

**VISION OF HYATTSTOWN:
A LONG-RANGE PRESERVATION PLAN**

PREPARED BY:

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A VISION OF HYATTSTOWN HISTORIC DISTRICT

Hyattstown is a small rural community, defined by the intimate streetscape of the tree-lined thoroughfare of Frederick Road. Cohesive residential architecture, punctuated by large religious properties, that maintains the original lot configurations is relatively undisturbed by 20th century change. A formal Historic District listed on the Montgomery County Master Plan, Hyattstown continues as it has for hundreds of years as the highway for travelers moving north to Frederick County. Shadowed by fast-paced modern life, the preservation and protection of Hyattstown's architectural character and historic pattern is at the foundation of the retention of its significance to the county's heritage.

The Hyattstown Historic District presents a strong and unified visual image. Small in size, it is easily distinguished by its uniform pattern of shallow building setbacks and closely sited dwellings, picturesque architectural detailing, and gracious procession of mature trees. The historic residential core, north of Old Hundred Road, forms the focus for the district, revealing the 19th century development that supported Frederick Road; the commercial core, to the south, illustrates the utilitarian services essential to the travelers and critical to the successful functioning of the town.

The character of these distinct areas and an understanding of their symbiotic relationship must be observed in future development. Overcoming the strain of increasing traffic demands is necessary to maintain the integrity of this small-scale roadside town, while the challenge of supplying adequate public services must be met without distorting the character of the historic district. An understanding of Hyattstown's past and the acknowledgment of the visual qualities that create its unique character will be pivotal to the preservation and enhancement of the historic district in the face of future needs.

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I. INTRODUCTION

This report presents a long-range preservation plan for the Hyattstown Historic District. In 1992, the Maryland-National Capital Park and Planning Commission (M-NCPPC), on behalf of the Montgomery County Historic Preservation Commission (MCHPC), sought to study four historic districts in the County -- Kensington, Boyds, Clarksburg and Hyattstown -- to determine an appropriate "Vision" for the areas that might guide decision making for the future.

Traceries, in conjunction with PMA and Karr Associates, served as the consultants to M-NCPPC for this project. The goal of the preservation plans was to establish a sound database of information from which to produce a document that would serve the MCHPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century. The final Long Range Preservation Plans include a detailed level of architectural and survey work to provide a specific physical description of the districts as they are today; an analysis and description of the character-defining features of each district; a discussion of the challenges facing each district; and a discussion of proposed strategies for maintaining the character of the districts while allowing for appropriate growth and change.

The four Historic Districts were documented to comply with the needs of a long-range planning analysis. All identified resources -- buildings, structures, sites, and objects -- were included as part of this study, and previously unidentified resources were documented as appropriate. To provide an accurate resource listing, all of the information gathered from on-site and archival sources during the study was entered into the National Park Service's Integrated Preservation Software System (IPS), modified specifically to meet the particular needs of this study. This resulted in the gathering of a retrieval database and systemized analysis of data.

The project relied heavily on public participation throughout its course, including coordination with Montgomery County and local officials, members of the public, the preservation community, and residents of the historic districts. This coordination was implemented through a series of public meetings and workshops at which interested parties were asked to provide comments, to discuss the issues facing each district, and to make suggestions on the development of an appropriate methodology for evaluating changes to the districts.

Traceries, which served as the coordinating consultant, is a woman-owned consulting firm located in Washington, D.C. specializing in architectural history and historic preservation. Traceries' responsibilities included the on-site survey and documentation of the historic districts and environmental settings, as well as preparation of the written analysis of the character-defining features of each historic district. PMA, a community planning and architecture firm located in Newport News, Virginia, organized the workshop meetings and prepared the written discussion of the issues, challenges and strategies related to the preservation of each district, as well as developing a methodology for evaluating changes to the historic districts. Karr Associates, a consulting firm specializing in humanities-oriented computer programming, provided technical support to Traceries in its efforts to customize the application of the IPS program for Maryland-National Capital Parks and Planning Commission and the particular requirements of this study.

PROJECT METHODOLOGY

The project offered a challenging opportunity to determine a practical methodology for communities seeking to protect their historic districts for the future. The project was approached with a view that preservation does not have to create a static environment, but fully that it is necessary to recognize that changing needs can seriously threaten historic districts. This required the formation of a methodology that would allow appropriate change and growth by management of the historic district and by adherence to a "vision" or standard by which changes could be assessed. This methodology proposed begins with documentation, leading to a thorough analysis and appreciation of the character of the historic district and the specific reasons for its significance. Quantitative as well as qualitative analysis affords the possibility for documentation of an historic district that can stand up to attack, as well as be maintained and monitored on a regular basis. When this documentation is joined with sensible planning principles, a formal methodology for evaluating proposed change can be developed and applied. Threats to the preservation of an historic district can be minimized with the tools of documentation and a focus that permits a rational evaluation of the effects of change on the historic district. As a result, genuine preservation planning will occur, allowing the historic district to move into the future, meeting the needs of its citizens without endangering its integrity.

Using this philosophy as the guide, Traceries, with support from PMA and Karr Associates, developed the following methodology:

Organization and Staffing

This project team was comprised of architectural historians from Traceries, a planner and an historical architect from PMA Consulting Service, and a computer specialist from Karr Associates. The project was guided by Emily Eig, architectural historian and principal of Traceries. Architectural historian Laura Hughes served as Project Manager, handling day-to-day operations, review of findings, and production of the final reports. The architectural historians conducted the on-site study, photographing the historic districts (individual properties and general views), mapping, and completion of the survey forms. Architectural and historical analysis of the districts was their primary focus. Jack Stodghill, planner, and Jeff Stodghill, historical architect, worked with Traceries providing direction to the portions of the work directly associated with the identification of historic preservation threats, development of evaluation methodology, and identification of planning strategies for managing change. Lawrence Karr provided technical computer support to Traceries. Traceries developed the survey methodology and IPS-based survey form. PMA and Traceries worked together to conduct the public meetings and workshops.

On-Site Survey

The On-Site Survey was conducted by Traceries in the period from May 1992 to June 1992. The two-member team of Laura Harris Hughes and Laura Trieschmann worked together to

map, survey and photograph the historic sites, with assistance from Traceries' staff. To adequately collect data necessary to analyze the historic districts, computerized forms were developed for on-site inventory, archival review, and planning information. To optimize the value of the data collected during the course of this project, these forms were designed by Traceries in consultation with M-NCPPC staff, and the planning consultants. The information collected has been re-organized into a single computerized report form which presents the most critical information on an individual property within the historic districts as well as summary information on each district as a whole. All buildings were surveyed at an intensive level, limiting study to exteriors. Color photographs were taken of all buildings in the district, and slides were taken of representative streetscapes and buildings.

Computer Data Entry

The survey findings were entered into M-NCPPC/IPS, a newly developed application of the National Park Service's Integrated Preservation Software (IPS) system. Traceries worked with M-NCPPC to customize the IPS system to specifically meet the needs of Montgomery County and these Long Range Plans. This new system is called M-NCPPC/IPS, and is a test version of the new software. In that IPS requires only a single entry of data, despite its re-use in other applications, it can create a highly specialized database system that has maximum efficiency. Information entered into the system was sorted and enumerated for accurate and consistent accounts of study findings. Computer reports were generated to produce frequency counts on appropriate fields -- chronological reports, architectural style, material, comparative design elements and the like. As a working copy of the IPS database becomes the property of M-NCPPC with the completion of this project, records may be augmented by M-NCPPC/MCHPC to reflect additional findings or changes or actions taken as they occur over the years.

Archival Research

Research into the history of each of the historic districts, and Montgomery County began during the on-site investigation and continued beyond its completion. This research involved the examination of primary and secondary resources including County documents and previously gathered survey information, published books and articles, as well as unpublished documents. Research was also conducted on preservation plans and guidelines for other historic districts across the country. Historic data previously gathered on the four historic districts was reviewed to provide a historic context within which to evaluate the historic districts, as well as to clarify the contribution of all built resources, open spaces, and their environmental settings.

Public Participation

Public participation was critical to the success of the project. Several workshops and meetings were conducted to provide a forum for district residents and interested individuals to discuss issues and challenges specific to each district. The development of a methodology for maintaining the character of the architecture and open space while allowing for appropriate growth and change was prepared based upon the issues and challenges presented at the public meetings.

Written Documentation

The on-site data, historic documentation, and information garnered from the workshops and meetings was compiled to form the basis for the discussion of the Character Defining Features, and the Issues and Strategies. This material was synthesized and compiled into a cohesive, illustrated document. The **Vision of a District: Long Range Preservation Plan** was designed for use primarily by the MCHPC with the requirements of the general public as well as a variety of governmental agencies in mind.

II. PRESERVATION IN MONTGOMERY COUNTY

CREATION AND OPERATION OF HISTORIC DISTRICTS IN MONTGOMERY COUNTY

General Evaluation Requirements

The Montgomery County Advisory Committee on Historic Sites was formed in 1977 by the Montgomery County Planning Board. The purpose of the Advisory Committee was to develop a **Master Plan of Historic Sites and Districts** in Montgomery County and an ordinance for the regulation and preservation of the historic resources placed on the **Master Plan**. The following evaluation criteria were developed and used by the Montgomery County Advisory Committee on Historic Sites, and are included in the **Ordinance** for use by the Historic Preservation Commission, the Montgomery County Planning Board, and the Montgomery County Council in their decisions (**Montgomery County Master Plan for Historic Preservation**).

1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

With regard to historic districts, the Preservation Commission's general philosophy is that districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts not only can vernacular architecture and important settings be protected, but working farms should be sustained to provide close to market produce, and rural villages retained to provide local, small-scale goods and services.

There are two major types of historic resources: 1. residential and commercial areas illustrating the history of suburban development in the County; and 2. rural areas where the vernacular

architecture and agricultural landscape reflect centuries of history. Most of the rural landscape is seen from the road, thus the protection of byways and scenic roads and their vistas is required.

A Historic District as identified, and if approved for inclusion in the County's **Master Plan for Historic Preservation**, consists of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and environmental setting of the historic resources of the District. The **Ordinance** does require the Preservation Commission to be lenient in its judgment of plans for structures of little historic or design significance or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the District.

The historic resource is reviewed in its total environment/community setting. The more these historic resources are seen as clusters, districts, or networks, the more systematically planning and protection of them can proceed. The **Master Plan** does not, in most cases, attempt to specifically delineate the appurtenances and environmental setting of each resource. As a general rule, the appurtenances and environmental setting of each resource include the original or existing property boundaries, or in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, after receiving advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the resource.

The Commission documents that each site has real merit which warrants its protection as a valuable community resource. The **Ordinance** criteria does not set a date restriction on resources to be considered, and it is anticipated that as the Commission's work proceeds, more 20th century resources will be reviewed. Age alone does not qualify a resource for the strong protection offered by the ordinance. In addition to the proven inherent historic, architectural and cultural value of the historic resources, priority is given to those offering other public benefits, such as enhancing neighborhoods and communities, meeting needs for housing, education, recreation, and being visible and accessible to the public.

THE HISTORIC PRESERVATION COMMISSION AND ITS PROCEDURES

Regulation by the Historic Preservation Ordinance

Once designated on the **Master Plan**, any significant change to the exterior of an individual Historic Site or to any properties within the Historic District must be reviewed by the Montgomery County Historic Preservation Commission and a historic area work permit issued under Sections 24A6, 7, and 8 of the **Historic Preservation Ordinance**.

When the Commission finds that the exterior architectural features of an historic resource listed on the **Master Plan** become deteriorated to a point which imperils their preservation as the result of "willful neglect, purpose or design," the ordinance proposes that the Director of Environmental Protection may be directed to issue a written notice to the property owner about the condition of deterioration.

Montgomery County Historic Preservation Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises of 1,001 square miles, while the Metropolitan District (parks) comprises of 919 square miles, in the two Counties.

The Commission has three major functions:

1. the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
2. the acquisition, development, operation, and maintenance of a public park system; and
3. in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulation, and general administration of parks are the responsibilities of the Planning Board.

The purpose of the **Master Plan for Historic Preservation** is to propose a system for protecting and enhancing Montgomery County's heritage for the benefit of present and future County residents, by dealing with the architecture and history resources of the County in a systematic and comprehensive manner.

GOALS FOR PRESERVATION IN MONTGOMERY COUNTY

Montgomery County's historic resources range from those in Rockville, Takoma Park, and Poolesville, to early garden apartments, the C&O Canal, and an agricultural heritage recognized as a landscape of regional character and national historical significance. A diverse array of vernacular architectural and historical resources is scattered throughout the County. Some of these resources are significant by themselves; some significant for their benefits as a group; and others significant for their larger environmental context, whether in suburban communities or in rural settings. These resources include buildings and districts containing homes, industries, or commerce. They provide economic and social benefits to the owners and to the County at large.

The challenge is to combine protection of these scattered historical resources into the County planning system so as to maximize general public support for preservation of the County's heritage and minimize infringement on private property rights. Cooperation and participation by all sectors of the economy must be fostered in the interest of historic preservation for the benefit of all.

III. THE ESTABLISHMENT OF THE HYATTSTOWN HISTORIC DISTRICT

The Amendment to the **Montgomery County Master Plan for Historic Preservation** for the Hyattstown Historic District (Atlas #10/59) and the Hyattstown Mill Complex (Atlas #10/76) was approved in March, 1986.

The Preservation Commission found the Hyattstown Historic District met Criteria 1a, 1d and 2a of the Historic Preservation Ordinance which states:

1. Historical and Cultural Significance:

The historic resource:

- a: has character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation;
- d: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;

2. Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;

Findings of Historic and Architectural Significance

The Preservation Commission stated the significance of the Hyattstown Historic District as follows:

Originally platted in 1798, Hyattstown is significant as one of the largest groupings of relatively unaltered 19th-century buildings in the county. Located along a single, tree-shaded street, the district is a good example of the small roadside towns that sprang up along early highways to service the needs of travelers and nearby farm families. One of these early arteries, known locally as the Great Road, opened about 1750 to connect the tobacco port of Georgetown with the important colonial city of Frederick. With the establishment of Washington as the nation's capital, this early highway continued as an important artery linking the ever westward expanding frontier of the young nation with its new capital city.

As a stop along the Great Road, better known today as Maryland Route 355, Hyattstown appears much as it did when wagoners, dignitaries and civil war troops passed through town in the 19th century. Interspersed among modest homes are the many structures essential to 19th century village life including an old school, churches, several shops and offices and a hotel. Both the number and integrity of period buildings retained in their historical relationship with the roadway, combine to produce a historical streetscape which conveys a strong sense of time-- the late 18th/early 19th century -- and place -- a rural village along the Great Road between Frederick and Washington.¹

¹ M-NCPPC, Approved and Adopted Amendment to the Master Plan for Historic Preservation, March, 1986.

HYATTSTOWN HISTORIC DISTRICT DISTRICT RESOURCES

- Primary 1810-1890
- ▣ Secondary 1890-1940
- Contemporary 1940-1970
- Large Trees Over 12" in Diameter

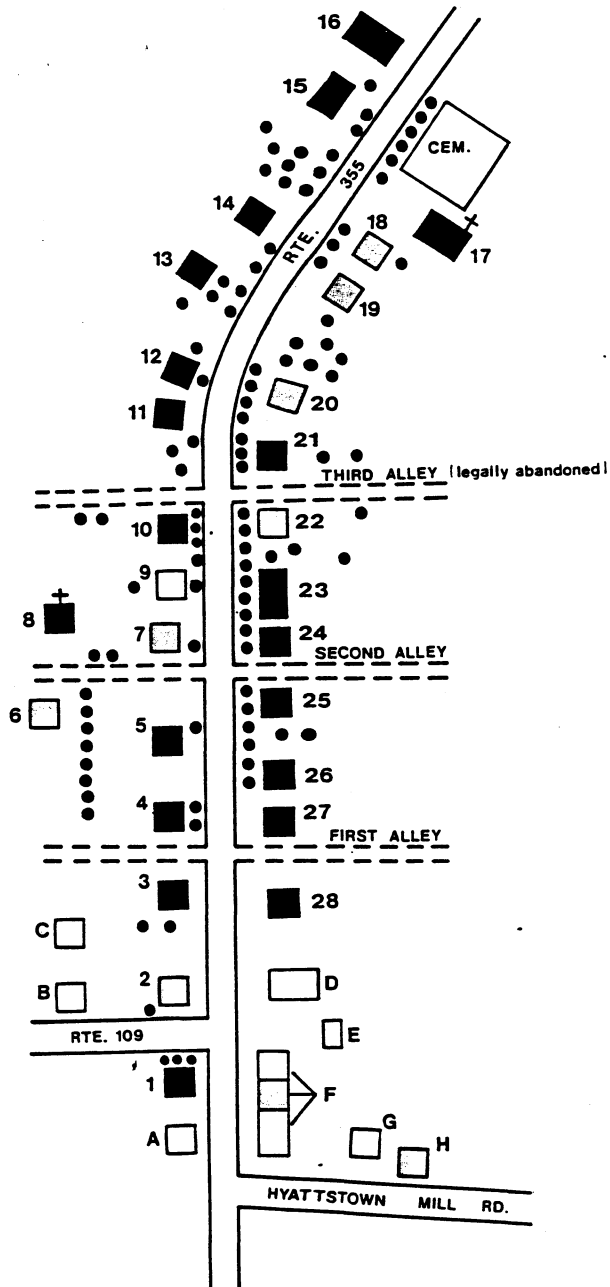
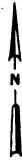


Figure 1: Map of Hyattstown Historic District

IV. CHARACTER-DEFINING FEATURES

HISTORICAL OVERVIEW

The Development of the Town of Hyattstown

In 1794, Jesse Hyatt, a native of Frederick County, purchased 207 acres of land bordering Frederick County from John Bordley of Kent County. The land was situated along the "Great Road" which had led travellers from Georgetown to Frederick since 1750. Hyatt laid out the acreage and offered 1/4 acre lots for sale in 1798. There were 105 lots in double rows down each side of Frederick Road from Little Bennett Creek north to the Frederick County line. Each lot had a front footage of 66 feet and a depth of 165 feet. (approximately 1/4 acre) At five-lot intervals there were side streets perpendicular to Frederick Road, the main road through town.

By 1804, there were only four residences in Hyattstown. The town was incorporated by the State Legislature in 1809, and named Hyattstown after Jesse Hyatt. By the mid-1820s, the town boasted a store, a blacksmith shop, a carpenter, a constable, a tailor, and an inn. The occupations of Hyattstown residents allowed Hyattstown to become self-sufficient and offered much needed services to those who travelled through Hyattstown on the Great Road. The Great Road harbors an important history in Montgomery County, providing the passage for numerous important figures and military operations during the 18th, 19th, and 20th centuries. George Washington, Andrew Jackson, Harry Truman and Franklin D. Roosevelt have traveled along the Great Road through Hyattstown. Fresh supplies from the west were transported along the road during the American Revolution. During the Civil War troops of both the Union and Confederate Armies moved along the Great Road. The road was often impassable in the winter and rainy seasons, causing delays for many travellers. The road was the scene of innumerable carriage accidents and was eventually paved in 1925.

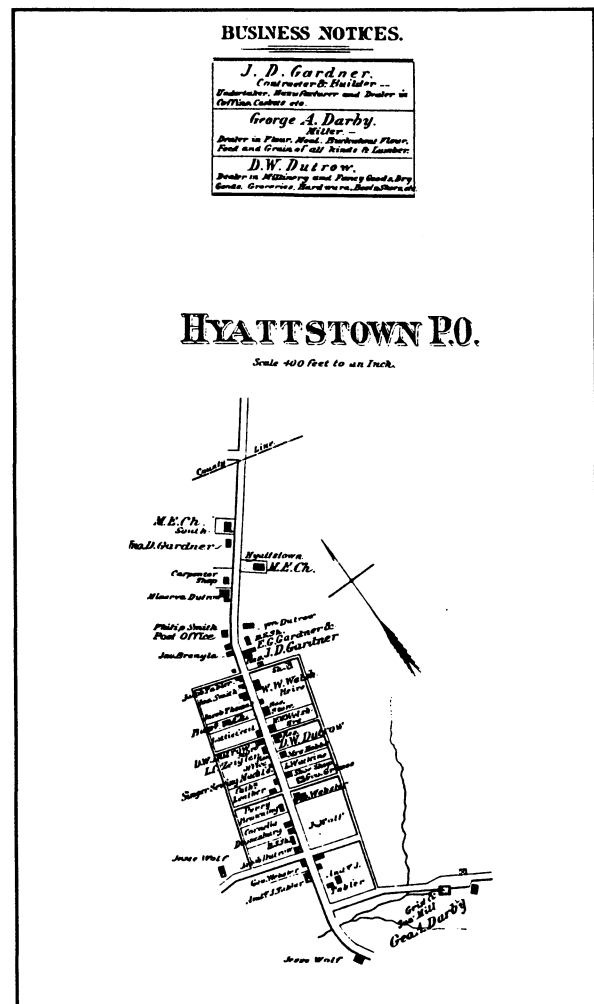


Figure 2: 1879 G. M. Hopkin's Map of Hyattstown

A mill provided the town with an industrial economy that enhanced the economic viability of the community. The first mill in Hyattstown was located adjacent to Little Bennett creek and was operating before the town was laid out. In the 1860s, a gristmill and saw mill operated on the same site. A fire in 1918 destroyed this structure and a new mill was constructed. A tannery operated from 1825 on the site of the Hyattstown Volunteer Fire Department building until the 1860s. A canal was constructed to pull water from a dam in Little Bennett Creek for the tanning operations. This canal is still visible today. In the early 20th century a dairy operated on land opposite the present Fire Station. The prosperity and survival of Hyattstown hinged on these industrial businesses which relied on natural, local resources.



Figure 3: Photograph of Hyattstown Mill.

The focal point of Hyattstown and the anchors of the community were the churches located along Frederick Road. Both churches are dramatically set-back from the road and are framed by the adjacent residential structures along Frederick Road. The foundation for the masonry and stucco Hyattstown United Methodist Church was laid in 1856. A split in the Methodist congregation's philosophy over slavery prompted the establishment of north and south branches of the church. In Hyattstown, the Methodist church did not divide until after the Civil War in 1875, at which time the southern branch of the United Methodist Church constructed their own frame, Gothic Revival church south of and across from the northern contingency. Closely allied with the Hyatt family, the Hyattstown Christian Church dates to 1871.

By 1879, the population of Hyattstown had reached 150 people. The first residential buildings in the town were simple, vernacular frame and log structures. Several of these original structures remain beneath years of additions and alterations. The log portion of the Burdett-Brengle House dates to the 1800s. Numerous enlargements and Victorian styled trim disguise the essential log-frame of this house. There are two brick houses in Hyattstown, located on the west side of Frederick Road. The Davis House, the oldest, is an individually listed property in Montgomery County. The Federal-styled McElfresh/Smith/Darby House is located at 26034 Frederick Road, and dates from 1849-1853. The majority of structures in Hyattstown are frame, two and a half-story buildings located very close to the road and built very close together on the original 1/4 acre lots. This provided for a more efficient use of property. Residents were able to house necessary farm animals and machinery as well as buggy's and carriages in the outbuildings located at the rear of the parcels. Today, Hyattstown still appears architecturally cohesive with many lots and residences situated just as they were when originally constructed.



Figure 4: Photograph of the View North along Frederick Road.

CHARACTER-DEFINING FEATURES

Comparative Analysis of Character-Defining Features

In order to better understand the historic character of the Hyattstown Historic District, particularly in regard to new construction and open spaces, comparative design elements and conditions were analyzed for the 29 structures in Hyattstown. The comparative design elements established included the following elements which were analyzed for each building as part of the on-site survey:

- **Building Setbacks: Residential and Commercial Patterns**
- **Rhythm of Spacing Between Buildings**
- **Geographic Features/Landscape Features**
- **Scale and Building Height**
- **Directional Expression of Building**
- **Roof Forms and Material**
- **Porches**
- **Dominant Building Material**
- **Outbuildings**
- **Integrity of Form, Building Condition and Threats**
- **Architectural Style**

The study of Hyattstown Historic District was facilitated through the use of M-NCPPC\IPS, a local application of the National Park Service's preservation-oriented software Integrated Preservation System. Computer-generated reports, used to provide statistical data on the physical appearance of the district, are included in this document following each summary description. Completed surveys of each building, describing the resources, are available and should be referenced when dealing with issues concerning specific sites.

Existing Architectural Character

The Hyattstown Historic District is architecturally significant as a collection of 19th century buildings exhibiting a variety of architectural styles in a town-like setting. Although the majority of buildings are vernacular in form, four Colonial Revival, four Bungalows, three Gothic Revival, three Federal and one Federal Revival style buildings complete the district. The buildings share a uniformity of scale within their building type; narrow lots and shallow setbacks; construction materials and level of architectural detail.

The majority of Hyattstown's resources date from 1798 to 1925; there is only one building, constructed in 1950, which post-dates this period. Single-family dwellings comprise the basic building type within the Hyattstown historic District. Two churches set far from the street on large properties establish a pattern in juxtaposition to the narrow lots and shallow setbacks of the residential properties. An historic gristmill provides an important resource for the community.

There are 30 properties within the Hyattstown Historic District upon which are sited 30 primary resources. Of these, 25 are dwellings, three were built as churches (two are active churches and one church has been converted into a commercial enterprise), one is a barn, one is a gristmill, one is a school, one is a shed and one is a cemetery.



BUILDING TYPES AND GENERAL CHARACTERISTICS

The Hyattstown Historic District contains two distinct groupings of structures:

1. Area 1 - Commercial

Predominantly modern commercial and institutional structures located on Frederick Road at the southern end of the district.

2. Area 2 - Residential

Largest concentration of late 18th and 19th center, architecturally significant, residential and religious structures situated along the winding passage of Frederick Road, as it moves north towards Frederick County.

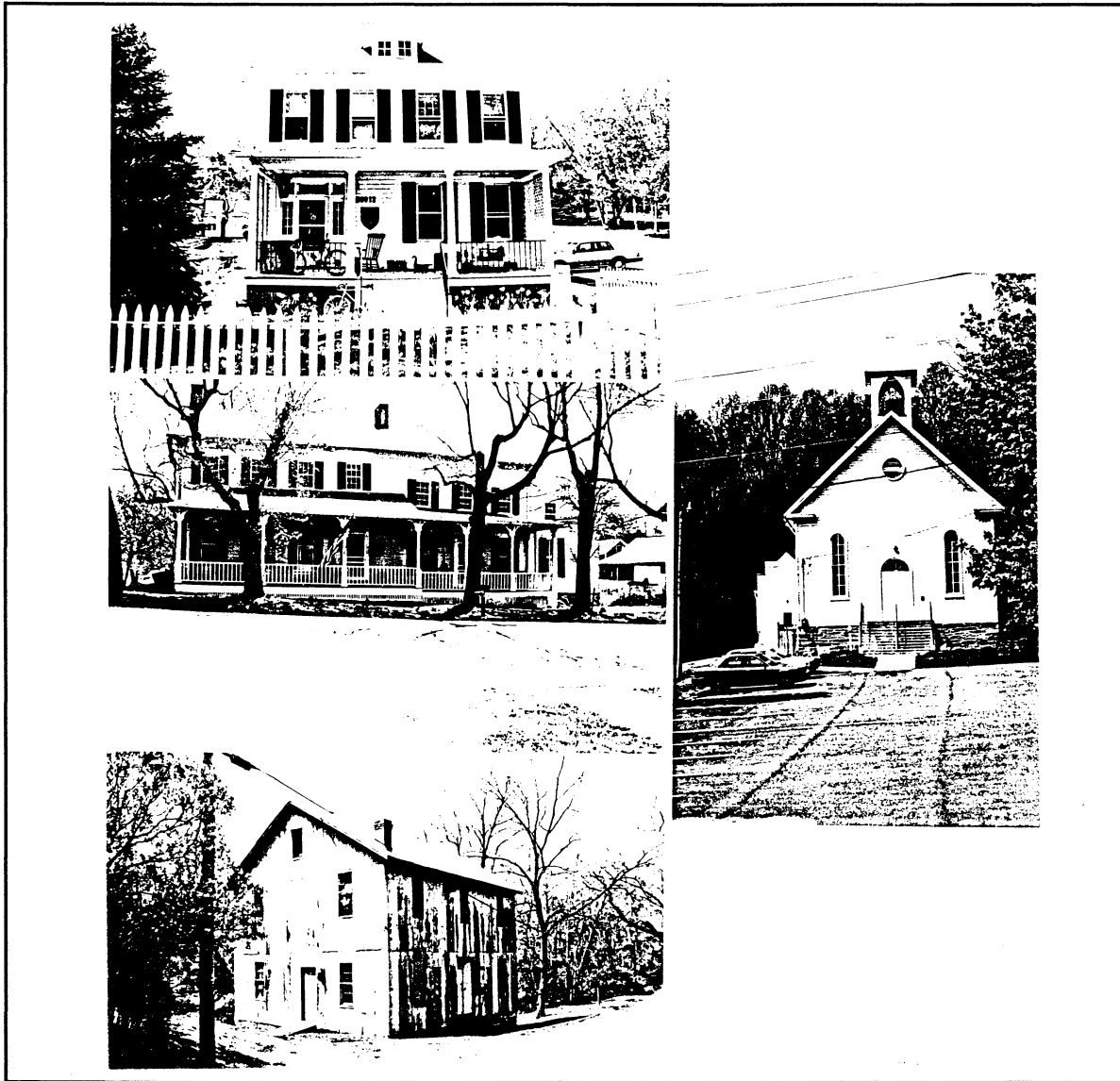


Figure 5: BUILDING TYPES IN HYATTSTOWN

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Resource Hierarchy [MAIN->RESLEVEL]

Uses Text

=====

30	Primary
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=====

1 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Primary 30



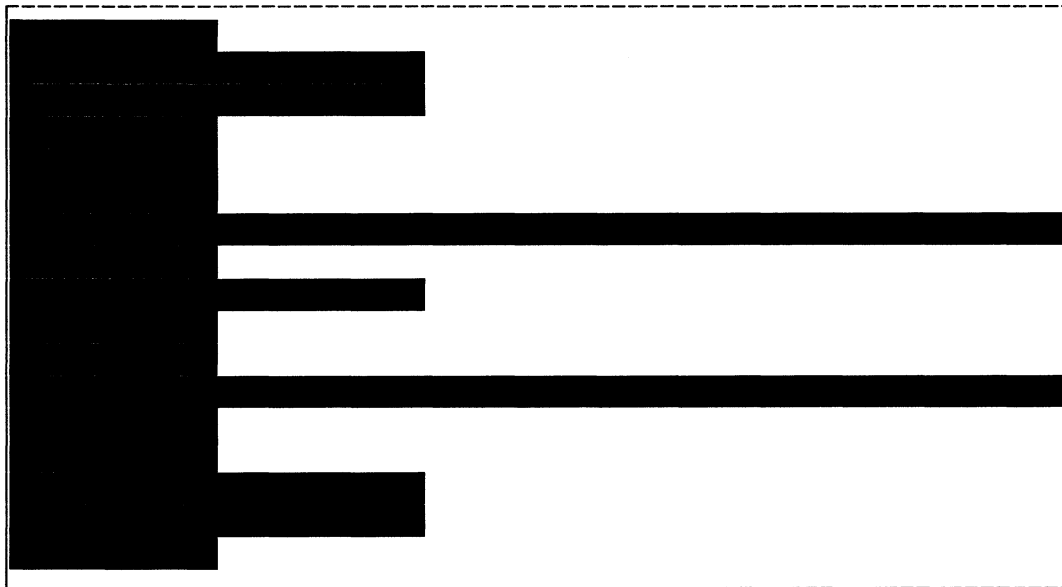
HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD YEAR BUILT

# Uses	Date
1	1798
2	1800
2	1830
1	1840
1	1850
1	1854
5	1860
1	1865
2	1870
1	1871
1	1876
5	1880
1	1900
1	1910
2	1920
2	1925
1	1950

17 DIFFERENT DATES ARE USED FOR 30 RECORDS

1798	1
1800	2
1830	2
1840	1
1850	1
1854	1
1860	5
1865	1
1870	2
1871	1
1876	1
1880	5
1900	1
1910	1
1920	2
1925	2
1950	1



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Resource Sub-Type (Wuzit) Descriptive Name
[MAIN->WUZIT]

Uses Text

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=====
      1 Gristmill
      1 School
      3 Church
     25 Dwelling
=====
```

4 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Gristmill 1
School 1
Church 3
Dwelling 25



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Usage [USES->USAGE]

# Uses	Code	Text
1	COMM	Commercial
1	EDUC	Educational
1	MILL	Milling
1	NOT	Not Evident
2	VAC	Vacant
5	REL	Religious
49	RES	Residential

7 DIFFERENT CODES ARE USED 60 TIMES

FOR 30 MARKED RECORDS



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD General Area Surroundings [MAIN->SETTING]

# Uses	Code	Text
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30	R	Rural
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1 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Rural	30
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HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Setting-Neighborhood/Street [MAIN->SETTINGGEN]

# Uses	Code	Text
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30	VIL	Village
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1 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Village	30
---------	----



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Zoning Classification [MAIN->ZONING]

# Uses	Code	Text
2	RDT	Rural Density Transfer
28	R200	1 Family Detached
2 DIFFERENT CODES ARE USED 30 TIMES		
FOR 30 MARKED RECORDS		

Rural Density Transfer	2	
1 Family Detached	28	

BUILDING SETBACKS: RESIDENTIAL AND COMMERCIAL PATTERNS

Hyattstown, located along a single tree-shaded road, is significant as one of the largest groupings of relatively unaltered 19th century buildings in the county. The town developed as one of the many small, self-sufficient communities along the passage of the Great Road (now Frederick Road) from Georgetown to Frederick.

The majority of houses built in Hyattstown were erected close together and very close to the road, in consonance with the patterns of the 1878 subdivision. Many of the older dwellings are located on their original 1/4 acre lots purchased from Jesse Hyatt. Although the front setbacks are typically less than ten feet, the rear yards set back at an average of 100', and consequently the houses occupy a small percentage of their lot coverage. The rear yards feature a myriad of outbuildings, barns, garages and carriage sheds, as well as vegetable gardens and residential yards. The distance between the houses and the front setbacks are remarkably uniform in Hyattstown, not only providing a unified streetscape but a consolidated residential street pattern.

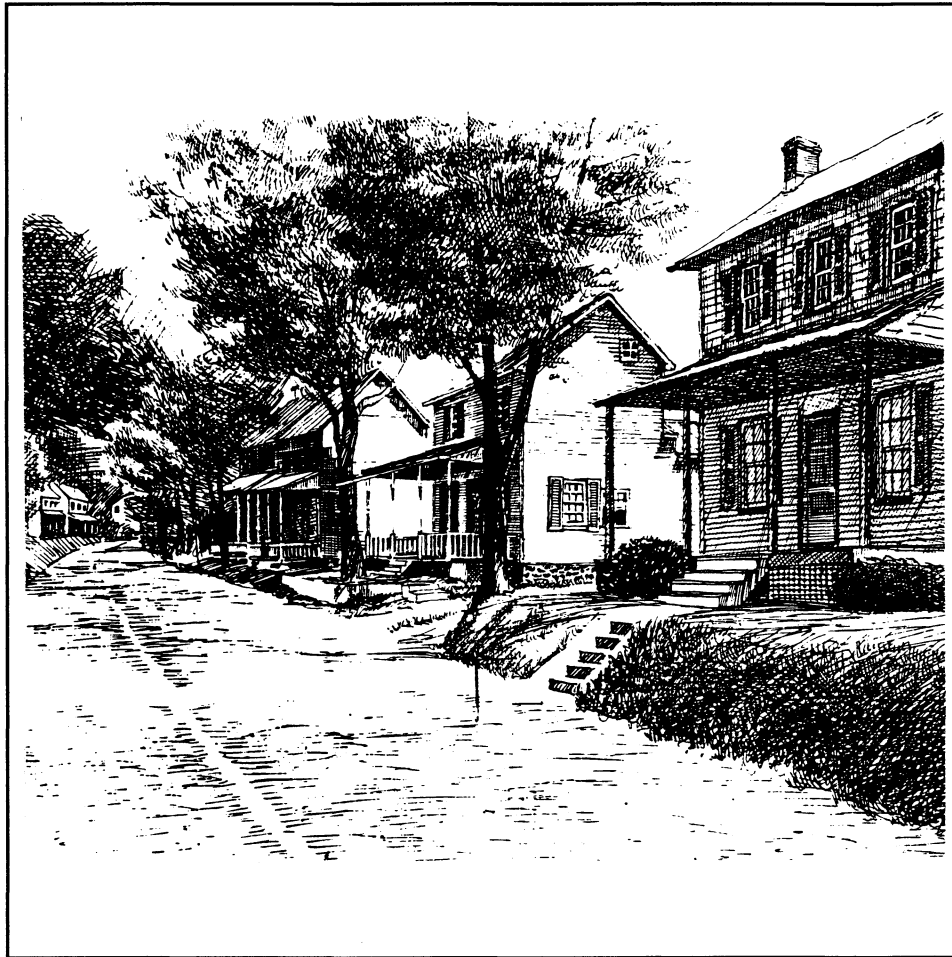


Figure 6: Illustration for Hyattstown Special Study Area, M-NCPPC. 1992.

HYATTSTOWN HISTORIC DISTRICT: RESIDENTIAL AND COMMERCIAL SETBACKS

Atlas No.	Address	Front	Side 1	Side 2	Rear
010-0059-001	25814 Frederick Rd	5'	5'	20'	250'
010-0059-002	25904 Frederick Rd	110'	10'	15'	100'
010-0059-003	25908 Frederick Rd	15'	5'	30'	300'
010-0059-004	25914 Frederick Rd	25'	32'	36'	220'
010-0059-005	26000 Frederick Rd	16'	24'	144'	210'
010-0059-006	67134 -2 Wards Struggle	0'	180'	40'	220'
010-0059-007	26012 Frederick Rd	0'	20'	25'	270'
010-0059-008	26012 Frederick Rd	0'	20'	25'	270'
010-0059-009	26016 Frederick Rd	5'	15'	190'	280'
010-0059-010	26020 Frederick Rd	5'	200'	200'	370'
010-0059-011	26030 Frederick Rd	0'	0'	25'	210'
010-0059-012	26034 Frederick Rd	10'	4'	128'	168'
010-0059-013	26038 Frederick Rd	90'	0'	0'	75'
010-0059-014	26112 Frederick Rd	25'	24'	16'	145'
010-0059-015	26130 Frederick Rd	30'	20'	0'	25'
010-0059-016	26200 Frederick Rd	48'	20'	96'	72'
010-0059-017	25165 Frederick Rd	110'	10'	80'	90'
010-0059-018	26165 Frederick Rd	96'	144'	32'	160'
010-0059-019	26111 Frederick Rd	20'	20'	32'	152'
010-0059-020	26029 Frederick Rd	16'	10'	130'	150'
010-0059-021	26025 Frederick Rd	8'	10'	130'	150'
010-0059-022	26021 Frederick Rd	8'	25'	0'	12'
010-0059-023	26011 Frederick Rd	16'	24'	20'	220'
010-0059-024	26005 Frederick Rd	16'	50'	10'	280'
010-0059-025	26001 Frederick Rd	16'	12'	80'	296'
010-0059-026	25929 Frederick Rd	60'	25'	170'	260'
010-0059-027	25925 Frederick Rd	32'	48'	56'	248'
010-0059-028	25911 Frederick Rd	10'	20'	90'	190'
010-0059-029	Hyattstown Mill Rd	8'	96'	-	-
010-0059-030	14920 Hyattstown Mill Rd	12'	96'	-	-

30 RECORDS IN THIS REPORT

RHYTHM AND SPACING BETWEEN BUILDINGS

The Hyattstown Historic District is essentially residential in character, with the porch projections of individual residential properties tightly spaced along the hilly passage of Frederick Road defining the streetscape. The southern end of the district contains the commercial structures, which are somewhat removed from the tightly knit residential section by several parcels of vacant land, and the steep incline of Frederick Road as it moves toward Frederick County. Although all the structures in the commercial district date to the 20th century, they maintain the rhythm of the residential lots and echo the residential spacing between buildings. In the residential district along Frederick Road, the close proximity of houses to one another and the uniform setbacks combine to create a harmonious streetscape, and the strongest sense of continuity in the district. The singular interruptions to this rhythm are the locations, deeply set-back from the street of the two churches and single school along Frederick Road. These buildings have large parcels of land in the front with smaller rear yard setbacks. The Hyattstown United Methodist Church stands alone with undeveloped land associated with the church to the north. The Hyattstown Christian Church, although setback from the road, is framed on either side by residential structures nestled against Frederick Road.



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Rhythm of Spacing [MAIN->RHYTHMSPAC]

Uses Text

=====

5	Stands Alone
25	Residential Street

=====

2 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Stands Alone	5
Residential Street	25



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Relationship of Yard to Primary Resource
[MAIN->RELATEYARD]

#	Uses	Text
	2	Rear Yard
	28	Surrounding Yard
2 DIFFERENT CODES ARE USED 30 TIMES		
FOR 30 MARKED RECORDS		

Rear Yard	2	
Surrounding Yard	28	

GEOGRAPHIC AND LANDSCAPE FEATURES

Hyattstown is one of the many villages located along the Great Road that prospered and grew because of the flow of traffic through the town. The steep topography of Hyattstown and the winding nature of Frederick as it moves through the village is the dominant geographic feature in the town.

Hyattstown is dominated by large, impressive trees that line Frederick Road on both sides. The trees have been identified as important to the character of the district, and are located on the historic district map of Hyattstown. Houses in Hyattstown are pushed forward, close to the road, leaving small pieces of ground for a front yard. These are planted, for the most part, with grass patches with small shrubs and flowers ornamenting the land. Few fences define properties in Hyattstown; instead, shrubs and hedges delineate the setting of the house. Many of the houses are framed by two large trees with smaller, manicured plantings and flowers in front and immediately surrounding the dwelling. Expanses of grass or cultivated gardens are located behind the primary resources. These are restrained by the slope of the land at the rear of the properties which borders the rear yards in Hyattstown.



Figure 8: Photograph of Hyattstown Streetscape.

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

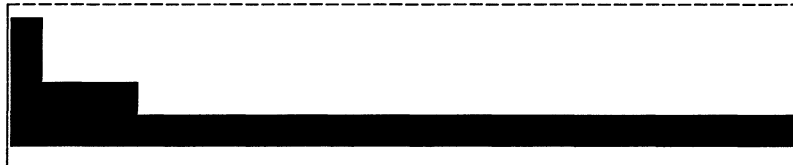
FOR THE FIELD Setting-Immediate [MAIN->SETTINGI]

# Uses	Code	Text
1		Commercial Lot
1		Wooded Lot
4		Church Yard
24		Residential Yard

4 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Commercial Lot	1
Wooded Lot	1
Church Yard	4
Residential Yard	24



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Relationship of Landscaping [MAIN->RELATELNDS]

# Uses	Text
3	Overgrown
6	Landscaped Yard
21	Open Yard

3 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Overgrown	3	
Landscaped Yard	6	
Open Yard	21	

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Ground Cover [MAIN->GROUNDcovR]

Uses Text

=====

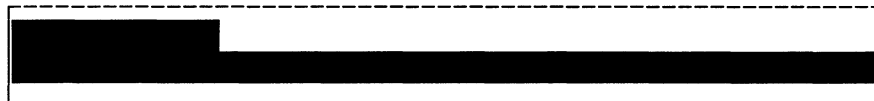
6	Grass/Asphalt
24	Grass/Plantings

=====

2 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Grass/Asphalt	6
Grass/Plantings	24



SCALE AND BUILDING HEIGHT

37% percent of the 29 historic buildings in Hyattstown are two stories in height and 34% percent are two-and-one-half stories. A smaller percentage --27%-- represent the houses characteristic of the 20th century Bungalow style, and are one-and-a-half stories in height.

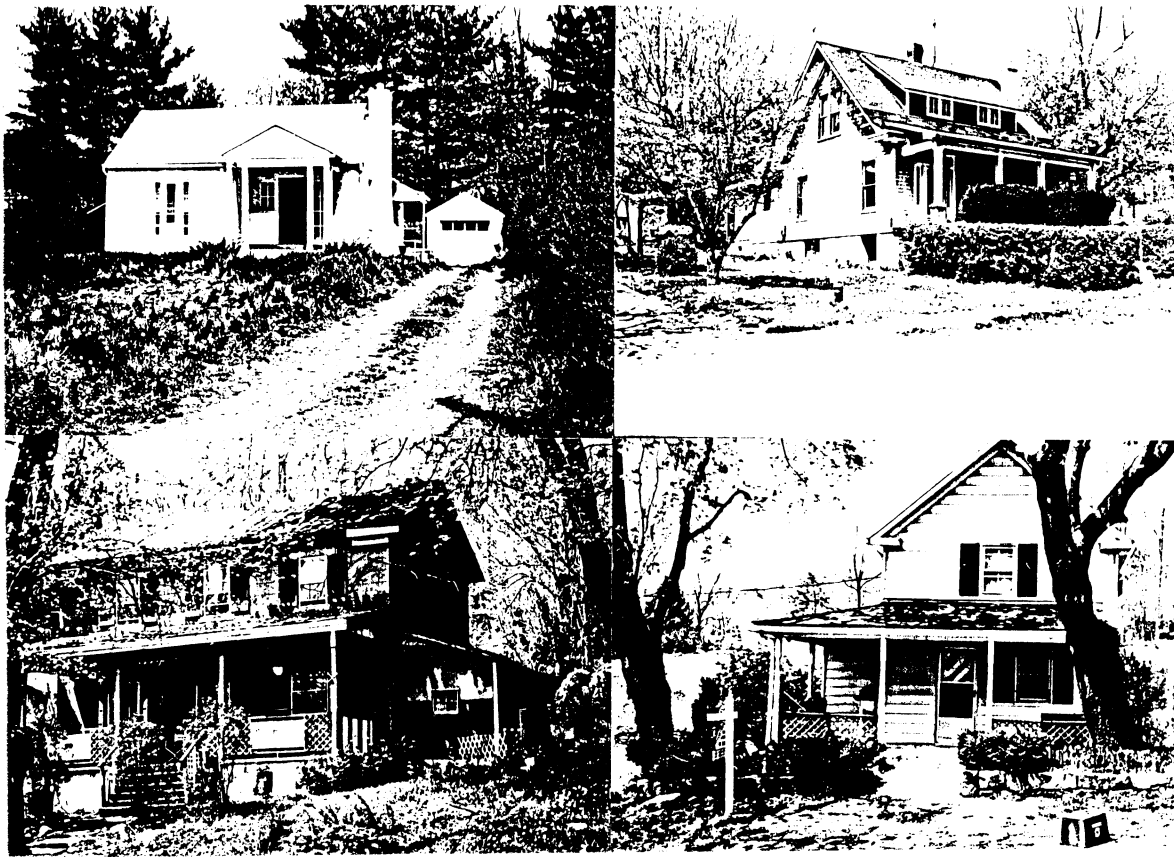


Figure 9: Examples of Scale

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Scale [MAIN->SCALE]

#	Uses	Text
1	1.0	
7	1.5	
10	2.0	
12	2.5	

4 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS



DIRECTIONAL EXPRESSION OF BUILDINGS

The historic houses in Hyattstown show a balance between horizontal and vertically emphasized facade details. This variety reflects the changing styles of the early 20th century that generally tended to be more horizontal than the vertically oriented houses of the Victorian era in the late 19th century.



Figure 10: Examples of Expressions in Hyattstown

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Directional Expression [MAIN->DIREXPRESS]

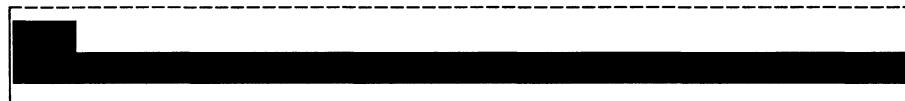
Uses Code Text

```
=====
      2 V          Vertical
     28 H          Horizontal
=====
```

2 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Vertical 2
Horizontal 28



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Symmetrical Expression [MAIN->SYMMETRY]

# Uses	Code	Text
--------	------	------

14	A	Asymmetrical
16	S	Symmetrical

2 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Asymmetrical	14
Symmetrical	16



ROOF FORMS AND MATERIALS

Although the majority of Hyattstown historic residences have gable roof forms, there are numerous variations including end gables, cross gables, and elongated gables. Several hipped roofs are found on houses in the district. A surprising number of houses in Hyattstown retain their standing seam metal roofs, making it the dominant original roofing material. Many of the metal roofs are painted red. Few replacement roofing materials are found throughout the historic district, although several examples of asphalt shingles were identified.



Figure 11: Photographs of Roof Shapes in Hyattstown

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Roof Shapes [MAIN->RELATEROOF]

Uses Text

1 Gable/Flat
1 Hipped
28 Gable

3 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Gable/Flat 1
Hipped 1
Gable 28



PORCHES

Porches, in a wide variety of types reflecting all of Hyattstown's historic house styles, are a critical character-defining feature of the historic district. Sixty-eight percent of the dwellings have partial or full front porches with fan brackets and turned spindles. Smaller percentages of wrap-around porches and entry porches are also present in the historic district. Thirteen percent of the houses have a wrap-around porch, while 17% have a one-story entry porch. The pervasive popularity of porch projections in Hyattstown and the rhythm created by the one-story projections along the street is an essential characteristic of the historic streetscape.



Figure 12: Photographs of Hyattstown Streetscape Defined by Porches

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Rhythm of Entrance and Porch Projections
[MAIN->RHYTHMPROJ]

Uses Text

```
=====
1 2 & 5 bay/3 bay porch
1 2nd bay/open deck
1 2nd bay/portico
1 2nd bay/side porch
1 3rd bay/front porch
1 3rd bay/no porch
1 4th bay/front porch
2 1st bay/wrap-around
2 2nd bay/wrap-around
3 1st bay/front porch
3 2nd bay/no porch
13 2nd bay/front porch
=====
```

12 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

```
2 & 5 bay/3 bay porch 1
2nd bay/open deck 1
2nd bay/portico 1
2nd bay/side porch 1
3rd bay/front porch 1
3rd bay/no porch 1
4th bay/front porch 1
1st bay/wrap-around 2
2nd bay/wrap-around 2
1st bay/front porch 3
2nd bay/no porch 3
2nd bay/front porch 13
```



DOMINANT BUILDING MATERIAL

The dominant building material in Hyattstown is wood, executed as clapboard and weatherboard. Sixty-two percent of the historic structures in Hyattstown are clad in wood, and retain much of their original wood detailing. A smaller number of historic resources are clad with new building materials. Aluminum or asphalt siding are used on 25% of the buildings. Two brick structures, equalling 6% of the building stock, are found in the historic district. Two buildings, a small bungalow adjacent to the mill and the Hyattstown United Methodist Church, have stuccoed surfaces.



Figure 13: Examples of Building Materials in Hyattstown

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Materials [MAIN->RELATEMAT]

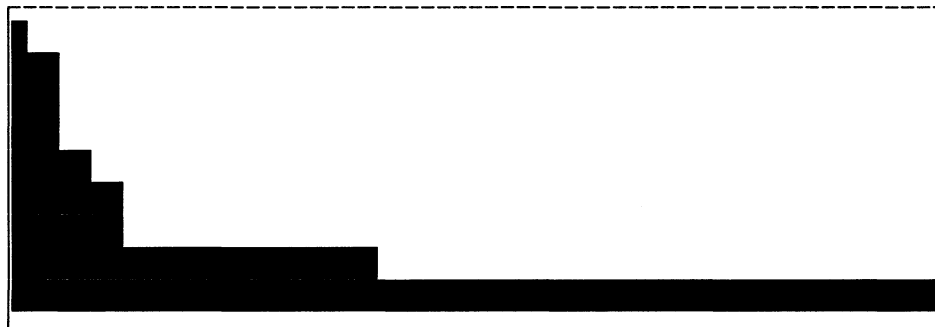
# Uses	Code	Text
--------	------	------

1	57	Lead
2	ME	Metal
2	ST	Stucco
2	VI	Vinyl
3	AB	Asbestos
4	AS	Asphalt
4	BR	Brick
12	AL	Aluminum
30	WO	Wood

9 DIFFERENT CODES ARE USED 60 TIMES

FOR 30 MARKED RECORDS

Lead	1
Metal	2
Stucco	2
Vinyl	2
Asbestos	3
Asphalt	4
Brick	4
Aluminum	12
Wood	30



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Textures [MAIN->RELATETEX]

Uses Text

```
=====
      1 Corrugated Metal
      1 Shingles
      1 Stucco
      2 Brick
     10 Siding
     15 clapboard
=====
```

6 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

```
Corrugated Metal  1
Shingles          1
Stucco            1
Brick             2
Siding            10
Clapboard         15
```



OUTBUILDINGS

Several outbuildings of the same vintage as the houses are located throughout the historic district. Sheds, small barns and a period carriage houses or garages play an important role in helping to define the rural village character of Hyattstown. A steeper roof slope and traditional materials often help distinguish original outbuildings from later examples.

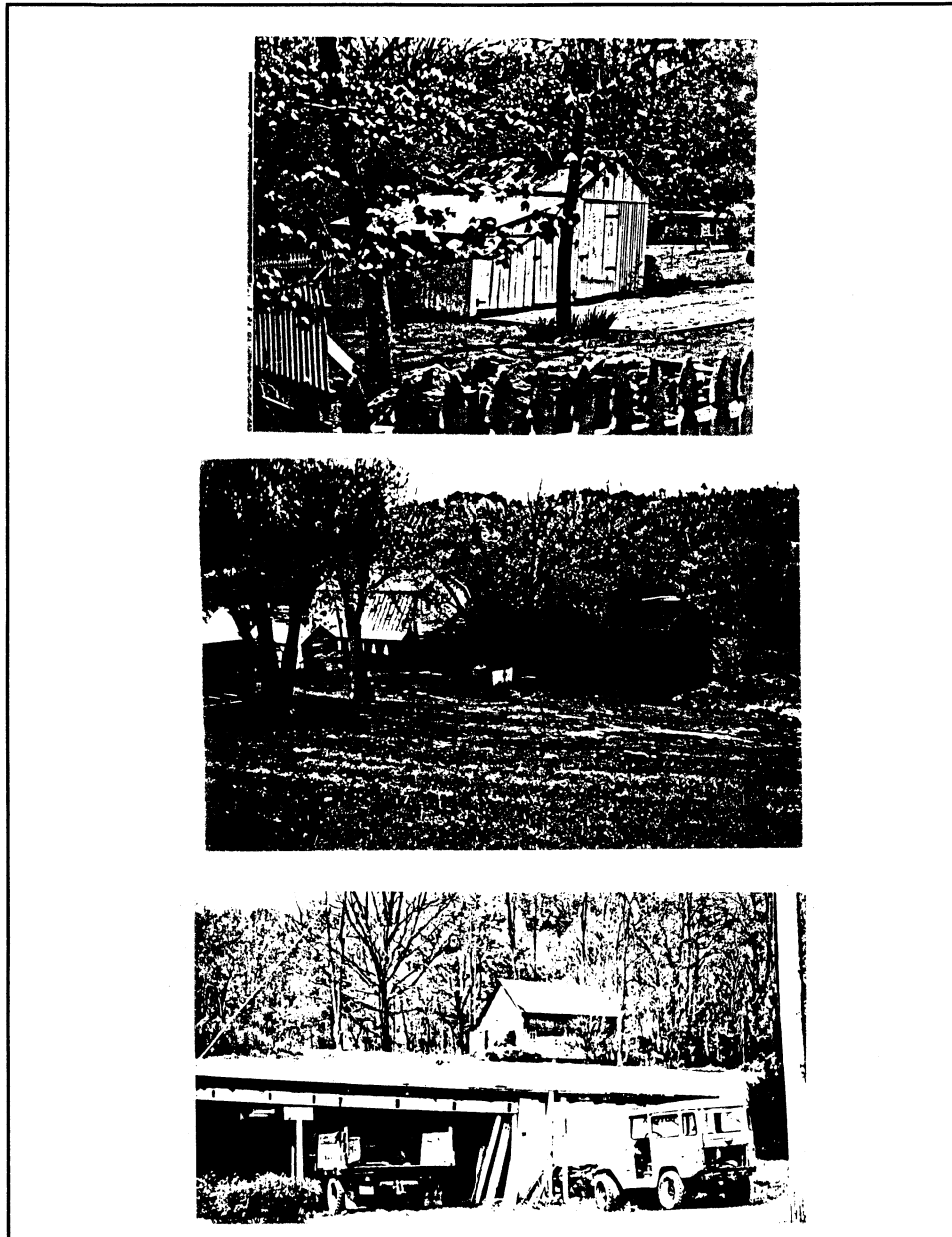


Figure 14: Photographs of Outbuildings in Hyattstown

INTEGRITY OF FORM, BUILDING CONDITION AND THREATS

Overall, Hyattstown buildings retain much of their original fabric and form, with little or no exterior alterations. Several of the original log structures remain beneath larger, more expansive alterations.

In general, the buildings are in good or fair condition. Three buildings are in deteriorated condition including 25911 Frederick Road which is deteriorating from neglect.



Figure 15: Photograph of 25911 Frederick Road

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Condition of a Resource [MAIN->CONDITION]

# Uses	Code	Text
3	D	Deteriorated
5	F	Fair
22	G	Good

3 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Threats to Resource [MAIN->THREAT]

# Uses	Code	Text
--------	------	------

3	4	Deterioration
27	1	None

2 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Deterioration	3
None	27



ARCHITECTURAL STYLE

The early settlement of Hyattstown and the construction of log structures necessitates a vernacular evolution of building form and style. Many of the houses in Hyattstown were enlarged in the 1850s, expanding the original log and frame structures, and applying the popular styles of the day. These additions and alterations are reflected in the application of many Gothic Revival and Queen Anne porch and trim details. Although vernacular buildings are the most prevalent form, several other important 19th century and early 20th century styles are found in Hyattstown.

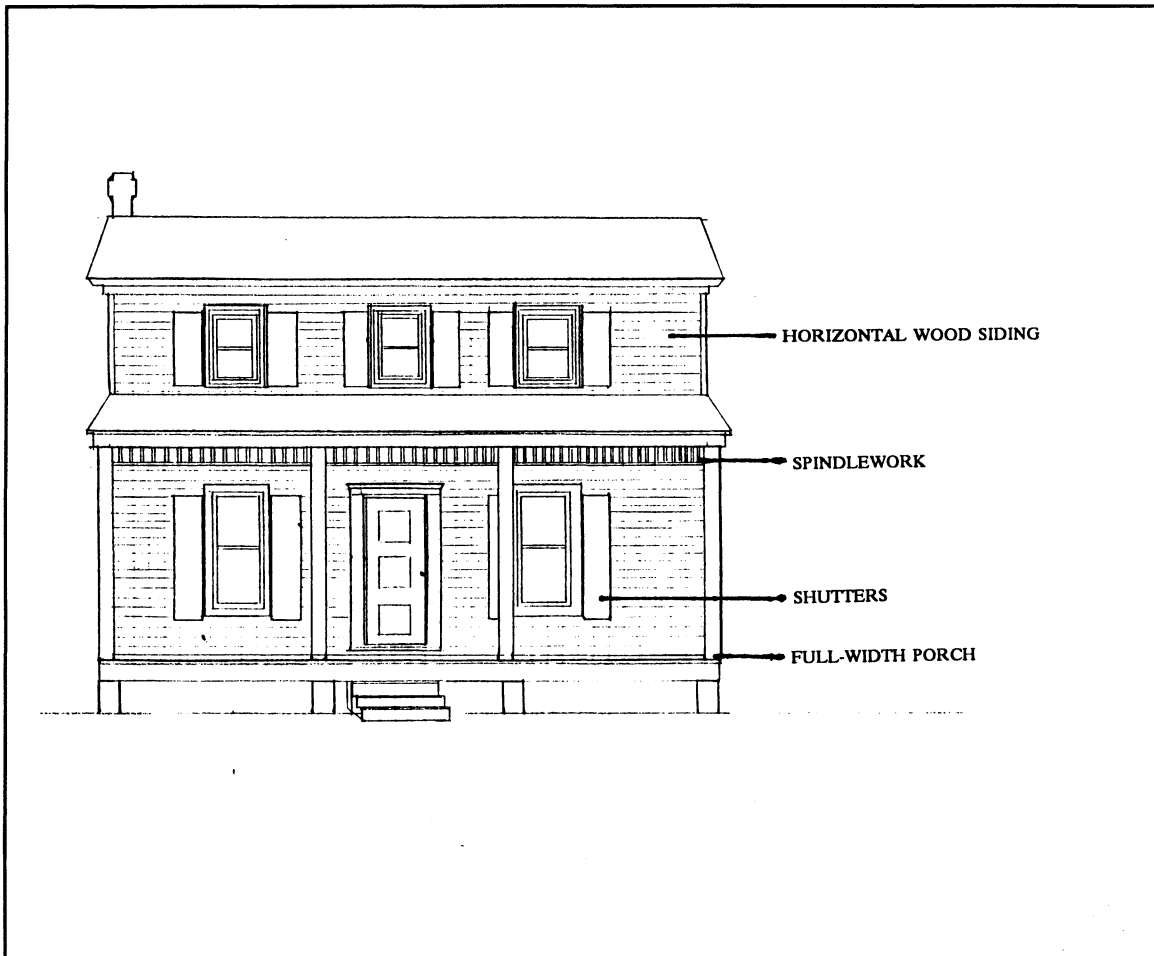


Figure 16: Elements which help to identify architectural style.

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

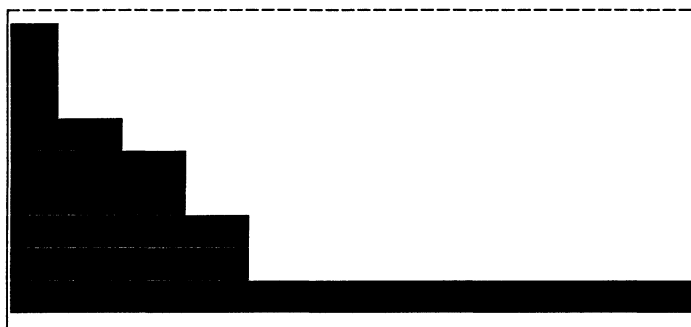
FOR THE FIELD Architectural Style/Derivation [MAIN->ARSTYLCD]

Uses Code Text

1	5101	Federal Revival
1	VERN	Vernacular Craftsman
1	VQNA	Vernacular Queen Anne
2	VV	Vernacular Victorian
3	21	Federal
3	32	Gothic Revival
4	65	Bungalow/Craftsman
4	51	Colonial Revival
11	VER	Vernacular

9 DIFFERENT CODES ARE USED 30 TIMES
FOR 30 MARKED RECORDS

Federal Revival	1
Vernacular Craftsman	1
Vernacular Queen Anne	1
Vernacular Victorian	2
Federal	3
Gothic Revival	3
Bungalow/Craftsman	4
Colonial Revival	4
Vernacular	11



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Footprint [MAIN->FOOTPRINT]

# Uses	Code	Text
6	SQ	Square
7	L	L Shape
7	RECA	Rectangle w/ additions
10	R	Rectangle

4 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Square	6	
L Shape	7	
Rectangle w/ additions	7	
Rectangle	10	

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Configuration [MAIN->CONFIGARCH]

# Uses	Text
2	Bungalow
2	Open Nave
3	I-house
5	Horizontal Block
9	Block
9	Vertical Block

6 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

Bungalow	2	
Open Nave	2	
I-house	3	
Horizontal Block	5	
Block	9	
Vertical Block	9	

HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Relationship of Architectural Details [MAIN->RELATEDETL]

#	Uses	Code	Text
	2	NO	None
	28	O	Ornamented

2 DIFFERENT CODES ARE USED 30 TIMES

FOR 30 MARKED RECORDS

None 2
Ornamented 28



HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

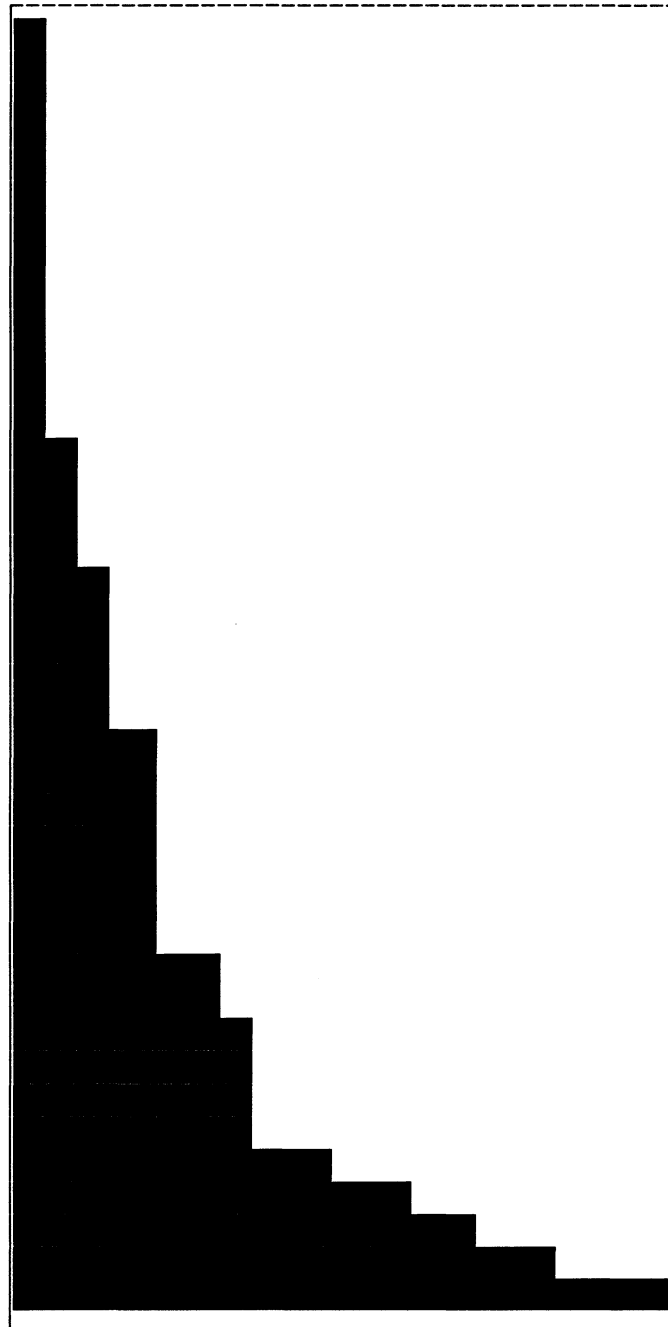
FOR THE FIELD Features - Exterior Character Defining
[MAIN->FEATURES]

# Uses	Text
1	Bargeboard Detailing
1	Bell Tower
1	Corbelled Brick Chimney
1	Cornice, Sawtooth Design
1	Dentils
1	Fanlight
1	Pedimented Entry
1	Pressed Tin Roof
1	Pressed Tin Siding
1	Raised entry porch
1	Roof Vents
1	Steep Gable
1	Stepped Parapet
2	Pointed Arch Window in Gable
2	Projecting Entry
2	Shed Roof Dormers
2	Steeply Pitched Roof
3	Bay window
3	Cornice Brackets
3	Fishscale Shingles
3	Lintels
3	Tuscan Columns
4	Brackets
4	Chamfered Posts
4	Corner Boards
4	Dormers
4	Spindlework
4	Turned Posts and Brackets
4	Wrap-Around Porch
6	Chimneys
6	Turned Posts
7	Balustrade
7	Cornice Returns
7	Shed Porch
7	Transom
9	Standing Seam Metal Roof
11	Front Porch
13	Shutters
15	Overhanging Eaves
18	Chimney

40 DIFFERENT CODES ARE USED 170 TIMES

FOR 30 MARKED RECORDS

Bargeboard Detailing	1
Bell Tower	1
Corbelled Brick Chimney	1
Cornice, Sawtooth Design	1
Dentils	1
Fanlight	1
Pedimented Entry	1
Pressed Tin Roof	1
Pressed Tin Siding	1
Raised entry porch	1
Roof Vents	1
Steep Gable	1
Stepped Parapet	1
Pointed Arch Window in Gable	2
Projecting Entry	2
Shed Roof Dormers	2
Steeply Pitched Roof	2
Bay window	3
Cornice Brackets	3
Fishscale Shingles	3
Lintels	3
Tuscan Columns	3
Brackets	4
Chamfered Posts	4
Corner Boards	4
Dormers	4
Spindlework	4
Turned Posts and Brackets	4
Wrap-Around Porch	4
Chimneys	6
Turned Posts	6
Balustrade	7
Cornice Returns	7
Shed Porch	7
Transom	7
Standing Seam Metal Roof	9
Front Porch	11
Shutters	13
Overhanging Eaves	15
Chimney	18



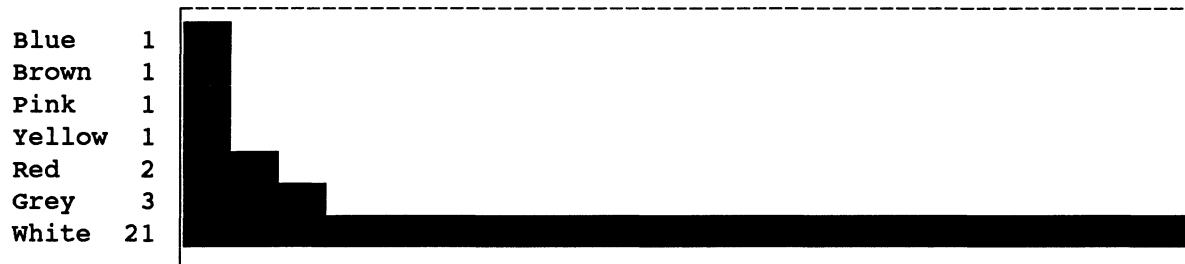
HYATTSTOWN HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Color [MAIN->RELATECOLR]

# Uses	Text
1	Blue
1	Brown
1	Pink
1	Yellow
2	Red
3	Grey
21	White

7 DIFFERENT CODES ARE USED 30 TIMES
FOR 30 MARKED RECORDS



VERNACULAR

A number of houses in Hyattstown are presented in vernacular forms. Representative of the late 19th century domestic architecture in Montgomery County is the two-story, two-bay farmhouse. This house type is generally a two-story frame building with a side entry and an inside end chimney as seen at 25914 Frederick Road. The small scale of these dwellings usually necessitated the construction of rear wings and additions as with 25914 Frederick Road. This house has a one-story side extension that projects beyond the original width of the house. A wrap-around porch with turned posts runs the full width of the house including the side addition.



Figure 17: Photograph of 25914 Frederick Road.

The I-house evolved from the traditional British folk house, but grew to include additions and local stylistic details. The I-house can be characterized as a two-story, two room wide, one-room deep house. The rectangular structure has the primary entrance located centrally on the longer-axis and end chimneys located on each of the shorter sides. The elevations of I-houses are symmetrically organized into three bays with either a one or two-story porch articulating the primary facade. Generally I-houses dating from the mid- to late-19th century have boxed cornices with molded corner profile elements. By the turn of the century, the molded profile element is no longer prevalent, while the box cornice remained in a more simplified form. During the late 19th to early 20th century houses often included cornice returns in the gable ends, an element used to give the vernacular form a more formal appearance.



Figure 18: Photograph of 26000 Frederick Road.

Numerous examples of the I-house are found in Hyattstown dating to the mid-to-late 19th century. The characteristic typical of I-houses in Hyattstown include symmetric facade compositions, gable standing seam metal roofs, fixed lights within the side gables, a one-story front porch with decorative brackets and turned posts, and two interior end chimneys.

In Hyattstown, the earliest I-house appears to be the Ziegler House located at 26000 Frederick Road. Originally a three-bay by one-bay house, the Ziegler House has been expanded by additions to the south and west. The facade retains its symmetric composition with a boxed cornice and fixed windows in the gable. A wooden porch wraps around the structure. The Perry-Browning House constructed in 1876 is another fine example of the I-house in the historic district. This three-bay by one-bay house has a gable roof, interior end chimneys and dual lights in the upper half story of the gable. Additions and alterations to the house include a large one-story, rear extension, and the one-story front porch supported by decorative wooden spindles and fan brackets. Other examples of the I-house in Hyattstown include the Gardner House at 26025 Frederick Road, and 26001, 26005 and 26112 Frederick Road.

FEDERAL

Few houses are pure expressions of the Federal style; rather, they incorporate selected details and elements associated with Federal architecture into the form or massing of a Classical Revival building. In its purest form, the Federal style house is most commonly a simple box,



Figure 19: Historic Photograph of 26020 Frederick Road

two or more rooms deep, with doors and windows arranged in strict symmetry. Architectural details, such as a projecting cornice with dentils, double-hung wood sash windows with multi-lights, molded lintels over window openings, and fanlights or transoms above doors generally embellish the exterior elevations of Federal houses. This style of architecture did not represent an extreme break from Georgian style architecture of the late Colonial period, but allowed for somewhat more flexibility. Polygonal projections, semi-circular bays, or rectangular wings are common modifications to the standard box form of the more rigid, Georgian style. Other

modifications involved refinements to the scale and proportion of the buildings. Innovations appeared in the interior decoration of Federal buildings, where classical motifs were used with restrained elegance.

The Davis and McElfresh/Smith/Darby Houses are fine examples of Federal architecture in Hyattstown. The front facade of the Davis house is laid in Flemish bond, while the side elevations are finished in common bond. The cornice is treated with a decorative brick sawtooth design. A steeply pitched gable roof with two fixed light windows located near the peak of the gable. The north and south brick chimneys are flush with the exterior wall. The 9/9 double-hung sash windows are characteristic of the Federal style particularly in the Southern colonies. Built at the curve of Frederick Road the McElfresh/Smith/Darby house is similarly laid in a Flemish bond. Typical characteristics of the Federal style are the balanced and symmetric facade composition, the central entry with transom, the gable roof with denticulated cornice, the flat lintels above the double-hung sash windows. Originally four-bays across, the two-bay addition was constructed as a doctor's office. A wooden porch extends across the original portion of the house supported by five square posts with decorative scrollwork at the roof line. Built in several sections with a partial log structure beneath, the rigid symmetry and balanced design of the present Hyatt House suggest Federal stylistic influences.



Figure 20: Photograph of 26034 Frederick Road.



Figure 21: Photograph of Davis House, 26020 Frederick Road.



Figure 22: Photograph of Hyatt House, 26011 Frederick Road.

GOTHIC REVIVAL

The Gothic Revival style emerged in America in the early 1840s as a reaction to the symmetry, balance, and regularity associated with the classical styles of architecture so popular in this country at that time. The Gothic Revival actually emerged in England in 1879 with Sir Horace Walpole's remodeling of his house, Strawberry Hill in a Medieval style. Over the next century architects and landscape architects promoted the picturesque style of architecture in manuals, books and other treatises. In America the Picturesque style was promulgated by architect

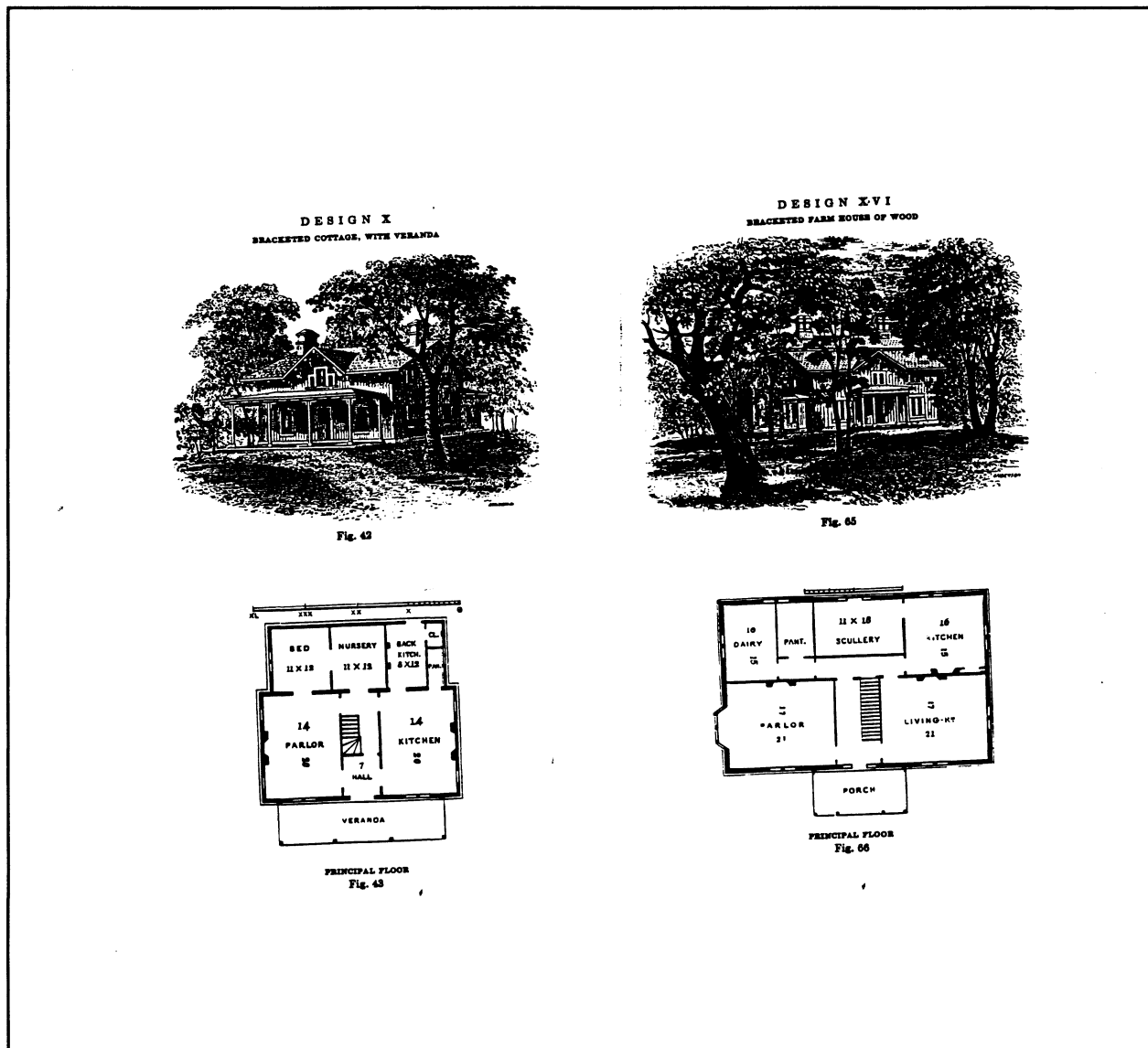


Figure 23: Illustration from The Architecture of Country Houses. pp. 121, 157.

Alexander Jackson Davis, and landscape architect, Andrew Jackson Downing. The first documented example of the Gothic Revival in domestic architecture in America was designed by A.J. Davis in 1832. Rural Residences by Davis, and The Architecture of Country Houses by Downing were illustrated publications replete with country Gothic houses referred by the authors as Gothic cottages.

Less exuberant in detail, more regular in plan the Gothic Revival dwellings in Hyattstown reflect the skills and interpretations of local craftsman and builders. The Gothic Revival style as executed in Hyattstown is characterized by its symmetrical facade with side gables and a prominent cross gable, oftentimes decorated with bargeboards. Typically the houses have a one-story entry or full-width porch with decorative brackets, spindles or posts. Windows extending into the gables are common details, with Gothic shapes such as arched, lancet or round



Figure 24: Photograph of 25929 Frederick Road.

windows. Earlier more vernacular houses in Hyattstown were often re-decorated with Gothic Revival details and ornamentation in the late 19th century.

The Brengle-Burdette House at 26030 Frederick Road is perhaps the most ornate example of the Gothic Revival in the Hyattstown Historic District. The original log dwelling was built as early as 1804, with the Gothic Revival main dwelling constructed in 1864. This house has steeply pitched cross gable roofs and a decoratively carved porch screen, fan brackets and balusters. A lancet window is set within the front cross gable. Other examples of the Gothic Revival are found throughout the district including: the Long and Foster House at 25929 a large two and a half-story dwelling with a one-story entry porch and fish scale shingles and a half moon window set within the front cross gable. The Dutrow House at 25814 Frederick Road as originally designed was Gothic Revival in inspiration. A 20th century bungalow-style porch with squat columns on stone bases has been added. The porch changes the appearance of the house, but the steep, cross-gable characteristic of the Gothic Revival remains unaltered.



Figure 25: Photograph of 26030 Frederick Road

QUEEN ANNE

The Queen Anne style was the dominant style of American domestic architecture from the period of 1880 to 1910. The style continued through the beginning of this century with decreasing popularity. The expanding railroad network of the period helped to spread the style by conveniently transporting the pre-cut architectural details typical of the style, such as corner brackets, gable ornament, towers, intricate wood shingle designs and gabled dormers.

A composite style, the Queen Anne merged architectural motifs and organization associated with other Victorian styles such as the Romanesque Revival, the Italianate and the Second Empire styles, thereby creating a new and distinct style. The Queen Anne style is often

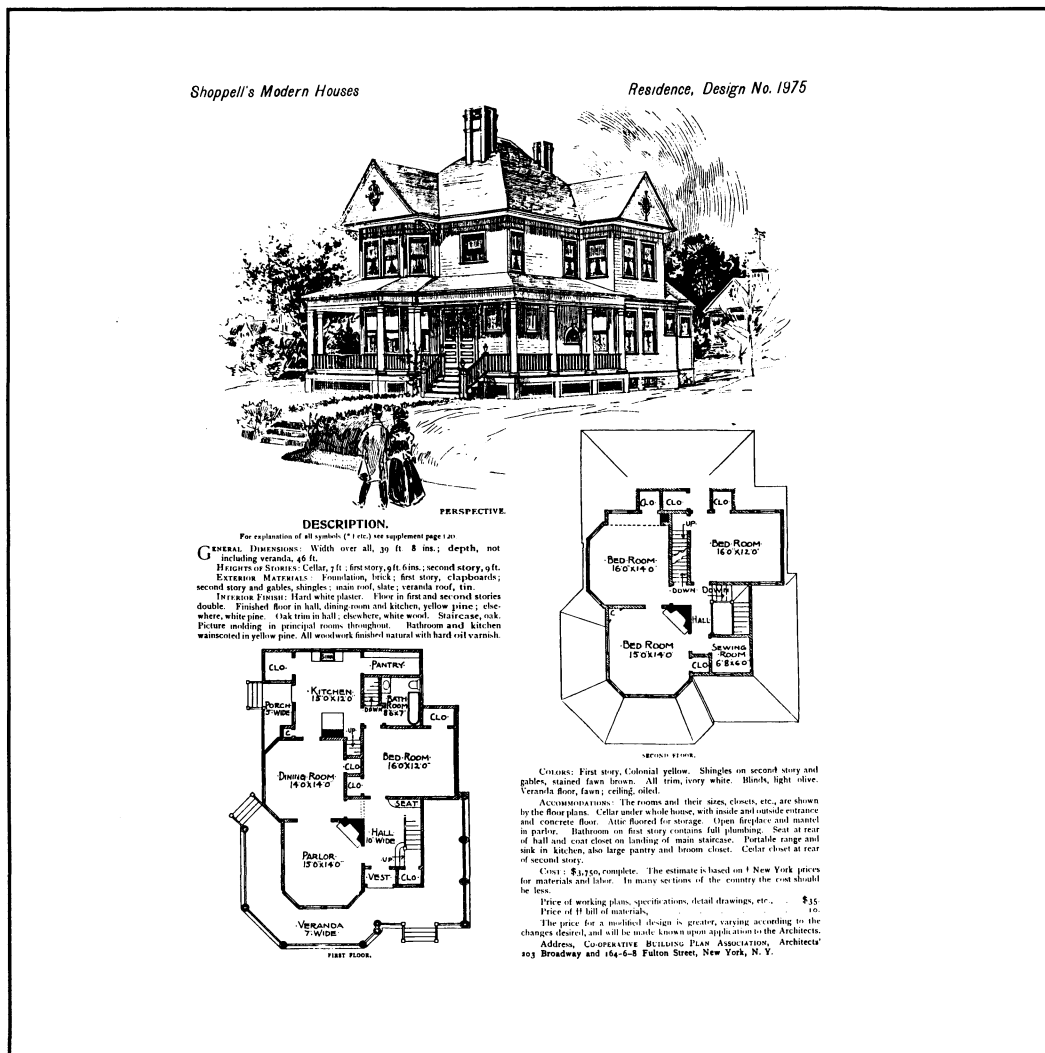


Figure 26: Illustration from Shoppell's Modern Houses, Design No. 1975.

perceived as a more-or-less generic expression of the Victorian aesthetic. Queen Anne structures are usually large, free-standing dwellings with projections and recessions of bays and porches articulating the various elevations. Constructed primarily in the last decades of the 19th century the Queen Anne style in Hyattstown is characterized by asymmetric massing, roof finials, scalloped brackets, scroll-saw detailing and wrap around porches.

The Queen Anne style Anderson House in Hyattstown at 25925 Frederick Road is a two and a half-story asymmetric structure. An octagonal oriel window breaks the elevation on the second story. Queen Anne architects and builders often used fish-scale shingles to avoid the appearance of smooth-walled services, as seen in the Anderson House. A one-story decorative porch with fan brackets and turned spindles.



Figure 27: Photograph of 25925 Frederick Road

AMERICAN FOUR-SQUARE

The American Four-Square is identified by its square shape and by its hipped roof. It is usually two stories with a full-width one-story porch. Often, the front of the hipped roof has a prominent dormer windows. More elaborate examples have classical details such as columns for porch supports and modillion blocks in the cornice. A fine example of the American Four-Square in Hyattstown is located at 26012 Frederick belonging to the Hyattstown Christian Church and currently used as their parsonage. Constructed in the 1920s, the parsonage is influenced by the Colonial Revival style, and has a side entry and a hipped roof and central hipped dormer. Square in plan and two and a half-stories in height, the house has a one-story, full-width porch with tapered classical columns. The Kuklewicz House at 26021 is also an American Four-Square house with influences from the Colonial Revival style. This symmetric, two and a half-story house is square in plan with a hipped roof and two hipped roof side dormers. A central entrance is sheltered under a one-story, full-width porch with classical columns.



Figure 28: Photograph of 26012 Frederick Road.

BUNGALOW

Although, the I-house continued to be used as a building form into the 20th century in the rural areas of Maryland, other forms of vernacular domestic architecture began to emerge and replace this particular form. One of the most prevalent forms of 20th century vernacular architecture is the bungalow, or the Craftsman Cottage. During this period America became a predominantly urban nation and the number of operating farms began to decline.

Transportation corridors which shifted from the railroad to interstate highway systems directly affected the built environment. Small bungalow type dwellings, as well as mail order houses can be found along the major transportation routes as well as rural roads. This type of housing was popular because it was inexpensive and offered a well-built house that appeal to 20th century American taste.



Figure 29: Photograph of 26029 Frederick Road.

Characteristics typical of Bungalow styled dwellings in Hyattstown include low roof lines with over-hanging eaves, wrap around or generous porches with squat or tapered or stylized columns set upon brick or concrete piers, horizontal emphasis, exposed rafter ends, double-hung windows with multi-light upper sash and single pane lower sash, and dormer windows often oversized. The Taylor House at 25904 Frederick Road, the Linthicum House at 26029 Frederick Road,

and the Nalls House on Hyattstown Mill Road are good examples of the bungalow in Hyattstown. The Linthicum House is a two-story bungalow with a columned porch and shingle roof. The house has a shed roof with paired double-hung windows within the shed roof dormers. The eaves are boxed with tongue and groove siding. Both porches on the Nalls House and the Taylor House are supported by wooden columns and rest on concrete piers. Like the Linthicum House the Taylor House has a sweeping hipped roof porch with a shed roof dormer with paired windows.



Figure 30: Photograph of 25904 Frederick Road

REVIEW OF PHYSICAL CHARACTERISTICS

Historic districts, generally, recognize geographic areas where historic buildings, structures, patterns of development, and/or remains occur that are related to one another through their common history, significant events, or aesthetic qualities. Historic districts may also derive significance from a combination of the interplay of buildings and their relationship to streets, their rhythm of spacing, their plan of streets, and other aspects of the historic setting of the community. The Hyattstown Historic District has elements beyond individual historic buildings which contribute to the historic setting of the district. In particular, the intimate town-like character along Frederick Road is a result of the relatively short setback distances of houses from the road, the relatively close spacing of these houses from each other, and the tree canopy established by mature trees on either side of the street. It is important to recognize that the significance of an historic district may encompass characteristics beyond specific architectural, cultural, or archaeological resources, and that the less visible relationships of land use, building siting, vegetation, and other elements are important contributors to the historic character.

The intent of this section is to examine the land use characteristics within the Hyattstown Historic District in order to identify the important patterns of historical development which contribute to the character of the district. These patterns include relationships between lot sizes, lot coverage (lot occupancy), the distance between building fronts and the street (front yard setback), the open space between buildings and the variation of these characteristics from one building type to another to recognize a hierarchy of uses. The following analysis examines these relationships based on tax map records and building locations identified from topographic maps of the County. Dimensions for setbacks and area takeoffs were scaled at 1"= 200' and are approximate.

Lot Area and Ownership

Lots in the Hyattstown Historic District appear to have been subdivided in relation to the historic transportation route. Although these lots vary somewhat in size and shape they consist mostly of deep rectangular lots which front the road as evident in the table titled Hyattstown Historic District Lot Characteristics. This loose structure of lots is in contrast to the surrounding lots which are much larger and characteristic of rural farmland. This table presents the average size characteristics for properties under single ownership within the historic district. Ownership was determined by notations on the tax maps and generally this seemed to coordinate with the actual lot use in each district. The average lot sizes for the district are given as well as the smallest and largest lots within the range.

Lot Coverage Patterns

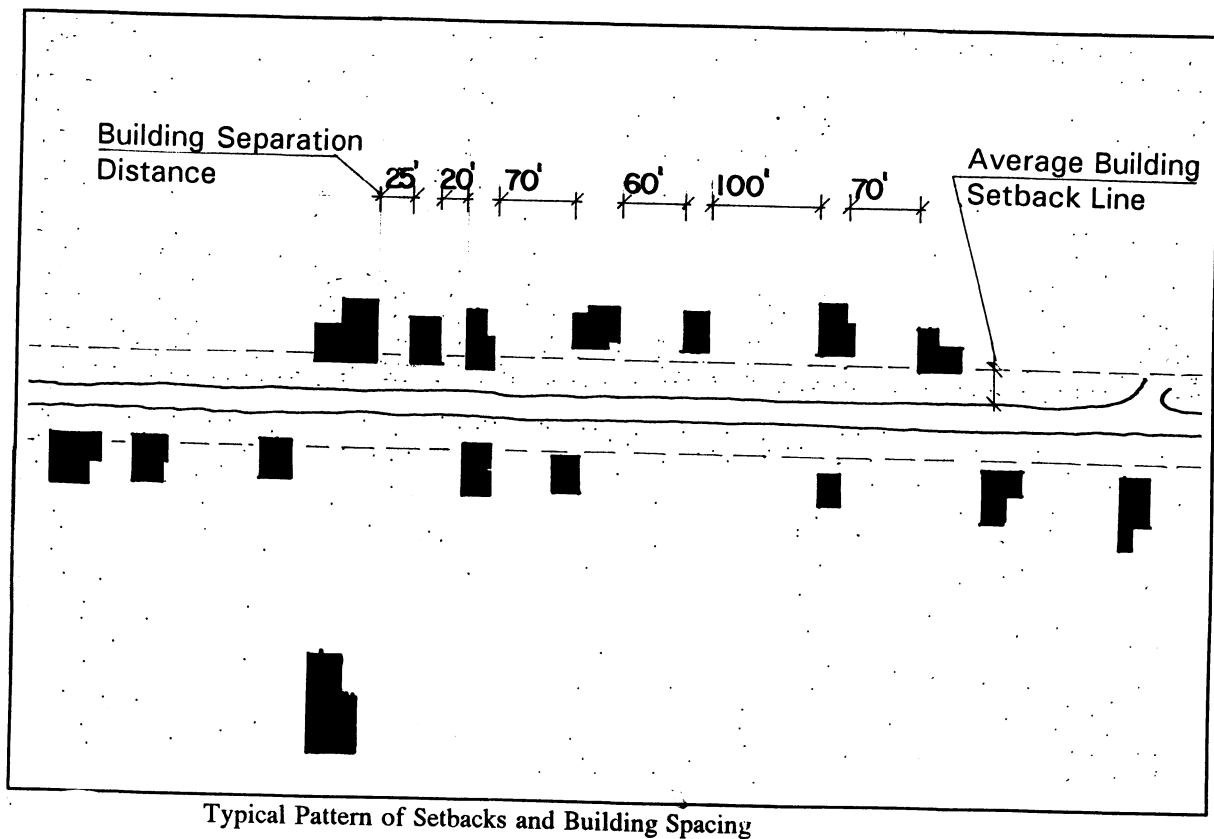
Lot coverage is the ratio of the building footprint area to the overall lot area, and it reflects the density of development on a given parcel of land. Lot coverage was identified using planimeter take-offs of the building footprint area from the County's topography maps and compared with lot areas to determine percent of coverage here.

Hyattstown Historic District Lot Characteristics

Category		Overall District		
Lot Area	Maximum	11.5 acres		
	Average	0.9 acres		
	Minimum	0.1 acres		
Lot Coverage	Maximum	20%		
	Average	8%		
	Minimum	1%		
		Overall District	Churches Res.	Historic Res.
Front Yard Setback	Maximum	165 ft	165 ft	165 ft
	Average	40 ft	100 ft	20 ft
	Minimum	0 ft	30 ft	0 ft
Building Separation Distance	Maximum	150 ft		
	Average	100 ft		
	Minimum	50 ft		

Relationships of Front Yard Setback and Building Separation

The front yard setback is the distance a building is set away or back from the property line on the street or road which it fronts. The front yard setback determines how prominent a building is in the streetscape of a community. When many buildings are involved, a pattern can be established which helps to define the character of the streetscape through the width of sidewalks, the amount of green space (lawn or vegetation area) between street and building, the apparent scale of the buildings in relation to pedestrians, and other subtle qualities of the community. In combination with setbacks, building separation distances establish the openness or visual porosity of the streetscape. Buildings which are separated allow for view and landscape elements in the interstitial space.



Characteristics of Streets and Vegetation

The streetscape of Hyattstown is defined by the interplay of several important elements. First the houses are sited very close to the street and close to one another. This produces a "walled-effect" where the building fronts work to define a unified street edge. Second, the mature trees form huge canopies over the road and front yards of the houses which knit the streetscape together. Third, the churches located at either end of the residential section, are deeply set back from the street, which distinguishes the more monumental scale of these buildings from the smaller residences fronting Route 355.

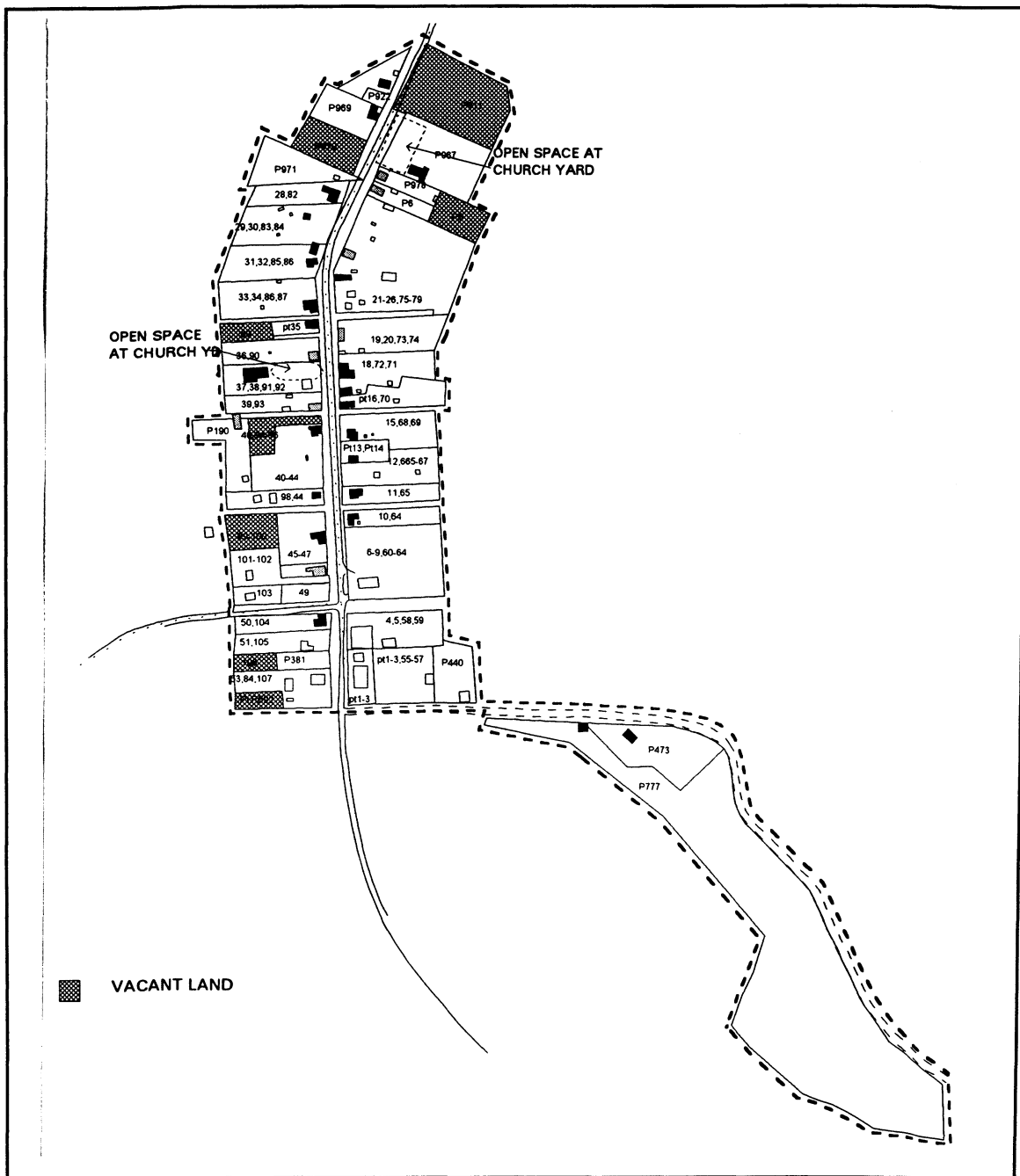
Identification of Open Space and Vacant Land

The district was examined to identify existing vacant parcels and open space which contributes to the character of the district. Several criteria were used to identify where open space contributes to the historic character as follows:

Open space which distinguished landmarks or important historic resources which would be compromised if the land were not vacant.

Open space between buildings which reflected the historic relationships and patterns identified in the district.

Vacant land and open space is identified as follows:



IV. DEVELOPMENT OF A LONG-RANGE PRESERVATION PLAN FOR THE HYATTSTOWN HISTORIC DISTRICT

INTERESTS AND CONCERNS

Identification of Issues, Challenges and Community Ideas

The framework for developing a long range plan for the historic district of Hyattstown, was established around the specific preservation issues and concerns of the community. An initial workshop was held with residents of the district to identify and determine a priority for the issues, concerns, and problems which citizens face in the preservation of the district. Following this session, the historic district was analyzed from an historical and planning perspective to identify its character defining features, historical land use patterns, and relationship to the Master Plan. Based on the issues identified in the workshop and the analysis of the characteristics of each district, statements were developed summarizing the preservation challenges to be addressed in long-range preservation planning. A follow-up meeting was conducted with citizens to review these statements and discuss potential ideas for dealing with the preservation challenges. The citizen contribution through this series of meetings helped to establish a framework for developing a preservation plan for the district which is relevant to the interests and concerns of Hyattstown residents.

Workshops on Preservation Issues

An initial workshop was held the evening of June 2, 1992 for those concerned about the preservation in the Historic Districts of Clarksburg, Hyattstown, and Boyds. The session provided a forum for residents and property owners to identify the concerns and issues relating to the preservation of the district. Residents from Hyattstown and Boyds formed their own group to identify a list of preservation issues and concerns. At the conclusion of this exercise, the lists posted for everyone to review and identify the higher priority issues. These responses were used to assign priorities to the issues from each group. These issues are listed for in order of descending priority for each of the workshop groups as given in the table titled Issues, Challenges and Strategies Common to Clarksburg, Hyattstown and Boyds.

Many of the issues identified in the workshops represent conditions or problems which are impeding preservation in the community and require attention and improvement. Some issues are specific in nature and can be addressed by singular actions. Other issues require activity over a long period of time to correct and improve the underlying conditions. Many of the issues relate to the policies and authority of the County government and the Historic Preservation Commission in administering the historic preservation in the districts. Following the workshops, the consultants worked with these issues to identify the primary areas of concern in each community and to translate the issues into "Challenge Statements" which express the broader preservation objectives to be reached. The issues raised in each workshop were analyzed and grouped according to common themes or topics in order to identify the primary areas of concern in the district. Based on these areas of concern and the specific issues raised, a statement of the general objective, goal, or challenge was formulated which attempts to

encompass the range of related concerns and issues. These statements are meant to more clearly define the core issue and as such are general in nature. A second meeting was held for the purpose of reviewing the "Challenge Statements" and discussing ideas and strategies for dealing with specific issues or meeting the broader challenges. Citizen participation in this event was intensive and very productive in producing ideas and strategies relevant to the issues which they had identified previously.

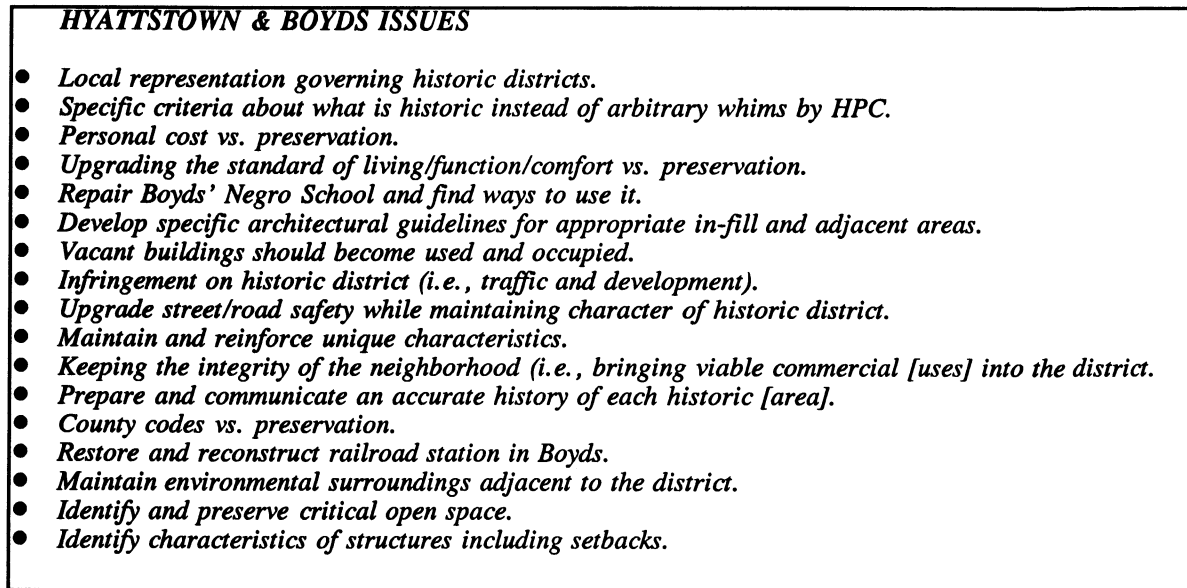


Figure 32: Hyattstown and Boyds Issues and Concerns

Workshop Results for the Hyattstown Historic District

Issues, Challenges and Strategies Common to Clarksburg, Hyattstown and Boyds and Additional Issues, Challenges, and Strategies for the Historic District of Hyattstown present the framework for placing issues into broader planning objectives or challenges, and the ideas and strategies which the community identified. As explained, the issues have been regrouped into thematically related areas of concern. The challenge statements have been developed to address the general long range objective or challenge facing the district. The idea or strategies listed have been stated in somewhat general terms. Specific strategies which are based on these general statements appear in the discussion of long-range plans for each community later.

Issues, Challenges, and Strategies Common to All Rural Districts

Issues	Challenges	Strategies
1. The need for local representation on the Historic Preservation Commission.	A. Establish a method for incorporating local representation into the activities of the Historic Preservation Commission (HPC) and administration of the Historic Preservation Ordinance.	<ul style="list-style-type: none"> ● Add local representatives to the HPC for each district.
2. Use of LAP's for preliminary reviews has not worked well due to local subjectivity and lack of criteria to make evaluations.		<ul style="list-style-type: none"> ● Establish HPC subcommittees for each district or region.
3. The lack of specific criteria about what is historic in each district for use by property owners and HPC in making decisions.	B. Document the historic characteristics of each district and establish criteria and specific characteristics to be preserved in each community.	<ul style="list-style-type: none"> ● Designate primary, secondary, and contributing resources in each community based on clearly established criteria of historical or cultural significance.
		<ul style="list-style-type: none"> ● Develop specific architectural design guidelines which are tailored to the specific conditions of each district
4. Historic structures in each district are being lost to abandonment and neglect.	C. To ensure the continued maintenance and use of historic buildings and properties to avoid their loss.	<ul style="list-style-type: none"> ● Establish less demanding water, sewer, building code, and fire requirements for historic structures which can allow for their reuse without endangering public health and safety.
5. The difficulty of meeting current water and sewer requirements is preventing reuse of some significant historic buildings.		<ul style="list-style-type: none"> ● Establish a county assistance program to provide building materials to owners of historic properties at wholesale cost, and a revolving tool share program for approved maintenance and improvements.
6. The high cost of rehabilitation and maintenance of historic structures discourages preservation.		<ul style="list-style-type: none"> ● Enhance existing incentives, such as local property tax credits for rehabilitation to further encourage rehabilitation.
7. Increase awareness of historic preservation in the community.	D. To establish a better understanding among residents, property owners, and the public of the significance of the historic district and actions affecting it through:	<ul style="list-style-type: none"> ● Document and identify the significant characteristics of the historic district.
8. Lack of information on the historic district and its regulation		<ul style="list-style-type: none"> ● Educate the public on the significance of the individual historic resources in the district, the relationships which create the open character of the district, and the overall significance of the district.

+ Establishing specific criteria of significance

+ Establishing an education/awareness program for property owners and real estate.

+ Notification of property owners about activities and actions affecting the historic district.

Issues, Challenges, and Strategies Common to All Rural Districts

Issues	Challenges	Strategies
9. Notification of property owners, historical society, and other interested parties of activities, actions, and surveys affecting the community		<ul style="list-style-type: none"> • Notify and include local citizens in action affecting the district
10. Maintain and reinforce the unique identity of each district.	E. To ensure that the identity of each Historic District is maintained and reinforced as the surrounding areas continue to grow:	<ul style="list-style-type: none"> • Protect and distinguish the special characteristics of each district including but not limited to the following qualities: <ul style="list-style-type: none"> + Characteristics of open space + Rural village character + Architectural character + Special historic landmarks + Streetscape and trees + Signage controls • Buffer each historic district adequately to prevent surrounding development from overwhelming the historic district. • Establish criteria for compatible uses within rural historic districts.

Additional Issues, Challenges, and Strategies for the Historic District of Hyattstown

Issues	Challenges	Strategies
1. Preservation of the unique "Rural Village" of the Hyattstown Historic District	A. To continue to preserve and protect the unique "rural village" character of Hyattstown as defined by the character of its historic homes, churches, and commercial buildings, as well as and the intimate streetscape quality of the district.	<ul style="list-style-type: none"> • Adopt architectural design guidelines to ensure that alterations, additions, and new construction is compatible with the character of the existing historic buildings. • Apply the siting characteristics of existing historic development to control new construction including the following relationships: <ul style="list-style-type: none"> + Typical pattern of front yard setbacks + Typical rhythm of building spacing + Typical patterns for different uses
2. Preservation of significant historic resources within the historic district	B. To identify and protect those historic properties which have local landmark qualities and make a major contribution to the character of the district.	<ul style="list-style-type: none"> • Identify and protect major groupings of historic buildings, prominent churches, and significant commercial buildings.

Additional Issues, Challenges, and Strategies for the Historic District of Hyattstown

Issues	Challenges	Strategies
		<ul style="list-style-type: none"> ● Apply special preservation techniques for the preservation of these properties: <ul style="list-style-type: none"> + Easements + Recognition of these features in guidelines
3. Strengthening the identity of the Historic District of Hyattstown	C. To strengthen the identity of Hyattstown through improvements to the pedestrian environment	<ul style="list-style-type: none"> ● Develop a streetscape improvement program to improve sidewalks, add appropriate street lighting, pedestrian crosswalks at the retail core, and street furniture as appropriate.
		<ul style="list-style-type: none"> ● Revitalize deteriorating and substandard properties to further strengthen the visual character of the community
4. The preservation of significant trees and landscape elements within the historic district.	D. To preserve the important trees within the district which contribute to its setting and character.	<ul style="list-style-type: none"> ● Develop a comprehensive tree preservation, maintenance, and rejuvenation plan to address the street-frontage along Frederick Road and Route 109.
5. Control of future growth within the proposed retail core at the southern end of the district.	E. To control development of the proposed retail core area to ensure that new uses, new buildings, and their siting relationships are compatible with the character of the historic district.	<ul style="list-style-type: none"> ● Establish criteria for uses which are compatible within the district, and adopt a specific list of these approved uses.
		<ul style="list-style-type: none"> ● Encourage small scale commercial uses which are compatible with the historic district in historically commercial buildings.
		<ul style="list-style-type: none"> ● Adopt a policy on the ideal balance of residential, commercial, and institutional uses which is desired within the district.

REACHING TOWARD LONG-RANGE PRESERVATION OF HYATTSTOWN

The Hyattstown Historic District is a unique rural community characterized by narrow streets, and intimate streetscape. Hyattstown has a rich variety of historic churches and rural vernacular houses which are relatively undisturbed by 20th century change. It is important to understand that the preservation of the intimate rural village quality of Hyattstown must be accomplished through the preservation of its distinct pattern of historical development in guiding future change.

It is important to recognize that the significance of Hyattstown Historic District derives from:

- . The intimate "small town" character which is defined by the pattern of shallow building setbacks from the street;
- . The 19th century character of its architecture;
- . The important role of trees in defining the streetscape.

Similarly, it is important to acknowledge the problems that currently affect the district, as well as to be aware of those problems which are expected to have an impact on the area in the future:

- . Certain minimum conditions must be present, such as water and sewer facilities, in order to constitute a viable community where preservation can succeed;
- . The preservation of certain properties within the district may exceed the means of some property owners;
- . County assistance could be instrumental in the addressing this limitation.

STRATEGIES FOR MAINTAINING HISTORIC CHARACTER

The Historic Residential Core comprising properties north of Old Hundred Road is the character defining of the section of the Hyattstown Historic District, and areas to the south as the Commercial Core of the district. Preservation strategies are put forward for each area in the following section.

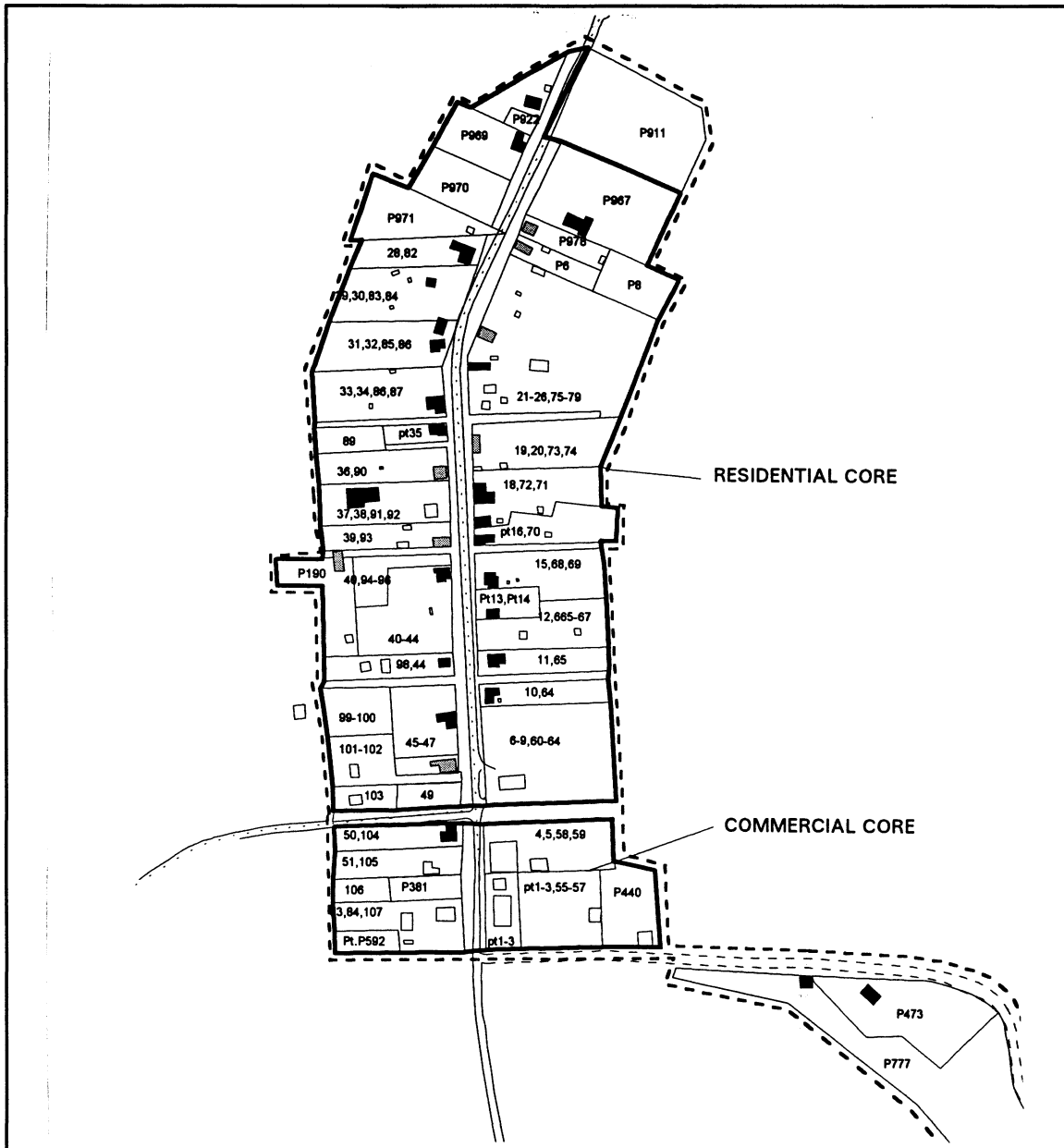


Figure 33: Preservation Planning Areas in Hyattstown

The Historic Residential Core

The Historic Residential Core encompasses the pattern of development which defines the character of this intimate rural village. Within this area there are two different patterns of building siting. One pattern applies to the residential structures along Frederick Road where shallow front yard setbacks on each side of the road are a typical feature which helps to define the intimate village quality of the community. In addition, there is a fairly consistent rhythm of spacing between buildings on both sides of Frederick Road which provides a sense of order and completeness to the community. The other predominant pattern occurs in the siting relationships of churches in the district. Typically, churches in the district are deeply setback from the road providing a break in the streetscape, as well as communal open spaces. Also important to the feeling and character of this area are the existence of large mature trees which help to define the streetscape of the district. Within this area the following strategies are suggested to preserve the characteristics of the district:

Strategy 1.1: Satisfy the minimum conditions for water and sewer to ensure the future viability of the community. The long-range goal should be to supply the district with the level of utility service needed to meet necessary health and safety standards. However, a short-term solution should be found to enable vacant historic resources to be reused to prevent their deterioration. It is suggested that citizens and the County Preservation Staff work with Health officials identify short-term alternatives which will allow historic buildings to be reused without endangering public health and safety.

Strategy 1.2: Preservation of significant patterns of development encourage that any additional development within the Historic Residential Core be compatible with the characteristic pattern of development. Based on the analysis of lot characteristics of primary resources in this area the following criteria are suggested for limiting new residential construction to the extent feasible:

+ *Residential uses fronting Frederick Road - front yard setbacks of 25 to 40 feet are typical of the pattern for the existing historic houses fronting the road. New buildings should be sited to fit within this rhythm of building spacing.*

+ *Institutional uses fronting Frederick Road - as appropriate, new institutional uses should follow the setback relationships exhibited in the siting of the historic churches, characterized by deeper setbacks making these buildings less prominent in the streetscape of the community.*

Strategy 1.3: Develop a rehabilitation program to stabilize and improve deteriorating and substandard buildings in the area. The object of such a program should be to prevent the loss of important historic elements within the district. As envisioned, such a program could involve property owners and the County government to overcome the cost impediments to rehabilitation work.

+ *Explore the creation of a County assistance program to provide building materials to qualifying owners of historic properties at or near wholesale costs.*

+ *Develop additional incentives to encourage rehabilitation of deteriorating structures considered important to the District.*

Strategy 1.4: Develop architectural guidelines for the rural context which address the rural vernacular architecture of the area, issues of the rural village quality present in Hyattstown, elements of the rural streetscape, and rural signage.

Strategy 1.5: A long-range tree preservation and maintenance plan should be developed to ensure that trees which contribute to the character of the historic district are: (1) considered in reviewing applications for work in the district, (2) maintained in good health, and (3) replaced with appropriate varieties when needed.

Strategy 1.6: Enhance the pedestrian environment of Hyattstown through improvements to existing sidewalks, and use of appropriate street lighting

Strategy 1.7: Maintain a perimeter buffer area around the historic district to isolate the community from traffic and future perimeter development.

The Commercial Core

The Commercial Core of the historic district consists of the areas south of Old Hundred Road on either side of Frederick Road. This area contains the bulk of the existing commercial uses in Hyattstown and is the focal point for future retail development envisioned in the Clarksburg Master Plan and Hyattstown Special Study Area. Within this area the following strategies are suggested to preserve the characteristics of the district while allowing for additional commercial development:

Strategy 2.1: As in the Historic Residential Core, it will be important to satisfy the minimum conditions for water and sewer to ensure the future development of the commercial area. The long-range goal should be to supply the district with the level of utility service needed to meet necessary health and safety standards.

Strategy 2.2: - Develop specific architectural guidelines for the commercial area to deal with the different building types, siting relationships, and scales of development characteristic of commercial uses.

Strategy 2.3: - Institute model signage guidelines for business identification and advertising signage to enhance the appearance of the district.

Strategy 2.4: - Develop a streetscape plan for the commercial area to provide a pedestrian environment through the use of trees, vegetation, sidewalks, and period lighting.

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