

19/27-04A 17200 Riffle Ford Rd
Master Plan, John H. Gassaway House



MICHELE C. NARU
*Historic Preservation Planner
County-wide Planning Division*

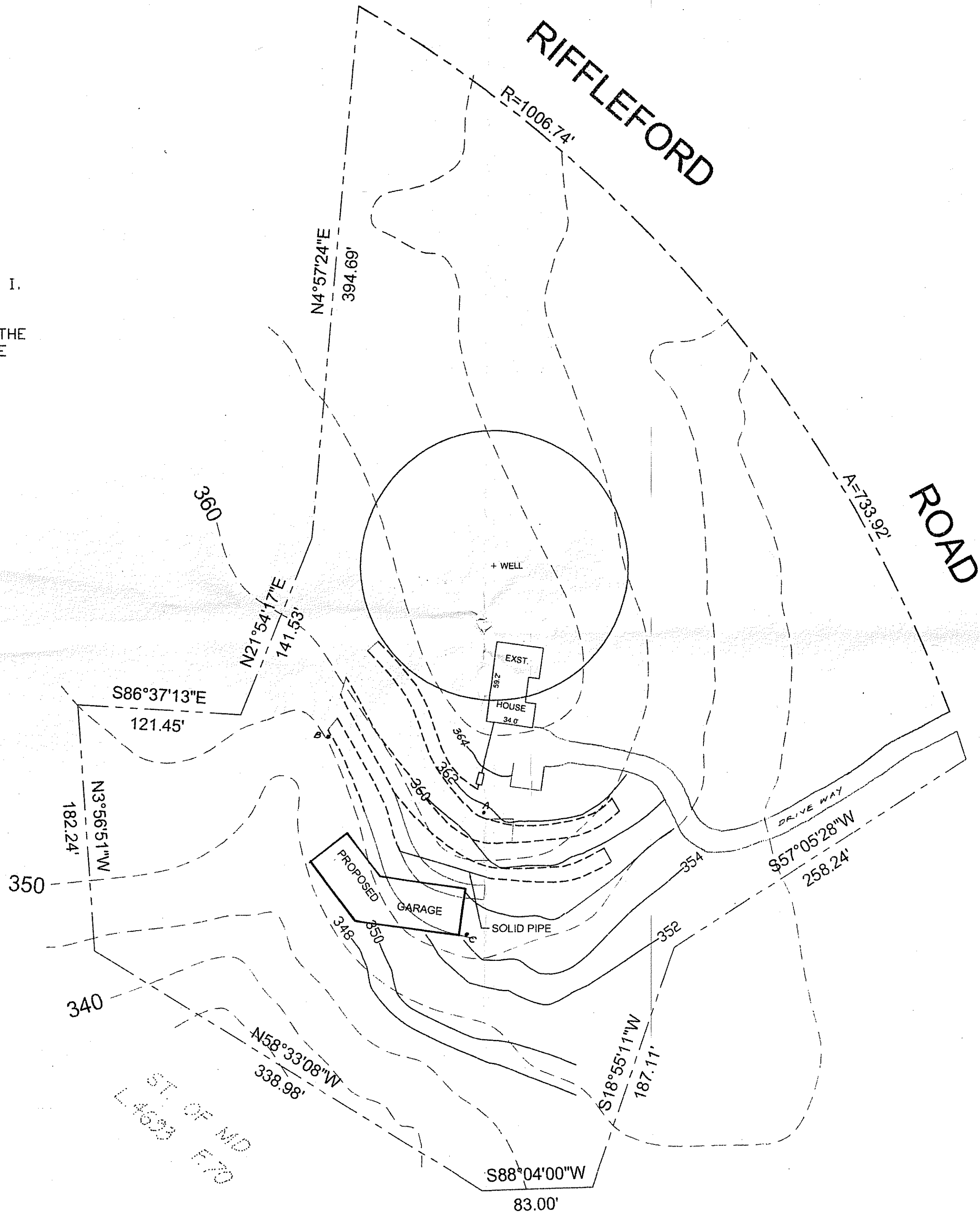
301 563-3400
FAX: 301 563-3412
E-MAIL: michele.naru@mncppc-mc.org
<http://www.mc-mncppc.org>

**THE MARYLAND-NATIONAL
CAPITAL PARK & PLANNING
COMMISSION**

*1109 Spring Street, Suite 801
Silver Spring, Maryland 20910*

NOTES:

- 1) AREA OF SUBJECT PLAN IS 6.95 ACRES
- 2) OWNER APPLICANT:
MS. BONNIE LEE ADAMS
17200 RIFFLEFORD ROAD
GERMANTOWN, MD 20874
- 3) SUBJECT DEED REF. L. F.
- 4) TAX MAP ET31 - P. 310
- 5) TOPOGRAPHY M. N. C. P & P. C. 200 SCALE
5' C. I. SUPPLEMENTED WITH FIELD RUN 2' C. I.
BY THIS OFFICE.
- 6) THE PURPOSE OF THIS PLAN IS TO MODIFY THE
THE APPROVED SEPTIC FIELD TO ACCOMMODATE
CONSTRUCTION OF THE PROPOSED GARAGE.



APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley

7/8/04

REVISIONS:

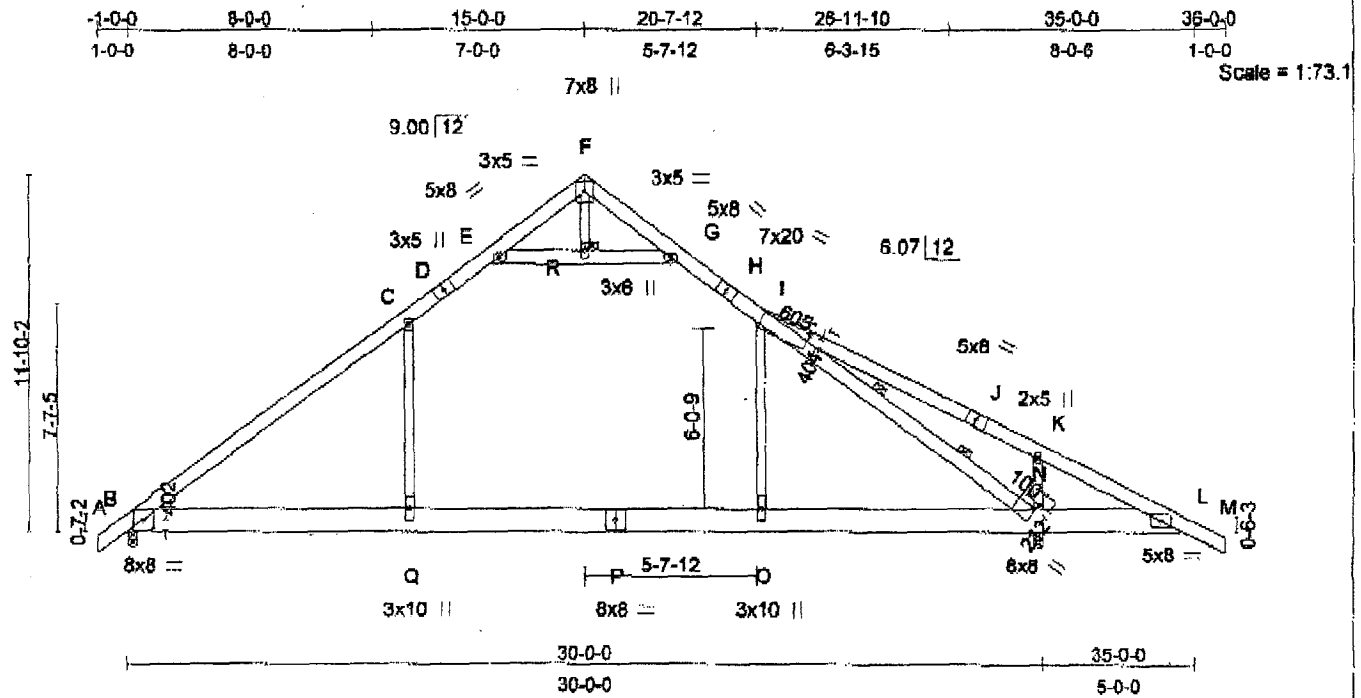
DATE: JUNE 2004

SCALE: 1" = 60'

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
6933 SHADY GROVE COURT
GATHERSBURG, MD 20877
(301) 964-6804

SITE PLAN
17200 RIFFLEFORD ROAD
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND

Job	Truss	Truss Type	Qty	Ply	
JOBS	HYATT	PORCH	1	1	T1 (optional)
Universal Forest Products, Inc., Burlington, NC 27215, MiTek Industries, Inc.			5.000 s Sep 17 2002 MiTek Industries, Inc. Thu Jun 24 22:07:14 2004 Page 1		



Plats Offsets (X,Y): [B:0-4-0,0-4-2], [I:0-6-5,0-4-4], [N:0-1-0,0-2-12]

LOADING (psf)	SPACING 2-0-0	CSI	DEFL in (loc) /defl	PLATES	GRIP
TCLL 35.0	Plates Increase 1.15	TC 0.99	Vert(LL) -0.56 O-Q >638	TL20	245/193
TCDL 7.0	Lumber Increase 1.15	BC 0.63	Vert(TL) -0.77 O-Q >464		
BCLL 0.0	Rep Stress Incr YES	WB 0.36	Horz(TL) 0.03 N n/a		
BCDL 10.0	Code IRC2000	(Matrix)	1st LC LL Min /defl = 240		Weight: 306 lb

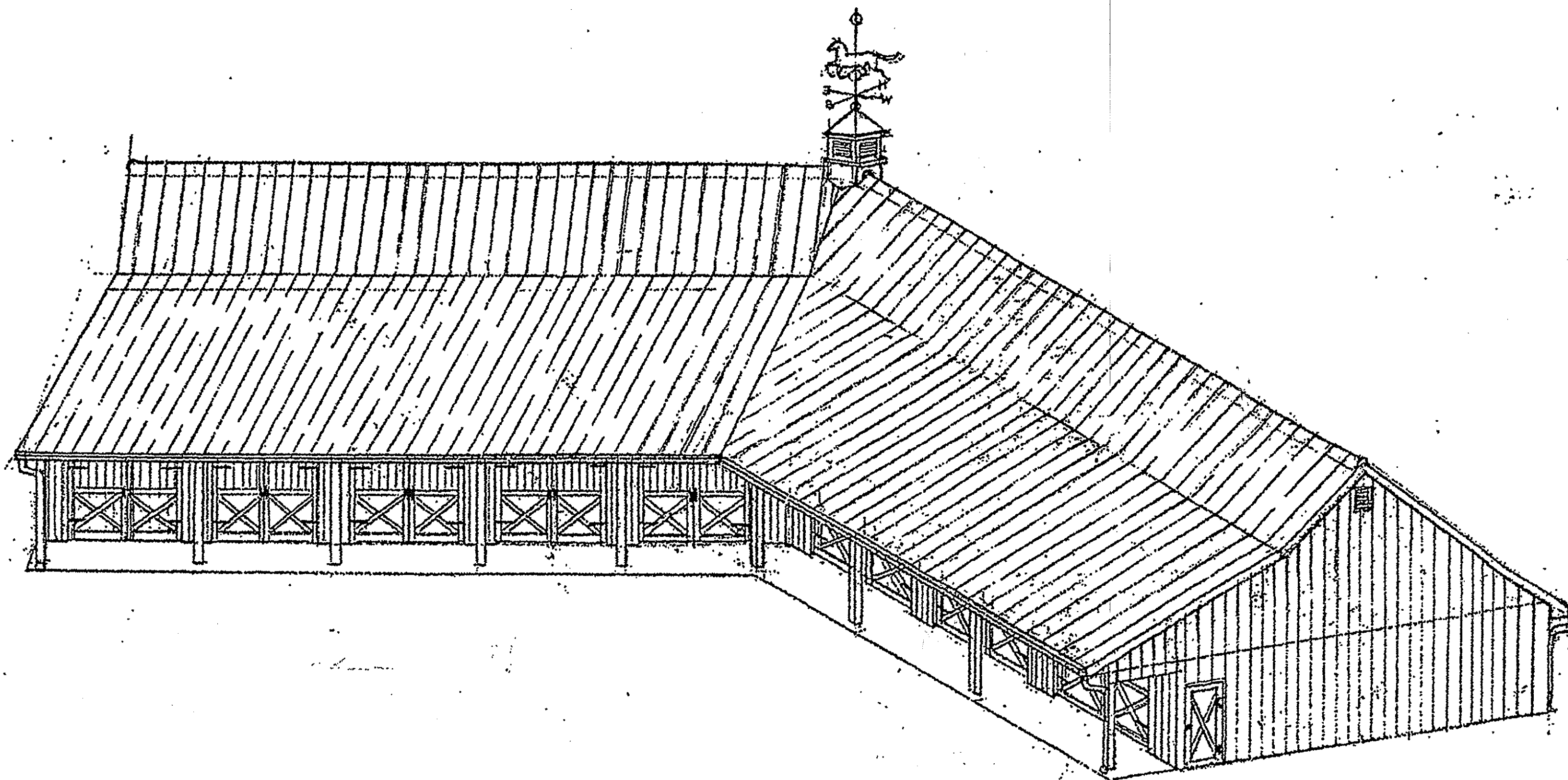
LUMBER	BRACING
TOP CHORD 2 X 6 SYP SS *Except*	TOP CHORD Sheathed or 1-9-11 oc purlins. Except:
I-J 2 X 6 SYP No.2, A-D 2 X 6 SYP No.1, J-M 2 X 6 SYP No.2	2 Rows at 1/3 pts I-N
BOT CHORD 2 X 10 SYP No.2	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. Except:
WEBS 2 X 4 SYP No.3 *Except*	8-0-0 oc bracing: L-N
E-G 2 X 6 SYP No.2	WEBS 1 Row at midpt E-G

REACTIONS (lb/size) B=2163/0-3-8, N=2801/0-3-8
 Max Horz B=-309(load case 3)
 Max Uplift B=-115(load case 5), N=-348(load case 6)

FORCES (lb) - First Load Case Only
 TOP CHORD A-B=56, B-C=-2845, C-D=-1905, D-E=-1773, E-F=654, I-J=286, J-K=18, K-L=373, L-M=57, F-G=643, G-H=-1789,
 H-I=-1959, I-N=-2707
 BOT CHORD B-Q=1979, P-Q=1979, O-P=1979, N-O=1876, L-N=-191
 WEBS I-O=844, F-R=88, E-R=-2823, G-R=-2823, C-Q=804, K-N=-871

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-98 per IRC2000; 90mph; h=26ft; TCCL=4.2psf; BCCL=8.0psf; occupancy category II; exposure B; enclosed; MWFRS gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.33.
 - 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table 1607.1 of IBC-00.
 - 4) Ceiling dead load (5.0 psf) on member(s). C-E, G-I, E-R, G-R
 - 5) Bottom chord live load (40.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. O-Q
 - 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 115 lb uplift at joint B and 348 lb uplift at joint N.
 - 7) Design assumes 4x2 (flat orientation) purlins at oc spacing indicated, fastened to truss TC w/ 2-10d nails.

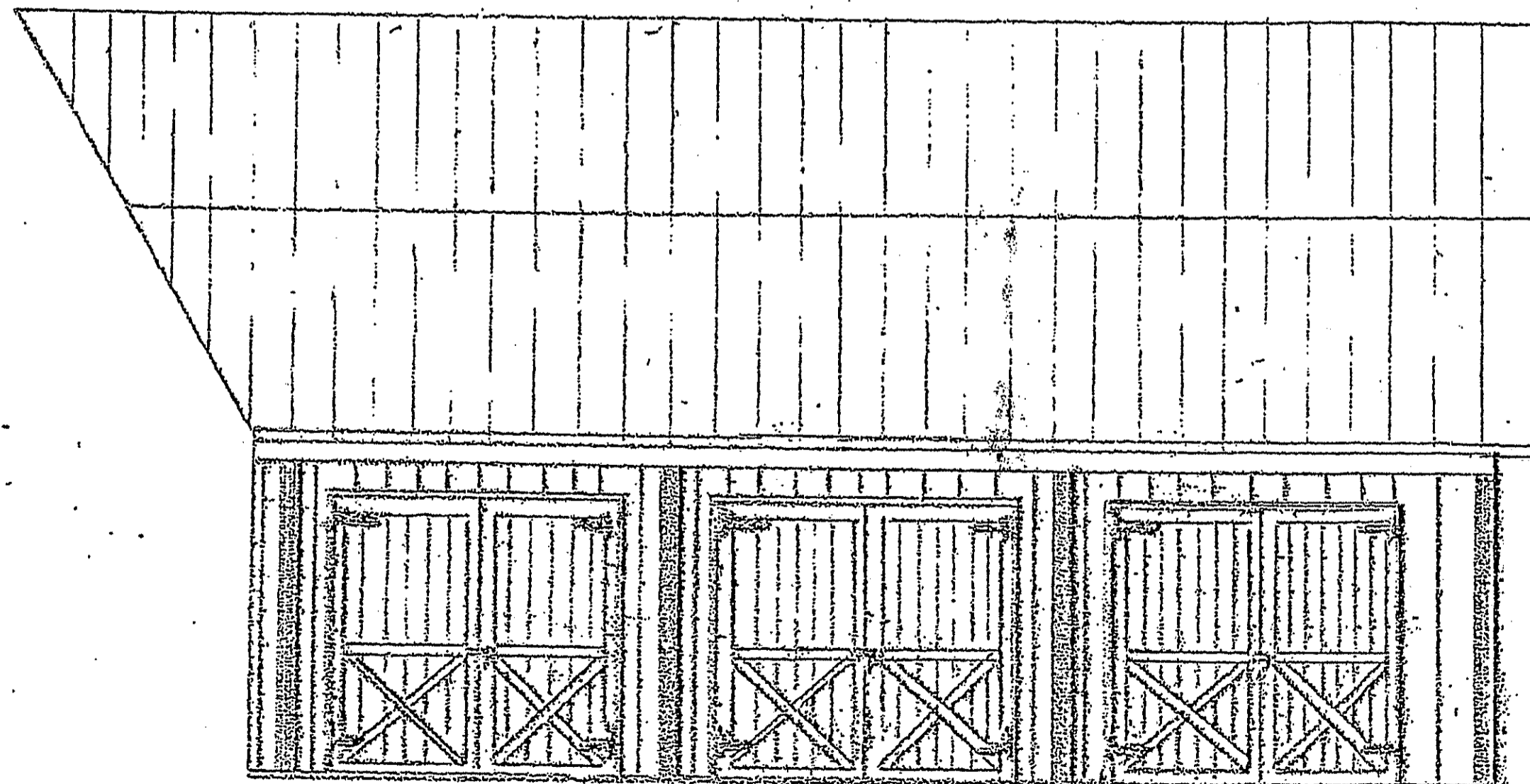
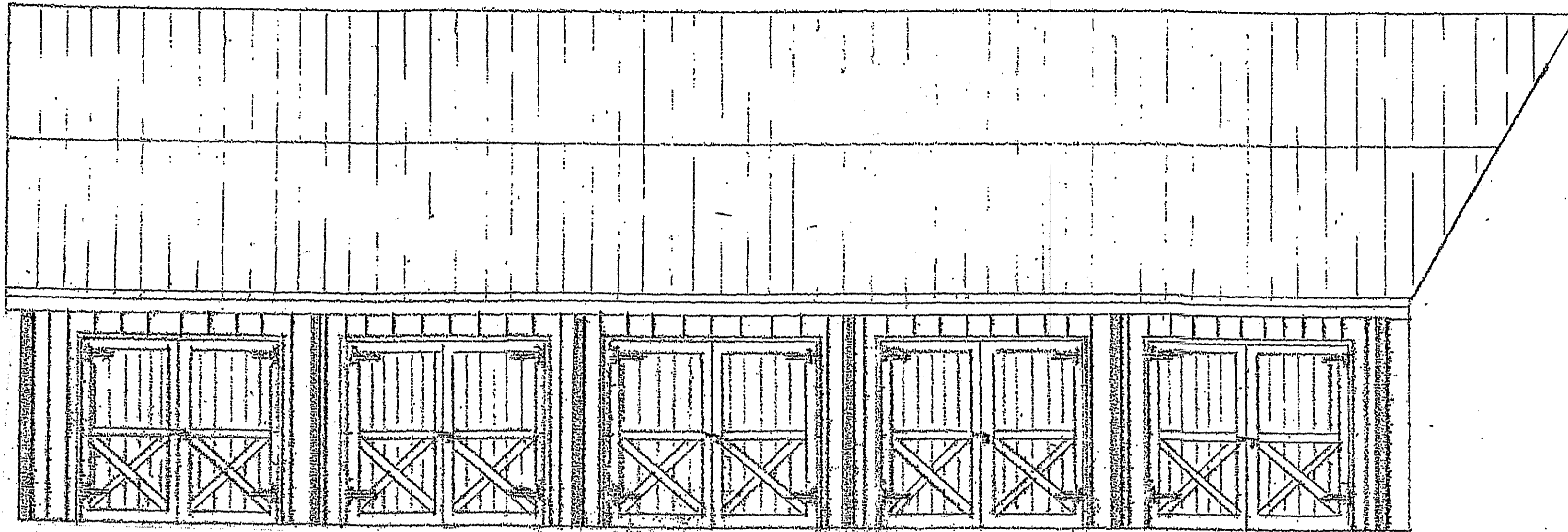
LOAD CASE(S) Standard



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

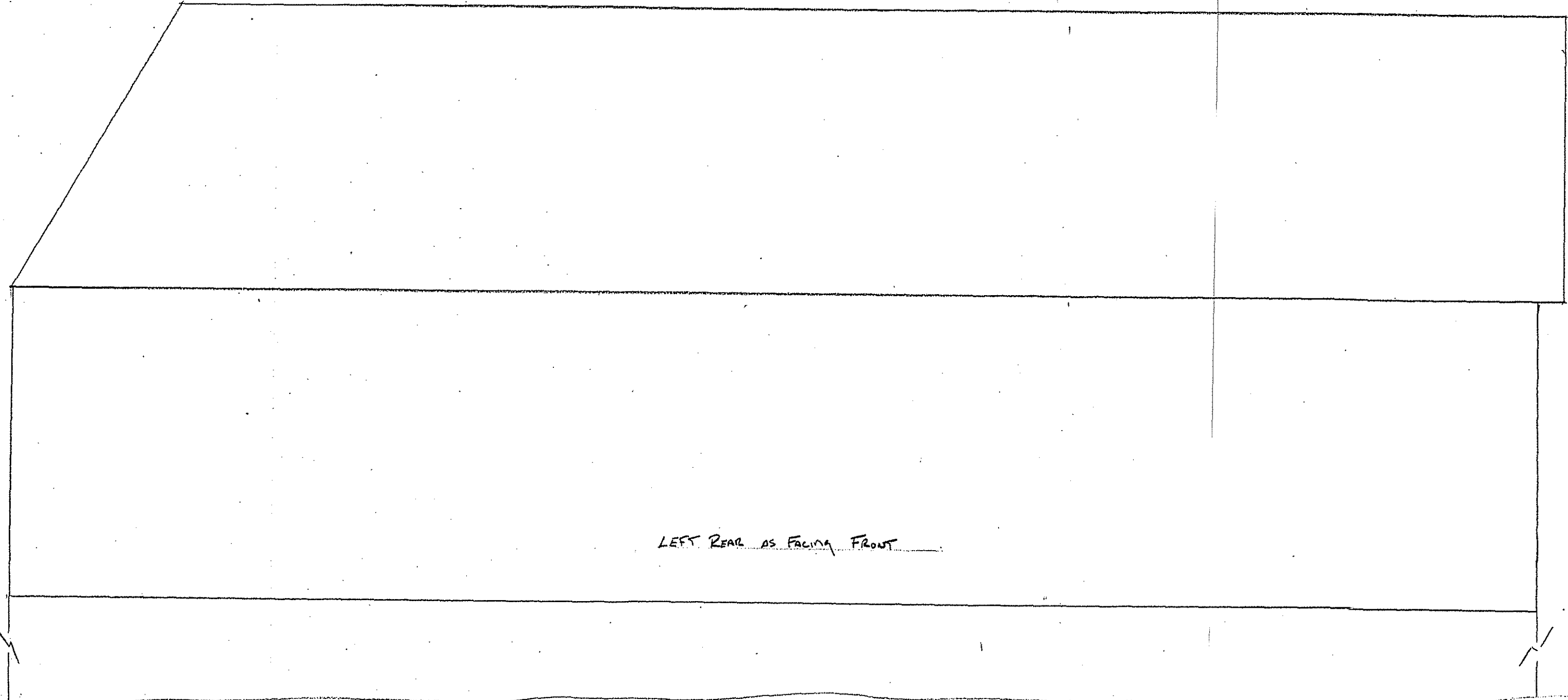
7/8/04

17200 RITTLE FORD ROAD		
H. DAVID WARFIELD		GERMANTOWN, MARYLAND 20874
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 6/01/04		REVISED:
DRAWN BY:		DRAWING NUMBER:
SADTLER CONSTRUCTION, INC 301-253-0899		1

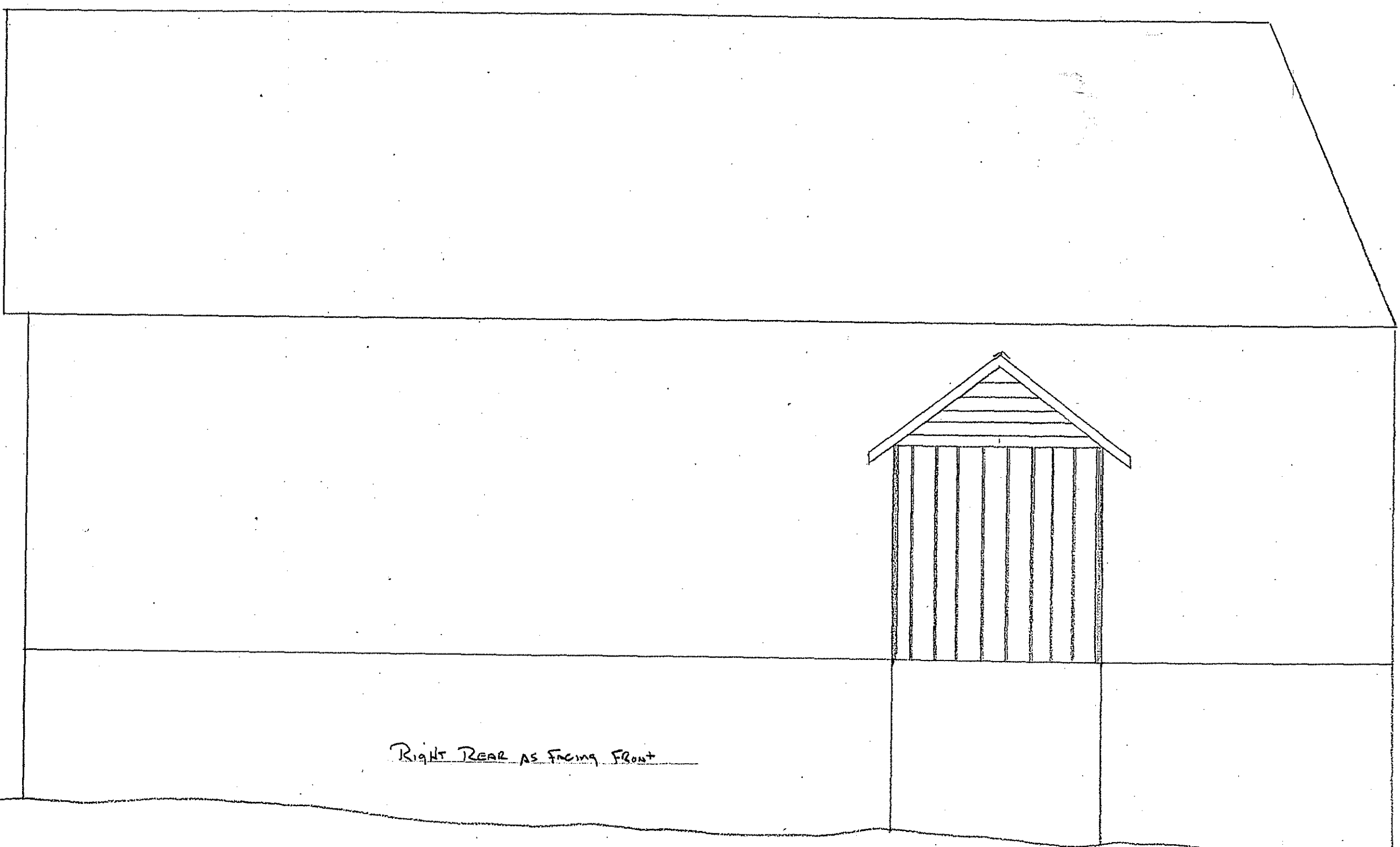


APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
7/8/04

H. DAVID WARFIELD		17200 RIFFLE FORD ROAD	
GERMANTOWN, MARYLAND 20874			
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:	REVISED:
DATE: 6/3/04			
DRAWN BY: SADLER CONSTRUCTION, INC 301-253-0899	DRAWING NUMBER 2		



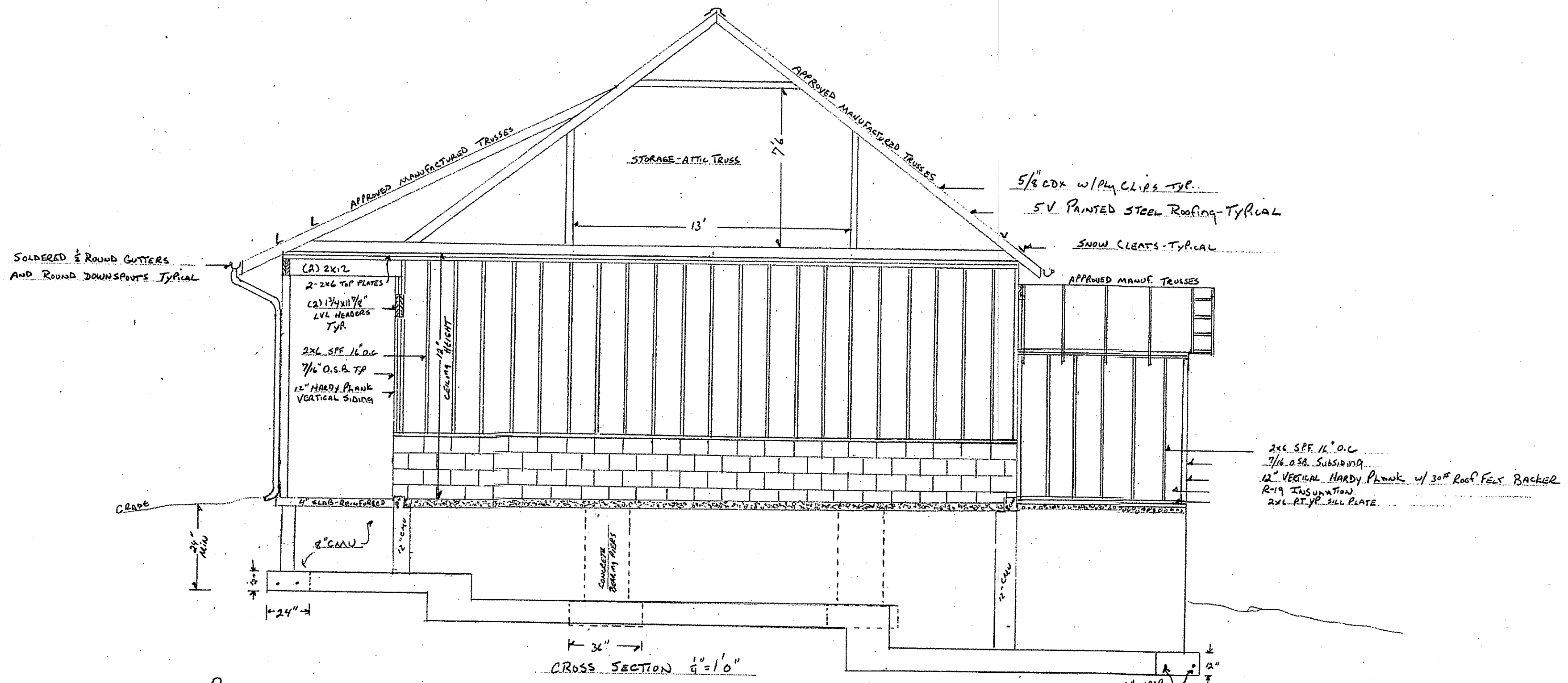
LEFT REAR AS FACING FRONT



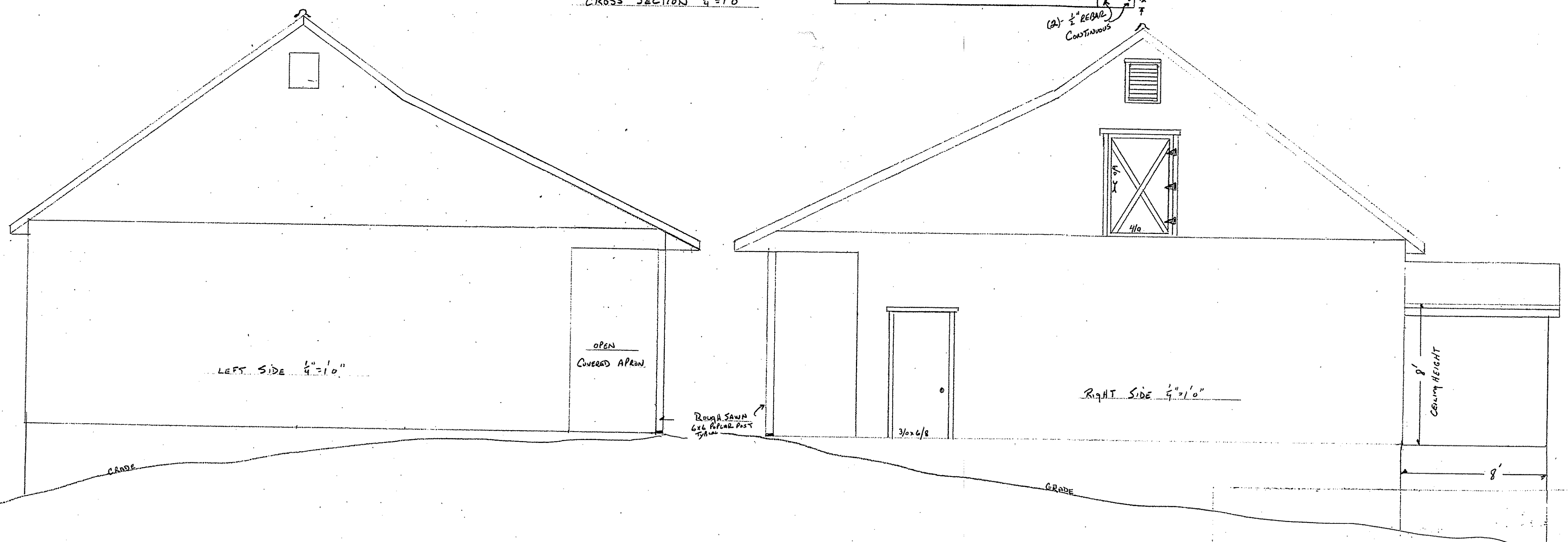
RIGHT REAR AS FACING FRONT

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Malley
 7/8/04

SCALE: 1/4" = 1'0"	APPROVED BY:	DRAWN BY
DATE: 6/26/04		REVISED
17200 RIFFLEFORD ROAD		
H. DAVID WARFIELD GERMANTOWN, MARYLAND 20874		
DRAWN BY: SADLER CONSTRUCTION INC. 301-253-0899	DRAWING NUMBER 3	

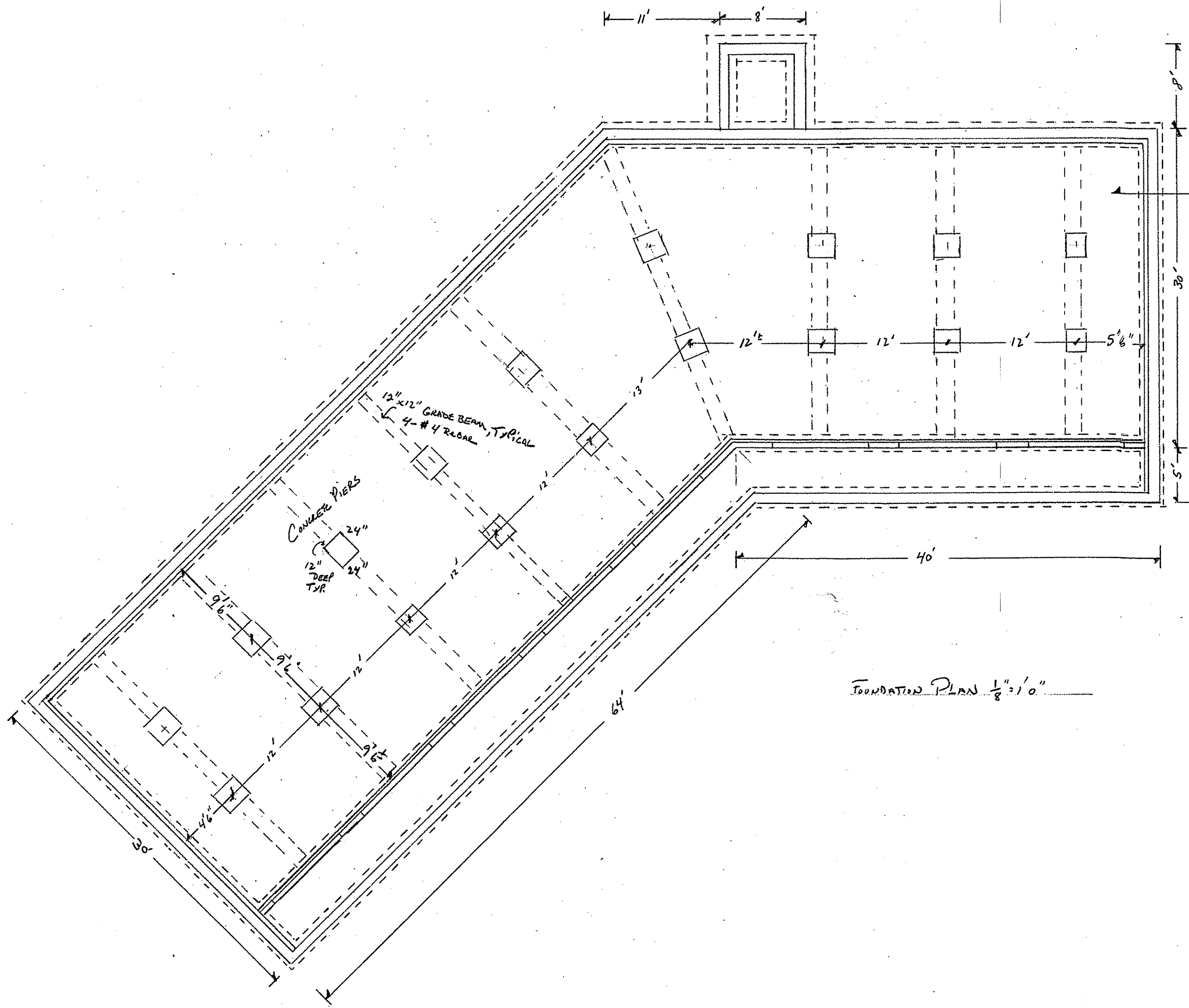


CROSS SECTION 1/4"=1'0"



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley
 7/8/04

SCALE: 1/4"=1'0"	APPROVED BY:	DRAWN BY
DATE: 6/30/04		REVISED
H. DAVID WARFIELD		
17200 RIFLE FORD ROAD GERMANTOWN, MD 20874		
SADLER CONSTRUCTION, INC. 301-253-0899		DRAWING NUMBER 4

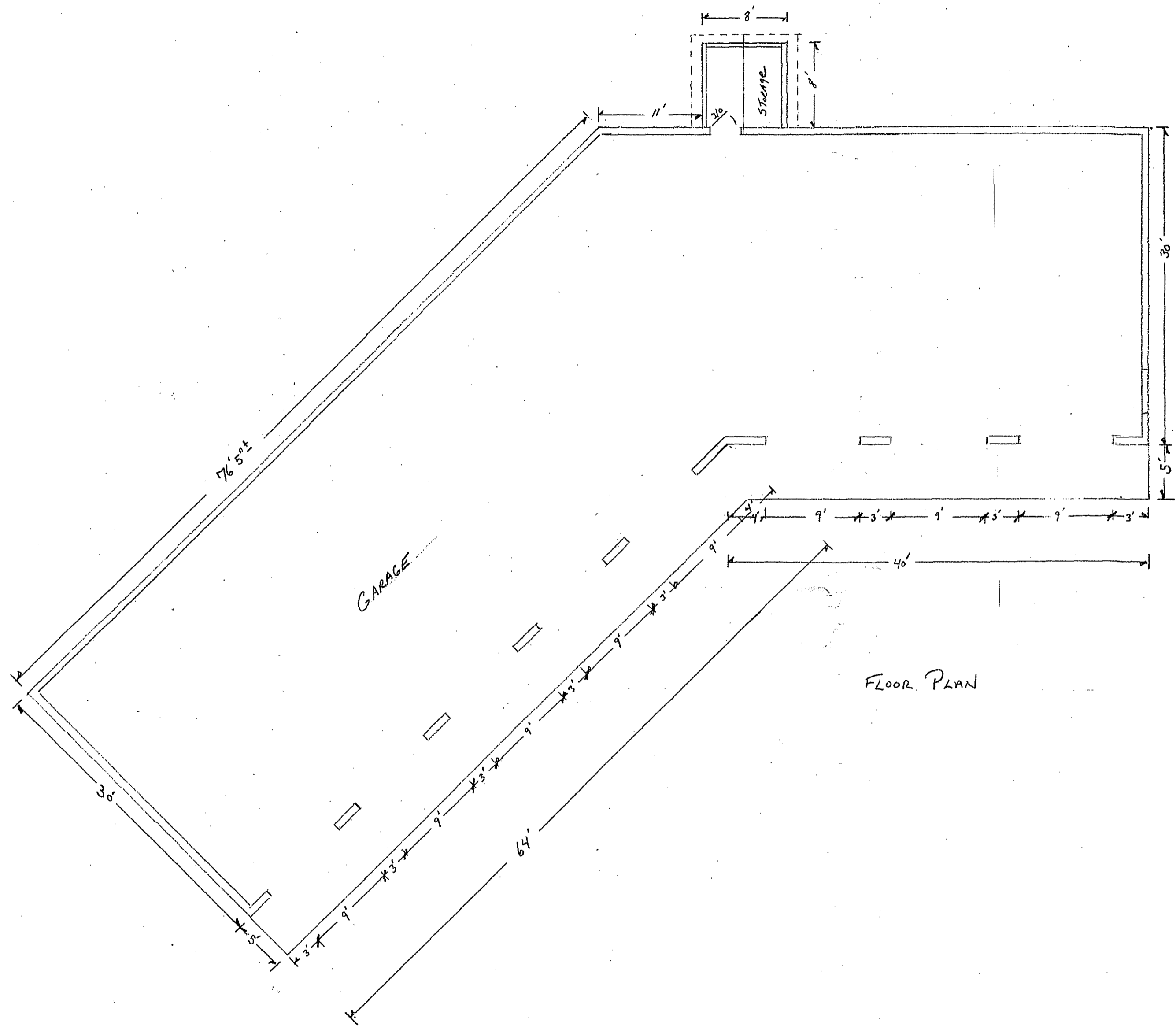


- .4" REINFORCED SLAB
- 4" CRUSHED STONE - SUBBASE
- 6 MIL PLANSSE VAPOR BARRIER
- #4 REBAR 30" GRID, #10-6X6 WIREMESH
- 7 BAG SLAB CONCRETE MIX WITH CRUSHED STONE
- GRADE BEAMS AS NOTED

FOUNDATION PLAN $\frac{1}{8}'' = 1'0''$

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 Montgomery County
 Historic Preservation Commission
Julia D. Malley
 7/8/04

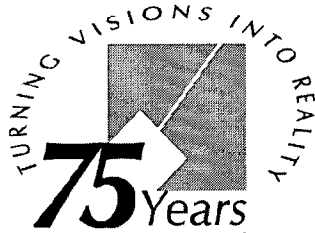
17200 RIFFLEFORD ROAD		
H. DAVID WARFIELD GERMANTOWN, MARYLAND 20874		
SCALE: $\frac{1}{8}'' = 1'0''$	APPROVED BY:	DRAWN BY
DATE: 6/15/04		REVISED
DRAWN BY: SADLER CONSTRUCTION, INC 301.203.0811		DRAWING NUMBER 5



FLOOR PLAN

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Mally
 6/21/04

17200 Rifle Field Road		
H. DAVID WARFIELD GERMANTOWN, MARYLAND 20874		
SCALE: 1/8" = 1' 0"	APPROVED BY:	DRAWN BY
DATE: 6/30/04		REVISED
DRAWN BY SHUTLER CONSTRUCTION, INC 301-253-0877		DRAWING NUMBER 6



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with Conditions**. The conditions of approval are:

1. *Several trees of native species shall be planted behind the carriage house to mitigate the impact of the building on the landscape. Trees should be planted in a naturalistic configuration and well away from the foundation of the building.*
2. *Investigate whether the farm road that provided access to the demolished barn could be utilized for the carriage house.*
3. *The foundation should be expressed as parged cinderblock, rather than the cultured stone proposed, which would present a more formal finish than would have been seen on a rural outbuilding.*
4. *The Trust must review and approve a sample of the Hardi Plank vertical siding, and the specifications for the proposed metal doors and standing seam metal roof.*
5. *The Trust must also review and approve a color palate of muted grey for the siding and iron oxide color (reddish brown) for the roof, as this scheme would be least visible and is consistent with the corn crib and the smoke house.*

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

Applicant: David Warfield and Bonnie Adler (Brian Sadtler, Agent)

Address: 1700 Riffle Ford Road, Germantown (Master Plan Site # 19/27, **J.H. Gassaway 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 arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BRIAN SADDLER
Daytime Phone No.: 301-704-1985

Fax Account No.: _____
Name of Property Owner: DAVID WARFIELD + BONNIE ADLER Daytime Phone No.: 301-253-2151
Address: 1902 LOG HOUSE CT MT AIRY, MD 21771
Street Number City State Zip Code
Contractor: SADDLER CONSTRUCTION Phone No.: 301 253 0899
Contractor Registration No.: MHIC 1843
Agent for Owner: BRIAN SADDLER Daytime Phone No.: 301 704 -1985

LOCATION OF BUILDING/PREMISE

House Number: 17200 Street: RIFLE FORD RD
Town/City: GERMANTOWN Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|-----------------------------------------------|--------------------------------------------------------------------|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> AC |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input checked="" type="checkbox"/> Other: <u>GARAGE STRUCTURE</u> |

1B. Construction cost estimate: \$ 150,000⁰⁰/100

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.

Brian C. Sattler Signature of owner or authorized agent 4/13/04 Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 7/8/04
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

John Hassaway Farm is a Master Plan
individually designated site upon which
the Maryland Historical Trust holds
interior & exterior easements

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

Construct a Carriage House 90' west of existing cork crib
see attached dwgs.

2. SITE PLAN

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 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).




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 26, 2004

MEMORANDUM

TO: David Warfield and Bonnie Adler
17200 Riffle Ford Road, Germantown, *Master Plan* Site # 19/27, **J. H. Gassaway Farm**

FROM: Michele Naru, Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application

Your Historic Area Work Permit application for a rear addition was **approved with conditions** by the Historic Preservation Commission at its February 25, 2004 meeting. The conditions of approval were that:

1. *Several trees of native species shall be planted behind the carriage house to mitigate the impact of the building on the landscape. Trees should be planted in a naturalistic configuration and well away from the foundation of the building.*
2. *Investigate whether the farm road that provided access to the demolished barn could be utilized for the carriage house.*
3. *The foundation should be expressed as parged cinderblock, rather than the cultured stone proposed, which would present a more formal finish than would have been seen on a rural outbuilding.*
4. *The Trust must review and approve a sample of the Hardi Plank vertical siding, and the specifications for the proposed metal doors and standing seam metal roof.*
5. *The Trust must also review and approve a color palate of muted grey for the siding and iron oxide color (reddish brown) for the roof, as this scheme would be least visible and is consistent with the corn crib and the smoke house.*

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your Permit Set of Drawings in to the Historic Preservation Office for stamping. Please ensure that your final permit set of drawings reflect the above conditions (if applicable). Also 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 stamped drawings and an official approval letter (given at the time of drawing stamping). 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 at <http://permits.emontgomery.org> of your anticipated work schedule. Thank you very much for your patience and good luck with your project!

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	17200 Riffle Ford Road, Germantown	Meeting Date:	02/25/04
Resource:	<i>Master Plan Site # 19/27</i> John H. Gassaway Farm	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	19/27-04A	Tax Credit:	None
Applicant:	David Warfield and Bonnie Adler	Staff:	Michele Naru

PROPOSAL: Carriage House Installation

RECOMMEND: Approve with Conditions

RECOMMENDATION: Staff is recommending that the Historic Preservation Commission **approve with the conditions** set forth by the MHT Easement Committee:

1. Several trees of native species shall be planted behind the carriage house to mitigate the impact of the building on the landscape. Trees should be planted in a naturalistic configuration and well away from the foundation of the building.
2. Investigate whether the farm road that provided access to the demolished barn could be utilized for the carriage house.
3. The foundation should be expressed as parged cinderblock, rather than the cultured stone proposed, which would present a more formal finish than would have been seen on a rural outbuilding.
4. The Trust must review and approve a sample of the Hardi Plank vertical siding, and the specifications for the proposed metal doors and standing seam metal roof.
5. The Trust must also review and approve a color palate of muted grey for the siding and iron oxide color (reddish brown) for the roof, as this scheme would be least visible and is consistent with the corn crib and the smoke house.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site # 19/27, John H. Gassaway Farm
STYLE: Gothic Revival/Italianate
DATE: early 1800s, c1940

Typical of higher style Montgomery County houses of this era, the first level windows allow access to the front porch, in this case with jib-door panels. The older section was made

compatible with the 1904 section, updated with lopped bargeboard and 2/2 sash windows. The Farmstead includes a log smokehouse with vertical plank siding, corncrib and a wind pump. The Maryland Historical Trust holds interior and exterior easements on the property.

PROPOSAL:

The applicant is a contract purchaser for the abovementioned house and proposes to construct a frame, eight-bay, "L" shaped, multi-car "carriage house" for his antique automobile collection. The building would measure approx. 73' in the rear; the shorter side would measure approximately 57' in the rear and also contain a 15' wide gravel apron along its front façade.

The proposed project has been reviewed and approved by the Maryland Historical Trust (MHT) Easement Committee – see attached letter (circles **10-11**).

STAFF RECOMMENDATION:

As per the attached *Policy on use of Expedited Staff Reports*, Section IV (1) an expedited staff report is being utilized in this case because the proposed changes are to a "property on which MHT holds an easement and which have been reviewed and approved by the MHT Easement Committee.

Staff is recommending that the Historic Preservation Commission **approve with the conditions** mentioned above by the MHT Easement Committee.

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:

 X 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 X 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

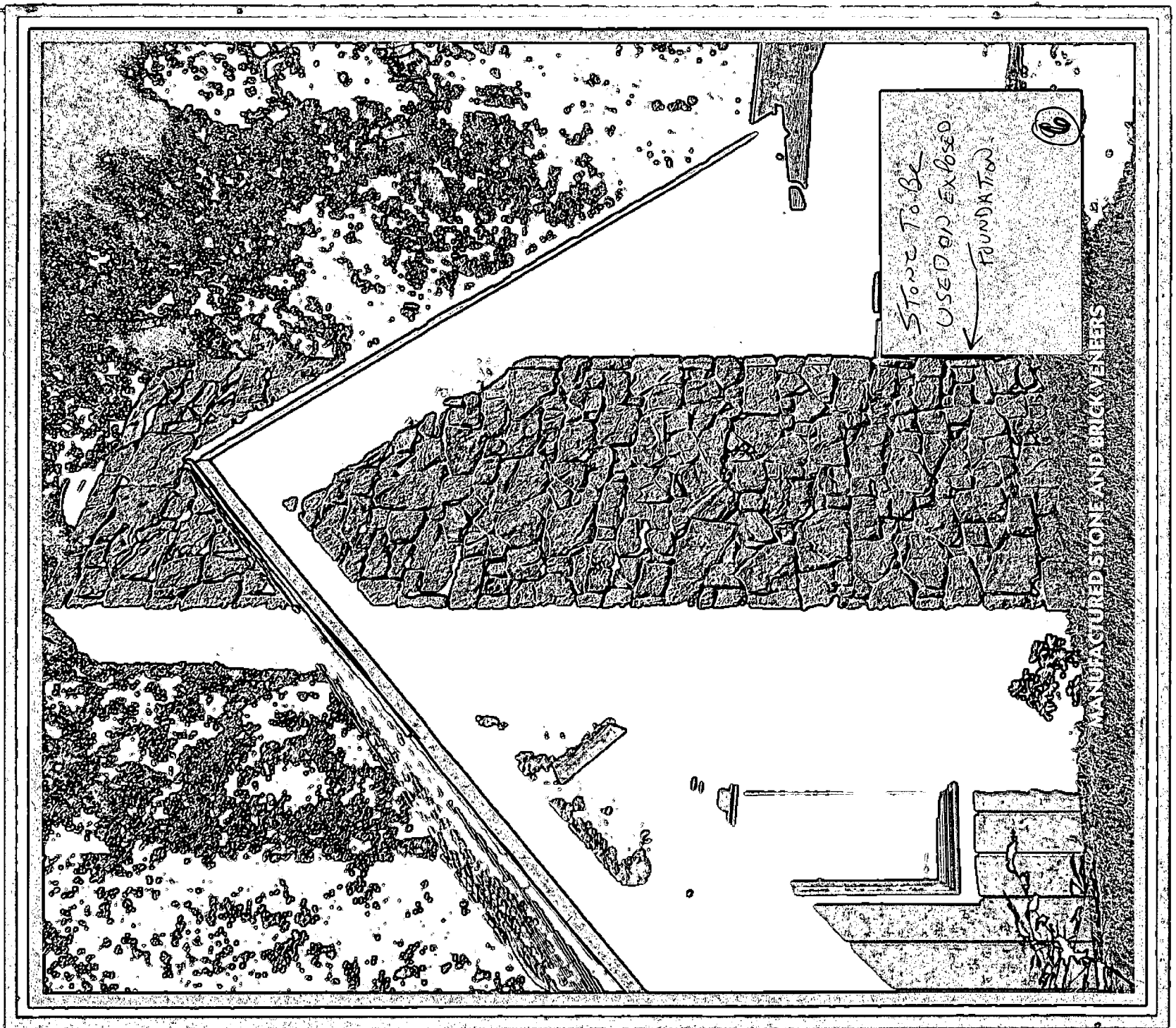
 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic 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

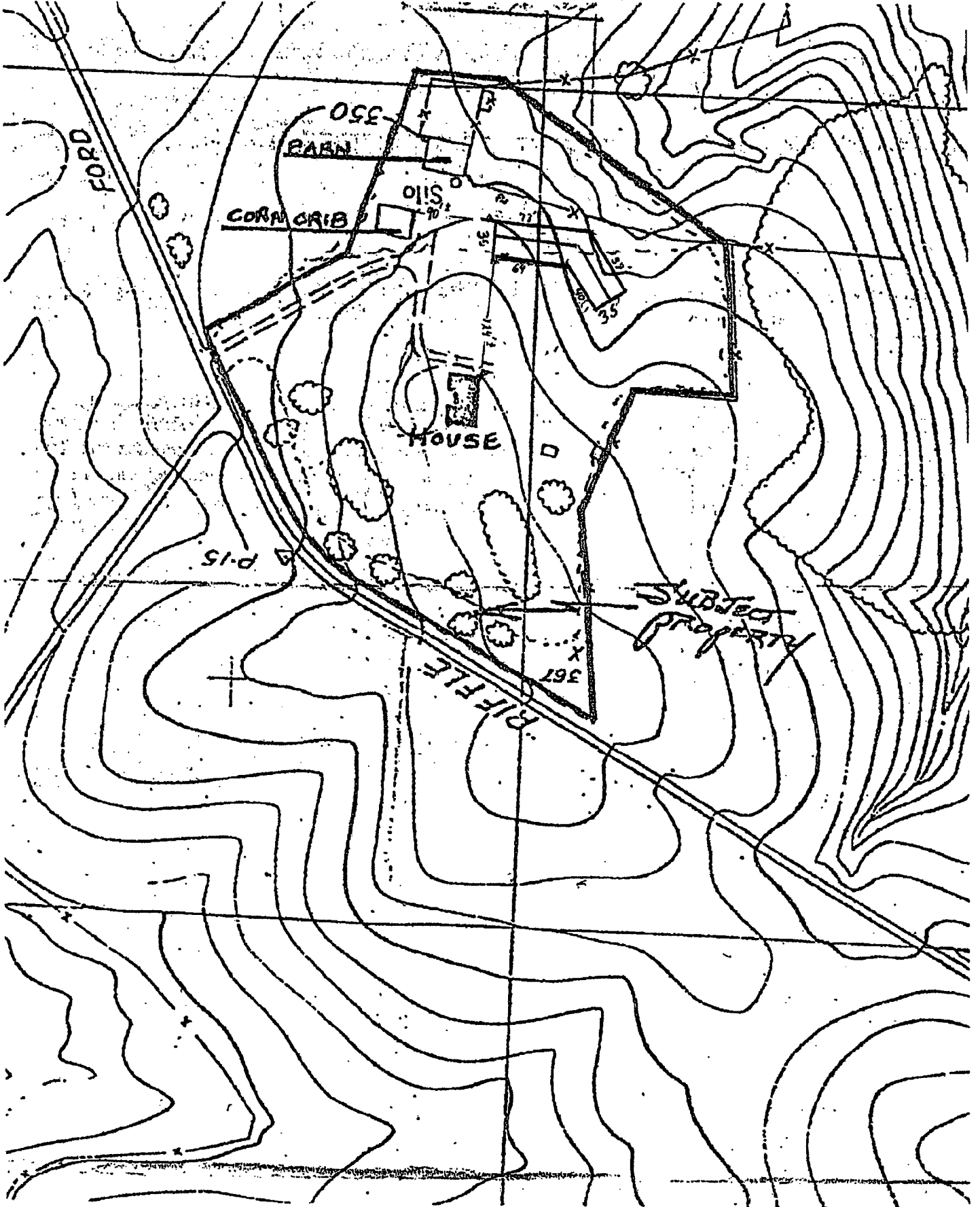
_____5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

_____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.

Edonardo Stone[®]



MANUFACTURED STONE AND BRICK VENEERS



Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understand that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
 4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
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14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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MARYLAND DEPARTMENT OF HOUSING
& COMMUNITY DEVELOPMENT

Robert L. Ehrlich, Jr.
Governor
Michael S. Steele
Lt. Governor
Victor L. Hoskins
Secretary
Shawn S. Karimian
Deputy Secretary

February 10, 2004

David Warfield
1902 Log House Court
Mount Airy, Maryland 21771

RE: Hamman-Gassoway House, Montgomery County
Maryland Historical Trust Historic Preservation Easement

Dear Mr. Warfield:

The Maryland Historical Trust is in receipt of plans by Sadtler Construction, Inc. for construction of a carriage house on the Hamman-Gassoway easement property in Germantown, Maryland. You have submitted these plans as the contract purchaser for the property. Elizabeth Tune of my staff received the plans for this work during a meeting with you at the property on January 13, 2004 and by fax on January 20, 2004. For the purposes of this letter, the plans will be referred to as the "January 20, 2004 plans," as this is the date upon which the application was complete.

According to the January 20, 2004 plans, you are proposing to construct an eight-bay, L-shaped building approximately ninety feet west of the existing corn crib. The long side of the building would be parallel to the corn crib and would measure approximately seventy-three feet in the rear; the shorter side would measure approximately fifty-seven feet in the rear. The building foundation would feature a cultured stone veneer applied to the foundation, Hardi Plank board and batten siding, and a standing seam metal roof. You also propose to paint the exterior elevations red with white trim.

I appreciate your making a presentation to the Easement Committee at their meeting on January 29, 2004. As you know, the Committee determined that a site visit would be necessary to understand the topography of the property and the proposed siting of the new construction.

Following their visit to the property on February 5, 2004 the Easement Committee convened an ad hoc meeting on February 9, 2004 to consider this application. At that meeting, the Committee recommended approval of the January 20, 2004 plans because the proposed construction would be minimally visible on the property, it follows a pattern



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David Warfield
Page 2

of outbuildings on the property, and is consistent with Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation. The Committee made this recommendation with the following provisions:

1. Several trees of native species shall be planted behind the carriage house to mitigate the impact of the building on the landscape. Trees should be planted in a naturalistic configuration and well away from the foundation of the building.
2. Investigate whether the farm road that provided access to the demolished barn could be utilized for the carriage house.
3. The foundation should be expressed as parged cinderblock, rather than the cultured stone proposed, which would present a more formal finish than would have been seen on a rural outbuilding.
4. The Trust must review and approve a sample of the Hardi Plank vertical siding, and the specifications for the proposed doors and standing seam metal roof.
5. The Trust must review and approve a color palate of muted grey for the siding and iron oxide color (reddish brown) for the roof, as this scheme would be least visible and is consistent with the corn crib and smoke house.

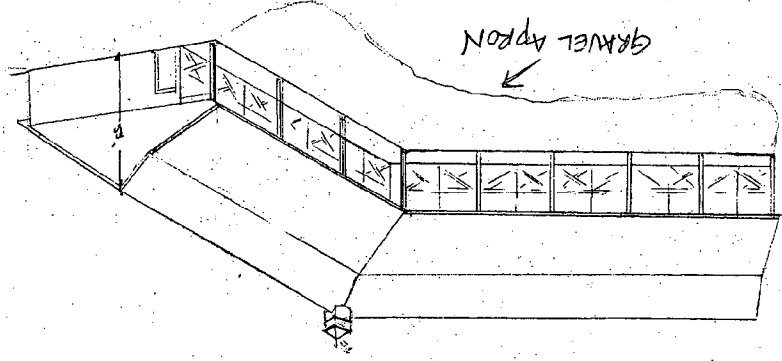
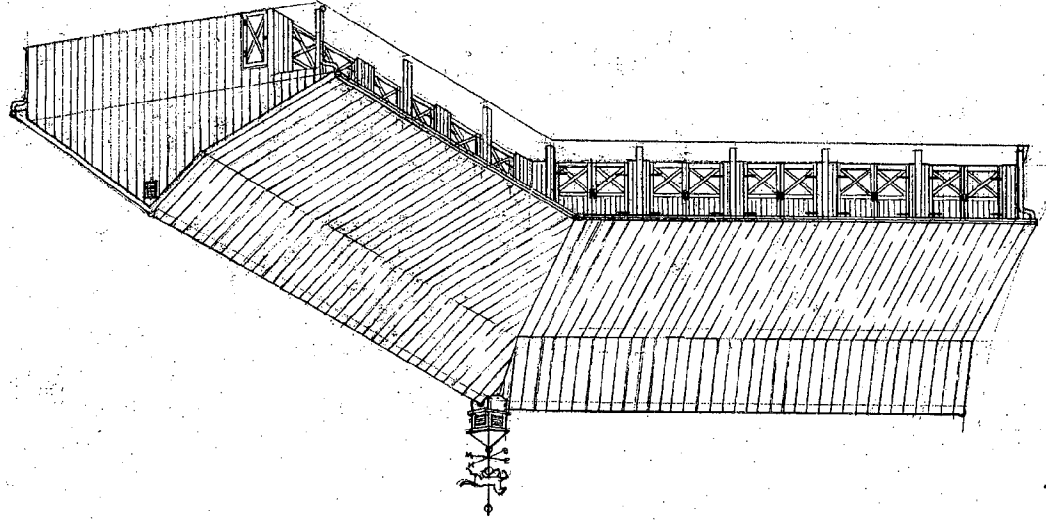
Based on the review and approval of the Easement Committee, I approve the construction of an eight-bay carriage house according to the January 20, 2004 plans, with the above-stated provisions. This approval is valid for a period of six months from the date of this letter. If you anticipate any changes from the approved scope of work, or if you need additional time to complete the project please contact Elizabeth Tune at (410) 514-7613.

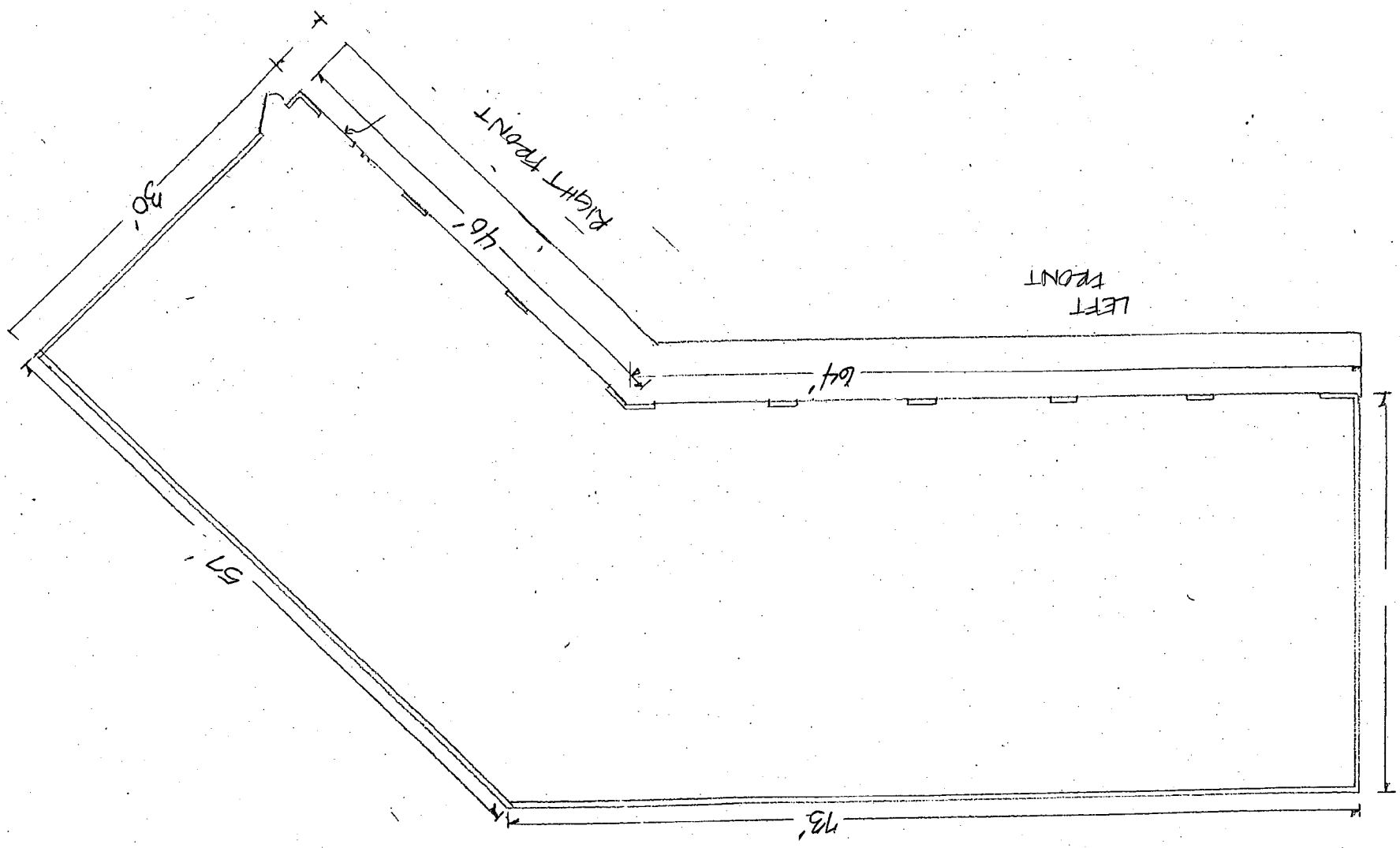
As you have been notified by Trust staff, the Hamman-Gassoway House property is currently in breach of the terms of the easement due to the deteriorated condition of the corn crib and smoke house. During their visit to the site, the Easement Committee examined these structures and found that both can, and indeed must be rehabilitated. The intent of the easement is to prevent such deterioration from occurring, however when such unfortunate circumstances do arise, the Trust will require that the property be restored to its prior condition, as provided for in Paragraph (7) of the easement. Plans for rehabilitation of the outbuildings must be submitted to the Trust and approved prior to the commencement of work.

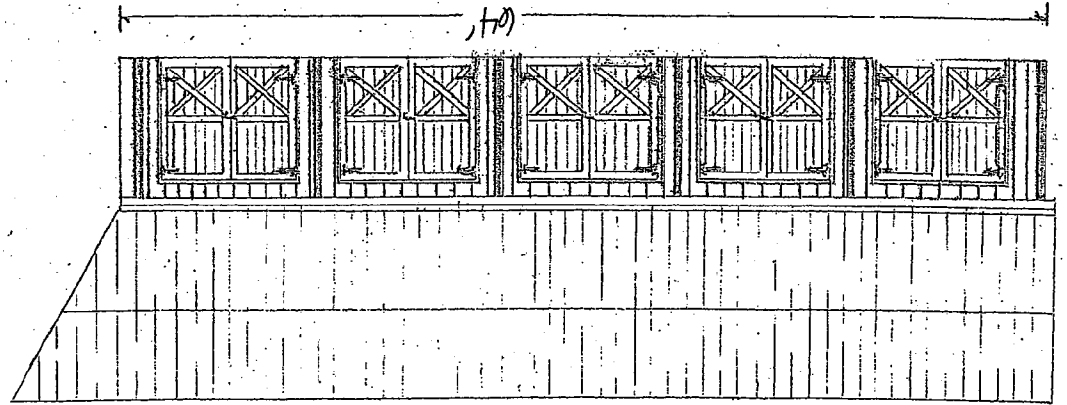
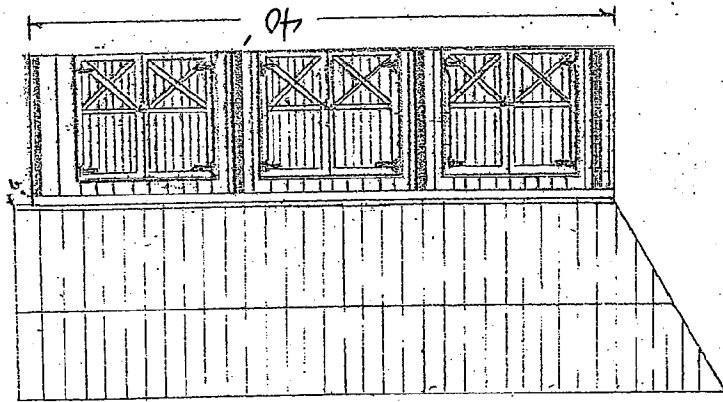
We look forward to receiving the requested information. If you need any assistance, or have any questions, please do not hesitate to contact Elizabeth Tune at (410) 514-7613.

Sincerely,

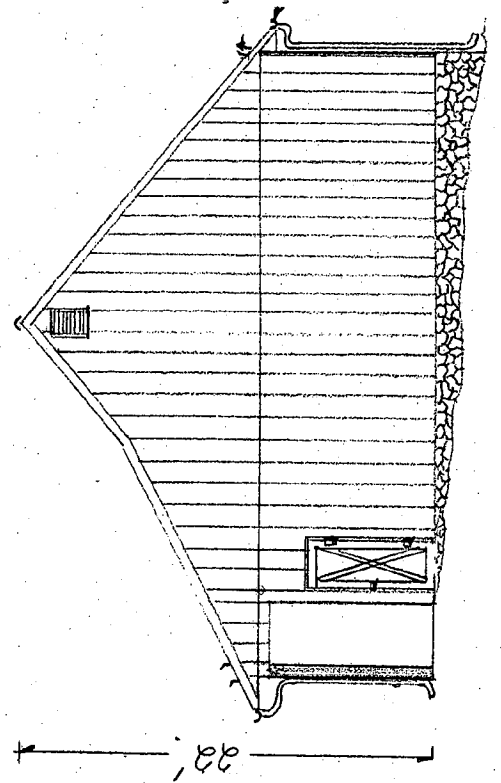
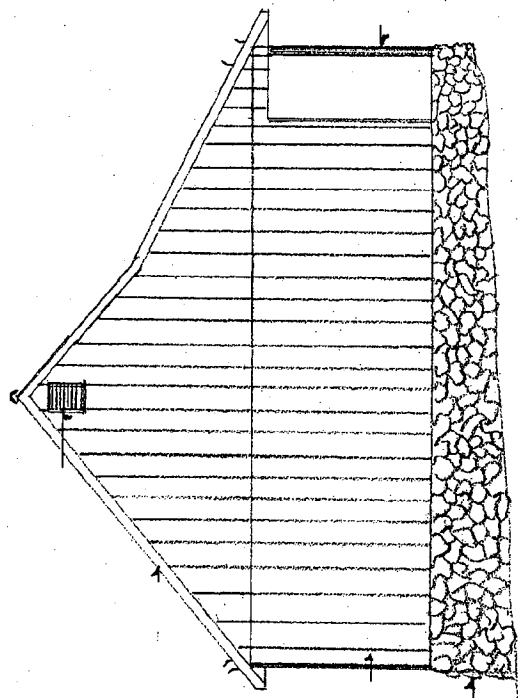
J. Rodney Little
Director

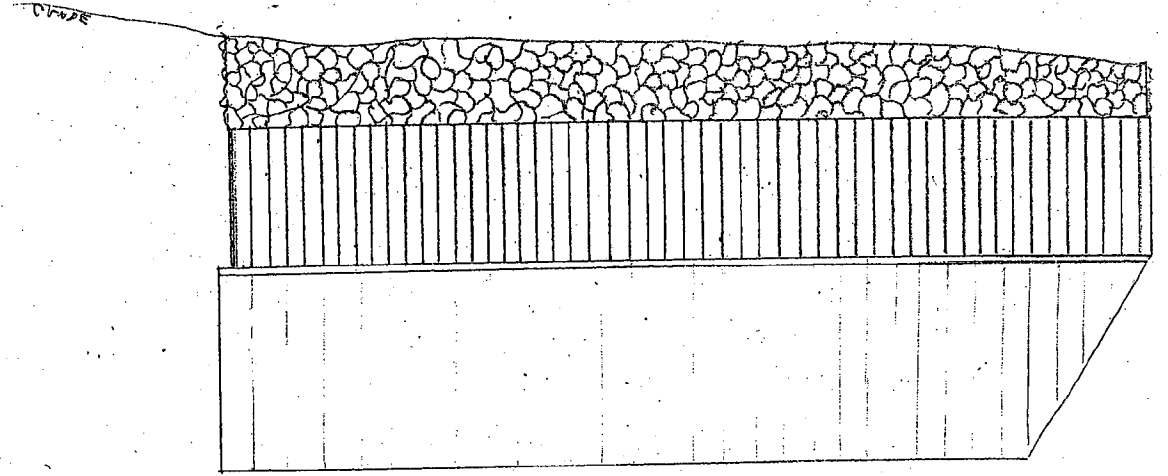
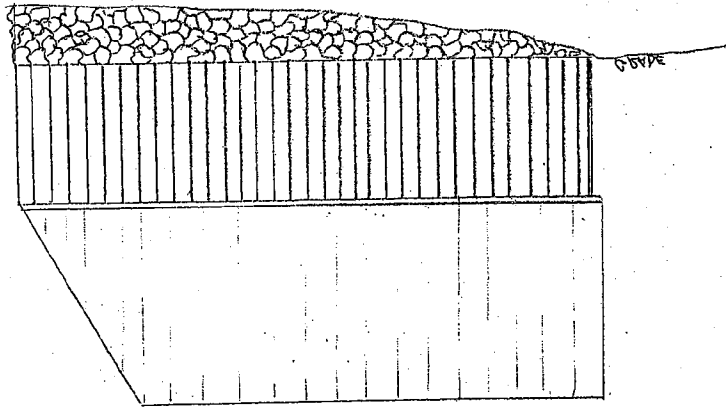






SIDE ELEVATIONS





Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understand that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:



1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
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SADTLER CONSTRUCTION, INC.

GENERAL CONTRACTOR

28401 CLARKSBURG ROAD

DAMASCUS, MARYLAND 20872

BRIAN A. SADTLER, PRESIDENT

TELEPHONE (301) 253-0899

FACSIMILE TRANSMITTAL

Date: 2/13/04

Time: 3:02 AM (PM)

Total pages transmitted 2 (Including this cover page)

To: MNCP

Fax Number (301)563-3412

ATTN: MICHELLE NARD

From: Brian

Remitting Fax Number (301) 253-0406

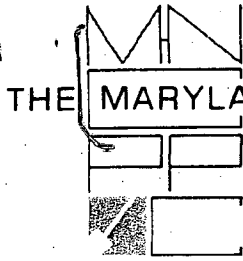
Message/ Comments:

Here is the Site Plan as Requested

Call w/ any questions

THANKS

Brian



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

URGENT

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: DAVID WARFIELD FAX NUMBER: 301 253 6010

FROM: MICHELE NAPU

DATE: 2/10/04

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 8

NOTE:

DAVID, I was able to place you on the Feb 25, 2004, Agenda - in order to complete the submittal, pls. fill out the HAWP application (attached) & send me a new site plan & dwgs with Elizabeth's letter. Also pls see attached info on expedited staff reports to ease your mind about this approval.
- Michele.

How to Obtain a Historic Area Work Permit

Before you can make exterior alterations to a property you own that is listed on the *Master Plan for Historic Preservation* or located in a *Master Plan* historic district, you need an approved Historic Area Work Permit (HAWP).

Even though it is the Historic Preservation Commission (HPC) which reviews HAWPs, you must file all applications for HAWPs and for County building permits with the Department of Permitting Services (DPS) in Rockville. There is no filing fee for HAWPs. Please contact DPS directly at 240.777.6370 to receive a HAWP application in the mail.

The HPC is staffed by Historic Preservation planners at the Maryland-National Capital Park and Planning Commission in Silver Spring. For questions and information on filling out a HAWP application, the HAWP application review process, dates of upcoming HPC meetings, and technical information on sound preservation techniques and maintenance of historic structures, please contact the HPC staff:

Historic Preservation
Commission
8787 Georgia Avenue
Silver Spring, MD 20910
Phone: 301.563.3400
Fax: 301.563.3412

1. Fill out the HAWP application form and all attachments. You must provide the names and mailing addresses of whoever owns property next to, behind and across from yours. You must also provide graphic information about your proposal, including:
 - Two sets of scaled plans and elevations on paper no larger than 11" x 17" showing what currently exists and what you propose. Mark the scale and dimensions on each page, because the drawings will be reduced, photocopied, and circulated on 8 1/2" x 11" paper.
 - Photographs showing the building or site from the street and the areas where the work is proposed. Please affix the photos to 8 1/2" x 11" paper and label them.
 - A site plan (a zoning plat or survey can be used) showing the existing footprint of the building with the area of proposed changes or additions demoted. Indicate location of proposed fences with a dotted line.
 - Additional information such as a tree survey, a grading plan, and material specifications may be required depending on your project. If you plan to remove a healthy tree greater than 6" in caliper, you must provide a tree survey, with proposed replacements plantings.
2. Return your completed HAWP application to DPS in Rockville. Do not send it to the HPC in Silver Spring. You will be notified by mail when your case is scheduled before the HPC. This usually takes place within one month of filing and, by law, must take place within 45 days. The HPC usually meets the second and fourth Wednesdays of each month. To be on a particular meeting agenda, you must file your HAWP application 3 weeks before that meeting. Notice of the public meeting is published in the *Montgomery Journal* and sent to your neighboring property owners. If you live in a historic district, the Local Advisory Panel (LAP) receives a copy of your application.
3. At the HPC meeting, you will be given time to discuss your project and answer questions about it. Other interested

parties will also be offered an opportunity to testify. Staff will show slides of your property and make recommendations to the Commission. Comments, if any, from the LAP are also presented.

4. Following the testimony and discussion, the HPC votes in public on your application, basing its decision on criteria in the County's Historic Preservation Ordinance, the Secretary of the Interior's Standards, and any applicable guidelines. The HPC has three options:
 - Approve your application and instruct DPS to issue the HAWP for the work as proposed.
 - Approve the application subject to certain conditions.
 - Deny the HAWP.
5. In practice, *the majority of HAWP applications are approved as submitted or with conditions*. Following the HPC meeting, the signed, approved HAWP application is returned to DPS which then issues you a Historic Area Work Permit through mail. At the same time, HPC staff mails you a copy of your signed HAWP application with each page of your plans stamped as approved. If the HPC's conditions of approval require changes to the plans, the approved HAWP is not returned to DPS until you submit a revised set of plans to HPC staff. When you go to DPS to get your building permit, you must take your HPC-stamped plans and HAWP. Your building permit must match the stamped HPC set.

File HAWP Applications at:

Department of Permitting Services
255 Rockville Pike (Route 355) 2nd Floor
Rockville, MD 20850

- in the County government center in Rockville, across Hungerford Drive from the Rockville Metro station, at the intersection of Route 355 and Middle Lane

phone: 240.777.6370
(for general information or to request a HAWP application)

public hours: 7:30 a.m. to 3:30 p.m.
Monday - Friday

INSTRUCTIONS FOR FILING A HISTORIC AREA WORK PERMIT APPLICATION

All applications for proposed exterior work involving properties listed on the Montgomery County Master Plan for Historic Preservation, either as individual historic sites or as properties within a historic district, require the approval of the Montgomery County Historic Preservation Commission (HPC).

The HPC, staffed by Historic Preservation Planners who work at M-NCPPC, reviews proposals for new construction, demolition, and exterior alterations through the mechanism of the Historic Area Work Permit (HAWP) process. You are encouraged to discuss proposals for major work with the staff in advance of filing a HAWP. For information or to make an appointment, call the HPC staff at M-NCPPC: 301.563.3400.

The HAWP Application Process

***** HAWP applications are obtained from and returned to the Department of Permitting Services (DPS), 255 Rockville Pike, Rockville, 240.777.6370. The application requirements depend on the nature of the proposed project and are listed on the attached checklist. Your application must be complete before it will be accepted by DPS staff. DO NOT FILE YOUR APPLICATION AT M-NCPPC!

Typically, HPC public meetings are held on the second and fourth Wednesdays of each month. The firm deadline for filing a HAWP is the Wednesday three weeks prior to each meeting. You are notified by mail of the scheduled meeting date, time, and location, and are normally expected to attend.

Some historic districts have Local Advisory Panels (LAPs), groups of volunteer citizens which assist the HPC by reviewing HAWP applications and forwarding comments for the public record. Further information on Local Advisory Panels and their role in the HAWP review can be provided by the HPC staff. In addition, adjacent and confronting property owners, whose names and addresses are provided by you on the application, are notified by mail that you have filed a HAWP application.

Actions After HAWP Review Hearing

If the HPC approved the HAWP application, it is returned to DPS for issuance of the HAWP. **Subsequently, a copy of the approved HAWP and the stamped plans are mailed to the property owner and must be presented to DPS officials in order to obtain a Building Permit.**

If you are not satisfied with the decision of the HPC, you can submit a revised application or appeal the decision to the County Board of Appeals, which will hear the original application de novo (that is, starting fresh with a new hearing) and render its own decision.

**HISTORIC AREA WORK PERMIT
CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*		*
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE ATTACHED INSTRUCTIONS FOR FURTHER DETAILS REGARDING THESE APPLICATIONS REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

SADTLER CONSTRUCTION, INC.

GENERAL CONTRACTOR

28401 CLARKSBURG ROAD

DAMASCUS, MARYLAND 20872

BRIAN A. SADTLER, PRESIDENT

TELEPHONE (301) 253-0899

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To: MNCP

Fax Number (301)563-3412

ATTN: MICHELLE NARJ

From: Brian

Remitting Fax Number (301) 253-0406

Message/ Comments:

Here is the Site Plan as Requested

Call w/ any questions

Thanks

Brian