

18/13-05A 19701 Bucklodge Rd
MP Site #18/13, White-Turner Farm

Mike Rulin

West Hunter /

Martinsburg Rd

Piera

301-801-0215

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
301-495-4500, www.mncppc.org

Date: October 17, 2005

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (m)
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 394538, for stone wall, stone piers and gate installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on **October 12, 2005**. This application was **APPROVED with condition**. The conditions of approval were:

1. The final design of the lighting to be mounted on top of the stone piers is to be reviewed and approved by staff prior to installation.

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 (Mike Rubin, Agent)

Address: 19701 Bucklodge Road, Boyds; Master Plan Site # 18/13, White Turner Farm

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approved plans are made prior to the implementation of such changes to the project.



OPS - #

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL RUBIN
Daytime Phone No. 301-801-0215

Job Accession No. 03410267

Name of Property Owner MDR FULL CIRCLE LLC Daytime Phone No. 301-951-8811 x11
Address 5454 WISCONSIN AVE #265 CHEVY CHASE MD 20815

Contractor ARTISTIC MASONRY CONTRACTORS Phone No. 301-663-1306

Contractor Registration No. H.I.C. No. 11814

Agent for Owner: N/A Daytime Phone No. _____

Address: _____

LOCATION OF BUILDING/IMPROVEMENT
House Number 19701 Buck Lodge Road
Town/City Boyd's Nearest Cross Street Moore Road
Lot 7 Block _____ Subdivision 001
Date _____ Lot No _____ Parcel _____

PART ONE: TYPE OF PLANNED ACTION AND USE
1A CHECK ALL APPLICABLE: Construct Extend Alter/Removable
 Move Install Wreck/Alter Demolish Repair Reinforce
 Revision Other: _____
1B Construction cost estimate: 60,000.00
1C Is this a revision of a previously approved active permit, see Permit # NA

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A Type of sewage disposal: 01 WSSC 02 Semic 03 Other: _____
2B Type of water supply: 01 WSSC 02 Meter 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
2A Height 3 feet 0 inches + 2 6' pillars as entry
2B 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 hereby acknowledged, and accept this to be a condition for the issuance of this permit.

[Signature] 21 Sept 05
Signature of _____ Date _____

Approved X W/CONDITION for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 10/13/05

Application/Permit No. 401659 Date Issued: _____

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 values and significance:

TO CONSTRUCT/RECONSTRUCT dry stack Seneca Sandstone wall along front of property entrance approx 570' on each side and 2 6' pillars at entry along with antique wrought iron gates with appropriate openings

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

wall is/will be in concert w side yard materials on exterior of house. It is same as wall originally.

2. SITE PLAN

See and environmental setting shown to scale. You may use your plot for site plan that 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, abseils, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations on a fountain paper: 11" x 17", 12" x 18" or 1/2" x 11", unless otherwise specified.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows 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 selected 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.

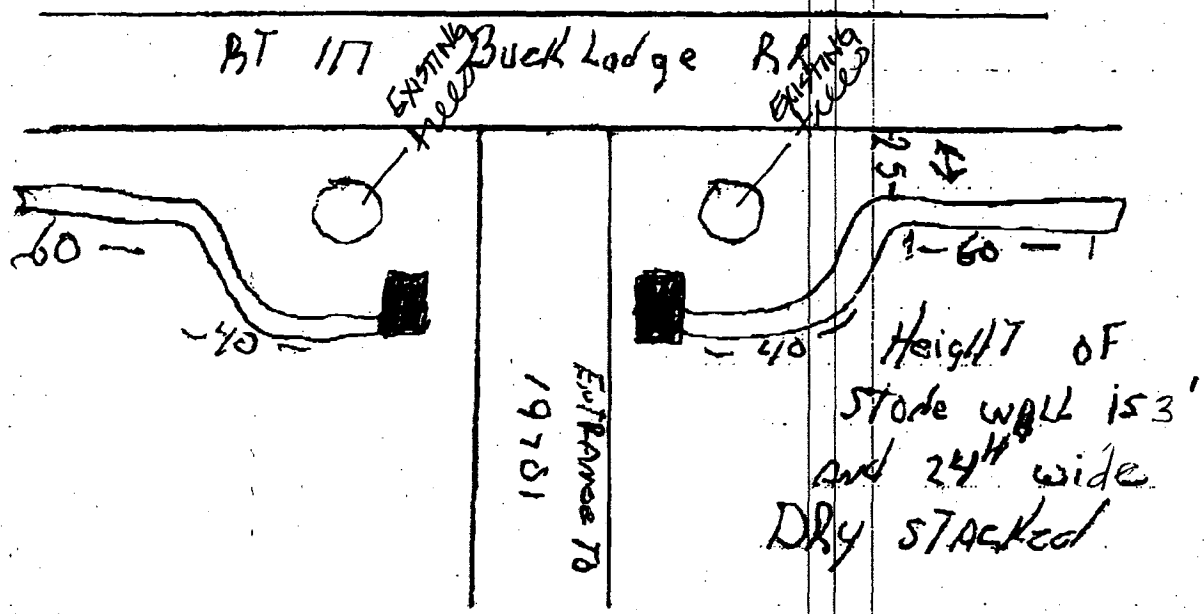
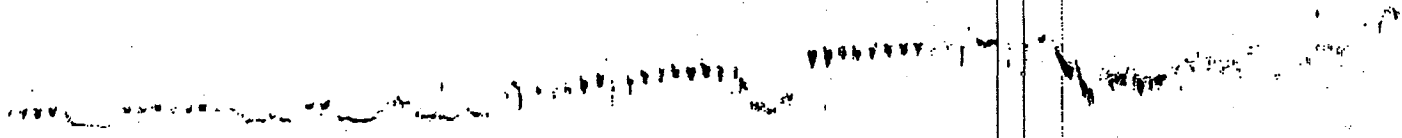
6. TREE SURVEY

If you are proposing construction adjacent to or within the 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 diameter.

7. ADMITTANCE OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (and tenants), including names, addresses, and zip codes. The list should include the names of all lots or parcels which adjoin the parcel in question as well as the names of all (lots) or parcels 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 Market Street, Rockville, (301)79-1355.

PLEASE PRINT (IN OIL OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDELINES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAKING LABELS.



New Stone wall and piers
 Stone wall is Dry stacked
 25' from Edge of RT 117

ARTISTIC MASONRY CONTRACTORS INC.

2 EAST 15TH STREET
 FREDERICK, MD 21701

E.L.C. No. 11814

Phone/Fax 301-663-1306

Proposal

Date	Proposal #
6/22/2005	16

Name / Address
MIKE RUBIN 19701 BUCKLODGE RD RT 117 BOYDS, MD 20841

Project
STONE WALL AN...

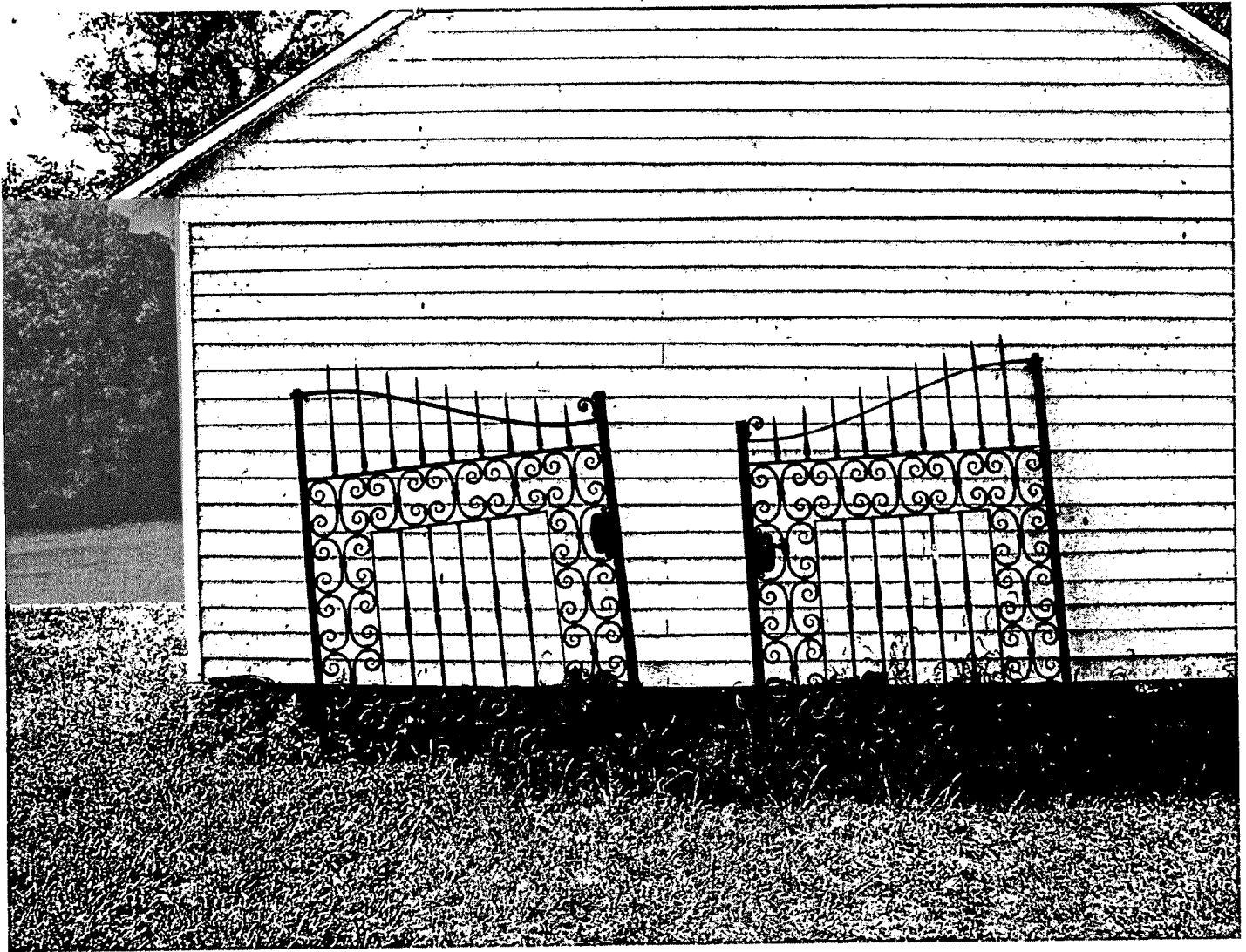
Description	Total
<p>CONSTRUCTION OF DRY STACKED STONE WALLS, AND MASONRY PIERS. NEW STONE PIERS WILL BE 30 INCHES WIDE AND SIX FEET TALL. STONE WALLS WILL BE 36 INCHES TALL AND 24 INCHES WIDE. THESE FLANKING WALLS WILL BE APPROXIMATELY 100 FEET LONG ON EACH SIDE. STONE PIERS WILL BE BUILT WITH BLOCK AND HAVE CONDUIT PROVIDED FOR FUTURE GATE AND LIGHTS, SEE ATTACHED DIAGRAM FOR LOCATION AND DISTANCE FROM STATE RIGHT AWAY.</p>	42,480.00
<p>We Propose - to furnish material and labor - complete in accordance with above specifications, for the sum of: _____</p> <p>Down Payment 1/3 upon acceptance _____</p> <p>2nd Payment _____</p> <p>Final Payment _____</p>	<p>Total \$42,480.00</p>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

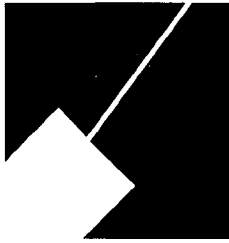
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Signature _____



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
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FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

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Applicant: MDR Full Circle LLC (Mike Rubin, Agent)

Address: 19701 Bucklodge Road, Boyds; Master Plan Site # 18/13, White Turner Farm

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	19701 Bucklodge Rd Boyds	Meeting Date:	10/12/2005
Applicant:	MDR Full Circle LLC (Mike Rubin, Agent)	Report Date:	10/5/2005
Resource:	<i>Master Plan</i> Site #18/13 White-Turner Farm	Public Notice:	9/28/2005
Review:	HAWP	Tax Credit:	Partial
Case Number:	18/13-05A	Staff:	Michele Oaks

PROPOSAL: Stone wall and gate installation

RECOMMENDATION: Approval with conditions

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the condition that:

The final design of the lighting to be mounted on top of the stone piers is to be reviewed and approved by staff prior to installation.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Individual Site #18/13, Richard T. White Farm
STYLE: Vernacular Farmhouse/Queen Anne Addition
DATE: 1846; c1890-1905

The Richard T. White 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 date is inscribed on a brick chimney. Later on, the White family added the grand Queen Anne main block, possibly c1903 when Richard T. White, Jr. inherited the property. The farm remained in the family until 1943. A rear frame addition dates from 1990. The property includes a two-story sandstone house said to have been used as slave quarters, probably dating from c1846 when the main house was built. A bank barn has stone foundation end walls that extend to close the forebay ends. This type of closed-forebay barn was most often built in the mid-1800s. A gambrel roof dairy barn has a terra cotta silo. The property has been known more recently as the White-Turner Farm.

PROPOSAL:

The applicant is proposing to restore the existing dry laid Seneca sandstone wall along the property line flanking the front drive approximately 100'. The wall will be increased to a consistent height of 36" and a width of 24". The applicants are also proposing to install two, 6' high, Seneca stone piers, constructed with mortar, flanking the driveway with light fixtures mounted on top to provide a structure to support wrought iron gates (see attached photo of gates on circle 9).

STAFF RECOMMENDATION:

- Approval with conditions
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



OPS - 00

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contractor Name: MICHAEL RUBIN

Daytime Phone No. 301-801-0215

Tax Account No.: 03410267

Name of Property Owner: MDR FULL CIRCLE LLC Daytime Phone No. 301-951-8811 x11

Address: 5454 WISCONSIN AVE #265 CHEVY CHASE MD 20815

Contractor: ARTISTIC MASONRY CONTRACTORS Phone No.: 301-663-1306

Contractor Registration No.: H.I.C. No. 11814

Agent for Owner: N/A Daytime Phone No.:

Address:

LOCATION OF BUILDING/PAVISE

House Number: 19701 Buck Lodge Road

Town/City: Boyd's Nearest Cross Street: Moore Road

Lot: 7 Block: Subdivision: 001

Site: Lot: Parcel:

PART ONE: TYPE OF PERMITS ACTION AND USE

1A CHECK ALL APPLICABLE

Construct Extend Alter/Remove

Move Install Window/Door

Demolish Repair Miscellaneous

1B Construction cost estimate: \$ 60,000.00

1C If this is a revision of a previously approved active permit, see Permit # N/A

CHECK ALL APPLICABLE:

A/C Slat Porch Addition Porch Deck Shed

Solar Fireplace Woodburning Stove Single Family

Deck/Walk (complete Section 4) Other: _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A Type of sewage disposal: 01 WSSC 02 Sptic 03 Other: _____

2B Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A Height 3 feet 0 inches + 2 6' pillars as entry

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 hereby acknowledged. I do not accept this to be a condition for the issuance of this permit.

[Signature]
Signature of _____ or authorized agent

21 Sept 05
Date

Approved: XW/CONDITION for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 10/13/05

Application/Permit No. 394534 Date Issued: _____

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 context and significance:

TO CONSTRUCT/RECONSTRUCT dry stack Seneca sandstone wall along front of property entrance approx 570' on each side and 2 6' pillars at entry along with antique wrought iron gates with automatic openers

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

wall is/ will be in concert w side and materials on exterior of house. It is sanders wall originally

2. SITE PLAN

Site and environmental setting shown to scale. You may use your plot, your site plan that 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, trees/shrubs, mechanical equipment, and landscape

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations on a format of paper that is 11" x 17" or larger. 1/2" or 3/4" scale are preferred

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other key features of historic existing resource(s) and the proposed work.
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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

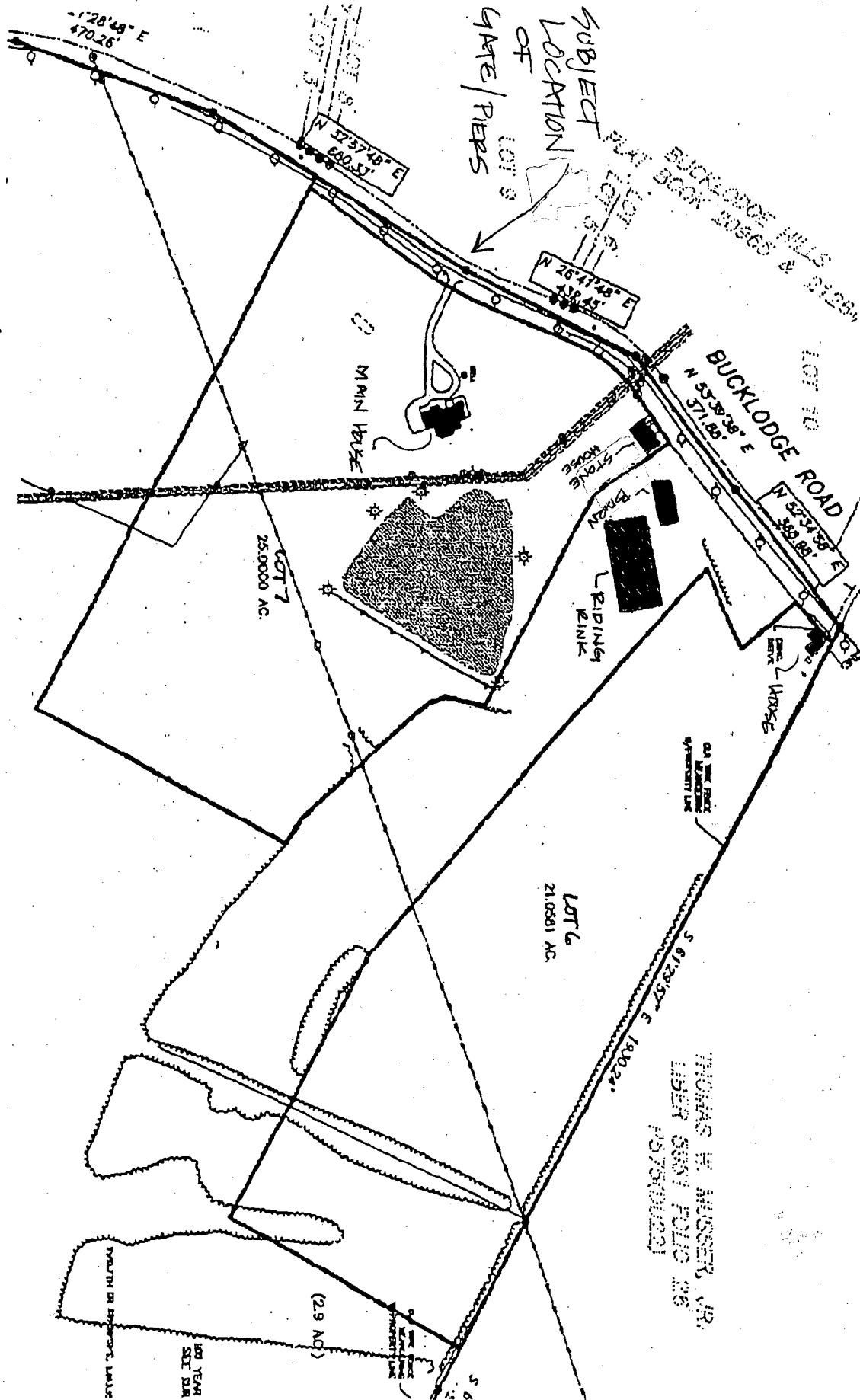
If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must hire an arborist to survey identifying the size, location, and species of each tree of at least that diameter.

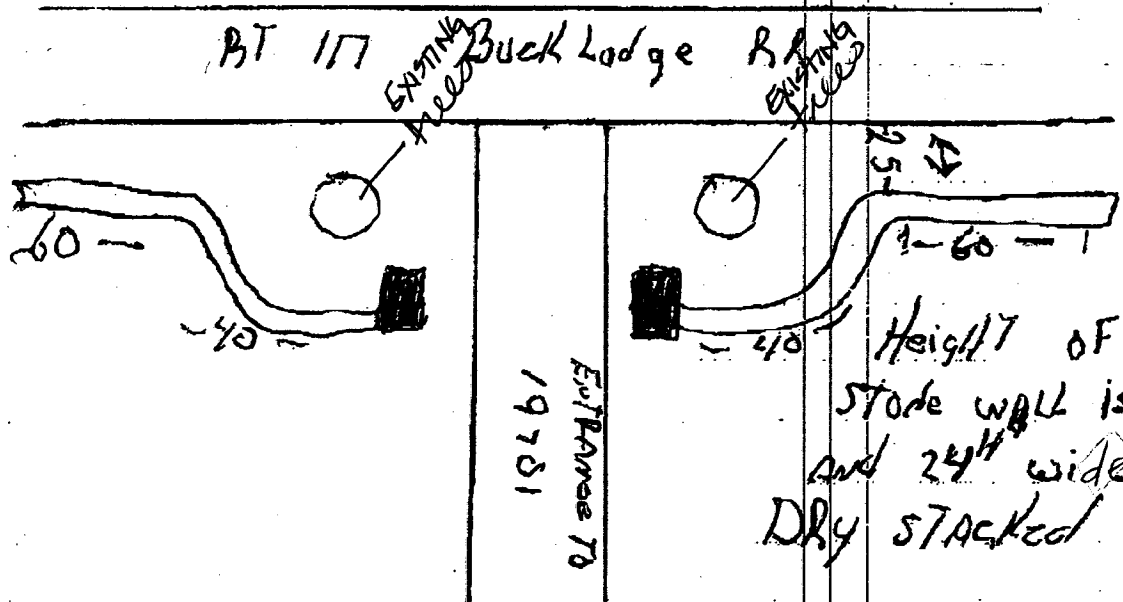
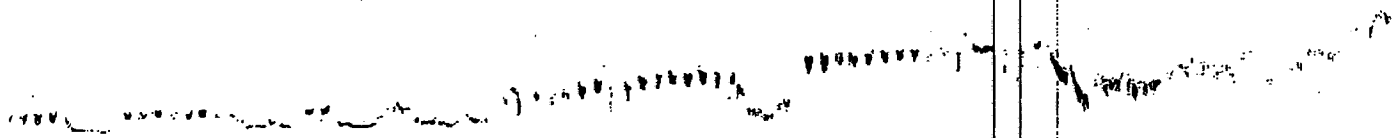
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9





Height of
stone wall is 3'
and 24" wide
DRY STACKED

New stone wall and piers
stone wall is DRY STACKED

25' from Edge of BT 117

Proposal

ARTISTIC MASONRY CONTRACTORS INC.

2 EAST 15TH STREET
FREDERICK, MD 21701

H.I.C. No. 11814

Phone/Fax 301-663-1306

Date	Proposal #
6/22/2005	16

Name / Address
MIKE RUBIN 19701 BUCKLODGE RD RT 117 BOYDS, MD 20841

Project
STONE WALL AN...

Description	Total
CONSTRUCTION OF DRY STACKED STONE WALLS , AND MASONRY PIERS . NEW STONE PIERS WILL BE 30 INCHES WIDE AND SIX FEET TALL . STONE WALLS WILL BE 36 INCHES TALL AND 24 INCHES WIDE . THESE FLANKING WALLS WILL BE APPROXIMATELY 100 FEET LONG ON EACH SIDE .STONE PIERS WILL BE BUILT WITH BLOCK AND HAVE CONDUIT PROVIDED FOR FUTURE GATE AND LIGHTS , SEE ATTACHED DIAGRAM FOR LOCATION AND DISTANCE FROM STATE RIGHT AWAY .	42,480.00
<p>We Propose - to furnish material and labor - complete in accordance with above specifications, for the sum of: _____</p> <p>Down Payment 1/3 upon acceptance _____</p> <p>2nd Payment _____</p> <p>Final Payment _____</p>	<p>Total \$42,480.00</p>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Signature _____



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address MDR Full Circle 5454 Wisconsin Ave. #1065 Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Steven Schmidt 19731 Buck Lodge Rd Boyd's, MD 20841	MR & MRS FORTIER BUCK LODGE RD Boyd's, MD 20841

g addresses: noticing table