

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23343 Frederick Road, Clarksburg	Meeting Date:	12/04/2024
Resource:	Contributing Resource (Clarksburg Historic District)	Report Date:	11/27/2024
		Public Notice:	11/20/2024
Applicant:	Sherwin Wells	Tax Credit:	No
Review:	Historic Area Work Permit	Staff:	Rebecca Ballo
Case Number:	Pending		

PROPOSAL: Construction of construction of new single family house, with associated grading, tree removals, and driveway/hardscape installation

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with five (5) conditions** the HAWP application, with final approval authority of all final design details delegated to staff:

- 1) Full specification packets for all windows and doors must be submitted.
- 2) The proposed siding and trim must have a smooth finish. Full specification details from the manufacturer must be submitted.
- 3) The front posts must have a chamfered detail, and caps and bases added. All items must be made from wood, or a compatible substitute material to be approved by staff. These design details must be noted on updated elevations.
- 4) The windows must be installed with headers, sills, and surrounds that are proud of the siding, and drawings must be updated to show these details.
- 5) Documentation demonstrating that the applicant is the owner must be submitted.

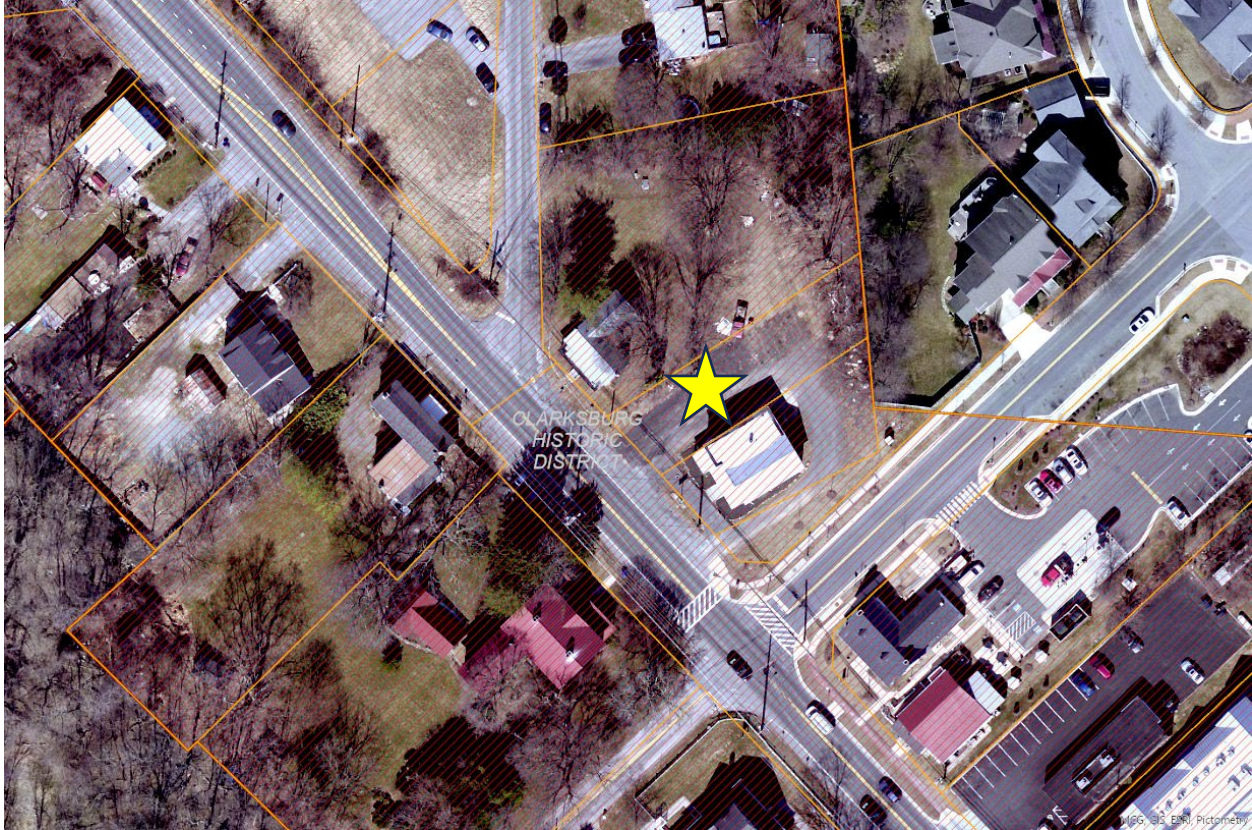


Figure 1: The subject property is indicated with a yellow star. It is located within the Clarksburg Historic District, indicated with red cross hatches.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource
(Clarksburg Historic District)

DATE: Vacant lot

Excerpt from *Places From the Past*:

Early in the county's history, Clarksburg was a substantial center of commerce and transportation. John Clark surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extended back to the mid-1700s. Michael Dowden built a hotel and tavern about 1754. A popular stop along the well-traveled Great Road between Frederick and Georgetown, Dowden's Ordinary is said to have provided lodging and entertainment for such well-known travelers as General E. Braddock, George Washington, and Andrew Jackson. According to tradition, John Clark's father William, from Lancaster County, Pennsylvania, had chosen this location, at the intersection of two Indian trails, as early as 1735 as a site for trading with Native Americans. His trading post may have influenced Dowden's choice for locating his ordinary.

John Clark built a general store and became the community's first postmaster. The post office, established 1800, was one of the first in the county. By 1850, the town was the third most populous in the county, and the residents numbered 250 by 1879.

One of the earliest structures in the community is found at the Clark-Waters House, 23346 Frederick Road. According to tradition, John Clark constructed the rear section in 1797. The building was enlarged and updated in the 1840s with the Greek Revival-style front section, under the ownership of Clark's daughter and son-in-law Mary and William Willson. One of the few remaining log buildings in the community is found at 23415 Frederick Road. Thomas Kirk probably built the John Leaman House (23415), now covered with clapboard siding, in 1801. John Leaman, a carpenter, purchased the house in 1871 and built the substantial rear addition around 1890.

John Clark, a Methodist, was a leader in organizing the Clarksburg Methodist Episcopal Church in 1788. The church has one of the oldest continuous Methodist congregations in the County. A log chapel was built on this site in 1794, a brick structure in 1853, and the present Gothic Revival-style church in 1909.

As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and blacksmiths, and wheel wrights. William Willson probably built Willson's Store, 23341 Frederick Road, around 1842. In 1879, Clarksburg had 250 residents, making it the third most populous town in the County. The Queen Anne-style house at 23310 Frederick Road, known as Hammer Hill, was built c.1891-1900 by Clarksburg physician Dr. James Deetz and his wife Sarah. The name, Hammer Hill, comes from the tract name given this land in 1752. The William Hurley Shoe Shop, 23421 Frederick Road, probably built around 1842, is typical of early rural commercial structures in its simplicity and small scale. In the early 20th-century, it housed Helen Hurley's millinery shop. The house, located behind the shop, originally consisted of the rear portion that was built by Arnold Warfield about 1800. The building may contain an early log section. Hurley family owners of the house and shoe shop included shoemaker William Hurley and Clarksburg Brass Band organizer J. Mortimer Hurley.

Clarksburg has historically been a bi-racial town. While many African Americans settled, after the Civil War, in communities separate from white settlements, freed slaves in Clarksburg built houses in and around the town. In 1885, John Henry Wims built his frame house in Clarksburg's center, at 23311 Frederick Road. The location of his dwelling near the post office was a convenience for Wims, one of the few black mail carriers working in the county.

One of the County's last and most elaborate remaining examples of a two-room schoolhouse is the Clarksburg School, 13530 Redgrave Place, built in 1909. One of the County's last and most elaborate remaining examples of the two-room schoolhouse, the Clarksburg School was in continuous use from 1909 to 1972. The cruciform-shaped building has a Colonial Revival-influenced design with pedimented and pilastered doorframe, oversize cornice returns, and gable overhang. Near the school are the sites of the earlier Clarksburg Academy (1833) and a one-room school.

Growth in Clarksburg declined in the late 19th century, when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.

The subject property is an irregularly shaped lot that measures 6,559 square feet with frontage on Frederick Road near the intersections with Clarksburg Square Road and Spire Street. The vacant lot is located between the circa 1860 building at 23345 Frederick Road to the west, and the circa 1842 building to the east at 23341 Frederick Road. The landscape consists of gravel and grass with trees and bushes

along the perimeter. A driveway currently extends through the property to access the adjacent property to the west at 23345 Frederick Road, but no easement is recorded in land records.

Per the Zoning Ordinance requirements, the building will need to be set back no more than 20 feet from the lot line, and at least 70 percent of the building must be within 20 feet of the line. There are no side or rear setbacks. Ten percent of the property must be open space. Parking must be located behind the front wall plane and cannot be located between the front wall plane and Frederick Road.

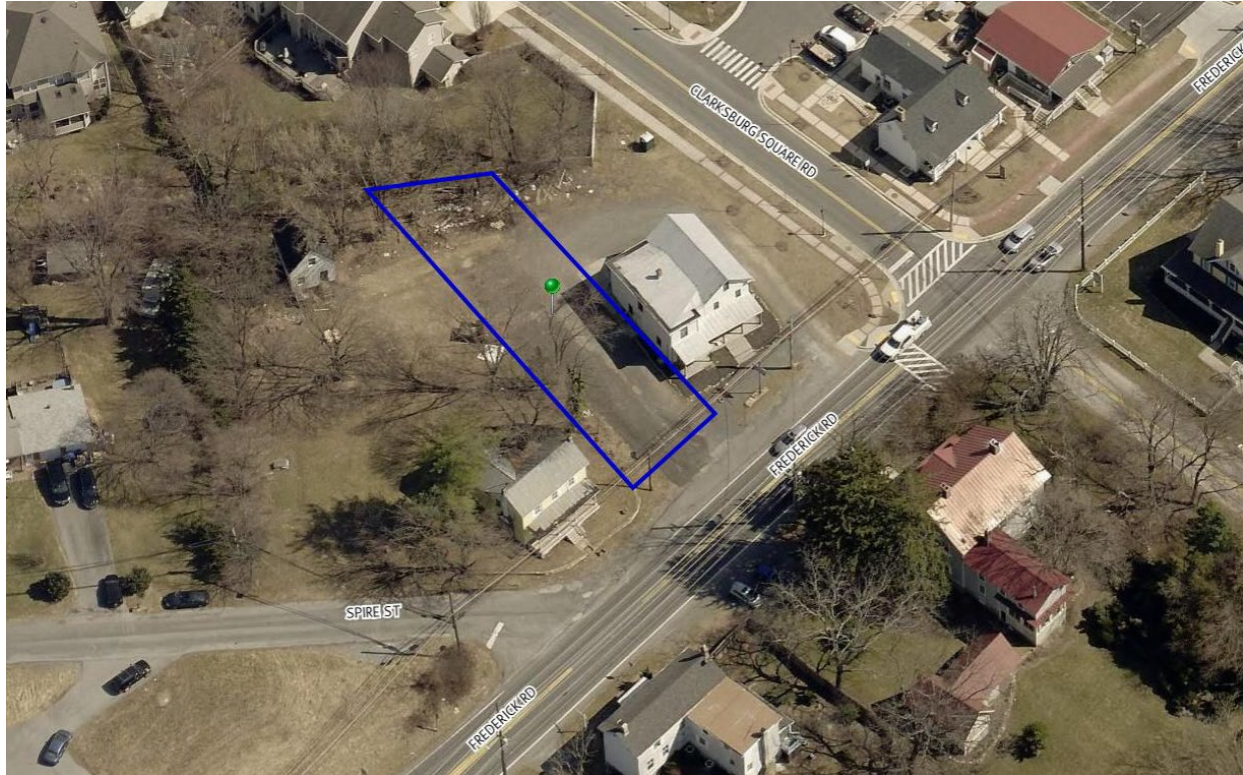


Figure 2: This oblique aerial shows the subject property outlined in blue. Source: CONNECTExplorer



Figure 3: The subject property is located between the circa 1860 building at 23345 Frederick Road to the west (left), and the circa 1842 building to the east (right) at 23341 Frederick Road. Source: Google

BACKGROUND

The HPC held a Preliminary Consultation at the September 18, 2024 HPC meeting.¹ The HPC were uniform in finding that the application is on the right track in terms of the building location, size, height, and massing.

Several Commissioners suggested larger glass “storefront” type windows where you could park a vehicle inside the store and still see it from the road.

All Commissioners agreed that taller and larger windows throughout are necessary, and more details for the posts should be added to the front porch (chamfered or other decorative posts as staff suggested).

The Commissioners suggested perhaps placing a shed or other small structure in the rear to use as an office.

The applicant made minor modifications to the proposal and updated the proposed site work and now seeks the HAWP.

PROPOSAL

The applicant proposes to construct a new two-story primary building/structure on the vacant lot to serve an automobile-oriented business. The new two-story building, measuring 20’ wide by 40’ in length, is designed as a single dwelling, with a modest, full-width front porch supported by three 6” x 6” posts. The building is proposed to be constructed on a CMU block foundation, which will be only nominally visible above grade. The overall height of the new building will be 27’ - 10 1/8” from grade to the ridgeline of the front facing gable roof. The proposed pitch of the roof is 11:12. The façade is characterized by an off-center front door with three windows on the first floor and two on the second floor. The roof overhang

¹ The September 18th staff report is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/09/II.A.-23343-Frederick-Road-Clarksburg-Prelim.pdf>

will measure 12” throughout. The building features punched window openings on all elevations, standing seam metal roofs for the porch and main building, and a mixture of horizontal lap siding with a 7” reveal (main elevations), board and batten siding (front and rear gable ends) and trim constructed from L.P. Lap siding. Per manufacturer’s literature, L.P. siding is an engineered wood product similar to Hardiplank. It is made with smooth or textured profiles, and staff has included a condition to require the smooth profile for this application. The windows are proposed to be vinyl 1/1 throughout; the front door is proposed to be fiberglass; the rear garage entry door is proposed to be insulated steel. The patio door on the second story rear elevation was not delineated in this schedule and staff will require that information prior to permit release. The front porch floor will be brushed concrete that is integral to the foundation.

An elevated deck is proposed off the rear elevation. The deck will be supported by 9’ rear posts and will measure 12’ x 20’ in size. The flooring of the deck is proposed to be TREX and the railing will be aluminum.

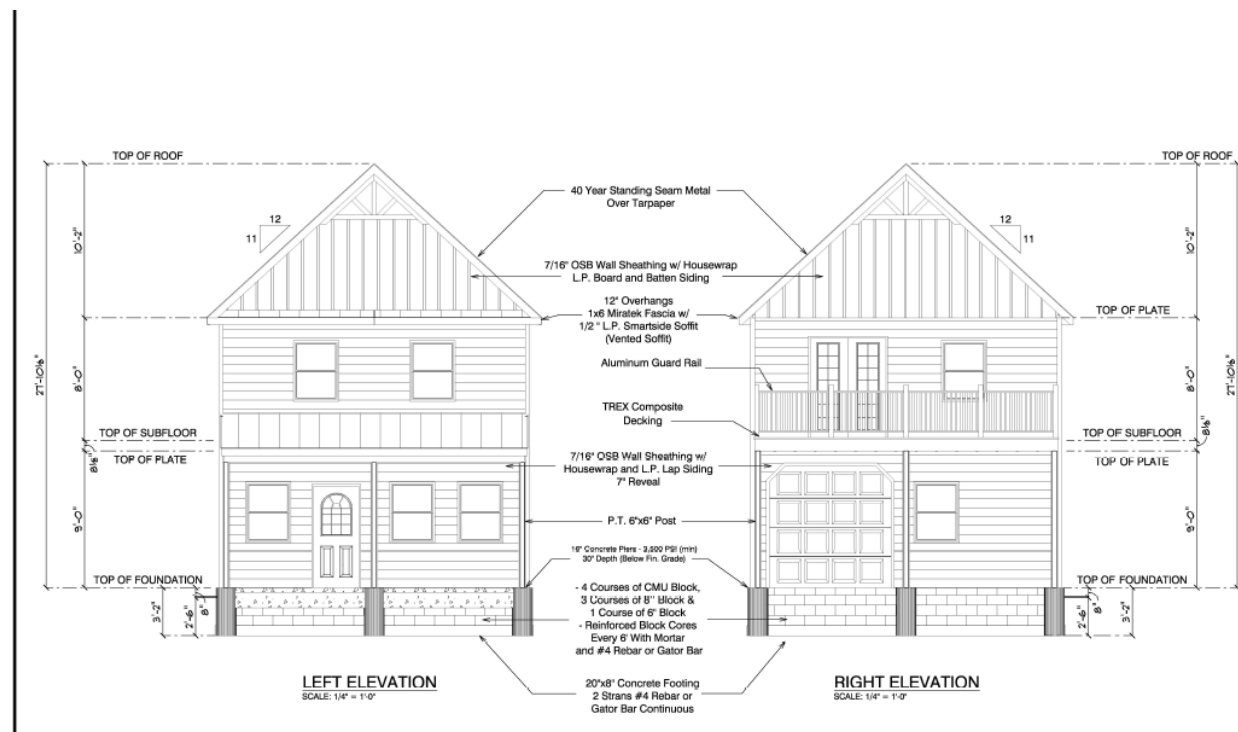


Figure 4: Façade and rear elevations of the proposed new building provided by the applicant (labeled as Left and Right).

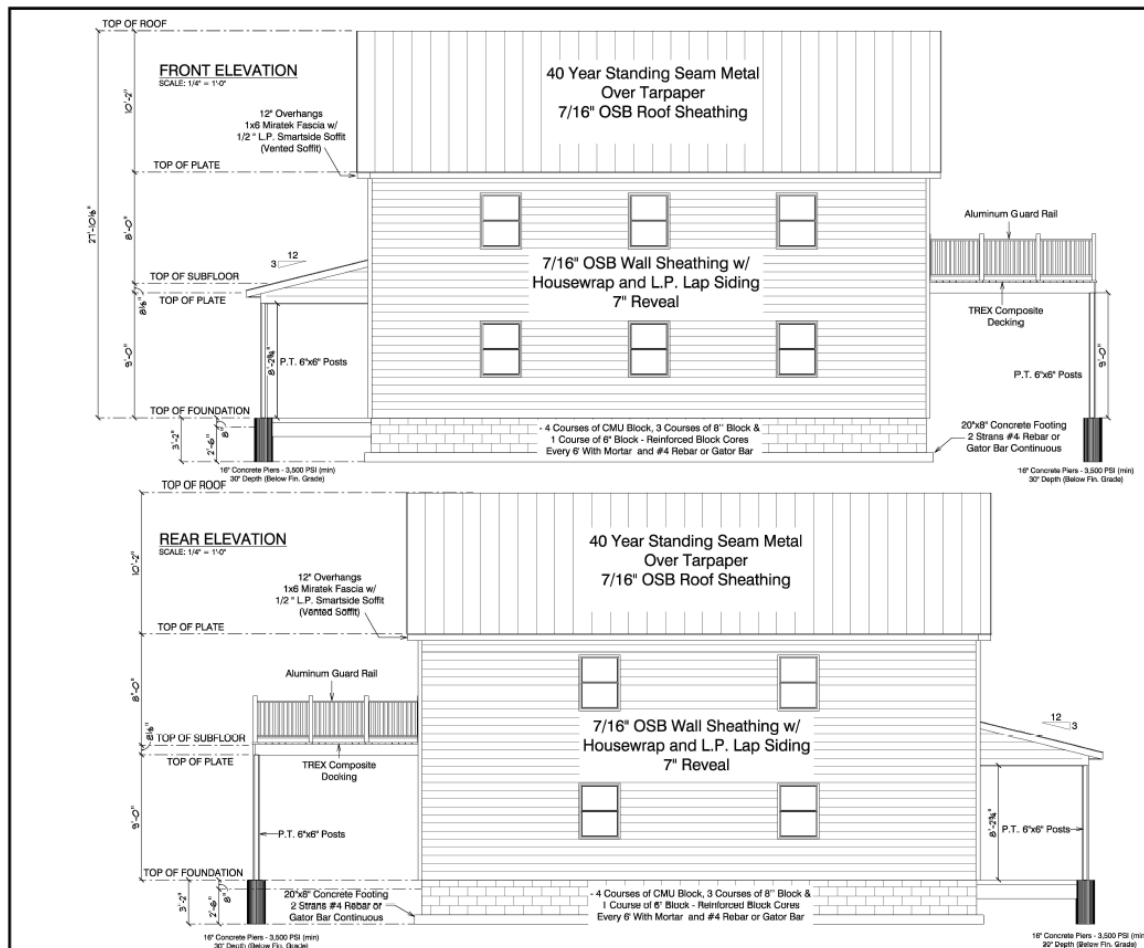


Figure 5: Side elevations of the proposed new building provided by the applicant.

The building is proposed to be located one foot from the northern lot line and no more than 20' setback from the right-of-way of MD355. Two trees are proposed to be removed to allow the building to be sited against the side lot line. The applicant is proposing ingress/egress access via an existing curb cut on MD355.

The applicant is also proposing to remove two trees (Figure 6 below) as part of the proposal. One tree is a 27" d.b.h. Black Locust and the second is a 20" d.b.h. Silver Maple. These are the only trees within the limits of disturbance for this project; other trees at the rear property line will not be impacted by any of the proposed work.



Figure 6: Two trees proposed for removal.

APPLICABLE GUIDELINES

The Historic Preservation Office and HPC consult several documents when reviewing alterations and new construction within the Clarksburg Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Vision of Clarksburg: A Long-Range Preservation Plan (Vision), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information is outlined below.

Vision of Clarksburg

The document, published in 1992, provides guidance in evaluating the new construction in the historic district.

Building Type and General Characteristics

Set in rural northern Montgomery County, the majority of Clarksburg's historic resources date from 1799 to 1925. The identified primary buildings in Clarksburg include 19 dwellings, one church, two stores, one post office, and one school.

Building Setbacks

Clarksburg is a linear district with residential, religious, education, and commercial structures predominantly fronting on Frederick Road. The majority of the structures sited along Frederick Road are set-back from the street at an average distance of 40 feet. The perception and historic character within the Clarksburg Historic District is that the houses are set close to the road with regular intervals between them. This characteristic is one of the most important elements that unifies the streetscape.

Rhythm of Spacing Between Buildings

Clarksburg is characterized by the linear course of Frederick Road through the town, and the location of its primary resources within 130 feet from each other on regularly spaced residential lots. The character of the district is primarily residential, although commercial structures (historically and currently) are intermingled with the residential properties creating a unified streetscape. The location of the religious property and educational structures off the main road, and set further back from the street, strengthens the lateral residential rhythm of the historic streetscape.

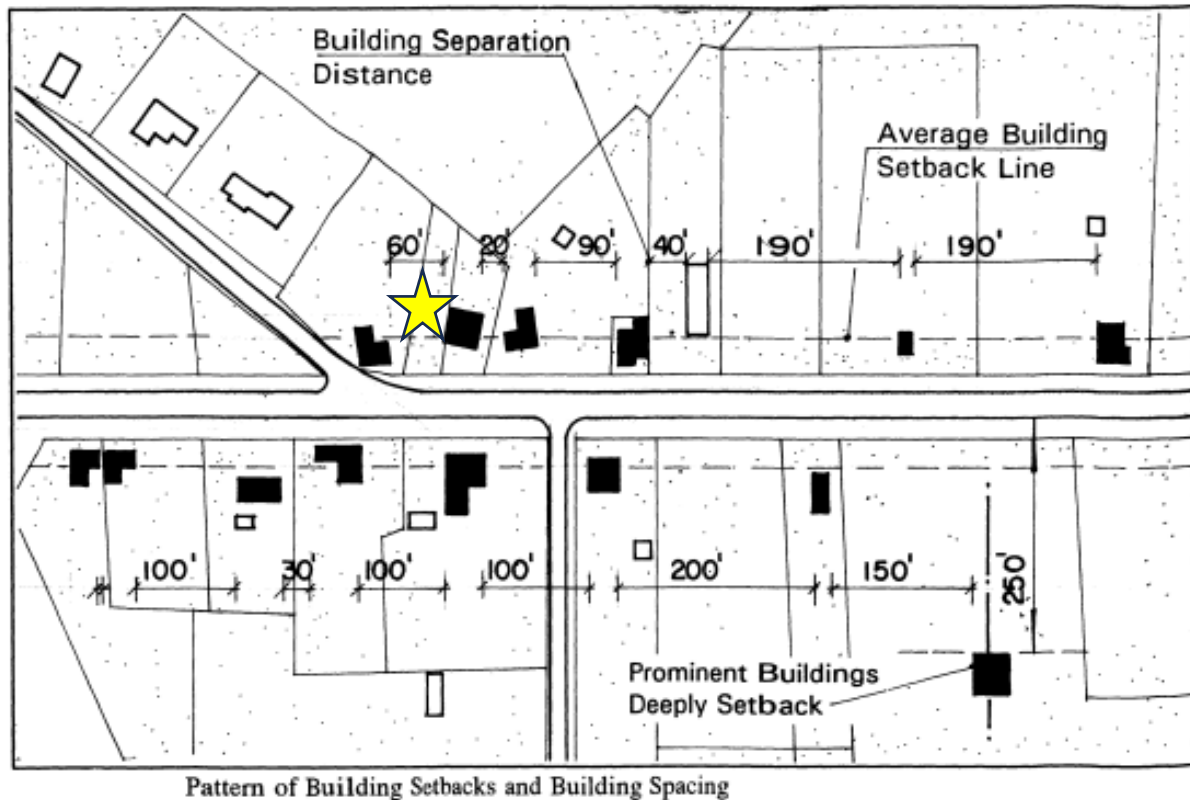


Figure 7: This diagram from the Vision shows the distance between buildings in the Clarksburg Historic District. The subject property is starred.

Geographic and Landscape Features

The small setback from Frederick Road of houses leaves a narrow area of land for the grass and shrubs that define the residential settings. Few fences define properties in Clarksburg; rather, 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. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.

Scale and Building Height

The historic houses in Clarksburg are similar in height, ranging only from two-stories to two and one-half stories. Nineteen percent of the historic houses in Clarksburg are two stories in height and 38% are two and one-half stories. This uniform scale contributes and is critical to the reading of the streetscape.

Directional Expression of Building

The facades of the historic houses in Clarksburg tend to be horizontally emphasized in composition. This

reflects the changing styles of the early 19th century and early 20th century that generally tended to be more horizontal than the vertically oriented styles associated with the Victorian era in the late 19th century. Symmetrical and asymmetrical compositions are employed almost equally.

Roof Form and Materials

Seventy-three percent of Clarksburg's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables. Six hipped roofs are located in the district (26%). Replacement roofing materials are found throughout the historic district, particularly asphalt shingles. Standing seam metal roofs remain on several buildings in the district.

Dominant Building Material

The dominant building material in Clarksburg is wood executed as clapboard and weatherboard. These buildings, which total 71 % of the building stock, retain much of their original wood trim and ornamental detail, significantly contributing to the visual appearance, character and integrity of the historic district. Only 29% percent of the structures are clad in replacement materials of aluminum siding or asphalt shingles. One brick structure is located in the district, now clad with numerous replacement materials.

Outbuildings

Few historic outbuildings remain in the Clarksburg Historic District. although several sheds, and small barns have been located. The oldest outbuilding appears to be a log structure now connected by a breezeway to the Leonidas Willson house. Several sheds and barns are associated with the Hammer Hill residence and appear to be of the same vintage as the original house. The steep slope of the roofs and similar materials as the main historic house help date these historic structures.

Architectural Styles

As one of the earliest communities in Montgomery County, many of the houses in Clarksburg were enlarged in the 1850s, expanding the original log and frame structures. These additions and alterations are reflected in the application of many Gothic Revival and Queen Anne porch and trim details. Although vernacular buildings dominate the district, four Federal style houses, two Queen Anne style, and one Gothic Revival style buildings stand out. Several vernacular I-houses and bungalows are located in the district, as well as two examples of the American Four Square style.

Montgomery County Code Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district,

the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of the Interior’s Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The applicable *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

New Building Design & Siting

Staff supports the design and placement for the new building and recommend the HPC approve the HAWP with conditions. The proposal looks toward the design, form, size, scale, setbacks, and materials of the existing commercial buildings in the district for direction, and is reminiscent of historic general stores that remain extant in the rural villages of Montgomery County. For example, the two contributing buildings at 23335 Frederick Road and 23329 Frederick Road each measure 1.5 stories tall and are set back approximately 15-20 feet from the right of way (*Figures 8 and 9*). They feature gable roofs, both front and side oriented, covered with either asphalt shingles or standing-seam metal. The walls on both are clad with horizontal wood siding.



Figure 8: The buildings at 23335 Frederick Road, left, and 23329 Frederick Road, right, are examples of buildings in the Clarksburg Historic District with a commercial use. Source: Google



Figure 9: The Contributing Resource at 23341 Frederick Road is an examples of a two-story commercial building in the Clarksburg Historic District. Source: Google

There is an example of infill new construction in the Clarksburg Historic District that also exhibits some of the characteristics of the proposal. In 2010, the HPC approved the construction of a new, two-story, 13,464-square-foot commercial building on a vacant lot at 23315 Frederick Road with HAWP #13/10-09B (Figure 10). The Gothic Revival-style building has horizontal composite siding, standing-seam metal roofs, a full-width front porch, and fronts the right of way.



Figure 10: The building at 23315 Frederick Road was constructed in 2012 in the Clarksburg Historic District.

This proposal is modestly scaled and is compatible in form, size, and massing with its immediate neighbors and other properties within the historic district. The applicant has amended the location of the building so that it sits 1' off the property line of it to allow for egress/ingress to the rear of the site and accommodating the proposed 1' roof overhang. Staff supports the location of the new building on the left side (north) portion of the lot, finding that placing the house in the center of the lot would unreasonably limit any vehicular access to the rear. Additionally, given the very small size of the lot and the variety of building spaces within the District, and the small size and scale of this building, staff does not find that the proposed placement would be a detriment to the adjacent structures or the district as a whole, satisfying 24A-8(b)(1),(2), and (d).

Staff finds the simply designed front porch with the front door facing MD355 is architecturally compatible with the district and in keeping with the predominant building orientation of both historic and infill construction, meeting 24A-8(b)(1) and (d).

In response to the HPC's feedback at the preliminary consultation, the applicant has slightly enlarged the windows throughout, added a third window to the first story on the façade, and integrated the garage bay into the house. Staff does not support the design of arched glass entry door and recommends a one or two panel door with glass above similar to what is proposed in *Figure 11*, below:



Figure 11: Proposed front door design suggested by Staff.

Additionally, Staff continues to recommend chamfered posts for the front porch, finding that plain painted posts are too severe and there should be some detailing for the most visible portion of the new building. The design of the building is improved from the preliminary consultation by the addition of the board and batten detailed in the gable ends, metal roof detailing at the gable returns on the second floor and at the front porch, and with the 1' roof overhang throughout; however, the elevations overall remain somewhat flat. Staff recommends the applicant add header, sill, and trim pieces at the jambs of all the windows, and that the trim be installed proud of the new siding. This will add a modest amount of depth to all elevations and will better approximate traditional building techniques in accordance with 24A-8(b)(2).

The building as presented will be compatible with the predominant characteristics of the district, and will 'read' as a modern take, but not a copy of, a traditional early-20th century general store or hybrid commercial/residential building in accordance with *Standards 9 and 10*.

Sitework and Tree Removal

Staff is supportive of the removal of the two trees as part of the HAWP, finding that they do not contribute to the overall tree canopy and their removal would have no impact to the character of the district.

The applicant is proposing a small grassy area in the front of the property between the edge of the front porch and the sideway, and a second grassy/undisturbed area along the rear property line. The rest of the property will remain as it currently exists with asphalt millings. The total proposed grass area measures approximately 734 square feet.

Other Items

The applicant indicated they are going to closing to purchase the property on November 27th, after the time the staff report will be posted. Staff proposes adding a condition of approval for the applicant to demonstrate they are the owner of the property prior to issuance of the HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with five conditions** the HAWP application:

- 1) Full specification packets for all windows and doors must be submitted.
- 2) The proposed siding and trim must have a smooth finish. Full specification details from the manufacturer must be submitted.
- 3) The front posts must have a chamfered detail, and caps and bases added. All items must be made from wood, or a compatible substitute material to be approved by staff. These design details must be noted on updated elevations.
- 4) The windows must be installed with headers, sills, and surrounds that are proud of the siding, and drawings must be updated to show these details.
- 5) Documentation demonstrating that the applicant is the owner must be submitted.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, with the *Vision of Clarksburg*, and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent _____
Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

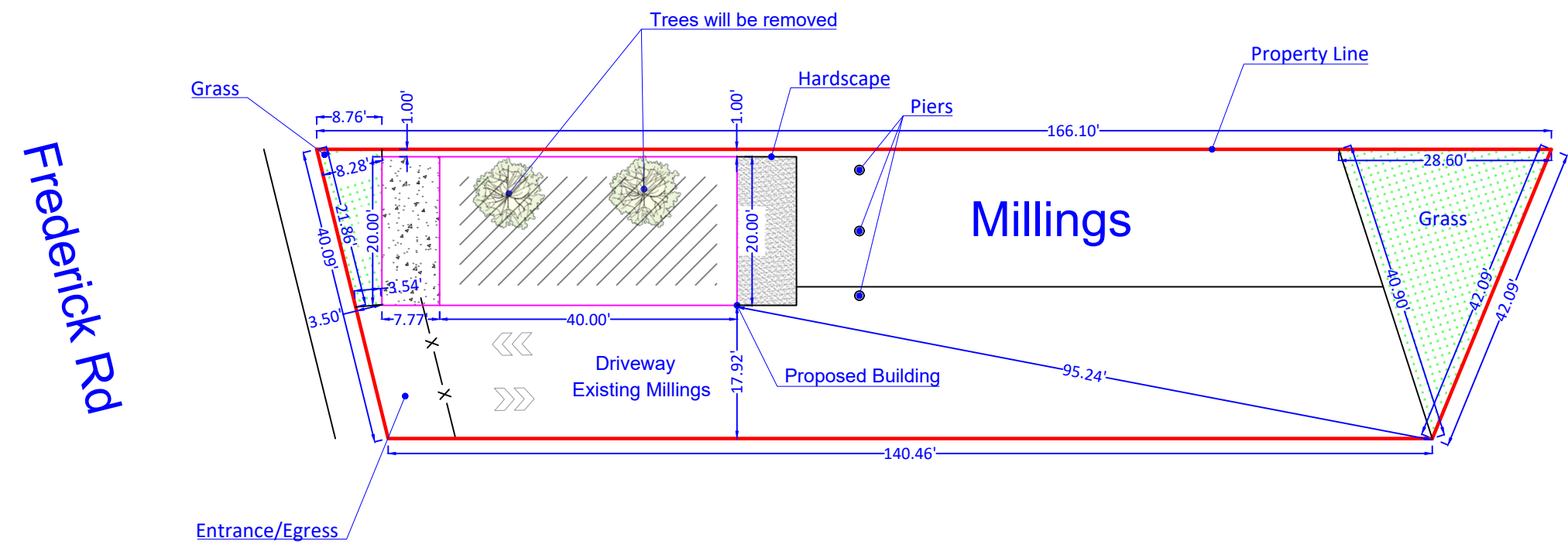
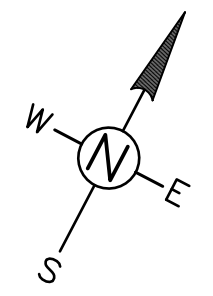
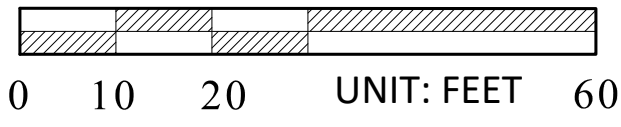
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

SITE PLAN



Impervious: house and overhang- 960 sf
 Hardscape 160 sf
 Grass areas 686 sf
 1' set back area 48 sf
 Millings 4705 sf
 Lot size- 6559 sf
 Total grass areas- 734 sf (11.19%)

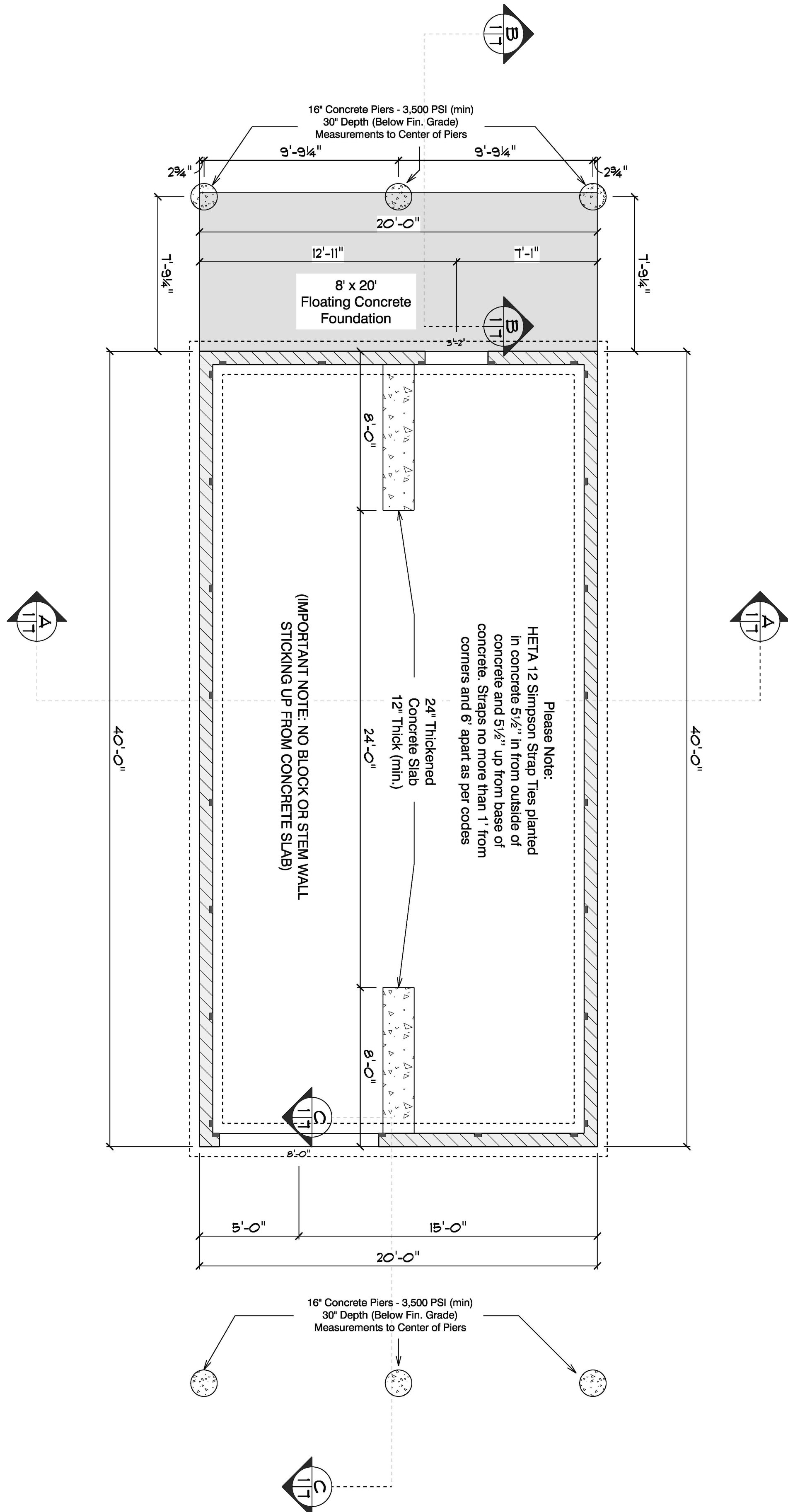
Parcel No. (APN) 02-00027908
 Land Use VACANT LAND
 SINGLE FAMILY RESIDENCE
 Lot Area 6,559SF

ADDRESS: 23343 Frederick Rd
 Clarksburg, MD 20871
 Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Date: November 19, 2024

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



Stoltzfus Structures

5075 Lower Valley Rd
Atglen
PA
19310

PHONE: 610-593-7700



Construction Notes:

Snow Live Load: 30 psf
1st Floor Live Load: 40 psf
Attic Floor Live Load: 30 psf
Wind Load: 115 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard:
See Local Flood Map

Sherwin Wells

23343 Frederick Rd
Clarksburg
Maryland
20871

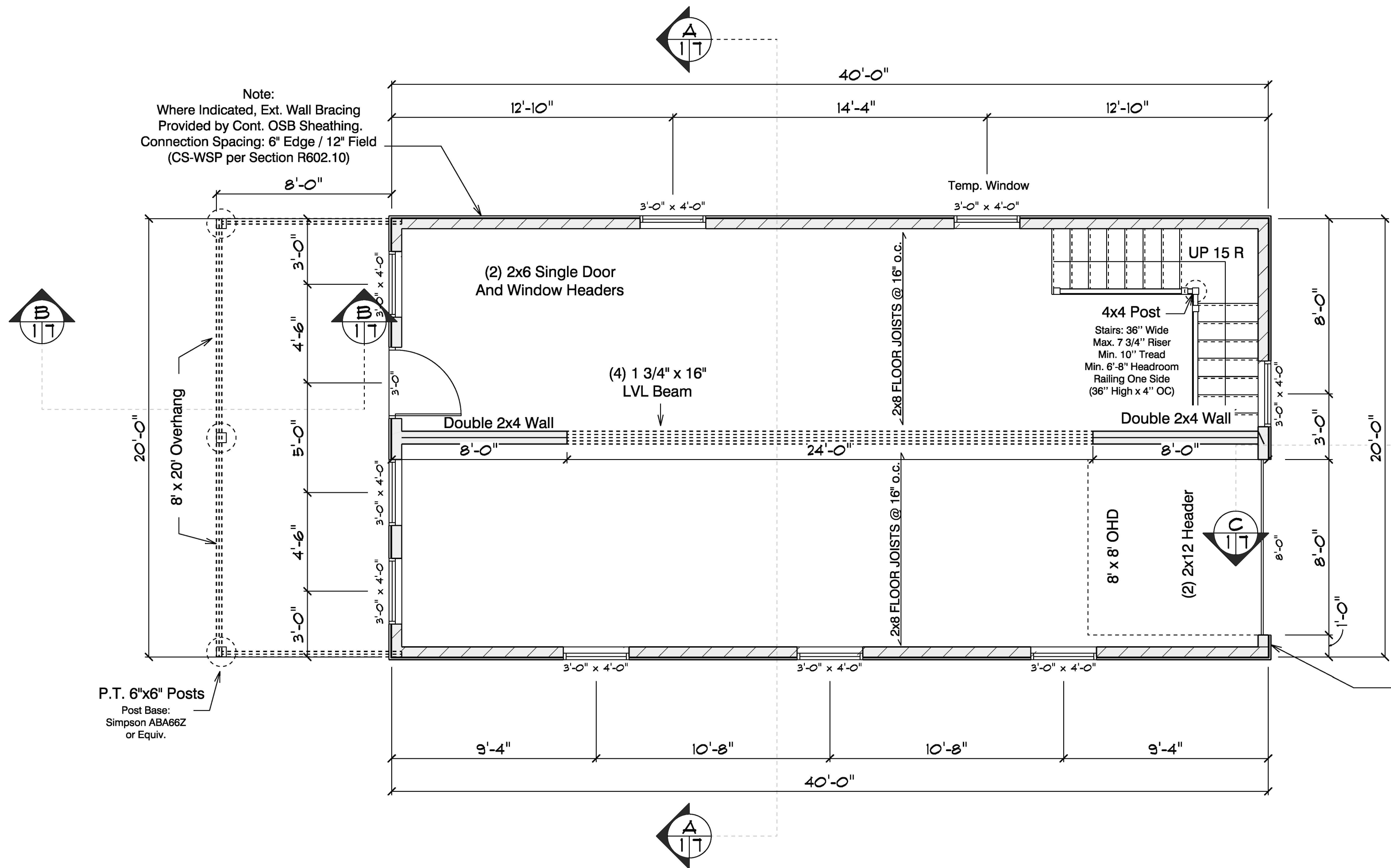
DRAWN BY: Zackary Warmiak

SCALE: 1/4" = 1'-0" SIZE: ARCH C

DATE: Friday, November 8, 2024

WINDOW AND DOOR SCHEDULE					
	Description	Size	Qty	Performance	Manufacturer
A.	S-Series Single Hung Window APPLICATION: NEW CONSTRUCTION (NON-IMPACT) GLASS PACKAGE: STANDARD GLASS PACKAGE GLASS COLOR OPTIONS: CLEAR / LOW-E	WIDTH: 36.0000 HEIGHT: 48.0000	16	SHGC: 0.17 U-Factor: 0.28 VT: 0.40 DP Value: 80	Viwinco Windows & Doors
A-T.	S-Series Single Hung Window APPLICATION: NEW CONSTRUCTION (NON-IMPACT) GLASS PACKAGE: STANDARD GLASS PACKAGE GLASS OPTIONS: TEMPERED GLASS GLASS COLOR OPTIONS: CLEAR / LOW-E	WIDTH: 36.0000 HEIGHT: 48.0000	2	SHGC: 0.17 U-Factor: 0.28 VT: 0.40 DP Value: 80	Viwinco Windows & Doors
B.	3'-0" x 8'-8" Fiberglass Arched Glass Entry Door	WIDTH: 36.0000 HEIGHT: 80.0000	2	SHGC: 0.17 U-Factor: 0.28 VT: 0.17	R&L INC.
C.	8'-0" x 8'-0" Insulated Steel Garage Door	WIDTH: 96.0000 HEIGHT: 96.0000	1	Insulation Value: R-10	Pro-Door

Note:
Where Indicated, Ext. Wall Bracing
Provided by Cont. OSB Sheathing.
Connection Spacing: 6" Edge / 12" Field
(CS-WSP per Section R602.10)



CS-PF Portal Wall Framing Per Fig. R602.10.6.4

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

Sherwin Wells

23343 Frederick Rd
Clarksburg
Maryland
20871

DRAWN BY: Zackary Warmiak

SCALE: 1/4" = 1'-0" SIZE: ARCH C

DATE: Friday, November 8, 2024

Construction Notes:

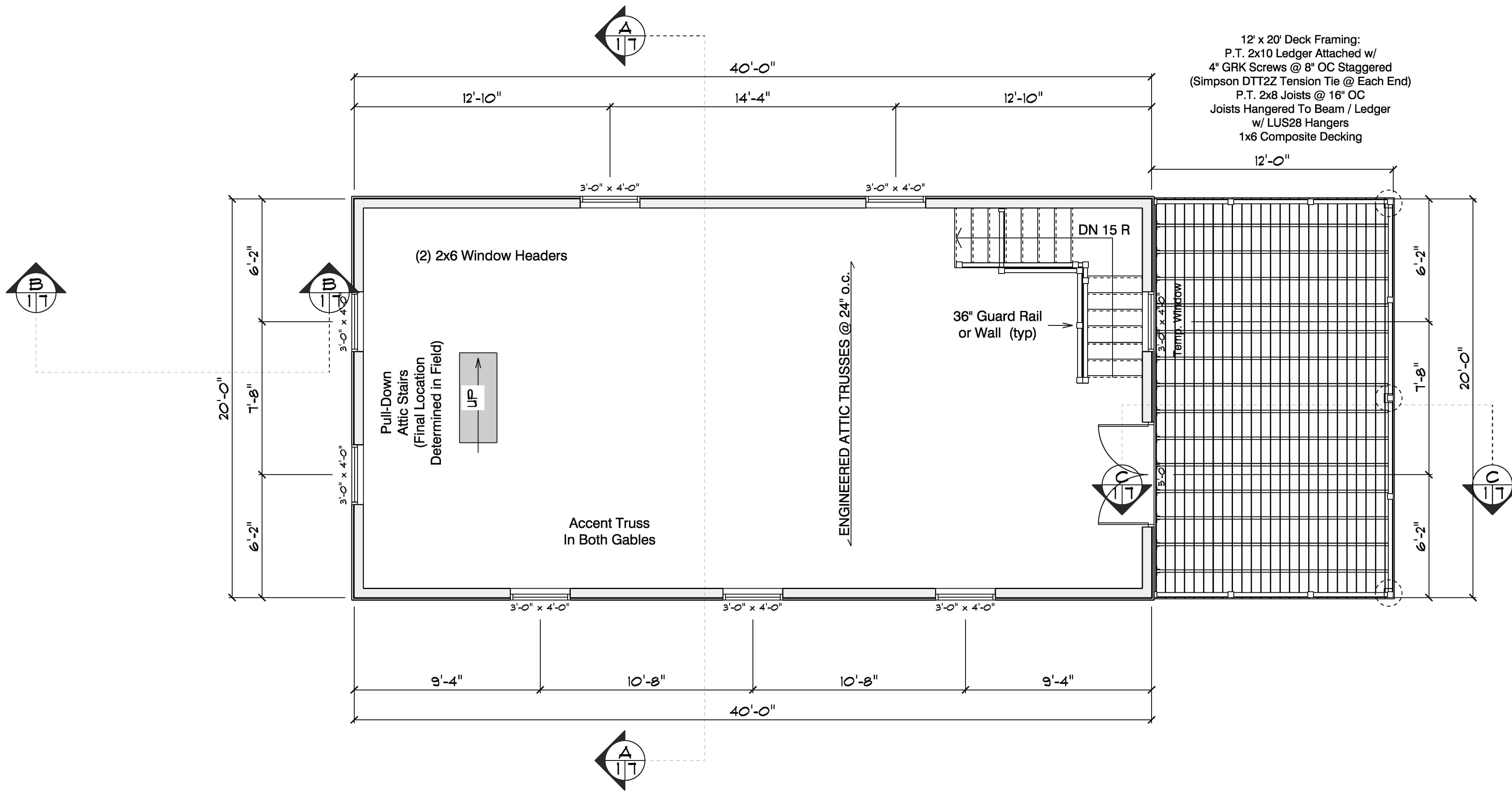
- Show Live Load: 30 psf
- 1st Floor Live Load: 40 psf
- Attic Floor Live Load: 30 psf
- Wind Load: 115 mph
- Weathering: Severe
- Termites: Moderate to Heavy
- Decay: Slight to Moderate
- Flood Hazard: See Local Flood Map



Stoltzfus Structures

5075 Lower Valley Rd
Atglen
PA
19310

PHONE: 610-593-7700



Sherwin Wells

23343 Frederick Rd
Clarksburg
Maryland
20871

DRAWN BY: Zackary Warmiak
SCALE: 1/4" = 1'-0" SIZE: ARCH C
DATE: Friday, November 8, 2024

Construction Notes:

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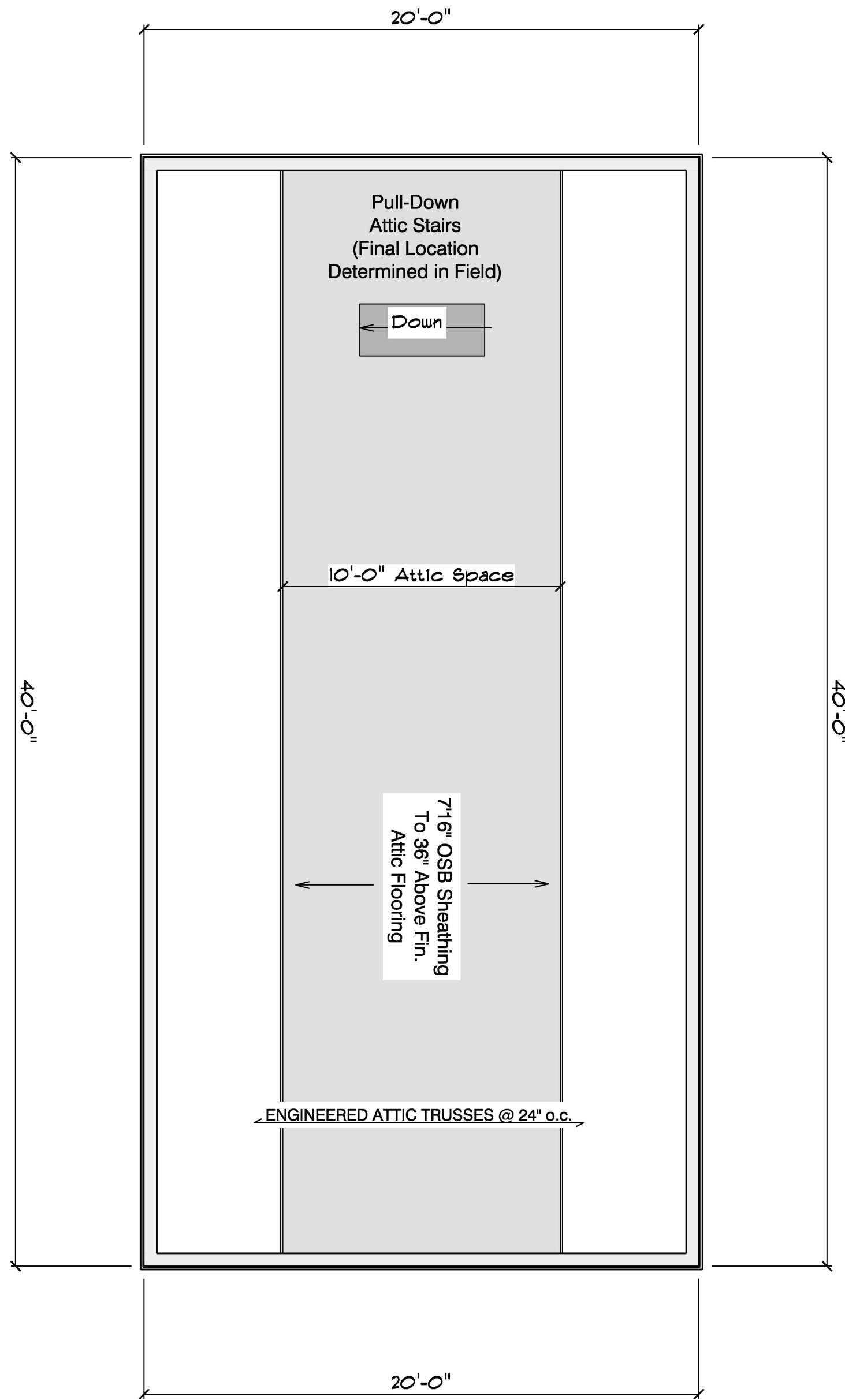


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Atglen
PA
19310

PHONE: 610-593-7700

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



Stoltzfus Structures

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PHONE: 610-593-7700



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Flood Hazard:
See Local Flood Map

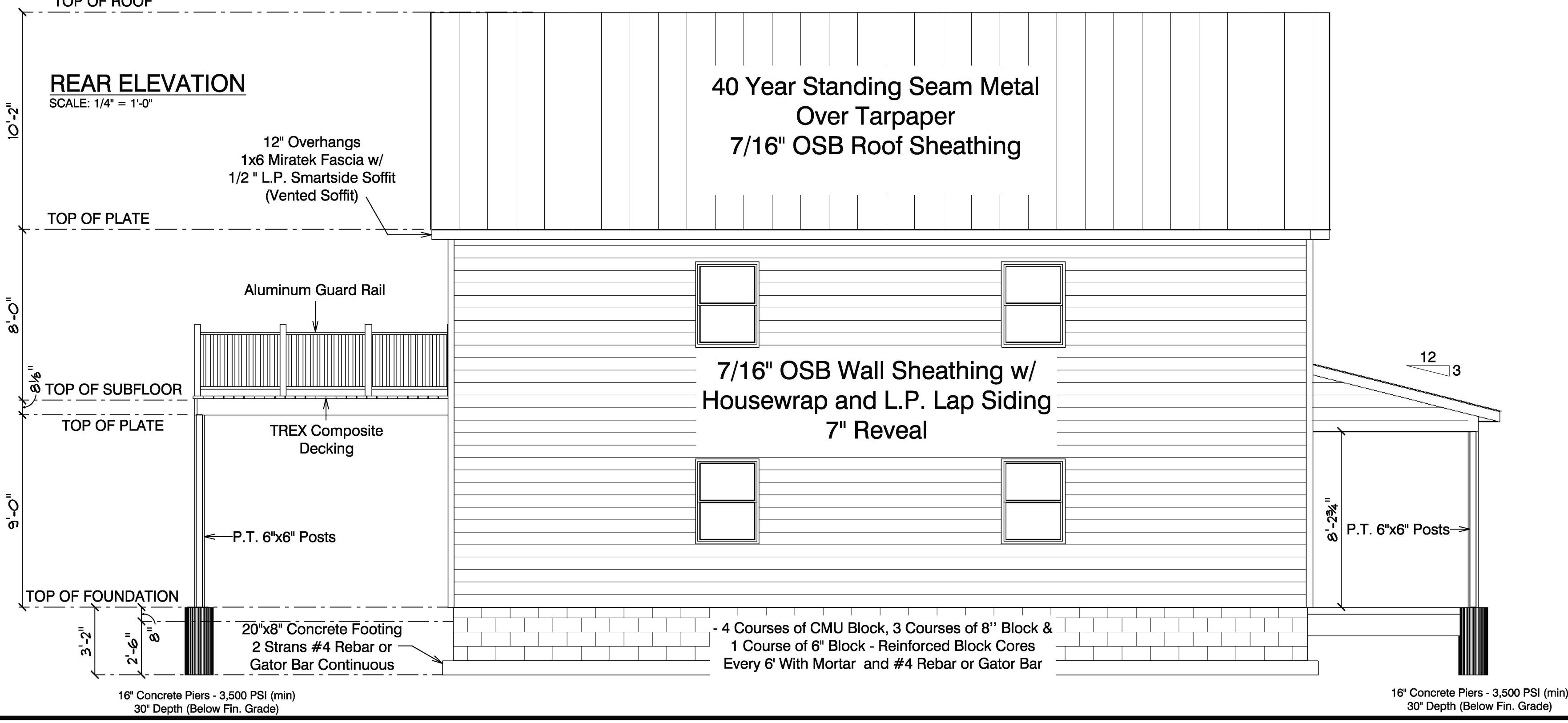
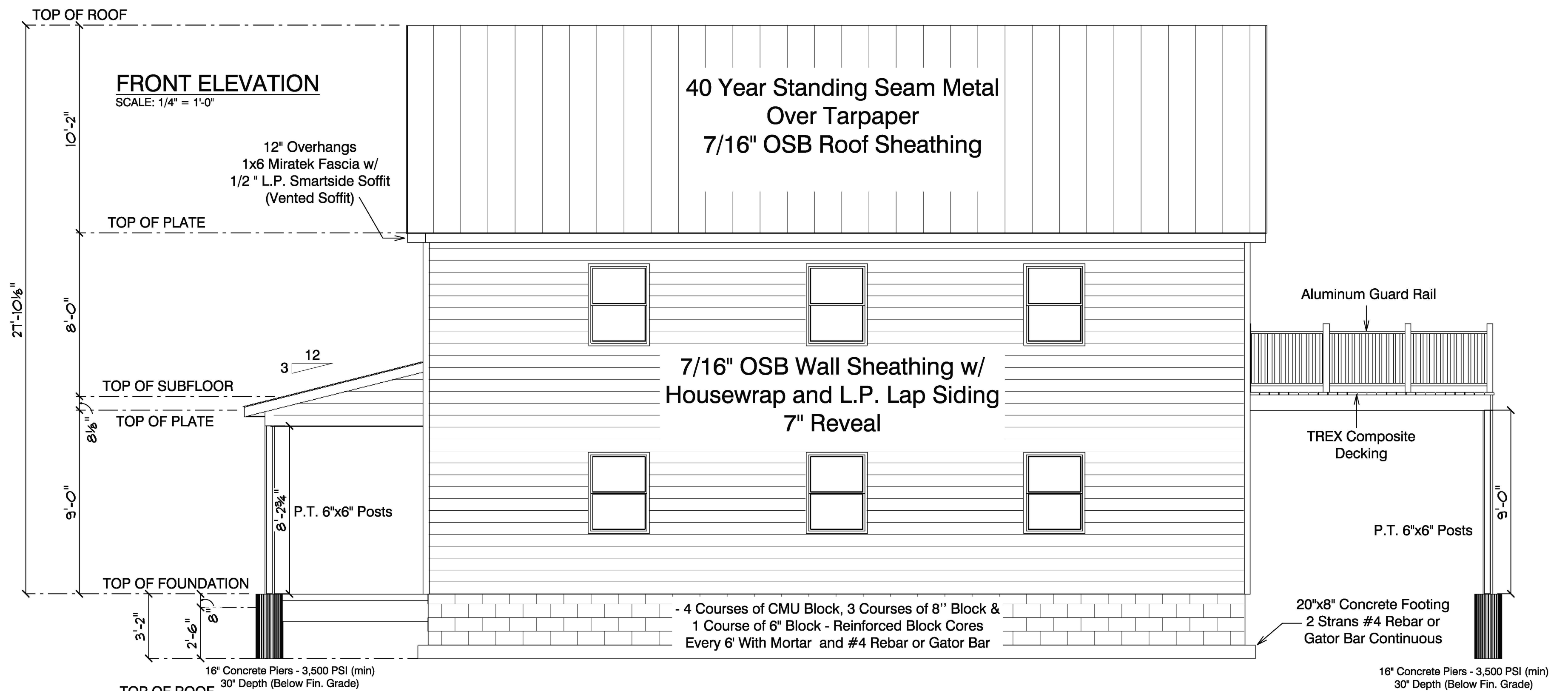
Sherwin Wells

23343 Frederick Rd
Clarksburg
Maryland
20871

DRAWN BY: Zackary Warmiak

SCALE: 1/4" = 1'-0" SIZE: ARCH C

DATE: Friday, November 8, 2024



Sherwin Wells

23343 Frederick Rd
Clarksburg
Maryland
20871

DRAWN BY: Zackary Warmiak

SCALE: 1/4" = 1'-0" SIZE: ARCH C

DATE: Friday, November 8, 2024

PAGE: 5/9

Construction Notes:

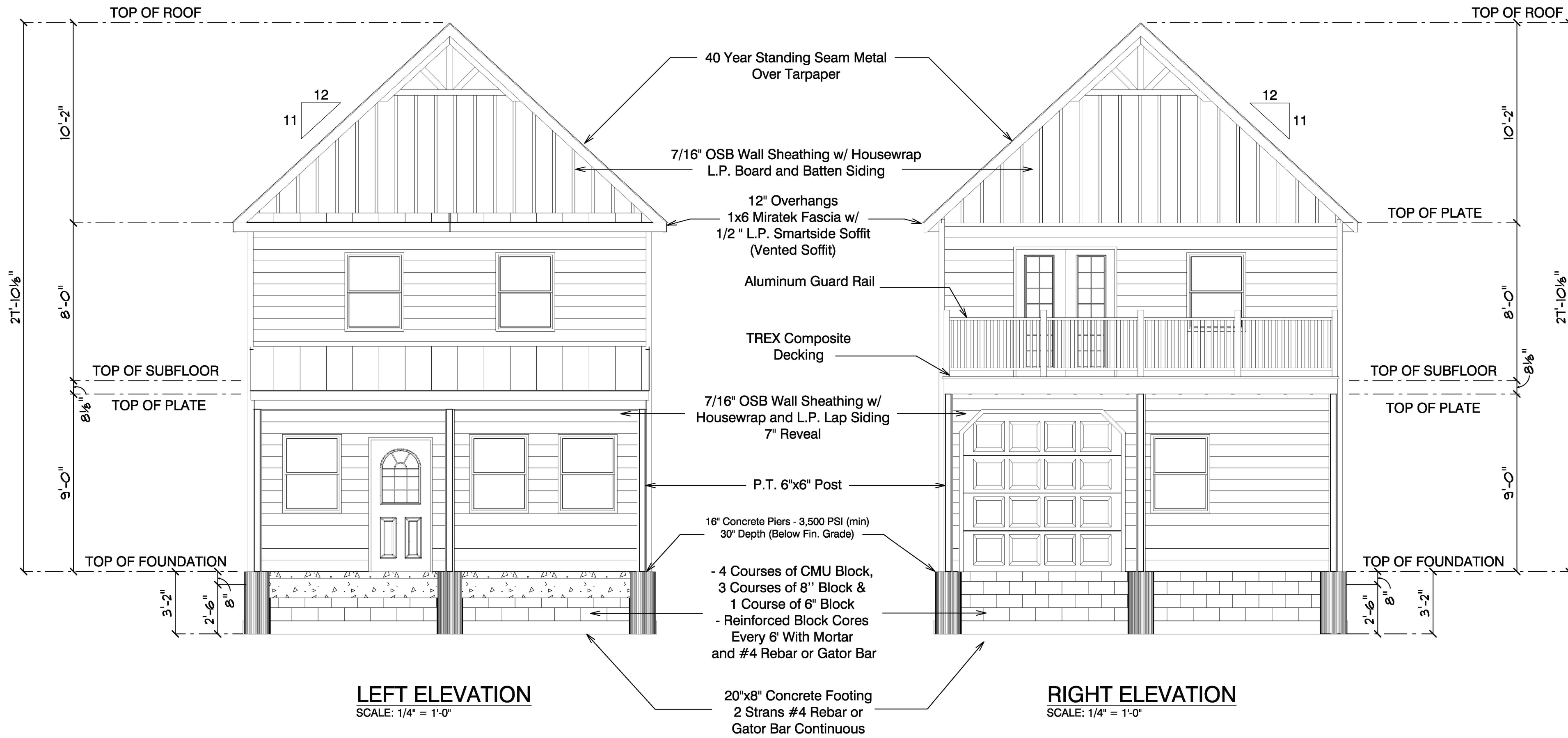
- Snow Live Load: 30 psf
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Sherwin Wells

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DRAWN BY: Zackary Warmiak
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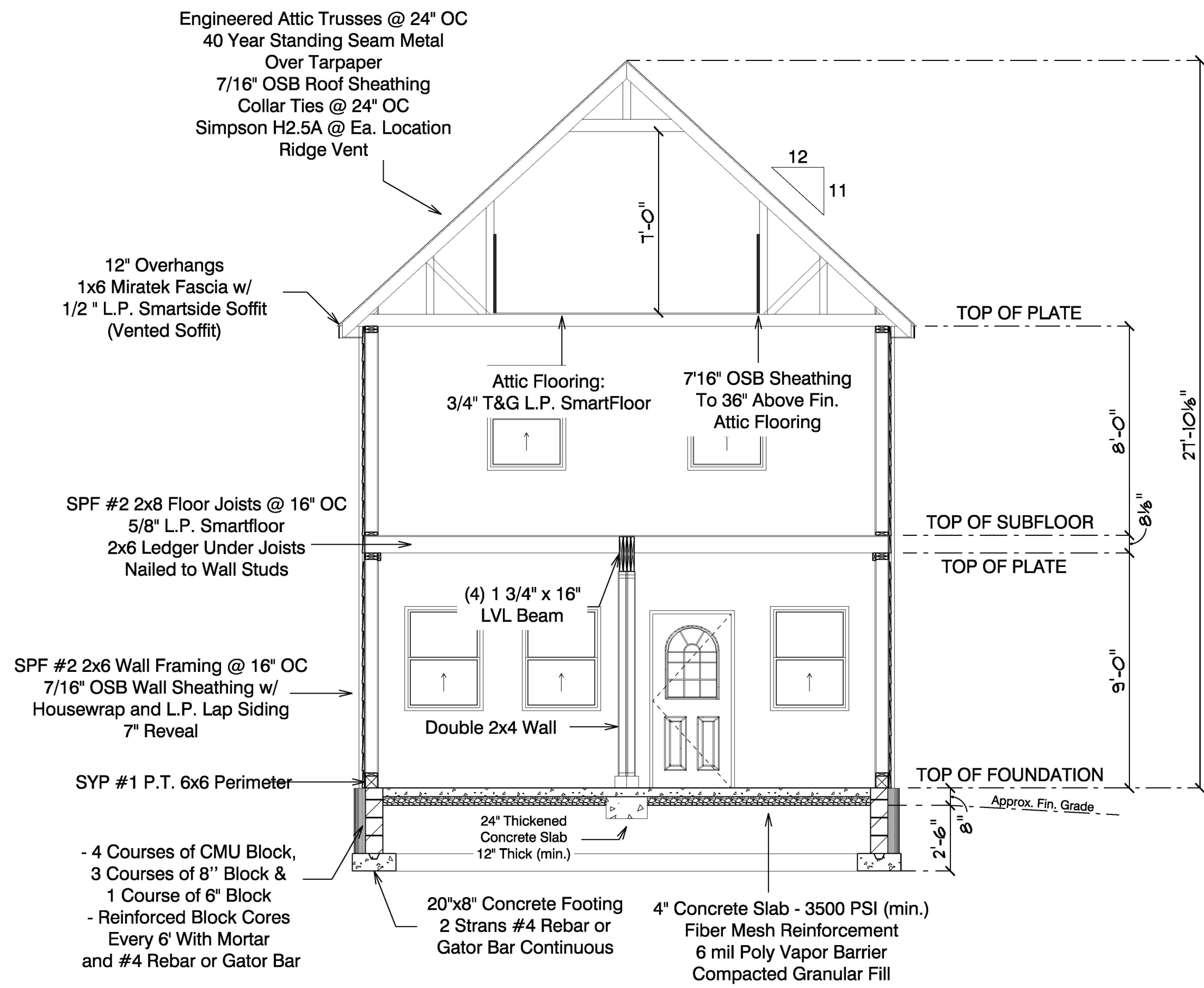
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Attic Floor Live Load: 30 psf
Wind Load: 115 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard:
See Local Flood Map



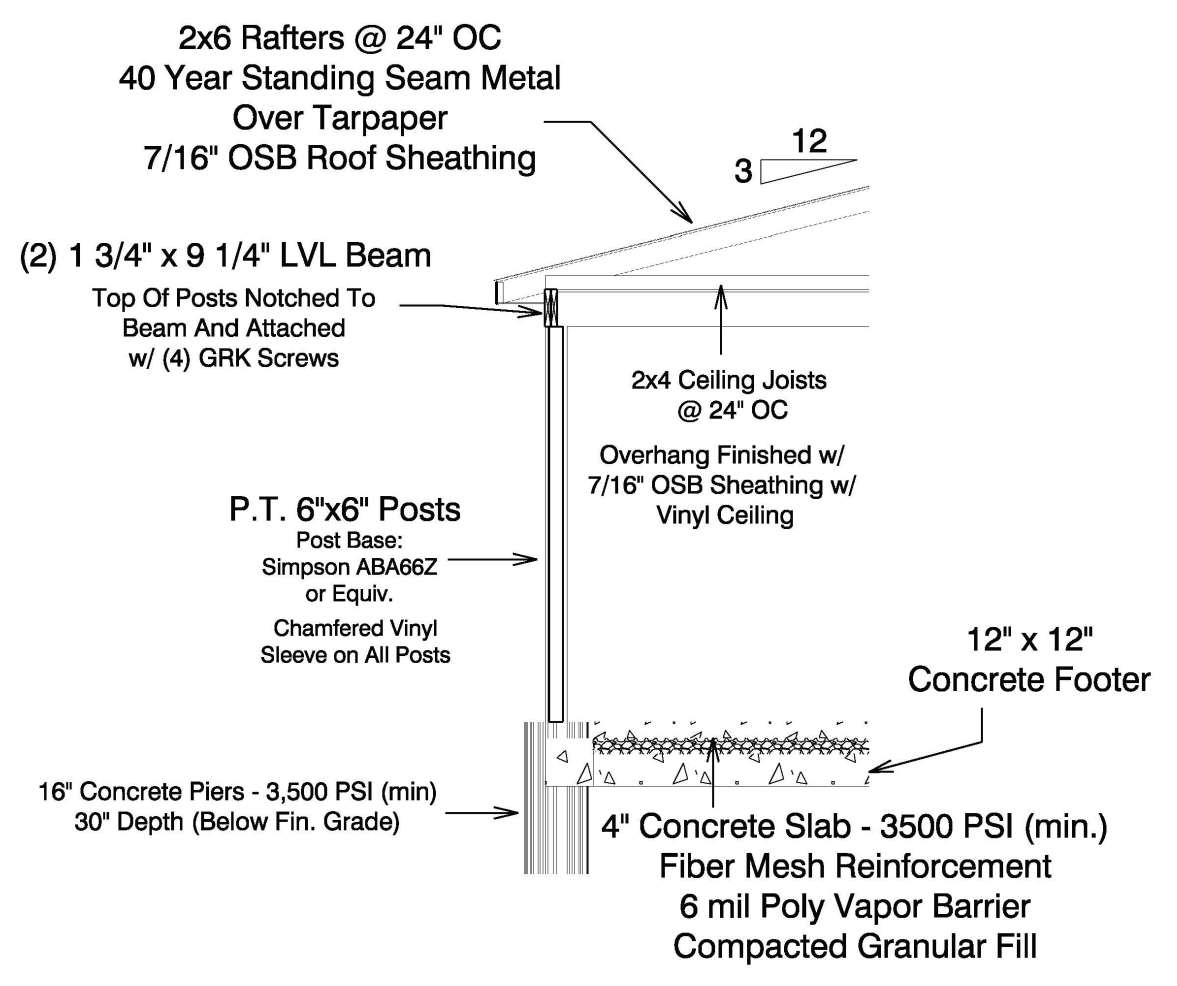
Stoltzfus Structures

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PA
19310

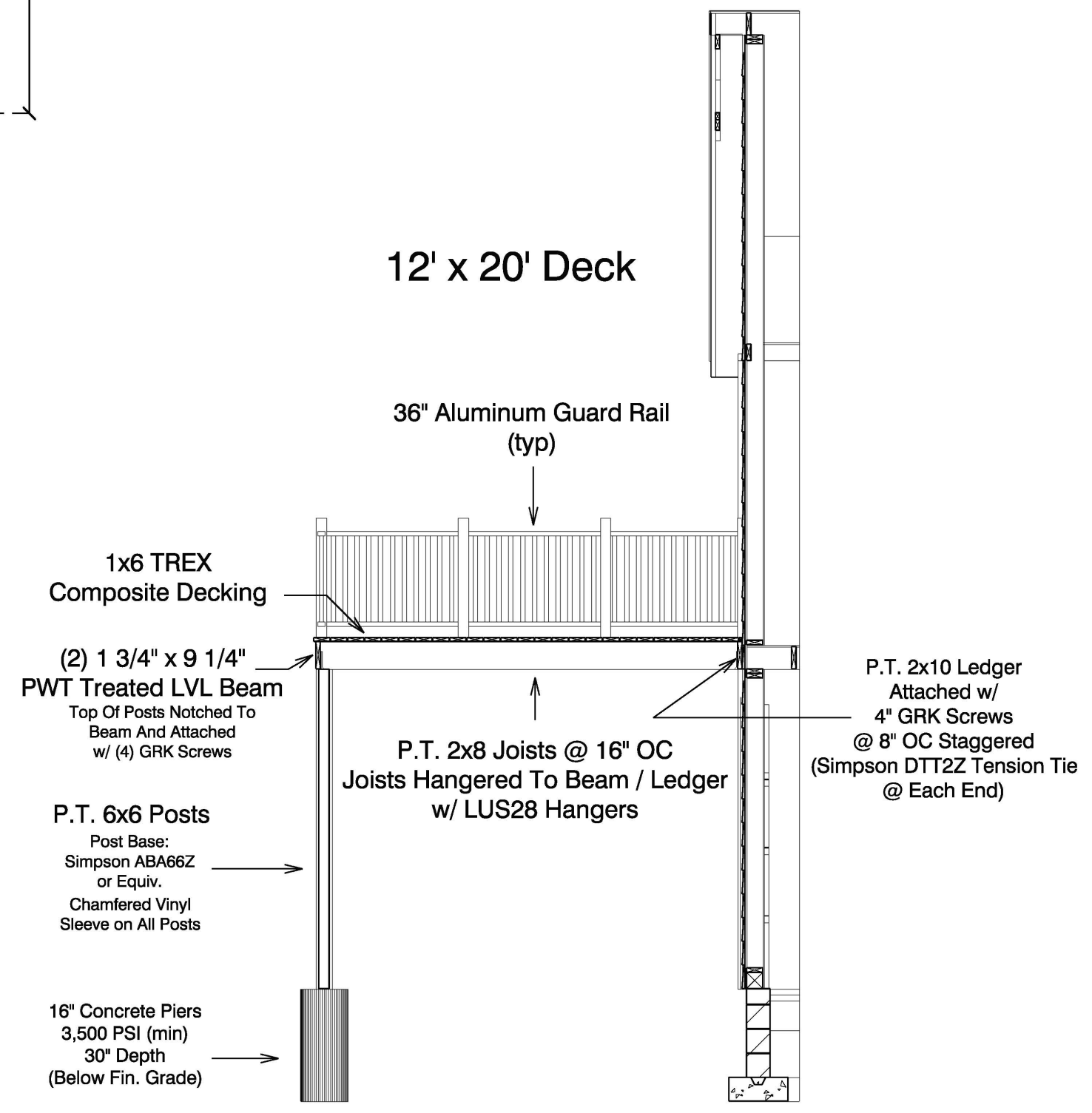
PHONE: 610-593-7700



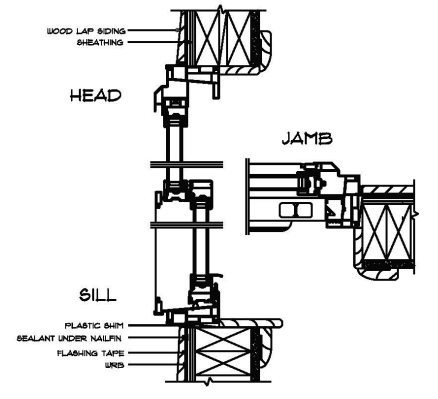
CROSS SECTION A
 SCALE: 1/4" = 1'-0"



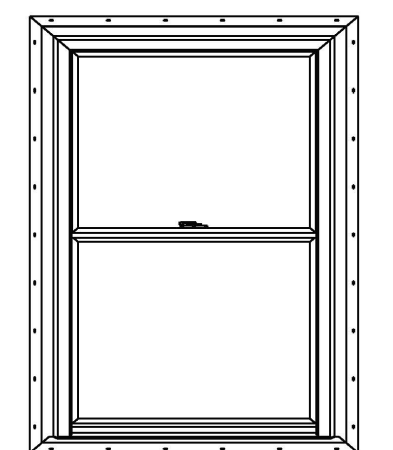
CROSS SECTION B
 SCALE: 1/4" = 1'-0"



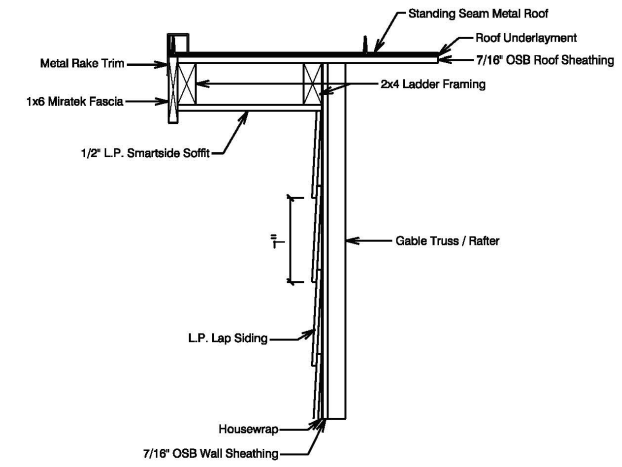
CROSS SECTION C
 SCALE: 1/4" = 1'-0"



Wood/Cement Board Siding with Basic Frame and J-Pocket Filler



WINDOW ELEVATIONS
 SCALE: 1/2" = 1'-0"



GABLE OVERHANG DETAIL
 SCALE: 3/4" = 1'-0"

WINDOW CROSS SECTION
 SCALE: 1" = 1'-0"

Sherwin Wells

23343 Frederick Rd
 Clarksburg
 Maryland
 20871

DRAWN BY: Zackary Warmiak
 SCALE: As Noted
 SIZE: ARCH C
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Stoltzfus Structures

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 PA
 19310

PHONE: 610-593-7700

PRODUCT SPECIFICATIONS

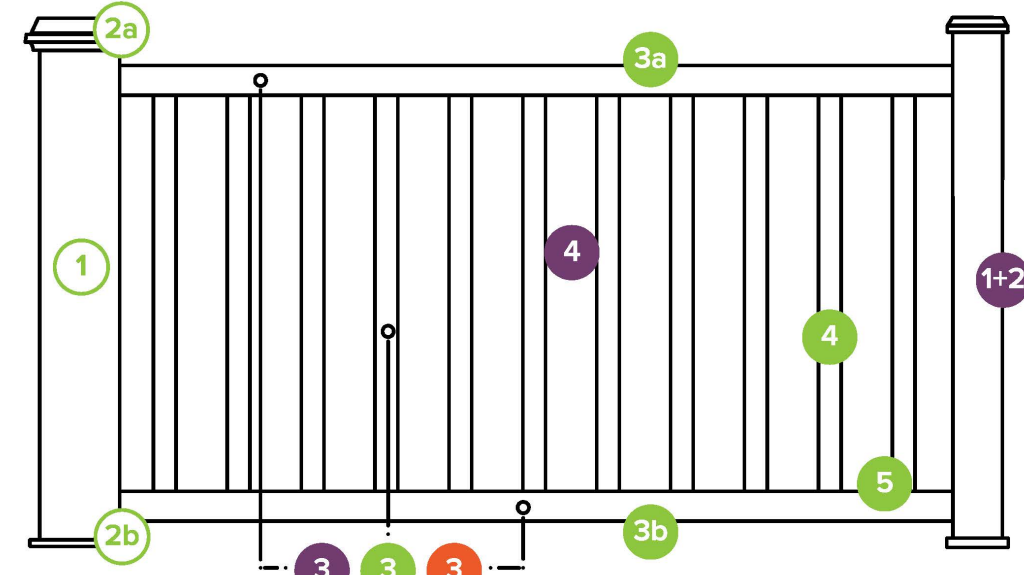
Trex® Decking & Fascia

PROFILE	DESCRIPTION	ITEM #	COLORS	
1" Square-Edge Board <i>Actual dimensions:</i> Signature .94 in x 5.5 in x 20 ft (24 mm x 140 mm x 609 cm) Transcend & Enhance: .94 in x 5.5 in x 16 ft / 20 ft (24 mm x 140 mm x 487 cm / 609 cm) Select: .82 in x 5.5 in x 16 ft / 20 ft (20 mm x 140 mm x 487 cm / 609 cm)	1 x 6 x 20'	Signature XX010620NS01	WY, OC	
	1 x 6 x 16'	Transcend Lineage XX010616TLS01	RN, CL, BC, JA, IM	
	1 x 6 x 20'	Transcend Tropicals XX010620TLS01		
	1 x 6 x 16'	Transcend Tropicals XX010616TS01	TT, HG, SR, LR, IM	
	1 x 6 x 20'	Transcend Tropicals XX010620TS01		
	1 x 6 x 16'	Transcend Earth Tones XX010616T2S01	RS	
	1 x 6 x 20'	Transcend Earth Tones XX010620T2S01		
	7/8 x 6 x 16'	Select XX010616SS01	PG, SD	
	7/8 x 6 x 20'	Select XX010620SS01		
	1 x 6 x 16'	Enhance Naturals XX010616E2S01	FW, RH, TS, CB	
	1 x 6 x 20'	Enhance Naturals XX010620E2S01		
	1" Grooved-Edge Board <i>Actual dimensions:</i> Signature, Transcend & Enhance: .94 in x 5.5 in x 12 ft / 16 ft / 20 ft (24 mm x 140 mm x 365 cm / 487 cm / 609 cm) Select: .82 in x 5.5 in x 12 ft / 16 ft / 20 ft (20 mm x 140 mm x 365 cm / 487 cm / 609 cm)	1 x 6 x 12'	Signature XX010612NG01	WY, OC
1 x 6 x 16'		Signature XX010616NG01		
1 x 6 x 20'		Signature XX010620NG01		
1 x 6 x 12'		Transcend Lineage XX010612TLG01	RN, CL, BC, JA, IM	
1 x 6 x 16'		Transcend Lineage XX010616TLG01		
1 x 6 x 20'		Transcend Lineage XX010620TLG01		
1 x 6 x 12'		Transcend Tropicals XX010612TGO1	TT, HG, SR, LR, IM	
1 x 6 x 16'		Transcend Tropicals XX010616TGO1		
1 x 6 x 20'		Transcend Tropicals XX010620TGO1		
1 x 6 x 12'		Transcend Earth Tones XX010612T2G01	RS	
1 x 6 x 16'		Transcend Earth Tones XX010616T2G01		
1 x 6 x 20'		Transcend Earth Tones XX010620T2G01		
1" x 8" Fascia Board <i>Actual dimensions:</i> Signature, Transcend, Enhance, Select, Universal White: .56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)	1 x 8 x 12'	Signature XX010812NS01	WY, OC	
	1 x 8 x 12'	Transcend Lineage XX010812TNS01	RN, CL, BC, JA, IM	
	1 x 8 x 12'	Transcend Tropicals XX010812TS01	TT, HG, SR, LR, IM	
	1 x 8 x 12'	Transcend Earth Tones XX010812T2S01	RS	
	1 x 8 x 12'	Select XX010812SS01	PG, SD	
	1 x 8 x 12'	Enhance Naturals XX010812E2S01	FW, RH, TS, CB	
	1 x 8 x 12'	Enhance Basics XX010812E2S01	CS, BD, SD	
	1 x 8 x 12'	Universal White WW010812ES01	WW	
	1 x 12 x 12'	Signature XX011212NS01	WY, OC	
	1 x 12 x 12'	Transcend Lineage XX011212TNS01	RN, CL, BC, JA, IM	
	1 x 12 x 12'	Transcend Tropicals XX011212TS01	TT, HG, SR, LR, IM	
	1 x 12 x 12'	Transcend Earth Tones XX011212T2S01	RS	
1" x 12" Fascia Board <i>Actual dimensions:</i> Signature, Transcend, Enhance, Select, Universal White: .56 in x 11.375 in x 12 ft (14 mm x 288 mm x 365 cm)	1 x 12 x 12'	Select XX011212SS01	PG, SD	
	1 x 12 x 12'	Enhance Naturals XX011212E2S01	FW, RH, TS, CB	
	1 x 12 x 12'	Enhance Basics XX011212E2S01	CS, BD, SD	
	1 x 12 x 12'	Universal White WW011212ES01	WW	
	2" Square-Edge Board <i>Actual dimensions:</i> Transcend 2x4: 1.3 in x 3.4 in x 16 ft (33 mm x 86 mm x 487 cm) Transcend & Select 2x6: 1.3 in x 5.5 in x 12 ft / 16 ft / 20 ft (33 mm x 140 mm x 365 cm / 487 cm / 609 cm)	2 x 4 x 16'	Transcend Tropicals XX020416T01	TT, HG, SR, LR, IM
		2 x 6 x 12'	Transcend Tropicals XX020612T01	
		2 x 6 x 16'	Transcend Tropicals XX020616T01	TT, HG, SR, LR, IM
		2 x 6 x 20'	Transcend Tropicals XX020620T01	
		2 x 6 x 12'	Transcend Tropicals XX020612S01	
		2 x 6 x 16'	Select XX020616SS01	PG, SD
		2 x 6 x 20'	Select XX020620SS01	

XX = COLOR PREFIX	RN Rainier CL Carmel BC Biscayne JA Jasper IM Island Mist	WY Whidbey OC Ocracoke TT Tiki Torch HG Havana Gold SR Spiced Rum	LR Lava Rock RS Rope Swing PG Pebble Grey FW Foggy Wharf RH Rocky Harbor	TS Toasted Sand CB Coastal Bluff CS Clam Shell BD Beach Dune SD Saddle	WW Universal White <i>*Island Mist Tropicals will be discontinued on 12.31.2024 and replaced by Transcend Lineage Island Mist.</i>
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Trex® Railing—three lines, endless possibilities

Please read the system descriptions at the top of each product section so you can choose exactly which railing components you need to complete your design. For additional guidance, the chart below depicts each railing system's components.



Trex® Post Sleeves, Caps & Skirts

These components can be used as steps 1 & 2 for all Trex railing lines.

STEP	COMPONENT	DESCRIPTION	ITEM #	
1	Post Sleeve	Each 4x4 and 6x6 post sleeve fits over a 4x4 pressure treated post or equivalent post mount. <i>Dimensions are nominal. See below for actuals and metrics.</i> [4.45 in x 4.45 in x 40 in (113 mm x 113 mm x 101 cm) external dimensions] [4.45 in x 4.45 in x 108 in (113 mm x 113 mm x 274 cm) external dimensions] [5.5 in x 5.5 in x 39 in (139 mm x 139 mm x 990 mm) external dimensions] [5.5 in x 5.5 in x 108 in (139 mm x 139 mm x 274 cm) external dimensions]	4" x 4" x 39" Post Sleeve 4" x 4" x 108" Post Sleeve 6" x 6" x 39" Post Sleeve 6" x 6" x 108" Post Sleeve	XX040439APS XX0404108APS WT060639APS WT0606108APS
2a	Post Sleeve Cap	Also available with LED lighting. <i>Dimensions are nominal. See below for actuals and metrics.</i> [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions] [5.55 in x 5.55 in (140 mm x 140 mm) internal dimensions]	Flat 4" x 4" Post Sleeve Cap Flat 6" x 6" Post Sleeve Cap	PXXSQCAP4X4 PWTSQCAP6X6
2a	Solar Post Cap Light	 <i>Dimensions are nominal. See below for actuals and metrics.</i> [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions]	Flat 4" x 4" Solar Post Cap Light	XXSOLAR4X4CAP
2b	Post Sleeve Skirt	 <i>Dimensions are nominal. See below for actuals and metrics.</i> [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions] [5.55 in x 5.55 in (140 mm x 140 mm) internal dimensions]	4" x 4" Post Sleeve Skirt 6" x 6" Post Sleeve Skirt	PXXSKIRT4X4 PWTSKIRT6X6

ACCESSORIES	COMPONENT	DESCRIPTION	ITEM #
	Surface Mount Post	Aluminum Surface Mount Post for 36" (914 mm) Rail Height (1/box) For use with 4x4 composite post sleeve. <i>Actual external dimensions of insert:</i> 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm) 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm)	ALPOSTMOUNT36 ALPOSTMOUNT42 ALPOSTHWDECK
	Joist Mount Post	Aluminum Joist Mount Post for use with all Trex railing heights (1/box) For use with 4x4 composite post sleeve. <i>Actual external dimensions of insert:</i> 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm)	CRJMNTPOST63

XX = COLOR PREFIX	WT Classic White BK Charcoal Black	RS Rope Swing VL Vintage Lantern
--------------------------	---------------------------------------	-------------------------------------

Sherwin Wells

23343 Frederick Rd
Clarksburg
Maryland
20871

DRAWN BY: Zackary Warmiak
SCALE: As Noted
SIZE: ARCH C
DATE: Friday, November 8, 2024

Construction Notes:

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1st Floor Live Load: 40 psf
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Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard:
See Local Flood Map



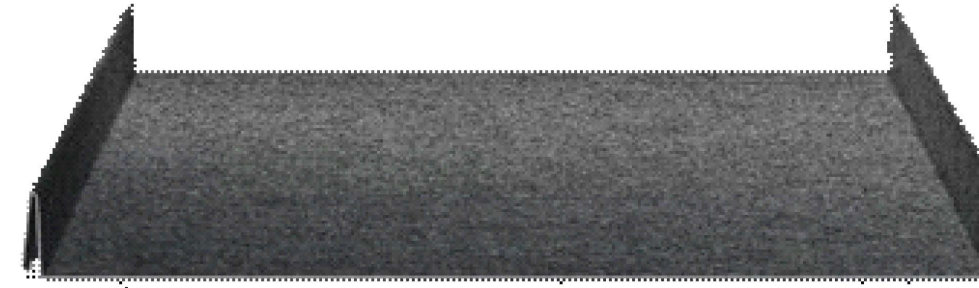
Stoltzfus Structures

5075 Lower Valley Rd
Atglen
PA
19310

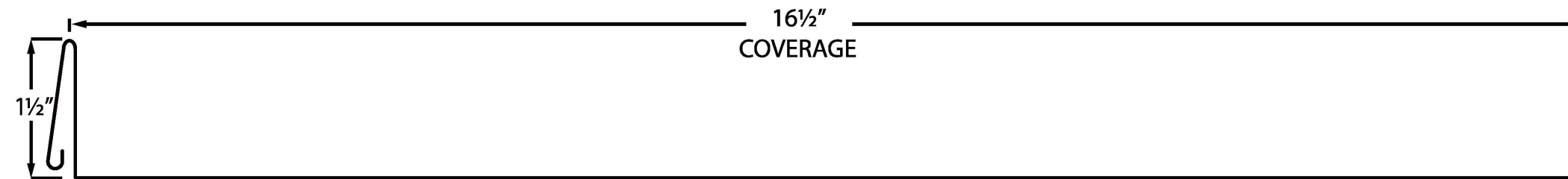
PHONE: 610-593-7700

TEXTURED ABSEAM PANEL

26 GAUGE SPECIFICATIONS



ABSEAM PANEL TEXTURED PROFILE (ABSTcc)



Textured: 16 1/2" Wide Coverage • 1 1/2" High Rib

	26 GAUGE
STEEL THICKNESS	0.019" minimum thickness
STEEL WEIGHT	Approx. 0.95 lbs. per square foot
PANEL WEIGHT	Approx. 1.3 lbs. per linear foot
COATING	AZ50 Galvalume
GRADE	50 KSI
PRETREATMENT	1303
PRIMED	Yes
PAINT	Valspar WeatherXL® Crinkle Finish
WARRANTY	40 Year Limited Paint Warranty*

*See warranty documents for details.

WHY TEXTURED?

Our textured panels continue to be very popular in residential applications.

Homeowners like it because the unique texture surface redirects sunlight for less glare than smooth panels. Plus the textured panels are less prone to "oil canning" which makes for a more attractive roof.

Contractors like it because the texture provides more grip during installation than smooth panels.

Sounds great. But will it stand the test of time?

Because the texture coating is baked into the metal coil at the factory, our textured panels carry the same 40-year paint warranty as our other panels (see warranty for details).

717-445-6885
 abmartin.net
 82 Garden Spot Road,
 Ephrata, PA 17522



Sherwin Wells

23343 Frederick Rd
 Clarksburg
 Maryland
 20871

DRAWN BY: Zackary Warmiak
 As Noted

SCALE: ARCH C

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PAGE: 9/9

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Stoltzfus Structures

5075 Lower Valley Rd
 Atglen
 PA
 19310

PHONE: 610-593-7700

HELPAMERICA Inc.
23343 Frederick Road
Clarksburg MD 20871

Date: 10/1/2024

Written Description of the Project

HELPAMERICA Inc. and Sherwin Wells President intends to construct a new two story building 20 feet wide and 40 feet long at 23343 Frederick Road Clarksburg MD 20871. The property will be residential in nature and would conform in design, exterior materials and the general character of the Clarksburg Historic District. This property is zoned CRT Commercial Residential Town which allows for a mix of residential and commercial uses. The applicant intends to perhaps place a shed or other small structure in the rear of the property which will be used as an office in the future. The priority is currently the main residential structure and beginning the development and permitting process. This letter is written at the request of **HELPAMERICA Inc. and Sherwin Wells** granting permission and supporting their desire to construct a new building on my property they are currently leasing with the option to purchase located at 23343 Frederick Road Clarksburg MD 20871. Thanking you in advance.

Respectfully,

Sherwin Wells President

DocuSigned by:
HELPAMERICA Inc.
Sherwin Wells 10/1/2024
DC8EFC758871429...

Signature

Date

Lee's Tree Service

MD Tree Expert Lic #118
 16105 Morrow Road
 Poolesville, MD 20837



Estimate

NAME / ADDRESS	
Sherwin Wells 10816 Badger Drive Gaithersburg MD 20871	
Customer Phone	
240-483-5057	

DATE	ESTIMATE NO.
8/1/2024	29418C
REP	Ricky

PROJECT
23343 Frederick Rd Clarkesburg MD 20871

ITEM	DESCRIPTION	TOTAL
Removal	1) (1) Black Locust left side near 23345 house. Tree has multiple dead limbs, DBH 27 Take down, Cut low	900.00
Removal	2) Remove Maple next to Black Locust Take down, Cut Low	300.00
Removal	3)) (1) Silver Maple left side near 23345 house DBH 20 Take down, Cut low	700.00
Removal	4) Remove small tree next to Maple covered in ivy	400.00
	*****HISTORICAL HOUSES ON BOTH SIDES OF TREES, COULD DO DAMAGE IF THEY FALL ***** *****CUSTOMER TO GET PERMITS REQUIRED IF ANY FOR HISTORICAL AREA*****	
TOTAL		\$2,300.00

Phone #	E-mail	Web Site
301-208-8235	LeesTreeServiceInc@yahoo.com	www.leestreeservice.net