MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 11530 S. Glen Rd., Potomac  
Meeting Date: 6/12/2019

Resource: Master Plan Site #29/03  
Report Date: 6/5/2019
Glen Store and Post Office

Applicant: Roya Pilcher  
Public Notice: 5/29/2019

Review: HAWP  
Tax Credit: n/a

Case Number: 29/03-19A  
Staff: Dan Bruechert

Proposal: Accessory Structure Construction (Treehouse)

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #29/03 (Glen Store and Post Office)
STYLE: Folk Victorian
DATE: c.1940

From Places from the Past:
The Glen Store and Post Office is a fine example of a rural, commercial structure with residential quarters dating from the Victorian era. The building, located near the Watts branch, is the only survivor of the Glen community, which was concentrated around a saw and gristmill, and established in the early 1800s.

According to tradition, the store was built in the late 1890s for George Fountain Peters, known as Fountain, and his wife Annie Trevey Peters who are said to have settled here sometime after their marriage in October 1894. Fountain’s mother, Lucy J Peters, had acquired the Glen Mill and 86 acres in 1884. His father apparently was W. T. Peters who died in 1887, shortly after moving here from Frederick County.

A journalist described Fountain Peters in March 1900 as a “new merchant” with a “flourishing business.” The store accommodated the community post office. In 1892, Lucy Peters was named postmaster of the Glen Post Office. The post office operated until 1902, and the store until 1937. The Peters Family finally sold the property in 1957.

The traditional side-gable form of the Glen Store makes it indistinguishable from dwelling houses built through the late 1800s. The building form reflects the rural context of the store building. In contrast, the shed roof building form of the Perry Store in Potomac Village, dating from the same era, was modern in its day and announced its commercial function. The frame Glen Store has a full-width porch and features a central gable dormer with a diamond-shaped pane.
Figure 1: The Glen Store and Post Office largely maintains its rural context. The star identifies the location of the proposed tree house.

PROPOSAL

The applicant proposes to construct a tree house on the property.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior’s Standards for Rehabilitation. Rehabilitation is defined 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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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,
Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the 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 applicant proposes to construct a tree house to the rear of the historic Glen Store and Post Office. Staff finds that the proposal will not have a significant impact on the historic character of the resource or surrounding site and recommends approval.

The proposed structure will be constructed around a 3’ (three foot) d.b.h. beech tree to the rear of the historic house. The structure will be constructed out of dimensional lumber with a metal gable roof, and sections of cedar siding; with knee braces off the tree. The structure will be 22’ (twenty-two feet) from grade to the top of the roof ridge, by 15’ (fifteen feet) wide, by 27’ (twenty-seven feet) long.

Staff finds that the proposal will not alter any historic features of the property (per 24A-8(b)(1) and Standard 9) and that its construction will not impair the historic integrity of the historic site (Standard 10). Staff supports approval of this HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application; as being consistent with Chapter 24A-8 and the Secretary of the Interior’s Standards for Rehabilitation; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mdpilcher@gmail.com Contact Person: MATT PILCHER
Daytime Phone No.: 202-834-8991

Tax Account No.: 01540168

Name of Property Owner: RONA PILCHER
Daytime Phone No.: 610-349-5050

Address: 11530 S. GLEN RD POTOMAC, MD 20854

Construction: TREE TOP BUILDERS
Phone No.: 302-381-6622

Contractor Registration No.: WWW.TREETOPBUILDERS.NET

Agent for Owner: JOE DAUPHIN
Daytime Phone No.: 302-381-0622

LOCATION OF PROJECT

House Number: 11530 Street: S. GLEN RD

Town/City: POTOMAC Nearest Cross Street: GLEN RD

Lot: _______ Block: _______ Subdivision: BLDG 10; 20629; N/D GLEN

Liber: _______ Folio: _______ Parcel: _______

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $27,000

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

PART TWO: COMPLETED/IN PROGRESS CONSTRUCTION AND EXISTING CONDITIONS

2A. Type of sewage disposal:
   01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: N/A

2B. Type of water supply:
   01 ☐ WSSC 02 ☐ Well 03 ☐ Other: N/A

PART THREE: LOCATION OF PROPOSED/EXISTING 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/assessment

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 the Historic Preservation Commission and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of agent or authorized agent:

Date: 5/19/2019

Approved:

For Chairperson, Historic Preservation Commission

Disapproved:

Signature: ___________________________ Date: ___________________________

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

      CONSTRUCTION OF A TREEHOUSE ADJACENT TO
      A LARGE BEECH TREE IN REAR OF THE
      PROPERTY

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

      TREE HOUSE WILL BE MADE OF NATURAL
      MATERIALS, INCLUDING LUMBER, CEDAR SIDING,
      AND A BLACK METAL ROOF.

2. SITE PLAN

   Site and environmental setting, drawn to scale. You may use your plot. 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, windows 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, contact. 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.
DISREGARD THERE WILL BE NO ZIP LINE

OPEN DECK

22" Basin

15' x 27' Deck

3#4 PLANS, ELEVATIONS

4 MATERIALS
3.4: PLANS, ELEVATIONS, & MATERIALS

DISREGARD. THERE WILL BE NO ZIP LINE.

X 2.5" DEO
5. PHOTOGRAPHS

5.a. EACH FAÇADE OF EXISTING RESOURCE

PROPOSED TREEHOUSE SITE FACING NORTH.
5.b. RESOURCE AS VIEWED FROM PUBLIC RIGHT OF WAY AND ADJOINING PROPERTIES

DENSE FOLIAGE OBSTRUCTS VIEW OF THE PROPOSED TREEHOUSE SITE FROM S. GLEN RD.
VIEW OF PROPOSED SITE FROM DRIVEWAY ENTRANCE OF ADJACENT PROPERTY: 11540 S. GLEN RD. VIEW OF THE PROPOSED TREEHOUSE SITE IS BLOCKED BY LAND FORMATIONS, STRUCTURES, AND DENSE FOLIAGE.

VIEW OF THE PROPOSED TREEHOUSE SITE FROM PROPERTY LINE OF ADJACENT PROPERTY: 11540 S. GLEN RD. VIEW OF PROPOSED TREEHOUSE SITE IS BLOCKED BY DENSE FOLIAGE. THE ACTUAL RESIDENCE AT 11540 S. GLEN RD IS APPROXIMATELY 75 YARDS FURTHER BACK IN THE WOODS FROM THIS SITE.
6. TREE SURVEY

The proposed treehouse is to be built around a large beech tree in the rear of the property. The tree is approximately 32" in diameter and 80 - 100' high. The property owner hired consulting arborist Lewis Bloch (RCA #297) to inspect the tree; he assessed the tree to be “as solid as they come” and in excellent health.
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>11530 S. GLEN RD</td>
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<tr>
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<td>POTOMAC, MD</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>11540 S. GLEN RD</td>
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<tr>
<td>POTOMAC, MD</td>
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<td>20854 (HERBERT) (KIEL)</td>
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