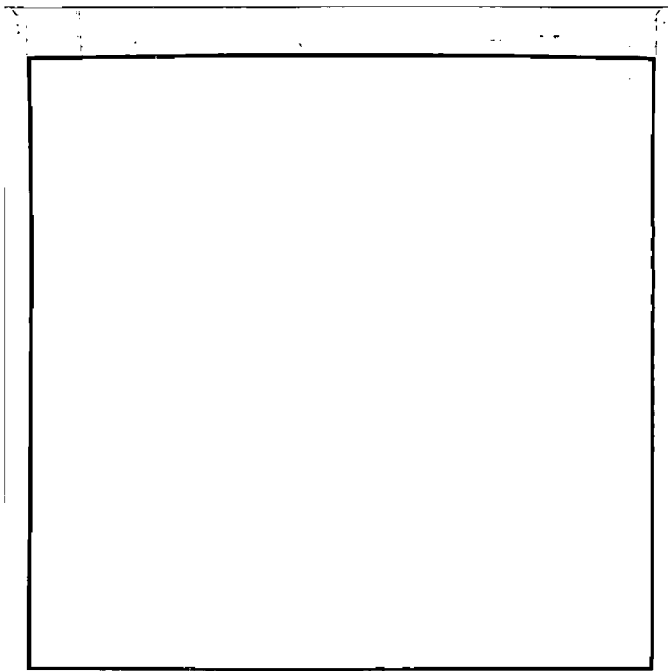


Front
at NE



CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES
AND ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CAL

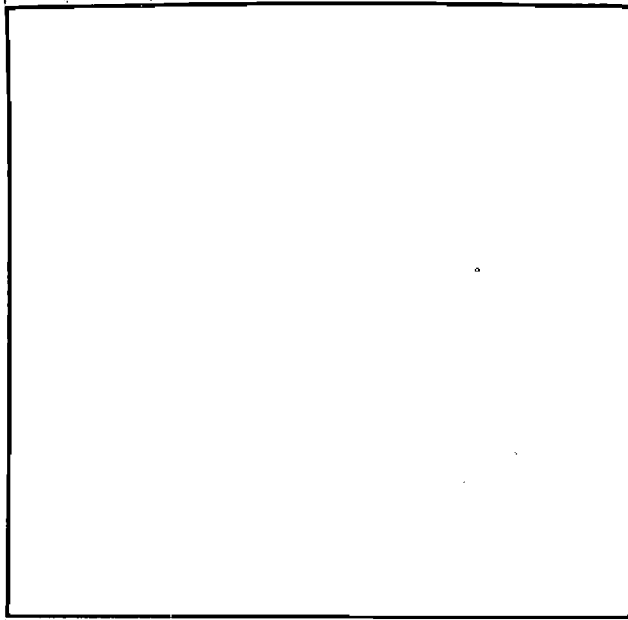




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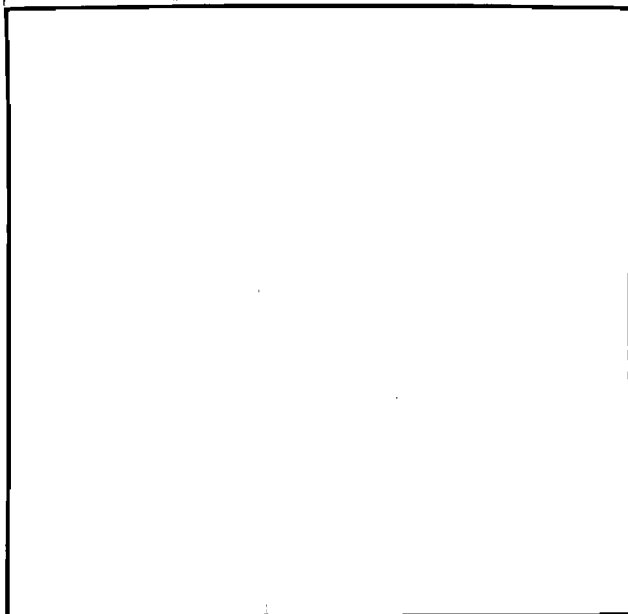
Row



800-421-1030 COPIES AND ACCESSORIES CALL 800-421-1030 COPIES AND AC
ACCESSORIES CALL 800-421-1030 COPIES AND ACCESSORIES CALL 800-42



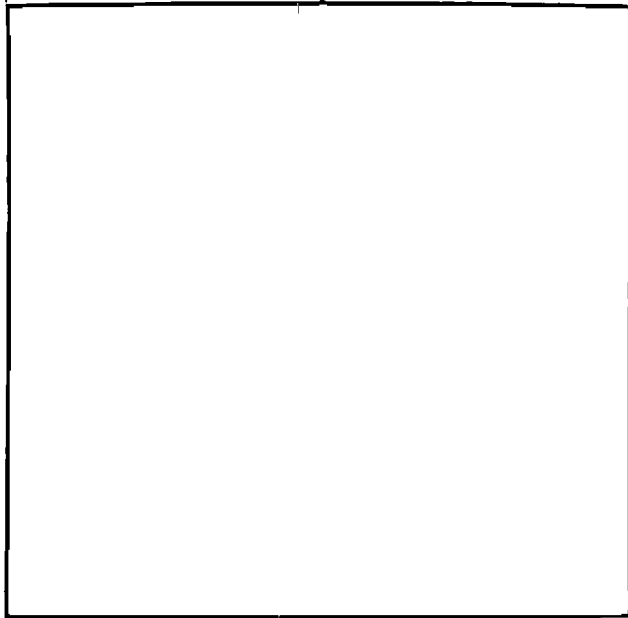
R side



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6 side



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