

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23329 Clarksburg Rd., Clarksburg	Meeting Date:	9/5/2018
Resource:	Contributing Resource Clarksburg Historic District	Report Date:	8/29/2018
Applicant:	Aries Investment Group (Ward Bucher, Agent)	Public Notice:	8/22/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	13/10-18 REVISION	Staff:	Michael Kyne
PROPOSAL:	Sign installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Vernacular, side-gable
DATE: c. 1800, 1827-43, Early 20th Century

PROPOSAL:

The applicant proposes to install a 2' wide x 4'-6" high (9 sf) painted metal gas station sign at the front of the subject property. The proposal is a revision to a previous HAWP approval (January 8, 2014 HPC meeting), which included the installation of a 3' wide x 4' high (12 sf) painted metal gas station sign in the same location.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

6. Signs that are in conformance with all other County sign regulations.

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
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
(Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ward@encoresdesign.com Contact Person: WARD BUCHER
Daytime Phone No.: _____

Tax Account No.: 02/00027316

Name of Property Owner: ARIES INVESTMENT GROUP Daytime Phone No.: _____

Address: 267 KENTLANDS BLVD #102A, GAITHERSBURG MD 20878
Street Number City State Zip Code

Contractor: NASTOS CONSTRUCTION Phone No.: 202-398-5500

Contractor Registration No.: D-03603875

Agent for Owner: WARD BUCHER Daytime Phone No.: 301-965-0096

LOCATION OF BUILDING/PREMISE

House Number: 23329 Street: FREDERICK ROAD

Town/City: CLARKSBURG Nearest Cross Street: CLARKSBURG SQUARE RD

Lot: _____ Block: _____ Subdivision: 6001

Liber: _____ Folio: _____ Parcel: F176

847713

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Revolute
- Move
- Revision
- Install
- Wreck/Raze
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: SIGN

1B. Construction cost estimate: \$ 800

1C. If this is a revision of a previously approved active permit, see Permit # 743476?

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

W Bucher
Signature of owner or authorized agent

8/8/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

HOUSE RELOCATION, ROAD EXTENSION, &
SITE WORK CONSTRUCTION CURRENTLY
IN PROGRESS.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

PROPOSED CHANGE OF PREVIOUSLY APPROVED
3' WIDE X 4' HIGH (12 SF) FUEL PRICE SIGN TO 2'
WIDE X 4'-6" HIGH (9 SF) SIGN, BLACK WITH
WHITE LETTERING, PAINTED STEEL.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

August 8, 2018

Michael Kyne, Planner Coordinator
Maryland National Capital Park & Planning Commission
Montgomery County Historic Preservation Office
8787 Georgia Avenue, Suite 204
Silver Spring, MD 20910

Re: **Horace Wilson House**
23335 Frederick Road
Clarksburg, MD 20871
Building Permit # 743476

Dear Michael:

I have enclosed two (2) sets of the following items for the HAWP application for a revised fuel price sign at the project referenced above:

- Application for Historic Area Work Permit;
- March 11, 2016 Approval with conditions Memorandum from the HPC;
- HAWP Application Mailing Addresses;
- Approved Site Plan Cover Sheet;
- Approved Site Plan with Gas Price Sign location;
- Approved Site Details with gas sign outlined in red;
- Sk-003 dimensioned illustration of the proposed gas price sign;
- Photographs of existing site conditions.

Please note that the proposed sign has a smaller area than the approved sign (9 SF vs 12 SF). The proposed sign is 6 inches taller than the approved sign to accommodate the customary three (3) prices for regular, plus and premium octane gasoline.

Thank you in advance for your assistance. Please let me know if you have any questions or need additional information.

Sincerely,



Ward Bucher, AIA, Principal
Encore Sustainable Design, LLC
ward@encoresdesign.com



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: March 11, 2016

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

FROM: Scott Whipple
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #658241, Relocation/alterations to house, site improvements, road construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the January 9, 2014 Historic Preservation Commission meeting.

1. The relocation of the Willson House is approved conditionally upon historic preservation staff approval of a "building relocation plan" detailing how the house is to be moved and what measures will be taken to secure the Willson House while it is in its temporary location.
2. The construction of Clarksburg Square Road/Redgrave Place extended is approved conditionally upon historic preservation staff approval of the final design of the road, sidewalks, and street furniture in order to find consistency with the Criteria for Approval.
3. The construction of new parking lots, gas dispensers, and related site work is approved conditionally upon historic preservation staff approval of the final design of all site work, including the design of the gas dispensing equipment and related structures, in order to find consistency with the Criteria for Approval.
4. The construction of three parking spaces and related site design in front of the relocated Willson House and Clarksburg Deli and Grille *is not approved*.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Aries Investment Group (Ward Bucher, Agent)
Address: 23329/23335 Frederick Road

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Scott Whipple at 301.563.3404 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.



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

Owner's mailing address

Aries Investment Group LLC
267 Kentlands Boulevard, #1024
Gaithersburg MD 20876-5446

Owner's Agent's mailing address

Ward Bucher
Encore Sustainable Design, LLC
PO Box 1402
Edgewater MD 21037

Adjacent and confronting Property Owners mailing addresses

Adjacent south (23321 Frederick Road):

Modjarrad, Amir H et al
22222 Creekview Drive
Gaithersburg MD 20882-1302

Adjacent north (23341 Frederick Road):

Niaju, Joseph
234 Tailor Shop Place
Clarksburg MD 20871

Confronting property (23330 Frederick Road):

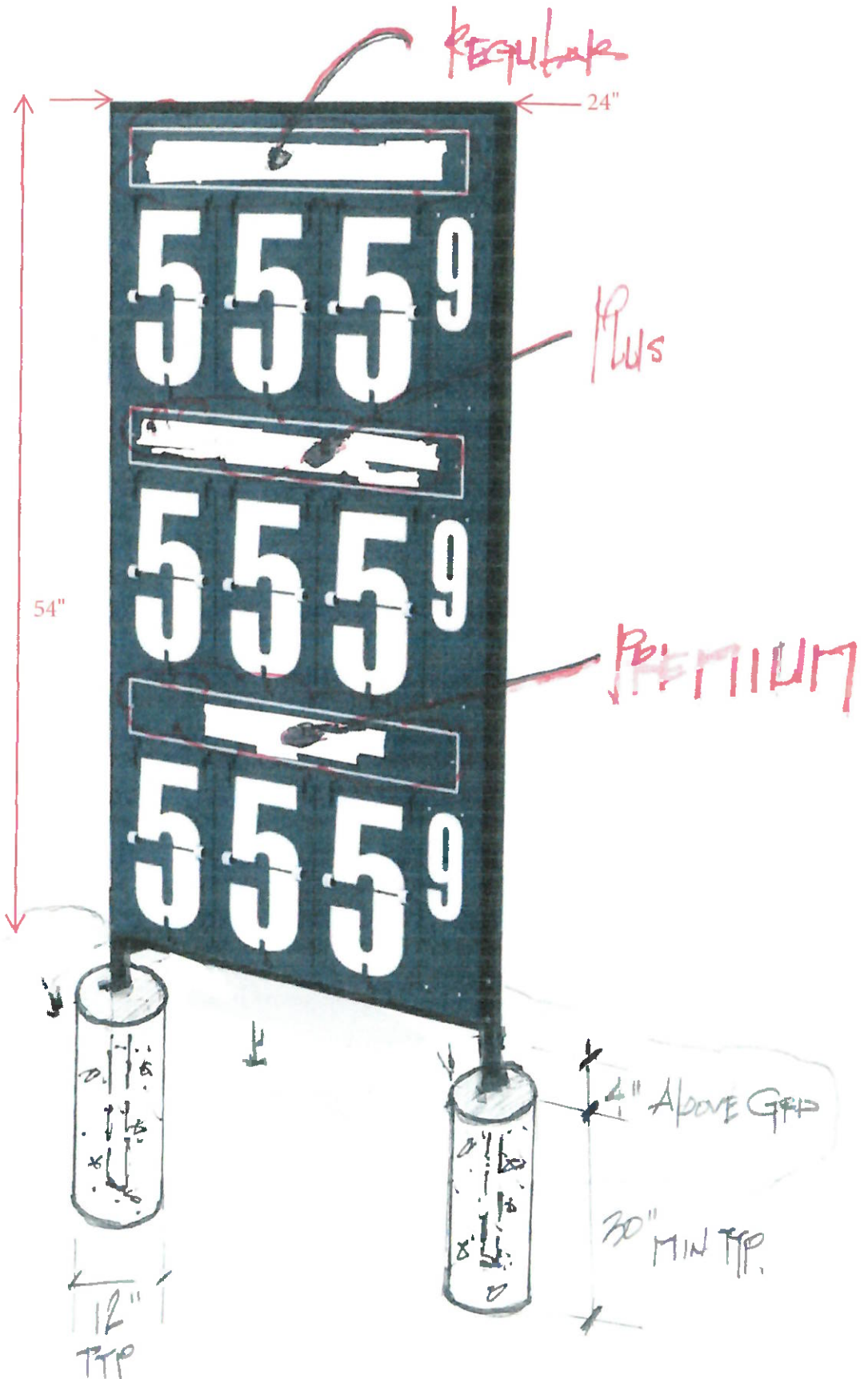
Gardner House LLC
1402 Meadowsweet Drive
Sand Spring MD 20860

Confronting property (23340 Frederick Road):

Randall, Albert B & L M
23340 Frederick Road
Clarksburg MD 20871

Owner / architect to select back ground color and lettering color

AK-003



GAS PRICE SIGN

INTS

Dr. Horace Willson House Photographs



Existing site condition looking south from new Clarksburg Square Road



Willson House at temporary location