

33/12-98A 14015 New Hampshire Ave.
(MP #33/12 - Colesville Elem. School)

Stanley Copeland

COPELAND
Design

11001 Brent Road, Potomac, MD 20854
Telephone 301-983-5045 Fax 301-983-2351
Email copadesign@earthlink.net

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7.22.98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

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

Applicant: Montgomery County (Stewart Hays)

Address: 14015 New Hampshire Ave Colesville

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: STEVE HAYES
 Daytime Phone No.: 301-217-6080
 Tax Account No.: 251733
 Name of Property Owner: MONTGOMERY COUNTY, MD. Daytime Phone No.: 301-217-6080
 Address: 110 NORTH WASHINGTON STREET RM 318 ROCKVILLE MD. 20850
Street Number City Street Zip Code
 Contractor: COPELAND DESIGN, INC. Phone No.: 301-983-5045
 Contractor Registration No.: _____
 Agent for Owner: STEVE HAYES Daytime Phone No.: 301-217-6080

LOCATION OF BUILDING/PREMISE

House Number: 14015 Street: NEW HAMPSHIRE AVENUE
 Town/City: COLESVILLE Nearest Cross Street: CAPE MAY ROAD
 Lot: _____ Block: _____ Subdivision: #1 COLESVILLE SCHOOL
 Liber: _____ Folio: _____ Parcel: TAX DISTRICT 5 ZONED: R-200

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: 216N
 1B. Construction cost estimate: \$ 3,300⁰⁰
 1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 6/25/98
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 7-22-98
 Application/Permit No.: 9806300068 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:

LOCATION: 1401 S NEW HAMPSHIRE AVENUE - COLESVILLE SCHOOL
FABRICATE & INSTALL NEW 4' x 8', TWO SIDED - NON ILLUMINATED
FREE STANDING SIGN AS SHOWN ON ENCLOSED DRAWINGS.

END USER IS MONTGOMERY GENERAL HOSPITAL WHO HAS
LEASED THIS SPACE FROM MONTGOMERY COUNTY MD.
FOR USE AS AN OUTPATIENT FACILITY.

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

WE FEEL THAT OUR SIGNAGE WILL IN NO WAY
DETRACT FROM THE GENERAL ARCHITECTURE, AND SETTING
OF THE SCHOOL & ITS GROUNDS.

THE NEW SIGN WILL GO IN SAME LOCATION AS EXISTING COURT SIGN.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

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

6/3/98

Montgomery General

H O S P I T A L

COLESVILLE CENTER

14015

4" x 4" Aluminum Posts

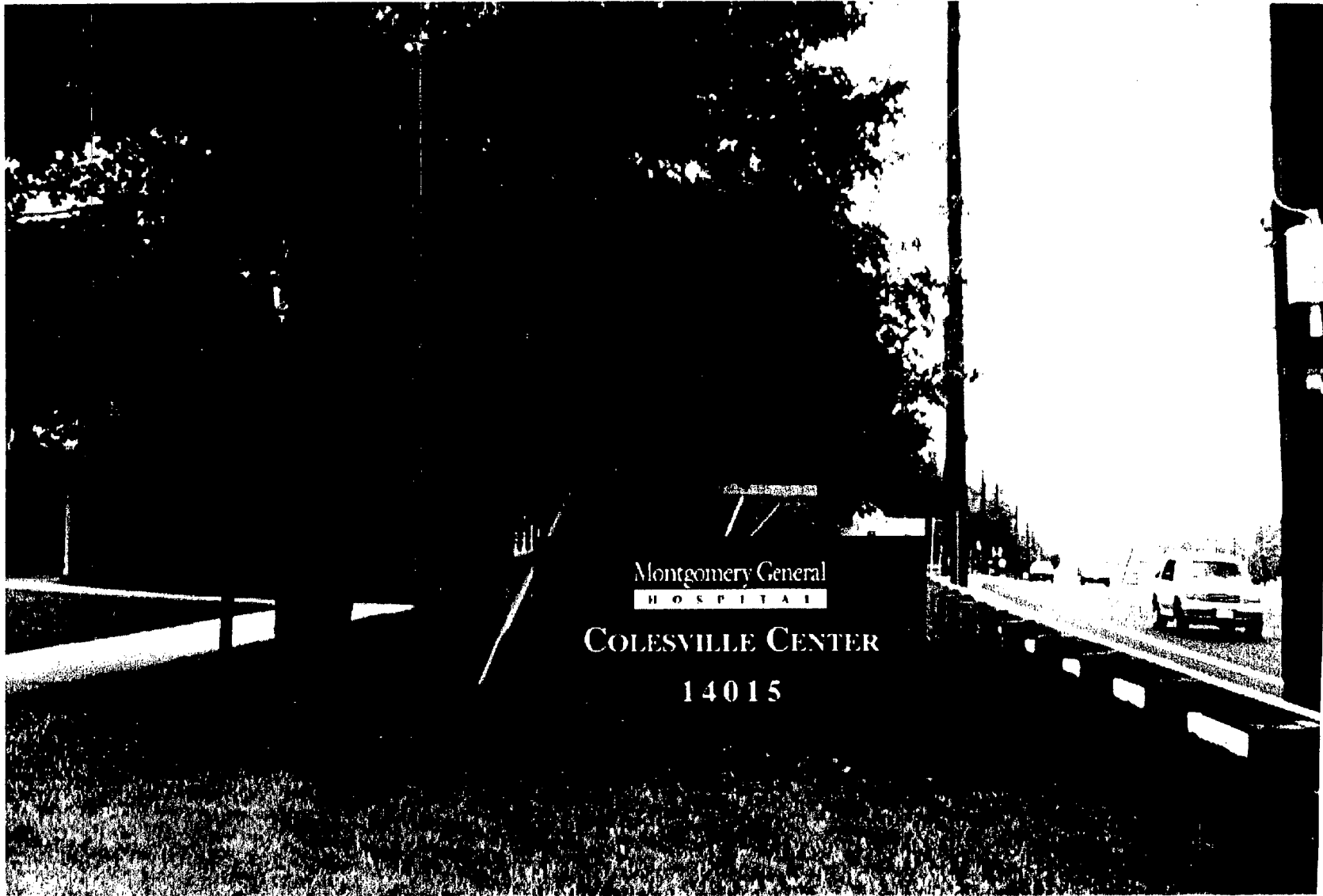
4' x 8'
Scale: 1" = 1'
Two sided, non-illuminated
Dark Duronotic w/white graphics

APPROVED
Montgomery County
Historic Preservation Commission

Tom Shepard 7/22/98

Montgomery General Hospital
Colesville Center
14015 New Hampshire Ave.

APPROVED
Montgomery County
Presentation Commission
Coon 9/22/98



Signage Elevation
6/30/98

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-22-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

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

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

COPELAND

Design

June 30, 1998

MEMORANDUM

TO: Historic Preservation Commission

RE: 14015 New Hampshire Avenue / Colesville School
Addresses Of Adjacent And Conforting Property Owners

As requested please find enclosed list of impacted adjacent and conforting property owners to The Colesville School located at 14025 New Hampshire Avenue. Our search showed much of the surrounding properties are owned by Montgomery County. The private property owners are as follows:

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Silver Spring, MD 20904
2. Trung T. Nguyen
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3. Vestry Of Transfiguration Church
13925 New Hampshire Avenue
Silver Spring, MD 20904
4. Jean M. Tripp
14640 Good Hope Road
Silver Spring, MD 20904

6/3/98

Montgomery General

H O S P I T A L

COLESVILLE CENTER

14015

4" x 4" Aluminum Posts

4' x 8'

Scale: 1" = 1'

Two sided, non-illuminated

Dark Duronotic w/white graphics



June 30, 1998

M E M O R A N D U M

TO: Historic Preservation Commission

RE: 14015 New Hampshire Avenue / Colesville School
Site Plan

Please note that enclosed site plan (Supplied by property owner - Montgomery County) seems to be the only available version on file. We hope that in this instance that it will be acceptable for this project.

Thanks,

A handwritten signature in black ink, appearing to be "SC".

Stanley Copeland

098932

SIGN LOCATION
(SAME AS EXISTING)

EXISTING

FINISHED FL. ELEV.
106.00

41' 11" 00"

87' 15"

42' 05"

45'

X

51' 15"

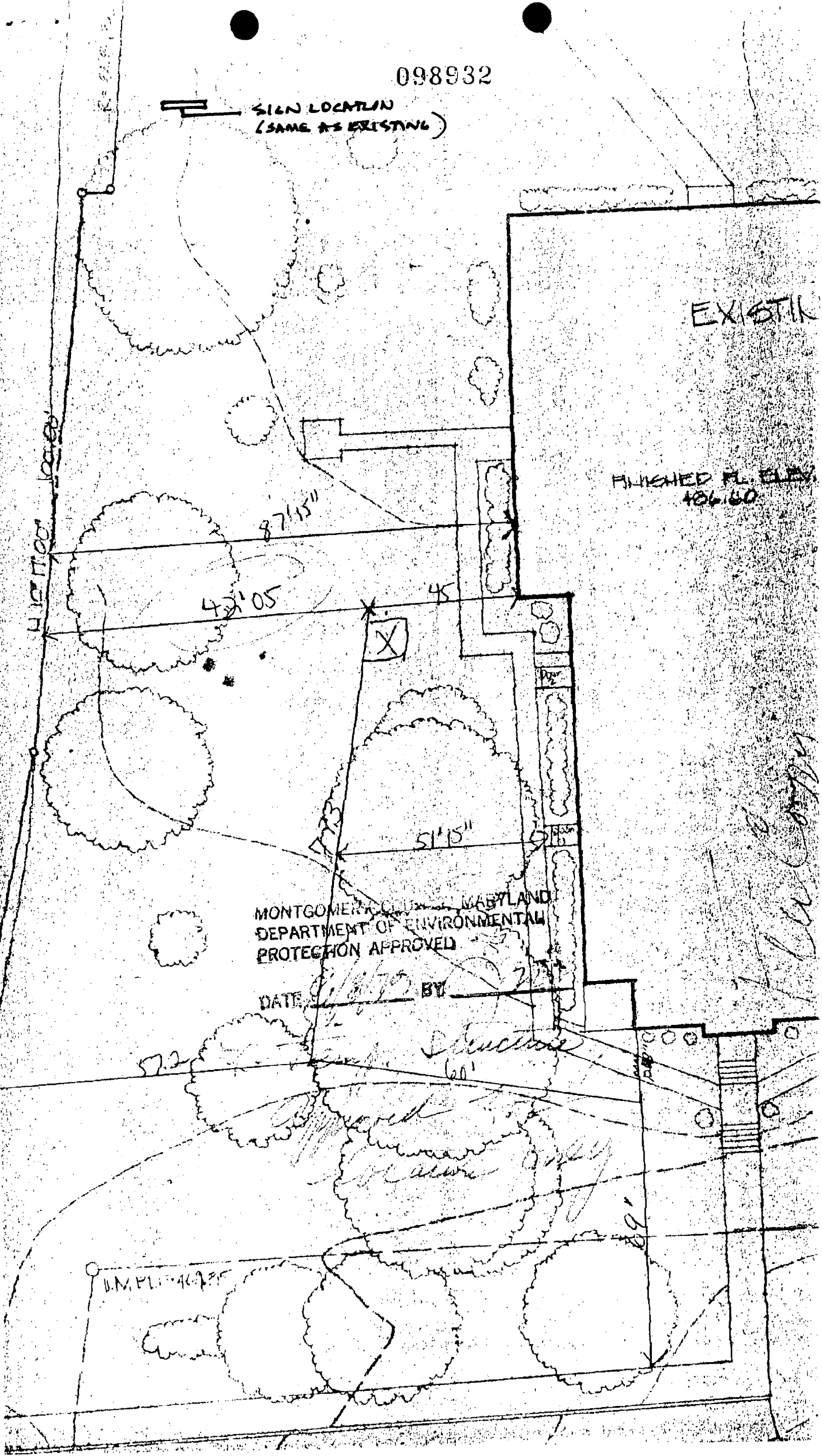
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL
PROTECTION APPROVED

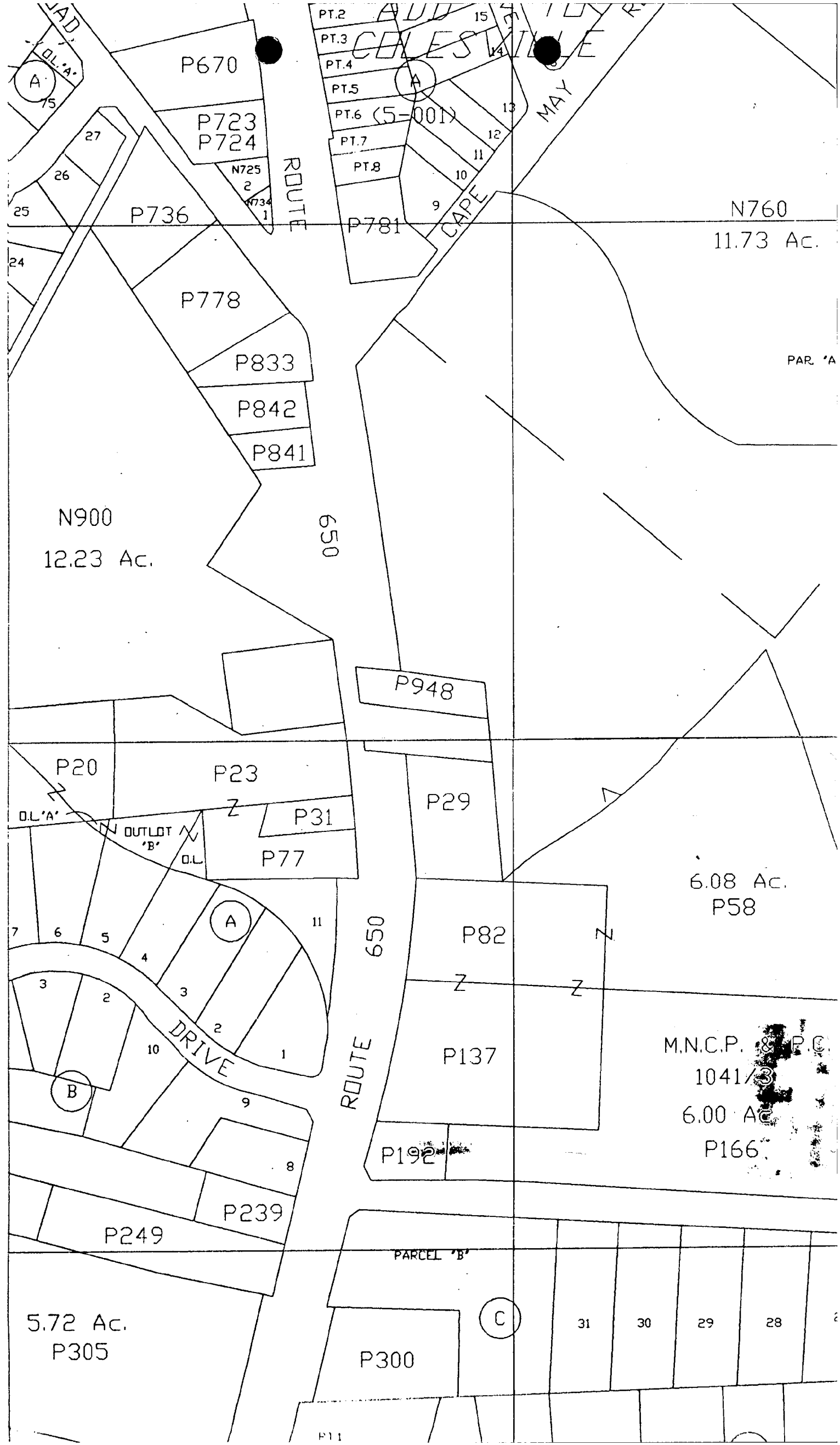
DATE: *11/17/70* BY: *[Signature]*

57.2'

Structure
60'

U.M. P.L. 407.25





ADD
CELESTINE
MAY

PT.2
PT.3
PT.4
PT.5
PT.6 (5-001)
PT.7
PT.8

P670
P723
P724

P736

P778

P833

P842

P841

N900
12.23 Ac.

650

P948

P20

P23

P31

P77

P29

6.08 Ac.
P58

P82

P137

M.N.C.P. & P.C.
1041/3
6.00 Ac.
P166

P192

P249

P239

5.72 Ac.
P305

PARCEL 'B'

P300

31 30 29 28

P11

098932

← SIGN LOCATION
(SAME AS EXISTING)

EXISTING

FINISHED FL. ELEV.
126.60

HIGHWAY 100

87'15"

42'05"

4'



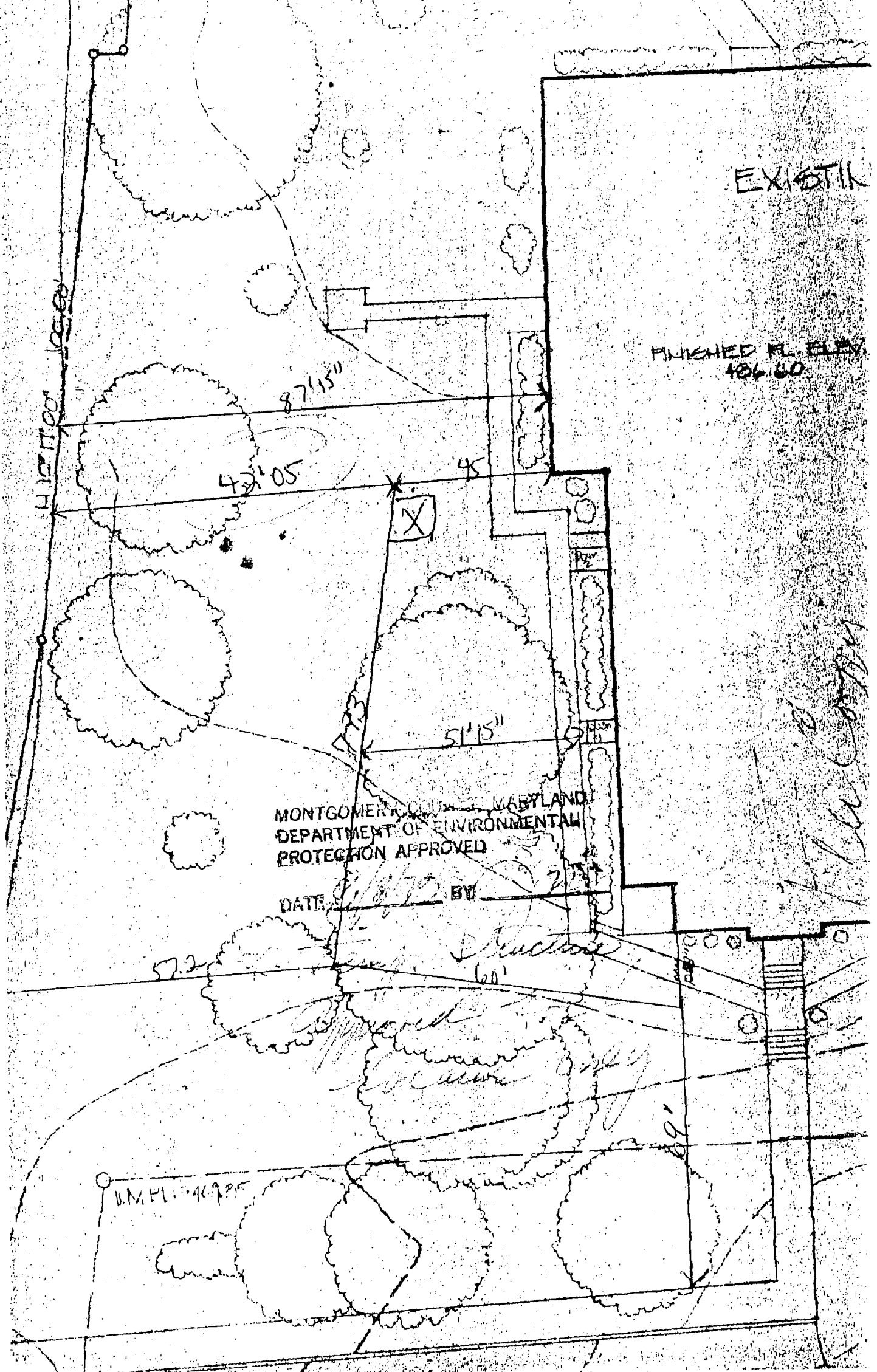
51'15"

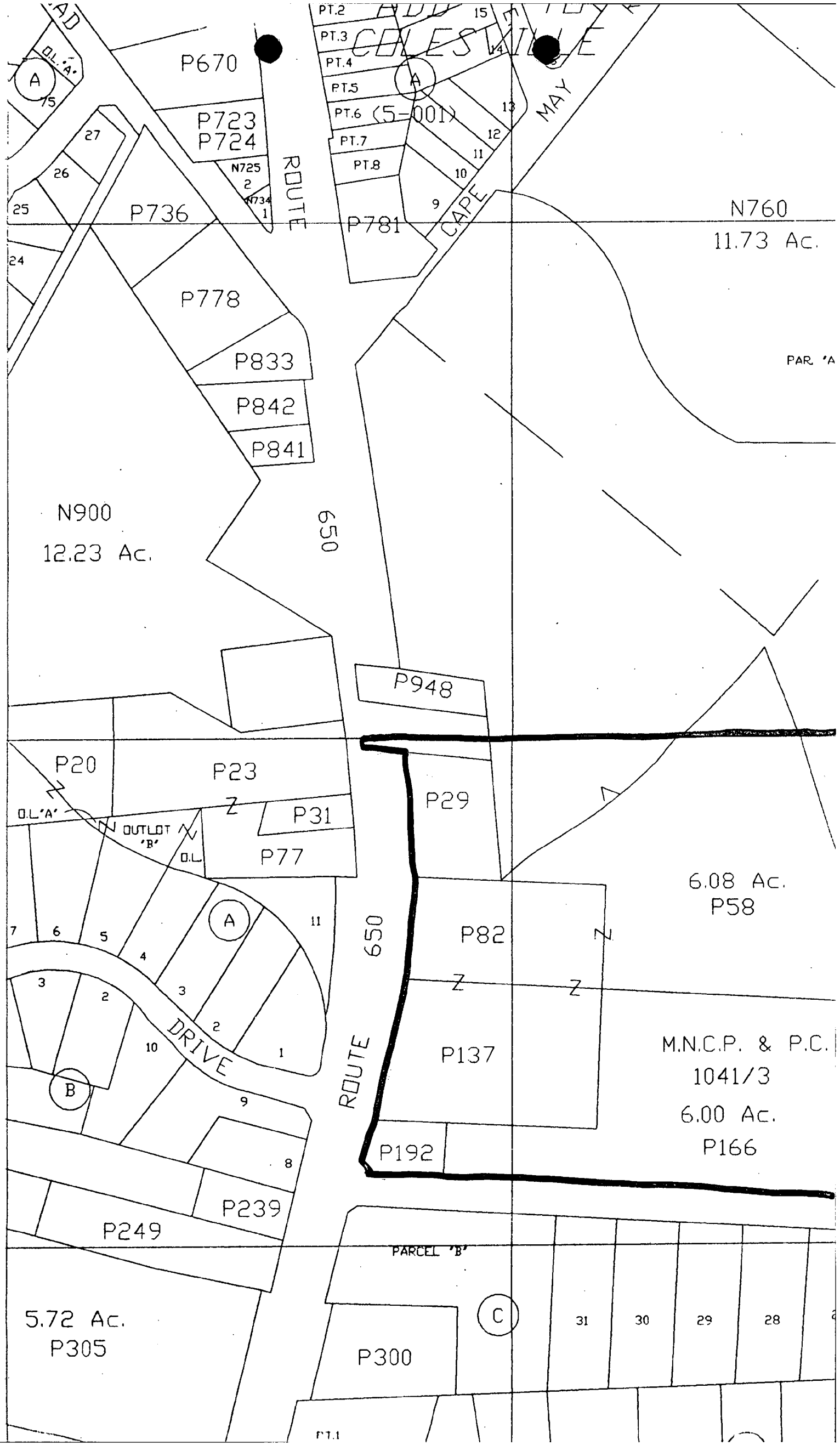
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL
PROTECTION APPROVED

DATE: *1/15/85* BY: *[Signature]*

Structure
60'

U.M. PL. 40985





ADD COLESTVILLE

PT. 2
PT. 3
PT. 4
PT. 5
PT. 6 (5-001)
PT. 7
PT. 8

P670

P723
P724

P736

P778

P833

P842

P841

N760
11.73 Ac.

PAR. 'A'

N900
12.23 Ac.

650

P948

P20

P23

P31

P77

P29

6.08 Ac.
P58

P82

P137

M.N.C.P. & P.C.
1041/3
6.00 Ac.
P166

650

ROUTE

D.L. 'A'

OUTLOT 'B'

DRIVE

PARCEL 'B'

P300

5.72 Ac.
P305

P249

P239

P192

31 30 29 28

PT. 1

COPELAND

Design

June 30, 1998

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Thanks,

SC

Stanley Copeland

**Expedited
Historic Preservation Commission Staff Report**

Address: 14015 New Hampshire Avenue **Meeting Date:** 07/22/98
Resource: Master Plan Site #33/12 **Public Notice:** 07/08/98
 Colesville Elementary School
Case Number: 33/12-98A **Report Date:** 07/15/98
Review: HAWP **Tax Credit:** Yes
Applicant: Montgomery County (Steve Hayes, Agent) **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1929

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: One-story, three-bay brick school building with center shed roofed entrance bay. The front door has a large semicircular transom and side panels. There is a sign panel over the center bay.

PROPOSAL: The applicant proposes to install a freestanding sign for the current tenant, an outpatient facility affiliated with Montgomery General Hospital. The proposed sign, to be installed at the site of an existing county sign, is to be 4' x 8', two-sided with white graphics on a dark background, and set on 4x4 aluminum posts.

RECOMMENDATION:

- Approval
- 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

- 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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without 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 or the LAP 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.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided 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.
 7. Signs that are in conformance with all other County sign regulations.

8. 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.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. 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.
12. 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.
13. 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.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: STEVE HAYES

Daytime Phone No.: 301-217-6080

Tax Account No.: 251733

Name of Property Owner: MONTGOMERY COUNTY, MD. Daytime Phone No.: 301-217-6080

Address: 110 NORTH WASHINGTON STREET RM 318 ROCKVILLE MD. 20850
Street Number City State Zip Code

Contractor: COPELAND DESIGN, INC. Phone No.: 301-983-5045

Contractor Registration No.: _____

Agent for Owner: STEVE HAYES Daytime Phone No.: 301-217-6080

LOCATION OF BUILDING/PREMISE

House Number: 14015 Street: NEW HAMPSHIRE AVENUE

Town/City: COLESVILLE Nearest Cross Street: CAPE MAY ROAD

Lot: _____ Block: _____ Subdivision: #1 COLESVILLE SCHOOL

Liber: _____ Folio: _____ Parcel: TAX DISTRICT 5 ZONED: R-200

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: SIGN

1B. Construction cost estimate: \$ 3,300⁰⁰

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3A. Height _____ feet _____ inches N/A

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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.

Steve Hayes
Signature of owner or authorized agent

8/25/98
Date

(5)

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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June 30, 1998

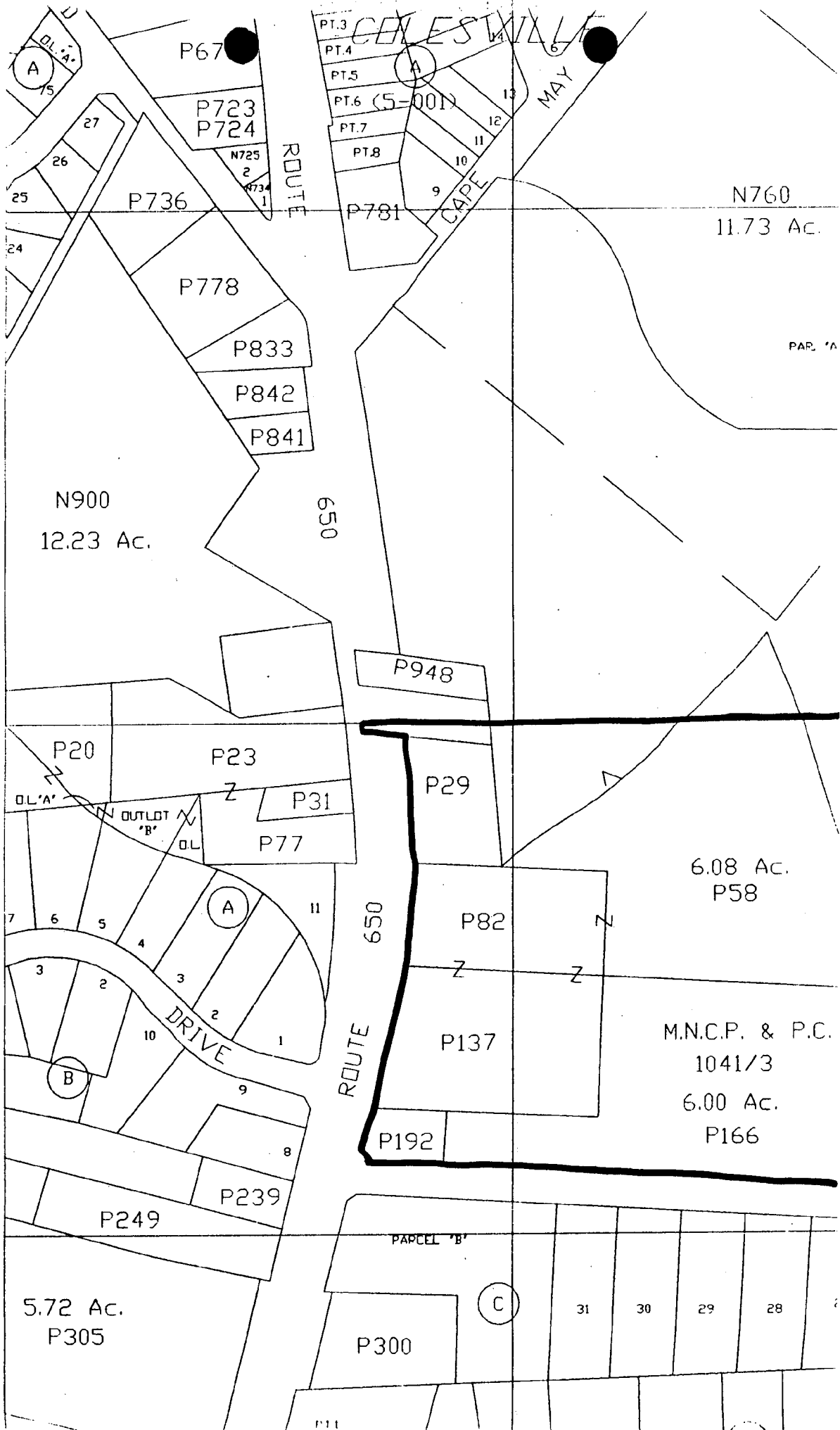
MEMORANDUM

TO: Historic Preservation Commission

RE: 14015 New Hampshire Avenue / Colesville School
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Silver Spring, MD 20904
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Silver Spring, MD 20904
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14640 Good Hope Road
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COPELAND

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June 30, 1998

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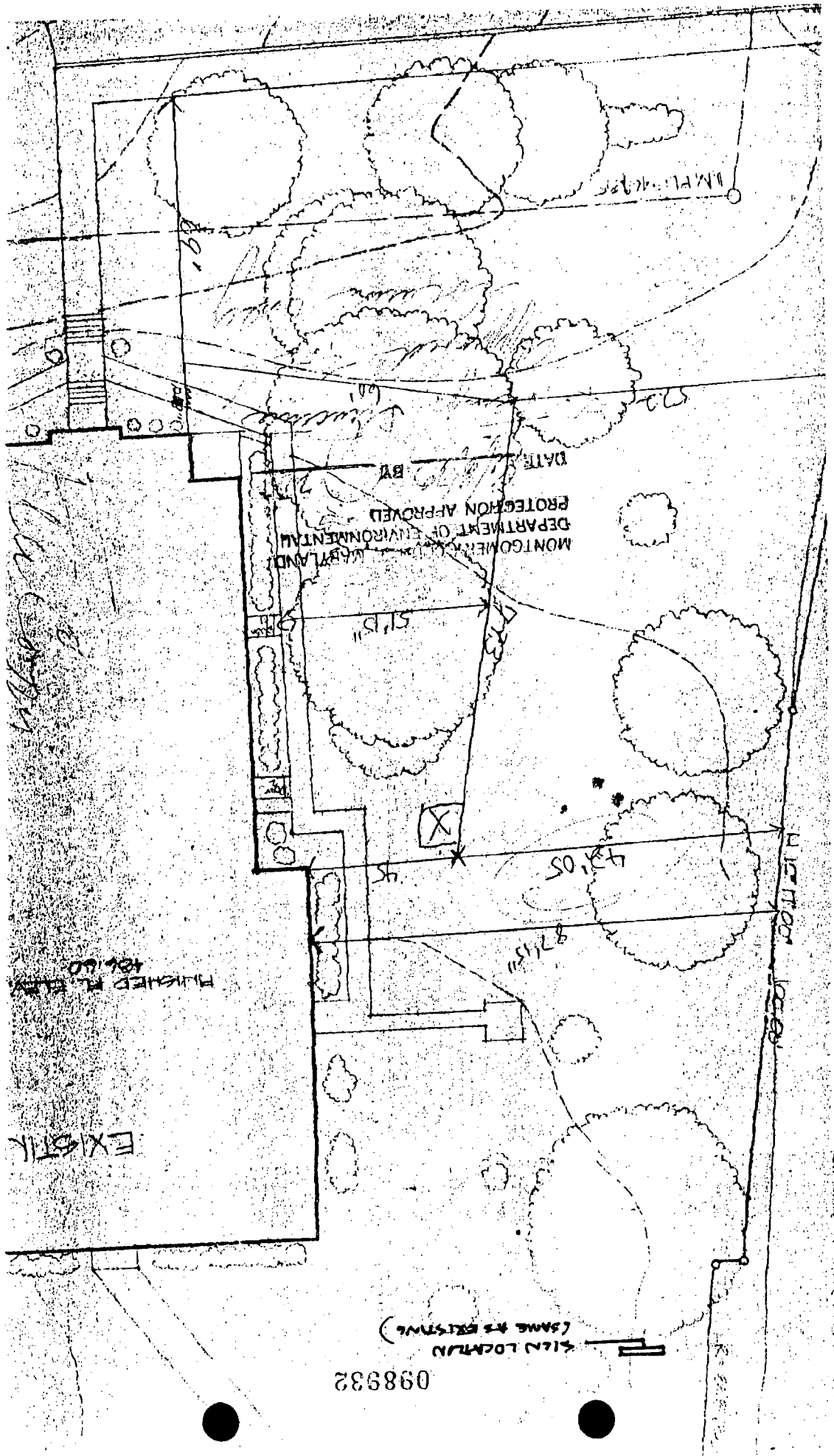
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Stanley Copeland



098932

6/3/98

Montgomery General

H O S P I T A L

COLESVILLE CENTER

14015

4" x 4" Aluminum Posts

4' x 8'

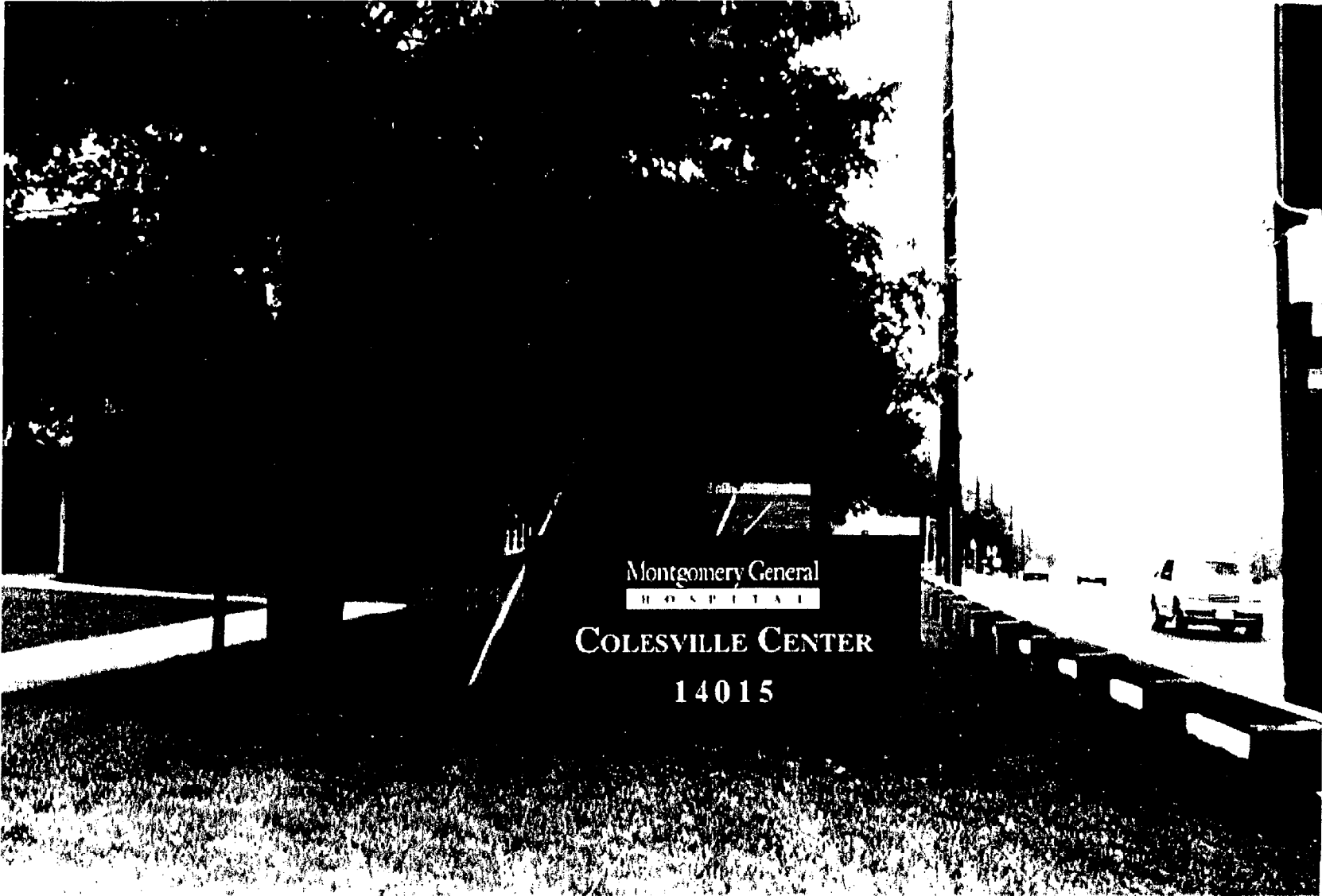
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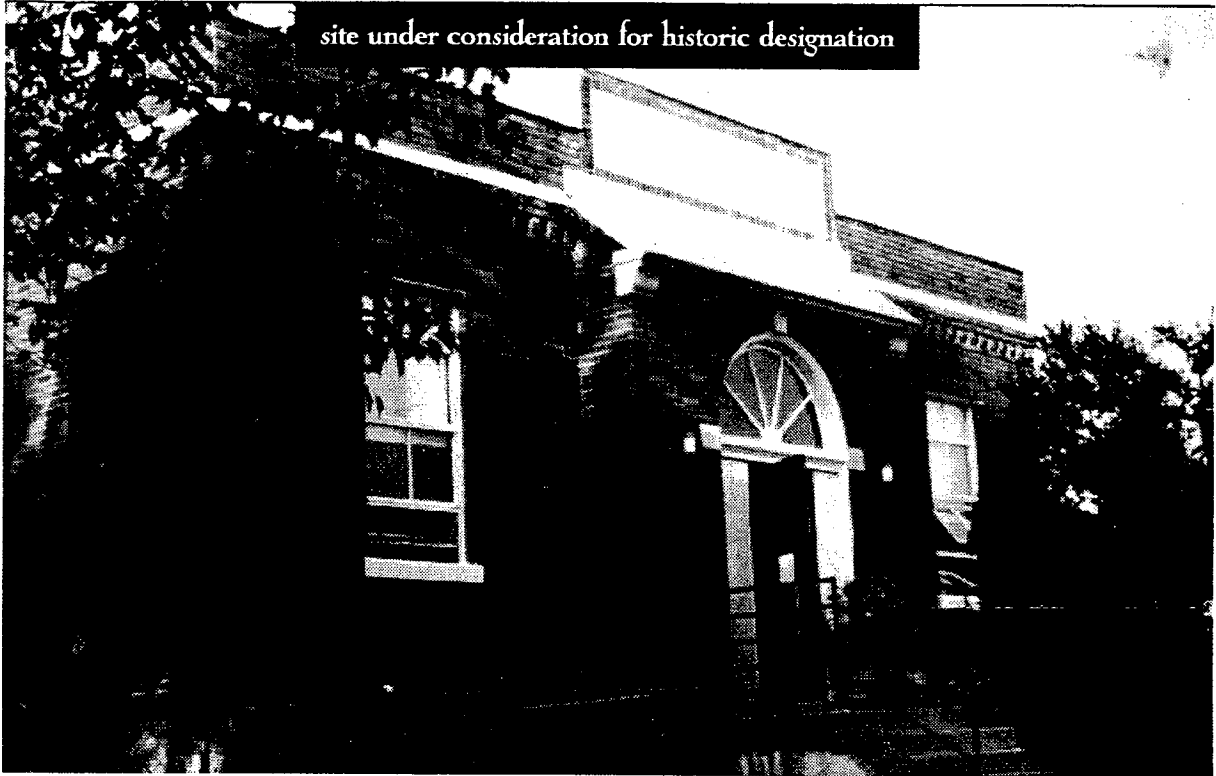
Montgomery General Hospital
Colesville Center
14015 New Hampshire Ave.



123

Signage Elevation
6/30/98

site under consideration for historic designation



(33/12)

Colesville Elementary School/Colesville Health Center

14015 New Hampshire Avenue

History/Description Colesville School is an important public architectural landmark in the history of Montgomery County and, as one of the few remaining schools built during the 1920s, marks the beginnings of Montgomery County's modern educational system. Professionally designed by Silver Spring architect H. W. Cutler and completed in 1929, the building represents the major reform of the public educational system as the County consolidated the one-room rural schools and constructed new schools to accommodate the mushrooming suburban growth of the area.

Current Use Multiple institutional uses including a daycare center, county health and mental health clinics, Inter-County Connector offices, and space for social and charitable organizations.

Planning Issues New Hampshire Avenue is planned for road widening and the school will be kept as a community facility.

Status On *Locational Atlas and Index of Historic Places in Montgomery County*. The HPC split its vote 3-3 and forwarded the property to the Planning Board without a recommendation.

Environmental Setting 2.97 acres