__23/107-03B 16644 Georgia Ave Master Plan#23/107, Hyatt-Jones House



Date: November 13, 2003

MEMORANDUM

TO:

Robert Hubbard, Director

FROM:

Gwen Wright, Coordinator

Historic Preservation

SUBJECT:

Historic Area Work Permit # unknown

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant:

Susan and Peter Kopperman

Address:

16644 Georgia Avenue, Olney; Master Plan Site # 23/107 HYATT-JONES HOUSE

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



HETURN TO DEPARTMENT OF PER WITTING SERVICES
255 ROCKVILLE PIKE 26 UFLOOR, ROCKVILLE PO 20850
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DPS .#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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SEE REVERSE SIDE FOR INSTRUCTIONS

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

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7. SITE PLAN

Site and environmental setting, greven 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 learnes such as walkways, driveways, lences, ponds, streams, trash dumpsters, mechanical equipment, and landacaping.

J. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a former no larger than 11" x 17". Plans on 8 1/2" x 11" pages 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 resourcers) and the proposed work.
- b Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing parallel truction and, when appropriate context. All materials and factors proposed for the extenor must be noted on the elevations drawings. An existing and a proposed elevation drawing of each tacade 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 tybeled photographic prints of each facade of existing resource, including details of the affected pictions. 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 araperties. All labels should be placed an the brant of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 5" or larger in diameter (at approximately 4 feet above the ground), you must like 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 gwiners (not tenents), victualing names, addresses, and up codes. This list should include the owners of all lots or parcels which adjoin the carcel in question, as well as the owner(s) of lot(s) or parcel(s) which he directly across the sweet/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/219-1355).

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 diffectly onto maring labels.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

16644 Georgia Ave, Olney

Meeting Date:

11/12/03

Resource:

Master Plan Site # 23/107

Report Date:

11/05/03

Hyatt-Jones House

Review:

HAWP

Public Notice:

10/29/03

Case Number: 23/107-03B

Tax Credit:

N/A

Applicant:

Susan and Peter Kopperman

Staff:

Michele Naru

PROPOSAL: Fence, Flagpole and Sign Installation

RECOMMEND: Approve

PROJECT DESCRIPTION

SIGNIFICANCE:

Master Plan Site # 23/107, Hyatt-Jones House

STYLE:

Gothic Revival

PERIOD OF SIGNIFICANCE:

1866-1878 to 1944

The house is a frame 2-1/2 story, Victorian Era structure with a center cross-gabled roof detailed with a single brick exterior end chimney. The wood clad house is presently sheathed in vinyl siding on the first two stories, and clad in wood shingle in the gables. The house has had several additions, including a contributing, two-story, gable roof rear ell extension, a contributing, two-story, shed roof extension, a non-contributing two, story hipped roof, rear addition, and two, non-contributing hipped roof one-story additions.

This house underwent significant changes in the late 1800's and was "Victorianized" by the removal of the original 6/6 windows (replaced with 2/2) and the addition of the wood shingles in the gable ends.

PROPOSAL:

The applicant is proposing to:

- 1. Replace the existing metal pipe sign holder with a simple wooden sign holder. The sign holder will house a new wooden sign displaying the new owners business logo.
- Install a painted metal flagpole. The flagpole will be constructed of heavy duty 2. metal, designed to withstand up to 70 mph winds. The pole will be detailed with a simple brass ball final.
- 3. Install a 48" high, painted, wooden picket fence with gate commencing from the neighbors existing fence and to the side of the rear addition. The fence is to provide



a barrier for automobiles/delivery trucks and to provide a safe, car free area for the owner's child to play.

STAFF DISCUSSION

Proposed alterations to Master Plan individually designated resources are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#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.

The proposed projects will not negatively impact the existing historic integrity of the site. Staff recommends approval.

Staff would also like to take this opportunity to inform the Commission of the owner's excellent stewardship of the abovementioned historic resource. The applicants have completely rehabilitated this historic resource by removing the existing vinyl cladding and repairing and repainting the original drop siding, rehabilitating the existing windows and returning the roofing material to its original cedar shakes. Staff commends the applicant's stewardship and would like to inform them that all of this work is eligible for County tax credits.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)2:

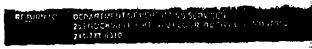
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guideline #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 <u>3 permit sets</u> of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). 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 prior to commencement of work <u>and</u> not more than two weeks following completion of work.





DPS . #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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Far ALL projects, provide an accurate list of adjacent and combining property owners (not tenants), including names, widerease, and sig modes. This list should include the swiners of all loss or perceits which adjaced to correct to question, so well so the connected to perceits which his directly suress the sweetingsweet from the perceit in question. Her can obtain this intermeden from the Organizment of Assessments and Taxaston, 5 t Manage Street.

Resirate, (361/279-1288).

Hi Michelle

Time flies when you're trying to open a shop, finish a renovation project, and care for a 9 year old and an ailing mother!!! Hope this reaches you in time for your meeting.

1. The sign.

The house previously had permission for a sign. The sign holder at present is a metal pipe. I plan to replace it with a simple wooden piece as shown on the sign. The sign will have my logo in the middle. (It may not show up on the fax) The logo is a glorified K with a tulip design at top and bottom. It is in a gray blue color. The rest of the sign is white with black printing.

2. The flag pole.

The pole information is included. It is a heavy duty pole that will withstand up to 70 mph winds so we don't need to fear it falling on the house. It will be placed back where the fence is going to be constructed. (see below) The pole is metal but I will have them paint it white at the factory. (It's a special coating that doesn't peel) It will have a simple brass ball at the top.

3. The fence.

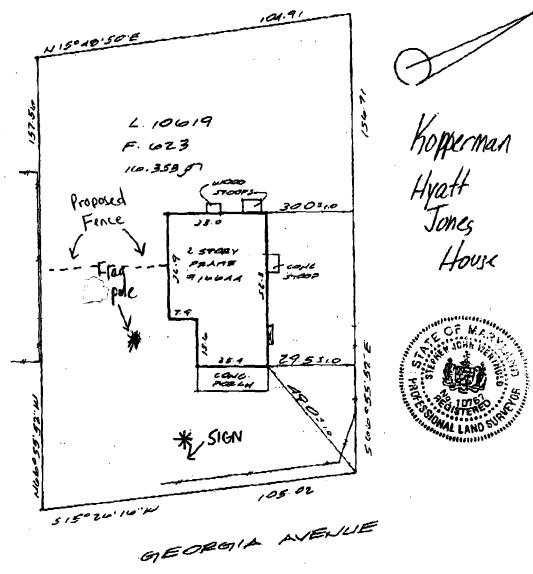
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Thanks again for all of your help

Sue Kopperman



Property predates modern day zoning.

No evidence of property corners was found. Apparent occupation is shown.

Date:

10-15-02

Scale: / = 30 Drn: 8 D.

Plat Book:

Plat No.:

NO TITLE REPORT FURNISHED

Work Order:

02-4924

Address:

16644 GEORGIA AVENUE

District:

Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING

LIBER 10619 **FOLIO 623**

NOTE: This glat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of properly boundary lines, but such identification may not be required for the of little or securing financing or refinancing.

Surveyor's Certification

I hereby cartify that the survey shown hereon is correct to the best of m knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property comers is neither gustanteed not implied. Fence lines If shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown at as per available information and are subject to the interpretation of the originator.



Meridian Surveys, Inc. 811 Russell Avenue Sulte #303 Gaithersburg, MD 20879 (301) 721-9401



Gettysburg Flag Works

P.O. Box 524

East Greenbush, NY 12061

518-479-3153 FAX 518-479-3662 TOLL FREE 888-NYS-FLAG www.gettysburgflag.com

sales@gettysburgflag.com

Sue Kopperman Klarada 16644 Georgia Avae Olney, MD 20832 FAX 301-570-0702 Quote

Date 10/16/03 Quote # 1852

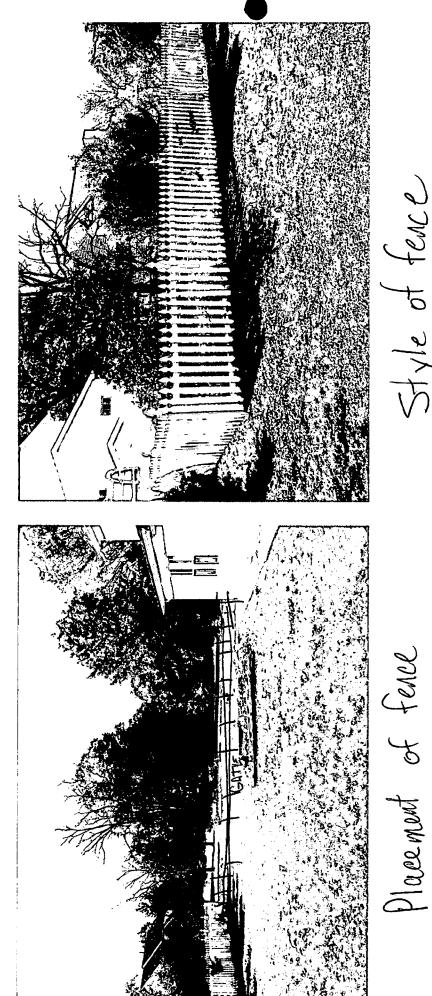
Quote good until Date Show Below 1/14/04

Ship To:

Sue Kopperman Karadal 1 844 Georgia Avae Chey, MD 20832

Cust. Ref. #	Salusperson Cronin, Michael	Department Web	Ship Mithod Common Carrie	11	Tems edit Card
Item Code	Product Name	Description/Mfg	Oty	Price	Ext. Price
afpESS25B41-02	FlagPole-25'-Alum Satin	4".125 Ext Hai, ste trk	1	481.82	481.82
g0018	Shipping & Handling	Inventoried	1	85.00	85.00
46211000HG	4x6' US	Nylon H&G	1 1	0.00	0.00
afpPowder Pt	Powder Paint - Option		1	60.00	60.00
afp94508-002	4" FlashCollar 8.5dx2"h	Spun satin al	1	20.00	20.00

Subtotal	646.82
Tax	0.00
Freight	0.00
Total	646.82

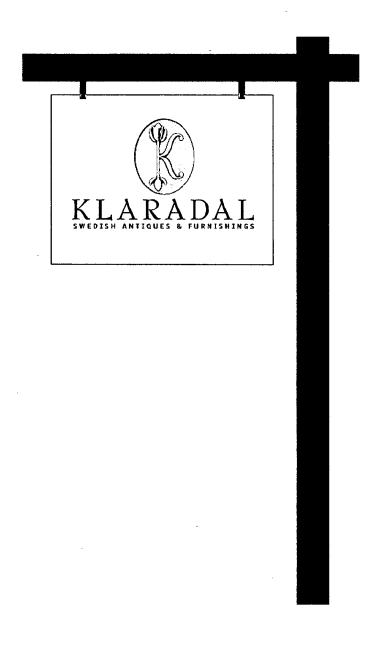


Style of feace

Hyatt Jones House



Phone 301/869-2000 Fax 301/869-2330



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Ref:

KLARAOOI-5

Material

wood

Size

18"x24"

Quantity (me

Double haen

Material Color WMK

Graphic Color

Reun. Pale Rhul

Date

10.7.03.

APPROVAL

OK as is

OK with changes

2nd Proof

Initials

Date





Gettysburg Flag Works

P.O. Box 524

5184793662

East Greenbush, NY 12061 518-479-3153 FAX 518-479-3662 **TOLL FREE 888-NYS-FLAG** www.gettysburgflag.com sales@gettysburgflag.com

Bill To:

Quote,

Date 10/16/03

Quote # 1852

Quote good until Date Show Below

1/14/04

Ship To: Sue Kopperman

Karadai

1644 Georgia Avae Oliney, MD 20832

Sue Kopperman Klaradal 16644 Georgia Avae Olney, MD 20832 FAX 301-570-0702

Cust. Ref. # Ship Method Salesperson Department Terms Klaradal Credit Card Cronin, Michael Web Common Carrier Ext. Price Item Code Product Name Description/Mfg. Qty Price afpESS25B41-02 4".125 Ext Hal, sta trk 481.82 FlagPole-25'-Alum.Satin 481.82 85.00 g0018 Shipping & Handling Inventoried 1 85.00 0.00 0.00 46211000HG 4x6' US Nylon H&G 1 60.00 60.00 afpPowder Pt Powder Paint - Option afp94508-002 4" FlashCollar 8.5dx2"h 20.00 20.00 Spun satin al

N Powder Coated White. O Cone tapered, satin finish, ground sleeve install, single halyard, clast, gold T anodized aluminum ball, single stationalry truck with alum sheave, \$\pi\$ at cleat,

E braided polypropylene halyard w/chrome plated bronze snaphooks. Ś

Subtotal	646.82
Tax	0.00
Freight	0.00
Total	646.82

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Sue Kopperman

Here finally are the hard copies I probably
will that do glace now the many
Depend Wild a good to man.
Please let me knew about "Historic Site Sign" II wanted to purchase one explaining pignificance) + also five yet to receive flag pole letter. "Thanks! See
get to receive flag pole aller. Snows. Say



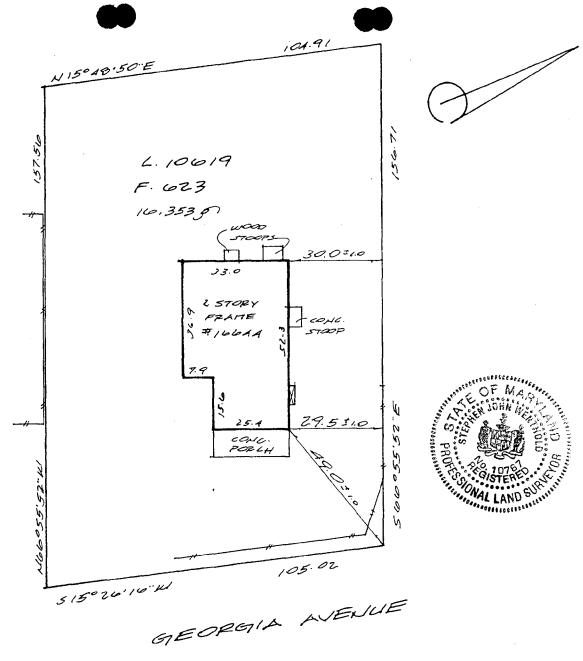
FAX TRANSMITTAL SHEET

Historic Preservation Office Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

o: Sue K	opelman	FAX NUMBE	r: <i>301 7</i>	67 796U	P
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Property predates modern day zoning.

No evidence of property corners was found. Apparent occupation is shown.

Date:

10-15-02

Scale: /~=30' Drn: 6.0.

Plat Book:

Plat No.:

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Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING

LIBER 10619 FOLIO 623

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Meridian Surveys, Inc. 811 Russell Avenue **Suite #303** Gaithersburg, MD 20879 (301) 721-9400

Jerust 2000 Happy

Style of fence

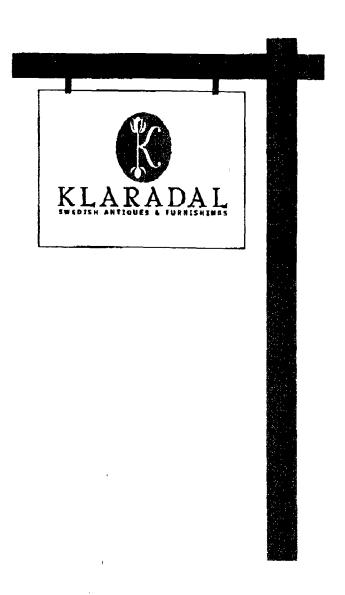


Placement of feace





Phone 301/869-2000 Fax 301/869-2330



LAYOUT PROOF		APPROVAL
Ref: KLARAOOI-5 Material Word Size 18"1 x 24"	Material Color Walk Graphic Color Run Late Run	OK as is OK with changes 2nd Proof
Quantity One Double hold	Date (0. γ.03.	initials Date

OCT 55 .02 10:14 6:02

SENT BY: M-NPPC HISTORIC PRESERVATION OFF; 301 563 3412 ;

SEP-26-02 4:52PM

PAGE 4/14





HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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NUMBER OF SE	mr - 10/101	0110
Parties a trans a transfer	er eye	
a and all	for Chairperson, Ibstatic Preservation Commission	
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) is approved:		
Applic atomir grant Mo.	Onte filed: Cate lasses.	

SEP-28-02 4:52PM;

PAGE 5/14

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

BRITTIN DESCRIPTING OF MAJEST) 1
6. Description of anisting structure(s) and coveramental artists, including their Hesterical Homores and signs	Security:
SIGN	
See attacked	3/10/7
FLAGVOLE	
	
8. General description of project and its effect on the historic resource(s), the environmental setting, and, w	here applicable, the highest detrict.
	
	-
BITE CLAM	; ;
Size and environmental satisfies, aroun to scale. You may use your 2001. Your site gips must include:	ं % %
B) the scale, north arrow, the data:	:
E. STROKERY & E. (INSTER BITE PROPERTY OF	
C. Site technics such as walkering, driversers, fences, portes, streams, trash dympoters, mechanics source	ं नक्कें, कर्द किस्ट्रेस्ट्रास्
PLANS AND ELEVATIONS	
You must submit I casins of name and objection in a former on langue than 11's 17. Plant on E 12T E 11'	orac to estated
 Schemetic construction places, with method dimensions, molecular location, size and general type of Size (conces of both the existing recourses) and the proposed work. 	walls, window and door openings, and other
5 Equations (locades), with marked dimensions, clearly indicating proposed work in relation to axisting of Ail materials and finitures proposed for the systems must be noted on the elevations discrimings. An exist.	ud fung a beaborag ejanagan ejanaga apatat
Iscade effected by the propused was is required.	•
MATERIALS SPECIFICATIONS	÷
General description of materials and manufactured items proposed for incorporation in the overs of the pre-	por. This information may be included an your
denigh drawings.	
PHOTOGRAPHE	
A Clearly legited photographic prints of each facade of stricting resource, including details of the effected	physions. All labels should be placed on the
hant of photographs.	1
8. Clearly tabel photographic prime of the resource as plewed from the public right-of-way and of the adje	iding properties. All labels should be placed an
the frest of photographs.	
THEE BURNEY	
is you are proposing construction adjocent to or within the driptim of any rise 6° or larger in districtor (48 a	parasimetally 4 fact share the ground), you
must file an eccurate are survey identifying the site, location, and species of each tree of an least that dism	Filia for.

7. ACCREASES OF ADJACENT AND COMPROHISING PROPERTY DWINERS

For ALL projects, provide an accurate tips of adjacent and confronting property graners (not tenents), including names, exponers, and all product this should include the expects of let lots or perceits which adjain the contest in question, so well as the contest of totals or perceits which he directly across the strenting over the perceit in question. You can obtain this intermentant from the Department of Assessments and Taxasion, 51 Mission Street, Rockville, (181/275-1361).

Please print (in blue or black imp or type this reformation on the following page.
Please stay within the quides of the template, as time will be protecomed diffictly onto maring labels.

CO 1 CT OT CO 77 100

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Bill To:

Sue Kopperman Klarada 16644 Georgia Avae Olney, MD 20832 FAX 301-570-0702 Quote

Date 10/16/03

1852

Quote good until Date Show Below

1/14/04

Ship To:

Sue Kopperman Haradal 1844 Georgia Avae Oney, MD 20832

Cuel. Ref. # Klaradal	Salseperson Cronin, Michael	Department Web	Ship Mathod Common Carrier	1 5	Terms dit Card
Item Code	Product Name	Description/Mfg	Oty	Price	Ext. Price
alpESS25B41-02	FlagPole-25'-Alum. Satin	4".125 Ext Hal, sta trk	1	481.82	481.82
g0018	Shipping & Handling	Inventoried	1	85.00	85.00
46211000HG	4x6' US	Nylon H&G	1	0.00	0.00
alpPowder Pt	Powder Paint - Option		1	60.00	60.00
atp94508-002	4" FlashCollar 8.5dx2"h	Spun satin at	1 1	20.00	20.00

N Powder Coated White	ì
O Cone tapered, satin finish, ground s	leeve install, single halyard, cleat, gold
T anodized aluminum ball, single static	nairy truck with alum sheave, 🗣 al cleat,
E braided polypropylene halyard w/ch	rome plated bronze anaphooks.

Subtotal	646.82
Tax	0.00
Freight	0.00
Total	646.82



Placement of Fence

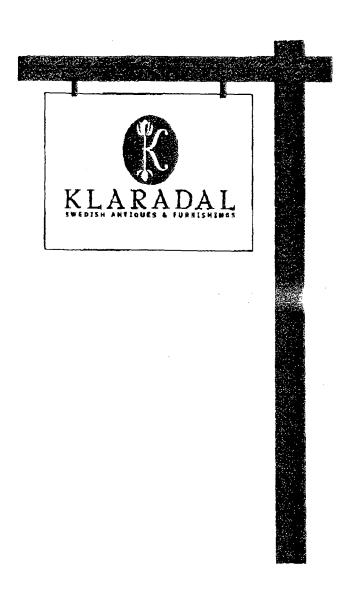


Style of fence

Hyatt Jones House



Phone 301/869-2000 Fax 301/869-2330



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b /		~,		~ ~ .	

Ref: KLARMOOI- 5

Material Word

Size 18"xu"

Quantity (me

Double have

Material Color WMW

Graphic Color
Ruce : late Ruce

Date 10

10.7.03.

APPROVAL

OK as is OK with changes

2nd Proof

Initials

Date

2

P KC.

FOR 16644 Georgia Ave, Olney MD 20832

Owner's mailing address	Owner's Agent's mailing address
Susan leter Kopperman 8006 Greentree Rol Bethesda MD 20817	
Adjacent and confronting Pro	perty Owners mailing addresses
Design Tech Builders, Inc. 801 Wayn e Ave., Suito 301 Silver Spring MD 20910-4450	Jay-S. Rogers 16650 Georgia Ave. Olney MD 20832
Oakdal Emory U.M. Church 3425 Emory Church Rd. Olney MD 20132-2613	
Md. NAT. 1 Park + Planning 8787 Georgia Ave Silver Sping MD 20916	
Michael + K.T. Mitchell 3501 Tavenner Ct. Olncy Mis 20832	