

23/123-06A 23601 LAYTONSVILLE
RD





HISTORIC PRESERVATION COMMISSION

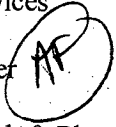
Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: September 14, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #430311-- Siding removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) for siding removal. This application was **Approved** at the September 13, 2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Fall Creek LLC (P820) & Ruppert Nurseries

Address: 23601 Laytonsville Rd, Laytonsville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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: John Poulos
Daytime Phone No.: 301 704-5760

Tax Account No.: 01 02587917

Name of Property Owner: Fall Creek L.L.C. / Cray Ruppert
Daytime Phone No.: 301-414-0022

Address: 23601 Laytonsville RD Laytonsville MD 20882
Street Number City State Zip Code

Contractor: John Poulos / Ruppert Associates Phone No.: 301-704-5760

Contractor Registration No.: #2225 HIC L.C.

Agent for Owner: John Poulos Daytime Phone No.: 301-704-5760

LOCATION OF BUILDING/PREMISE

House Number: 23601 Laytonsville RD Street: Laytonsville RD
Town/City: Laytonsville Nearest Cross Street: Hawkin Creemery Rd
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: 820

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 50,000.00

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.

John Poulos
Signature of owner or authorized agent _____ Date: _____

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia W. [Signature] Date: 9-14-06
Application/Permit No.: 430311 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

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

SIDING REMOVAL
Restore siding underneath

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23601 Laytonsville Road, Laytonsville	Meeting Date:	09/13/2006
Applicant:	Ruppert Nurseries	Report Date:	09/06/2006
Resource:	<i>Master Plan Site # 23/123</i> Jacob Allnut House	Public Notice:	08/30/2006
Review:	HAWP	Tax Credit:	Yes
Case Number:	23/123-06A	Staff:	Anne Fothergill
PROPOSAL:	Vinyl siding removal		
RECOMMENDATION:	Approval with condition		

STAFF RECOMMENDATION

Staff is recommending approval with the following condition:

1. The wood siding underneath the vinyl siding will be retained if possible; replacement wood siding to match existing siding is allowed if wood cannot be salvaged.

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site # 23/123, Jacob Allnut House*
STYLE: Queen Anne
DATE: 1887

This 2 ½ story house has german siding, fishscale shingles, a steeply pitched, metal, gabled roof, and ornamental porch brackets and chamfered porch posts on a 3-sided, wrap-around porch. It is an outstanding example of Queen Anne architecture with Eastlake features. The house sits in a setting of mature oak trees and faces west to Route 108 Laytonsville Road. The environmental setting for this historic farmhouse is 2 ½ acres of the 178 ½ acre lot on Laytonsville Road.

John Allnut owned the land from Griffith Road to Etchison, on both east and west sides of Route 108, during the latter part of the 19th century. John Allnut was a farmer and the rich soil of Laytonsville made him quite prosperous. In his will filed in 1899, John Allnut left to each of his six sons a farm each with a large home with gingerbread trim, porches and outbuildings. The Jacob Allnut house was unique because of its wrap-around porch, three entrances facing the same direction, steep roof, and fishscale shingles. Of the houses on the six farms willed to the sons, this seems to be the only remaining structure. In 1921, Jacob Allnut died and left the house to his daughters who sold it in 1934.

BACKGROUND

In December 2005 the HPC approved a rear addition to the historic house and new construction on this property for the Ruppert Nurseries headquarters.

PROPOSAL

The applicants propose to remove the existing vinyl siding on the historic house. Once the siding is removed, they will retain the wood siding underneath if possible. If necessary, they will replace some of the wood siding with wood siding to match.

APPLICABLE GUIDELINES

When reviewing alterations and new construction at a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

Standard #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 a property will be avoided;

STAFF DISCUSSION

Staff commends the applicants for their plans to restore the historic house in addition to constructing the approved addition and new buildings. The removal of the vinyl siding and the return to wood siding will be a great improvement for this house. Staff recommends approval with two conditions.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the condition listed on Circle 1** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

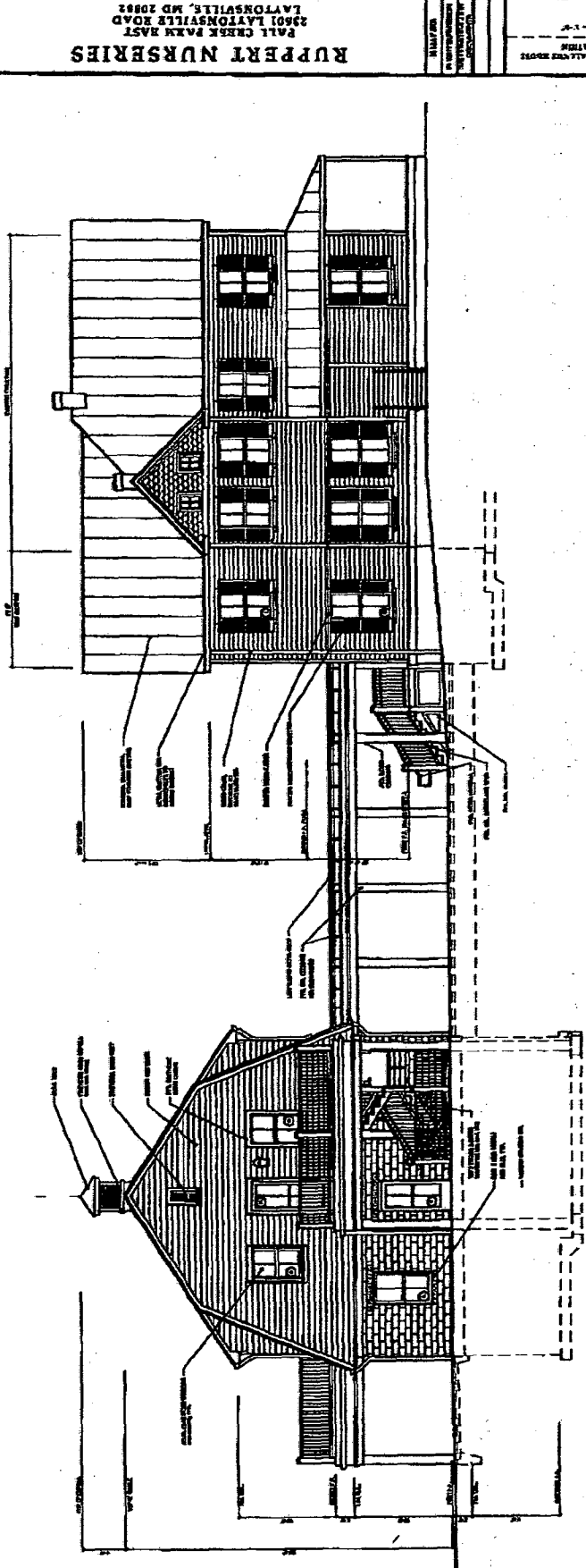
The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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's Standards for Rehabilitation;*

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

Proposed work scope:
 - Remove vinyl siding on historic house
 - Restore existing wood siding underneath if possible
 - Replace rotten boards with wood to match



100 NORTH ELEVATION - MAIN OFFICE BUILDING & ALLNUT HOUSE
 SCALE: 1/4" = 1'-0"

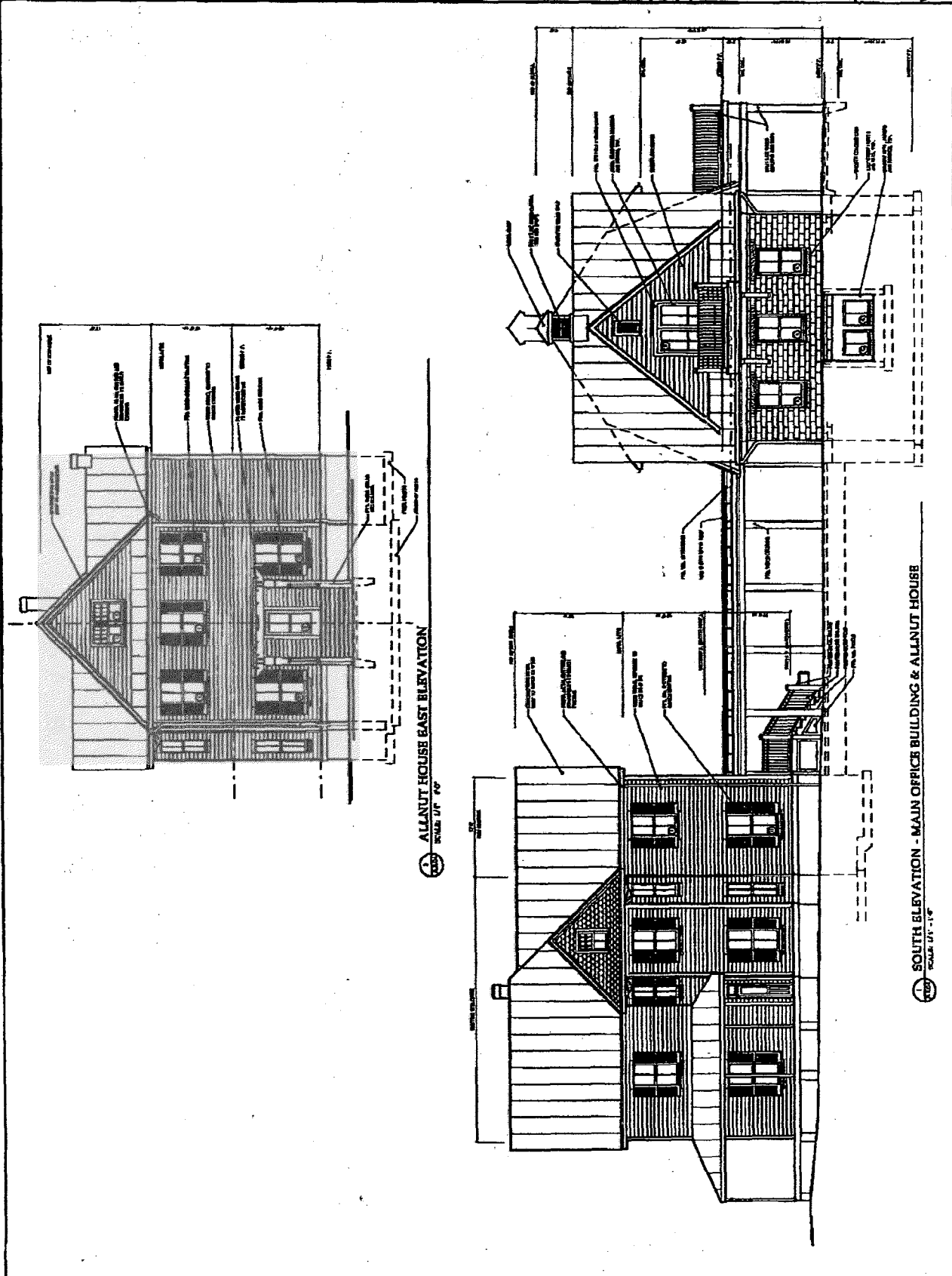
MOSE ARCHITECTS
 2350 LAYTONSVILLE ROAD
 FALLS CHURCH, VA 22034
 PHONE: (703) 441-1111
 FAX: (703) 441-1112
 WWW.MOSEARCHITECTS.COM

RUPPERT NURSERIES
 FALL CREEK PARK EAST
 2350 LAYTONSVILLE ROAD
 FALLS CHURCH, VA 22034

DATE: 08-29-06
 NORTH ELEVATION
 MAIN OFFICE & ALLNUT HOUSE

A2.03

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7



**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Historic Victorian

East Elevation



Southeast Elevation



South Elevation



RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882

Historic Victorian

West Elevation



Northwest Elevation



Northeast Elevation



RUPPERT
NURSERIES

August 15, 2006
Department of Permitting Services
Montgomery County

Description of Project :

The property includes the "Jacob Allnutt House" a 2,674 square foot residential dwelling unit. It is a Queen Anne style, Victorian home built in 1887 and is designated as an historic resource pursuant to the Montgomery County historic preservation laws (23/123) Jacob Allnutt Farm .

General Description of work to be done to home.
Remove existing vinyl siding and replace with wood siding.

Sincerely,

John Poulos

Director of Facilities

Ruppert Nurseries

301 414.0022 Fax 301 414.0422

301 704 5760 Cell

jpoulos@ruppertcompanies.com

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owners's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Fall Creek LLC (Parcel 820) c/o Ruppert Nurseries 7950 Hawkins Creamery Rd Laytonsville, MD 20882-3506	N/A

Homeowners & Civic Associations	
Rural Alliance Dana Rawlings, Spokesperson 12649 Molesworth Dr. Kemptown, MD 21771	Montgomery County Taxpayers' League Marvin Weinman, President P.O. Box 826 Rockville, MD 20848-0826
Damascus Community Alliance Randy Schritchfield, President P.O. Box 120 Damascus, MD 20872	Seniors Organized for Change (SOC) President, Jewish Comm. Ctr. of Greater Wash. 6125 Montrose Road Rockville, MD 20852
Citizens for a Better Montgomery George Sauer 8307 Post Oak Road Potomac, MD 20854	Marylanders for a Second Crossing Tom Reinheimer, Chairman 19008 Jamieson Drive Germantown, MD 20874
Montgomery County Civic Federation Cary Lamari, President 15411 Bailey's Lane Silver Spring, MD 20906	Montgomery Preservation, Inc. Wayne Goldstein, President 3009 Jennings Road Kensington, MD 20895
Northern Montgomery County Alliance Julius Cinque, Chair 223 Slidell Road Boyd's, MD 20841	Hispanic Alliance of Montgomery County Luis Guitierrez, Vice President 9805 Meadowcroft Lane Gaithersburg, MD 20886
TROT Timothy McGrath, President P.O. Box 190 Dickerson, MD 20842	Sierra Club – Montgomery County Group Jim Fary, Chair 2812 Blue Spruce Lane Silver Spring, MD 20906
Spanish Speaking People of Montgomery Pedro Porro, President 5729 Bradley Boulevard Bethesda, MD 20814	Audubon Naturalist Society Milmo Delores, Contact 8940 Jones Mill Road Chevy Chase, MD 20815
Trout Unlimited Guy Turenne 4261 Charley Forest St. Olney, MD 20832	Anne C. Martin Linowes and Blocher LLP 7200 Wisconsin Avenue Suite 800 Bethesda, MD 20814-4842
Montgomery Inter County Connector Lois Sherman, Co-Chair 14800 Pebblestone Drive Silver Spring, MD 20905	