

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23200 Stringtown Road, Clarksburg	Meeting Date:	8/13/2025
Resource:	Contributing Resource (Clarksburg Historic District)	Report Date:	8/6/2025
Applicant:	Montgomery County (John Chow, Agent)	Public Notice:	7/30/2025
Review:	HAWP	Staff:	Dan Bruechert
Proposal:	Clarksburg Library		

STAFF RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Day House/Contributing Resource (*Clarksburg Historic District*)
DATE: c.1925
STYLE: Colonial Revival



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

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 rehabilitating 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 pertinent information is outlined below.

Vision of Clarksburg

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

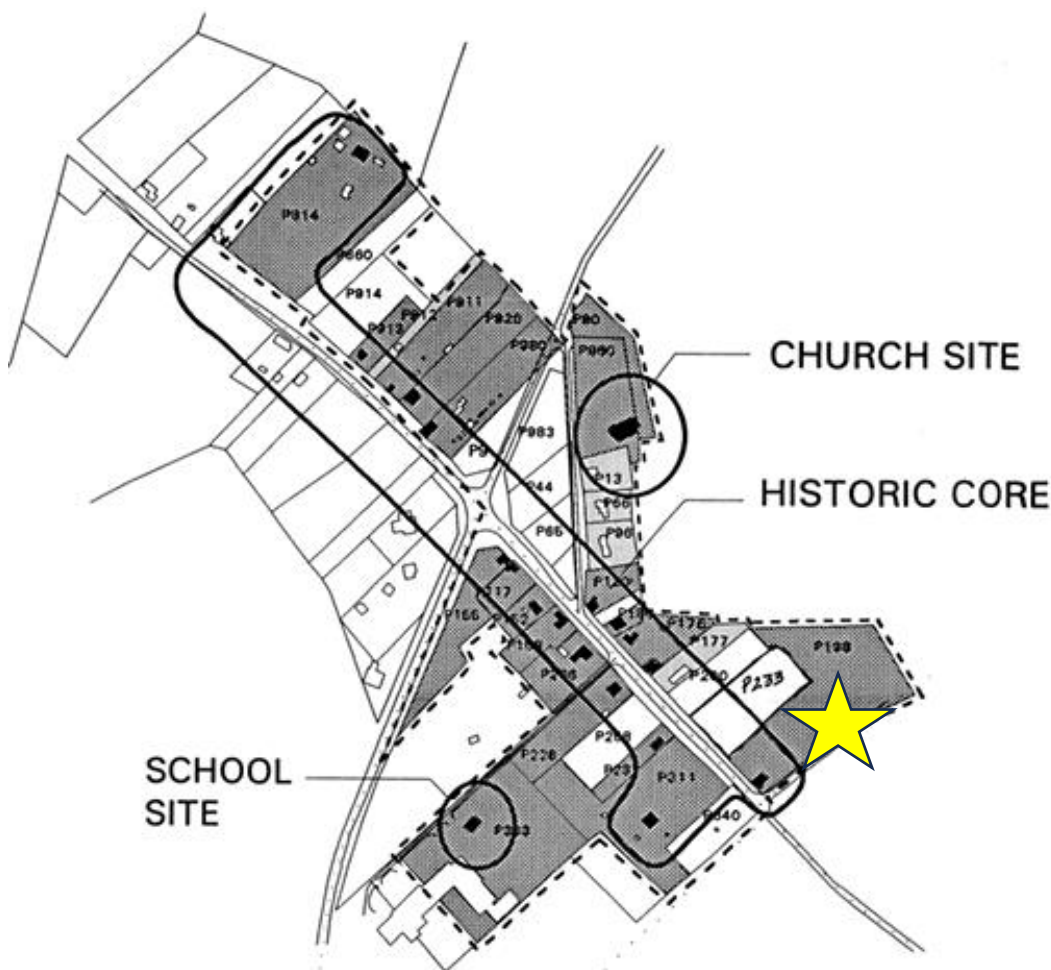


Figure 2: Map from the 1992 Vision of Clarksburg delineating the "Historic Core."

Relevant to the discussion for this first Preliminary Consultation are the following principles:

It is the stated goal of the new town development to retain, reuse, and preserve the existing resources of the historic district, while allowing for an acceptable amount of controlled infill. However, the recognition of the fragile nature of the historic district, and the necessity of careful and sensitive coordination of future development in order to avoid the loss of the district's integrity is critical to the success of future plans. The historic development patterns characteristic of extant building groupings should guide new in-fill development in this area. A buffer area, adjacent to the historic district should allow for the conservation of open space and require new development that is compatible to the historic district in scale and character. An understanding of Clarksburg's past and the identification of the visual qualities that create its unique character will be pivotal in the preservation and enhancement of the historic district in the face of progress.

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.

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.

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 proportions 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. 94, § 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.

STAFF DISCUSSION

The subject property is a large parcel located on the eastern side at the entrance to the Clarksburg Historic District, at the intersection of Frederick Road (MD 355) and Stringtown Road (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, and the historic Day House on the subject property. The Day House is identified as a Contributing Resource to the Clarksburg Historic District.¹ The historic district terminates at the subject property's eastern property line. To the east of the subject property is the identified Clarksburg Town Center.

The objective of this Preliminary Consultation is to evaluate the proposed location of the library to ensure that the development will reinforce the historic character of the Clarksburg Historic District rather than detracting from it. Subsequent Preliminary Consultations will focus on appropriate massing schemes, designs, and materials via streetscape studies and other materials to assess compatibility. To reinforce the historic character, new development is required to be compatible with the character defining features identified in the *Vision of Clarksburg* (identified above) including: setbacks, building rhythm and spacing, scale and height, directional expression, roof form, building materials, and architectural style. This Preliminary Consultation is focused primarily on the placement and orientation of the proposed construction.

Background on Site Development and Existing Conditions

In the years following the adoption of the Clarksburg Master Plan, the subject property has seen substantial change, and the HPC has evaluated several proposals for development on the site. The property conditions in 1998 (see *Fig. 3 and 5*, below) show a largely rural setting. Stringtown Rd. was only two lanes wide, and dead ended at MD 355, which at the time was only two lanes wide and did not have a traffic signal. The most notable changes occurred to the property in 2007 when Stringtown Rd. was widened and the multi-use path to the south of the subject property was constructed. This raised the grade at the south end of the property and steepened the grade at the southern side. The other changes to the site occurred in 2011 when the HPC approved the demolition of a deteriorating barn on site.²

In 1999, the HPC considered the first redevelopment proposal on the site to construct four one-and-one-half story medical office buildings. While the HPC was supportive of that proposal, the applicant never brought forward a HAWP. Later, in 2004, a different applicant proposed a new scheme that would have constructed three two-story buildings along Stringtown Rd. with parking in the rear. The 2004 proposal would have required both a special exception and a Zoning Text Amendment to operate and the proposal was abandoned. Both of these development proposals would have constructed buildings that would have taken advantage of the change in grade from Stringtown Rd. to have a fully occupiable basement level that would have had walk-out access from the rear. More recently, the HPC evaluated a 2018 proposal to construct a gas station and car wash on the site accessible from Stringtown Rd. The placement of this development would have blocked the constructed Clarksridge Rd., discussed below.

¹ 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: 1998 aerial photograph of the subject property before the widening and extension of Stringtown Rd. The demolished barn is circled in yellow.

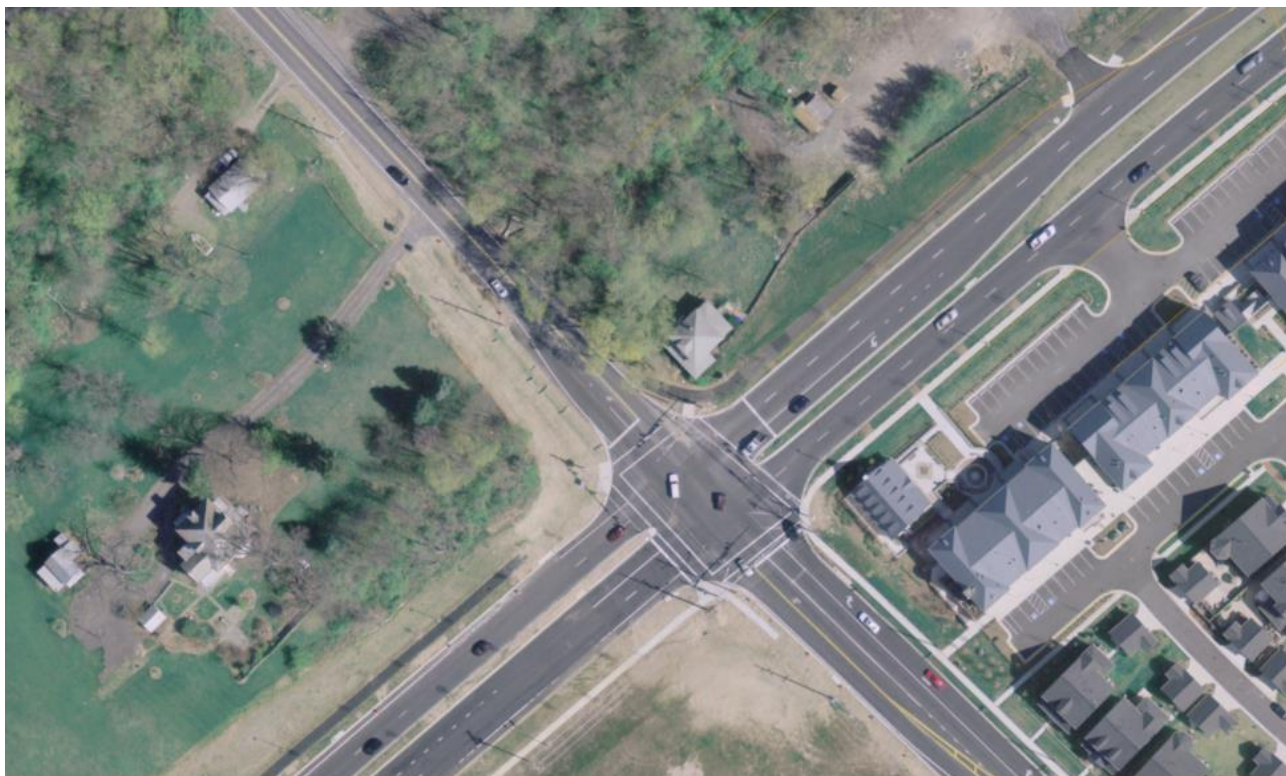


Figure 4: 2008 aerial photo showing the subject property with the widened roads and new development.



Figure 5: Undated photo of the subject property before the expansion of Stringtown Rd. and the construction and re-grading to accommodate the multi-use path.



Figure 6: Current site conditions showing the grade change to the south (right) of the Day House.

Within the last fifteen years, a multi-use path was constructed parallel to Stringtown Rd. (see *Fig. 4*, above). The construction of that path raised the grade along Stringtown Rd. by several feet. On November 18, 2020, the HPC approved HAWP the construction of a shared-use path, along MD 355 with its associated hardscape, regrading, lighting, and tree removals.³ The approved path is 8' (eight feet) wide and has a 6' (six foot) buffer from MD 355, meaning the path will be 14' (fourteen feet) closer to the Day house than the existing curb, but will only include minor encroachments onto the subject property (see *Fig. 7*, below). The approved path will not substantially raise the grade along MD 355, but it will steepen to create the flat ground necessary to construct the path. The two large trees between the house and the road shown in *Fig. 6* will be removed.

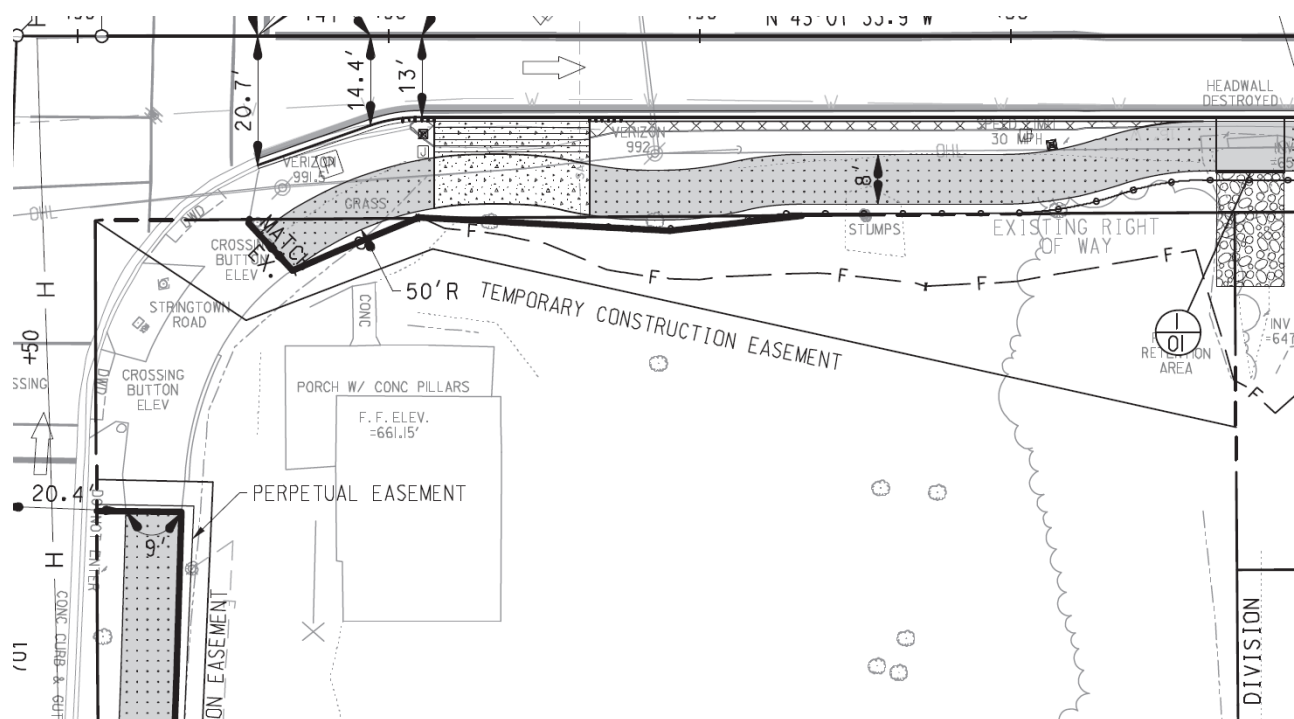


Figure 7: Detail of approved shared-use path showing the minor encroachment within the existing right-of-way.

To the north of the subject property, Clarksridge Rd. terminates in a dead end (see *Figure 9*, below). The 1994 Clarksburg Master Plan recommends the completion of this road to connect Clarksburg Square Rd. to Stringtown Rd. When Stringtown Rd. was expanded in c.2007, a crossing and curb cut was constructed on the multi-use path to facilitate the expansion of the Clarksridge Rd. (see *Fig 8*, below). The completion of this road is challenging due to the substantial change in grade on the site, particularly from the north.

³ The approved plans for the November 2020 HAWP approval are available here:

https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/HAWP/11-18-2020/23515%20Frederick%20to%2023200%20Stringtown%20Roads,%20Clarksburg%20-%20Approval.pdf.



Figure 5: The subject property looking west towards the Day House.

Evaluation of the Proposed Library Sites

The applicants propose to develop the site and construct a Clarksburg branch of the County Library system. While no specific plans have been presented to Staff, Staff recommends the HPC require the applicants to rehabilitate the Day House and put it into productive use as part of any new project to protect the integrity of the District through preservation of the County-owned resource on site.

The purpose of this Preliminary Consultation is to discuss the appropriateness of the applicants' proposal and to identify an appropriate location and orientation for the proposed library building. Additional site work, like the expansion of Clarksridge Rd., internal circulation, and parking are also proposed as part of the site development.

The applicant proposes to construct the library fronting Stringtown Rd. in an area adjacent to the identified Historic Core in the buffer area. Portions of the project that impact the Day House may also be located within the Historic Core, but those are not developed at this time. Staff notes that all alterations to properties in the historic district are still required to adhere to the requirements of 24A, the Master Plan Designation, *Vision of Clarksburg*, and the *Secretary of Interior's Standards for Rehabilitation*; whether they are located in the Historic Core or not. The applicants submitted a site analysis that identified several limitations and site restrictions (see *Fig. 9*, below) including:

- Topographical changes (both north-to-south and east-to-west);
- A sanitary sewer easement;
- A stormwater easement;
- The location of the historic Day House;
- A 10' (ten foot) wide public utility easement (along Stringtown Rd.); and
- The proposed and planned completion of Clarksridge Rd. (a recommendation in the Clarksburg Master Plan).

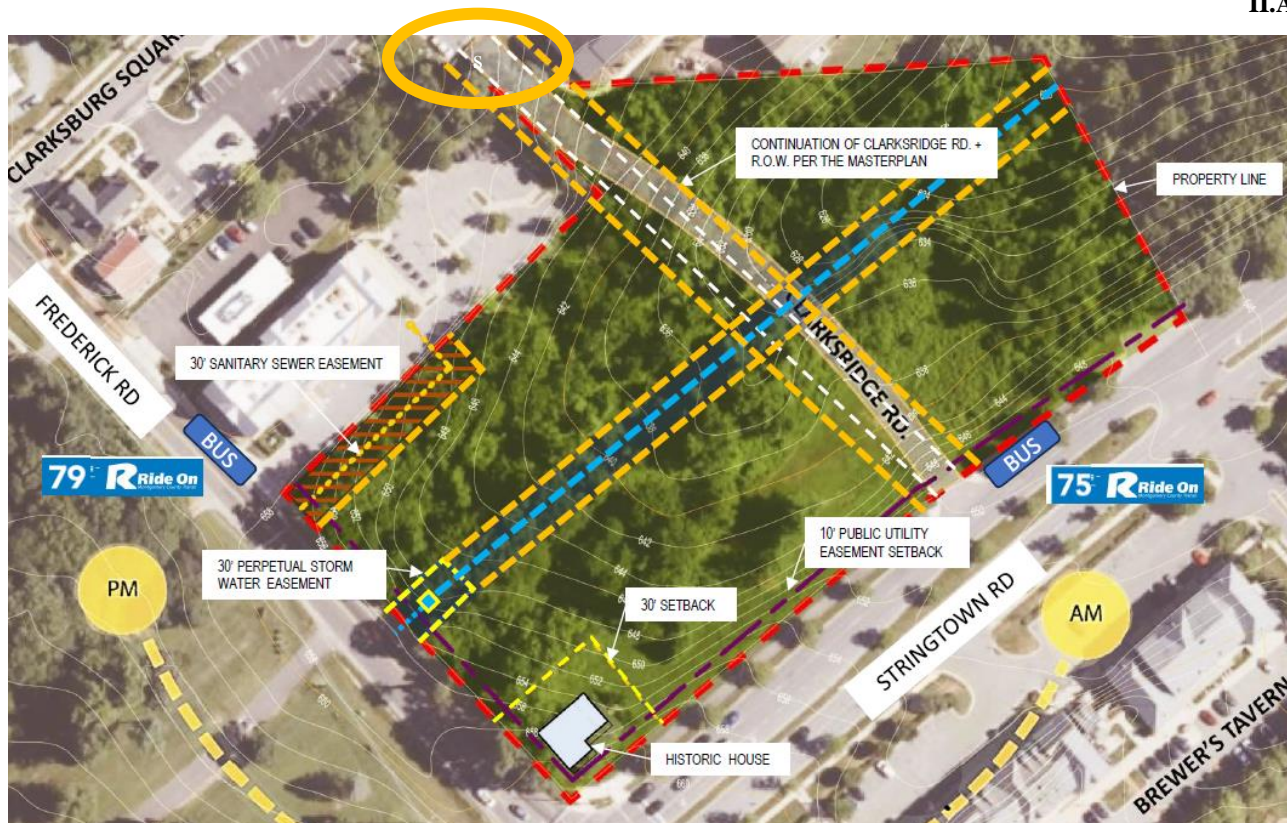


Figure 6: Site plan showing the site with the Day House and stormwater easement. Clarksridge Road is unbuilt on the site, but it shown as completed in this image. The existing Clarksridge Road terminates at the orange circle.

The applicant identified five potential areas for the placement of the proposed library. The applicant rejected four of the locations because the buildable envelope was either too small or the topography was too steeply sloped (see *Fig. 10*, below). Areas 1 and 4 are identified as being too small; additionally, those locations are not accessible without at least the partial construction of Clarksridge Rd. The comment for Area 3 states that it is too small, and the site has too much slope. The location near Md 355 straddles a stormwater easement and would be challenging to access from due to the steep grade and limited footprint.

Staff finds three of the four rejected locations would be incompatible with the character and settlement pattern of the historic district and would require too much surface parking. The applicant identified Area 3 as too small and too steep to construct the library on. Based on the topography, Staff finds the applicant is likely correct on the feasibility of construction in that location. However, Staff finds that construction in that location would have less of an impact on the character of the site, including the historic Day House.

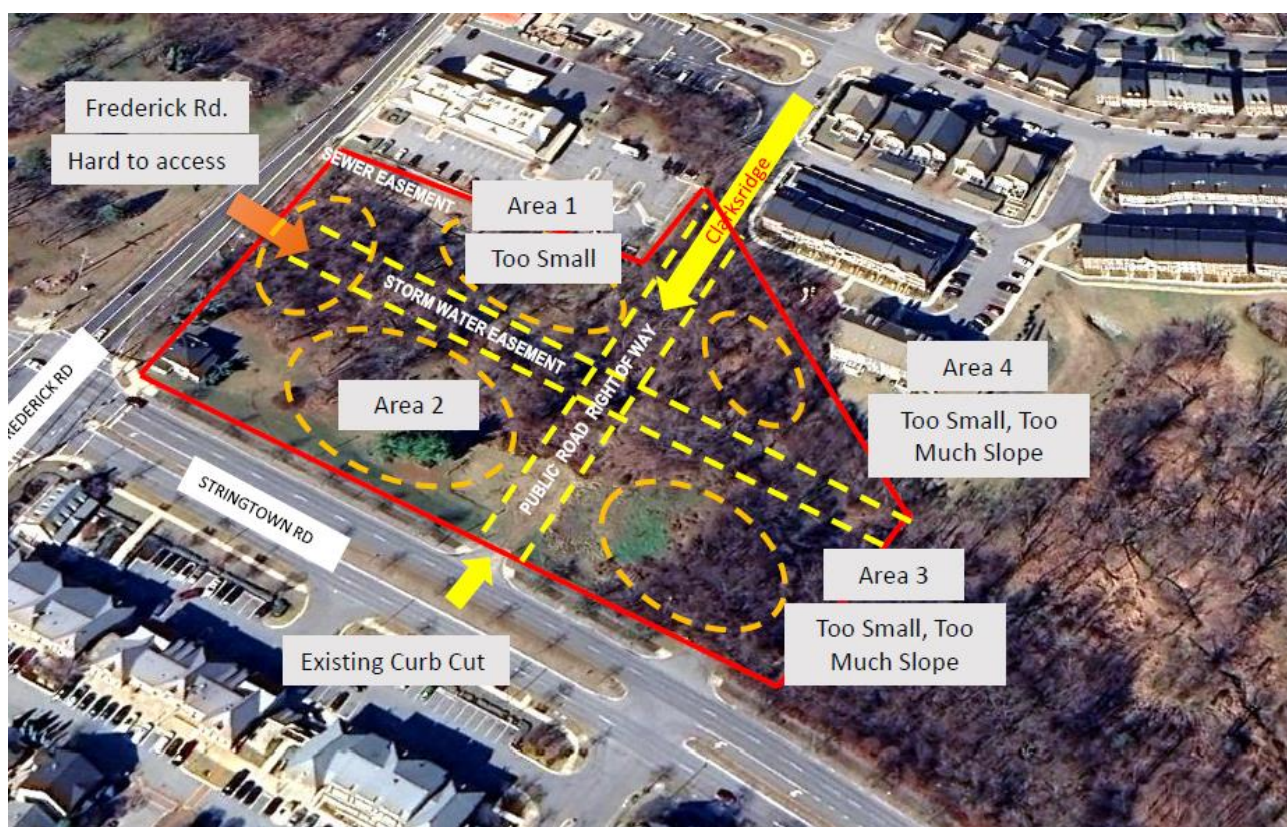


Figure 7: Proposed library locations.

Area 2 was selected for its large size and relatively gentle slope and because it would provide the size necessary for the footprint of the desired library at 10,000 ft² (ten thousand square feet). A library in this location would front Stringtown Rd. and would be approximately 60' (sixty feet) from the rear of the Day House. The parking would be accessed from a completed Clarksbridge Rd via Stringtown Road. The applicant noted the library entrance from Stringtown Rd. would be at the same height as the entrance to the Day House.

Staff finds the proposed location in Area 2 suffers in a number of ways. First, the proposed placement along Stringtown Rd. creates a setting that is disconnected from the Day House and from the rest of the historic district, both visually and operationally. The Day House requires extensive rehabilitation, and Staff remains concerned about the historic house's vacancy which has led to break-ins and vandalism before the County acquired ownership. Second, depending on the massing of the library, it will be challenging to keep the library from looming over the historic house. The relationship between the historic building and the new construction, even for larger institutional construction, must be paramount in the HPC's evaluation.

When evaluating a potential location, the HPC should also consider the impact of this new civic use and how it can enhance the District while also serving the larger Clarksburg area. Libraries, much like schools, become focal points within their respective communities. They add vibrancy and energy to the streetscape if sited and designed sensitively, anchoring the new building within the civic fabric of the community. Clarksburg currently has a small, midcentury Post Office along MD355, and the historic Clarksburg School and modern Clarksburg Elementary School located at the western terminus of Redgrave Place (one block north and west of the subject property) as the only civic buildings within the District. A new library presents an opportunity and a challenge at this location. It must be compatible with the District while also being sited and designed in such a way that it can take full advantage of the prominence of its role within the rural village and within the larger Clarksburg area. It will become the most prominent government building in the District from a visual perspective and will be on par with the elementary school from a use and community connectivity perspective.

Staff finds that the proposed location presents several issues, including:

- Disconnecting the library from the historic district and its settlement pattern;
- Disengaging the library from the urban form of the District by turning away from MD355/Frederick Road;
- Requiring the construction of Clarksridge Road, which potentially poses a substantial challenge and will potentially require a large amount of area to construct for the road width. While there is only a 10' (ten foot) drop from Stringtown Rd., but there is an approximately 15' (fifteen foot) drop from Clarksburg Square Rd. to the north; and,
- Not accounting for the integration and/or use of the Day House as part of the proposal.



Figure 8: Looking northeast towards the subject property.

Another possibility not considered by the applicant is relocating the historic Day House and constructing the library at the corner of Stringtown Rd. and MD 355. Moving historic buildings is often not desirable because of the negative impact to the historic building's integrity. However, in this instance, Staff finds there may be some factors that could weigh in favor of considering this treatment.

First, is the degraded condition caused by the deferred maintenance of the Day House. The house has been vacant for a number of years and the interior and exterior of the house are suffering as a result. The textured block foundation requires repair, several windows are broken, and the ground floor is boarded up as the property is vacant (this work was done as part of a court order by a prior owner).

The second factor is the changed setting surrounding the Day House. As shown above, the expansion of Stringtown Rd. and construction of the multi-use path have raised the grade and altered the relationship of

the Day House to its surroundings.

Third, the approved multi-use path along MD 355 will further reduce the front yard at the Day House. These changes, and the noise and pollution they have brought, have changed the corner setting of this property. At Staff's visit to the site, the Day House's aluminum siding was noticeable dirty with pollution likely caused from passing traffic. These changes to the house's setting may outweigh the damage to its integrity caused by moving it to a different location on the site.

Should the HPC support constructing the library at the intersection, the design of the library could front both Stringtown Rd. and MD 355 and be better integrated with the settlement pattern of the surrounding historic district. The library in this location could also accommodate pedestrian access from both roads. Vehicular access would still need to be constructed from Stringtown Rd.

Regardless of the HPC's position on relocating the historic Day House, Staff finds that a use for this building needs to be considered as an integral part of this development project so that it does not continue to suffer from its vacant condition and additional deferred maintenance.

Staff requests feedback from the HPC regarding:

- The appropriateness of constructing a library on the subject property;
- The appropriateness of constructing an extension of Clarksridge Road through the site;
 - What additional information should be provided at the next Preliminary Consultation to evaluate this part of the proposal?
- The appropriateness of the proposed location and orientation of the library building;
 - Is another location on site preferable?
- Are there any specific materials that need to be submitted for future consideration of new building massing, and scale, in addition to streetscape studies, etc.?
- What information about the treatment/rehabilitation of the Day House does the HPC require for further evaluation?

STAFF RECOMMENDATION

Staff recommends the applicant make the revisions recommended by the HPC and returns for a second Preliminary Consultation.



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	

CLARKSBURG LIBRARY

Capital Improvement Project No. 710500

Historic Preservation Commission Presentation

August 13, 2025



2. WELCOME AND INTRODUCTIONS – Capital Improvement Project Descriptions by MC-DGS

Montgomery County Department of General Services

Hamid Omidvar, AIA

Chief, Division of Building Design + Construction

Randall Hawkins, RA, LEED AP

Section Chief, Division of Building Design + Construction

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Montgomery County Public Libraries

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Elizabeth Lang

Assistant Facilities + Accessibility Program Manager – M.C. Public Libraries

Grimm + Parker Architects

Antonio Rebelo, AIA, IIDA, NCARB

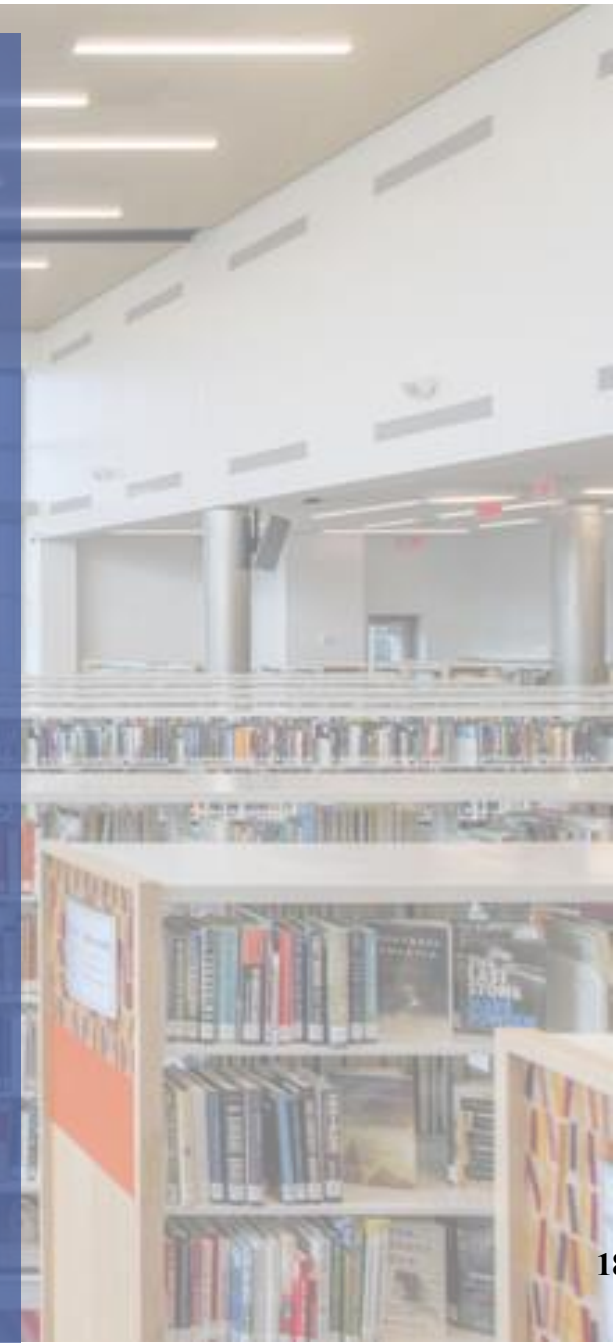
Lead Designer, G+P Co-President and Director of Design

Sue Hains, AIA, LEED AP, FITWELL

Senior Project Manager, G+P Partner

Kari Mackey, AIA, LEED AP BD+C

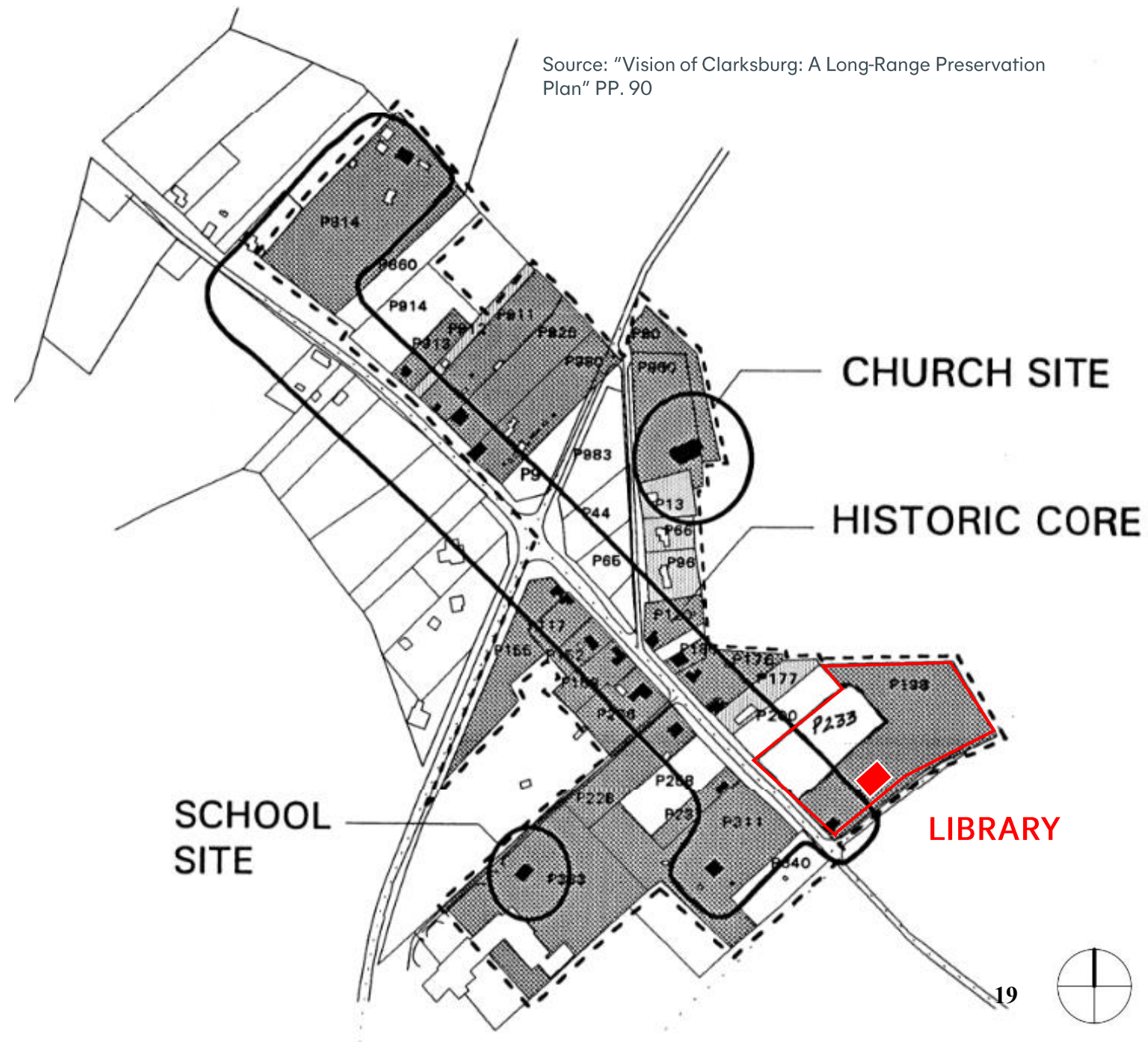
Project Architect, G+P Senior Associate



3. Project Location: The Clarksburg Historic District

Source: "Vision of Clarksburg: A Long-Range Preservation Plan" PP. 90

- LEGEND**
- HISTORIC BUILDING/RESOURCE
 - ▨ CONTRIBUTING RESOURCE PROPERTY
 - ▤ NON-CONTRIBUTING RESOURCE PROPERTY
 - UNDEVELOPED PARCELS



4. Key Historic Preservation Considerations in this Project

“Woven in Time”: The New Clarksburg Library

- **Compatible Use:** Library can make Education and History of Clarksville more available to the Community like no other building type currently in Clarksburg.
- **Location** within the Historic District boundary, but outside of the Historic Core – Architectural Transition Zone/Buffer.
- **Massing Compatible with the scale and proportions** desired for the Historic District: simple rectangular form, one story, but with a two-story, low height appearance.
- **Adequate distance from adjacent historic building** preserves desired openness / visual porosity of the streetscape for views and preservation of landscape elements in the interstitial space.
- **Building located as close as possible to the street** as desired by the short front yard setbacks present in the historic district and hides parking from view by parking cars under the building with access from the rear.
- **Traffic.** Building positioned along Stringtown Rd. helps divert traffic from Frederick Road and helps reduce the ill effects of traffic on an already congested Road (Rt. 355). Clarksridge Road extension
- **The building architectural character** is of the present but respects and nods to the historic past with its calm elegant proportions and fenestration rhythm, as well as the use of few exterior materials that represent wood and panels of similar white color as the adjacent historic predominant building context.
- **Project respects, retains and gives prominence to a significant historic structure** within its property boundary line, encouraging the preservation and future use of that historic building.

5. Project Site: Site Images



View from Frederick and Stringtown Road Intersection Looking North

6. Project Site: Site Images



View from Adjacent Commercial Property
Looking South



View Looking South Along Frederick Road



View Looking West of the Historic House From
Stringtown Road



View of the North Part of the Site along Frederick Road (looking East)



View Looking North along Frederick Road

7. Project Site: Site Images



**View looking West
along Stringtown Road
showing the site's steep
slope from sidewalk**



**View within the site Looking towards Frederick
Road and Stringtown Road intersection**



**View looking East along Stringtown Road
showing the site's steep slope from sidewalk**



**View of the historic house near the Frederick Road
and Stringtown Road intersection**

8. Project Site: Site Analysis

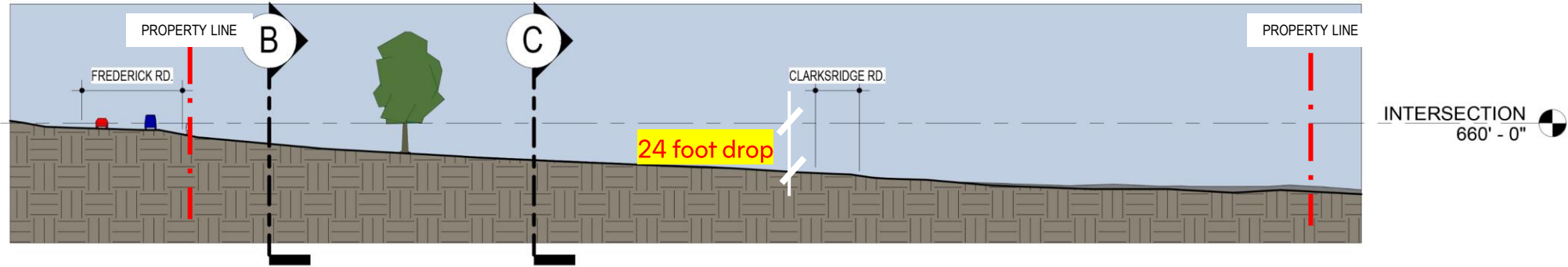
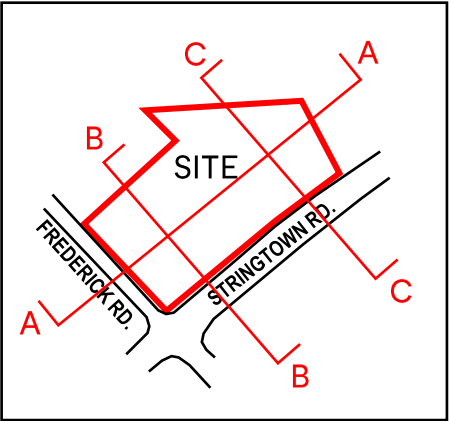
There are multiple easements across the entire site creating severe limitations.



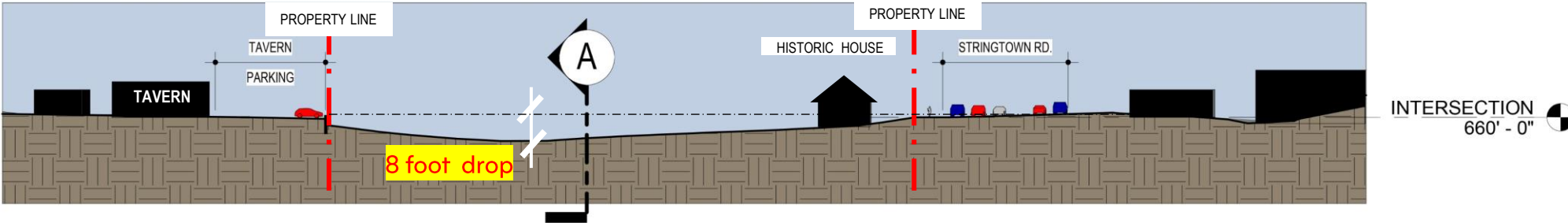
9. Site Analysis: Existing Site Sections

Site Topography is Extremely Challenging due to Elevation Differences Relative to both Frederick as well as Stringtown Roads

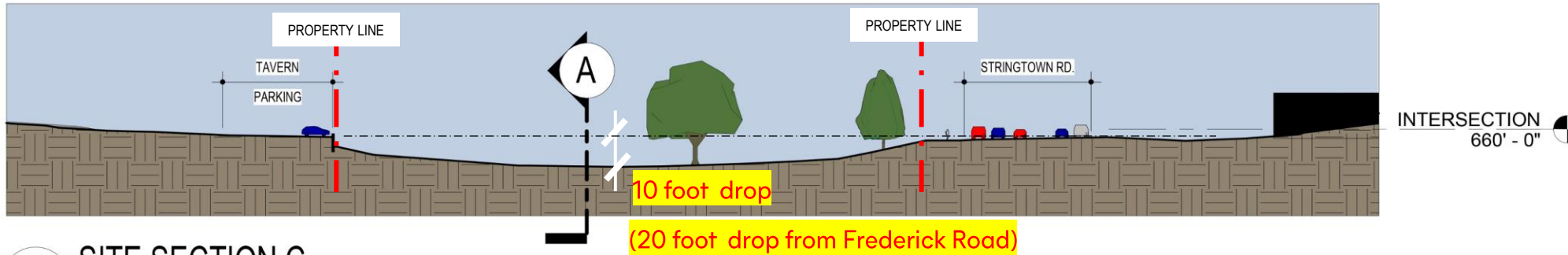
Site Sections' Key



A SITE SECTION A



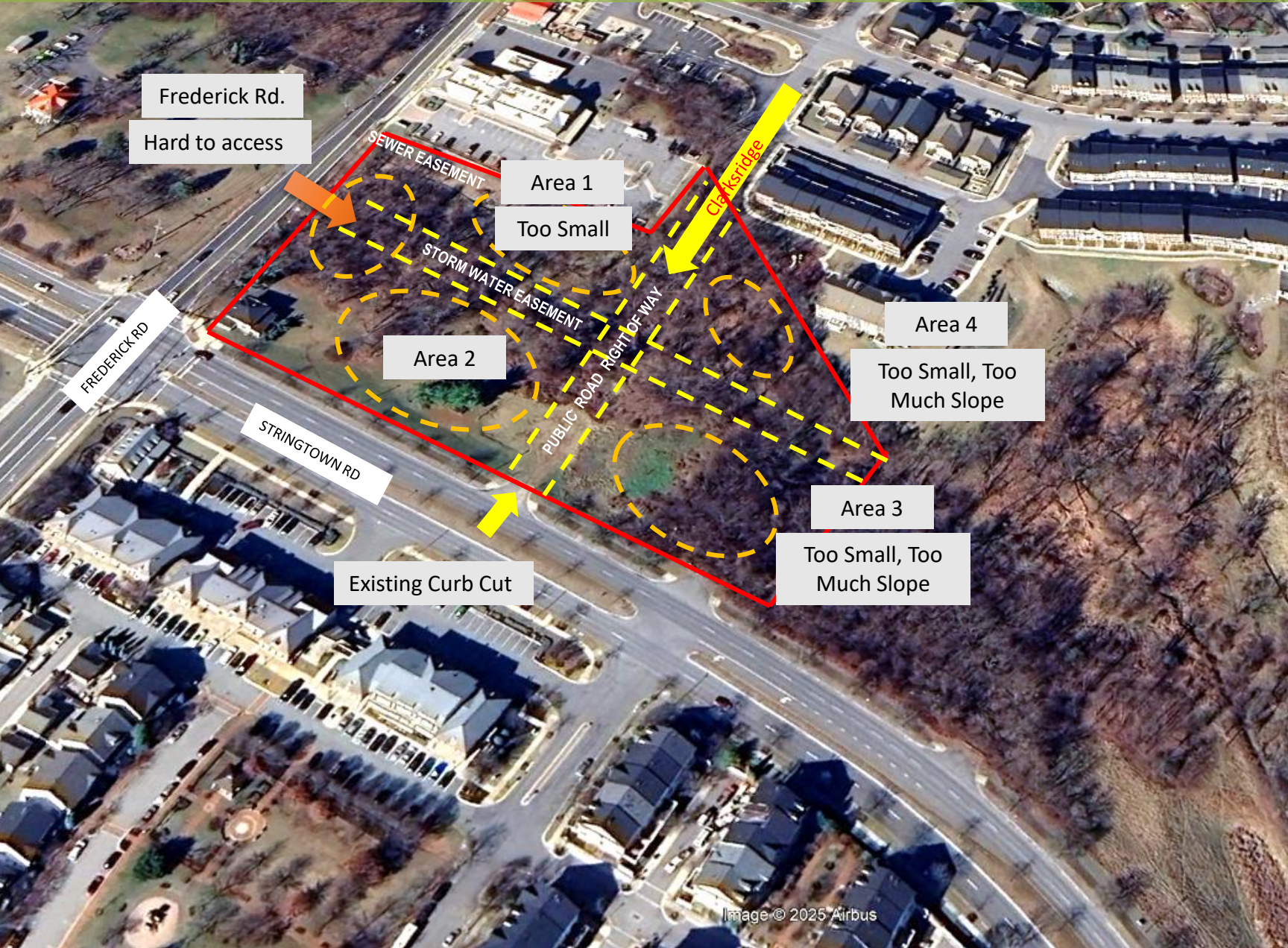
B SITE SECTION B



C SITE SECTION C

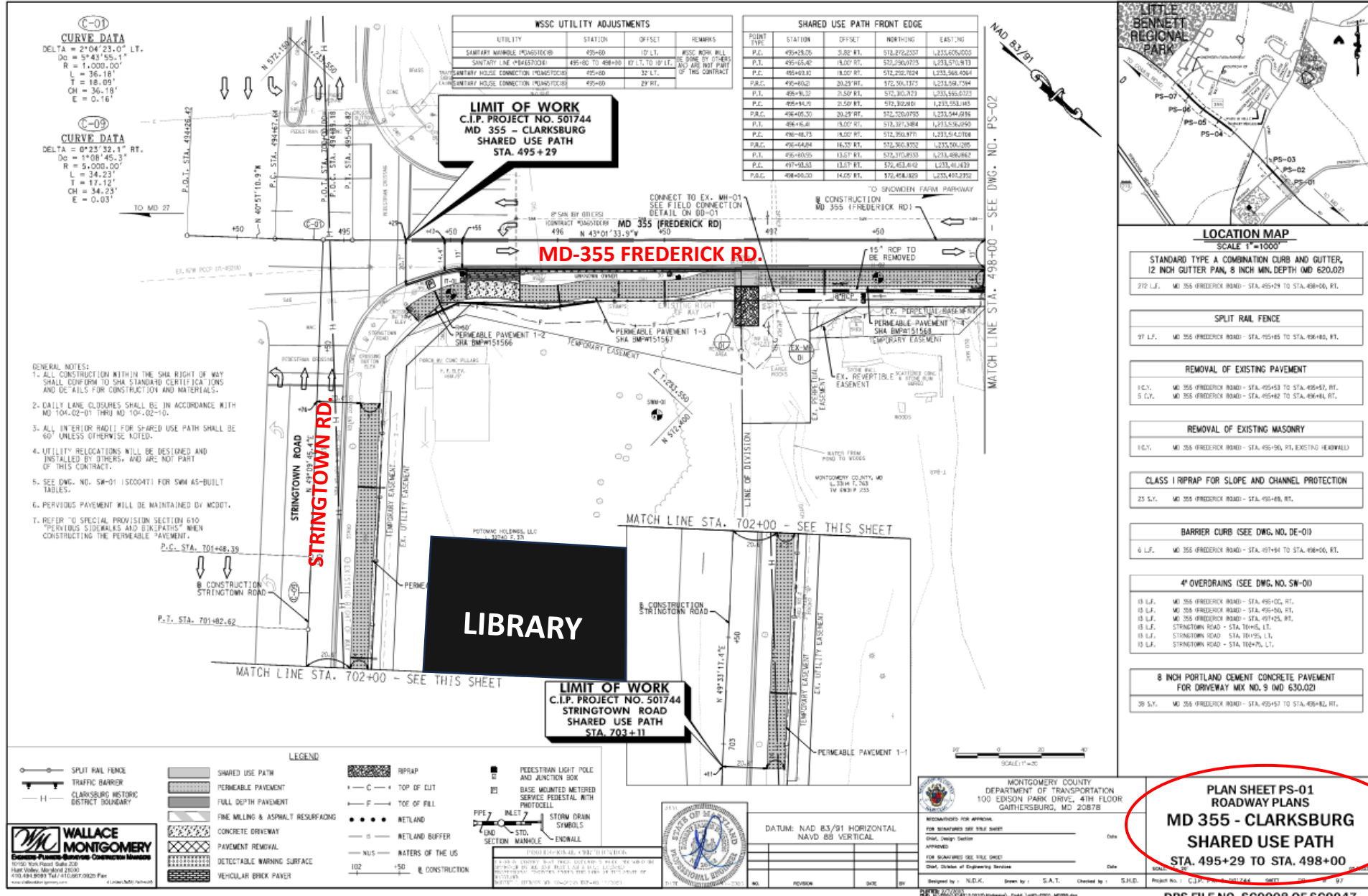


10. Site Analysis: Key Site Considerations

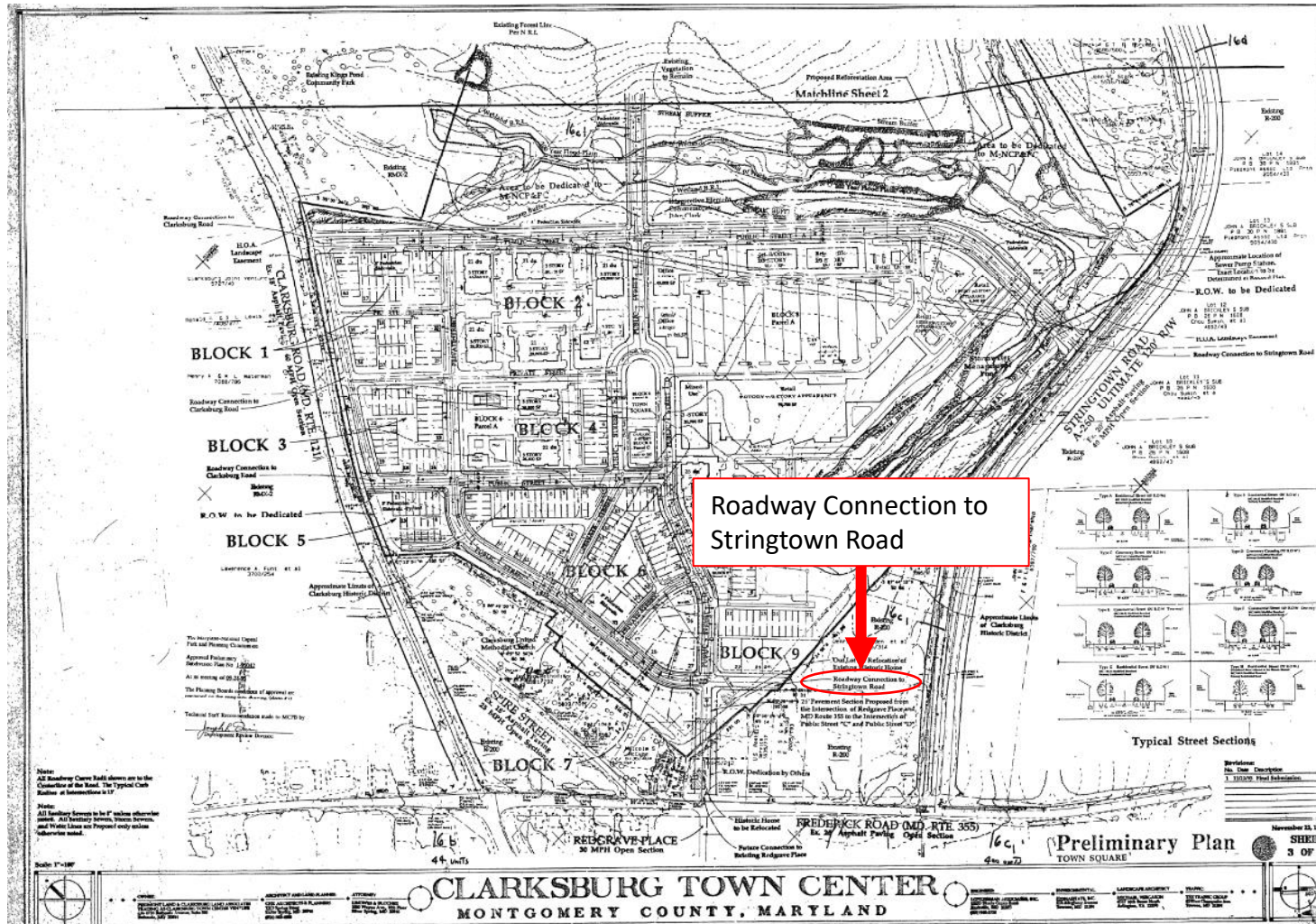


- Building Presence along Stringtown Rd. or Frederick Road
- Relationship to Historic District, specifically with the Historic House at the corner intersection and future synergy between it and the Library
- Available Suitable Building Area relative to Storm Water easement and outlet location, Public Road Right of Way and Sanitary Sewer Easements to maximize available land for Future Housing Development
- Relief of Traffic Congestion on Frederick Road
- Pedestrian Access to Library – front door directly accessible to sidewalk along street
- Relationship to the new road extension of Clarksbridge Road
- Work with Topography/Grading to ensure the building isn't buried in the middle of the site (20' lower)
- Parking and Access
- Sustainability / Net Zero Requirements

11. Shared Use Path



12. Clarksridge Rd. Extension



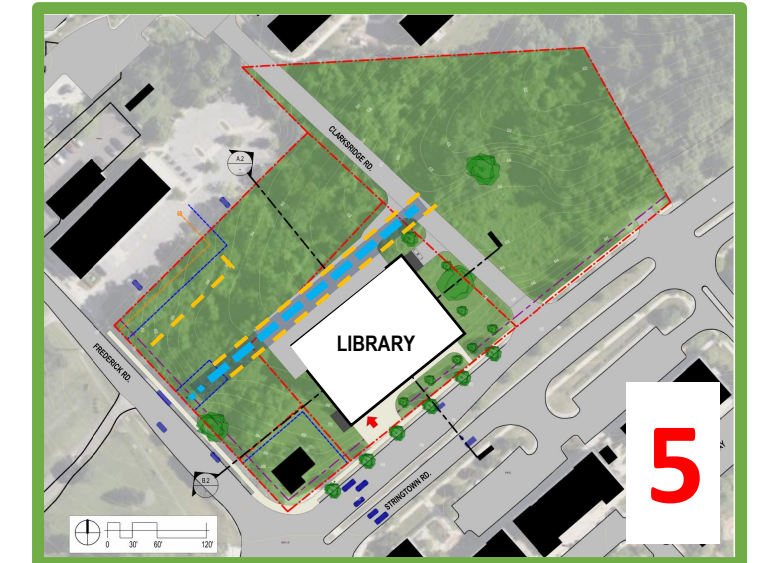
Excerpts From the Master Plan:

- A note on page 3 of the [approved Preliminary Plan](#) for Clarksburg Town Center ([119950420](#)) reads, “Roadway Connection to Stringtown Road,” at the southern terminus of Clarksridge Drive that meets the county-owned property where the Clarksburg Library is being considered.
- Condition of approval #14 of the revised opinion approving the Project Plan for Clarksburg Town Center ([919940040](#)) says to, “Provide for an additional connection from Redgrave Place (Main Street [now Clarksburg Square Road]) to the boundary of the historic district to permit a future connection to A-260 (Stringtown Road).” ([91994004 – Revised Opinion.pdf](#), p. 7)
- The [1994 Clarksburg Master Plan](#) aims to assure that, “all road improvements, including both changes to existing roads, and creation of new roads, are sensitive to the historic character of the Clarksburg Historic District.” (p. 47) Since the road connection would run through the current Clarksburg Historic District boundary, this master plan policy should be considered as the road connection is contemplated. The 1994 Plan also encourages, “an interconnected street system as typically found in older towns,” within the Town Center (page 51).

13. Process History/Preliminary Work: First Test fit Concept Studies



Due to all the Site Constraints and Easements, Concept 5 was the most viable location for the building.



Structured Parking Below Building + Minimal Surface Parking

14. Process History/Preliminary Work: First Test fit Concept Studies

Option 1 Pros and Cons

14

Pros

- Site design configuration closest to what was shown at community meeting
- Staggered site entrances minimizes cut-through

Cons

- Access curb-cut from Frederick Rd. closest to entrance to Tavern parking lot
- Increased traffic congestion on Frederick Rd.
- Surface Parking Lot (less green)
- Access to front entry from surface parking not ideal
- Requires extensive site grading with possible retaining wall facing Historic House
- Storm Water easement needs to avoid building pad (very difficult to do due to grading slopes)

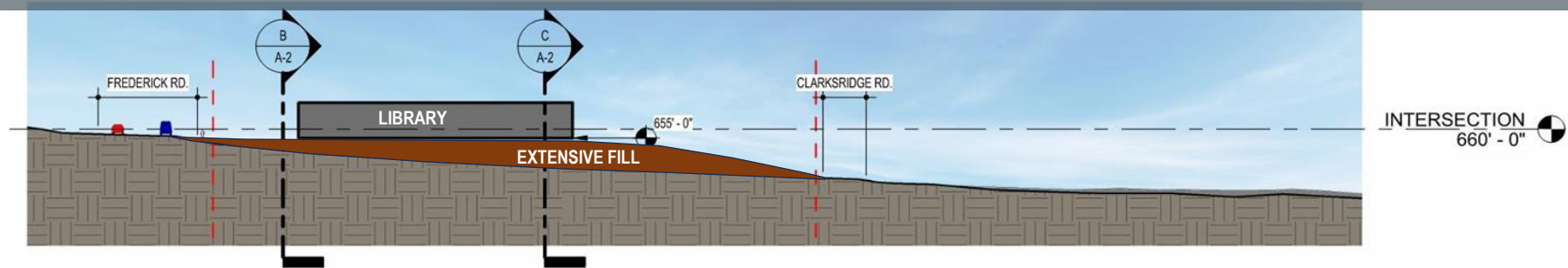


1

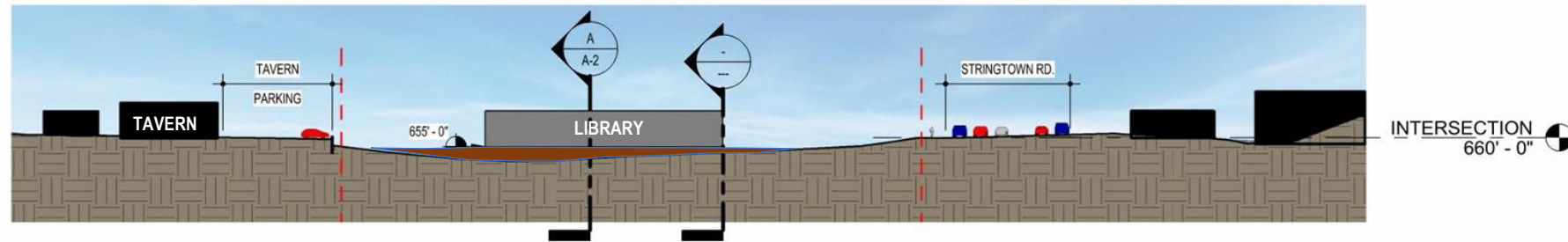
15. Process History/Preliminary Work: First Test fit Concept Studies

15

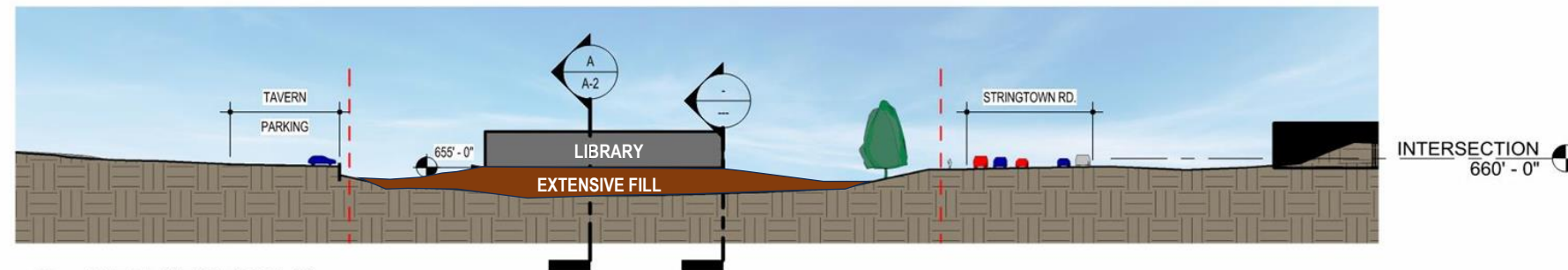
Option 1 – Site Section



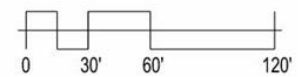
A SITE SECTION A
1" = 60'-0"



B SITE SECTION B
1" = 60'-0"



C SITE SECTION C
1" = 60'-0"



16. Process History/Preliminary Work: First Test fit Concept Studies

Option 2 - Pros and Cons

Pros

- Site design configuration similar to what was shown at community meeting
- Storm Water easement direct outfall towards Clarksride Rd.

Cons

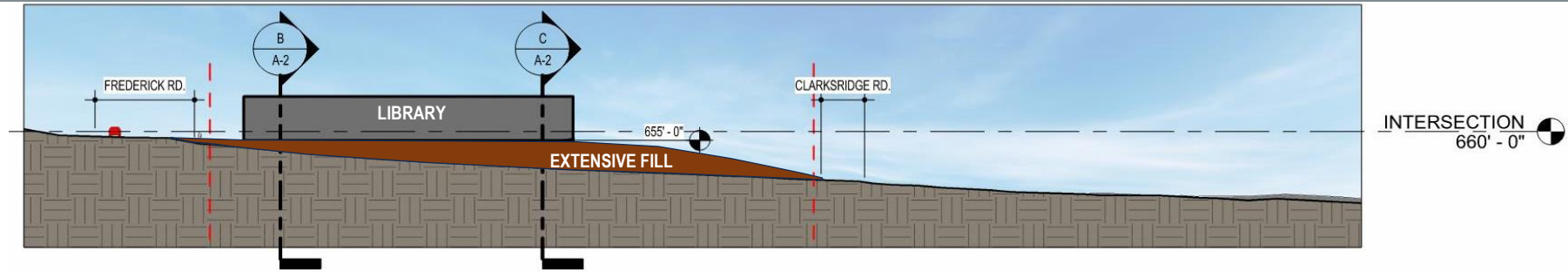
- Greatest encroachment on Historic House
- Increased traffic congestion on Frederick Rd.
- Extensive Surface Parking Lot (less green)
- Requires extensive site grading
- Bldg. short side faces Frederick Rd.
- Bldg. Entrance in the back



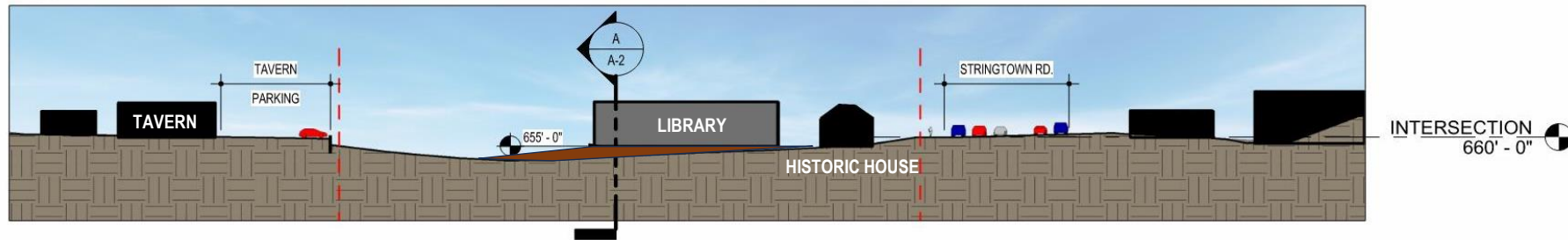
17. Process History/Preliminary Work: First Test fit Concept Studies

Option 2 – Site Section

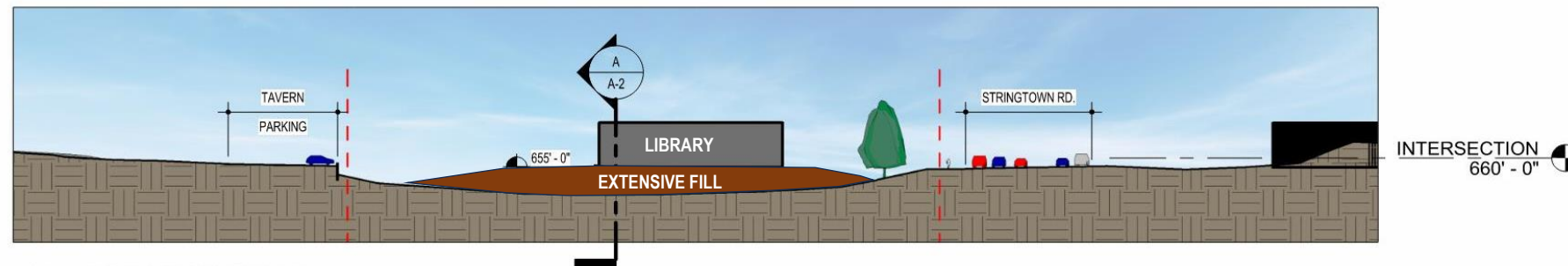
17



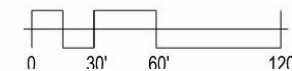
A SITE SECTION A
1" = 60'-0"



B SITE SECTION B
1" = 60'-0"



C SITE SECTION C
1" = 60'-0"



18. Process History/Preliminary Work: First Test fit Concept Studies

Option 3 - Pros and Cons

Pros

- Potentially less site grading
- Better Bldg. footprint proportion

Cons

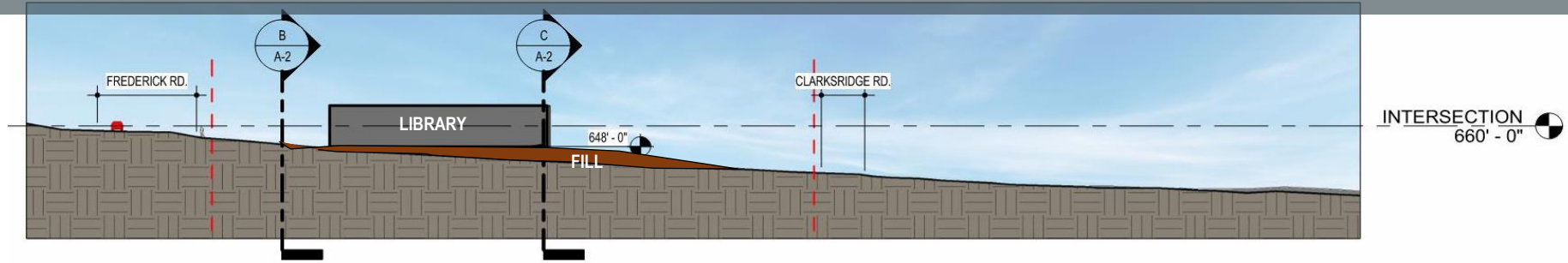
- Bldg entrance in the rear, opposite from Stringtown and Frederick Roads
- Access curb-cut from Frederick Rd. close to entrance to Tavern parking lot
- Increased traffic congestion along Frederick Rd.
- Storm Water easement needs to avoid building pad (very difficult to do due to grading slopes)



19. Process History/Preliminary Work: First Test fit Concept Studies

Option 3 – Site Section

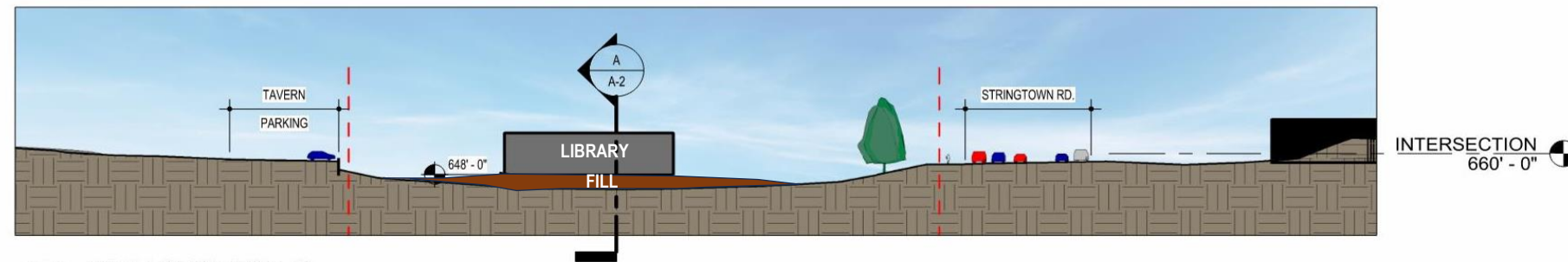
19



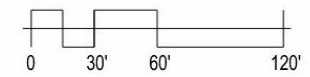
A SITE SECTION A
1" = 60'-0"



B SITE SECTION B
1" = 60'-0"



C SITE SECTION C
1" = 60'-0"



20. Process History/Preliminary Work: First Test fit Concept Studies

Option 4 - Pros and Cons

Pros

- Smaller footprint on the site
- No surface parking lot – more green space
- Parking protected from elements below the Library

Cons

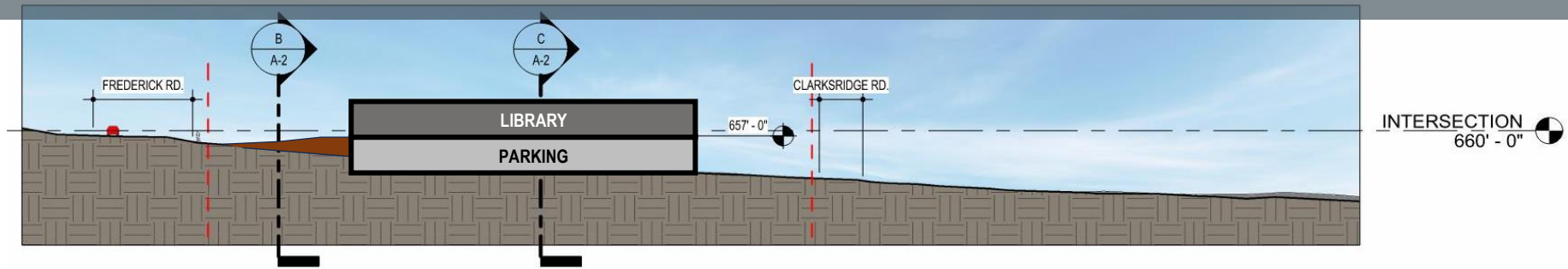
- Access curb-cut from Frederick Rd. close to entrance to Tavern parking lot
- Increased traffic congestion along Frederick Rd.
- Storm Water easement needs to avoid building pad (very difficult to do due to grading slopes)
- Cost of structured parking



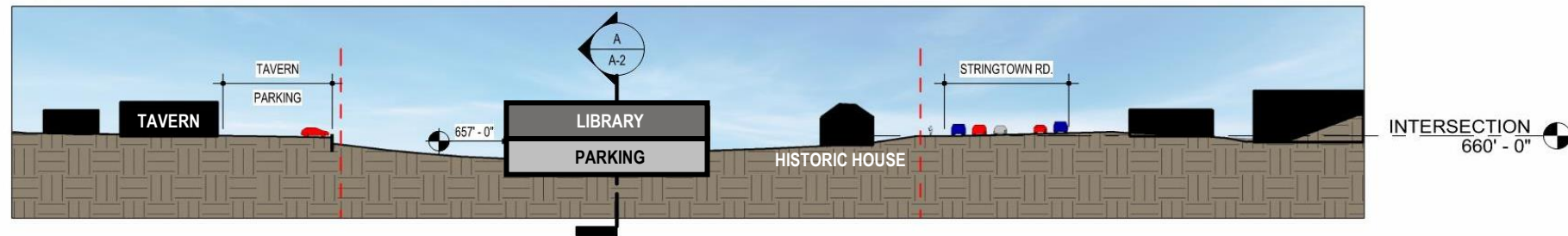
21. Process History/Preliminary Work: First Test fit Concept Studies

Option 4 – Site Section

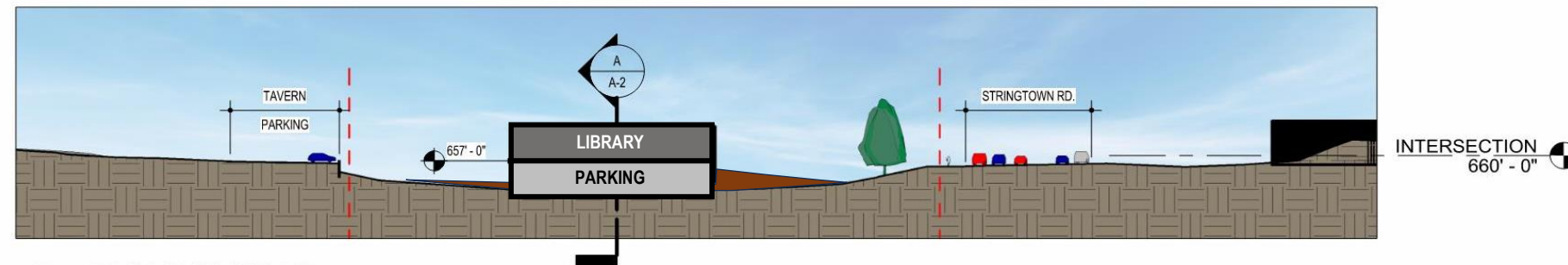
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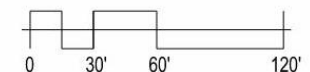
A SITE SECTION A
1" = 60'-0"



B SITE SECTION B
1" = 60'-0"



C SITE SECTION C
1" = 60'-0"



22. Process History/Preliminary Work: First Test fit Concept Studies

SELECTED Option 5 - Pros and Cons

22

Pros

- Compact building/site footprint
- Good landscape buffer between historic house and library yet library front door on same level as historic home's front door level, allowing for future synergy of uses between the two buildings
- Hides parking from view by tucking it under the Library
- Still provides some surface parking
- Service at library level
- Good street presence on stringtown road
- Entrance from stringtown road – building at street level
- Adequate space for swm

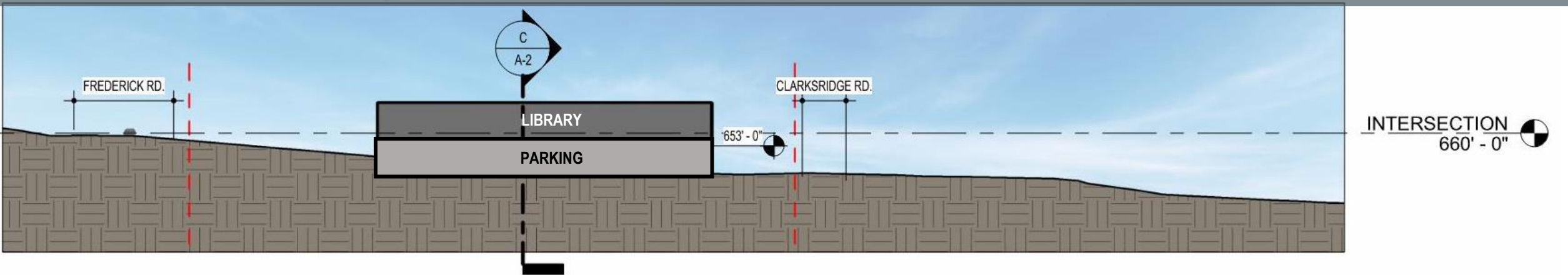
Cons

- Parking garage costs

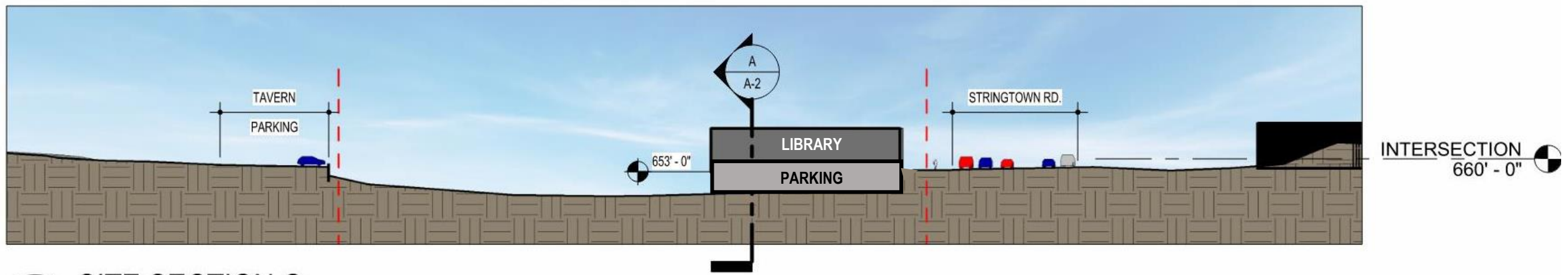


23. Process History/Preliminary Work: First Test fit Concept Studies

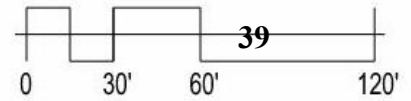
SELECTED Option 5 – Site Section



A SITE SECTION A
1" = 60'-0"



C SITE SECTION C
1" = 60'-0"



24. Proposed Concept: Site Plan (Includes impact of Solar Panels for Net Zero Energy Requirement)

Legend

Property Line

Pedestrian Path

Vehicular Access

Storm Water Easement

San. Sewer Easement

Public Road Right-Of-Way Easement

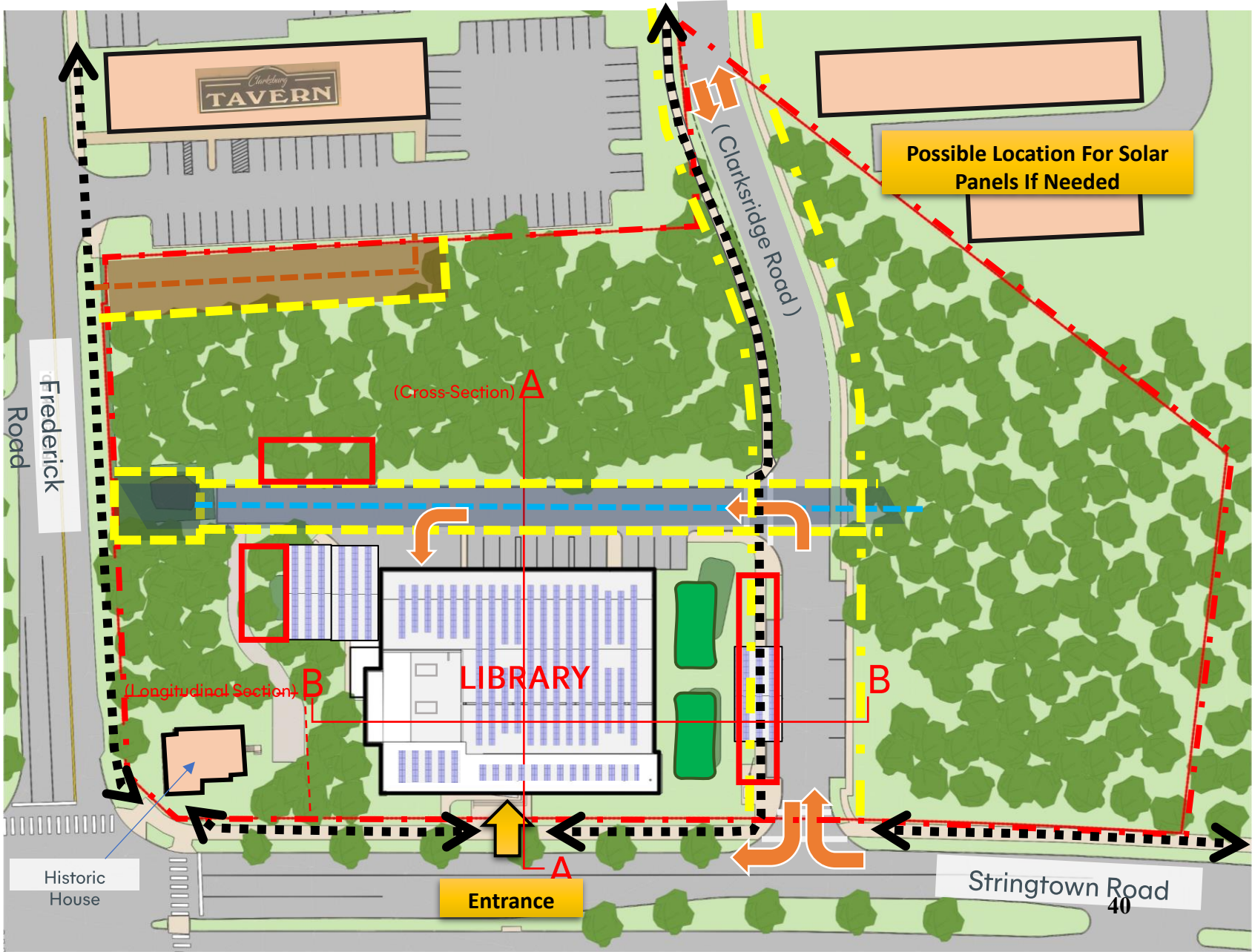
Storm Water Areas

Existing Buildings

10,000 SF Solar Panels

Opportunities for Remaining 5,000 SF Solar Panels on site

Trees



Thank You

