

Fifth Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23200 Stringtown Road, Clarksburg	Meeting Date:	2/11/2026
Resource:	Contributing Resource (Clarksburg Historic District)	Report Date:	2/4/2026
Applicant:	Montgomery County (John Chow, Agent)	Public Notice:	1/28/2026
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Construction of the new Clarksburg Library, with associated road construction and other site alterations.		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions to the proposal based on the HPC's feedback and return for a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Day House/Contributing Resource
DATE: c.1925
STYLE: Colonial Revival



Figure 1: The subject property is located at the intersection of Stringtown Rd. and Frederick Road (MD 355).

BACKGROUND

On August 13, 2025, the HPC held a Preliminary Consultation to consider the proposed placement of the Clarksburg Library.¹ The HPC was supportive of constructing a library at the subject property and determined that the applicant's proposed location was appropriate under the requisite guidance.

On September 17, 2025, the HPC held a second Preliminary Consultation focused on the overall size, massing, and height of the proposed library. Commissioners' comments regarding the massing included, introducing more articulation to the building – particularly on the west elevation, pushing the massing of the western portion of the library away from Stringtown Rd. to allow the Day House to be more visible, and shifting the area of the stacks northward to create an open space/plaza in front of the library. Evaluating the renderings, several commissioners stated they did not see a relationship between the proposed fenestration and the surrounding Clarksburg Historic District. Several commissioners also encouraged the design team to consider the design of and access to the space between the library and the Day House.

On October 22, 2025, the HPC held a third Preliminary Consultation. Commissioner feedback included a determination that the building overly emphasized the vertical elements of the building and concern that the proposed library design did not relate to the context of the surrounding historic district. Commissioners requested the applicant consider different massing proposals and requested a massing study be submitted with the next submission to consider breaking up the primary façade along Stringtown Rd. Additional requested materials include physical material samples, including other compatible materials, annotated elevation drawings, and more information about the construction of Clarksridge Rd.

On December 5, 2025, the HPC held a fourth Preliminary Consultation. Commissioners generally found the design of the library to be 'of its time' but found that the design was not 'of its place' and that the design needed to be revised to reinforce the sense of place and the rural village character of the Clarksburg Historic District. Commissioners additionally voiced support for breaking up the massing of the library building. Following this Preliminary Consultation, the design team met with HPC Staff to discuss methods to address the identified issues and work through potential design solutions.

PROPOSAL

The applicant proposes to develop the subject property by constructing a county library on the site, constructing a new extension of Clarksridge Road connecting to Stringtown Road, and construction of other site improvements including parking, and site work to the rear of the historic Day House.

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 proposal includes the construction of a deck or and the deck should be reviewed under Policy No. 24-01 ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING. The pertinent information is outlined below.

Vision of Clarksburg

The document, published in 1992, provides guidance in evaluating proposals in the historic district by

¹ The recording of the August 13, 2025 HPC Preliminary Consultation for 23200 Stringtown Rd. is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=e05b4f14-791a-11f0-a766-005056a89546.

identifying character-defining features of the historic district. The *Vision* notes that Clarksburg is an important and historic crossroads in northern Montgomery County. Defined by the linear passage of Frederick Road, Clarksburg boasts an important collection of early 19th century residential and commercial architecture. Clarksburg evolved from its early settlement into a prosperous town: an important trade and transport hub as well as a thriving residential community.

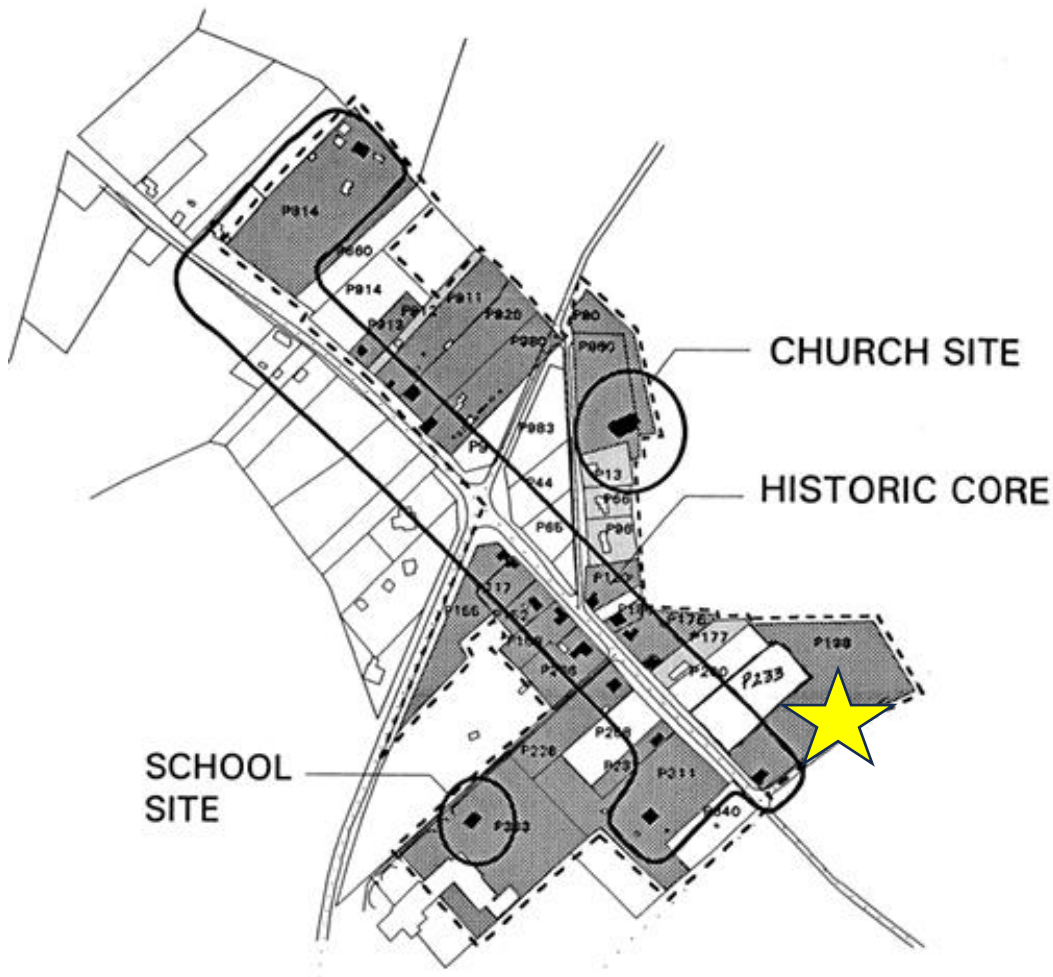


Figure 2: Map from the 1992 Vision of Clarksburg delineating the "Historic Core." The subject property is annotated with a yellow star.

13/10 Clarksburg Historic District (Platted Early 1790s) – excerpted from *Places from the Past*

John Clark, who Clarksburg is named after, surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extend back to the mid-1700s. Michael Dowden built a hotel and tavern around 1754 along the well-traveled 'Greate Road' between Georgetown and Frederick, MD. In 1800 John Clark built a general store and became the community's first postmaster. The Clark-Waters House, located at 23346 Frederick Rd., is believed to be the oldest house in Clarksburg. According to tradition, the rear section of the house was constructed in 1797 and was later enlarged and updated in the 1840s resulting in its current Italianate appearance. One of the few remaining log buildings in the community is found at 23415 Frederick Rd. Thomas Kirk probably built the John Leaman House, now covered with clapboard siding, in 1801. John Leaman, a carpenter, purchased the house in 1871 and built the substantial rear addition around 1890.

By 1850, Clarksburg was the third most populous town in the county and by 1879 Clarksburg had 250 residents. By the mid-1800s, the town included general stores, a tannery and blacksmith, wheelwrights, and

inns and taverns along Frederick Rd.

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.

Strategies for Maintaining Historic Character

Behind the strategies presented here is the idea that the Clarksburg Historic District will become the “Historic Core” of the new town center expected to be developed adjacent to the historic district. The area adjacent to the historic district is proposed to become a “Buffer Area” to allow for a more graceful transition between the historic fabric and the new town...

Building Setbacks

Clarksburg is a linear district with residential, religious, education, and commercial structures predominately fronting on Frederick Road. The majority of these 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 house are set close to the road with regular intervals between them. This characteristic is one of the most important elements that unifies the streetscape.

Scale and Height

The historic house 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. [One flat roof was recorded as of the 1992 survey of the Clarksburg Historic District.]

Relationships of Front Yard Setback and Building Spacing

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 the district. 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 the street and building, the apparent scale of the building in relation to pedestrians, and other subtle qualities of the community. In combination with the 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.

American Four-Square (architecture)

“...Constructed in the 1920s, the Day House is influenced by bungalow styled details, but maintains the propositions and symmetry associated with the American Four-Square style. Square in Plan and two-and-one-half stories in height the house has a hipped roof with a central hipped roof dormer. The wrap-around porch with squat columns set upon concrete piers is characteristic of bungalow styled architecture.”

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.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction 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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Policy No. 24-01

ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING

2. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as 'Outstanding,' 'Contributing,' or 'Non-Contributing' and the treatment of these resources varies based on their categorization.
1. Contributing Resources – These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on 'Contributing' resources may be a compatible substitute material (discussed below), provided the material matches the building's historic character and construction methods. Historic rear porches for 'Contributing' resources may be constructed using a compatible substitute material. Non-historic porches and decks on 'Contributing' resources that are not visible from the public right-of-way may be constructed using substitute materials.

STAFF DISCUSSION

The subject property is a large parcel located at the northeastern corner of the intersection of Frederick Road (MD 355) and Stringtown Road, at the entrance to the Clarksburg Historic District (see *Figs. 1 and 2*, above). The prominent intersection includes Dowden's Ordinary Park in the southwest corner, Hammer Hill (a historic house within the Clarksburg Historic District) in the northwest corner of the intersection, a contemporary commercial strip (constructed in 2007) in the southeast corner. The subject property includes the historic Day House, facing Frederick Rd. The Day House is identified as a Contributing Resource to the Clarksburg Historic District.² The historic district terminates at the subject property's southern and eastern property lines. The recently developed Clarksburg Town Center is located to the east of the subject property.

At earlier Preliminary Consultations, the HPC was generally supportive of the location and footprint of the proposed library, but commissioners expressed reservations for the massing, materials, and the lack of design elements that brought some element of the Clarksburg Historic District into the proposal. Feedback was not prescriptive, but commissioners identified several of the ways that could solve this issue, including altering the roof form or revising the overall massing to better align with the district's rural village character. The applicants have made substantial revisions to the exterior design of the library and have returned with a design scheme that Staff finds satisfies several of the HPC's objectives.

² The Maryland Historical Trust (MHT) evaluated the Day House for listing on the National Register of Historic Places: <https://apps.mht.maryland.gov/medusa/PDF/Montgomery/M;%2013-10-14.pdf>. MHT did not find the Day House was eligible for individual listing, but the house contributes to the county-designated Master Plan district.



Figure 3: The revised site plan retains the entrance at the corner but introduces rear pedestrian access.

Precedent Design Evaluations

Following the fourth Preliminary Consultation the design team met with Staff and discussed a variety of ways to introduce the vocabulary of the rural vernacular into the design. The team looked at examples of historic bank barns, hay barns, and dairy barns—structures typically with one large volume contained within a gable-roofed form with a horizontally oriented massing. The team also looked at contemporary buildings including libraries, community center, and civic architecture from Frederick, MD to the West Coast as examples where this rural vernacular has been successfully used to inspire new buildings. Those discussions led to a concept that breaks up the volume of the library while maintaining the footprint presented at the earlier Preliminary Consultations. The right (east) side of the building has the form of a gable end bank barn, engaged into the existing site slope, with its foundation level exposed to the north. The central portion of the library has a lower front-facing shed roof with large windows. The highly glazed main entrance, located on the left side of the elevation, has a front-facing gable roof, lower than the barn roof.

The applicant developed two design studies, included in the application materials, which were refined to a singular design proposal with several component parts.

Building Size and Floorplan

The proposed library building's size and floorplan have not changed from the previous Preliminary Consultation. The footprint of the library measures approximately 160' × 120' (one hundred sixty feet wide by one hundred twenty feet deep). By taking advantage of the site's slope, the basement level will primarily be used for parking and has both stair and elevator access to the library's main floor. The applicant revised the basement design, so there is now pedestrian access into the garage. Patrons accessing the library from the north as they walk from the new Town Center neighborhood down the extended Clarkstridge Road will no longer have to walk around the building to enter on Stringtown Rd.

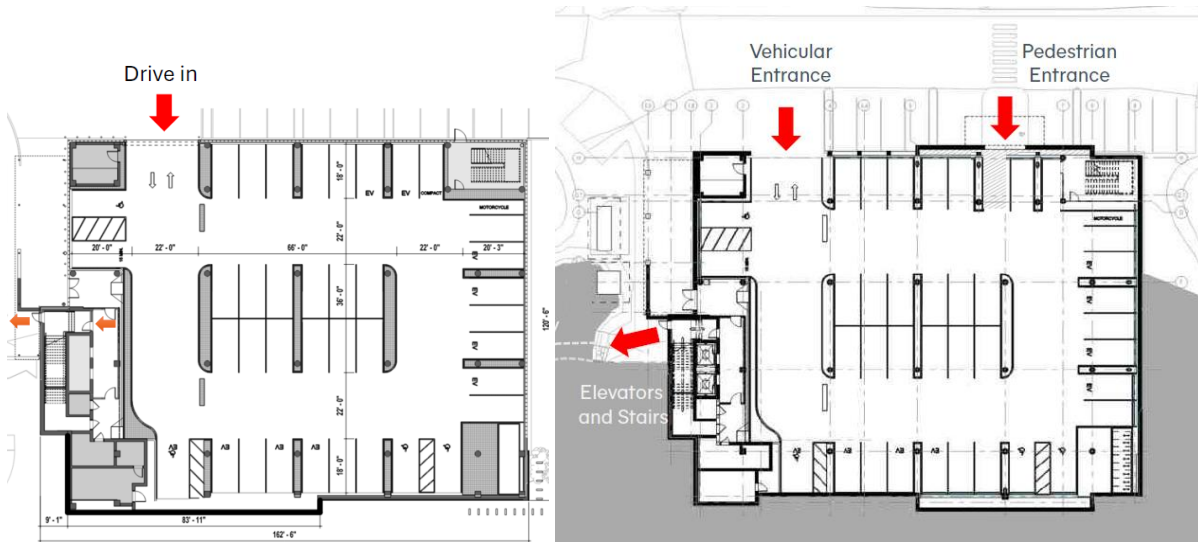


Figure 4: Previous basement plan (left) and revised proposal (right).

The library’s main floor remains largely unchanged, with minor revisions completed to respond to the new massing proposal, discussed below.



Figure 5: December 2025 floorplan (left) and revised proposal (right).

Building Design

In response to the HPC feedback, the applicant changed the massing concept of the library to introduce a 40’ (forty foot) tall mass inspired by a front-gable bank on the eastern side of the building. This section of the building will be clad in red metal board and batten panels with a standing seam metal roof. The prominent front gable faces Stringtown Rd. and includes a large rectangular window at the gable end, where barn doors would be located and a smaller square window in the gable where the hay loft access would be. The eastern end of the barn reads as an addition to the structure and includes a wall of windows facing the proposed Clarksville Rd. The north elevation of the barn replicates the south elevation’s fenestration, with a fully exposed stone foundation. A shed roof awning over a foundation level open bay is intended to provide pedestrian access to the garage.



Figure 6: Site elevation along Stringtown Rd.

To the left of the barn, the siding color changes from red to gray and the roof changes to a shed roof approximately 20' (twenty feet) tall. The southwest corner entrance is largely glazed with a front-facing gable roof. The stair tower bump out on the western side of the building has a side-facing shed roof and is covered in red board and batten panels.

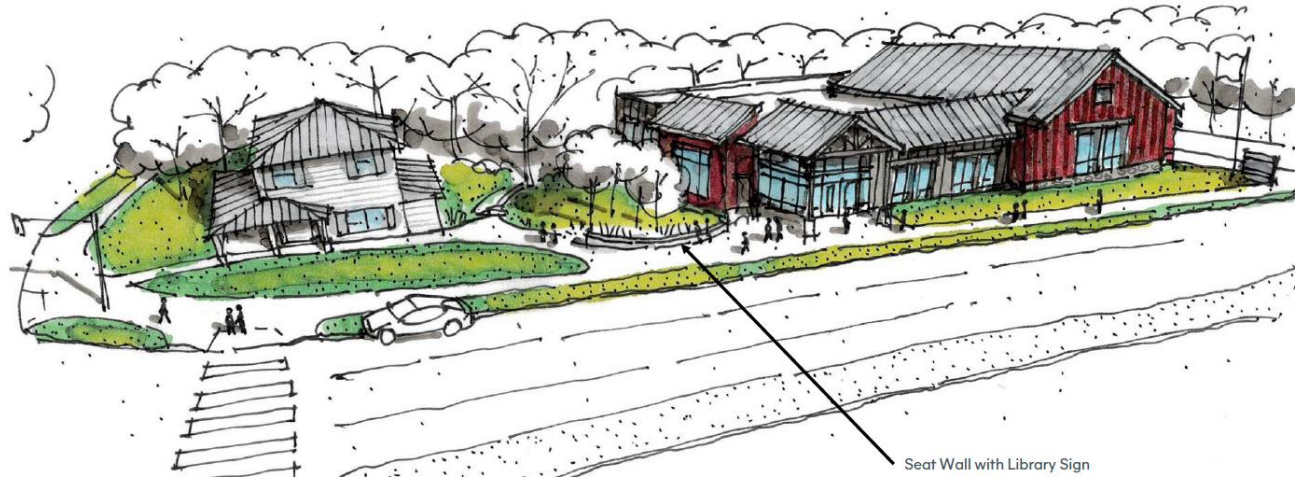


Figure 7: Site perspective from MD355 and Stringtown Rd.

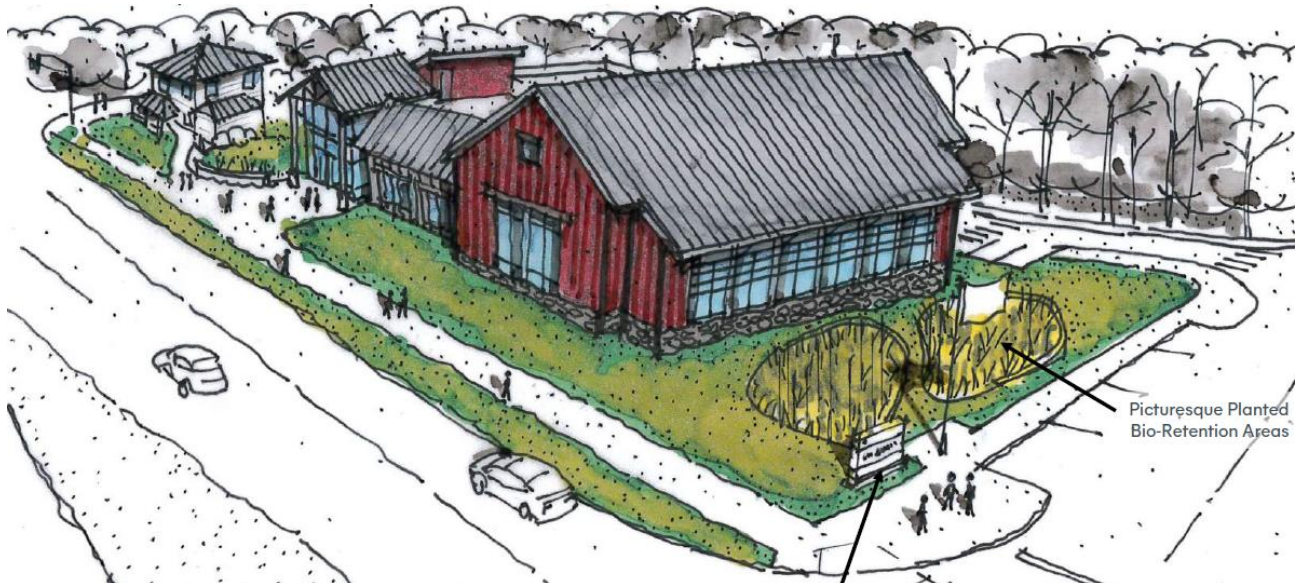


Figure 8: Site perspective looking northwest from the intersection of Stringtown Rd. and Clarksridge Rd.

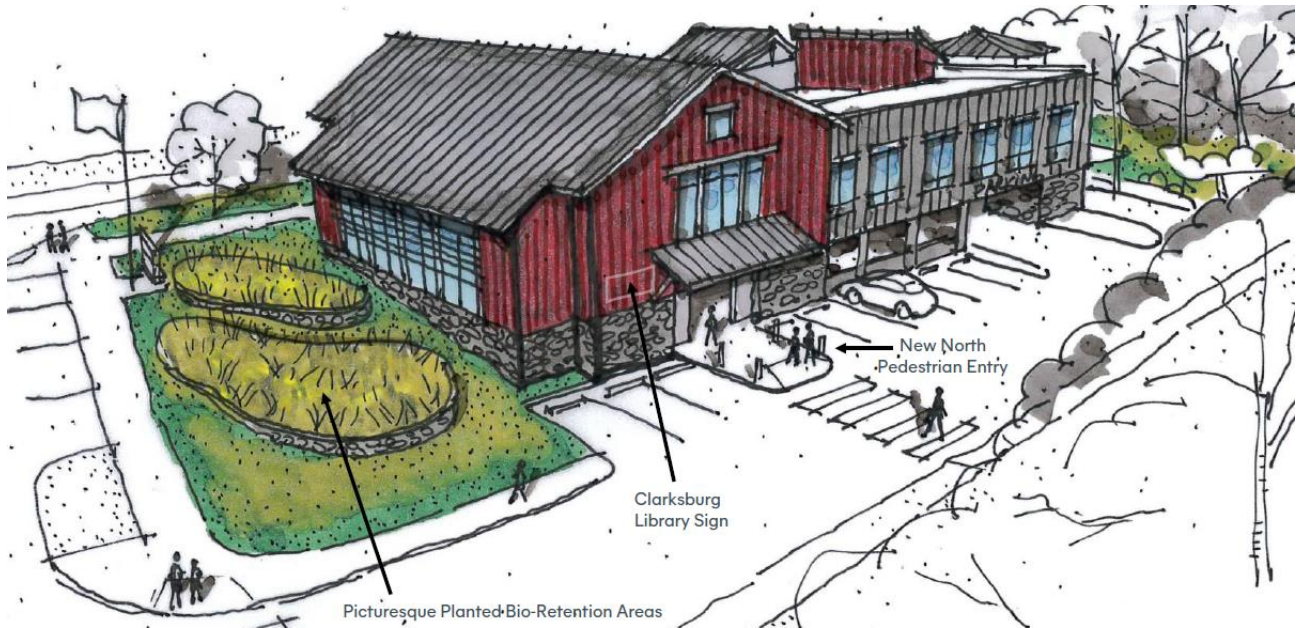


Figure 9: Site perspective looking southwest from Clarksridge Rd.

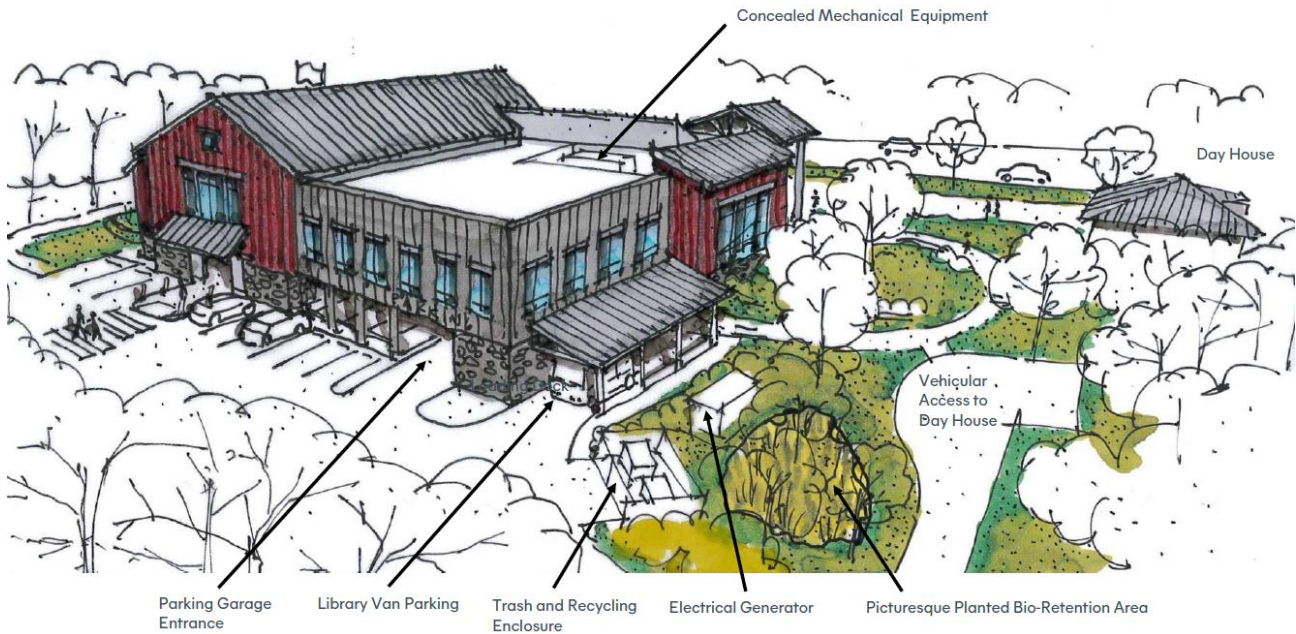


Figure 10: Site perspective looking southeast.

The revised design scheme utilizes different colors to identify the different sections of the building. The barn portion of the building is red, as is the stair tower on the opposite end of the building. The rest of the building will be clad in gray siding. Staff finds this use of color is helpful to the overall design of the building for two primary reasons. First, the color helps to visually break up the building mass so that it does not appear so monolithic. Second, Staff finds the use of red helps to reinforce the agricultural character of the form at the eastern end of the building as red is a color traditionally associated with barns. Historically, wood barns had either a red or white exterior finish. Linseed oil paint, which was easy to manufacture and relatively inexpensive would be supplemented with ferrous oxide, which tinted the paint red. Adding rust to the paint increased the finish’s durability and prevented the growth of moss and algae. White agricultural buildings were covered in un-tinted limewash. Limewash is a durable finish that prevents the growth of

fungi, allows the wood to breathe, and reflects sunlight to reduce interior temperatures.

Height and Mass

In the previous Preliminary Consultations, the HPC repeatedly voiced its support for the low height of the library, which was held below the height of the Day House. A portion of the revised library design is now substantially taller than the Day House, though Staff is not troubled by this revision for several reasons.

First, as discussed in earlier Preliminary Consultations, a larger or monumental scaled building is appropriate given its proposed civic purpose. Buildings such as libraries, schools, and town halls are focal points of their community and are larger by virtue of their use and significance for the population they are serving. Second, the taller form reads as a agricultural buildings. Barns need to be large structures to serve the variety of uses. In fact, Staff finds it would be odd to see a barn smaller than its associated farmhouse. Third, Staff finds that because this portion is on the side of the library building furthest from the Day House, it avoids a sense of looming over the historic house identified as a design objective from the first Preliminary Consultation.

Additionally, the grade of Stringtown Rd. drops to the east of the intersection with MD 355, which helps to reduce the apparent height of the library when compared to the Day House (see *Fig. 4*, above). Fourth, by engaging the building into the hillside, the vernacular agricultural form is successfully reinforced. Finally, Staff finds the revised massing of the library building creates a sense of balance on the site from MD 355 to Clarksridge Rd. (see *Fig. 6*, above).

Materials

Materials proposed for the library have been revised and include a stone veneer foundation, board and batten metal panels, standing seam metal roofing, metal glazed single and multi-lite windows.

Staff finds the proposed foundation, roof, and downspouts are materials that are used in traditional agricultural construction found in the surrounding Clarksburg area and are appropriate in this instance. Staff further finds that board and batten siding is a traditional agricultural siding configuration. A material that appropriately replicated the dimensions and appearance of board and batten siding would be appropriate in this application. However, as only a precedent image was included with the submitted materials, Staff requests material specifications and a physical sample to examine before making a final recommendation on the material's compatibility for the final HAWP. The material should have a finish that is generally consistent with painted wood and should not be highly reflective.

Staff finds black metal-framed windows appear to be appropriate in the proposed scheme. While more information about the window dimensions, profiles, and finish is necessary to render a final determination, Staff finds a dark window will help to visually recede and not compete with the building masses the way a raw aluminum frame would.

Previous Preliminary Consultation submissions included a substantial number of solar panels on the roof. While a substantial number of panels could be added on the flat portion of the roof, Staff encourages the applicant to consider bringing forward any solar panels as a separate HAWP at a future date if the applicant still intends to install them on the library roof.

Staff requests feedback from the HPC regarding the appropriateness of:

- The revised design of the proposed library building;
- The height and massing of the new building;
- The material specifications; and
- Any other comments or recommended revisions

Site Changes

As the plans for the building have moved forward, plans for the landscape have also been refined. Additional sitework presented in this Preliminary Consultation includes:

- A concrete seat wall with a library sign in the plaza between the library and the Day House;
- A standard County monument sign at the corner of Stringtown Rd. and Clarksridge Rd., and

- Bioretention ponds for stormwater management to the east of the library building along Clarksridge Rd.

Staff finds the location of the proposed seat wall and bioretention ponds are appropriate. Staff additionally notes the bioretention areas are a necessary feature for the site development to satisfy its stormwater management requirements. Staff encourages the applicant to further refine these elements and present final design and materials specifications with the HAWP application.

Staff finds the proposed sign is consistent with the design, materials, and standards developed by Montgomery County for county facilities and its location at the intersection of Clarksridge Rd. and Stringtown Rd. is appropriate, as it is where one would expect to find wayfinding and informational signage.

Staff requests feedback from the HPC regarding the appropriateness of the identified site work including any additional revisions.

Day House Rehabilitation

In the prior Preliminary Consultations, the HPC has stressed the inclusion of the Day House in the redevelopment scheme, including the building's comprehensive rehabilitation. While addressing the massing and design of the library was the primary purpose of this Preliminary Consultation, Staff encourages commissioners to consider conditions that could be added to the approval of the HAWP addressing the rehabilitation of the Day House. Construction of the library will take more than a year to complete, and the applicant could use that time to finalize plans and secure funding for a rehabilitation project. Potential conditions could include periodic updates, HPC participation in strategic development plans, or identified benchmarks before final HP Staff sign-off on final permits.

STAFF RECOMMENDATION

Following months of working with Staff and the HPC, Staff finds the applicant team has developed a proposal that is compatible with Clarksburg's rural village character, and reinforces the county's agricultural history. By utilizing traditional forms the design of the proposed library satisfies many of the preservation strategies outlined in the *Vision* and Master Plan Amendment establishing the historic district including, a sensitivity to existing historic resources, reinforcing the architectural character of the district, and expanding the pedestrian oriented streetscape. Staff is fully supportive of the revised proposal.

Staff recommends the applicant make the revisions recommended by the HPC and return for a HAWP.

CLARKSBURG LIBRARY

Capital Improvement Project No. 710500

Historic Preservation Commission Presentation

Meeting No.5

February 11, 2026



2. Design Progress Since Last HPC presentation

- Re-envisioned the aesthetics, form and massing of the project per HPC feedback
- Designer and Historic Preservation Office exchanged and shared precedent images
- Met with M-NCPPC Historic Preservation Office (HPO) staff on 12/18/25
 - Reviewed several options in a design charrette
- Met with M-NCPPC Historic Preservation Office staff again on 01/08/26
 - Reviewed updated options and had another design charrette



3.

Precedent Images

4. Precedent Images

From HPO and A/E

The current proposed design addresses the HPC's comments on massing, context and materiality. The suggestion of a rural barn typology was explored and adapted through work sessions with the HPO.



5. Precedent Images

From HPO and A/E



6.

Preliminary Design Studies
Option A and B as part of the Design Charrettes to
Develop Recommended Proposed Design (Slide 17)

7. Preliminary Design Study – Option A

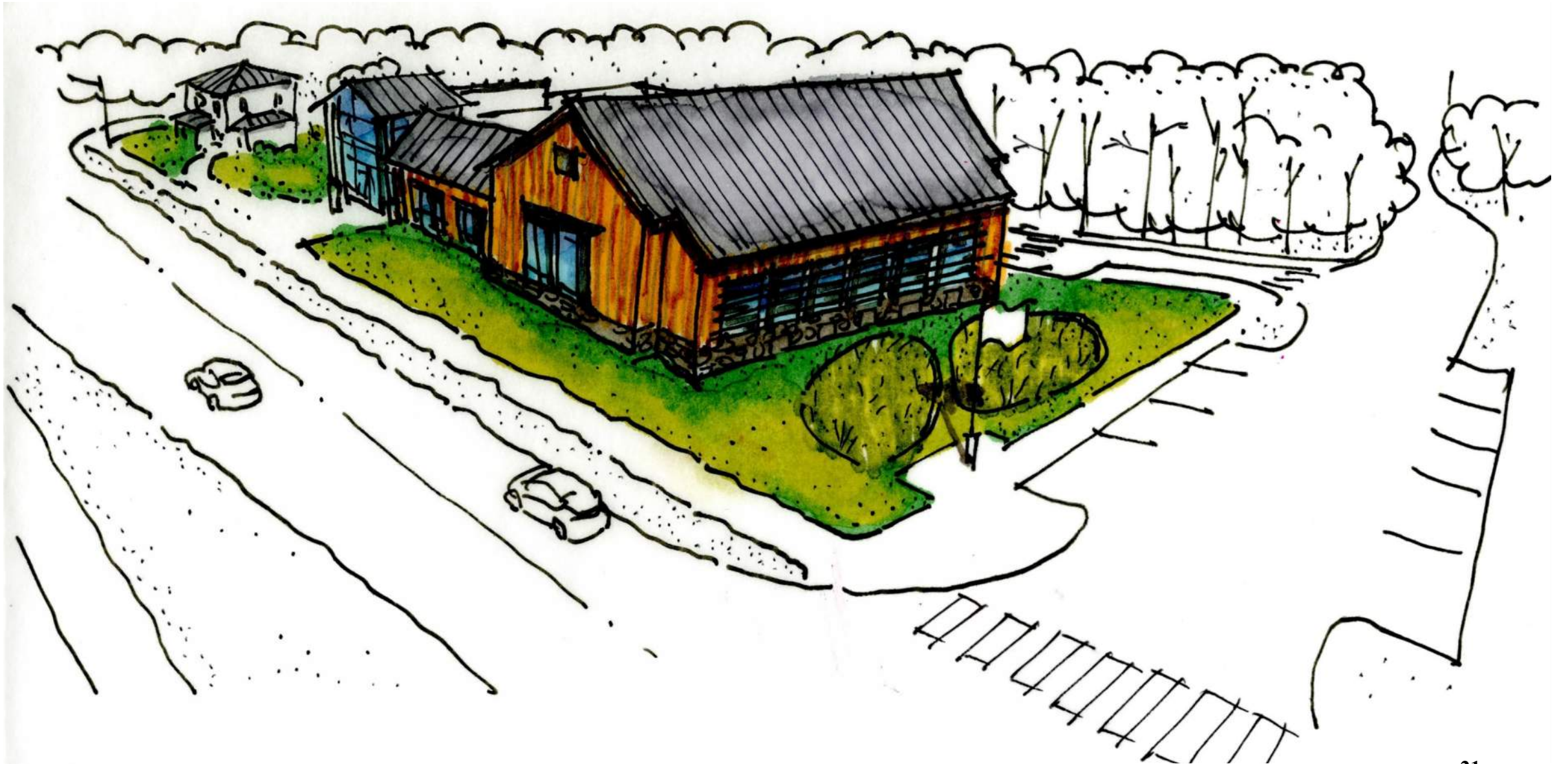


Stringtown Road Elevation

8. Preliminary Design Study – Option A

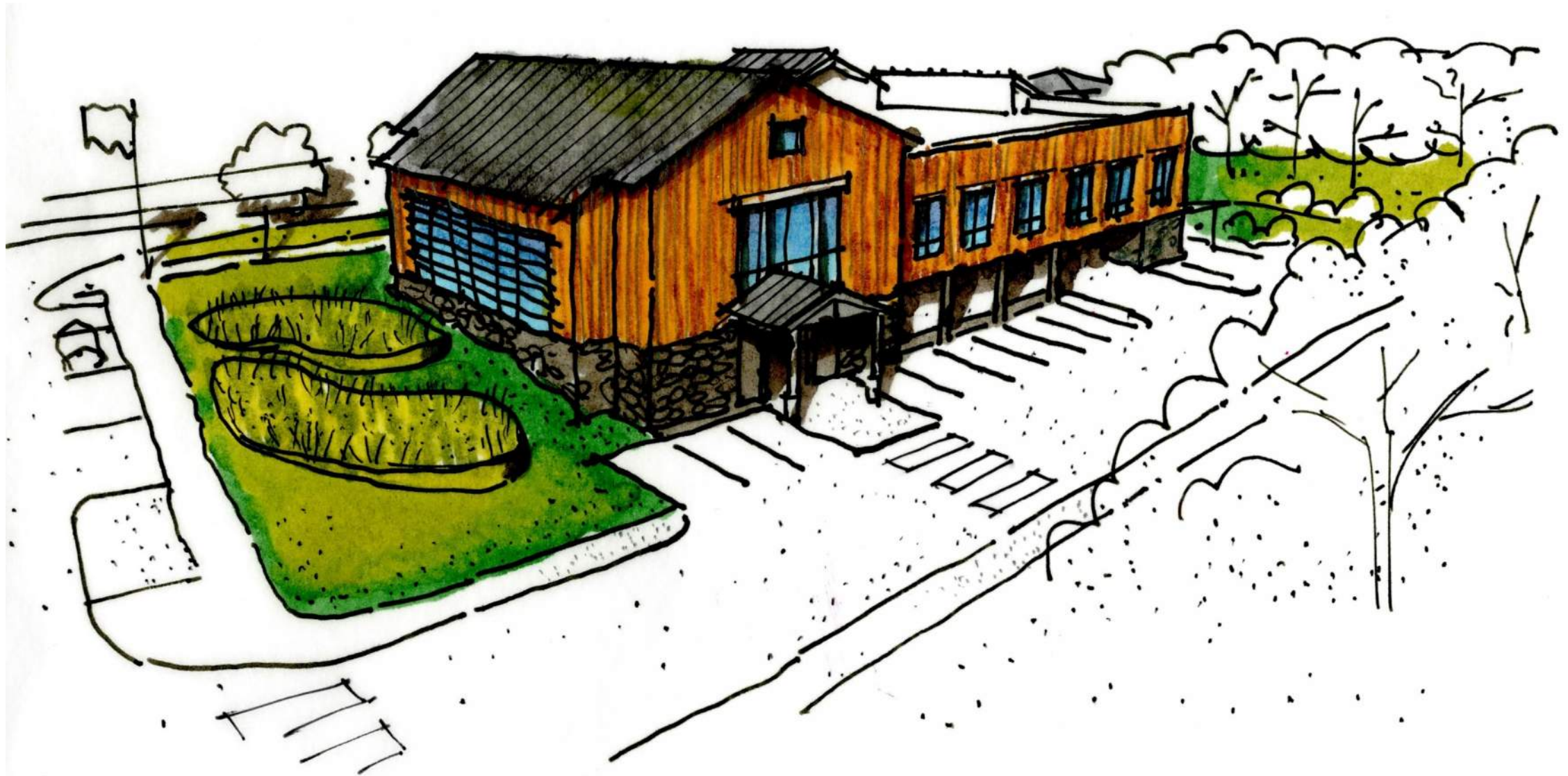


9. Preliminary Design Study – Option A



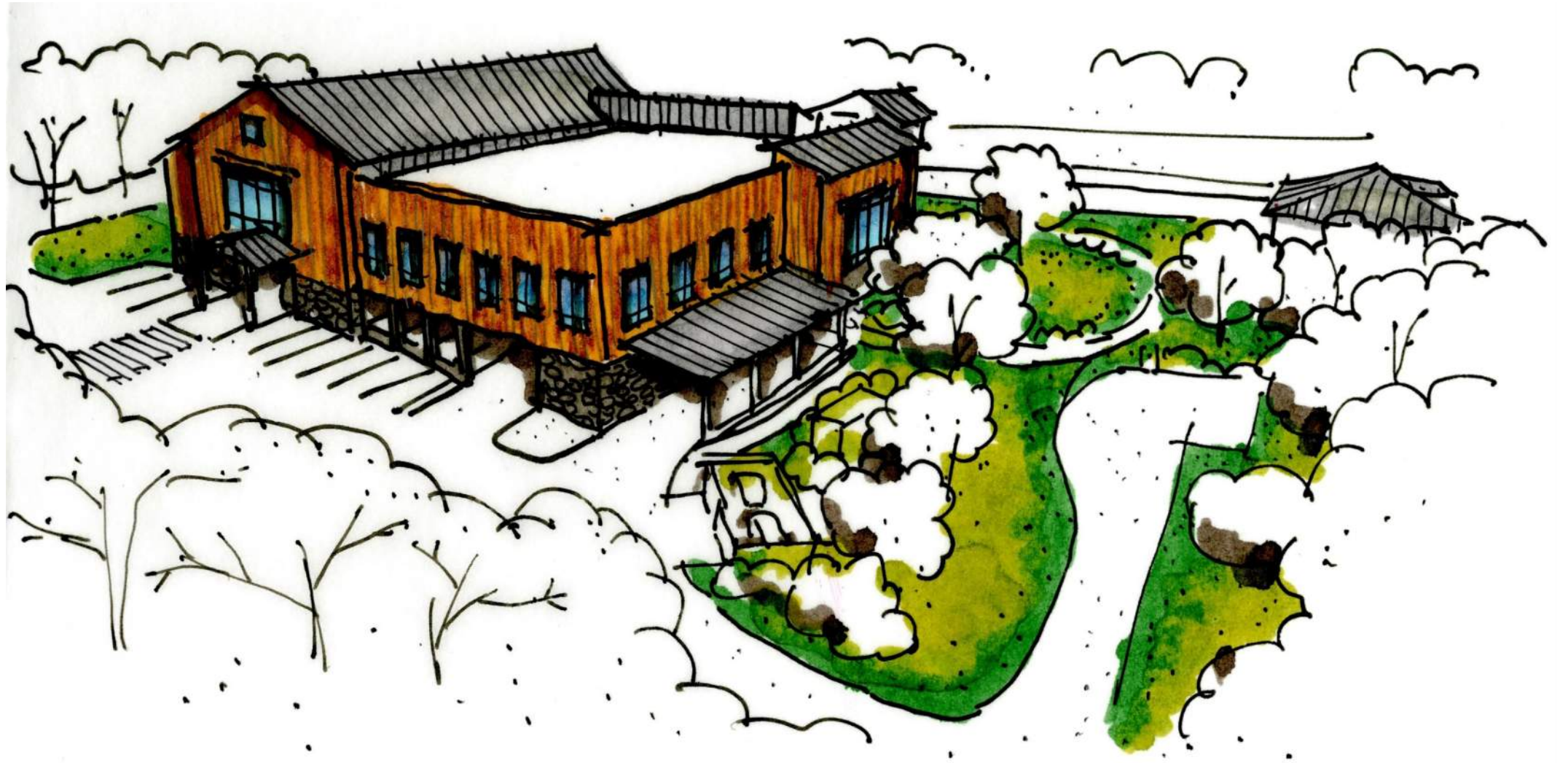
View From Stringtown Road and Clarksridge Road

10. Proposed Massing – Option A



View From and Clarksridge Road and Rear Access Road

11. Preliminary Design Study – Option A

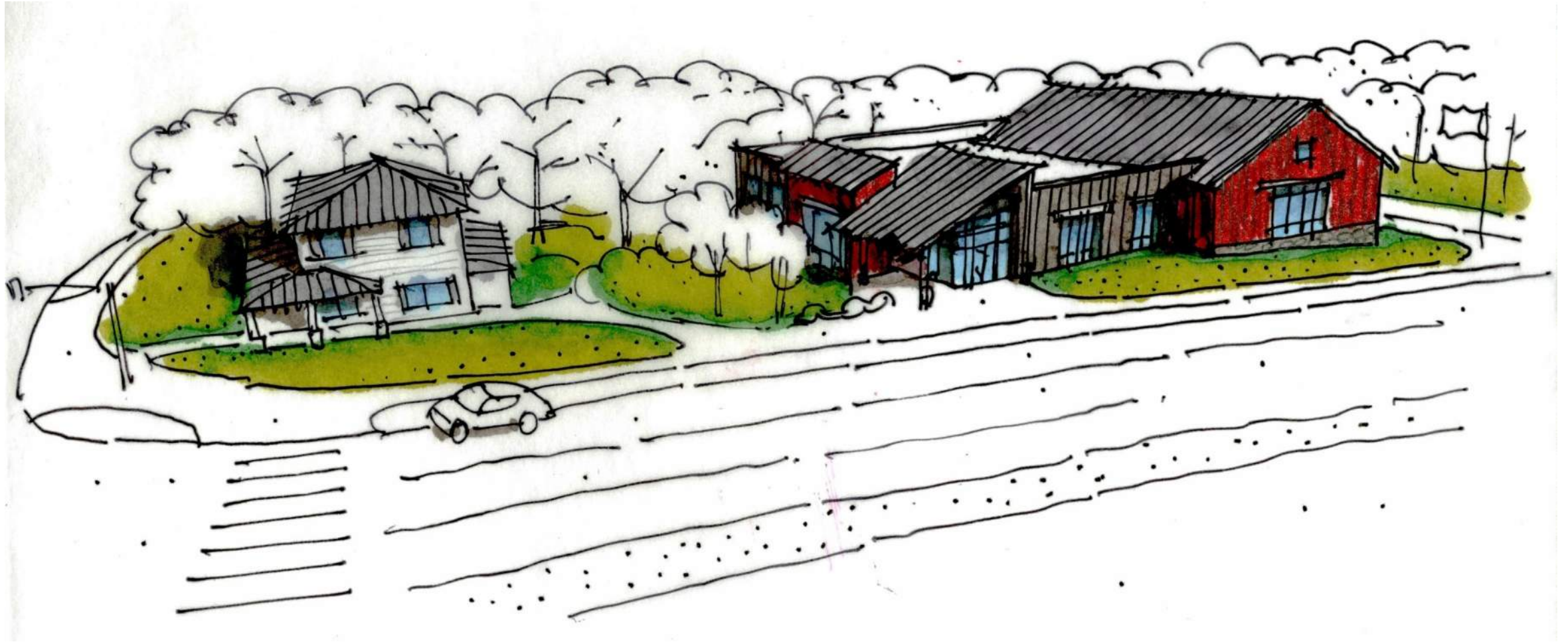


12. Preliminary Design Study – Option B

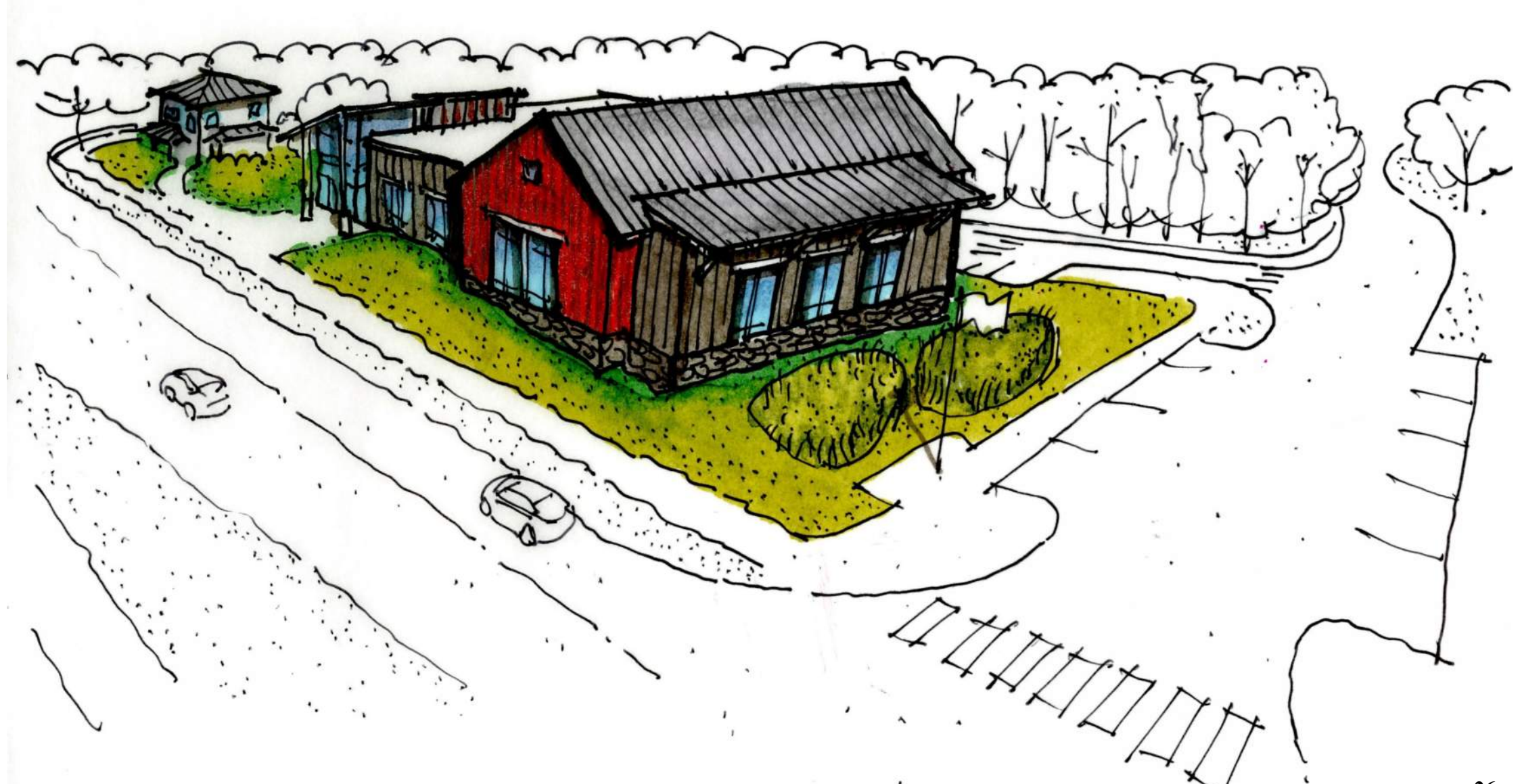


Stringtown Road Elevation

13. Preliminary Design Study – Option B



14. Preliminary Design Study – Option B



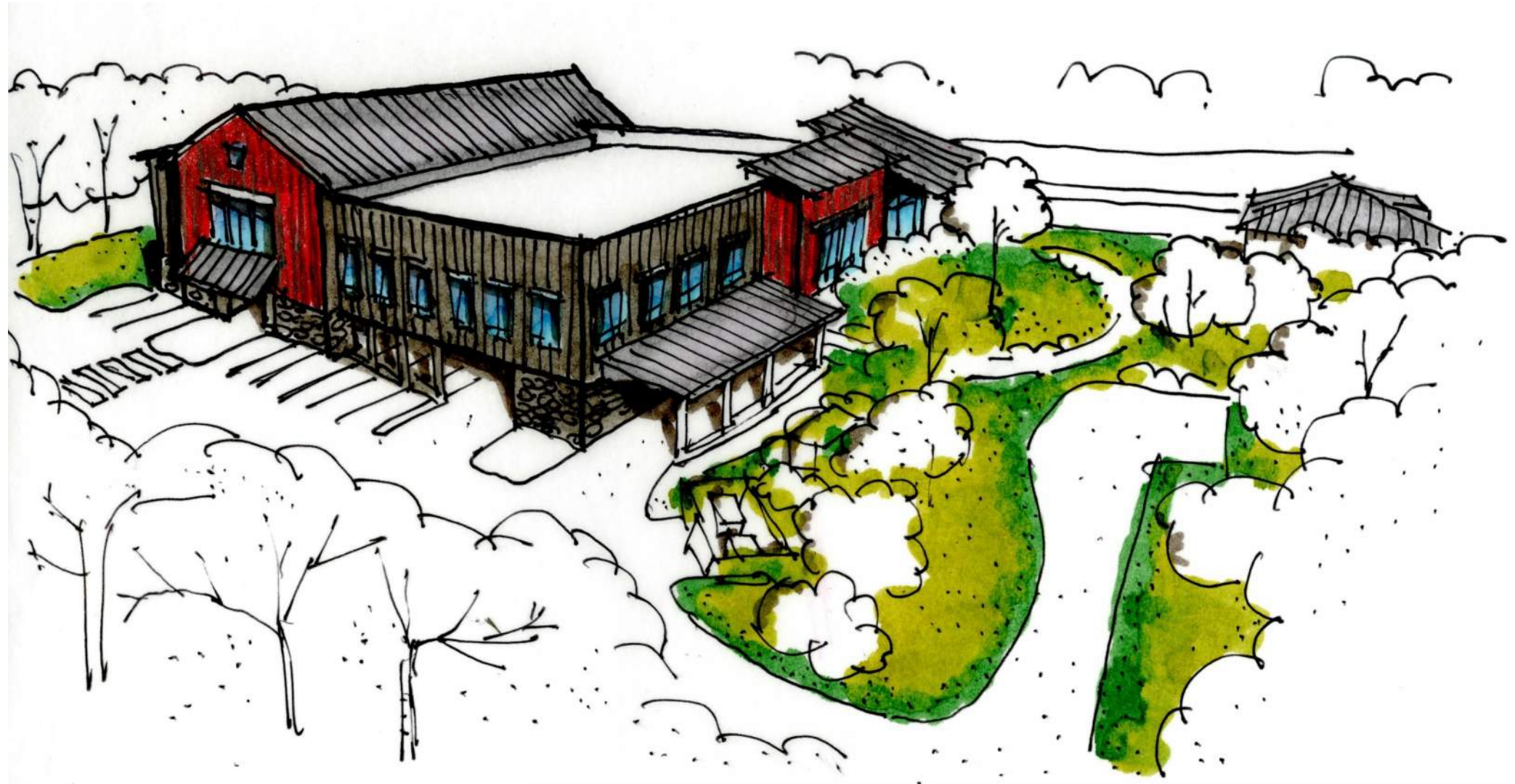
View From Stringtown Road and Clarksridge Road

15. Preliminary Design Study – Option B



View From and Clarksridge Road and Rear Access Road ²⁷

16. Preliminary Design Study – Option B

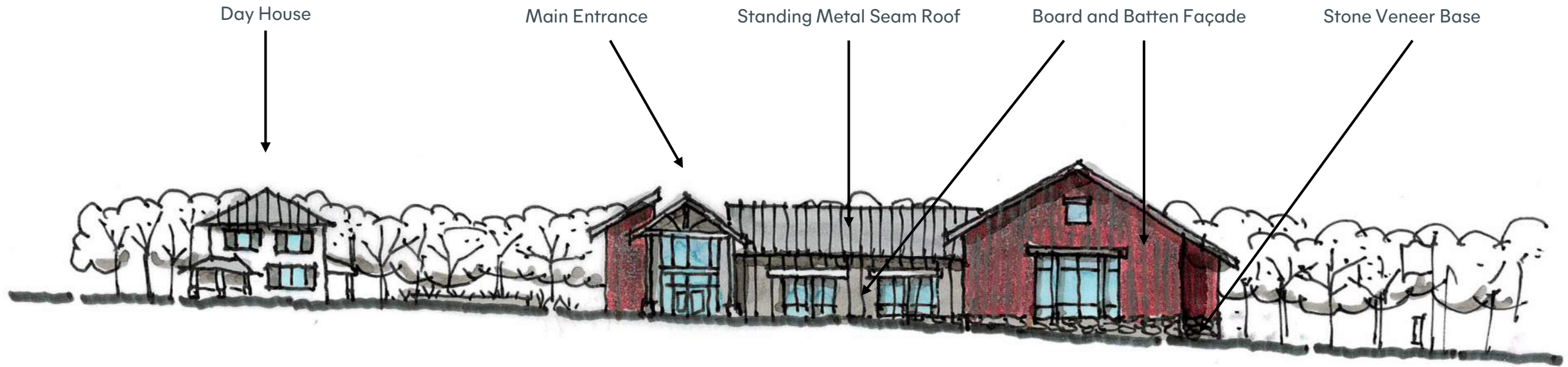


Proposed Design

18. Site Plan

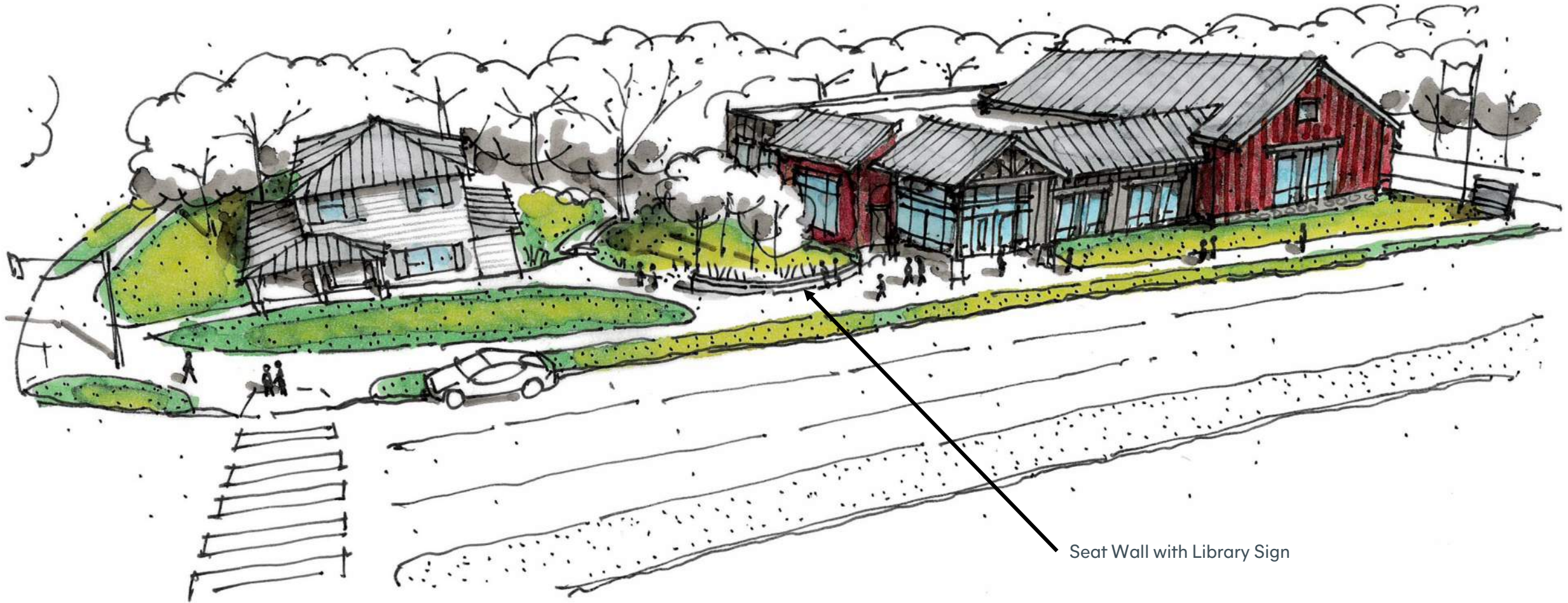


19. Proposed Design



Stringtown Road Elevation

20. Proposed Massing

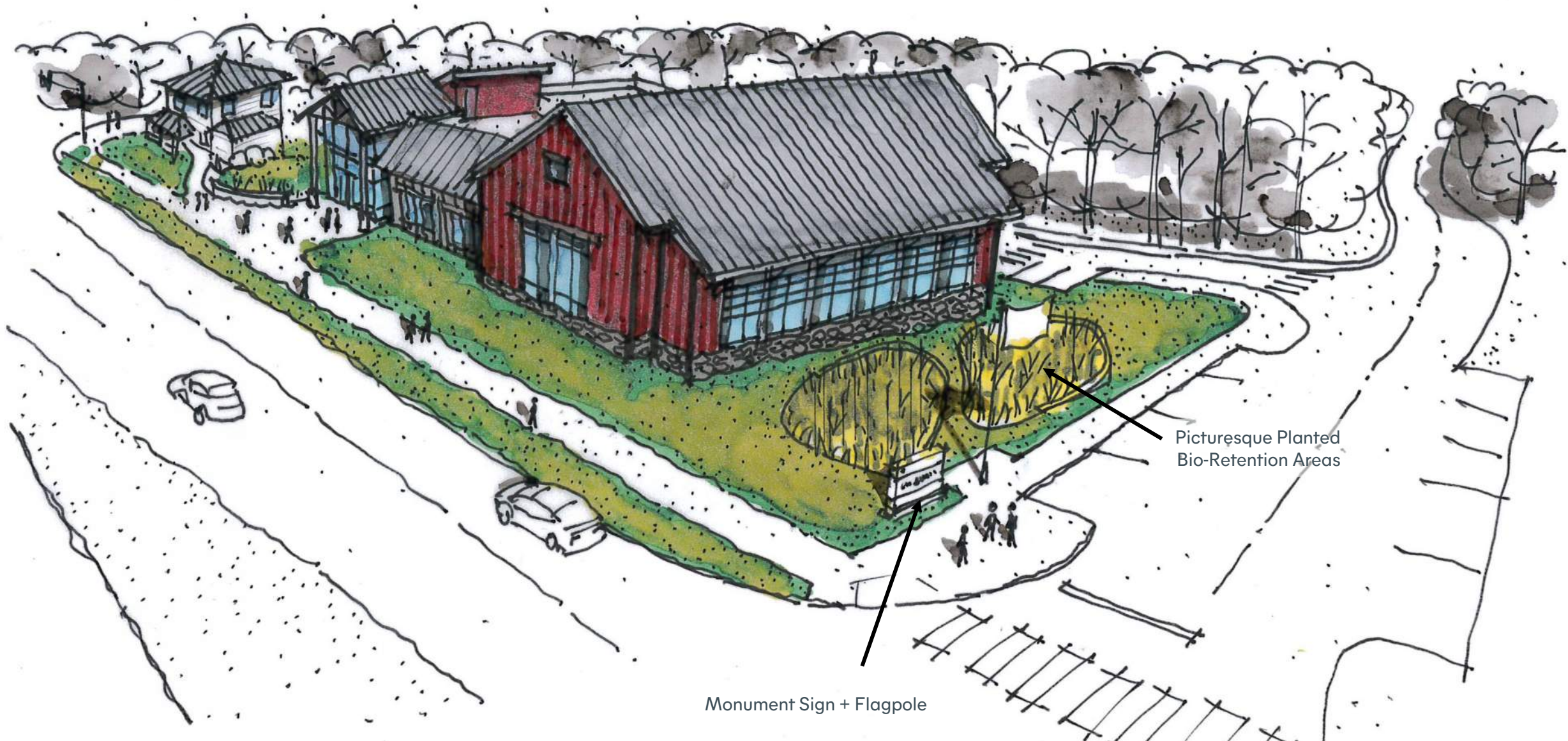


Seat Wall with Library Sign

NOTE: Street Trees are removed for clarity

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View From 355 and Stringtown Road

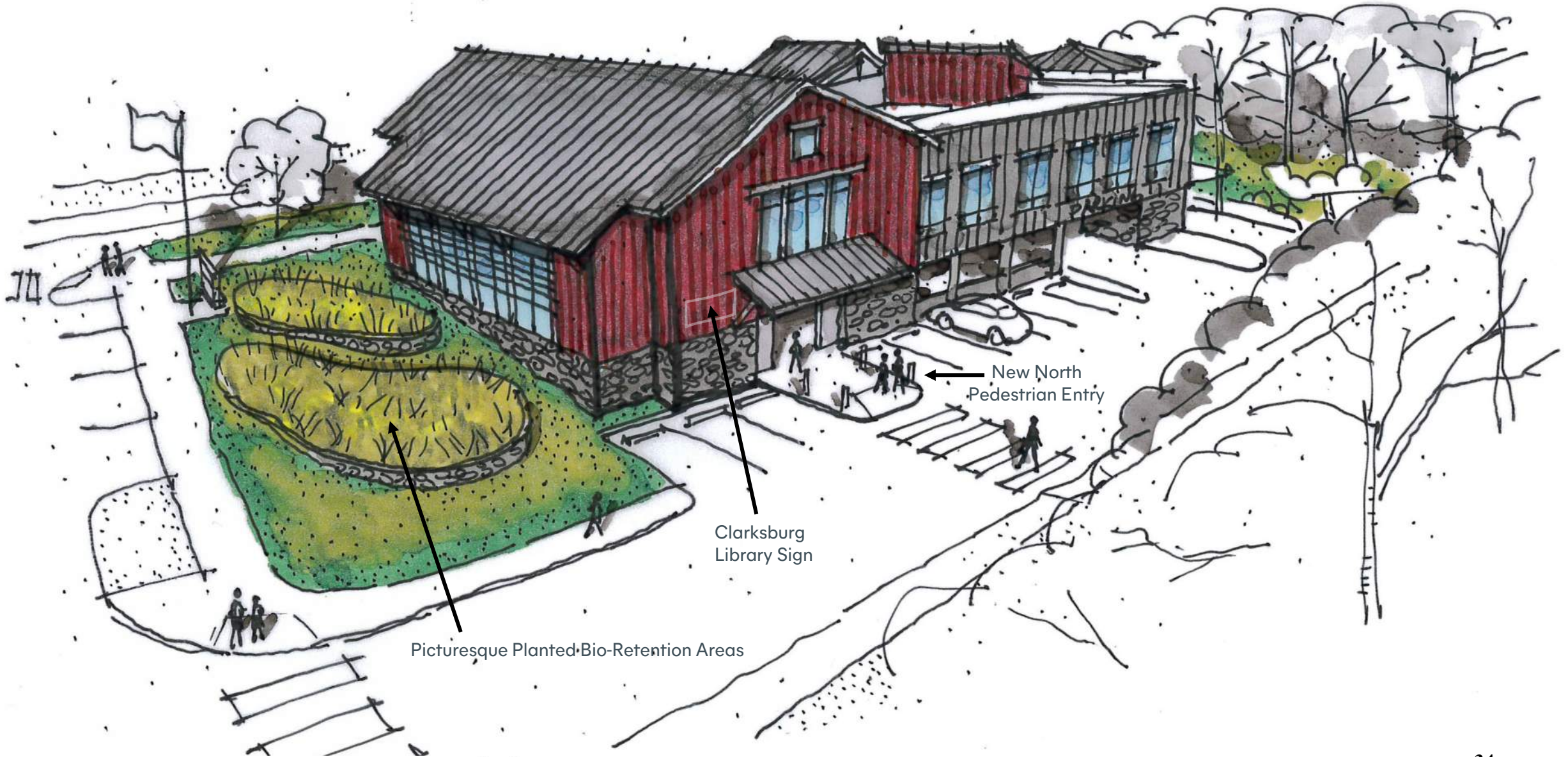
21. Proposed Massing



NOTE: Street Trees are removed for clarity

View From Stringtown Road and Clarksridge Road

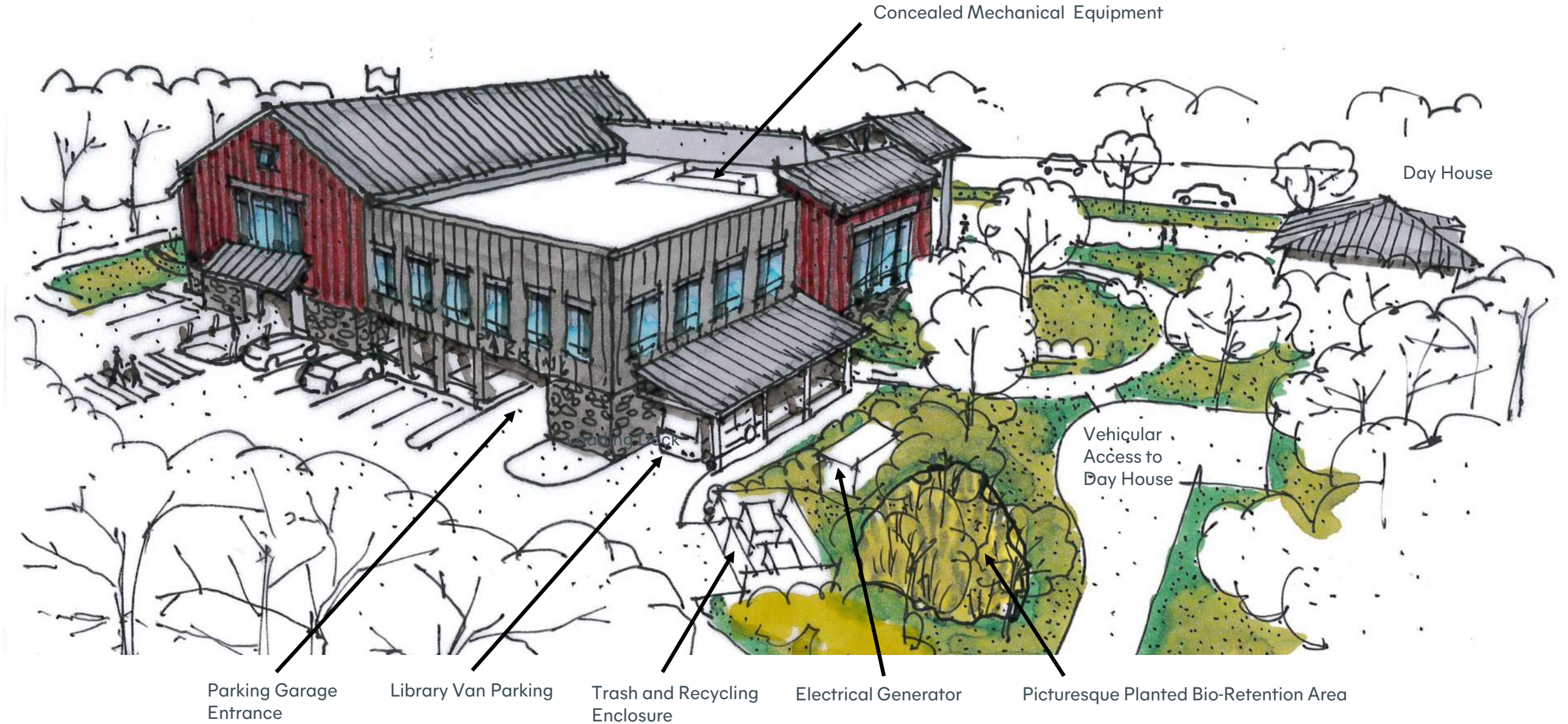
22. Proposed Massing



NOTE: Street Trees are removed for clarity

View From and Clarksridge Road and Rear Access Road

23. Proposed Massing



Parking Garage Entrance

Library Van Parking

Trash and Recycling Enclosure

Electrical Generator

Picturesque Planted Bio-Retention Area

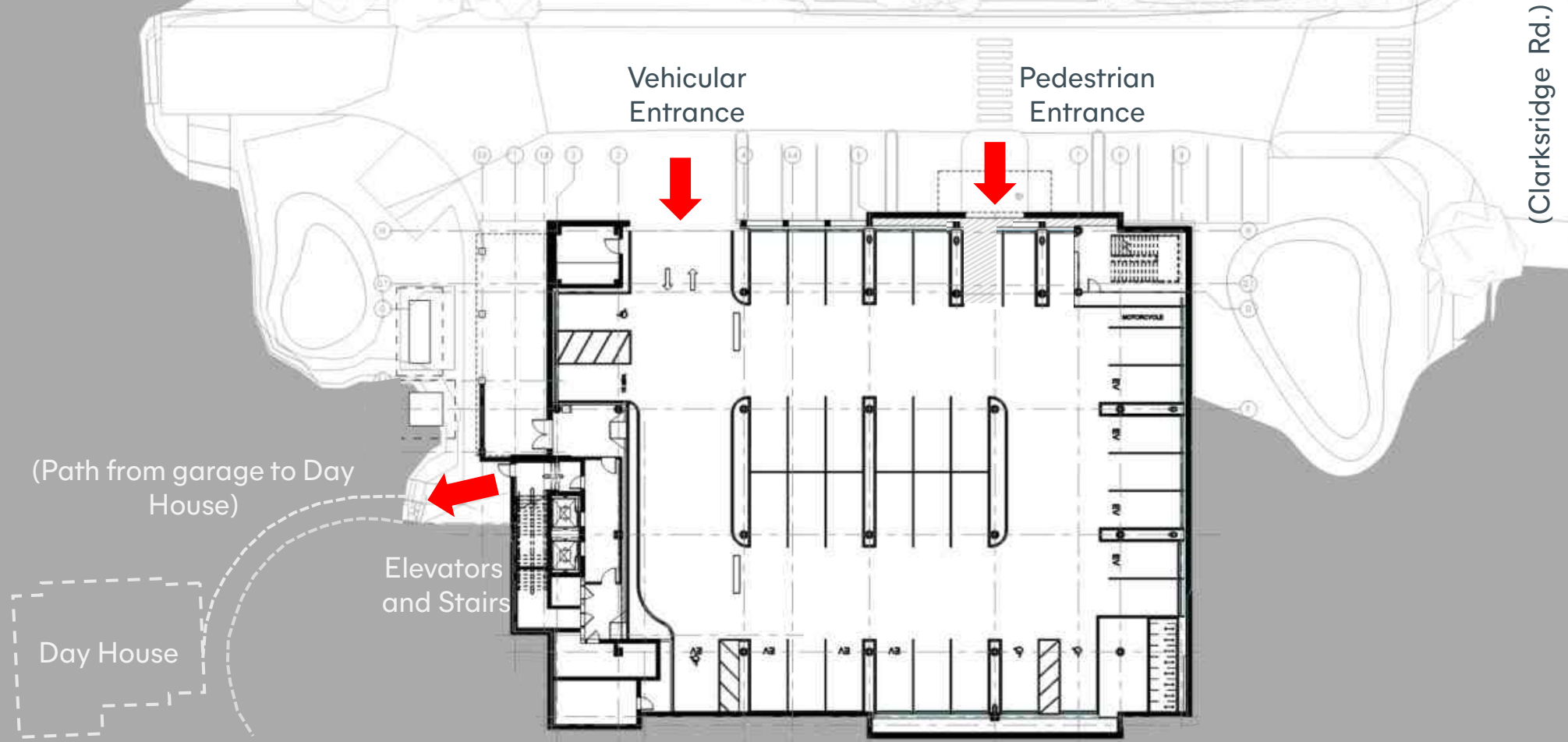
Concealed Mechanical Equipment

Day House

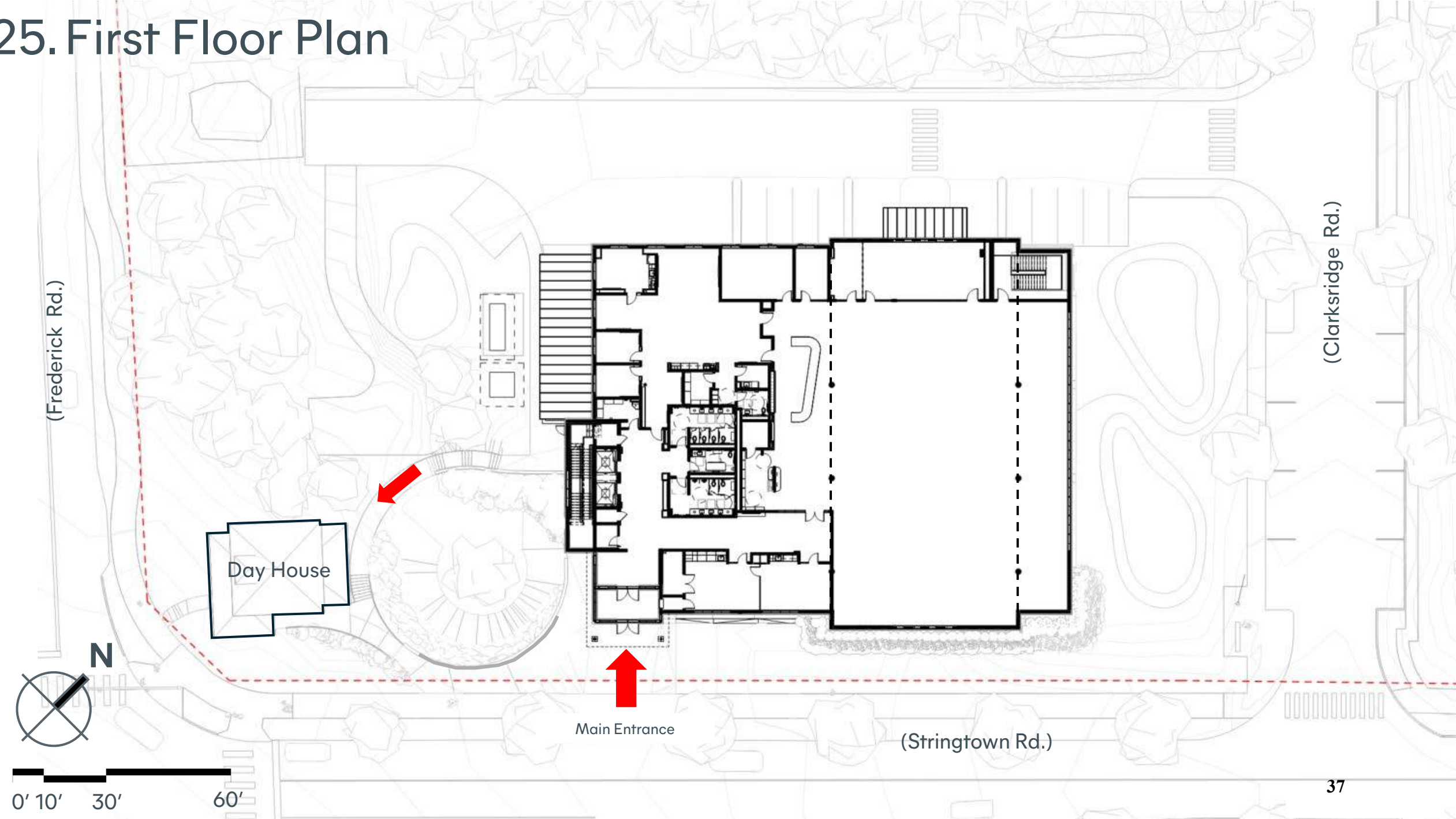
Vehicular Access to Day House

NOTE: Street Trees are removed for clarity

24. Garage Floor Plan



25. First Floor Plan



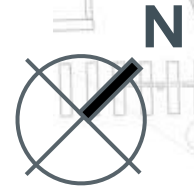
(Frederick Rd.)

(Clarkridge Rd.)

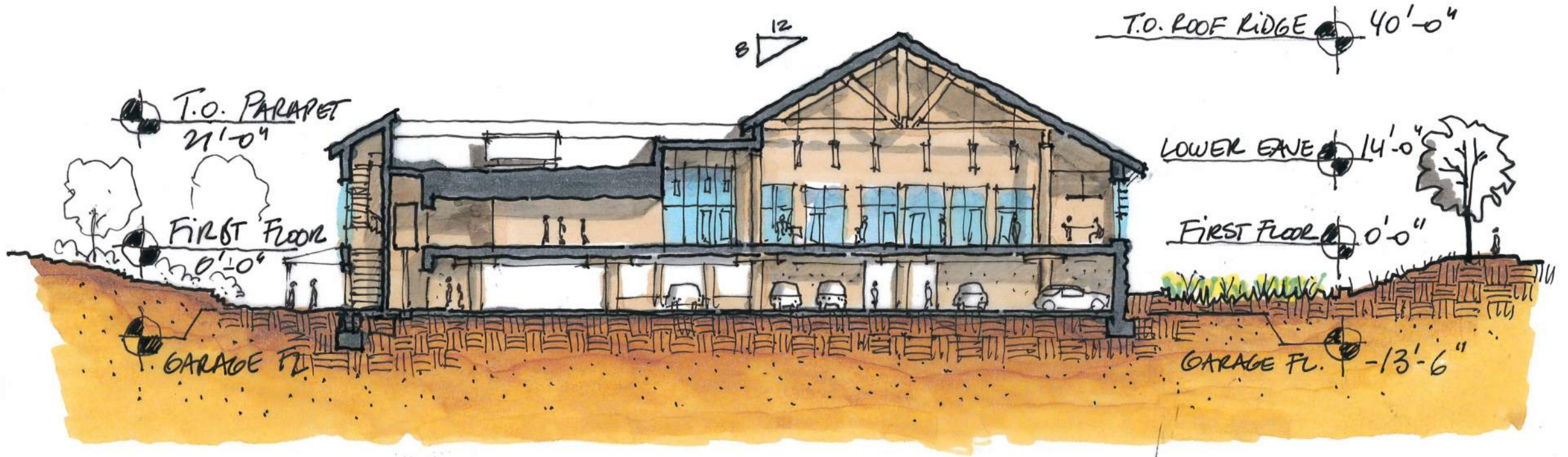
Day House

Main Entrance

(Stringtown Rd.)



26. Longitudinal Building Section



27. Exterior Plaza Materials



Natural "Ipe" Wood



Stone Veneer similar to El Dorado Stone®



Bioretention Area Plantings



Natural Landscaping with Native Maryland Plants



Concrete Walk

28. Exterior Cladding Materials



Standing Seam Metal Roof



Exterior Steel + Downspouts and coping Color



Glazing + Metal Window Frame Color

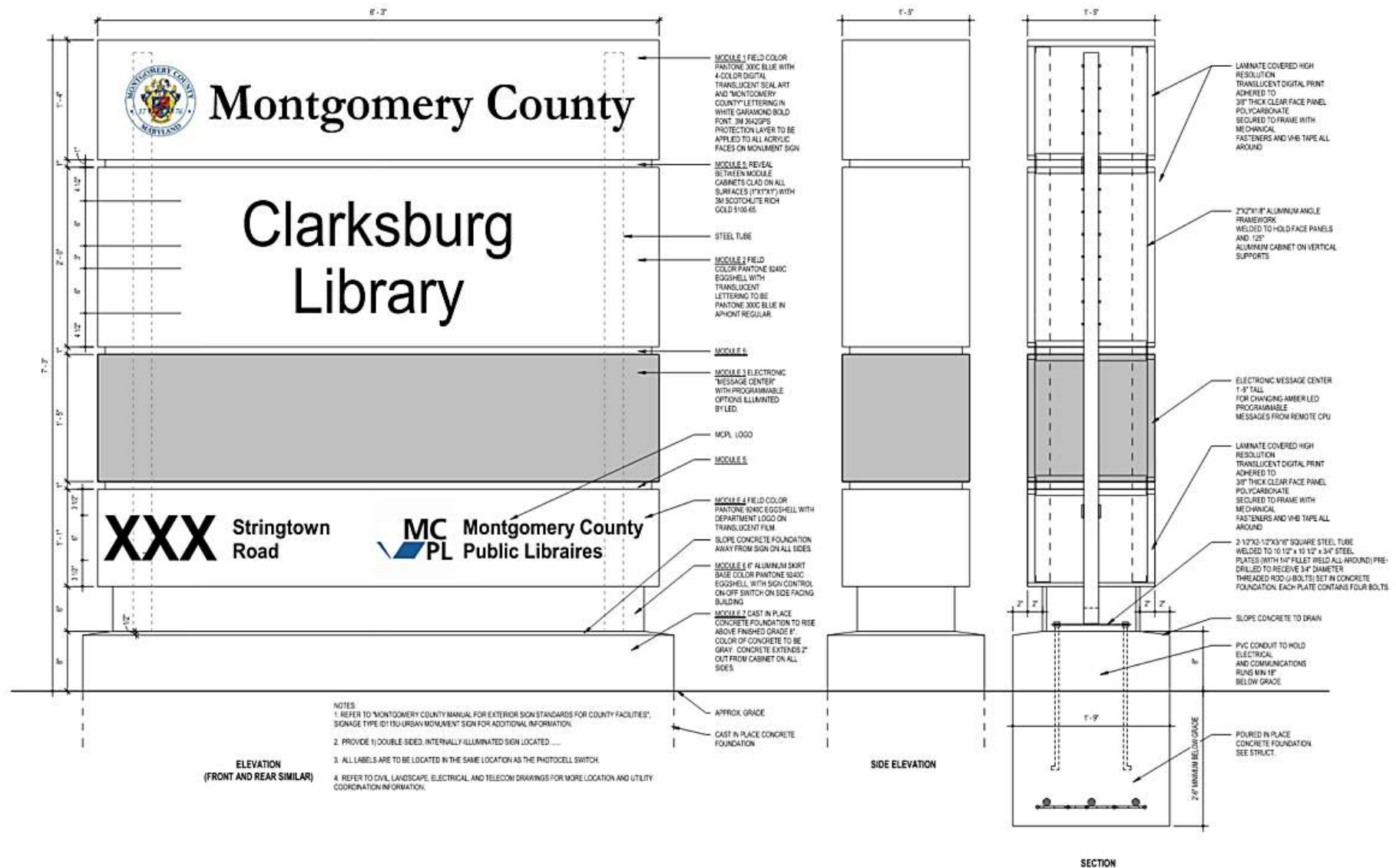


Board and Batten Metal Panels



Stone Veneer similar to Eldorado Stone®

29. Standard County Monument Sign



Thank You

