

**TOWN OF LAYTONSVILLE
HISTORIC DISTRICT COMMISSION**

P.O. BOX 5158 Laytonsville, MD 20882*301-869-0042*Fax 301-869-7222*21607 Laytonsville Rd. Laytonsville, MD 20882

**HISTORIC DISTRICT WORK PERMIT
APPLICATION**

Application packets are due by the close of business 27 days prior to the regular monthly meeting.

Application Number: _____
Date Filed: _____
Application Completed: _____
Fee Paid: _____
HDC Hearing/Review: _____
Decision: _____
Date of Decision: _____

SUBJECT PROPERTY ADDRESS: 7101 Brink Rd, Laytonsville
Lot _____ Block _____ Subdivision _____

APPLICANT/OWNER/AUTHORIZED AGENT

Name Daniel Wolf Telephone 443-739-3031
Address 3006 Ramblewood Rd, Ellicott City, MD 21042

OWNER OF RECORD (IF NOT APPLICANT)

Name Cracklintown Crossroads LLC Telephone 443-739-3031
Address 3006 Ramblewood Rd, Ellicott City, MD 21042

TYPE OF WORK (CHECK APPROPRIATE)

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Visible from public way | | | |
| <input type="checkbox"/> Not visible from public way | | | |
| <input checked="" type="checkbox"/> Fence/Wall | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Additions | <input checked="" type="checkbox"/> In-kind Replacement |
| <input type="checkbox"/> Signage | <input checked="" type="checkbox"/> Siding | <input type="checkbox"/> Relocation | <input type="checkbox"/> Utilities (meters, cables etc) |
| <input type="checkbox"/> Parking | <input checked="" type="checkbox"/> Roofing | <input checked="" type="checkbox"/> Restoration/Repair | <input type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Install | <input type="checkbox"/> Porch/Deck | <input type="checkbox"/> Demolition | |
| <input type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Accessory Building | <input type="checkbox"/> New Construction | |

DESCRIPTION OF PROPOSED

WORK: Continue repair & replacement activities on the barn at 7101 Brink Rd with the following activities: (1) Remove deteriorated metal roof & install new red metal replacement; (2) Remove & replace rotten deteriorating German siding on all four sides of old barn; (3) Replace two entrance doors & seven windows; (4) Replace original large entrance accesses with one large front vehicle door (custom crafted in wood) for entry of farm/garden equipment; (5) Paint fence around pasture & add gate for access; and (6) Repair and fill-in concrete sections in front of barn.

Estimated cost: \$ 20,000

SUBMISSION REQUIREMENTS (SEE REVERSE)

I hereby have read, understand, and agree to the material presented on both sides of this form, and the attached Historic Area Work Permit Information.

APPLICANTS PLEASE NOTE: Work may not begin until after receipt of the certificate of approval, and the issuance of any required building permit.

SIGNATURE:  Date 4 Feb 2024

Approved 12.15.2003 Revised 9/15/2004

Updates 20 Nov 2023 initial permit application
Replaces 14 Dec 2023 permit application
for the pending Feb 19, 2024 Public Hearing

REQUIRED DOCUMENTATION TO BE SUBMITTED WITH APPLICATION:

1. **Site Plan** (1 copy regular size 24" x 35" or larger, and 1 copy at 8 ½" x 11") showing:
 - A. Lot dimensions.
 - B. Building(s) location and dimensions
 - C. Driveways, walks, fences, patios, accessory buildings, planting areas, free standing signs (if any), existing and proposed.
 - D. North arrow, date and scale.
 - E. If landscape plan, show placement, number, types, species, height/spread at installation and at maturity; spacing of all plantings must be shown.
2. **Architectural drawings:** showing labeled sections and elevation, north arrow, scale and date. All dimensions must be exact and not estimated. **Preliminary plans are not acceptable.**
3. **Original photographs** of area affected (all views from the public way). Photos must be 4 x 6 prints clearly showing the building and sections to be altered.
4. **Samples**, showing composition, color and texture of materials to be used.
5. **Dimensions:** must be exact and not estimated
6. **File fee:** \$50.00 If a subsequent building permit is required, then the building permit fee will be waived.
7. **SIGN DEPOSIT:** A refundable sign deposit of \$300.00 is required at the time of application. It is refunded upon return of the Notice of Hearing sign in good condition.
8. **Bond:** A bond in the amount determined by the Town and in a method acceptable to the Town may be required before the permit will be issued. Call the Town Clerk to determine requirement.

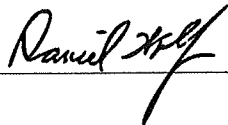
ACCEPTANCE OF APPLICATION

The material listed above along with the application fee and sign deposit is required to constitute a **complete** application. Applications will be formally accepted for processing only after the staff has reviewed for **completeness**. Applicants will be contacted if additional information is needed.

APPLICANTS PLEASE NOTE: Work may not begin until after receipt of the certificate of approval, and the issuance of any required building permit.

ALSO OF NOTE: Applicants may be eligible for historic preservation incentives or tax credits. Information is available upon request.

SIGNATURE: _____



Date: _____

4 Feb 2024

Application #HDC 09-23 requests a Work Permit from the Town's Historic District Commission to continue repair and replacement activities. remove metal roof and install a new red metal replacement (this would be a change in color of the panels but is consistent with structures adjacent to the property at Parcel 600 on Brink Road). replace two entrance doors and seven windows. replace original large entrance accesses with one large front vehicle entrance door (custom crafted in wood) for entry of farm garden equipment. paint fence around pasture and add gate for access, and repair and fill in concrete sections in front of barn.

ZOOM HDC Hearing Date:

Monday

January 15, 2024

7:30 PM

HDC Follow-up Hearing Date:

Monday

February 19, 2024

Introduction – R & R of Old Barn at 7101 Brink Rd

- With old barn building stabilized, continue repair and replacement activities on external structures
 - Eliminated concern about potential collapsing in a 2024 Winter storm
- Remove & replace roof with red metal material (approved 1/15/2024)
- Install new equivalent German siding on all sides of old barn – paint white
- Replace two entrance doors and seven windows
- Replace large front entrance doors with a single large sliding door mounted on a track similar to others in the Laytonville area
- Repair and fill-in concrete apron at front of barn for improved access of farm equipment, animals, and humans
- Paint, repair, and add new metal gate in wooden fence (approved 1/15/2024)
- There are no building additions to the barn. The physical footprint of the barn remains the same.



Illustrated Front View of Old Barn After Repair and Replacement Activities

German Siding Replacement

- Remove and replace all rotting and deteriorating German siding on all four sides of the old barn
- Architectural change of all repair and replacement work visible from Brink Road primarily the front of the old barn (South Side)
 - Paint all the German siding white as the current color
 - Results will look exactly like the current siding
- **Quantity required (estimated) – 4400 linear feet**
 - Currently milled and waiting for delivery since 30 Nov
- **Source: Hicksville Planing Mill, Clear Springs, MD**

Telephone To

Hicksville Planing Mill

Business Hours

Mon. - Wed., Fri. 7:00 am - 5:00 pm
Thursday By Appointment Only
Saturday 7:00 am - 12:00 noon
CLOSED SUNDAY FOR WORSHIP

Phone 301-842-3474

German Siding - Sample of Issues



Original rotting German siding at bottom and up the walls. This includes damage from rain and other moisture.



Attempts to reattach bottom board with nails or screws resulted in siding disintegrating with each turn of the screwdriver or pounding of the hammer

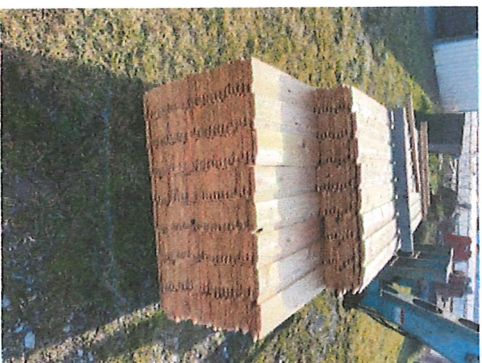


Dry rot on siding further up the wall. Note rotted beams not even touching the ground.

German Siding - Replacement



Side view of interlocking German siding from the Hicksville Planing Mill.



4400 linear feet of freshly milled German siding ready for delivery to the site since 30 Nov



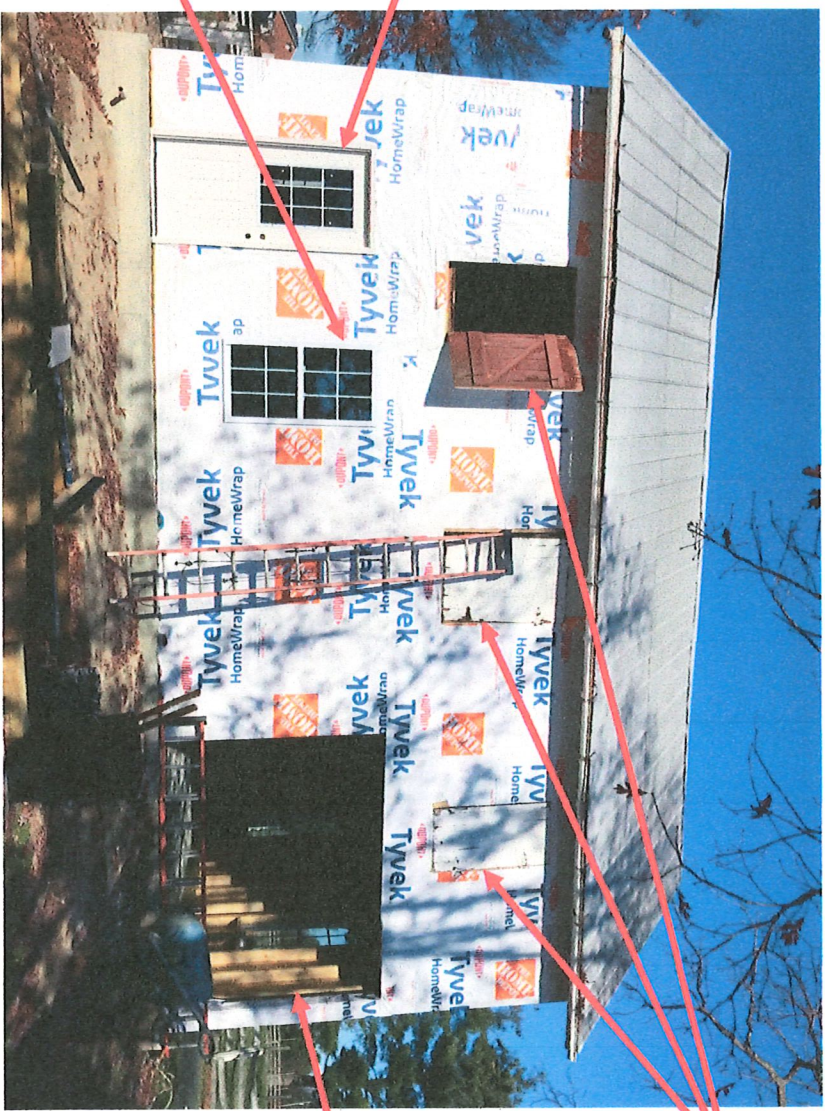
Longitudinal view of the German siding

For repair and replacement, contractor will paint all German siding white.

Windows and Doors

- **Functionality**
 - Security – lockable structure
 - Reduce potential weather damage
 - Improve the structural integrity of the barn
- **Visibility**
 - Front of old barn is set-back from road
 - Details of structure, especially the windows, are not readily discernable from Brink Rd.
- **Maintainability**
 - Minimize yearly maintenance
 - Reduce painting requirement
 - Eliminate potential moisture and weather damage

Windows and Doors on Front Face of Old Barn



Single Entrance Door

Vinyl Window

3 Hayloft Doors

Sliding Double Doors

Single Wooden Outer Doors

Wood entrance doors to be constructed from repurposed wood saved during the project. Outer wooden door covers the metal inside door.

Some repair or replacement needed given the condition of the wood and size of entrance door.



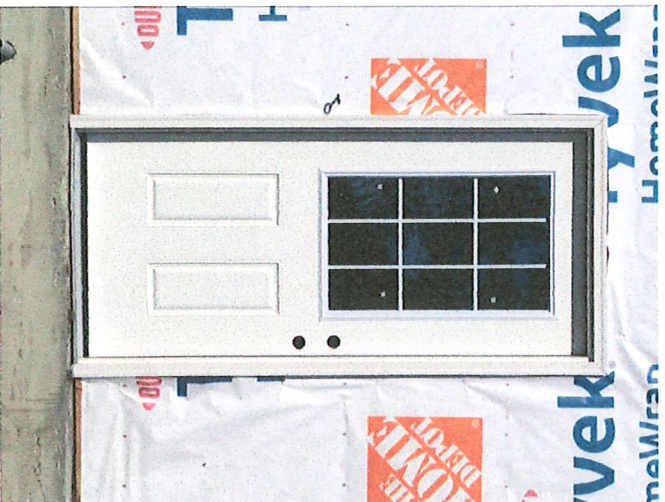
Black hinges and latches added to doors to add some contrast to the all-white German siding.

Suggested hardware source:

TSC TRACTOR SUPPLY CO.

301 Century Dr
Mount Airy, MD

Temporary Reinstall of Wooden Entrance Door Removed at Start of Project

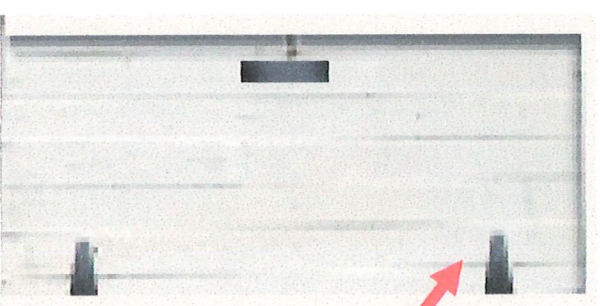


Proposed installed inner metal door



Wooden outer door added to hide metal door. HDC and Mayor informed of temporary installation on 2 Feb 24 for pictures for permit application.

Wooden door removed at start of project.



Wood frame crafted from materials saved from other areas of the old barn.

Illustrated wooden outer door with wooden frame added

Wooden Framing of Windows

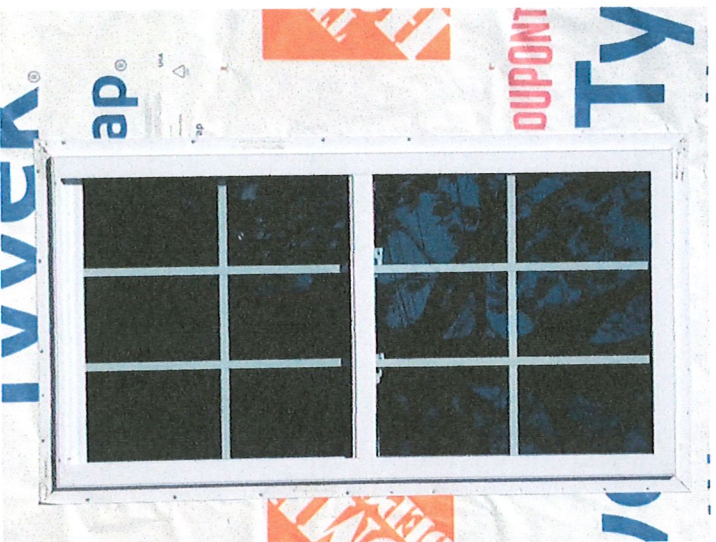
Construct framing around all four sides of windows from repurposed wood saved during the project. Wooden frame surrounds the edges of the vinyl simulating a wooden window.



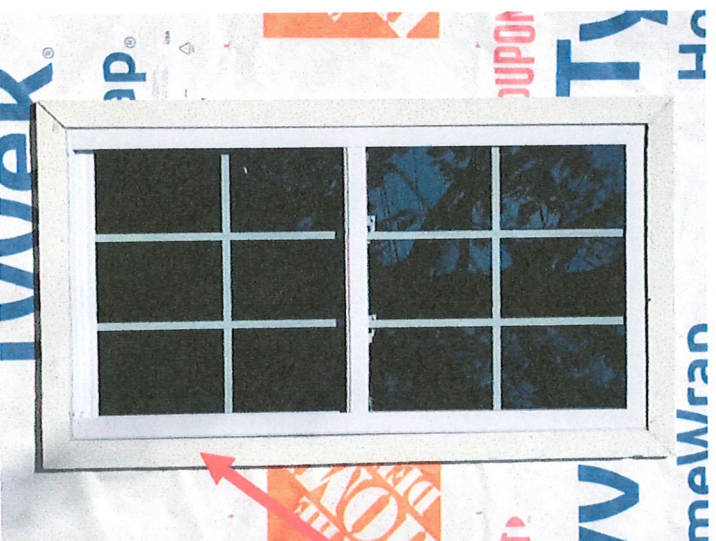
Some repair or replacement of the wood needed given the overall condition of the materials.

Small sample of German siding painted white for installation on all four sides of the barn.

Temporary Install of Wooden Frame Around Window



Proposed installed vinyl window

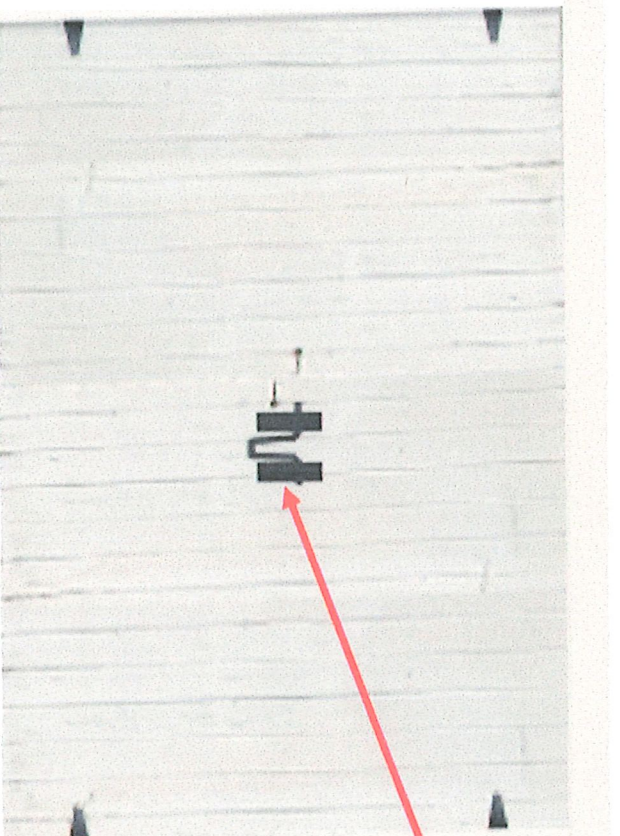


Wood frame crafted from materials saved from other areas of the old barn.

Wooden Frame added to window.
HDC and Mayor informed of temporary installation on 2 Feb 24 for pictures for permit application.

Large Double Door Mounted on a Sliding Panel

To open, door slides to left on track concealed behind a wooden valance.



To simulate swinging doors, added latches/handles and hinges



Wood doors to be constructed from repurposed wood saved during the project.
Some repair or replacement needed given the condition of the wood and sizes of doors.

Barn View – Front Side - Revised

Three reinstalled wooden hayloft doors that open into 2nd floor

Wooden outer door covering metal inner door

Note: all wood surfaces including German siding painted in white color



Sample frame around hayloft door

Wooden valance covers sliding door track

Double wooden door on sliding track. Black hardware (hinges & latch) added to look like swinging doors. Black hardware adds contrast to the all-white German siding to be installed.

Door slides to the left

Wooden frame around vinyl window

Barn View – West Side

Wooden outer door covering metal inner door



Wood entrance doors to be constructed from repurposed wood saved during the project

Vinyl replacement windows added constructed from repurposed wood saved during the project

Barn View – East Side

Vinyl replacement windows with white wooden frames added using repurposed wood saved from the project.



Barn View – North Side (rear)

There are no windows or doors at the rear of the barn.



Note: Rear of barn is not visible from Brink Road

Sagging red roof caused by cracked internal beams that need repair as roof & German siding installation proceeds.

Concrete Apron Repair & Replacement

- Irregularly shaped concrete slabs with gaps between them are located randomly in front of the barn. The uneven pattern and changing levels along with the spaces make this hazardous.
- Concrete slabs are not visible from Brink Rd.
- Repair and fill-in concrete apron at front of barn for improved access of farm equipment, animals, and humans
- Source: Local concrete company - MFI Concrete, Woodbine, MD



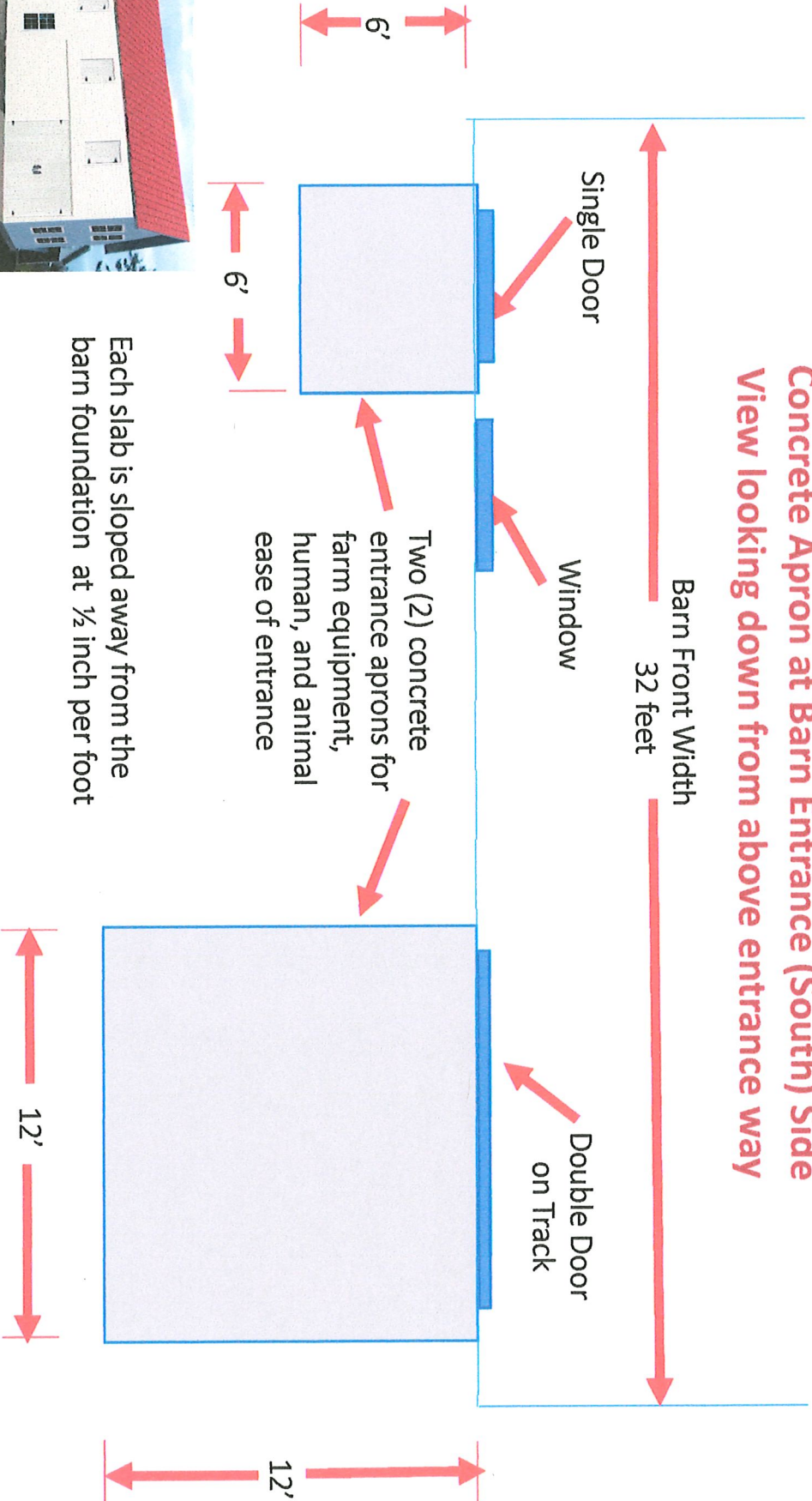
MFI Concrete, LLC
7860 Kabik Ct, Suite A
Woodbine, MD 21797
410-552-9600 410-795-8890 fax

Concrete Apron



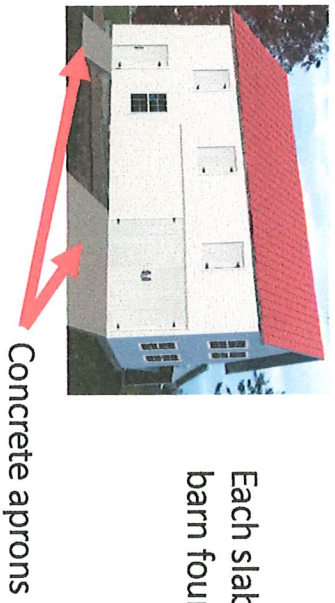
Random chunks of concrete plopped in front of barn making it difficult to drive farm equipment, animals, or people in and out of the old barn.

Concrete Apron at Barn Entrance (South) Side View looking down from above entrance way



Two (2) concrete entrance aprons for farm equipment, human, and animal ease of entrance

Each slab is sloped away from the barn foundation at 1/2 inch per foot





Illustrated Front View of Old Barn After Repair and Replacement Activities

The following two activities

(1) Remove and Replace Metal Roof, and

(2) Paint Fence & Add Access Gate

were approved at the 15 Jan 2024 HDC Public Hearing and are included here for completeness of the project documentation.

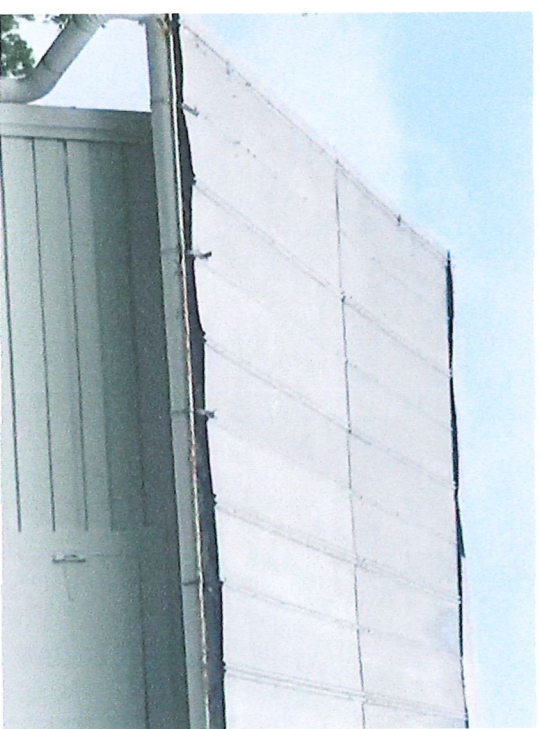
Remove and Replace Metal Roof (Approved)

- Current roof leaks around the ridgepole & has many small holes or gaps along with buckling of the panels resulting in leakage.
 - Roof and gutters need replacement or repair.
 - Remove current metal roof
 - Assess & repair supporting roof structure
 - Replace metal roof with new red metal panels
 - Repair or replace gutters and downspouts
- Source of metal roof replacement materials:
 - Marco Metals LLC of Virginia
- Architectural change visible from the road: change of color from bare metal to red consistent with other nearby structures



Marco Metals, LLC
THE FINEST METAL ROOFING
PRODUCTS IN VIRGINIA

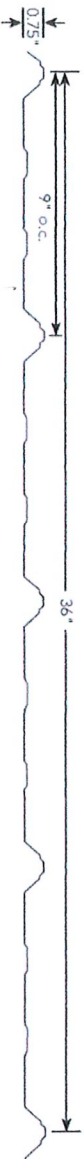
Metal Roof Deterioration



Current pictures of deteriorating neutral colored metal roof panels showing buckling of panels, gaps between sections of long panels, and structural distortion of the metal panels along the ridgepole.

Metal Roof Replacement Materials

Tuff Rib



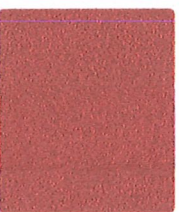
Our most sold product, Tuff Rib panels are versatile and cost efficient. Tuff Rib is regularly used for agricultural projects like barns and sheds, as well as for residential projects like houses and garages. Tuff Rib is relatively simple and quick to install.

TRIMS

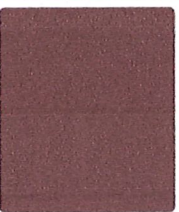
- 29 gauge (standard) or 26 gauge.
- 36" coverage after overlap.
- Exposed fasteners.
- Purlin spacing: 24"



Bright Red



Brick Red



Burgundy

Approved "Brick Red" color

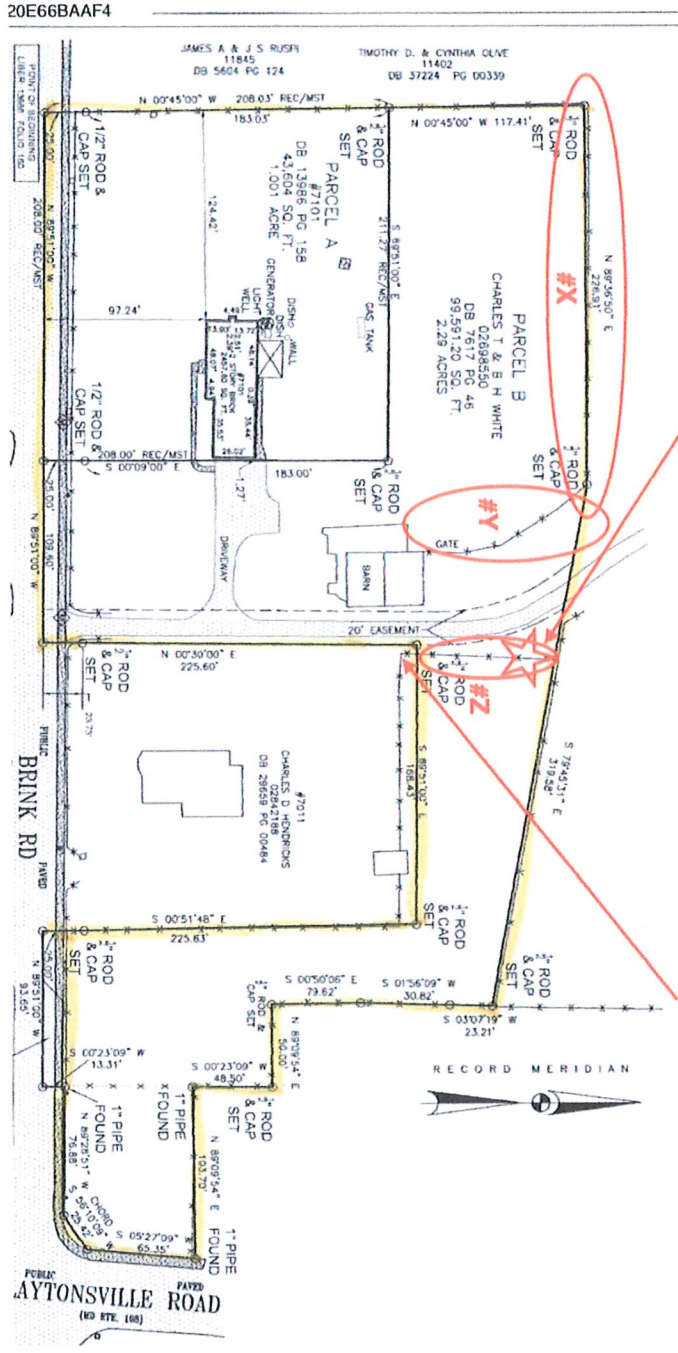
Paint Fence & Add Access Gate (Approved)

- Fence around the East pasture needs painting and repairs
- Need to install a metal gate to access pasture between main property and area extending to the corner of Brink Road and 108.
- Specific repair and replace activity
 - Repair fence white
 - Remove section of fence and install a metal gate (not visible from Brink Road).
- Source:
 - Paint: Sherwin Williams (Duration Extra White Satin or Semi-Gloss) from Home Depot
 - Metal Gate: Farm Supply Store (red metal)
- Fence dimensions: 51 sections
- Architectural change visible from road: Painted white fence

Fence & Gate Location

Proposed gate location (2 sections of fence)
 for access to our pasture leading to the corner
 of Brink and 108.

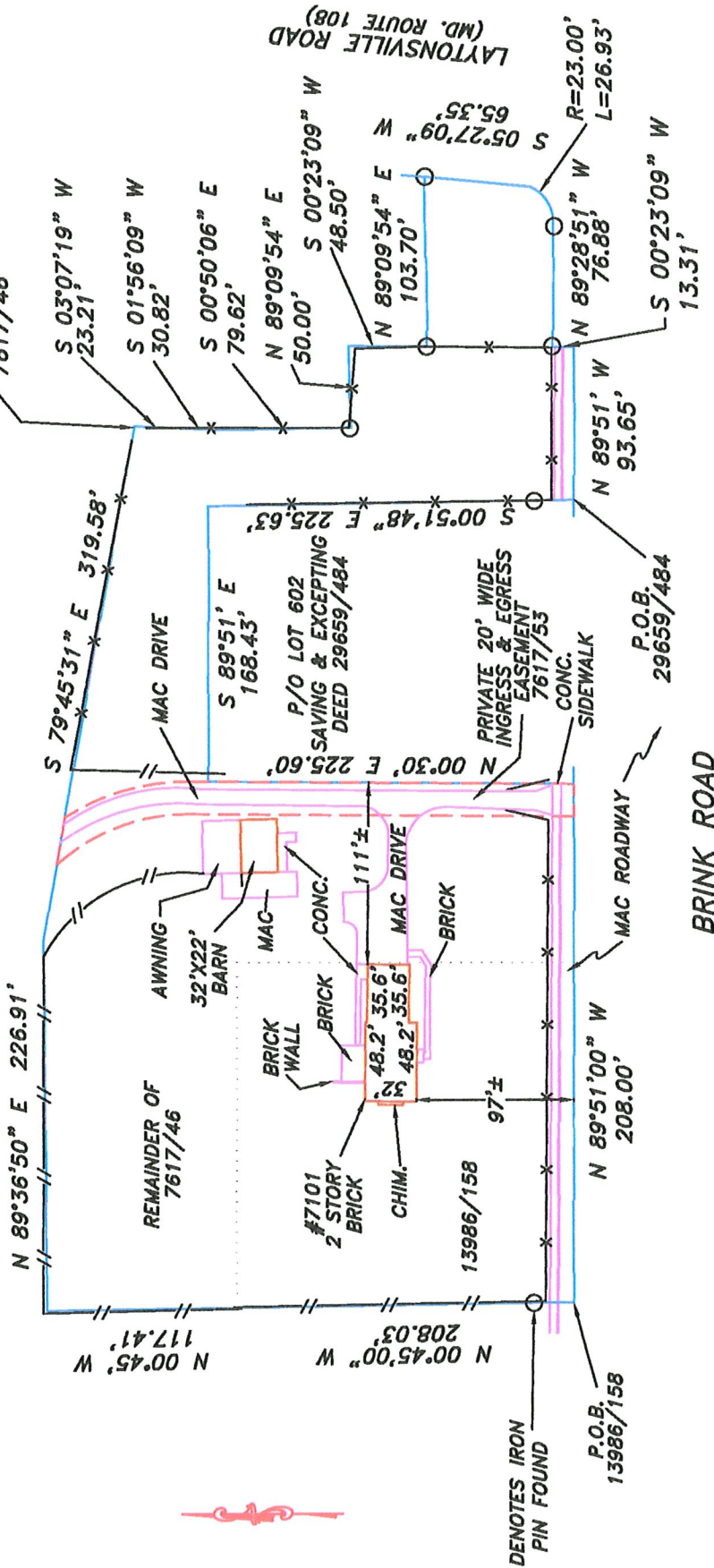
Last two sections are
 on neighbor's property.



20E66BAAF4

- NOTE: 1) THE FENCE APPEARS TO LIE AT, NEAR OR OVER THE PROPERTY LINE.
 2) OWNERSHIP OF FENCE LINES UNKNOWN.
 3) PUBLIC MACADAM ROADWAY AND CONCRETE WALK APPEAR TO LIE WITHIN THE SUBJECT PROPERTY.

PARCEL "A"



The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:
 "7101 BRINK ROAD" Being the remainder of the land as described in a deed recorded among the land records of Montgomery County, Maryland in Liber 13986 folio 158 and Liber 7617 folio 46

PREPARED FOR:



This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins
 Property Line Surveyor #96
 Expiration Date: 3/11/2020

LOCATION DRAWING
 7101 BRINK ROAD
 1st ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 100'
 Date: 3/5/2018
 Field By: CT/SLM/SB
 Drawn By: SLM
 File No.: JB181554
 Page No.: 1 of 2

NTT Associates, Inc.
 16205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nttsurveyors.com

Questions?

daniel.g.wolf@gmail.com