

**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.

**SUBJECT PROPERTY ADDRESS:** 7101 Brink Rd, Laytonsville  
Lot P600 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Application Number: HDWP 09-23

Date Filed: 12/14/23

Application Completed: 12/14/23

Fee Paid: \$50<sup>00</sup>

HDC Hearing/Review: 1/15/24

Decision: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

### 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)

- Visible from public way  
 Not visible from public way

- Fence/Wall  
 Signage  
 Parking  
 Install  
 Landscape

- Windows  
 Siding  
 Roofing  
 Porch/Deck  
 Accessory Building

- Additions  
 Relocation  
 Restoration/Repair  
 Demolition  
 New Construction

- In-kind Replacement  
 Utilities (meters, cables etc)  
 Miscellaneous


### DESCRIPTION OF PROPOSED

**WORK:** Continue repair and replacement activities on the barn at 7101 Brink Rd with the following activities: (1) Remove deteriorated metal roof and install a new red metal replacement; (2) Replace two entrance doors and seven windows; (3) Replace original large entrance accesses with one large front vehicle entrance door (custom crafted in wood) for entry of farm/garden equipment; (4) Paint fence around pasture and add gate for access; and (5) 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 14 Dec 2023

Replaces 20 Nov 2023 permit application

Approved 12.15.2003 Revised 9/15/2004

Revised: 05-06-05

*Pls reuse previous two checks for \$50 & \$300.*

## 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.

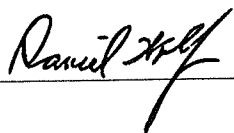
### ACCEPTANCE OF APPLICATION

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: 14 Dec 2023

(replacement of 20 Nov 2023 submission)

## **External repair and replace activities for barn at 7101 Brink Road.**

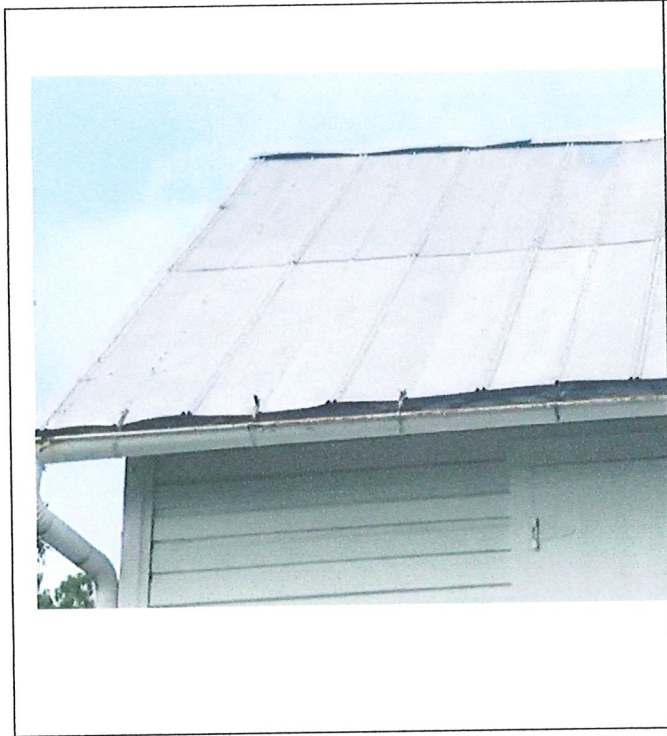
Having completed the internal repair and replacement of deteriorating structure, the following repair and replacement activities are proposed:

1. Remove deteriorated metal roof and install a new red metal replacement
2. Replace two entrance doors and seven windows
3. Replace old deteriorated siding with new wooded German siding
4. Replace original large entrance accesses with one large front vehicle entrance door (custom crafted in wood) for entry of farm/garden equipment
5. Paint fence around pasture and add gate for access
6. Repair and fill-in concrete sections in front of barn

As suggested by the Historic Laytonville Historic District Committee, I have directed our contractor to stop all work until we get approvals to proceed with this external repair and replacement work. The team is now reassigned to other projects by our contractor.

Note: This project does NOT change the footprint of the building. All activity is “repair or replace” parts of the current barn structure. There are NO additions.

This submission replaces the previous permit application dated 20 Nov 2023.



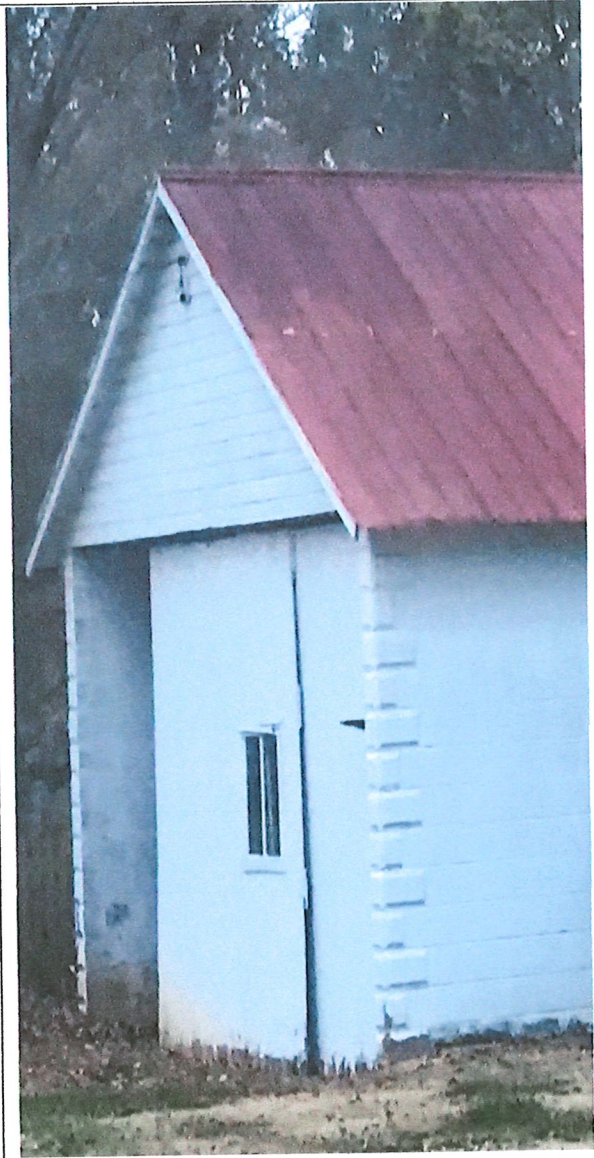
Current pictures of deteriorating neutral colored metal roof panels. Note the buckling of the panels, gaps between the two sections of long panels, and structural distortion of the metal panels along the ridgepole.



Sample pictures of various buildings near our barn at 7101 Brink Rd. Changing the color from neutral metal to red to blend in with other barns, sheds, and houses including Town Hall in the Laytonsville Historic District.



Property directly adjacent to our barn on the East on Brink Rd, with multiple sheds and out-buildings all with red metal roofs with a variety of panel styles.



Property directly adjacent to our barn to the West on Brink Road with a red metal roof on barn and sliding front barn door.





**Town Hall with red metal roof and medical supply shed also with a red metal roof.**



**House at 7118 Brink Rd with red metal roof on porch and side bump-out room.**

Source of metal roof:



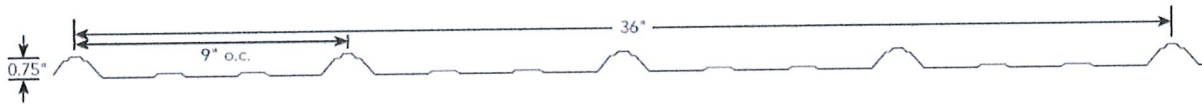
## Marco Metals, LLC

THE FINEST METAL ROOFING  
PRODUCTS IN VIRGINIA

Design

:

## 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"

Color (Dark Red):



Bright Red

Brick Red

Burgundy

Size required:

(2x) 32' x 16' = 1024 sq feet

## **Doors and Window Replacement Plan**

Project Description: The doors and windows have literally disintegrating from the weather (wind and rain). They need to be replaced with sturdier materials. The contractor has repaired the three wooden doors into the hayloft and reinstall these.

Purpose: Replace the doors and windows.

Specific repair and replace activity

1. Remove all doors and windows.
2. Retain and repair the wooden doors to the hayloft and reinstall.
3. Replace the windows with Vinyl replacements. Include replacements that have a grid framework to mimic the original windows when viewed from a distance. (Note: barn is approximately 250 feet from the sidewalk and street (Brink Road))
4. Replace the entry doors with sturdier metal ones.

Source: Lowes and Home Depot

Quantity: Two outside doors, seven Vinyl windows, and three (repaired) wooden hayloft doors

Architectural change visible from road: Door and windows on East & West sides of barn are not easily visible from Brink Road. For the door and window on the South side, they are approximately 250 feet from Brink Road and will have minimal visual impact given the large wooden door (described elsewhere in this proposal) and the three original wooden doors for the hayloft.





**West Side (door & 2 windows)**





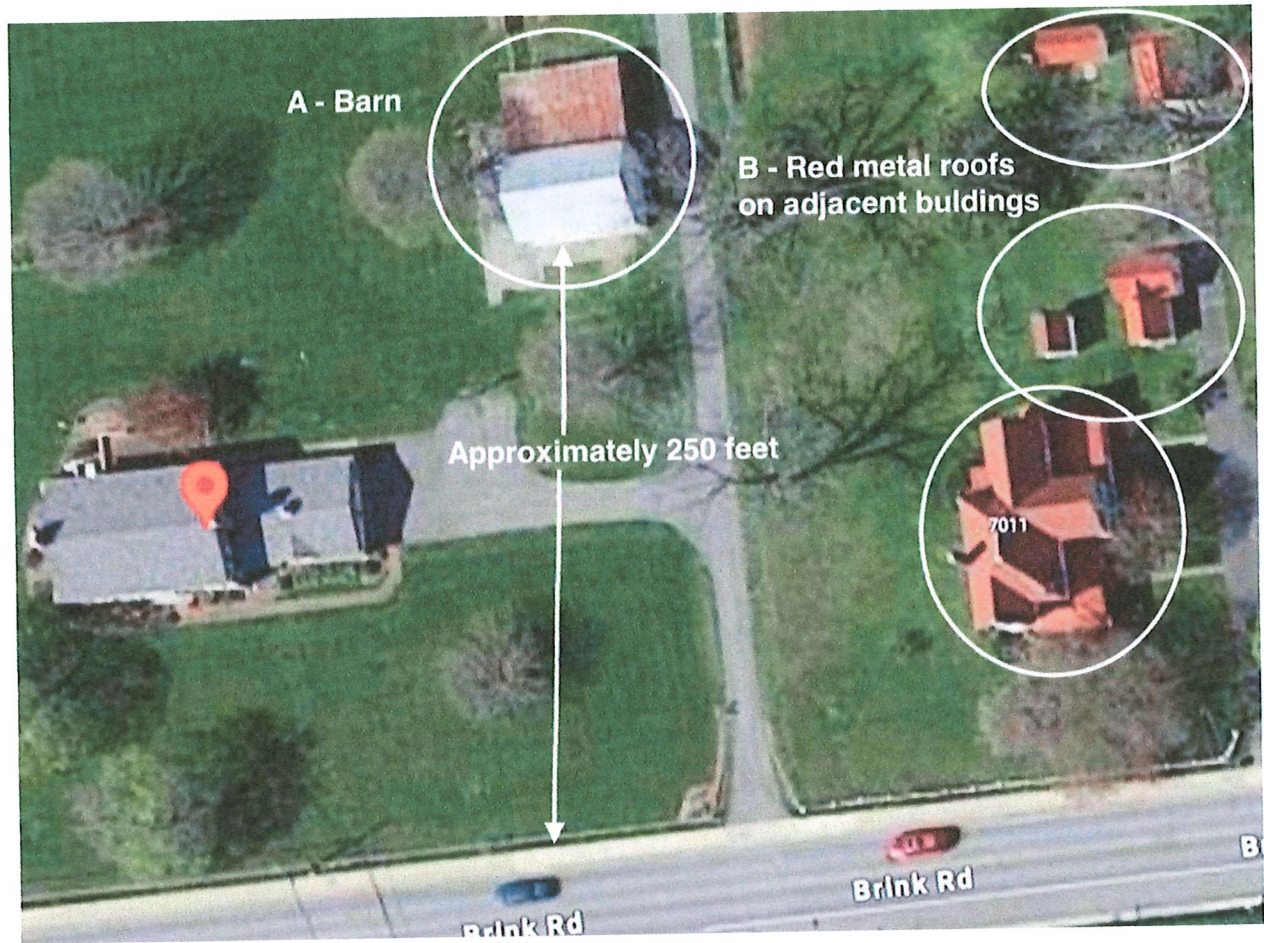
**East Side (4 windows only)**

Both West and East sides of barn are not visible from Brink Road. Propose using standard vinyl windows and a metal door. This use is consistent with other structures in the Residential Historic (RH – Residential Historic) Zone. Town Hall (rear entry and windows), the Lyons Medical Locker, and Temperance Hall are just a few examples of the use of Vinyl windows and metal doors. There is at least one case of vinyl materials looking like traditional German siding from a short distance. It seems that there is a precedent for having metal doors and vinyl windows when not easily visible from the street. Request approval for this option on the West and East sides of the barn.



Front view (South side)





**The barn is approximately 250 feet from Brink Road.**

Using Google Maps and then selecting Street View for the 7101 Brink Road address, the barn is barely visible. This is the view perpendicular to the house. The barn is slightly visible to the right of the image on the Google Map website for its millions of viewers to explore the town.



**This second view is moving the Google Street View perpendicular to the barn.**



Google Maps 7030 Brink Rd



**The last Google view is looking back about 270 degrees towards the barn.**

Google Maps 7011 Brink Rd



**In all three cases, the barn is barely visible with door and window details not readably discernable.**





Recent photo taken from the sidewalk. Barn is more visible, but details of the front door and window are not readily discernable. Is it wood or is it Vinyl? Both will improve the structural strength, reduce maintenance needs, and increase the longevity of the structure.

Given the distance from Brink Road the details of the door and window are not discernable. Request approval to use the metal door and Vinyl windows. With the white German siding both the door and the window will blend in with the structure.

# German Siding Replacement

Project Description:

Remove and replace old rotting and deteriorating wooden German Siding

Purpose:

Current German siding has rotted areas and deteriorating boards.

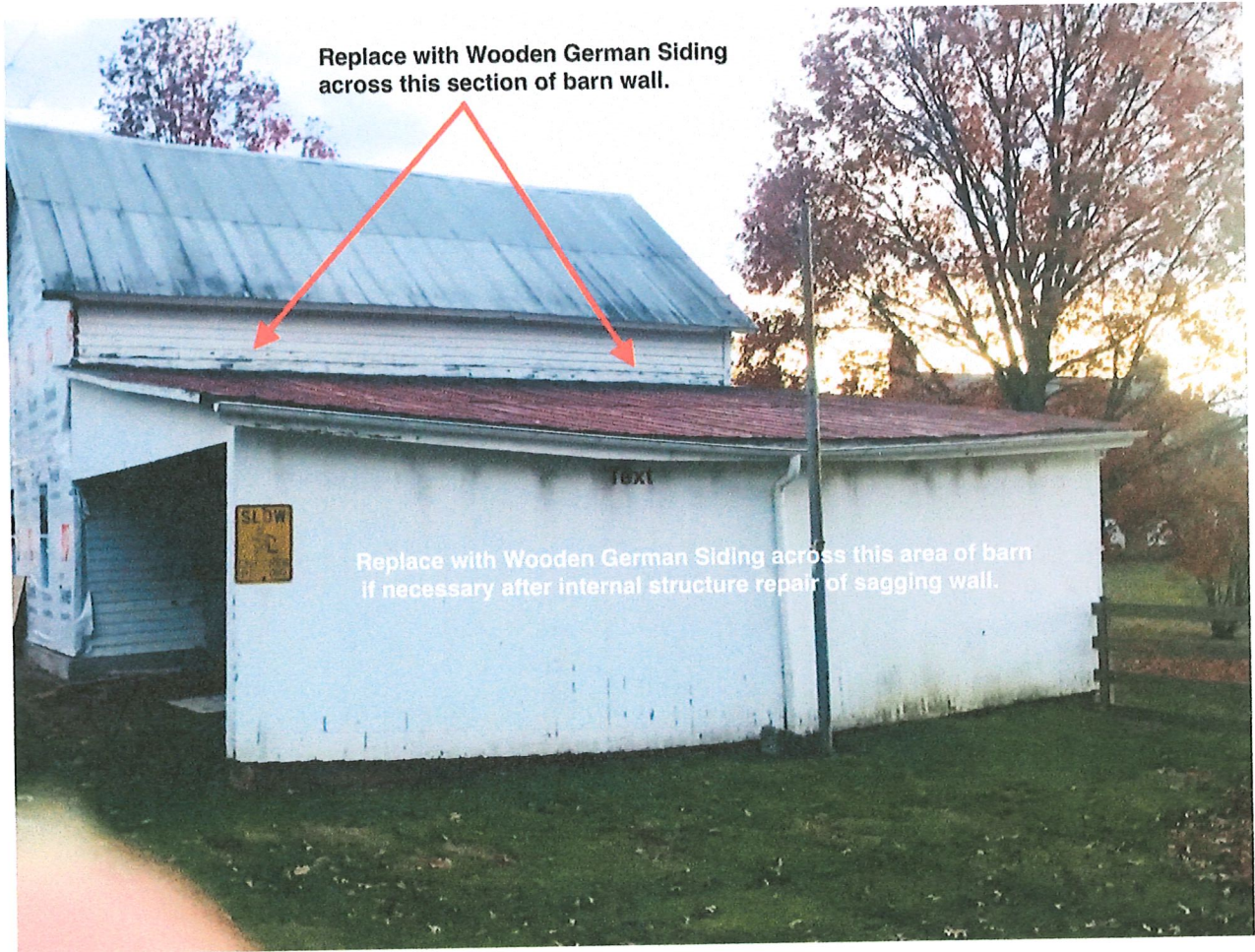
Specific repair and replace activities:

1. Complete removal of current wooden siding.
2. Complete plywood underlayment to strengthen structure and provide a solid backing for the new wooden German siding.
3. Replace wooden German siding on all four sides of the barn as shown below.

Source of German Siding: Hicksville Milling in Clear Spring, MD.

Quantity of siding: 4,400 linear feet.

Architectural change visible from the road: after painting white, the siding will look **exactly** like the original (less the deterioration and dry rot).



Replace with Wooden German Siding  
across this section of barn wall.

Replace with Wooden German Siding across this area of barn  
if necessary after internal structure repair of sagging wall.

North side (not visible from Brink Road).





**South side (facing Brink Road)**



Replacement Wooden German Siding  
across entire side of barn



West side (not totally visible from Brink Road)





**West rear side (not visible from Brink Road)**





Replacement Wooden German Siding  
across entire side of barn

**East side (not visible from Brink Road)**

The replacement wooden siding milled at the Hicksville Mill will look exactly like the original.

# Large Door Replacement Plan

Project Description: Replace the two sets of odd sized doors on the South Side of the barn with a single large wooden door in an old barn style.

Purpose: Replace large old doors with a single large custom crafted wooden door in an old barn style.

Specific repair and replace activity

1. Custom construct a wooden door in the style shown below.
2. Mount the door with simulated hardware (hinges and latches) so that it looks like a door that swings out.
3. Attach the door to an overhead track so that it slides open. This looks like a regular wooden door while solving the weight problem of a swinging one by mounting it on overhead tracks.

Source: Contractor will fabricate the custom door to fit opening and look like the rest of the barn.

Quantity: 1

Architectural change visible from road: Solution merges two sets of non-functioning doors with an old-time looking larger wooden door. Door will appear as a normal door that swings open.





Replace previous odd sized doors with single large double wooden one to allow easy access for large farm vehicles or animals. Make wooden doors in old farm style with hardware but mount on a track for slide opening. See attached examples.





**Propose solid wooden two panel doors in old barn style that mount in the current opening in this manner. Would include fake hinges and lock hardware to simulate door opening outwardly.**

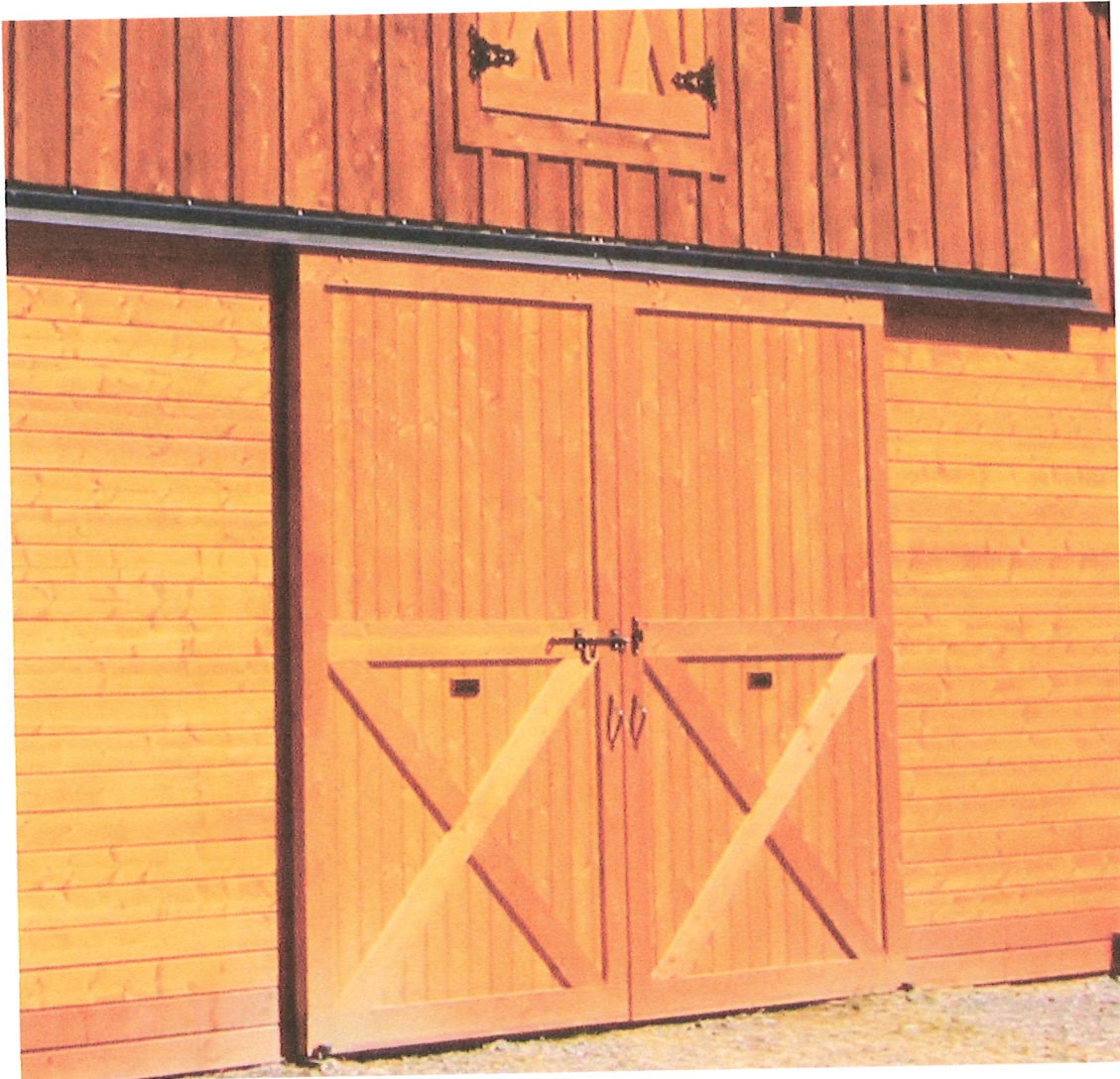
**Example of proposed large wooden door mounted on an overhead track.**





**Another local example of a local instantiation of large wooden door (Griffith Road barn) on an overhead track.**





**Example of a commercial product available on-line.**

My proposal is to have our contractor custom build a wooden door similar to this that meets our size requirement. Note that this commercial product is a single panel that appears to have two doors that would swing outwards. This is all mounted on a track that actually slides open.

# Fence Painting Plan

**Project Description:** Fence around the pasture needs painting and repairs. Also, need to install a metal gate to access pasture between main property and area extending to the corner of Brink Road and 108.

**Purpose:** Paint fence. Install metal gate.

**Specific repair and replace activity**

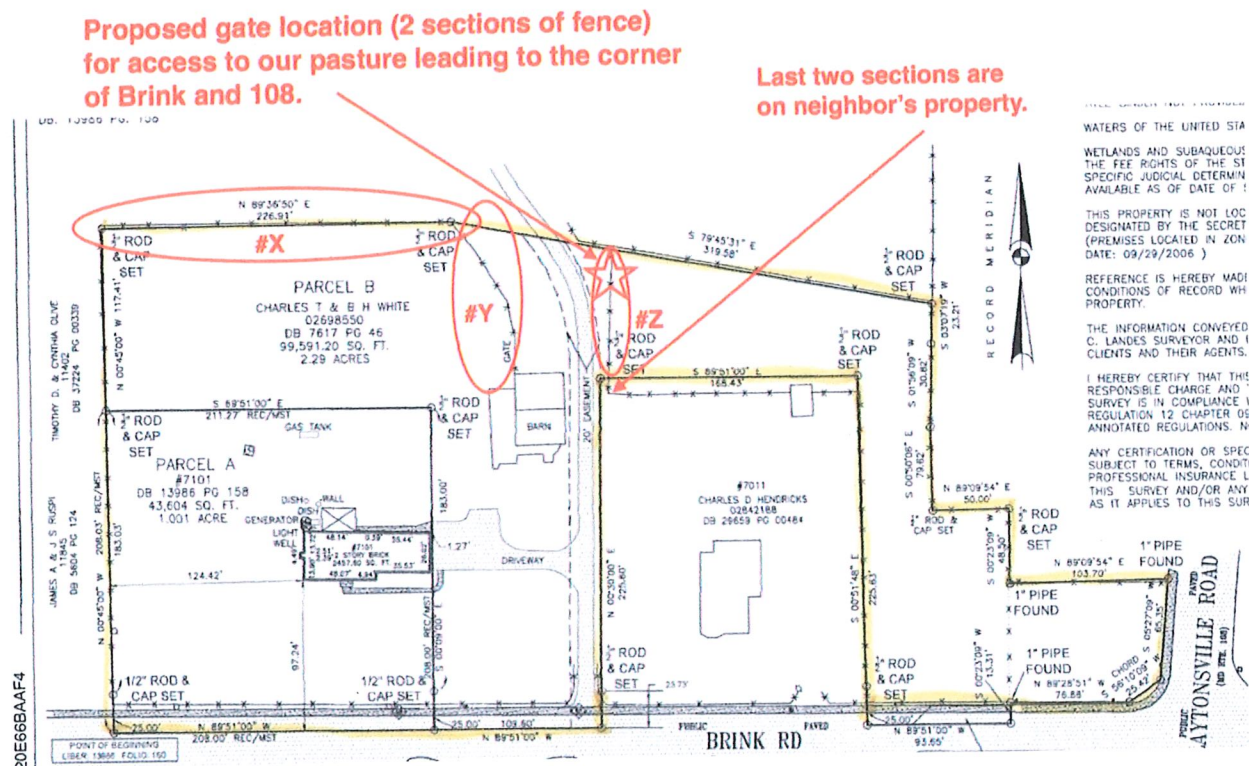
1. Repaint fence white
2. Remove section of fence and install a metal gate (not visible from Brink Road).

**Source:**

Sherwin Williams (paint – Duration Extra White Exterior Flat )  
Home Depot or Farm Supply Store (red metal gate)

**Fence dimensions:** #X and #Y – 40 sections; #Z – 11 sections

**Architectural change visible from road:** Painted white fence



**Property map showing location of fence for painting and proposed new gate.**





Sample metal fence already on our pasture leading to our corner portion at intersection of 108 and Brink Rd.

**Sample red metal gate.**





Location of proposed metal gate at Northern end of straight section of current fence.

Location of proposed gate. Also shows section #Z (on property ~~Part~~ of our two lots) of fence to paint.

*Plot*





**Sections #X and #Y (shown on Plat of pasture lot) for proposed painting.**

Request permission to paint the fence white (same color) and install the gate before the landscape company beings work in the Spring.



# Concrete Repair & Replacement Plan

**Project Description:** After all other project activities are done, repair and/or replace the miscellaneous slabs of concrete in front of the South side of the barn

**Purpose:** Provide a level surface in front of the barn.

**Specific repair and replace activity**

1. Either remove and replace the slabs of concrete or add concrete to fill-in the gaps between the chunks of uneven blocks.

**Source:** Local concrete company such as MFI Concrete Woodbine, MD.

**Quantity:** as needed, depending on the solution.

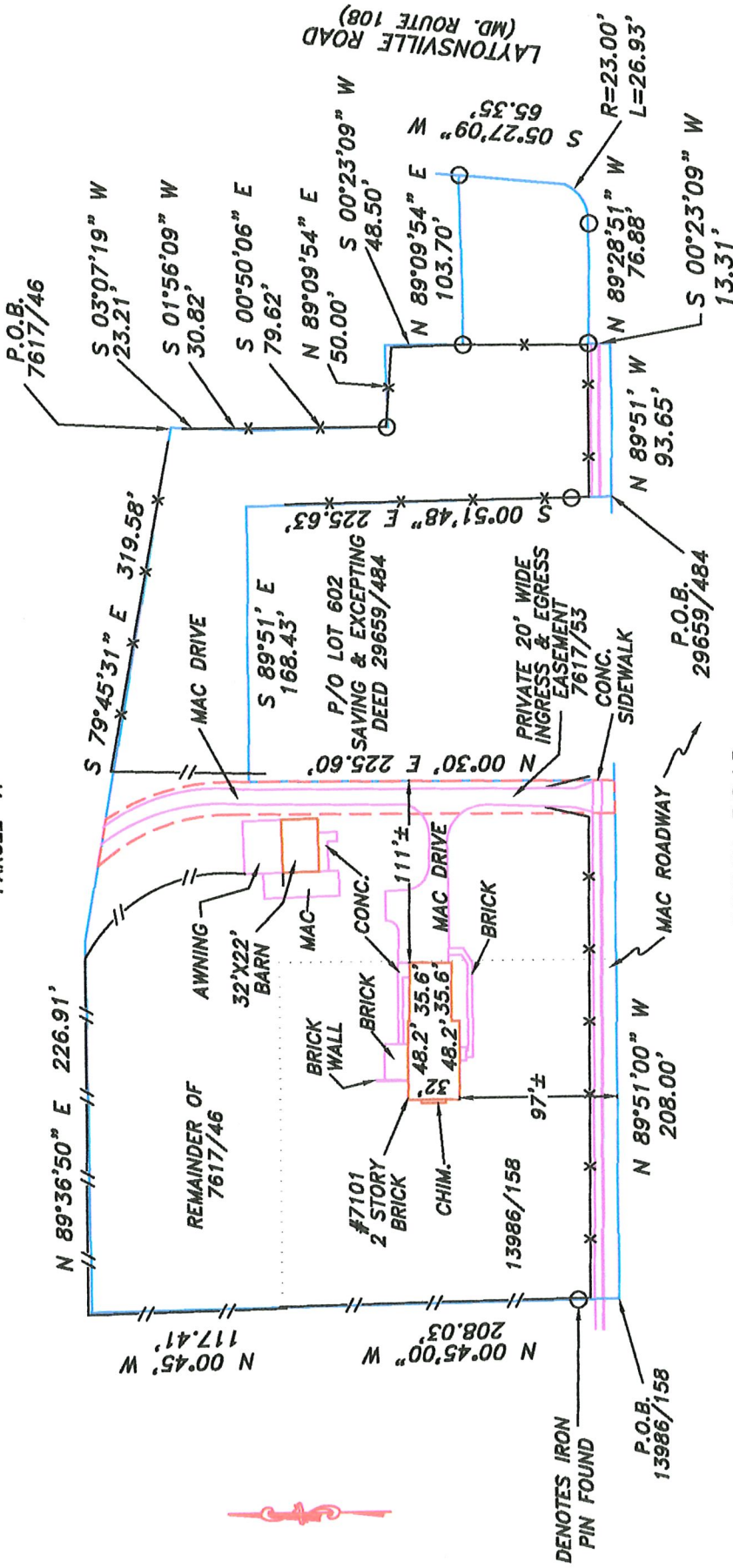
**Architectural change visible from road:** Ground level so not visible from the road.



Sample pictures of irregularly shaped concrete slabs with gaps between them located randomly in front of the barn. The uneven pattern and levels along with the spaces make this unacceptable at the entrance.

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"



BRINK ROAD

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**

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

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