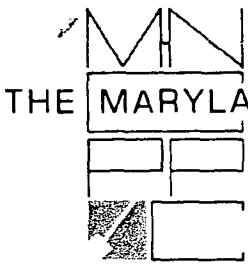


II E

18/13-038 19731 Bucklodge Rd.  
(MPS 18/13 - Richard White House)

FILE



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

Date: 9/29/03

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

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:

Approved

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

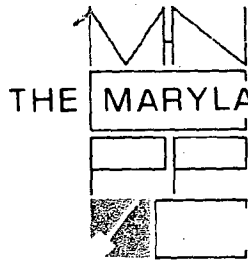
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: MDR FULL CIRCLE, LLC

Address: 19731 BUCKLODGE RD, 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.



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

Date: 5/29/03

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](mailto:permits.emontgomery.org) of your anticipated work schedule.

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
288 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850  
240177-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mike Reardon

Daytime Phone No.: 301 951 8811 ext 11  
or 301 528 1425

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MDR Full Circle LLC Daytime Phone No.: 301 951 8811 ext 11

Address: 5454 Wisconsin Ave #1265 Chevy Chase Md. 20815  
Street Number City State and/or APO/FPO Street Zip Code

Contractor: Reid Construction, James Shaw Phone No.: 301 733 1121

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

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

Address: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 19731 Street: Beckledge RD

Town/City: BOYDS Nearest Cross Street: White Stone

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Lotter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### IA. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Tare
- 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: \_\_\_\_\_

IB. Construction cost estimate: \$ 30,000.00 to 50,000.00

IC. If this is a revision of a previously approved active permit, see Permit # 18/13-03A

### 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 an agency 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

20 April 2003  
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: 5/29/03

**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:

*see prior permit application attached  
left out ca. 1900 cow barn milk house  
(ca 1920) and old side*

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

*Continuation of work on historic Farm Repair  
of stem foundations, siding replacement,  
restoration of exterior of cow barn  
Removal of dilapidated milk house  
replacement of rotted support beams and roof on  
COW CHS.*

**2. SITE PLAN ON FILE**

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	19731 Bucklodge Road, Boyds	<b>Meeting Date:</b>	05/28/03
<b>Resource:</b>	<u>Master Plan Site #18/13</u> Richard White House	<b>Report Date:</b>	05/21/03
<b>Review:</b>	HAWP	<b>Public Notice:</b>	05/14/03
<b>Case Number:</b>	18/13-03B	<b>Tax Credit:</b>	None
<b>Applicant:</b>	MDR Full Circle LLC (Mike Rubin, Agent)	<b>Staff:</b>	Michele Naru

**PROPOSAL:** Demolition of Dairy/Milk house

**RECOMMEND:** Approve

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Richard White House # 18/13  
**STYLE:** Queen Anne/Federal  
**DATE:** 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), a bank barn (c1850), a frame gambrel roof dairy barn (late 1800s), with a tile silo and a concrete block dairy/dairy (c1920).

The period of significance for the buildings included within the environmental setting is 1846-1905.

**PROPOSAL:**

The proposed project involves the demolition of the non-contributing dairy/milk house, which is located adjacent to the existing gambrel roof dairy barn.

The milk house/dairy is constructed of panel-faced, CMU block with an asphalt shingle roof and brick chimney.

## STAFF DISCUSSION

Staff commends the applicant's continued desire to rehabilitate the agricultural buildings on this historic site. As displayed in the attached photos, the proposed building to be demolished is in severe disrepair. In order for the applicant to gain access to rehabilitate the adjacent dairy barn, the existing dairy/milk house must be removed.

The dairy/milk house is not within the period of significance of this historic resource, therefore, the building is considered a non-contributing element to the historic integrity of the site. It has been the Commission's policy to allow for the demolition of non-contributing buildings located within the environmental setting of Individually Designated Master Plan Resources. Since the demolition of this building will not negatively affect the historic integrity of the resource, staff is recommending that the Commission approve this HAWP application.

## STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** 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 #2:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

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](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

# 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 Wisconsin Ave #265  
Chevy Chase, 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



**MICHAEL D. RUBIN**  
5454 WISCONSIN AVENUE  
SUITE 1265  
CHEVY CHASE, MARYLAND 20815-6920  
(301) 951-8811 □ FAX (301) 951-3585

WRITER'S EXTENSION: 11  
WRITER'S E-MAIL ADDRESS:  
RUBIN@CAPITOLINVESTMENT.COM

Via Fax 301-563-3412 (four pages)

April 30, 2003

Ms. Michele Naru  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

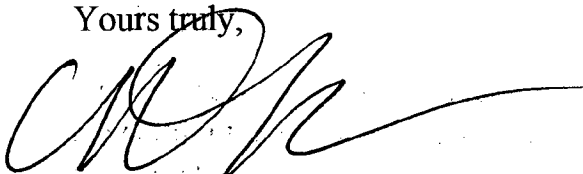
Re: 19731 Bucklodge Road

Dear Michele:

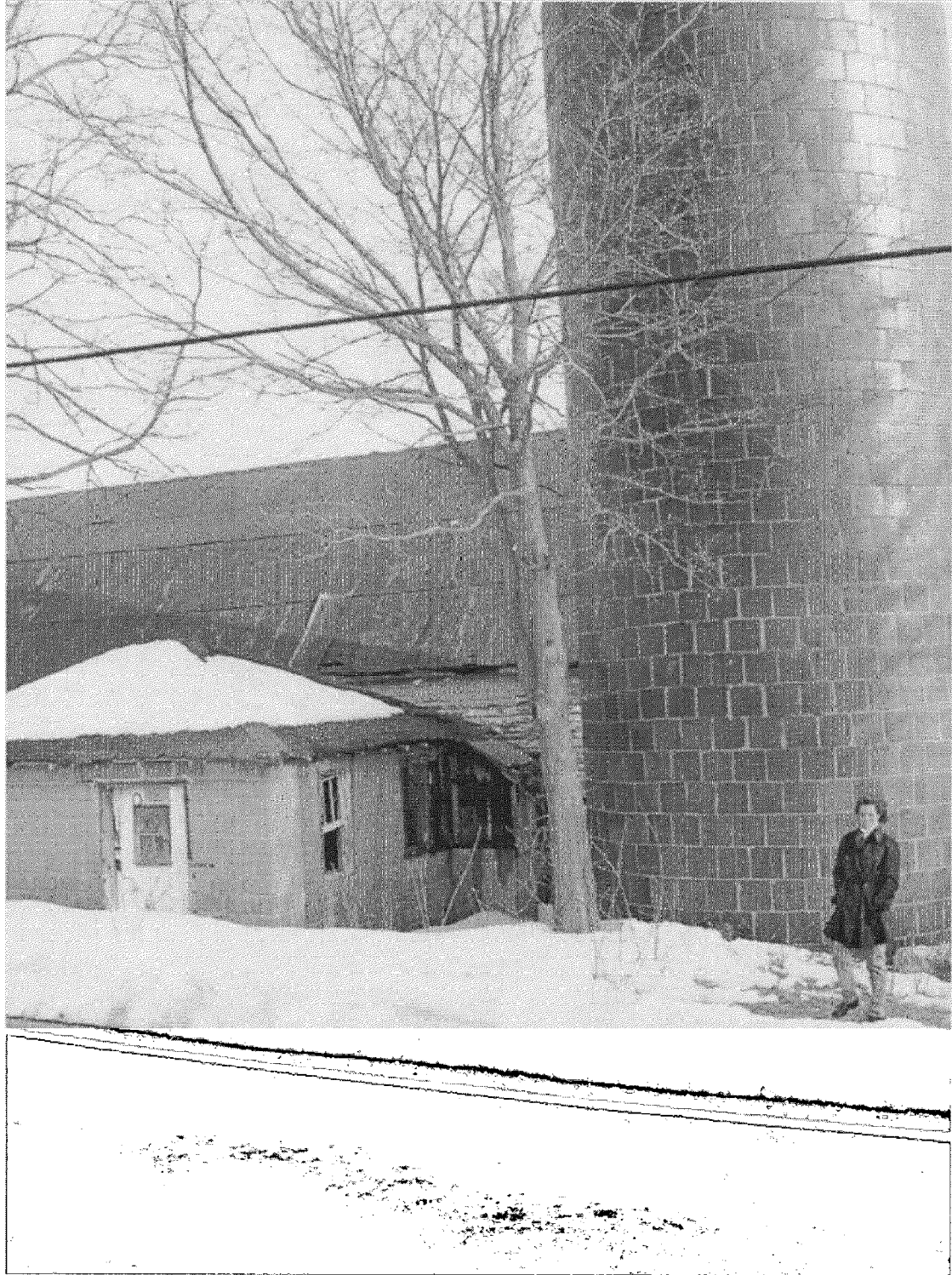
Enclosed you will find an application for continuation of work at the Parvizian property, which I own under the name of MDR Full Circle, LLC. As we discussed, I am continuing in my drive to renovate and repair these long neglected structures, along with the construction of the indoor riding arena. I have marked this as an extension of the original permit, inasmuch as it is a continuation of work on the various structures on the property. The only additional issue is the removal of the milk house, which we also discussed during your site visit. I have e-mailed you photos of the various structures, including the milk house showing its dilapidated condition. I also hope that I do not need to provide an additional site plan inasmuch as there should still be one on file from my original application. The work is ongoing and I have good weather and contractors on the site.

I hope this can be processed as soon as possible. If there are any problems or questions, of course please contact me. I thank you for your help, and say hello to Gwen.

Yours truly,



Michael D. Rubin





<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> WDR Full Circle LLC 5454 Wisconsin Ave #1265 Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

g:addresses: noticing table



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
380 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850  
240777-5270

OPS - 01

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mike Reber

Daytime Phone No.: 301 951 8811 ext 11  
or 301 528 1425

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MDR Full Circle LLC Daytime Phone No.: 301 951 8811 ext 11

Address: 5454 Wisconsin Ave #1265 Chevy Chase Md. 20915  
Street Number City State Zip Code

Contractor: Reid Construction, Terra Stone Phone No.: 201 733 1121

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

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

Address: \_\_\_\_\_

**LOCATION OF BUILDING/IMPROVISE**

House Number: 1978 Street: Back Lodge Rd

Town/City: BOYDS Nearest Cross Street: White Stone

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Libel: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:**
- Construct  Extend  Alter/renovate
  - Move  Install  Street/Driv
  - Revision  Repair  Revocable
- CHECK ALL APPLICABLE:**
- A/C  Stab  Porch  Deck  Shed
  - Solar  Fireplace  Woodburning Stove  Single Family
  - Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 30,000 to 50,000

1C. If this is a revision of a previously approved action permit, see Permit # 18/13-03A

**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 the Historic Preservation Commission and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 20 April 2003

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

July 6/2/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

*See also permit application attached  
1864 out ca. 1900 COW BARN MILK HOUSE  
(ca 1920) and old site*

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

*Continuation of work on historic barn repair  
of stone foundations, siding replacement,  
restoration of exterior of cow barn  
Removal of dilapidated milk house  
replacement of rotted support beams & roof on  
COW BARN*

**2. SITE PLAN ON FILE**

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

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**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, 301/779-1355.

PLEASE PRINT IN BLUE OR BLACK INK ON TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE FORM-LATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> WDR Full Circle LLC 5454 Wisconsin Ave #205 Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

2 addresses: noticing table

→ power base cmu

