

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25911 Frederick Rd., Hyattstown	Meeting Date:	08/16/17
Resource:	Outstanding Resource Hyattstown Historic District	Report Date:	08/09/17
Applicant:	Humayun Malik	Public Notice:	08/02/17
Review:	Preliminary Review	Tax Credit:	n/a
Case Number:	n/a	Staff:	Dan Bruechert
Proposal:	Building reconstruction and additional construction		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding resource within the Hyattstown Historic District
STYLE: Vernacular
DATE: 1878

The house collapsed and there is only a modern foundation on site.

The house site is located up a very steep incline above Frederick Road. The house was placed at the edge of this incline and was prominently placed. It was a three-bay wide, two-story, side gable house, with a slender decorative bargeboard covering the eave on the front of the house. The centrally placed door had sidelights and a transom. There were ghost marks showing a wraparound porch that was likely added in the early 20th century.



Figure 1: Photo taken in Feb. 2002 showing the house with asbestos siding

HISTORIC CONTEXT

Excerpt from Places in the Past:

HYATTSTOWN HISTORIC DISTRICT (Platted 1798)

Hyattstown is an early settlement that developed along well-traveled roads linking coastal ports with the westward-moving frontier. The Great Road, known as Frederick Road or Route 355, opened about 1750 to connect the tobacco port of Georgetown with points west, via the county seat of Frederick. At that time, present-day Montgomery County was the southern portion of Frederick County. Part of the Great Road had been a trail used by Native Americans. The Great Road attained significance in the 1810s as an extension of the Federally-funded National Road. The linear nature of the town plan, known as the "Pennsylvania plan", is characteristic of villages in Maryland's piedmont region and reflects German traditions.

In 1798, Jesse Hyatt, a Frederick County farmer, laid out a town, offering for sale 105 quarter-acre lots along the Great Road. Henry Poole built the first house in 1800 and became the town's first storekeeper. The town, named Hyattstown for its founder, was incorporated in 1809. By the mid- 1820s, the community included an innkeeper, a tailor, a carpenter, a blacksmith, a storekeeper, and a constable.

During the Civil War, Union and Confederate troops skirmished in Hyattstown prior to the Antietam battle in 1862. The following year, Union troops halted in the town en route to Gettysburg. In July 1864, Jubal Early's forces, fresh from victory at the Monocacy, swept through on their way to attack Washington.

The two main industries of the community were a tannery (site of present fire department) and a gristmill, the Hyattstown Mill. By the 1870s, Hyattstown's population had grown to some 150 residents, and by about 1900 to 275. Historically there have been three churches in the immediate community. The Hyattstown Methodist Church (26165) was

organized in 1804. Carpenter John Gardner built the present brick structure in 1856. After the Civil War, the congregation split and the Methodist Episcopal Church South (26200) built a frame church in 1875. Gothic Revival influence is evident in pointed-arch windows and bracketed cornice, yet shallow-pitched roof with cornice returns are Greek Revival. The Hyattstown Christian Church (26012), founded in 1840, is among the oldest disciple congregations in Maryland. The present frame building, with round-arched door and windows, and steeply-pitched roof with cornice returns, was constructed in 1871. The cemetery is even older, with the earliest burial being founder Jesse Hyatt, in 1813. The one-room Hyattstown School (1880), 26004 Frederick Road, served grades 1-7 for much of its use.

Many of the houses in Hyattstown include log sections that are covered with siding. The earlier houses, from the early and mid-1800s, are three bay dwellings with little ornamentation. The Davis House

(c1810-15), 26020 Frederick Road, is an uncommon example of a brick Federal-style dwelling in the northwestern part of the county. The cornice line of the five-bay house is enhanced by sawtooth brickwork and end chimneys are flush with north and south gable ends. Original owner George Davis is locally remembered for organizing the Hyattstown Volunteers in the War of 1812.

The Hyatt House, 26011 Frederick Road, believed to be one of the oldest buildings in town, has served as a hotel, store, and post office. Beginning in the early 1800s, the log and frame structure was built in several sections. James K. Polk reportedly stayed here in 1845 on his way to his Presidential inauguration. The grounds include a summer kitchen.

Many of the post-Civil War residences have cross gable roofs, bracketed cornices, or bargeboard (gingerbread trim). One-story additions that served as doctor's offices, post offices are reminders of the commercial uses that supplemented the residential nature of the buildings. In recent years, many of the old homes were abandoned due to polluted water. After a new sewage treatment plant opened in 1998, residents are restoring houses and Hyattstown is once again becoming a vital community.

BACKGROUND

The applicant purchased the house in 2011. At that time, the property had significantly degraded and it looked similar to the image in Figure 2. An architect was hired in early 2011 to begin plans for a rehabilitation and addition.



Figure 2: Condition of building in spring, 2008

Sometime in the winter of 2011, while the applicant was installing a new foundation and jacked and braced the building, the building collapsed (see below). Staff has searched Historic Preservation records and did identify a HAWP for this work. The only work that has been conducted on site since 2012 is clearing the debris from the collapsed house.



Figure 3: Photo dated February 2012

PROPOSAL

The applicant is proposing to reconstruct the historic portion of the house and to add additional

construction to the rear.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Hyattstown: A Long-Range Preservation Plan*, the historic preservation review guidelines in the approved and adopted amendment for the 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. Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Montgomery County Code; Chapter 24A-8(b)

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 or to the achievement of the purposes of this chapter.
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
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.

STAFF DISCUSSION

The applicant proposed to construct a new house on the replacement foundation largely matching the details of the now collapsed, historic house; and to construct an addition with an integrated garage to the rear. It appears as though much of what the applicant is proposing is more conceptual in nature. While the interior plan has been thought out, many of the details will need to be worked out based on the feedback of Staff and the HPC.

Construction Over the Replacement Foundation

The applicant proposes to construct a house on the modern foundation he built in 2011. The house on this foundation will generally match the size, height, fenestration of the historic house, based on photographic documentation (such as it exists) and architectural plans prepared prior to the house's collapse. The materials provided by the applicant indicate that this portion of the house is to be clad in HardiPlank with Pella Architect Series single-hung windows, with a metal roof of some type. The front porch will wrap around to the left façade in a similar size as what is shown in the ghost marks in Figure 2 (above).

The Secretary of the Interior's Standards for Rehabilitation do not directly address reconstruction – there are, however Standards for Reconstruction – Standard 6 stresses the need to repair and retain historic fabric and where that retention is not feasible, to replace the character defining feature to “match the old in design, color, texture, and, where possible, materials.” While the logic may see circular, Staff believes that the house is a character defining feature of itself. Additionally, the materials and elements used in any construction over the 1878 foundation must meet Standard 6 by using historically-appropriate materials.

In 2008, when the most recent photos of the house were taken, most of the windows were one-over-one sash windows, with a few two-lite sashes and one six-lite sash. The windows shown in the application show one-over-one configuration throughout, however, there are historical photographs that show the building with six-over-six windows installed historically.

In 2008, the 1878 portion of the house had a slate roof, the rear 1920s addition had a 5-V metal roof. The drawings submitted do not indicate the specific type of roofing proposed, however, it appears as though it is a metal roof with an appearance similar to a standing seam metal roof.

Additionally, the applicant is proposing to introduce new window openings on the south and east elevations of the construction proposed over the original foot print.

Staff has several questions for the HPC related to the construction of the new construction:

- How closely must the applicant adhere to a reconstruction of the portion of the building that collapsed under his ownership?
 - In materials?
 - In design?
- Are substitute materials appropriate, and if so, where may they be located?

New Construction to the Rear

In 2008, the then-owner of the house explored the possibility of demolishing an existing 1920s,

two story addition to the house. It was identified to be in worse condition than the 1878 portion of the historic house. However, this was only discussed as a preliminary review and no final decision was reached.

The applicant is proposing to use the general footprint of that addition as a starting point to new construction to the rear. The proposed additional construction will contain an attached two car garage, with living space above, an entrance hallway, and additional living spaces. The new construction is proposing to use the same materials as the reconstruction of the 1878 portion; Hardi, single-hung wood windows, and some type of metal roof. A scale was not included in the drawings, but it appears as though the footprint of the addition is as large or larger than the 1878 footprint. This would be incompatible with the scale of the historic building and the stated desire for new construction to be subservient to the historic (see Standard 9).

The new construction at the rear will project beyond the wall plane of the 1878 reconstruction and will result in a wall that is coplanar to the edge of the covered porch roof. Additions typically must be placed behind the historic building so as not to reduce the prominence of the primary resource. However, the HPC may determine that due to the steep slope above the road and public right-of-way this addition may not be very visible from the surrounding district and it may be acceptable for it to project beyond the wall plane.

Staff has several questions for the HPC regarding the design of the proposed new building addition

- Is the size of the addition appropriate for the site and for the 1878 reconstruction?
- May the wall plane of the new addition extend further to the north than the 1878 reconstructed portion of the house?
- As this is required to meet the Secretary of the Interior's Standards for Rehabilitation, has enough been done to differentiate the proposed rear construction from the 1878 reconstruction?
- Is an attached garage preferable in this location to a detached accessory structure?

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a second preliminary consultation



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: humalik@gmail.com Contact Person: HUMAYUN MALIK
Daytime Phone No.: 703-861-0966
Tax Account No.: 00029350
Name of Property Owner: HUMAYUN MALIK Daytime Phone No.: 703-861-0966
Address: 2635 Iron Forge Rd Herndon VA 20171
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 25911 Street: Frederick Rd.
Town/City: Hyattstown Clarkstown Nearest Cross Street
Lot: 10 Block: _____ Subdivision: Hyattstown
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF REPAIR/CONSTRUCTION

1A. CHECK ALL APPLICABLE:

☒ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 150,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS

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.

Humayun Malik
Signature of owner or authorized agent

7/5/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 2635 Iron Forge Rd Herndon VA 20171	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
- VO DIANA CH 887 Amherst Ln Westminister, MD 20871	Mehring Richard Sterling 2505 Forest Glen Rd Silver Spring MD 20910
MDR Hyattstown LLC 5454 Wisconsin Ave Ste 1265 Chery Chase MD 20815	

**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:

Rebuild existing structure and add
addition.

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

There is minimal impact to the environment

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 features 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.

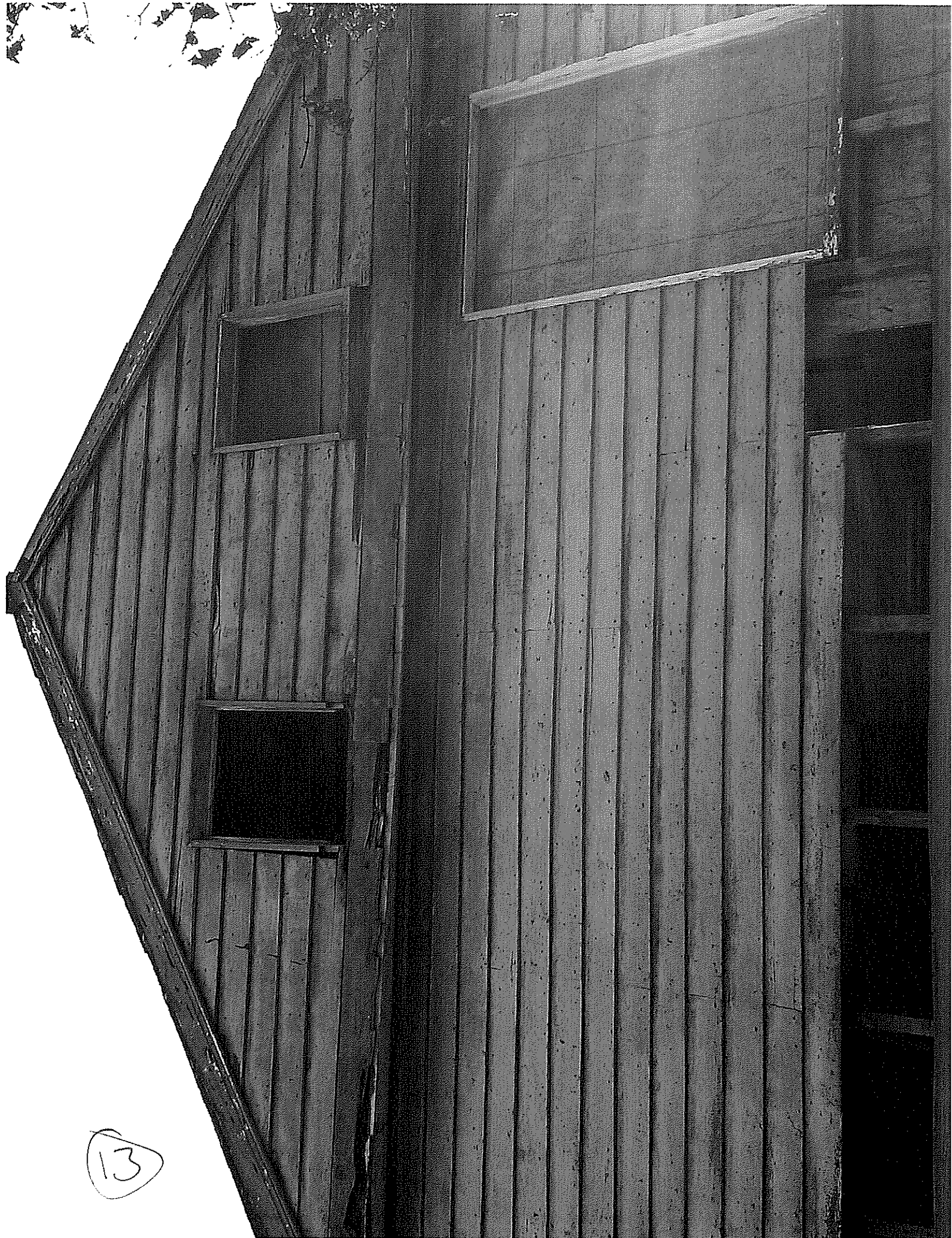
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(10)





(12)



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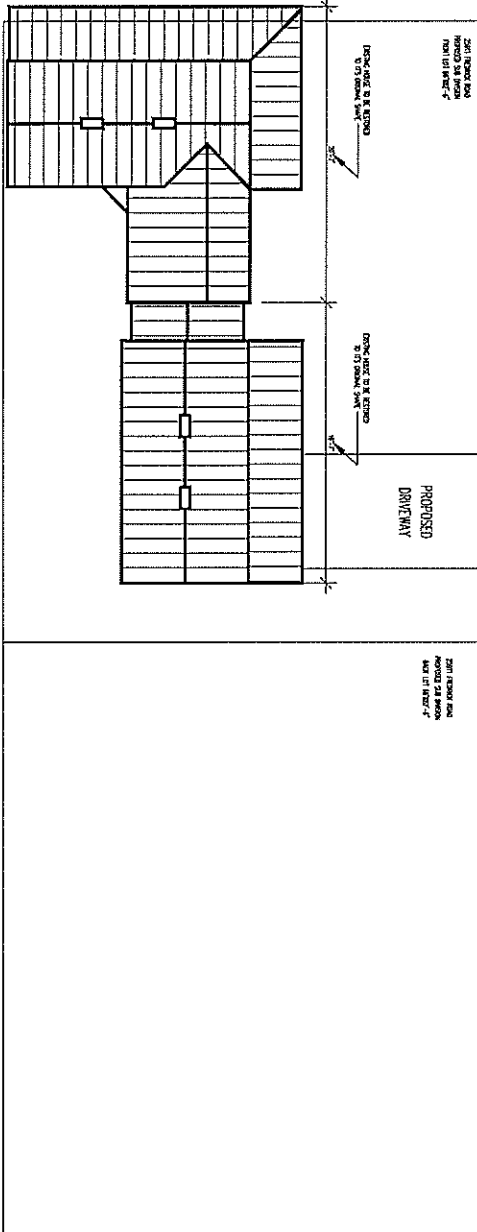


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25911 FREDRICK ROAD CLARKSBURG, MD

ALT 2-DIAGRAMATIC SITE PLAN SHOWING EXISTING HOUSE AND NEW ADDITION.



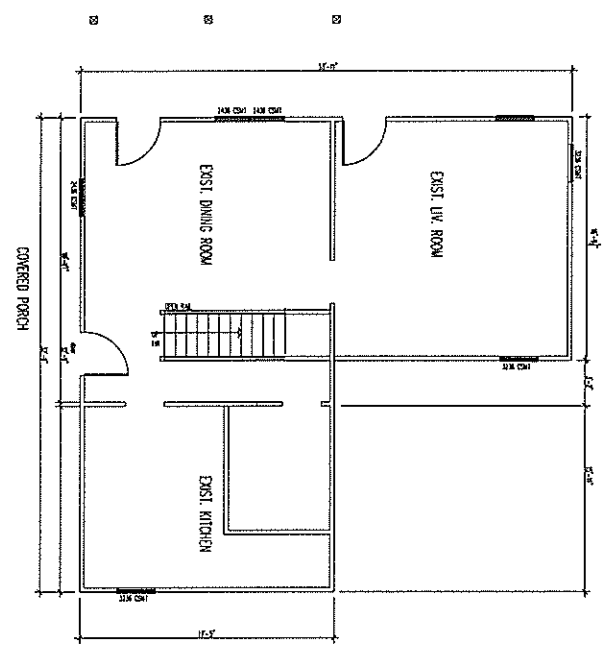
EXISTING PUBLIC ALLEY

25913 FREDRICK ROAD

DATE: JANUARY 12, 2012 SCALE: 1/8"=1'-0" OWNER: VAN JOB: 1002 SHEET	OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (703) 961-0958	OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (703) 961-0958	RENOVATION & ADDITION OF 25911 FREDRICK ROAD CLARKSBURG, MD 20871	NO.	DESCRIPTION	DATE
	SECOND LOOR PLANS					

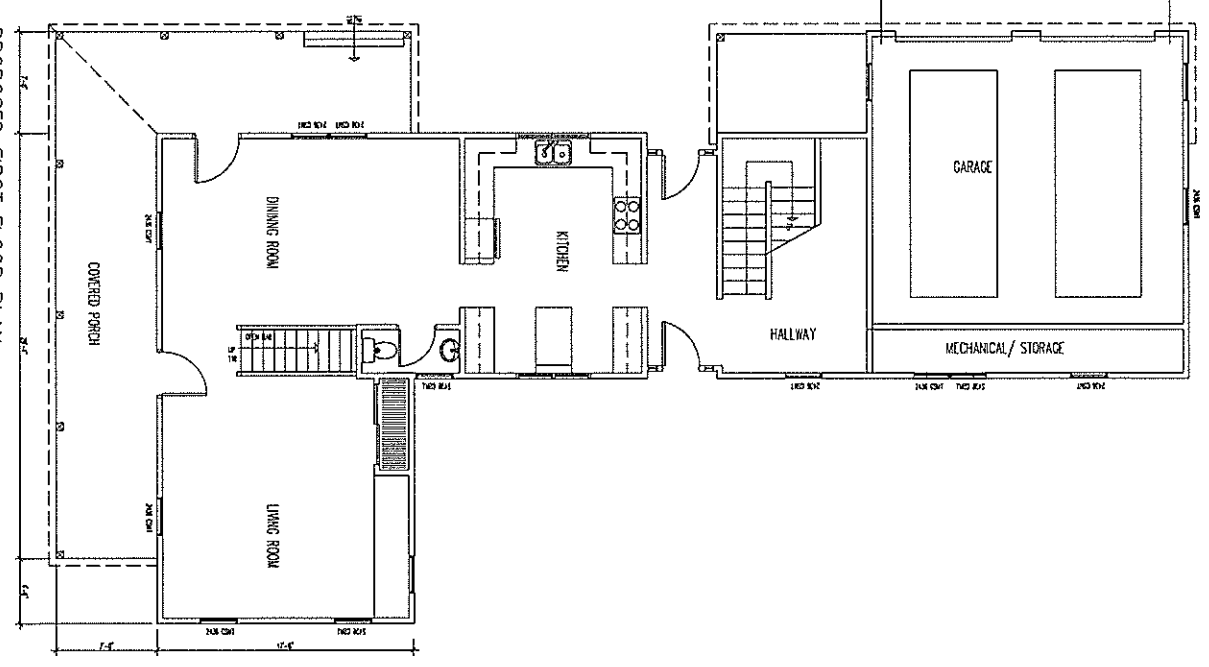
EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

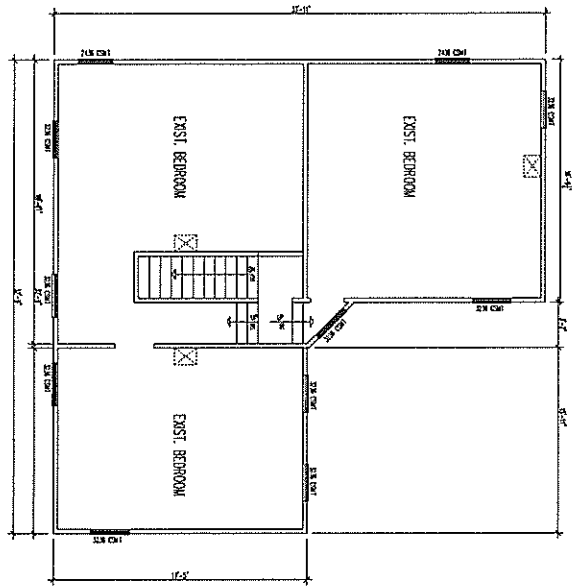


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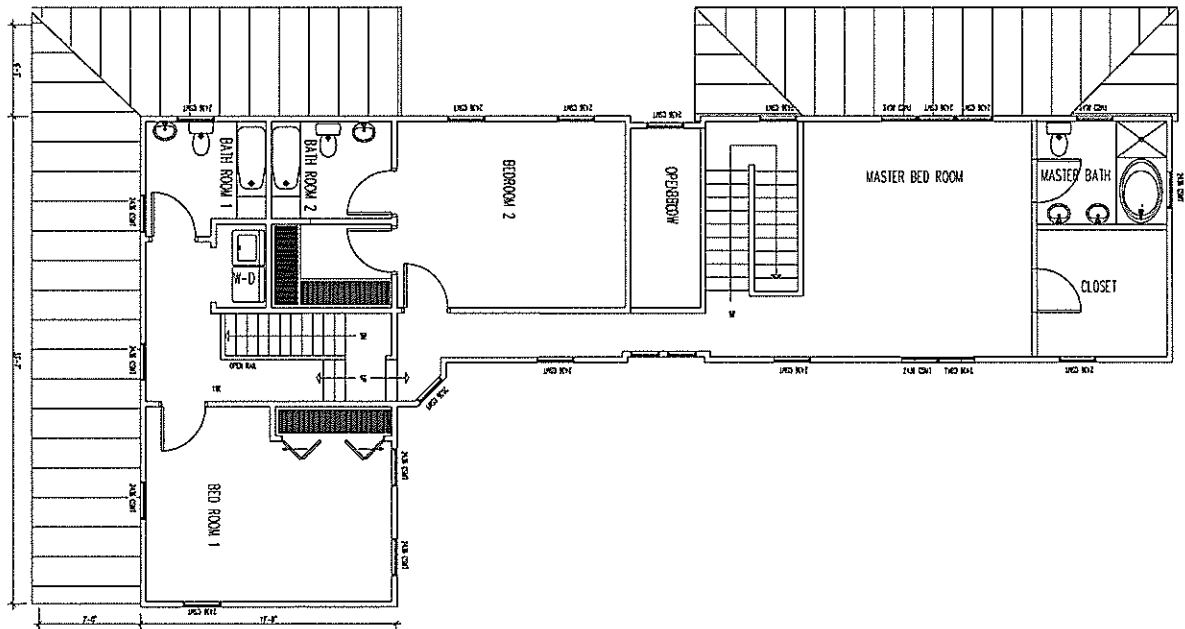
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PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



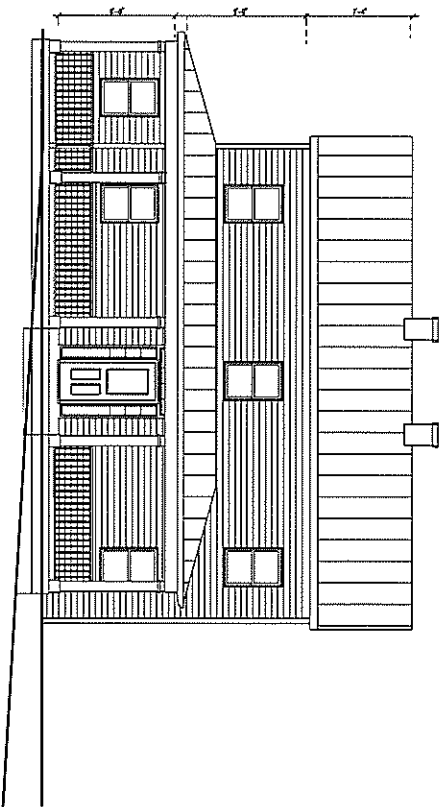
<p>DATE: MARCH 2017 DRAWN: J. K. HARRIS CHECK: J. K. HARRIS APPR: J. K. HARRIS A-2</p>	<p>OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (301) 481-0908</p>	<p>OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (301) 481-0908</p>	<p>RENOVATION & ADDITION OF 25911 FREDRICK ROAD CLARKSBURG, MD 20871</p>	<p>NO. OF SHEETS: 10 SHEET NO.: 10 DATE: 03/20/17</p>
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RESTORED FRONT ELEVATION WITH PROPOSED ADDITION

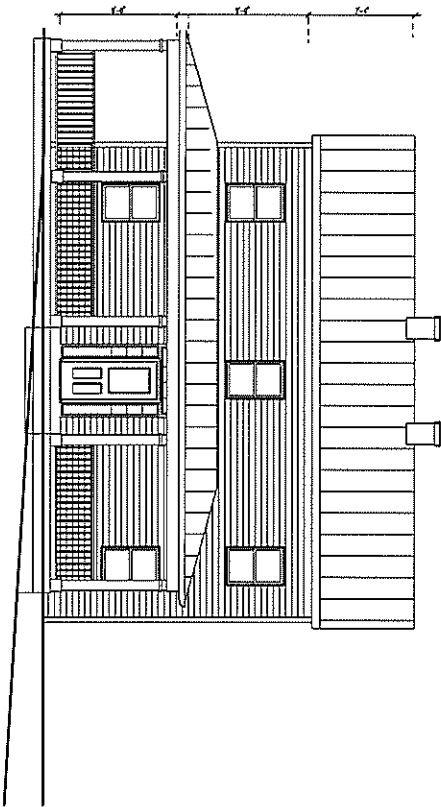
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION RESTORED WITH NEW WINDOW ARRANGEMENT.

SCALE: 1/4" = 1'-0"



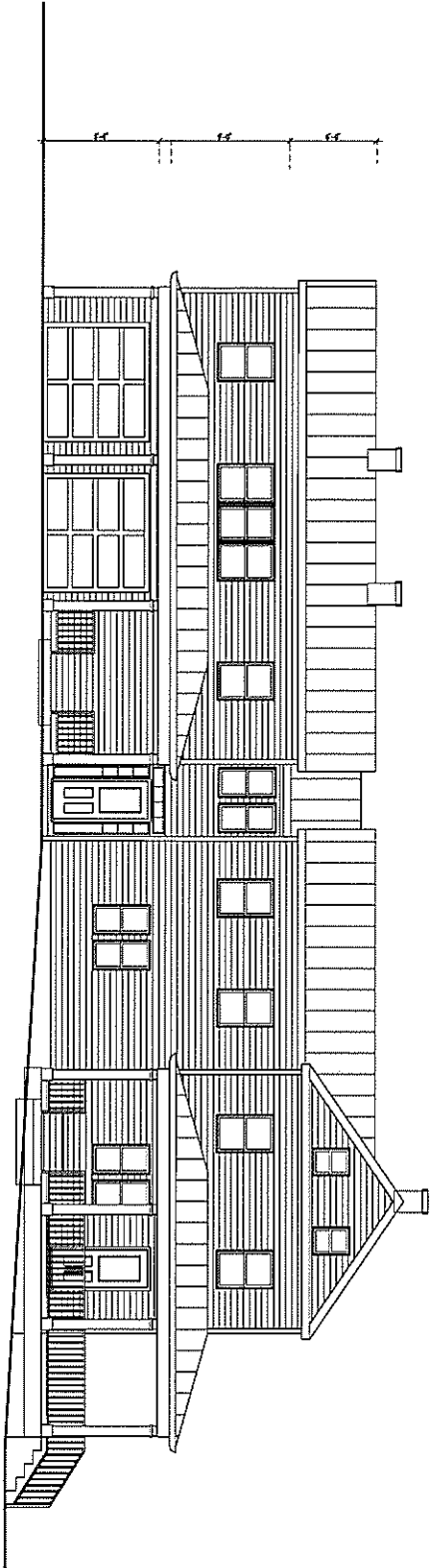
RENOVATION OF
25911 FREDRICK ROAD
CLARKSBURG, MD 20871

OWNER:
HUMAYAN MALIK
25911 FREDRICK ROAD
CLARKSBURG, MD 20871
(703) 861-0000

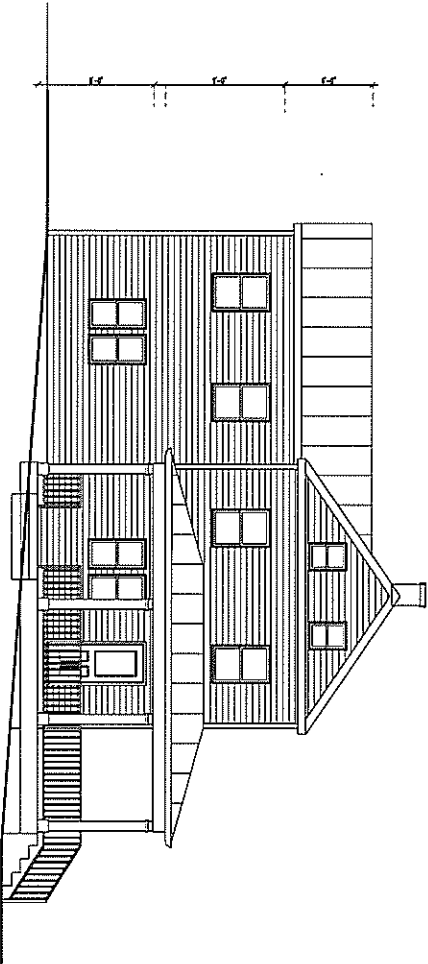
OWNER:
HUMAYAN MALIK
25911 FREDRICK ROAD
CLARKSBURG, MD 20871
(703) 861-0000

PROPOSE ELEVATION RECONSTRUCTION

DATE: 10/12/18
SCALE: 1/4" = 1'-0"
DRAWN: JMM
JOB: 1801-100
SHEET: A-3



RESTORED LEFT SIDE ELEVATION WITH PROPOSED ADDITION
SCALE 1/4" = 1'-0"

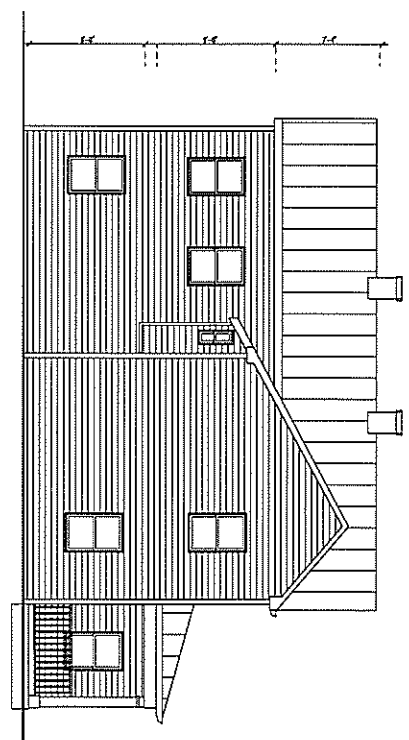


EXISTING LEFT SIDE ELEVATION RESTORED WITH NEW WINDOW ARRANGEMENT
SCALE 1/4" = 1'-0"

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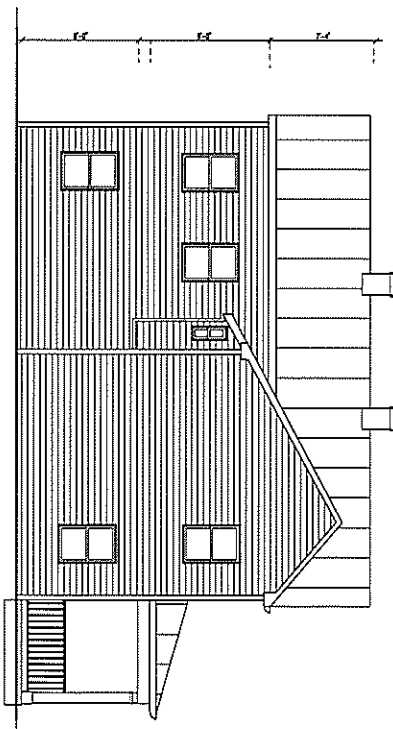
DATE: JANUARY 2017 DRAWN: J. LAMBERT CHECKED: J. LAMBERT SCALE: 1/4" = 1'-0" SHEET: A-4	OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (703) 881-0300 PROPOSED ELEVATIONS	OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (703) 881-0300	RENOVATION & ADDITION OF 25911 FREDRICK ROAD CLARKSBURG, MD 20871	NO. OF SHEETS: 12 SHEET NO.: 11
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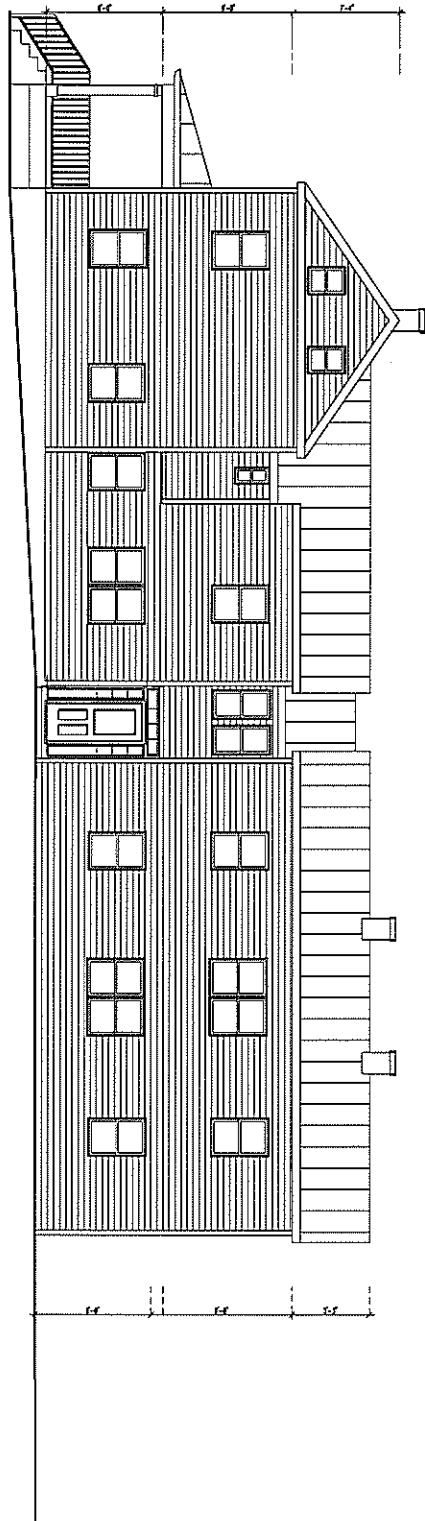
PROPOSED BACK ELEVATION

SCALE: 1/4" = 1'-0"



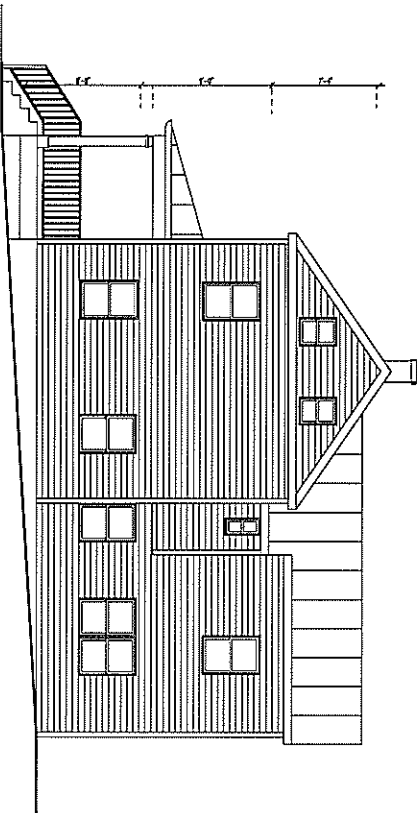
REAR ELEVATION WITH NEW WINDOW ARRANGMENT.

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION WITH NEW WINDOW ARRANGMENT.

SCALE 1/4" = 1'-0"

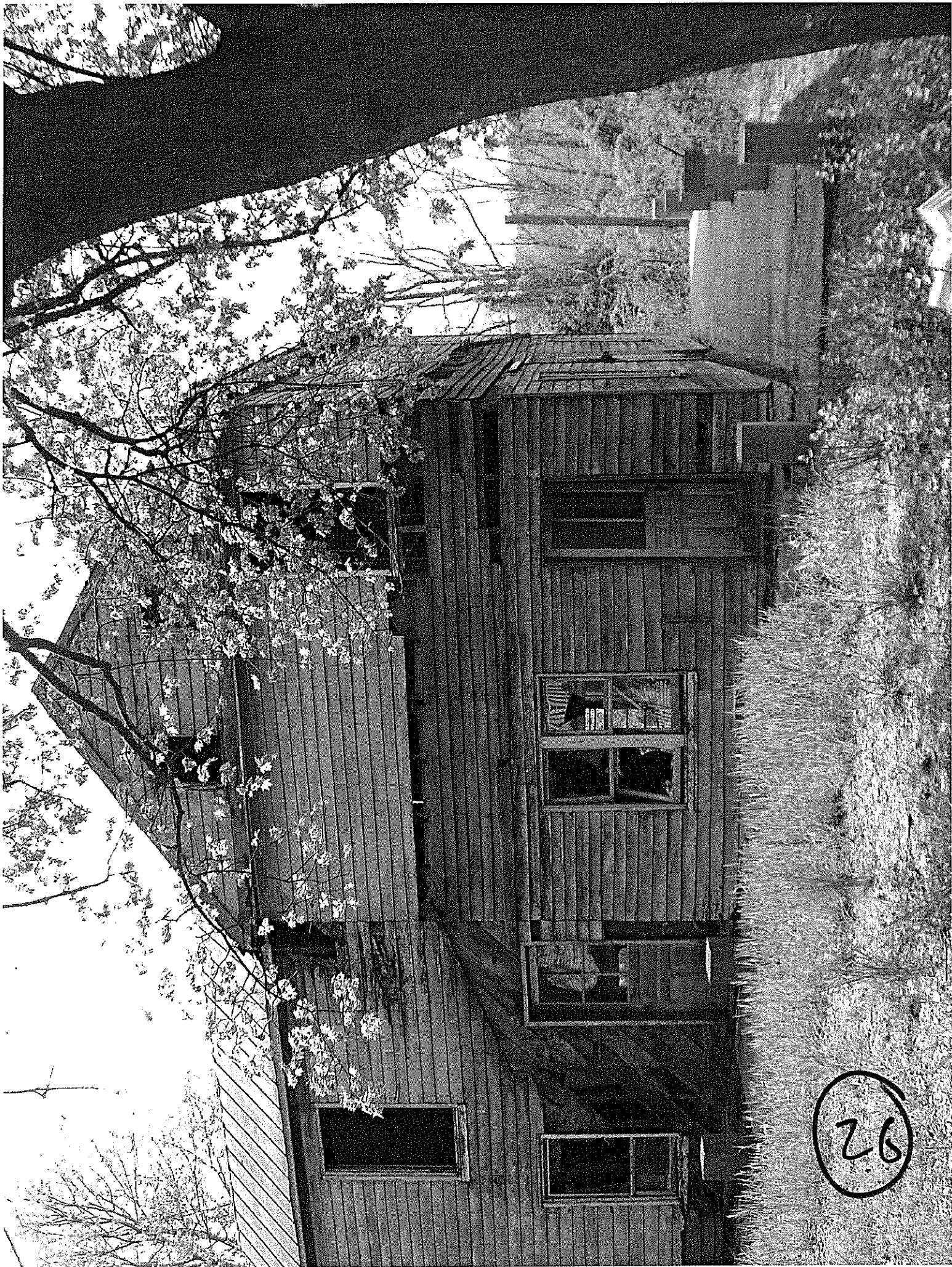
23

<p>DATE: JANUARY 1978 SCALE: 1/4" NOTED DRAWN: VRS JOB: 1001 PAGE: 7</p>	<p>OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (703) 861-0999</p>	<p>OWNER: HUMAYAN MALIK 25911 FREDRICK ROAD CLARKSBURG, MD 20871 (703) 861-0999</p>	<p>RENOVATION & ADDITION OF 25911 FREDRICK ROAD CLARKSBURG, MD 20871</p>	<p>PROPOSED ELEVATIONS</p>
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