

19/13-98B 19315 Mateny Hill Road/  
19215 Blunt Ave. (Germantown HD)



Blind Road Germantown

M-NCPCC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 11.18.98

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit

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

X Approved \_\_\_\_\_ Denied

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Raymond & Julia Howard

Address: 19215 Blunt Ave / 19315 Melony Hill Rd  
Germanstown

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



TURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Raymond Horan

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: 768195

Name of Property Owner: Raymond & Julie Horan Daytime Phone No.: 301-251-3757

Address: 19215 BLUNT AVE GERMANTOWN MD 20874  
Street Number City State Zip Code

Contractor: SELF Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 19315 MATENY HILL RD Street: MATENY HILL RD

Town/City: GERMANTOWN Nearest Cross Street: BLUNT AVE

Lot: P-222 Block: \_\_\_\_\_ Subdivision: CHESTNUT RIDGE

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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 checked="" 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 checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: <u>Windows</u> |  |  |                               |  |

1B. Construction cost estimate: \$ 1000.00

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.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 10/6/98

Approved:  For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11-18-98  
Application/Permit No.: 9810130070 Date Filed: 10/13/98 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

10/12/98

**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:

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

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**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 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.**

DOCUMENTATION CONCERNING  
THE CARRIAGE HOUSE AT  
19315 MATENY HILL RD.

LISTED ADJOINING PROPERTY OWNERS

A.J. & Debra Forst  
19320 Mateny Hill Rd.  
Germantown, Maryland 20874

Mrs. Helen Ganley  
3310 North Leasureworld Blvd.  
Silver Spring, Maryland 20906

Mr. Kevin Hurley  
Real Estate Division  
CSX Corporation  
100 North Charles Street  
Baltimore, Maryland 21201

Issue before the commission:

Approval of new windows at a carriage house at 19315 Mateny Hill Rd.  
and/ or 19215 Blunt Ave., Germantown, Maryland 20874

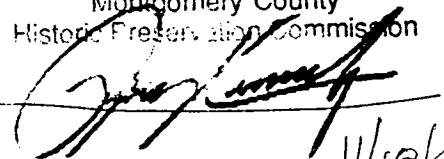
Past Work done on the building since 1995

- Stabilized foundation (new 8 x 12 oak beams)
- Upgraded electrical
- Installed new floor trusses & flooring
- Stabilized outer walls and replaced rotted wood

Recent work Completed

- Painted exterior and interior walls
- Installed insulation & wall board
- Installed new windows on sidewall & rear
- Repaired roof leaks & other cosmetic work
- Stabilization of old septic tank

APPROVED  
Montgomery County  
Historic Preservation Commission



11/18/98

This building is an outbuilding from the main resident at 19215 Blunt Ave. The condition of the building before the work completed over the past few years was severe, as the building required immediate stabilization. The building was stabilized so it would not fall down. These problems were due to insect infestation and termites, a poor foundation and other related problems. There was also significant vandalism that building experienced.

1. The front of the building has remained the same and no changes occurred.
2. The two (2) side windows and their design, to the owner's knowledge were never documented or apparent. Due vandalism and poor upkeep these windows were never in any usable condition or could be repaired. The owner assumes that they were double hung, eight pane windows. The owners replaced these windows with double insulated, double hung units, with no mullions, keeping the existing opening sizes. There was also some slight changes that were necessary to the bottom of the N. side wall due to water and drainage problems and rotting wood. We are awaiting for the wood pieces to replace this.
3. The rear of the building received a double hung, insulated window, without mullion window units. This area of the building has no exposure to the street and can only be seen by the landowner. This area of the building at one time had a door to the outside or to a latrine that was covered up sometime prior to ownership.

The owners request approval of the newly installed windows, as they do not significantly affect the overall historical appearance of the building. The front of the building has not been changes and will remain the same.

In closing, the owners have spent a great deal of amount of money and time trying to keep this historical structure intact.

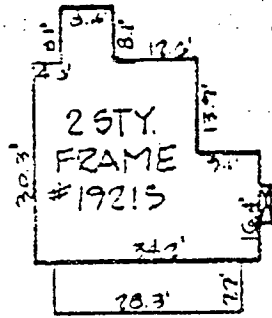
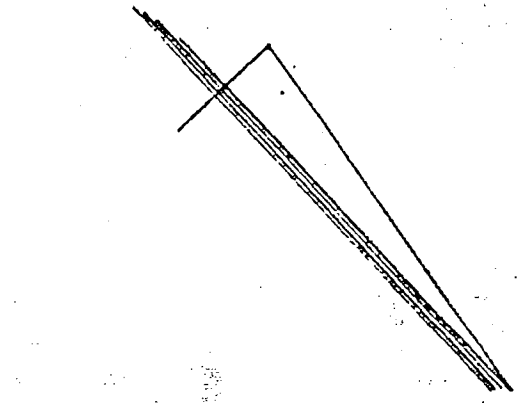
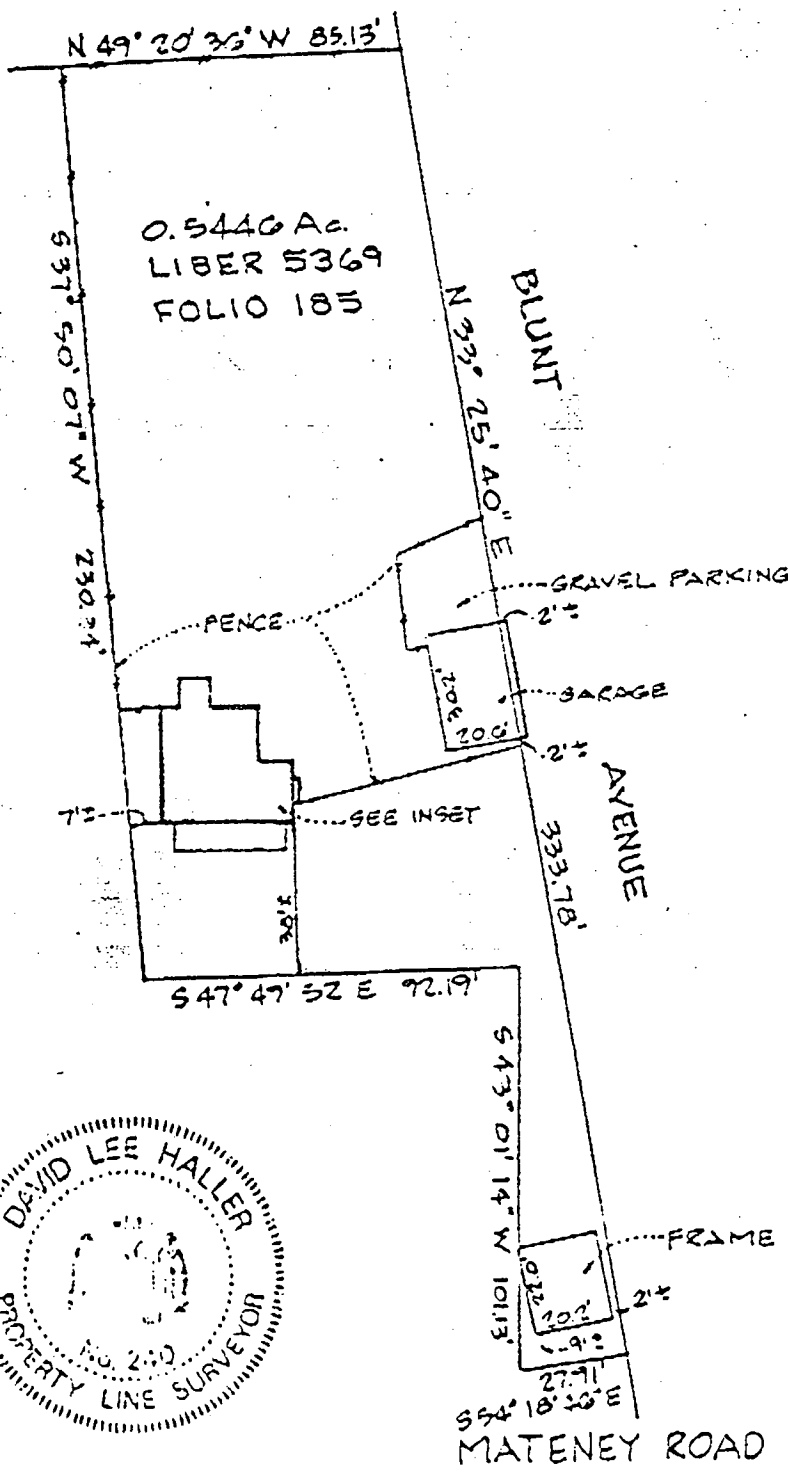
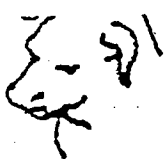
APPROVED  
Montgomery County  
Historic Preservation Commission



11/18/98

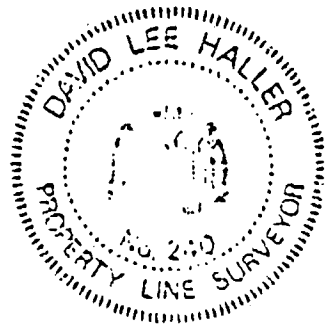
E No. 2204

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.



INSET  
SCALE: 1" = 30'

HOUSE LOCATION  
LIBER 5369 FOLIO 185  
PROPERTY OF  
H.K. & C.M. MITCHELL  
MONTGOMERY CO., MD.



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 1/18/90

CERTIFICATE  
I HEREBY CERTIFY THAT THE POSITION OF ALL THE  
EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED  
PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A  
TRANSIT TAPE SURVEY.

*[Signature]*

REFERENCES
PLAT BK.
PLAT NO.
LIBER 5369
FOLIO 185

**Bull & Associates**  
LAND SURVEYORS/CONSULTANTS

(201) 428-9111 P.O. Box 348 GERMANTOWN, MARYLAND 20874

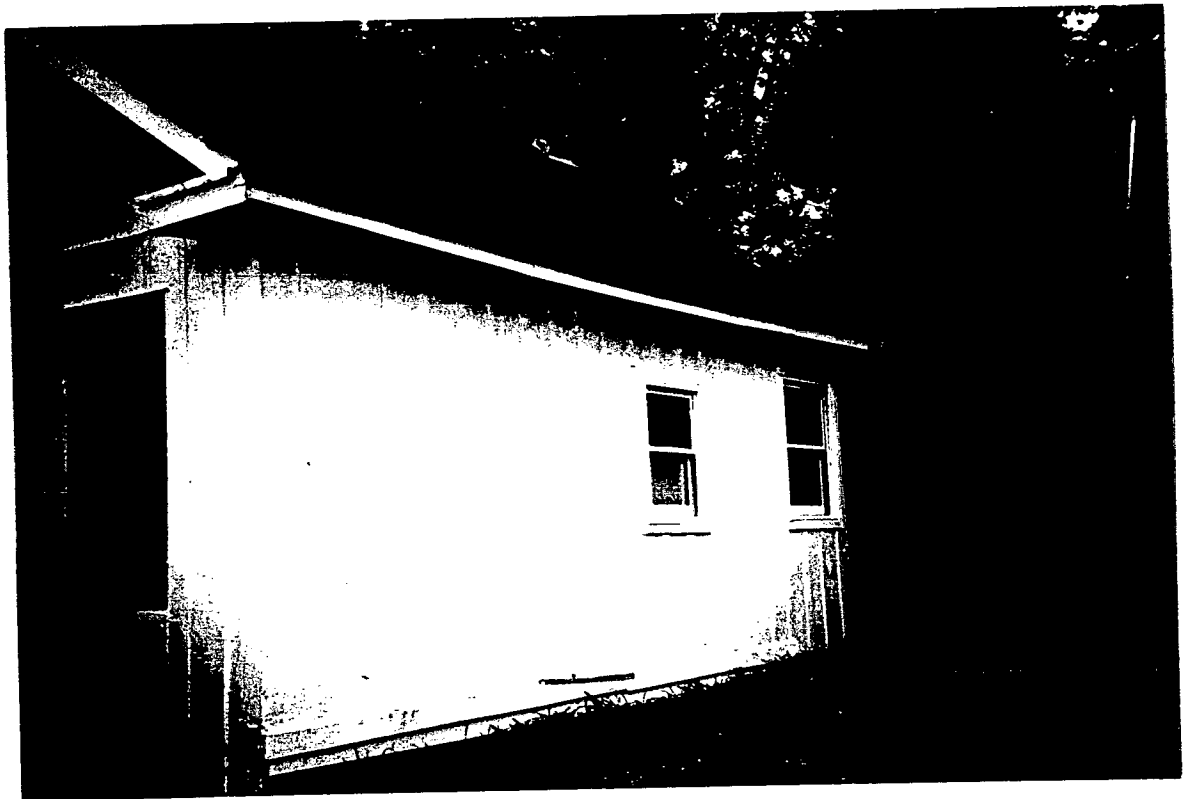
DATE OF SURVEY'S	SCALE 1" = 50'
WALL CHECK:	DRAWN BY: J B
752 J.C. 3/17/90	JOB NO. 855026
BOUNDARY	





FRONT

←  
CHILD



N. SIDE

APPROVED  
Municipal Commission  
Historic Preservation Commission  
*[Signature]*  
11/18/98



REAR



S. SIDE

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
11/18/98

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 11-18-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 19315 Mateny Hill Road/19215 Blunt Avenue

**Meeting Date:** 11/18/98

**Resource:** Germantown Historic District

**Review:** HAWP

**Case Number:** 19/13-98B (RETROACTIVE)

**Tax Credit:** None

**Public Notice:** 11/04/98

**Report Date:** 11/11/98

**Applicant:** Raymond & Julia Howar

**Staff:** Perry Kephart

**PROPOSAL:** Window Replacement

**RECOMMEND:** Approval

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**DATE OF CONSTRUCTION:** ca. 1890

**SIGNIFICANCE:** Outstanding Resource in Germantown Historic District

**ARCHITECTURAL DESCRIPTION**

The historic resource is a board and batten, one-story frame outbuilding that is within the environmental setting of the outstanding resource, a Queen Anne Style house. The building was a store in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and is directly across Mateny Hill Road from the Germantown train station. The three bay front facade still has the original shuttered 2/2 shop windows and original doorway.

**PROPOSAL**

The owner replaced vandalized windows on the side and rear (three windows) with 1/1 vinyl window sashes and frames. The original window wooden-framed windows were 6/6 and 4/4.

**STAFF DISCUSSION**

Although the rehabilitation of one of the few extant commercial buildings in the historic district is to be commended, changes to the exterior of a historic resource that can be seen from the street are generally not approved. Staff would suggest that the changes in the window construction in this case, from 6/6 or 4/4 to 1/1 might be approved. Although they can be seen from the road leading to the station, they are at the side and rear of the building. It should also be noted that the original fabric had been previously destroyed and was not removed in order to install the new windows. The front windows and doorway that are significant architectural features of this vernacular commercial building have been retained and repaired.

It should be noted that repair or replacement in-kind with wood windows would have qualified for a tax credit.



**STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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,

with the general condition applicable to all Historic Area Work Permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), 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: Raymond Howard

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: 768195

Name of Property Owner: Raymond & Julie Howard Daytime Phone No.: 301-257-3757

Address: 19215 BLUNT AVE GERMANTOWN MD 20874  
Street Number City State Zip Code

Contractor: SELF Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 19315 MATENY Hill RD Street: MATENY Hill RD

Town/City: GERMANTOWN Nearest Cross Street: BLUNT AVE

Lot: P-222 Block: \_\_\_\_\_ Subdivision: CHESTNUT RIDGE

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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 checked="" 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 checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: <u>Windows</u> |  |  |                               |  |

1B. Construction cost estimate: \$ 1000.00

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
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- 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.

[Signature]  
 Signature of owner or authorized agent

10/6/98  
 Date



DOCUMENTATION CONCERNING  
THE CARRIAGE HOUSE AT  
19315 MATENY HILL RD.

LISTED ADJOINING PROPERTY OWNERS

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Baltimore, Maryland 21201

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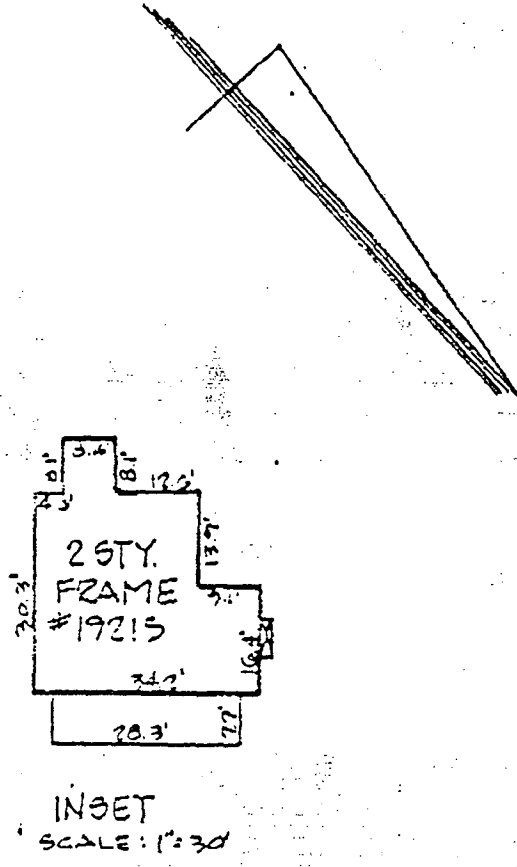
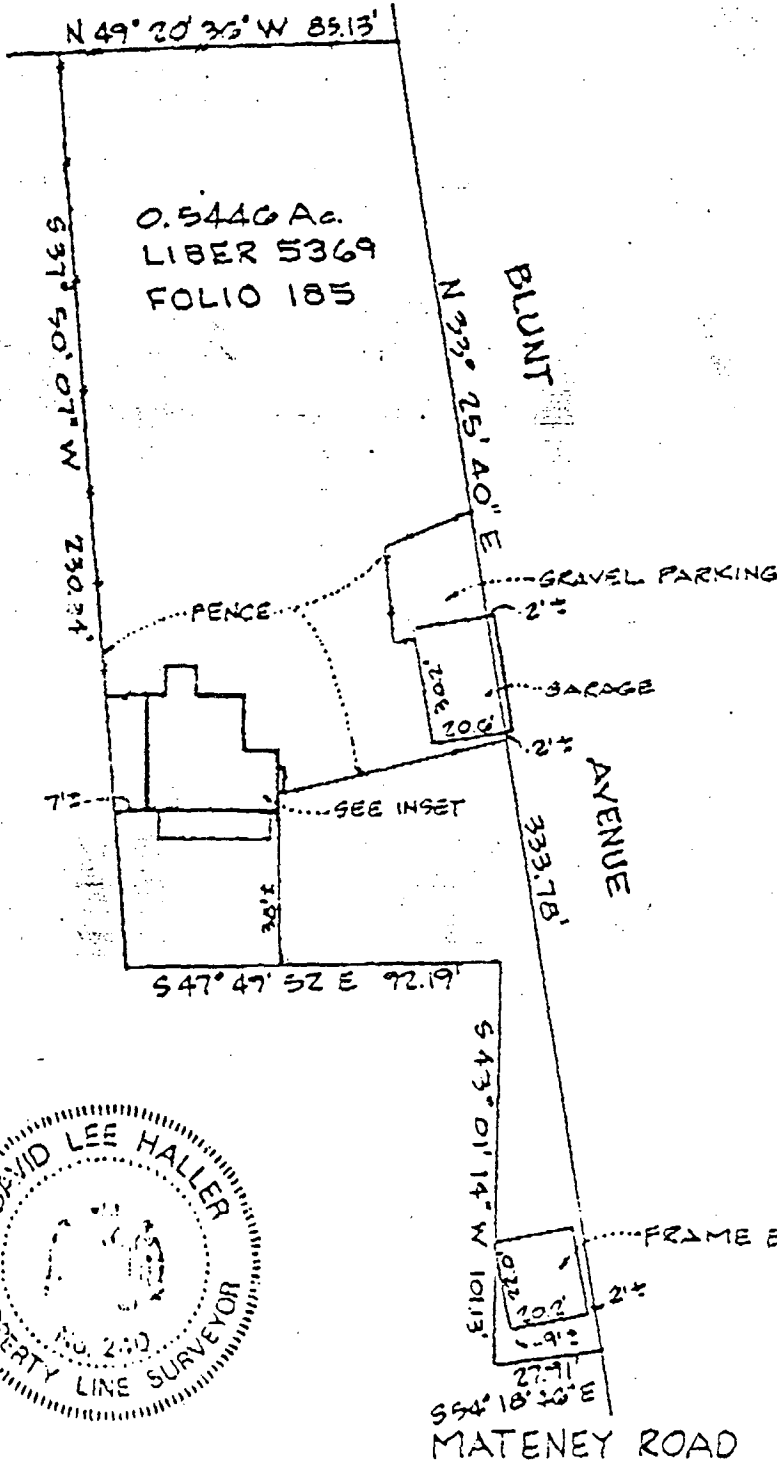
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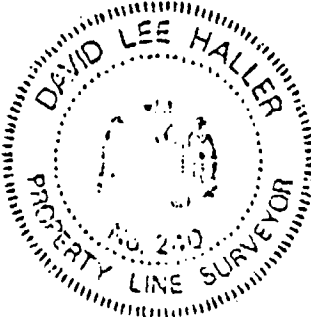


E No. 2204

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.



HOUSE LOCATION  
 LIBER 5369 FOLIO 185  
 PROPERTY OF  
 H.K. & C.M. MITCHELL  
 MONTGOMERY CO, MD.



CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE  
 EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED  
 PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A  
 TRANSIT TAPE SURVEY.

*Handwritten signature of the surveyor.*

REFERENCES

PLAT BK.

PLAT NO.

LIBER 5369

FOLIO 185

**Bull & Associates**

LAND SURVEYORS/CONSULTANTS

13011 428-9111 P.O. Box 348 GERMANTOWN, MARYLAND 20874

DATE OF SURVEY'S

SCALE 1" = 50'

WALL CHECK

DRAWN BY: J B

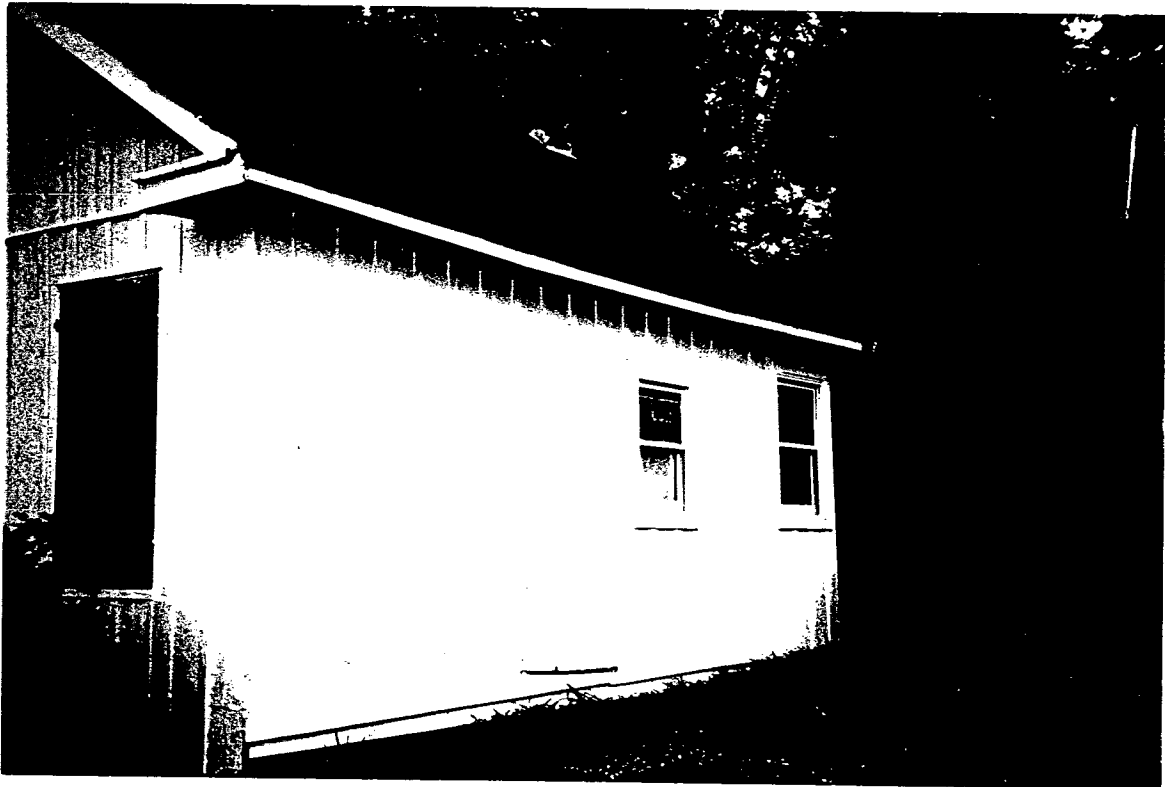
USE LOG 2, 7, 11, 16

6



←  
CHILD

FRONT



N. SIDE

⑦



REAR



S. SIDE

30