

18/13-03A 19731 Bucklodge Rd., Boyds
(MP Site 18/13 Richard White House)

IMPORTANT MESSAGE

TO Gwen

DATE 2/3 TIME 1:15 A.M.
P.M.

WHILE YOU WERE OUT
M Mike Ruben

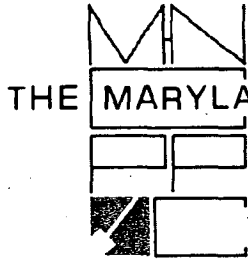
OF
Area Code & Exchange 301-951-8811 x11

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	URGENT	<input type="checkbox"/>
RETURNED YOUR CALL			

Message _____

Operator Melissa





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

Date: 3/7/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 18/13-03A

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

 Approved

X Approved with Conditions: THE APPLICANT WILL
RECEIVE STAFF APPROVAL FOR THE SIZE
& DESIGN OF THE CUPOLAS.

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: MR. MIKE RUBIN

Address: 19731 BUCKLODGE ROAD, BOYDS.

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 Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
777.9370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michael D. Rubin
Daytime Phone No.: 301 528 1428

Tax Account No.: _____

Name of Property Owner: MDR Full Circle LLC Daytime Phone No.: 301 528 1428

Address: 5454 Wisconsin Ave #1265 Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: REED BUILDING SYSTEMS Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 19201 Street: Buck Lodge RD

Town/City: Boyd's Nearest Cross Street: White Stone RD

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/Tear
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Interior Drywall & repair of existing barn

1B. Construction cost estimate: \$ 500,000.00

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 4' feet 4" 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 by the issuance of this permit.

Michael D. Rubin
Signature of owner or authorized agent

28 JUNE 03
Date

Approved: X W/CONDITION

[Signature]
For Director, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/7/03

Application/Permit No.: _____ 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:

Ca 1900 Barn now converted to horse use
Ca 1950 Tenant house
Ca 1837 Main house - previously fully renovated
and enlarged
Ca 1837 Stone Slave quarters

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

85 x 200 indoor riding arena built in style
of adjacent barn, built
several horse stalls, arenas and required
lead lining.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

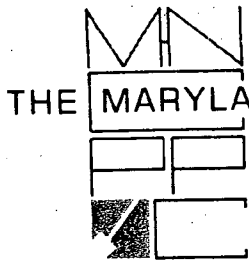
If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.



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

Date: 3/7/03

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

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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

II-I Richard White house

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

MDR ~~LLC~~ LLC
5454 ~~FINCHCREEK~~ DISCONSTRUCTION Ave #2265
Claremont, MD 20815
(BOLD + Green)

Owner's Agent's mailing address

Mike Rubin
← Same

Adjacent and confronting Property Owners mailing addresses

Thomas Musser
19801 Bucklodge Rd
Boyd's, MD 20841

Michael Fortier
19720 Bucklodge Rd
Boyd's, MD 20841

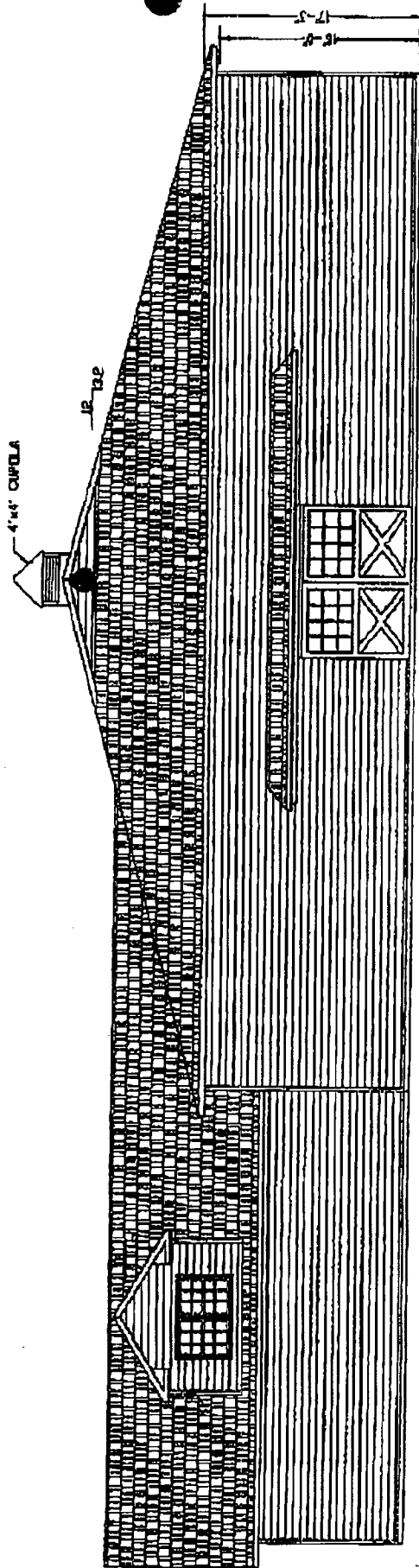
Douglas Dargenio
19703 Crystal View Ct
German town, MD
20876

Matthew Johnston
3405 Ferndale St.
Kensington, MD
20895

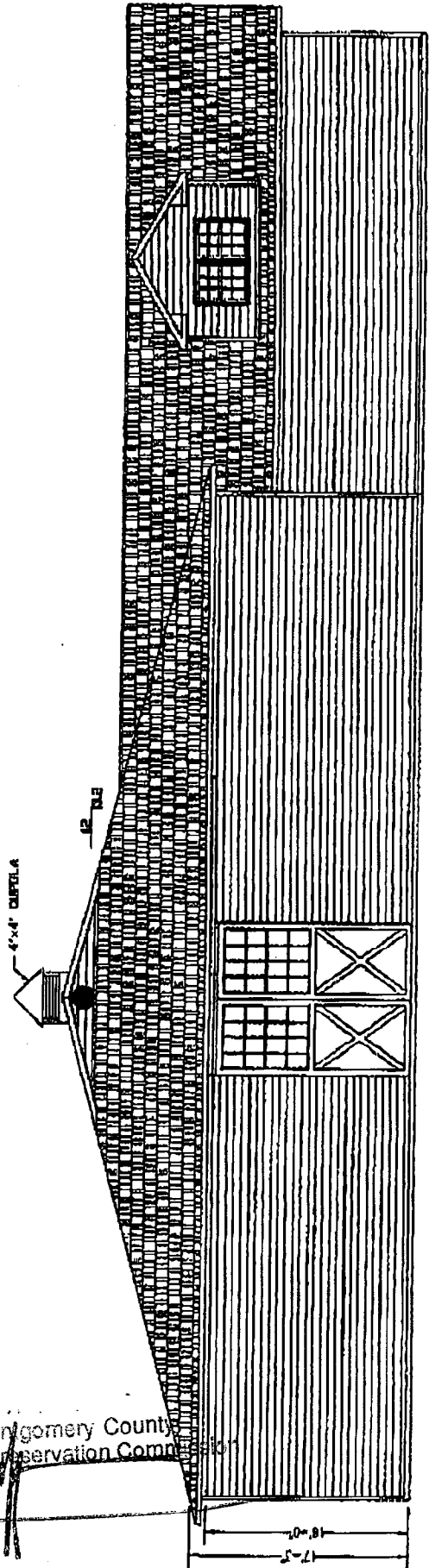
Thomas Ware
19310 Bucklodge Rd
Boyd's, MD
20841

g addresses: noticing table

www.usps.gov



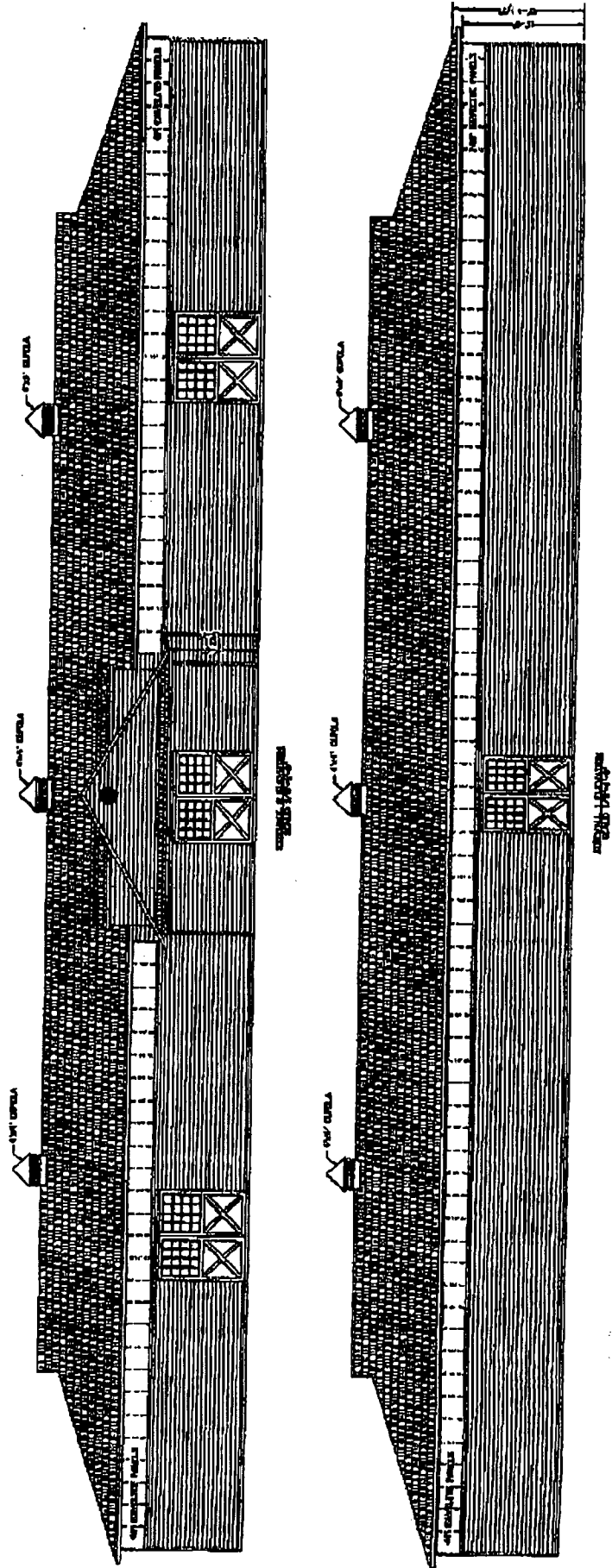
ENDWALL 1 ELEVATION
SCALE 1/8"=1'-0"



ENDWALL 2 ELEVATION
SCALE 1/8"=1'-0"

Montgomery County
Historic Preservation Commission

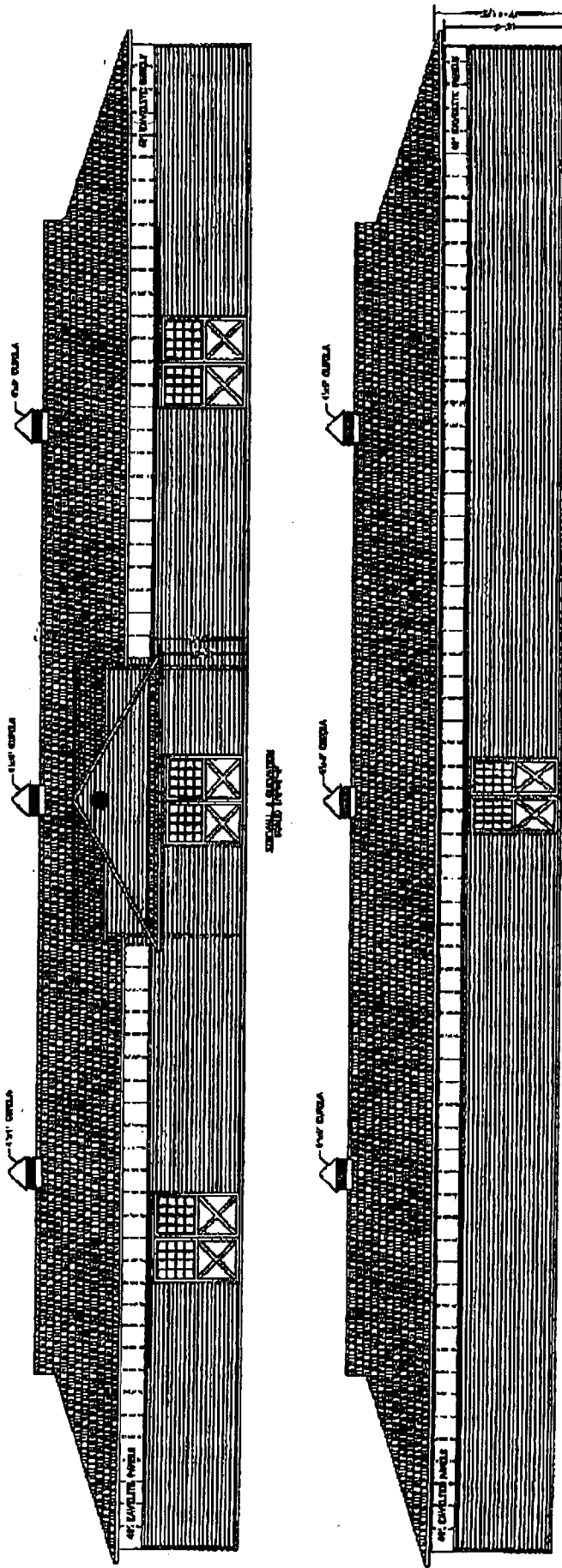
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Montgomery County
 Historic Preservation Commission

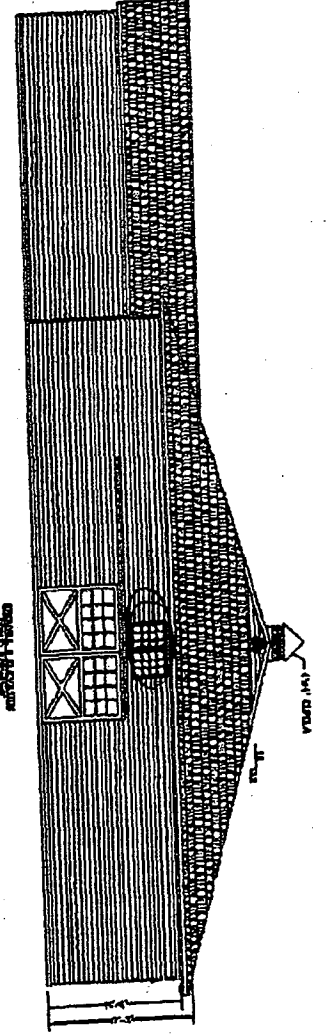
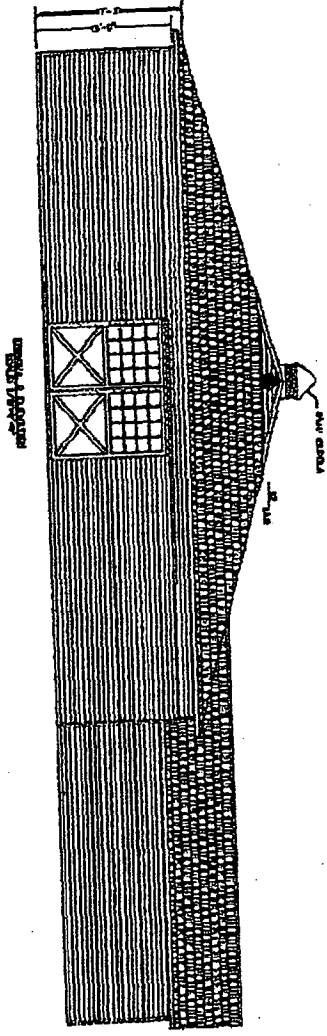
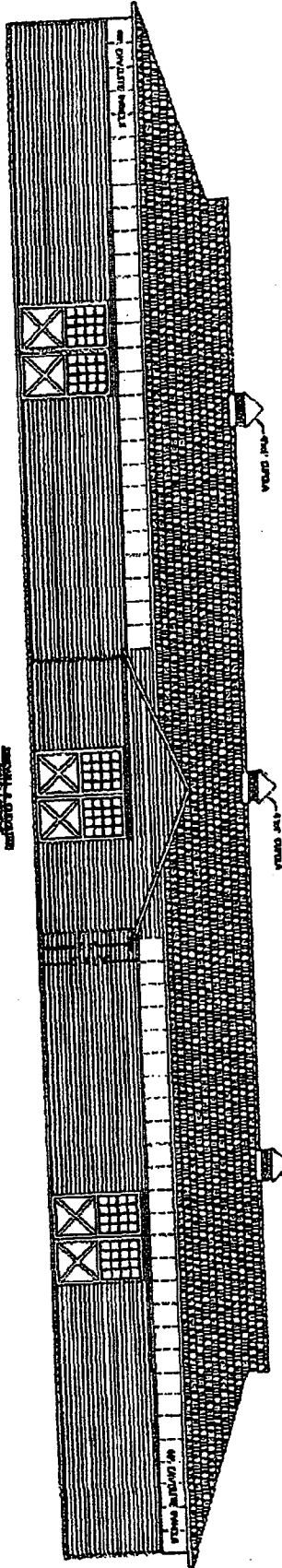
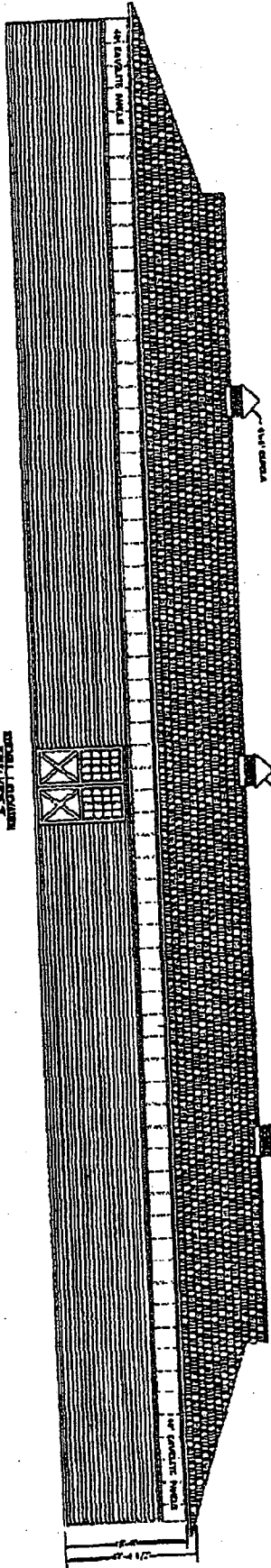
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Montgomery County
Historic Preservation Commission

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Montgomery County
Historic Preservation Commission

36x36

80x200

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	19731 Bucklodge Road, Boyds	Meeting Date:	02/12/03
Resource:	<u>Master Plan Site #18/13</u> Richard White House	Report Date:	02/05/03
Review:	HAWP	Public Notice:	01/29/03
Case Number:	18/13-03A	Tax Credit:	None
Applicant:	MDR Full Circle LLC (Mike Rubin, Agent)	Staff:	Michele Naru

PROPOSAL: Construction of equine barn and riding arena

RECOMMEND: Approve w/ condition:

1. The applicants will receive staff's approval for the size and design of the cupolas.

PROJECT DESCRIPTION

SIGNIFICANCE: Richard White House # 18/13
STYLE: Queen Anne/Federal
DATE: 1903/1846

This property also known as the White-Turner farm, represents the evolution and expansion of a farmstead under several generations of the same family. Nathan S. White built the original stone three-bay dwelling in 1846. The White family added the grand Queen Anne main block, possibly about 1903, when Richard T. White Jr. inherited the property. The farm remained in the family until 1943. A rear frame addition dates from 1990.

The environmental setting of this historic site also contains a collection of outbuildings. These include a two-story sandstone house (c1846) said to have been used as a slave quarters, a bank barn (c1850), and a gambrel roof dairy barn.

PROPOSAL:

The proposed project involves the construction of a new equine barn and riding arena to be located behind the existing historic bank barn. The proposed frame building (measuring 200' long by 95' wide by 29' high) will be set on a poured concrete perimeter foundation and be clad in painted, Cemplank fiber cement siding. The roof will be sheathed in asphalt shingles to match the roof of the adjacent bank barn. The doors, windows, and cupolas will be wood. The applicants have not proposed any new paving or parking areas as part of this proposal.

STAFF DISCUSSION

Staff commends the applicant's desire to retain the agricultural use of this historic site. The proposed location of the barn is behind the existing bank barn and on a lower elevation than the adjacent bank barn, which in staff's opinion will minimize the visibility of the proposed equine barn from Bucklodge Road. Staff will note that the proposed equine barn will be visible from the historic house, yet, will be placed approx. 500' downslope from the house (Staff will be providing detailed photos at the public hearing.)

Staff has a concern with the cupola's design. It appears from the drawings that the proportion of the cupolas to the barn's massing are not compatible. The applicants have indicated that they are flexible with this design detail and are willing to work with staff on an appropriate size and design for the cupolas that will be more compatible with the barn's massing. Staff is requesting that the Commission approve the design in concept and require the applicant to work with staff on the cupolas design.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with condition** the HAWP application for 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,

and with the Secretary of the Interior Guidelines #9 and #10:

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

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the condition:

1. The applicants will receive staff's approval for the size and design of the cupolas.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
3 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301-587-8370

DPS - #0

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301 528 1428

Tax Account No.: _____

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LOCATION OF BUILDING/PREMISE

House Number: 19701 Street: Buck Lodge RD

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Lot: _____ Block: _____ Subdivision: _____

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CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Indoor Riding Arena

1B. Construction cost estimate: \$ 500,000⁰⁰ repair of existing barn

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.

Michael D. Rubin
Signature of owner or authorized agent

28 Jan 03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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



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II-I Richard White house

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Cherry Chase, MD 20815
(BOLD + Green)

Owner's Agent's mailing address

Mike Rubin
← Same

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19801 Bucklodge Rd
Boyd's, MD 20841

Michael Fortier
19720 Bucklodge Rd
Boyd's, MD 20841

Douglas Dargenio
19703 Crystal View Ct
German town, MD
20876

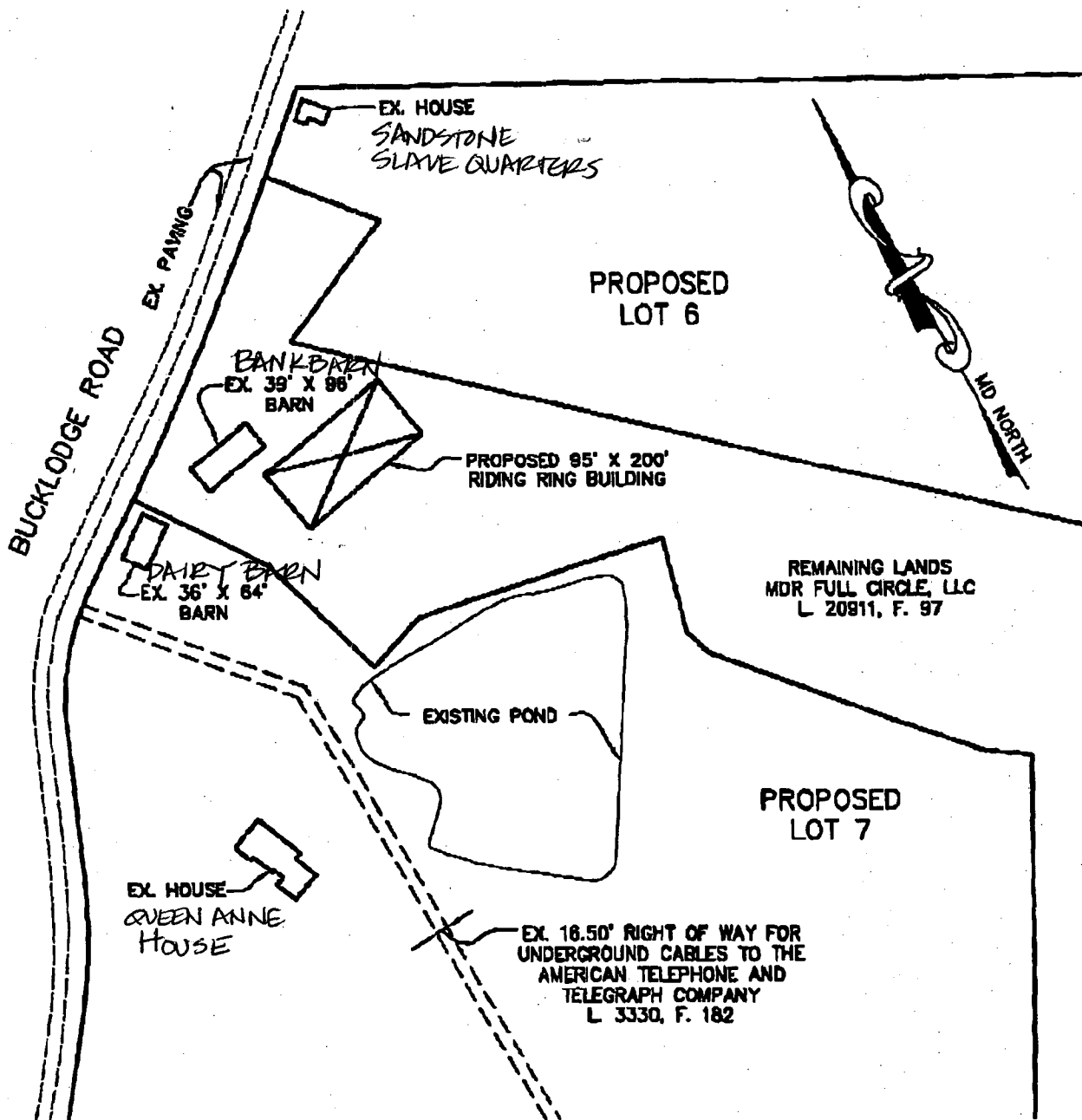
Matthew Johnston
3405 Ferndale St.
Kensington, MD
20895

Thomas Ware
19310 Bucklodge Rd
Boyd's, MD
20841

g addresses: noticing table

www.usps.gov

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Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.



8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

22551/1-0/SURVEY/WORK AREA/001 EXHIBIT.DWG



Thomas L. Frazier, Jr. 1/31/03
 THOMAS L. FRAZIER, JR.
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION NO. 21097

PROPOSED LOTS 6 & 7
BUCKLODGE ESTATES

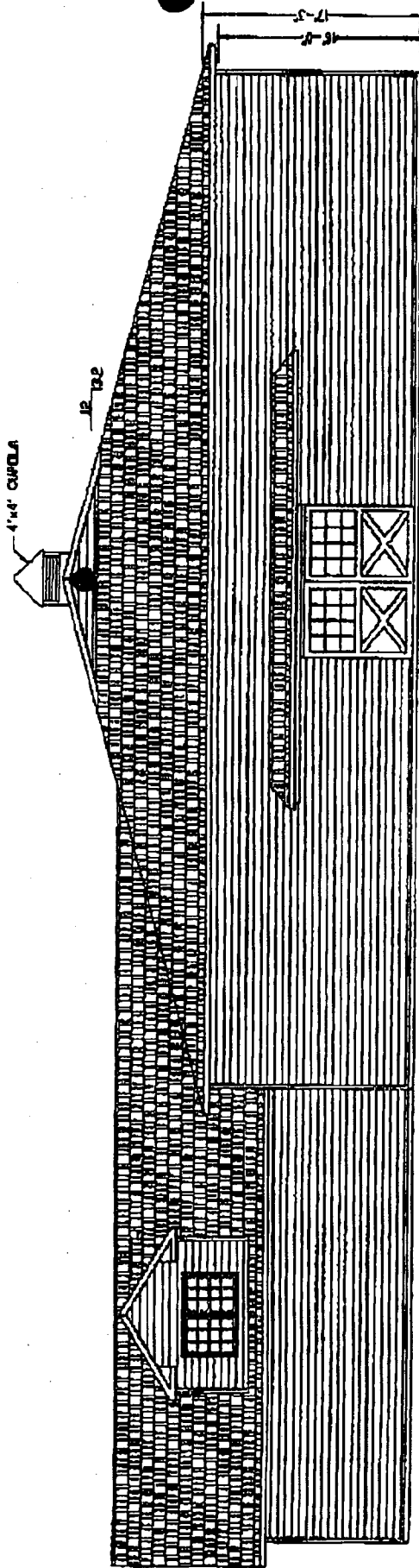
PART OF THE LANDS CONVEYED TO MDR FULL CIRCLE, LLC
 L 20811, F. 97

11 TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

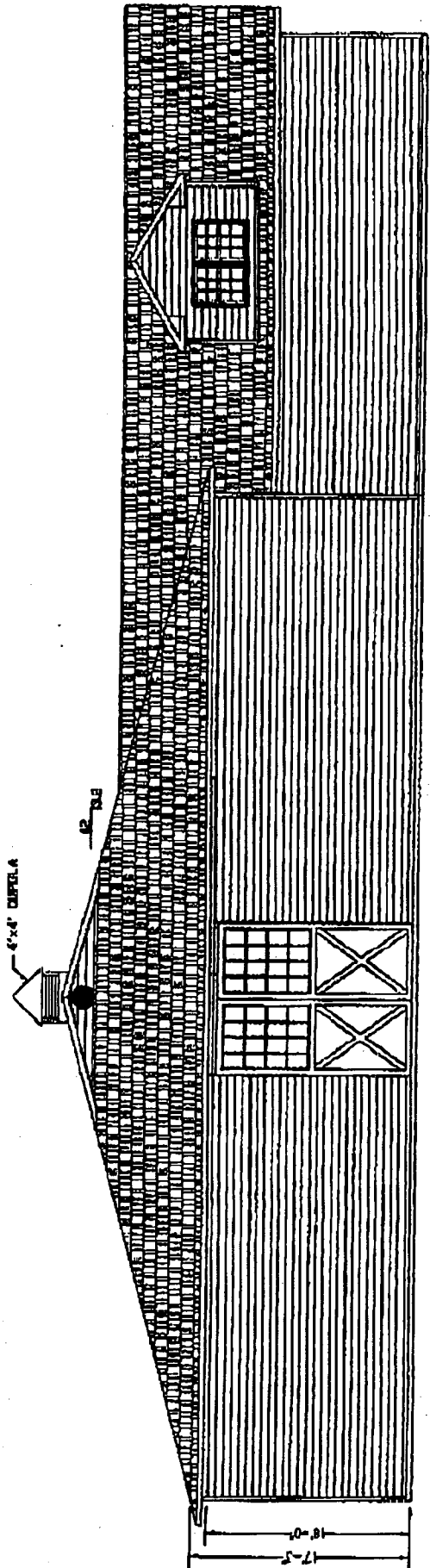
SCALE: 1"=200' | PROJ. No. 22551 | DRAWN BY: H.J.M. | DATE: 01-31-03

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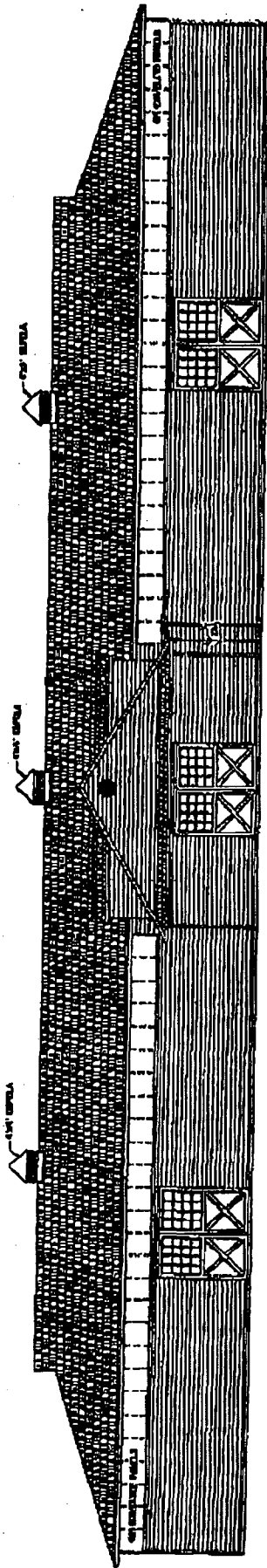


FRONT WALL ELEVATION
SCALE 1/8\"/>

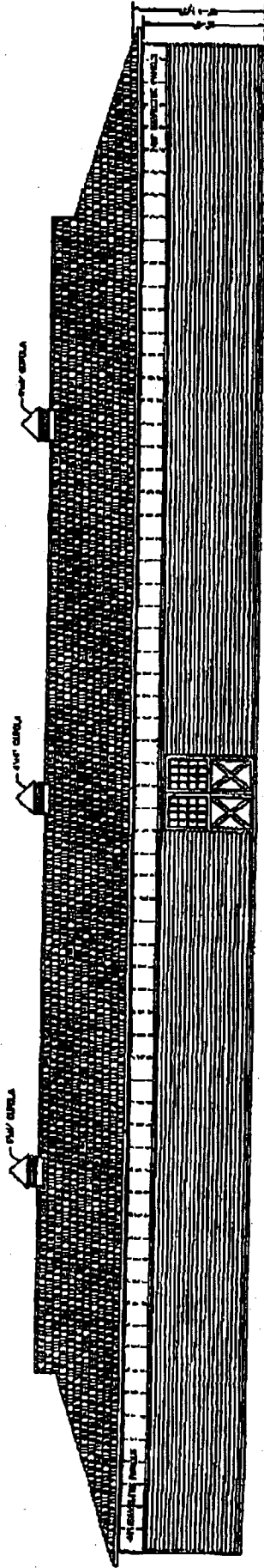


REAR WALL ELEVATION
SCALE 1/8\"/>

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ARCHIT. 1022



ARCHIT. 1022

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