

19/13-96A 19390 Mateney Hill Rd.  
(Germantown Historic District)

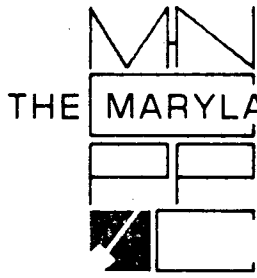
10/23/86

Bertram

19/13-96A

Bertram

Mary & Bob Burman  
(202) 622-3025 (W)  
(301) 972-1726 (H)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 31, 1996

Mr. & Mrs. Robert Berman  
19390 Mateny Hill Road  
Germantown, Maryland 20874

Dear Bob & Mary:

I have enclosed a copy of the HABS Guidelines for Architectural and Engineering Documentation that the Historic Preservation Commission at its October 23, 1996 meeting suggested you use to properly document the barn and chicken house. The Commission has included such documentation as a requirement for approval of your Historic Area Work Permit (HAWP). This work is to be completed prior to demolition of the two outbuildings.

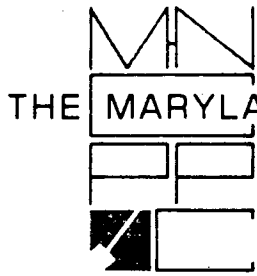
Because you both have been splendid property owners and have given this property such love and care throughout the years, I am certain that you will enjoy this task. When you have completed the documentation of both the buildings, please call me.

Please give me a call if you have any questions about the Standards or feel that they are unclear. You may also want to make additional copies for the libraries of the Germantown Historical Society and the Montgomery County Historical Society because of the historical importance of your property to the Germantown community.

Sincerely,

Patricia Parker  
Historic Preservation Planner

encl.  
c:\win\berman.wp



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

DATE: October 23, 1996

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

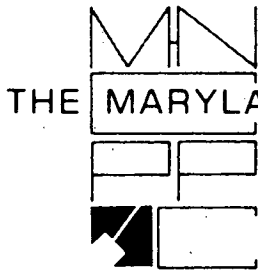
1. The barn and chicken house buildings shall be properly documented using Historic American Building Survey standards (HABS) prior to demolition.

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

Applicant: Robert & Mary Berman

Address: 19390 Mateny Hill Road

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: October 23, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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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.

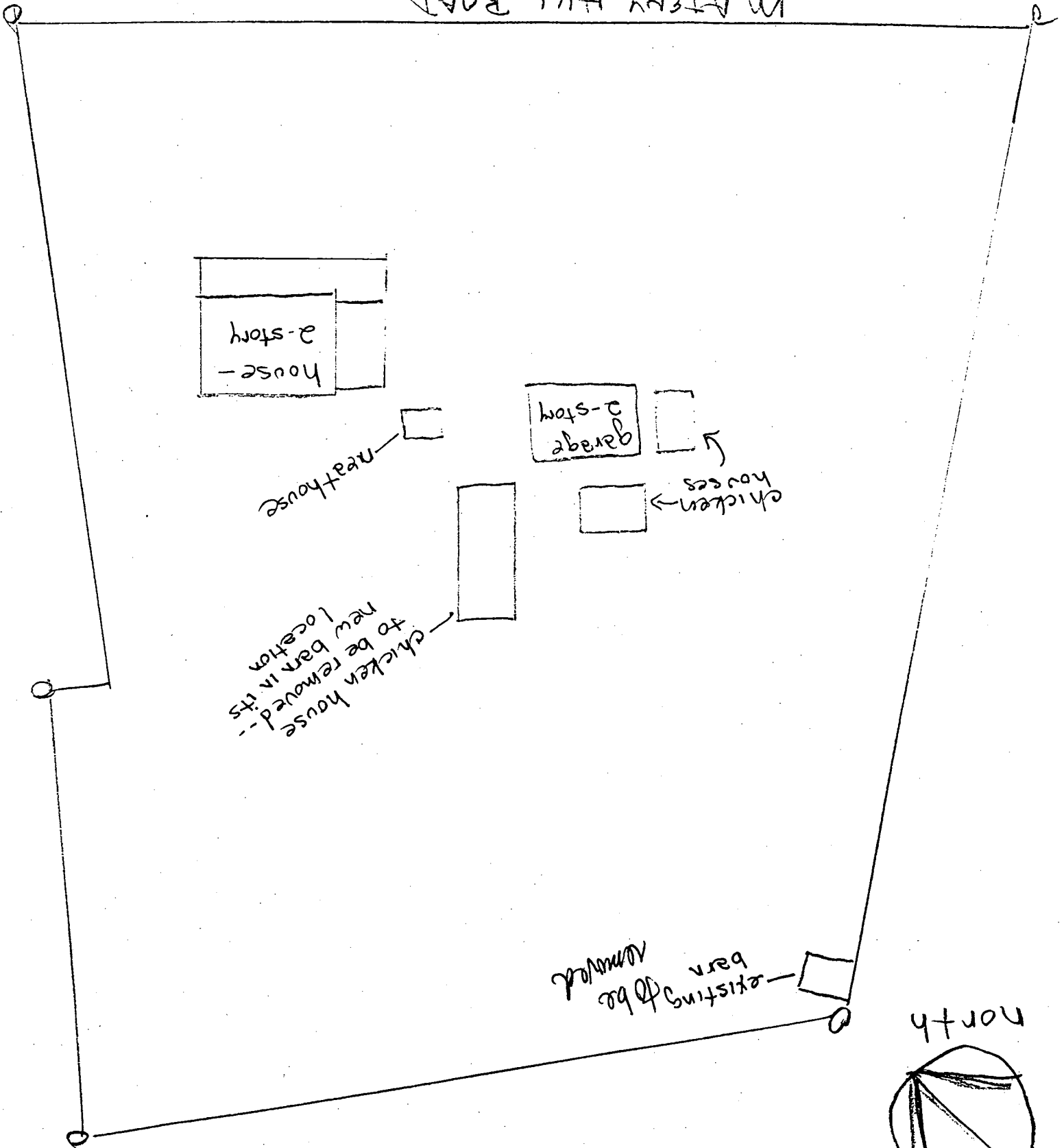
Thank you very much for your patience and good luck with your project!

ROBERT AND MARY BERMAN

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert Berman*

Site Plan  
1" = 40'

MARY HILL ROAD

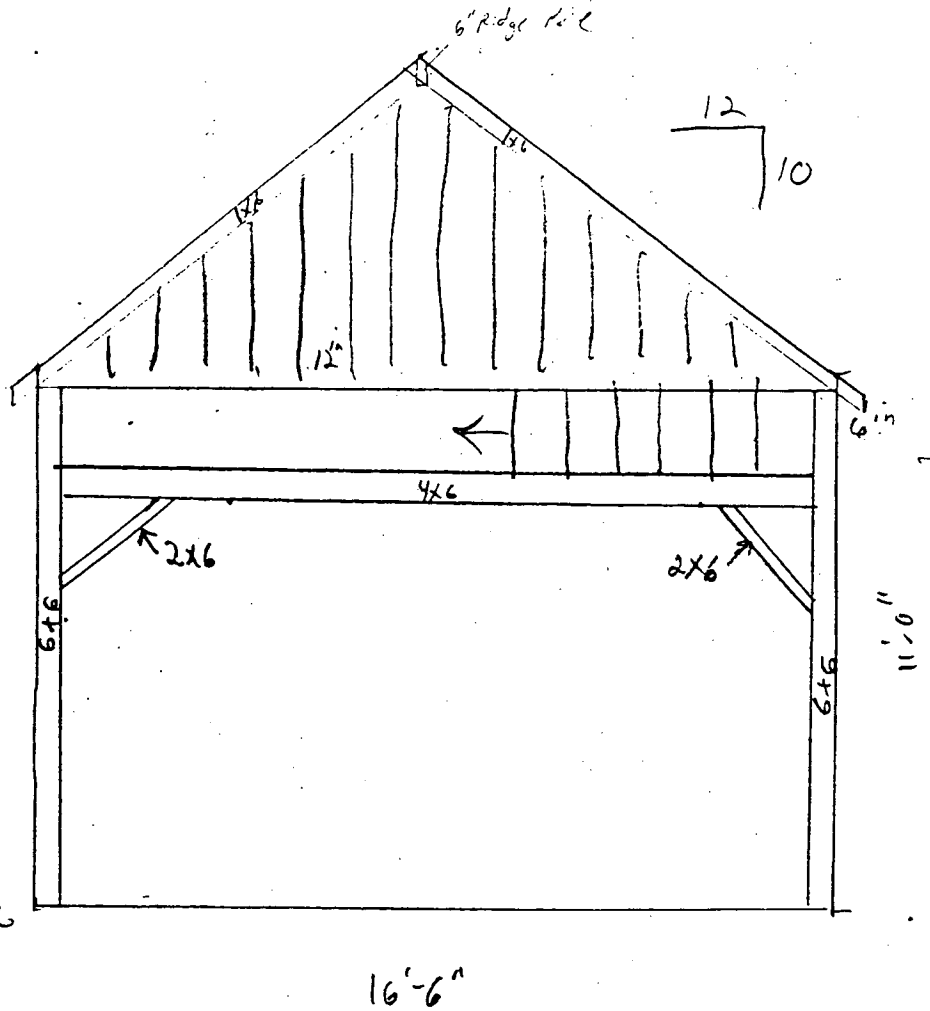




Berman

APPROVED  
Montgomery County  
Historic Preservation Commission

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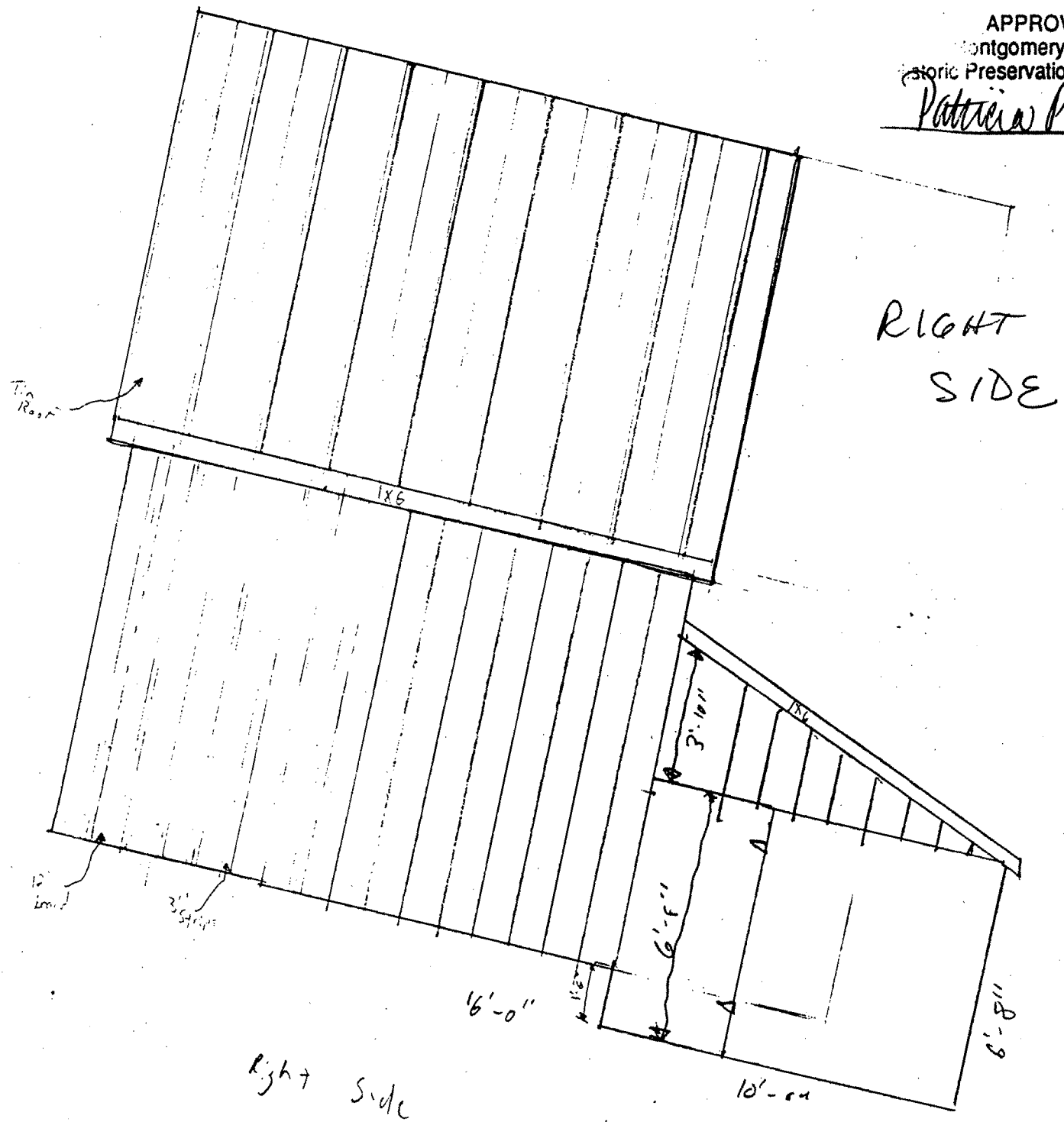


FRONT  
OF  
PROPOSED  
BARN  
w/ doors similar  
to existing garage  
building

Road Side

*Sloman*

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



RIGHT  
SIDE

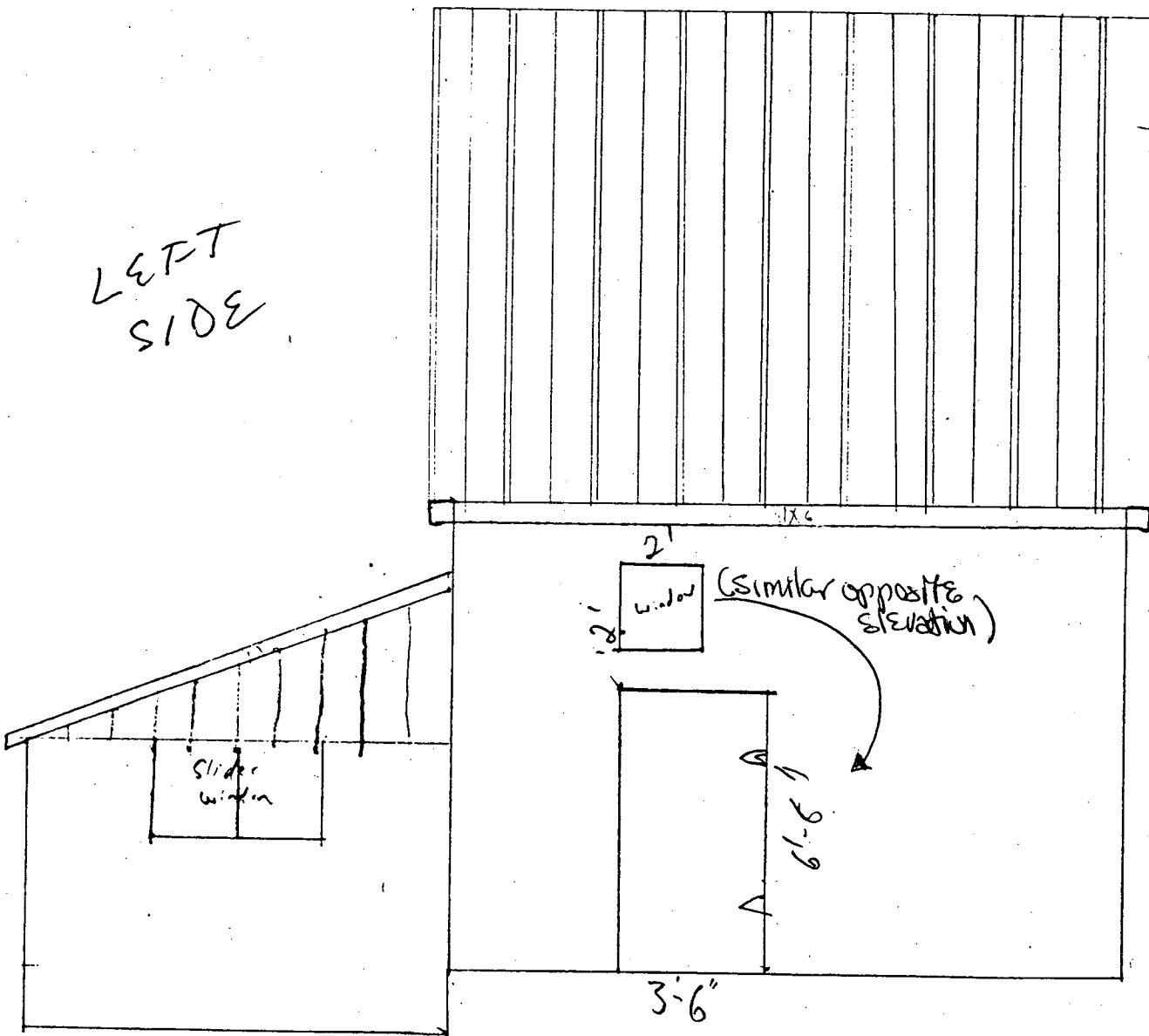
Right Side

Berman

APPROVED  
Montgomery County  
Historic Preservation Commission

Patricia Parker

LEFT  
SIDE

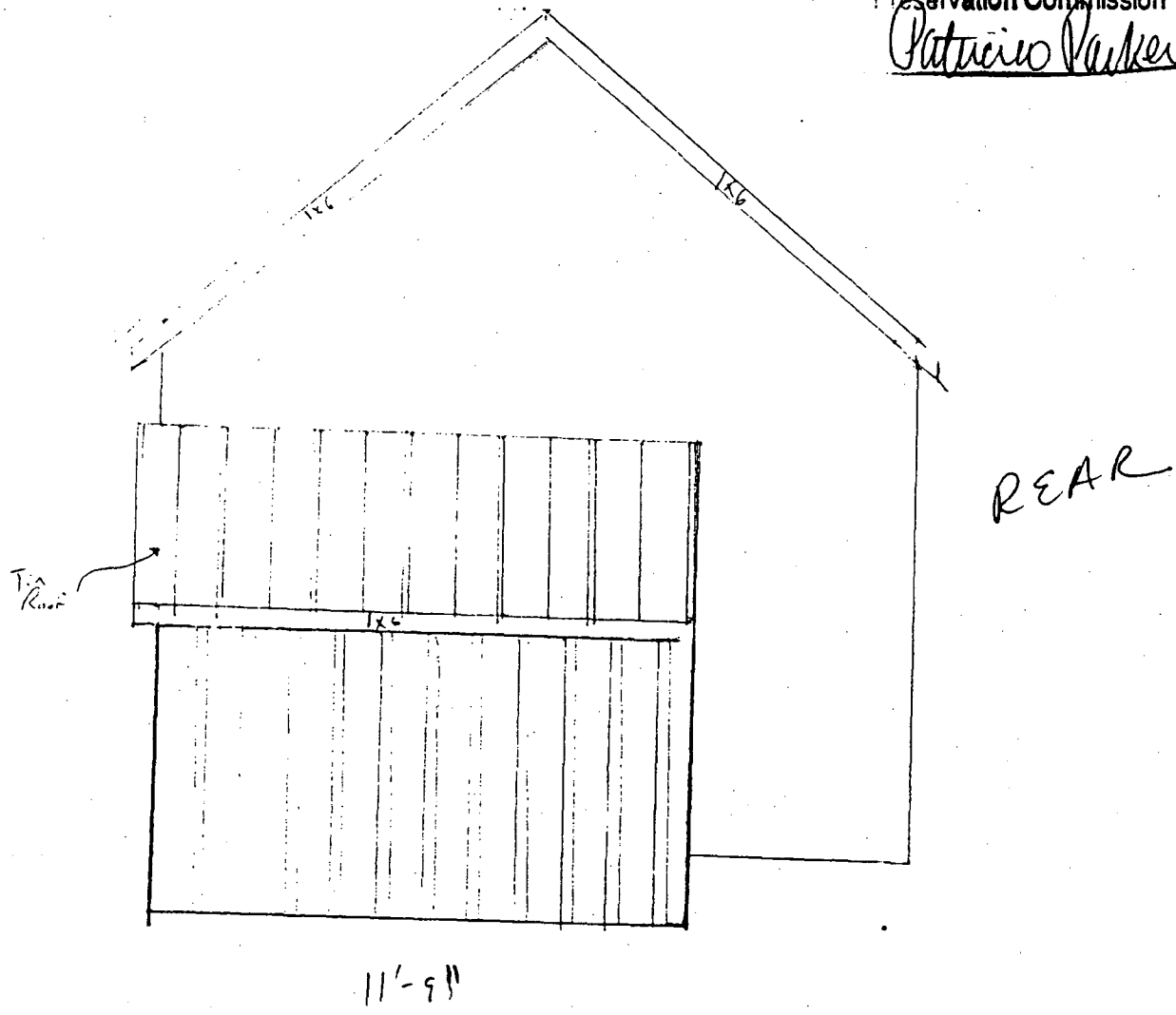


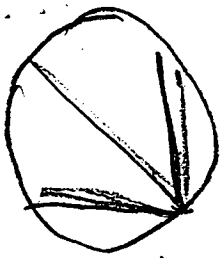
In swing  
Inset 5 1/2" for post

Berman

APPROVED  
Montgomery County  
Preservation Commission

*Patricia Parker*



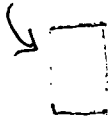


north

existing barn to be removed

chicken house to be removed -- new barn in its location

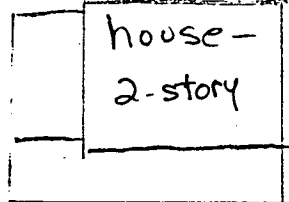
chicken houses



garage 2-story



neat house



house - 2-story

MATNEY HILL ROAD

Site Plan  
1" = 40'

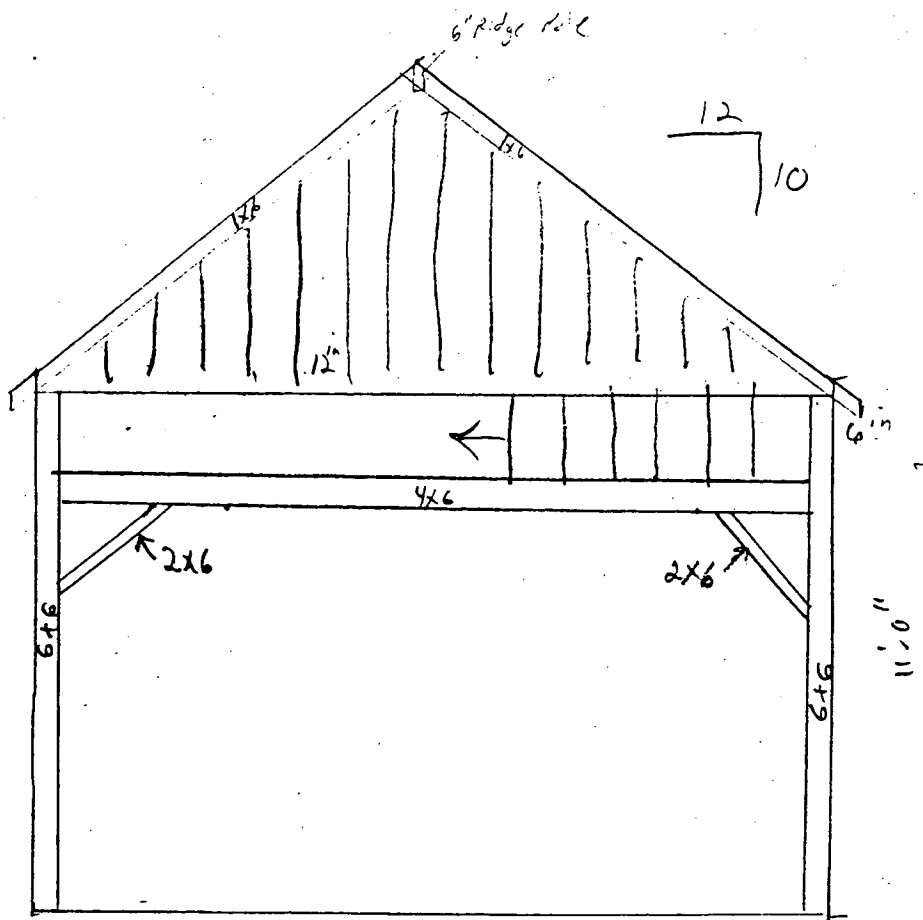
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*

ROBERT AND MARY BERMAN

Berman

APPROVED  
Montgomery County  
Historic Preservation Commission

*Datucia Miller*



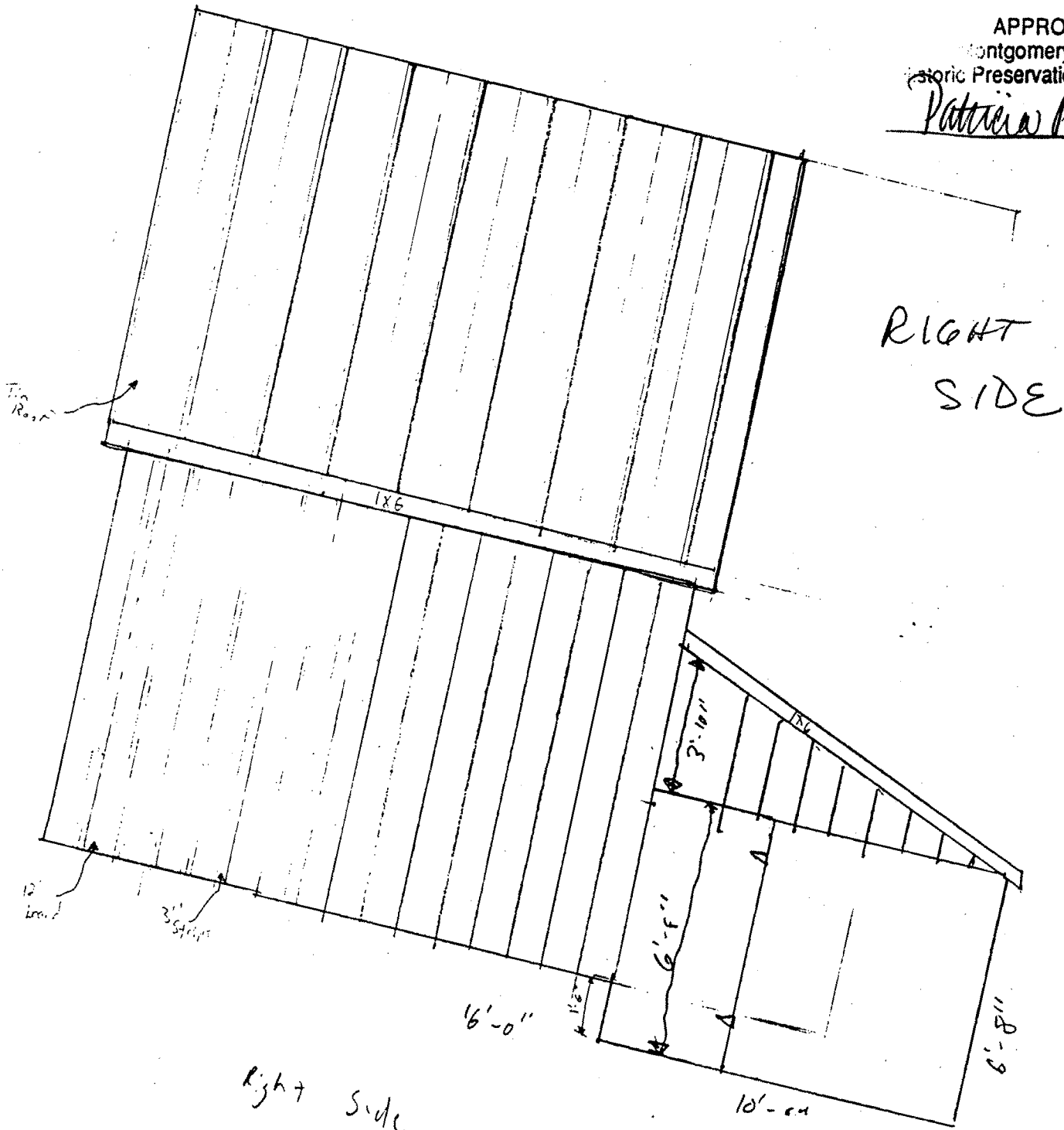
FRONT  
OF  
PROPOSED  
BARN  
w/ doors similar  
to existing garage  
building

Road Side

16'-6"

*Plan*

APPROVED  
Montgomery County  
Historic Preservation Commission  
Patticia Parker

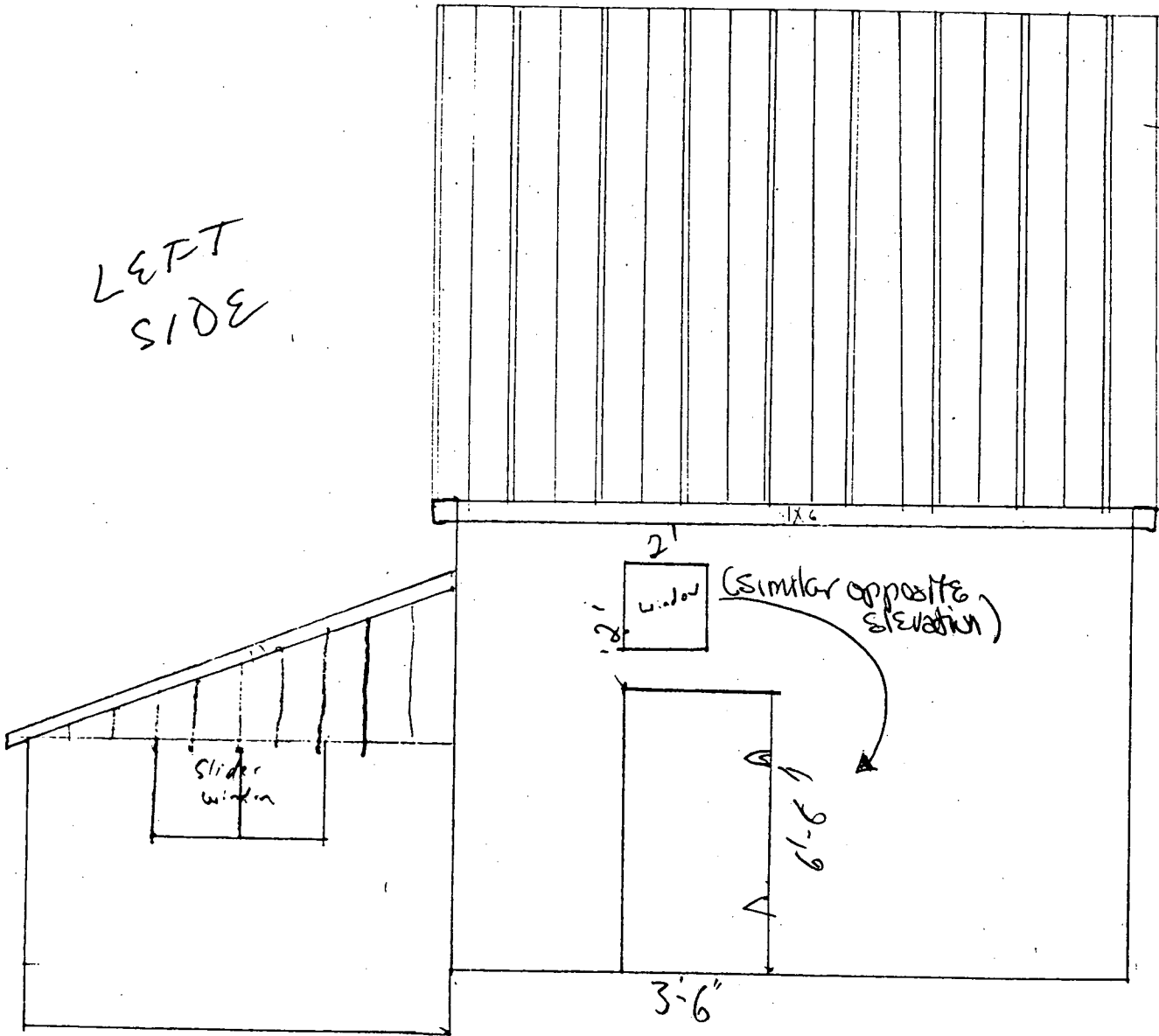


Berman

APPROVED  
Montgomery County  
Historic Preservation Commission

Patricia Parker

LEFT  
SIDE



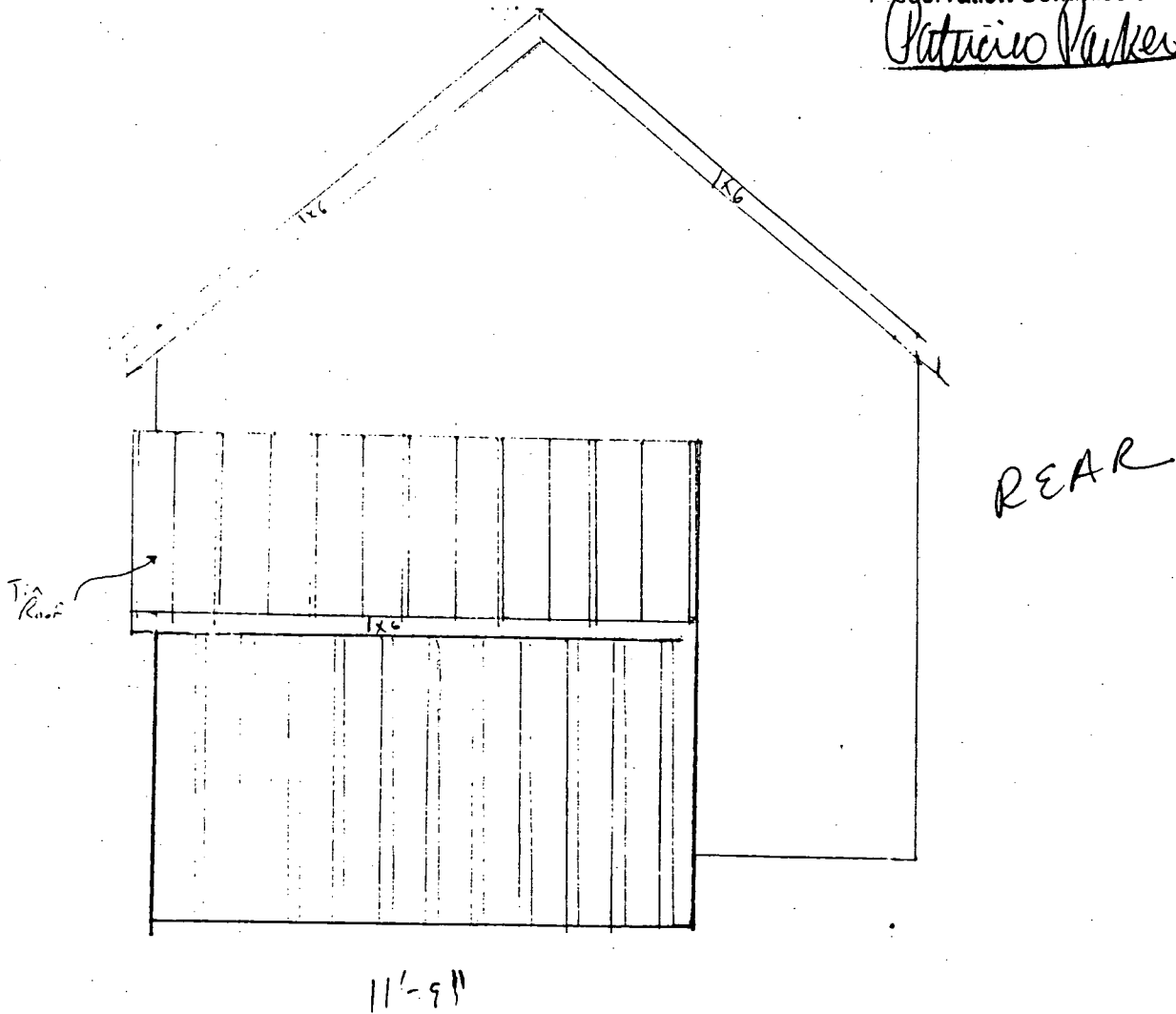
In Swing  
Inset 5 1/2" for post



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APPROVED  
Montgomery County  
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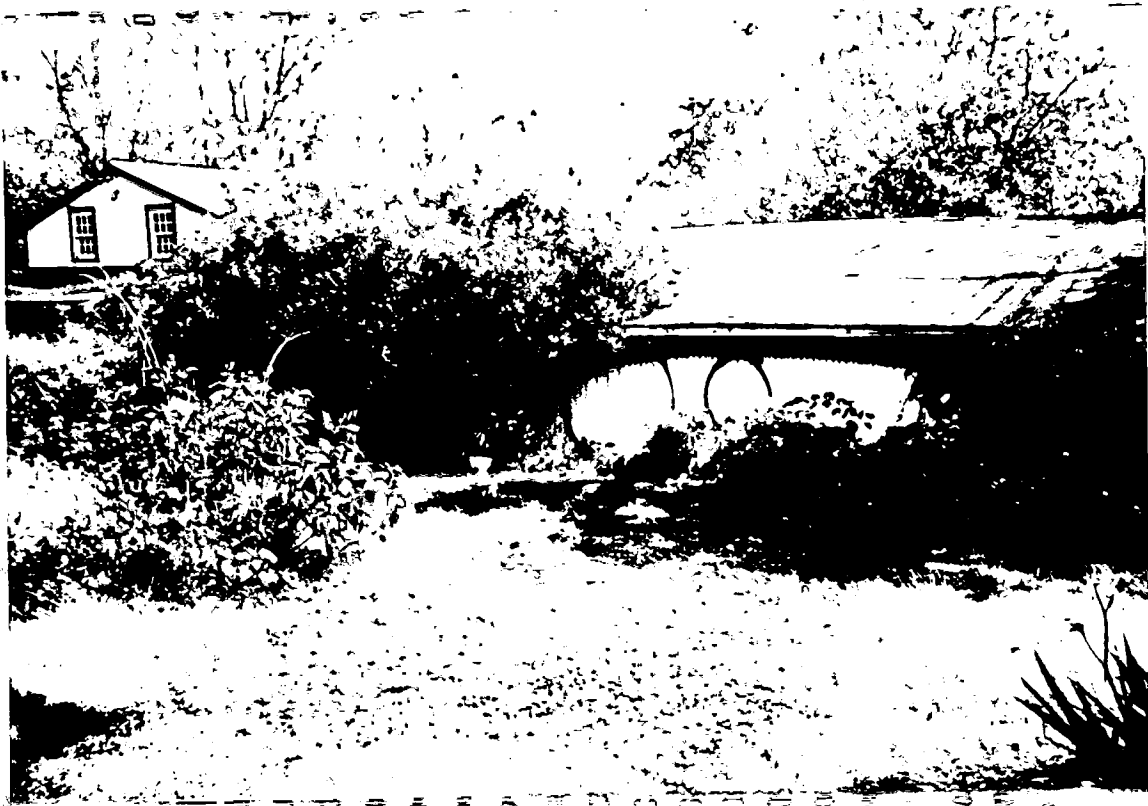


ROBERT AND MARY BERMAN

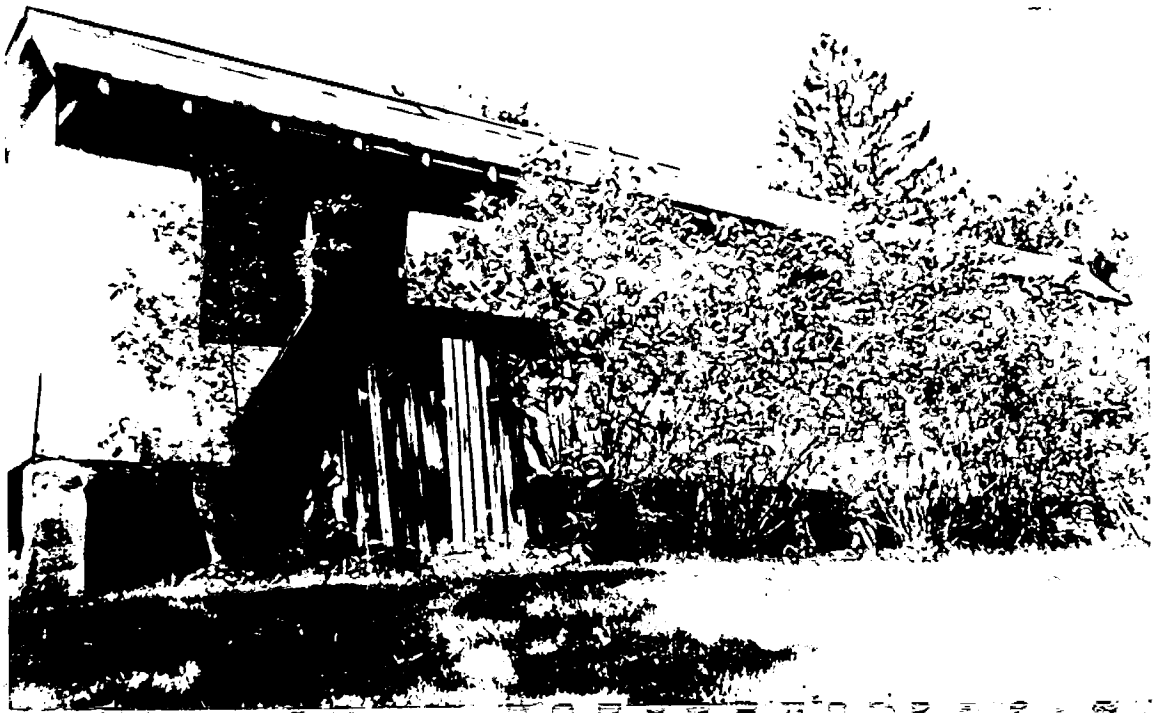


EXISTING BARN - pavement is  
MATELY HILL ROAD

ROBERT AND MARY BERMAN



BACK OF CHICKEN HOUSE



FRONT OF CHICKEN HOUSE

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19390 Mateny Hill Road

Meeting Date: 10/23/96

Resource: Germantown Historic District

HAWP: Demolition/New  
Construction

Case Number: 19/13-96A

Tax Credit: No

Public Notice: 10/9/96

Report Date: 10/16/96

Applicant: Robert & Mary Berman

Staff: Patricia Parker

PROPOSAL: Demolish barn and chicken house;  
Build new barn

RECOMMEND: Approval

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### BACKGROUND

This proposal is on the site of but does not involve the Allnutt House, an 1870's two-story frame structure located in the Germantown Historic District. This proposal seeks HPC approval to demolish a deteriorating painted wood barn on the property, remote from the immediate setting which contains the main house, other outbuildings and an entrance drive. The barn is located in a valley below the historic house and is situated in a natural reserve which accommodates interesting wildlife. Unfortunately, the area which is to the rear and visible from the historic property has experienced significant change. The barn now sits at the edge of the property along Mateny Hill Road. Due to the significant amount of development behind Mateny Hill Road, this road now bustles with vehicular traffic. The barn door faces this road and a new single-family house development.

The applicants propose to demolish the barn and one of the three chicken houses. A new barn would be situated in the area of the razed chicken house. It would be constructed to replicate the existing barn and if during demolition any of the barn wood can be salvaged, it would be used as interior paneling in the entrance hall of the recently completed addition to the Allnutt house.

On October 27, 1993, the Historic Preservation Commission approved a proposal by this applicant to remove an existing vinyl-clad addition and in its place to construct a larger 14' x 26' addition. This very successful addition incorporated suggestions made by the Commission and the completed project was nominated by the Germantown Historical Society for a Preservation Award from Montgomery Preservation, Inc.

Tree removal is not a part of this proposal.

### STAFF DISCUSSION

The applicant has proposed demolition of the barn because in its present location they are unable to protect the structure. Moving the existing barn structure to the top of the hill within view of the main house is not an option because of the deteriorated condition of the barn. Therefore, the applicant has chosen to demolish the deteriorating structure and to rebuild the barn in the area of one of three chicken houses also located on the property. The applicants have chosen to replicate the structure utilizing similar materials in the new location.

The important issue before the HPC is whether the Commission can support the demolition of two outbuildings on this property - the barn and the chicken house. Staff feels that the Commission could support the demolition of the barn because of its progressing deterioration, its remote location down in the valley below the main house, and the continued vandalism of the building. The vandalism has become so serious that a fire was set inside the barn by vandals. Fortunately, the applicants were present elsewhere on the property and reported the emergency before the barn completely burned. Because its entrance door faces Mateny Hill Road and is not visible by the owners, staff feels that its existence in its current location is in jeopardy.

There are three chicken houses on the property and the applicant is proposing to remove the structure showing the greatest amount of decline. The structure, as a farm building, has not served its original purpose since the 1960's (see letter) and has been adaptively re-used for storage. It is in the general location of a barn that burned in the late 1940's and, thus, is a fairly contemporary structure.

A new barn 16'-6" x 16'-0" with a 11'-9" x 10'-6" shed roof appendage (similar to the existing barn) but relocated to the site of the chicken house (proposed to be razed) would offer more utility to the applicant, reduce vandalism to the property and enhance the farm property. The barn would be constructed of painted wood for siding and have a tin roof of 12/10 pitch. The one and one-half story barn would be without doors in the 16'-6" wide opening; but it would have two windows for cross ventilation and one window in the shed. There would also be one 3'-6" x 6'-6" door opening for pedestrian access.

During staff's visit to the property, the applicant requested assistance from the HPC to properly locate windows required for cross ventilation. Staff feels that the windows could be located in the gable ends to provide ventilation.

Staff recommends that the HPC approve the demolition of the barn and chicken house. Staff also recommends that the Commission approve the construction of a barn replicating the old barn in the area of the chicken house proposed for removal. The new barn in a new location would be compatible and an integral part of the farm setting. The new barn would better serve the purpose of storage than the old chicken house. In its new location atop the hill, it would not suffer from deterioration due to moisture, rising damp or vandalism and it would occupy the site of a barn burned in the late 1940's.

After meeting with the applicant at the site, the applicant would like for the Commission to offer suggestions for plantings in the area of the existing barn. These plantings would be located close to the stream with little or no sunlight.

#### STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the 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 the Secretary of the Interior's Standards for Rehabilitation #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;

and with the general condition applicable to all Historic Area Work Permits that the applicant shall 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 Mary Berman

DAYTIME TELEPHONE NO. (202) 622-3025

TAX ACCOUNT # 766994

NAME OF PROPERTY OWNER Robert & Mary Berman

DAYTIME TELEPHONE NO. (202) 622-3025

ADDRESS 19390 Mateny Hill Road, Germantown, Maryland 20874

CITY

STATE

ZIP CODE

CONTRACTOR Cornerstone TELEPHONE NO. (301) 972-XX 8700

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 19390 STREET Mateny Hill Road

TOWN/CITY Germantown NEAREST CROSS STREET Route 118

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

LIBER 13578 FOLIO 487 PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Barn

1B. CONSTRUCTION COST ESTIMATE \$ \_\_\_\_\_

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

## 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.

Robert B. Berman

Signature of owner or authorized agent

10.31.96

Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**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 Allnutt House is located in the Germantown Historic District which is primarily residential in nature. The property includes the house, a garage, a ~~meat~~ meat house, three chicken houses, and a barn. With the exception of the barn, all buildings are substantially set-back from the street ~~and~~ amidst mature trees.

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

We propose removing the existing barn and one chicken house and plan to construct a new barn that would be a replica of the existing barn in a new location. See attachment for details.

**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**

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' above ground level)



Robert and Mary Berman

List of addresses of adjacent property owners:

Albert J. and D. Forst  
19220 Mateny Hill Road  
Germantown, MD 20874

Vicent and J. F. McCarthy  
19301 Mateny Hill Road  
Germantown, MD 20874

Mt. Clare Properties  
c/o CSX Tax Department J910  
500 Waters Street  
Jacksonville, FL 32202

Sheldon Blitz, et al.  
6701 Democracy Blvd.  
Bethesda, MD 20817

Cornerstone, Inc

PO Box 6

Beallsville MD 20839

Attachment to Application for Historic Area Work Permit

Robert and Mary Berman

Day phone: Mary 202-622-3025, Bob 703-482-9505

Evening: 301-972-1726

We propose removing the existing barn and a chicken house and plan to construct a new barn that would be a replica of the existing barn in a new location.

Concerns about existing location

The location of the existing barn makes it impossible to protect and utilize the building. With the widening of Mateny Hill Road over the years, the barn is now located right on the side of the road. Due to the hill on the road, the building has been hit numerous times in inclement weather by motorists. The barn has been victimized by two fires in recent years, the most recent in May of 1994, and it continues to be vulnerable to vandals and neighborhood kids.

The ground around the barn contains a wet weather stream. That, in addition to the water runoff down Mateny Hill Road keeps the ground around the barn extremely damp. In a year like we've had this past year, it's impossible to reach the building without boots.

The landscape of the property is such that we cannot see the barn from the house and therefore the current location does not allow us to protect it and does not make it an integral part of the property. We have purposely allowed vegetation to grow near and around the barn in an attempt to reduce its visibility and thereby prevent access by vandals. Rebuilding a bit further back from the road is impossible because of the location of the stream and the steep hill.

Proposal

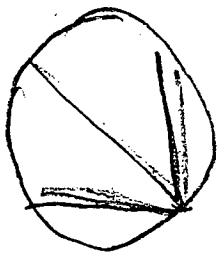
We propose to remove one chicken house located at the top of the hill, leaving two smaller chicken houses. The chicken house was built by Mary's Grandfather, R. Frank Allnutt. Mr. Allnutt was the Germantown Agent for the B & O Railroad and raised chickens as a hobby. Mr. Allnutt died in 1971 and the buildings have not housed chickens since the late 1960s.

The proposed location was the site of a barn that burned down in the late 1940s. That location was necessary because, even back then, the location near the road and the stream was too wet and damp to house animals. In addition, the building we have chosen to remove is the chicken house with the most structural damage. We believe that the other two are better suited to remain and can be preserved. In addition to the two smaller chicken houses, after construction, the property would contain the house, the garage, the meathouse, and, of course, the new barn.

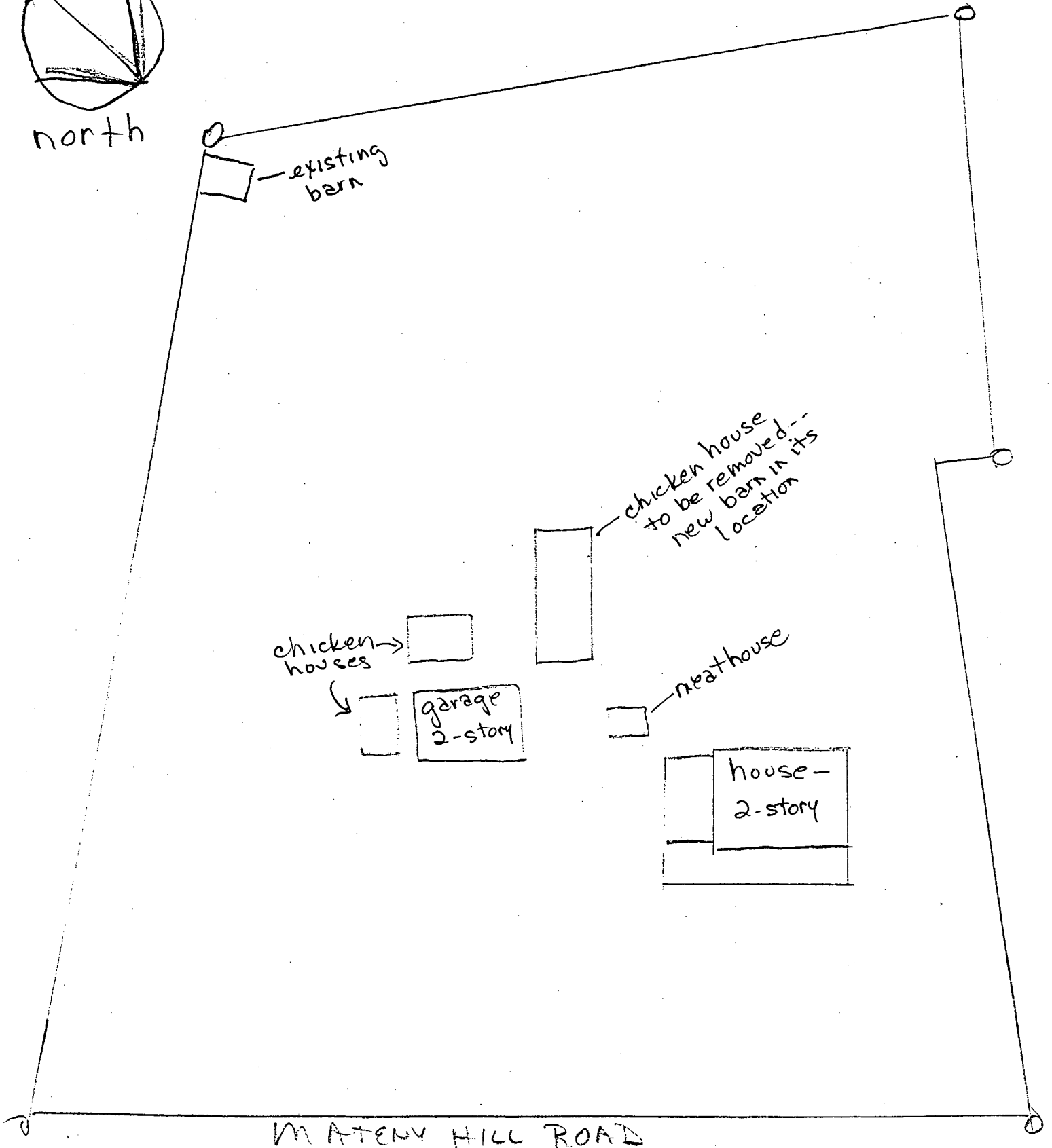
No trees will be disturbed by the proposal. All shrubs around the existing chicken house will be used around the new barn. The fence along the road will be repaired and extended to the area where the old barn is removed.

We hope to salvage any useable materials from the demolition of the barn. Our hope is that sufficient materials will be available to use some as interior walls in either the new barn or another building on the property, for example a wall in the mud room of the house. It is clear that sufficient materials do not exist to use them to rebuild the new barn. We propose using new materials that match the existing materials, including the roof materials. The only variation we would like in the new barn is the inclusion of windows for light and ventilation. We ask the Commission's assistance in determining the type and location of those windows to best represent the historical character of the property.

Mary's family has owned the property since 1923 and its history and tradition are extremely important. We strongly believe that with increased new construction in Germantown it is important to retain the property site in a manner that clearly represents Germantown's farm history. We believe that the new location of the barn will enhance the farm setting and accentuate the historical character of the property by making the barn an integral, if not the central, focus of the property. The new location will also allow us to access and utilize the building and to protect it from future vandalism and motor vehicle accidents.



north

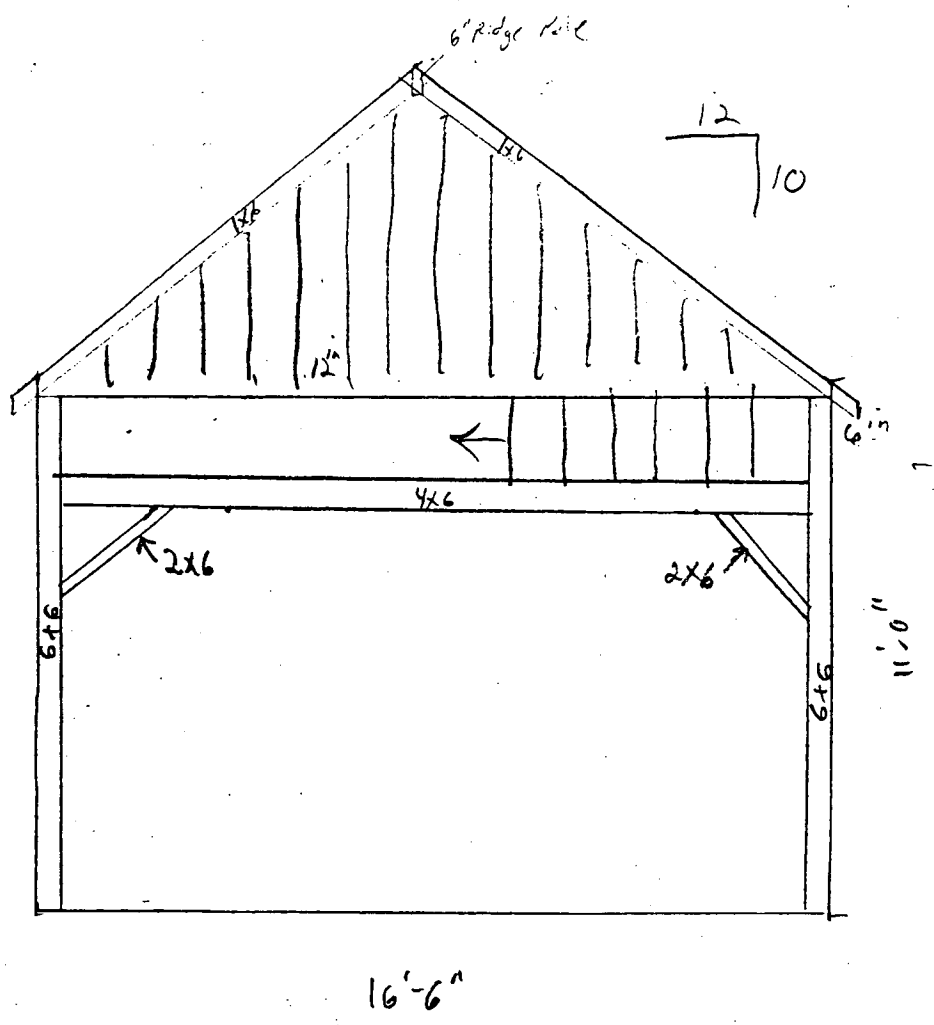


Site Plan  
1" = 40'

ROBERT and MARY BERMAN

Berman

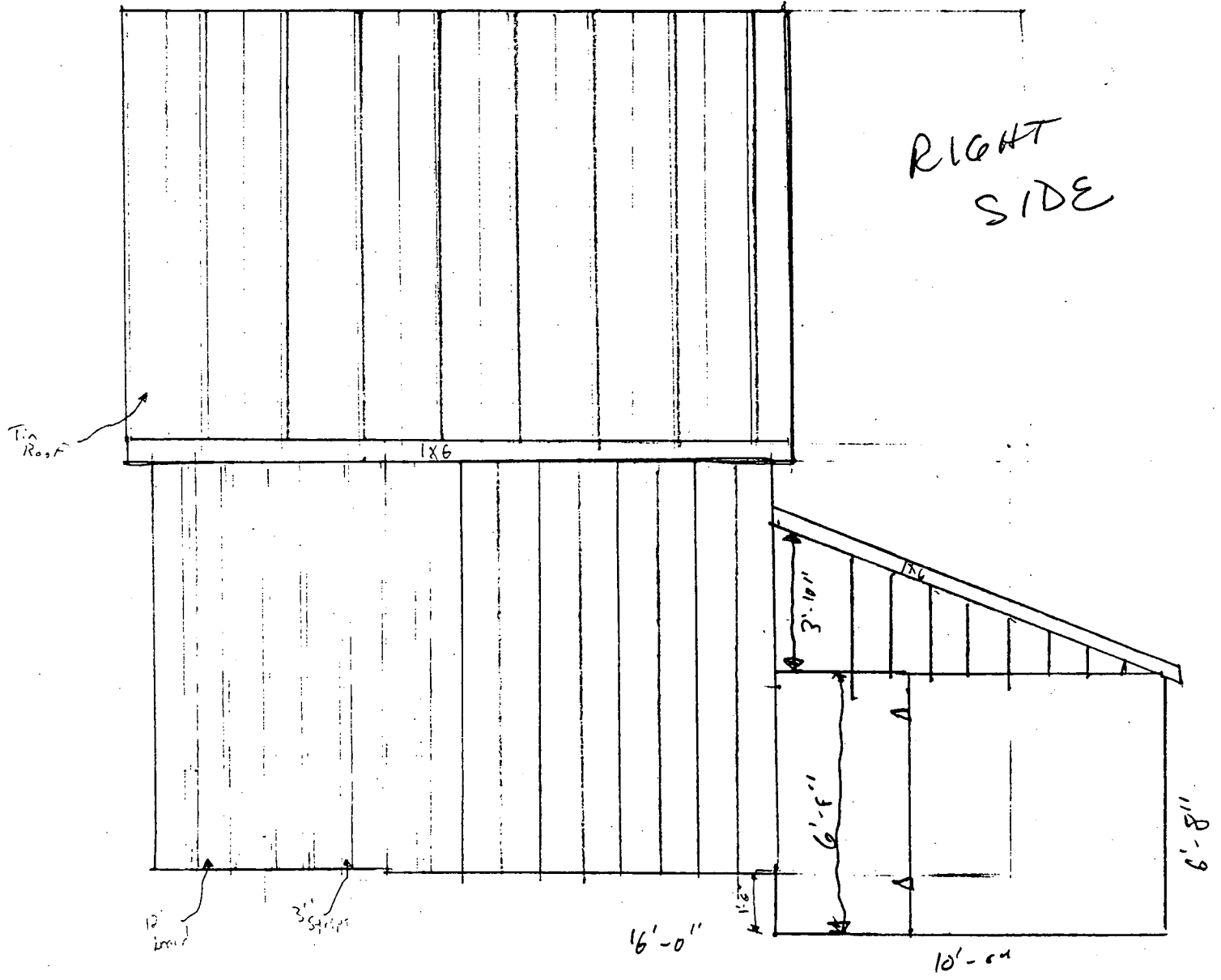
FRONT  
OF  
PROPOSED  
BARN



Road Side

⑦

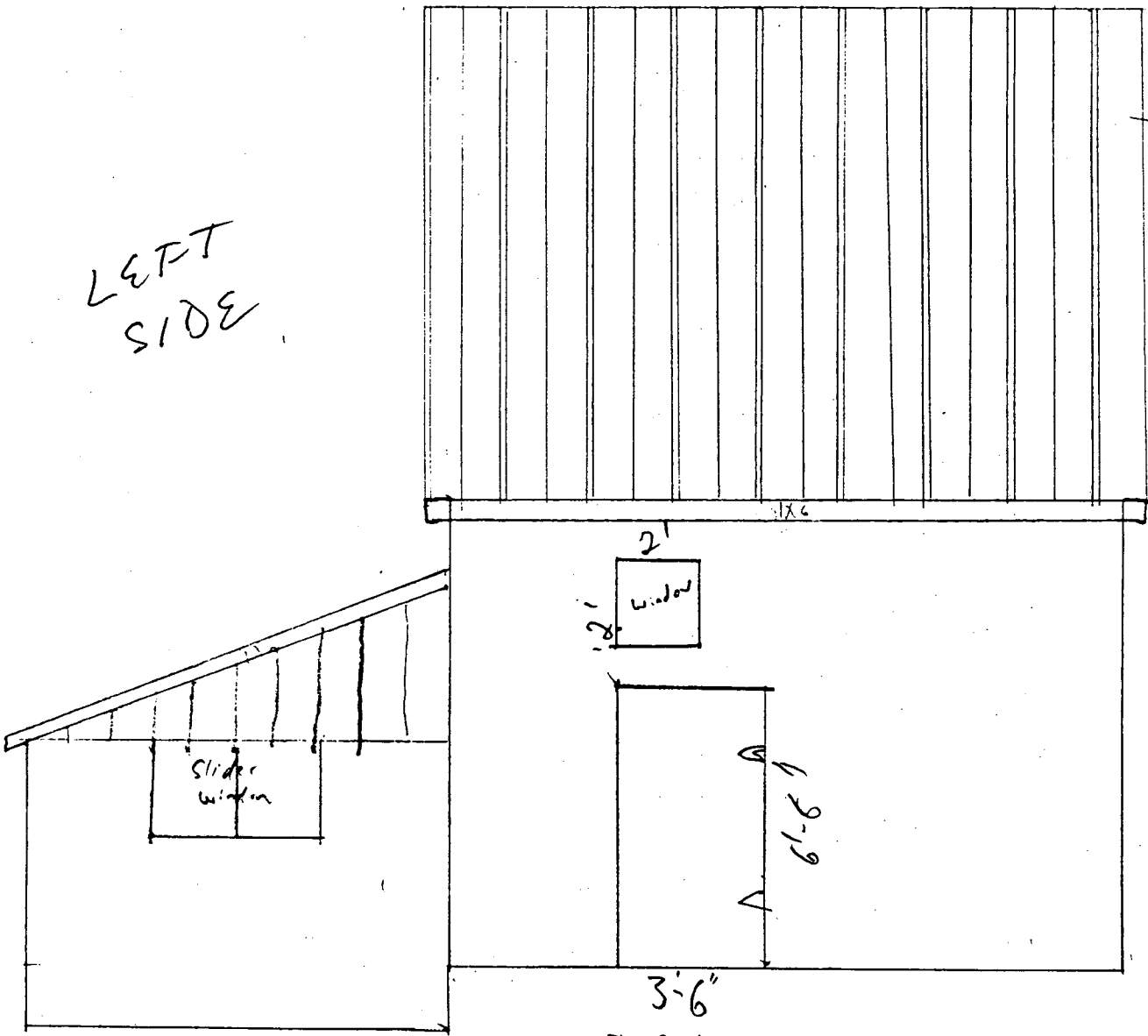
Bernan



Right Side

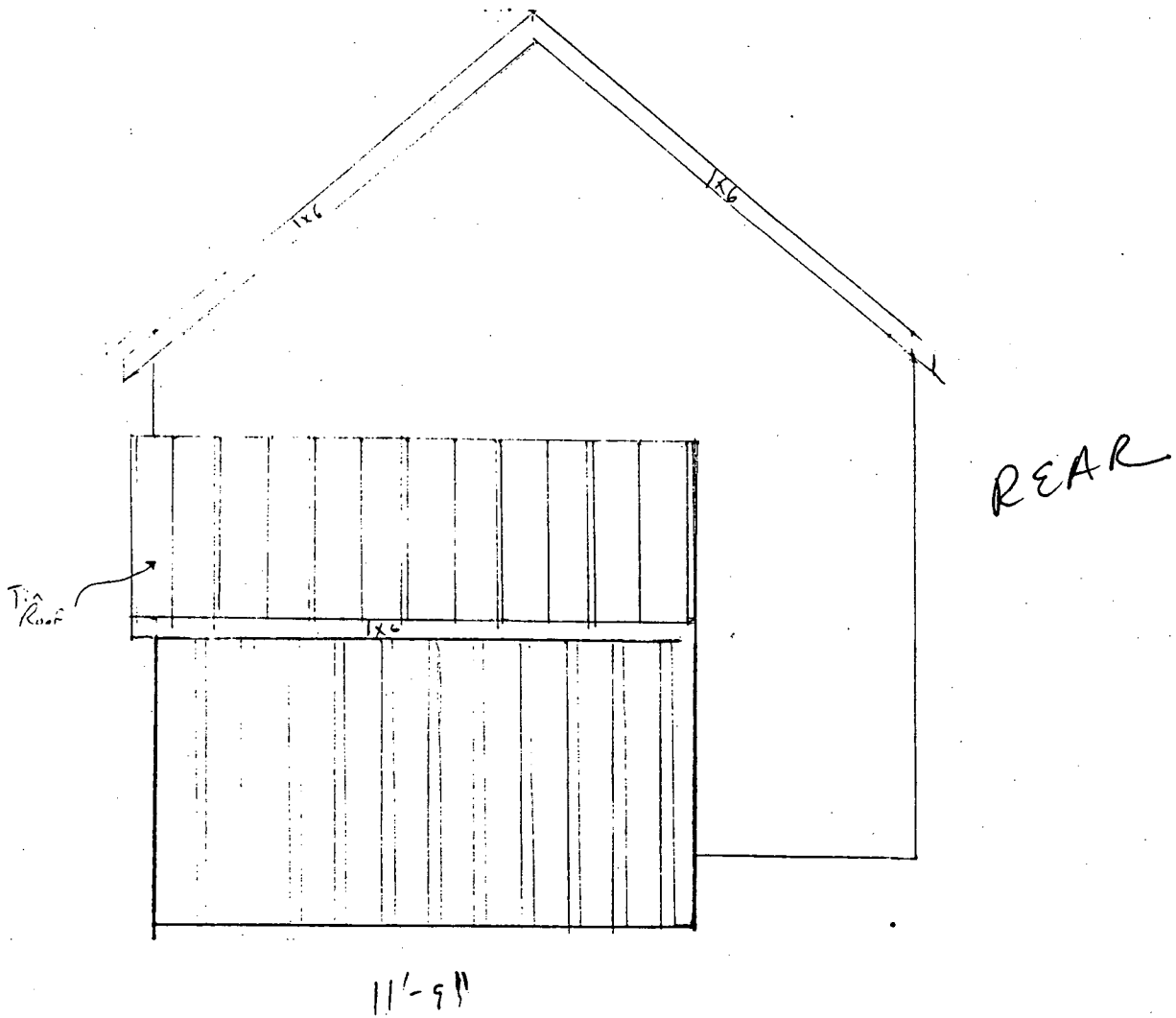
Berman

LEFT  
SIDE



3'-6"  
In swing  
Inset 5/2 for post

Berman





ROBERT AND MARY ZEEMAN



EXISTING BARN - pavement is  
MATEWY HILL ROAD

ROBERT AND MAE BERMAN



BACK OF CHICKEN HOUSE



FRONT OF CHICKEN HOUSE