## EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 23329 Clarksburg Rd., Clarksburg Meeting Date: 9/5/2018

**Resource:** Contributing Resource Report Date: 8/29/2018

Clarksburg Historic District

**Applicant:** Aries Investment Group **Public Notice:** 8/22/2018

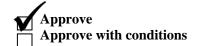
(Ward Bucher, Agent)

**Review:** HAWP **Tax Credit:** N/A

Case Number: 13/10-18 REVISION Staff: Michael Kyne

**PROPOSAL:** Sign installation

#### **STAFF RECOMMENDATION:**



#### **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 <u>approve</u> 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 <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>michael.kyne@montgomeryplanning.org</u> to schedule a follow-up site visit.

DPS - #8





### HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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ex Account No.: 02/00	1027316		-			
ame of Property Owner: AR1	ES INVEST	MENTGROU	12 Daytime Phone No.:			
ddress: 267 KENT Street Number					Zip Cade	
ONTROTON: NASTOS	CONSTRUCT	014	Phone Ne.:	202-398-950	0	
ontractor Registration No.; ք 🕶	0360387	<u> </u>				
gent for Dwner: WARD	BUCHER		Daytime Phone No.:	301-965-0	096	
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OWN/City: GLARKE !	BURG	Nonrest Cross Street	CLARKSBUR	A SHARE R	D	
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A. CHECK ALL APPLICABLE:		CHECK A	LL APPLICABLE:			
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☐ Move (X Install	☐ Wreck/Raze	○ Solar	☐ Firsplace ☐ Weeds	purning Stove	3 Single Family	
🗆 Revision 😀 Repair	☐ Revocable	☐ Fence	/Wall (complete Section 4)	X 0ther: 51G1	1	
B. Construction cost estimate:	: 800					
C. If this is a revision of a previou	usly approved active permit	see Permit # 74	3476?			
An two Education		-	_			
A. Type of sewage disposal:		02 🗀 Septic				
B. Type of water supply:	01 U WSSC	02 🗋 Well	03 () Other:			
A 1411 - 2 60 1 41 40 1	Variation (	G WALL				
A. Heightfeet	inches					
B. Indicate whether the fence of	or retaining wall is to be cer	structed on one of th	s following locations:			
(3) On party line/property line	Entirely on	land of owner	On public right of	way/sessment		
hareby cartify that I have the ou					comply with plans	
pproved by all agencies listed as	id I hereby acinowledge o	nd accept this to be a	r condition for the issuance	of this partne.		
Marie			3/8/18			
Signature of	owner or authorized egind			5 6 Date		
pptoved:For Chairperson, Historic Preservation Commission						
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isapprovēd:				Oate:		
фрисавил/Реппи No.:		Detr	Find:	Date Issued:		

247713

Edit 5/21/99

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

١.	WRITTEN DESCRIPTION OF PROJECT
	Description of existing structure(s) and environmental setting, including their historical features and significance:     HOUSE RELOCATION, ROAD EXTENSION, E
	SITE WORK CONSTRUCTION CURRENTLY
	IN PROGRESS,
	b. Consent description of anxions and in affect on the binterior was feel the assistance and astern anyther anyther the binterior
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:  PROPOSED CHARGE OF PREVIOUSLY APPROVED
	3' WIDE X4' HIGH (12 SF) FUEL PRICE SIGN TO 2'
	WIDE X4'-6" HIGH (95F) 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.

- 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.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context.
   All meterials 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

- Clearly tabeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 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.



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.

Ward Buden

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.

- 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

Owner's Agent's mailing address

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

GENERAL NOTES BONDARY SURVEY BY.
ABRIAL TOPOGRAPHY BY.
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Commercial Building area

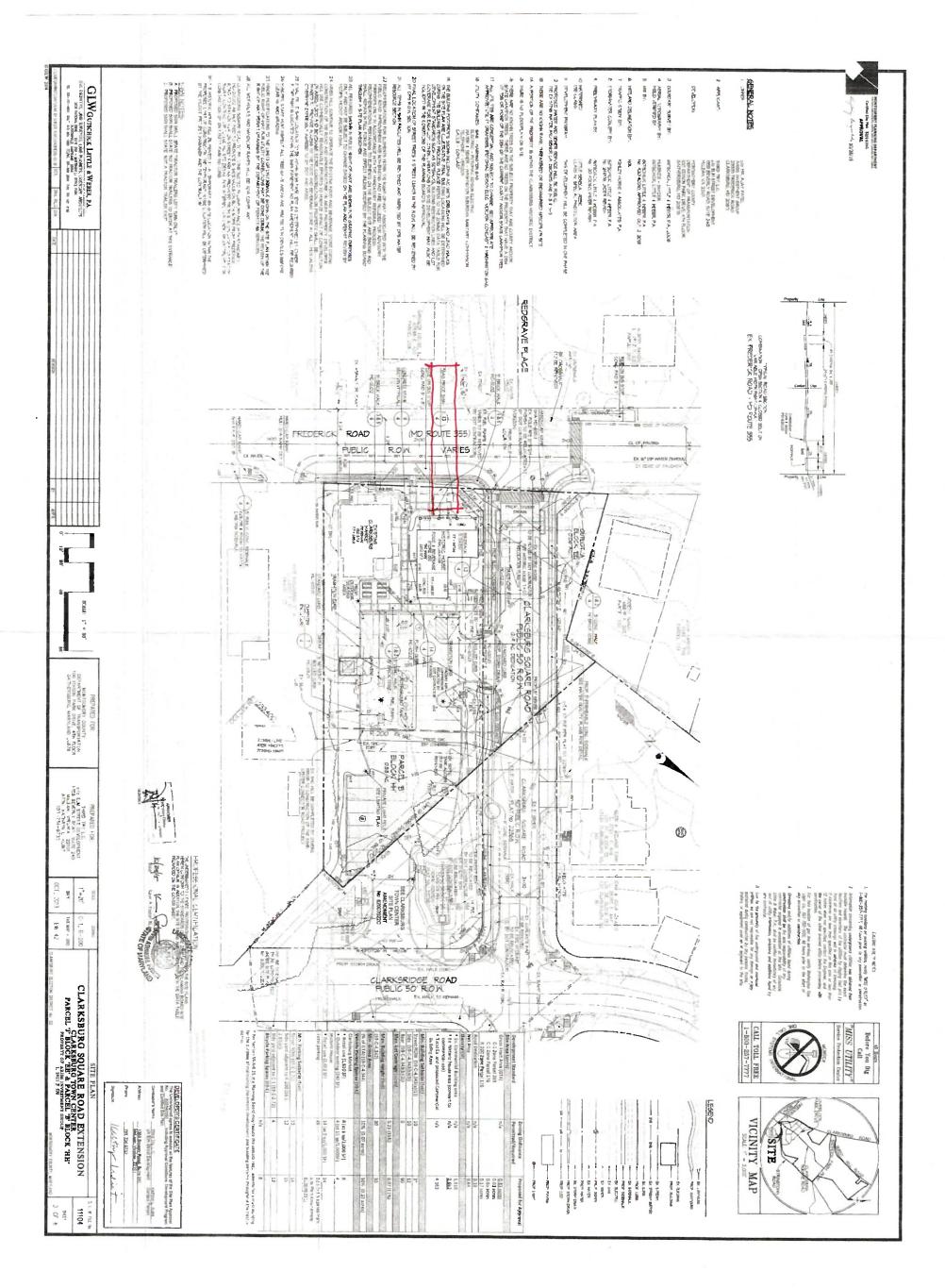
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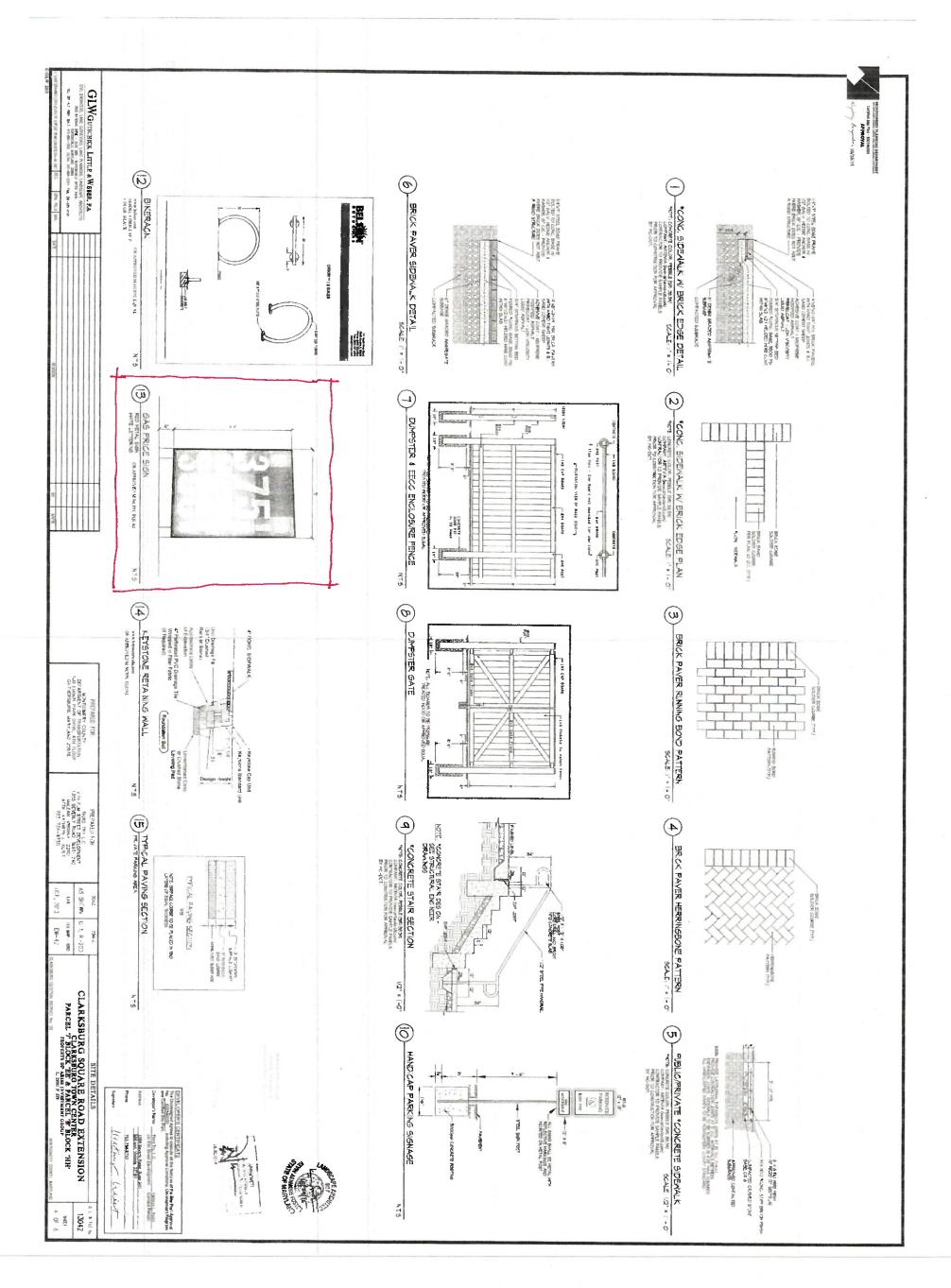
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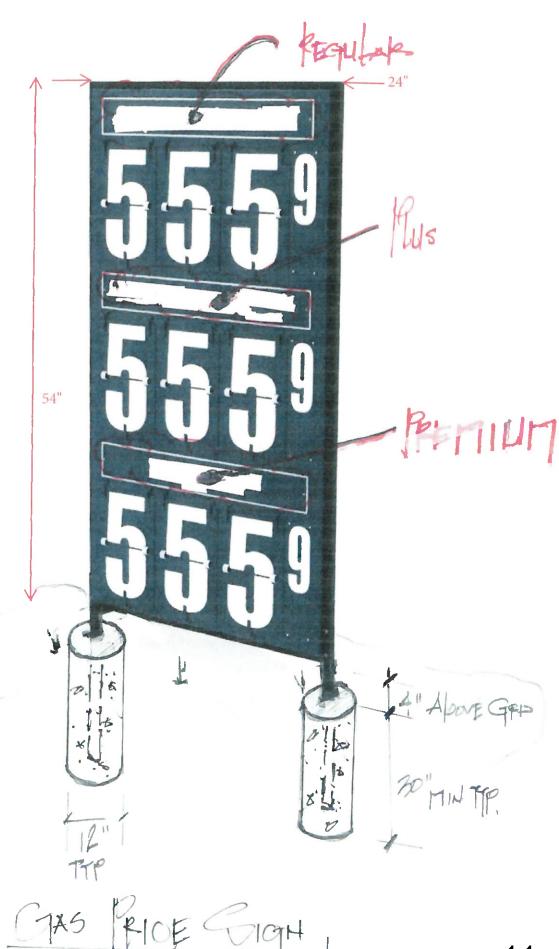
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## Dr. Horace Willson House Photographs



Existing site condition looking south from new Clarksburg Square Road



Willson House at temporary location