

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	11530 S. Glen Rd., Potomac	<b>Meeting Date:</b>	6/26/2019
<b>Resource:</b>	Master Plan Site #29/03 Glen Store and Post Office	<b>Report Date:</b>	6/19/2019
<b>Applicant:</b>	Roya Pilcher	<b>Public Notice:</b>	6/12/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	29/03-19A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Accessory Structure Construction (Treehouse)		

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**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, know 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,

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

### **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

DPS - #8

# 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.: 610-348-5056  
Address: 11530 S. GLEN RD POTOMAC MD 20854  
Street Number City State Zip Code  
Contractor: TREETOP BUILDERS Phone No.: 302-381-0622  
Contractor Registration No.: WWW.treetopbuilders.net  
Agent for Owner: JOE DAUPHIN Daytime Phone No.: 302-381-0622

## LOCATION OF BUILDING/PERMIT

House Number: 11530 Street: S. GLEN RD  
Town/City: POTOMAC Nearest Cross Street: GLEN RD  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: BLDG ID: 206286.00 GLEN  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT/ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Plaza  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: TREEHOUSE

1B. Construction cost estimate: \$ 27,000

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

## PART TWO: PERMITTED USE/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: COMPLETE FENCE OR 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.

Signature of owner or authorized agent

5/19/2019  
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:

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, 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.

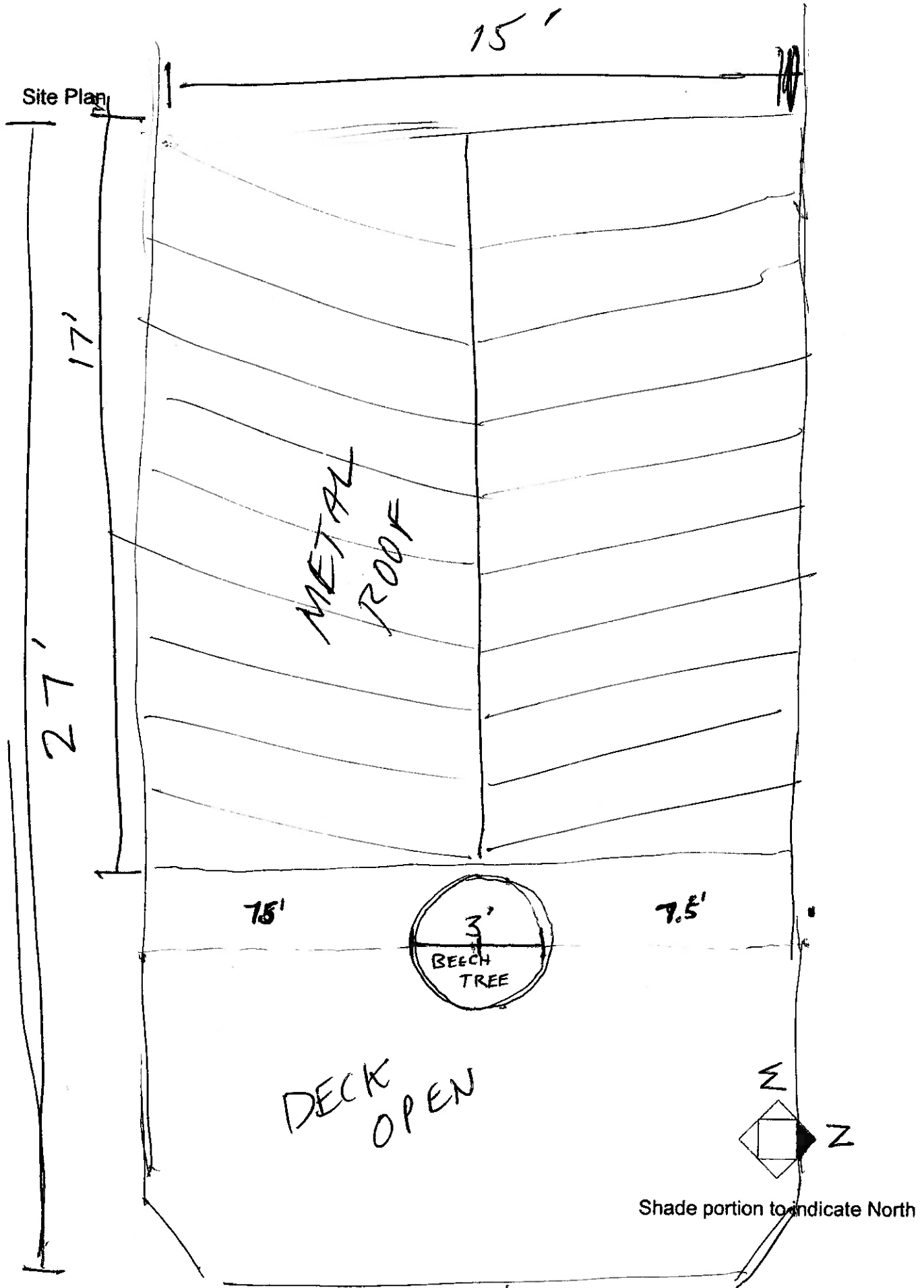
**6. TREE SURVEY**

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.

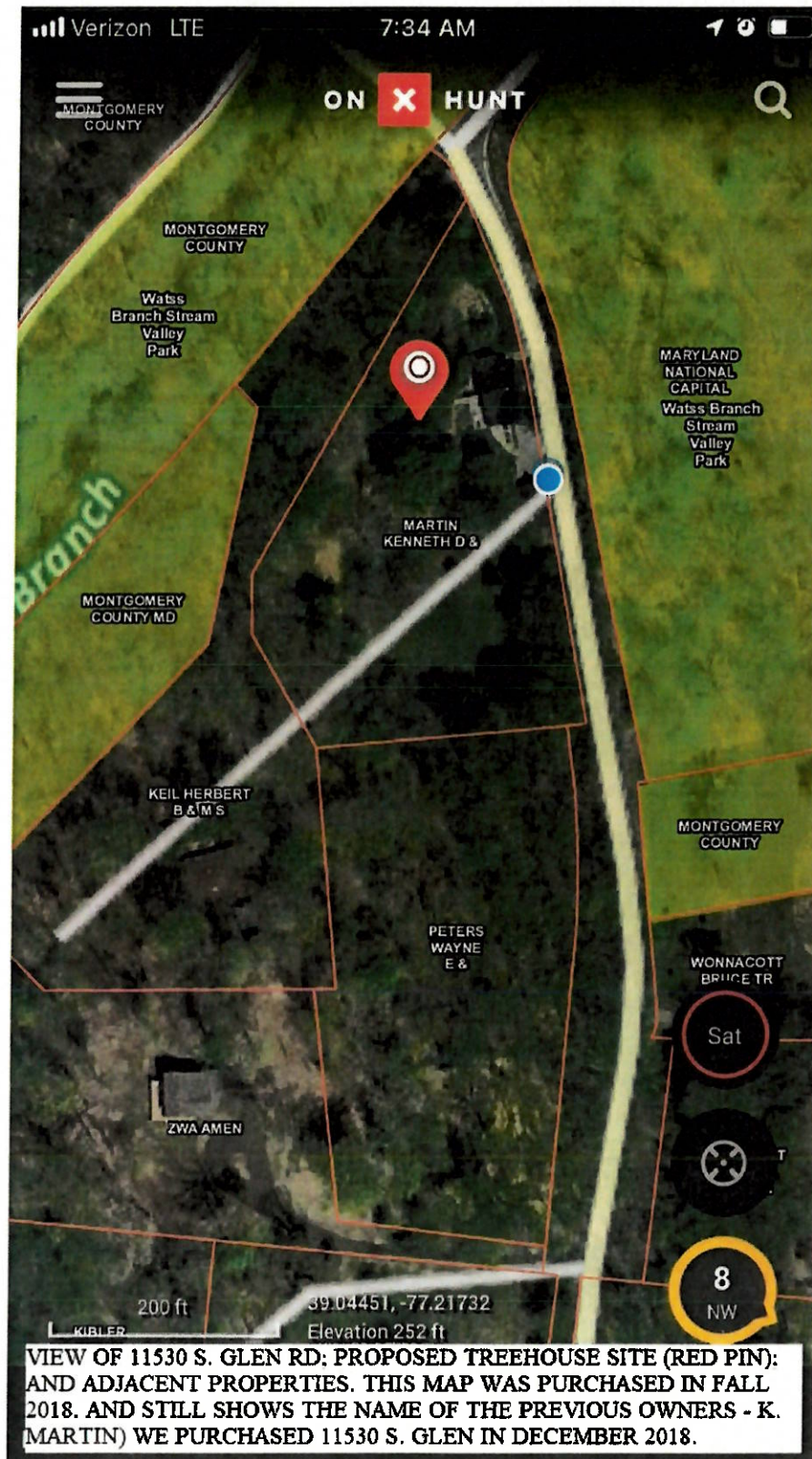
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



Applicant: PILCHER

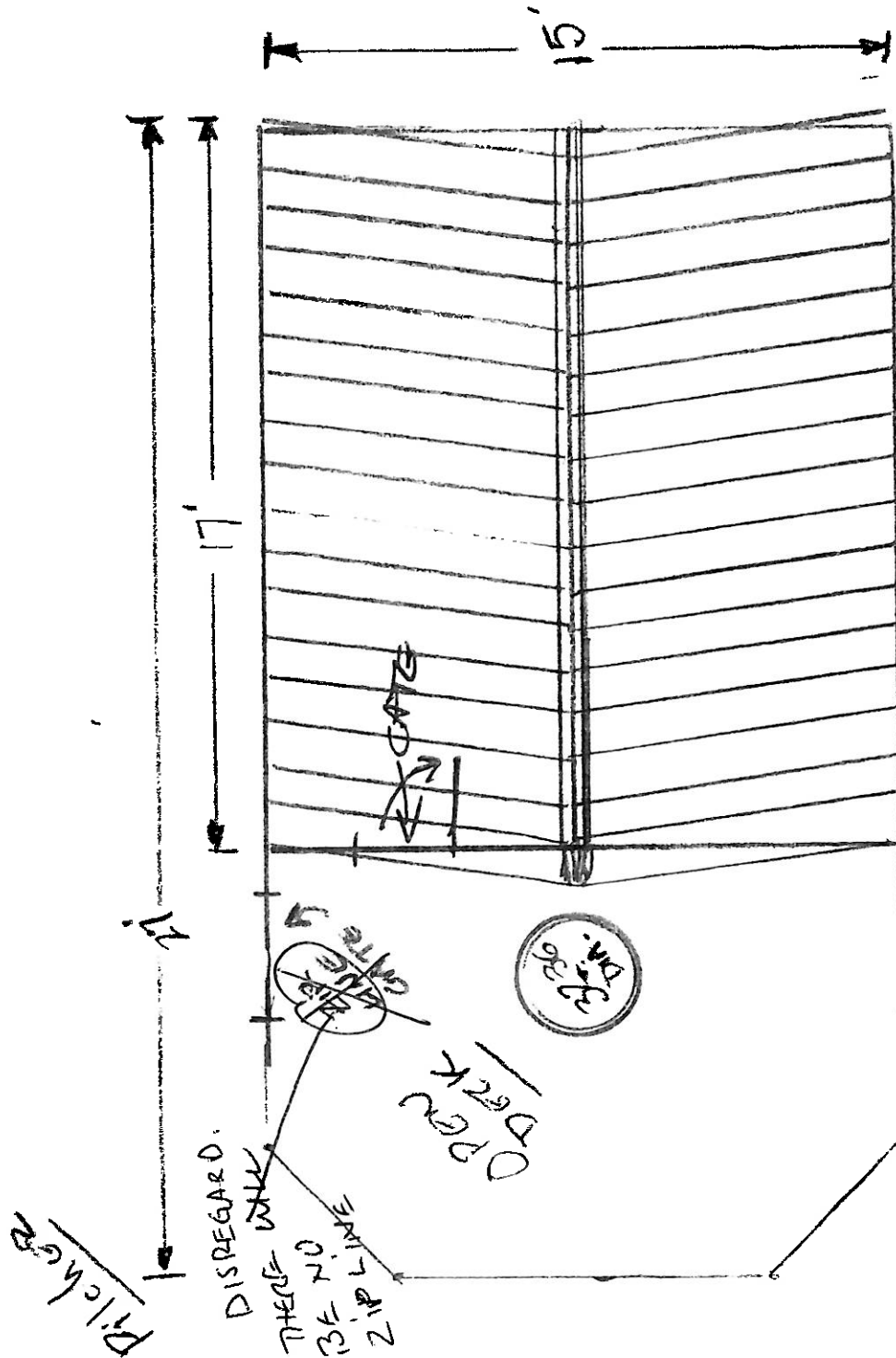


SITE MAP. PAGE 2.

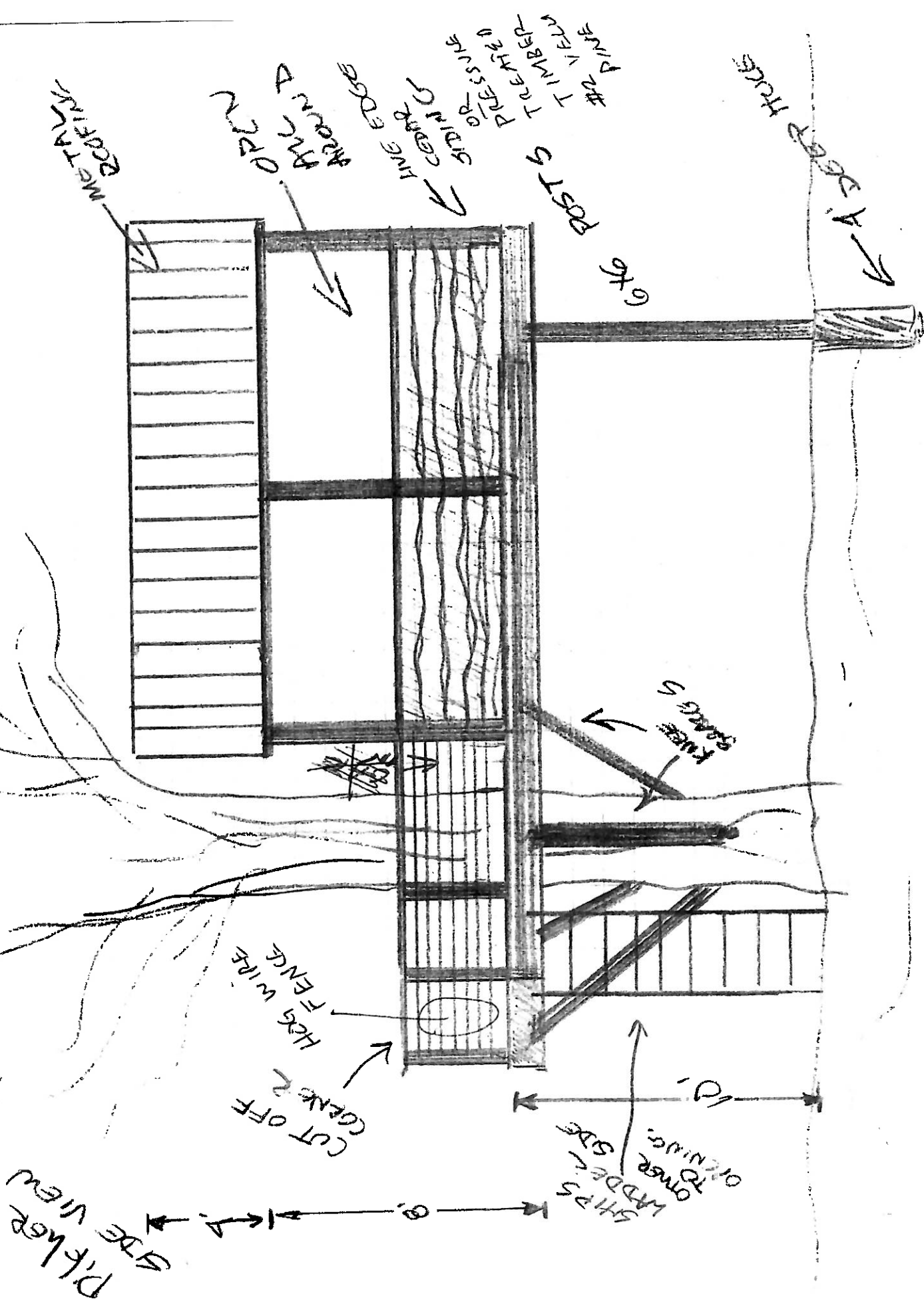


# 3#4: PLANS, ELEVATIONS, 4 MATERIALS

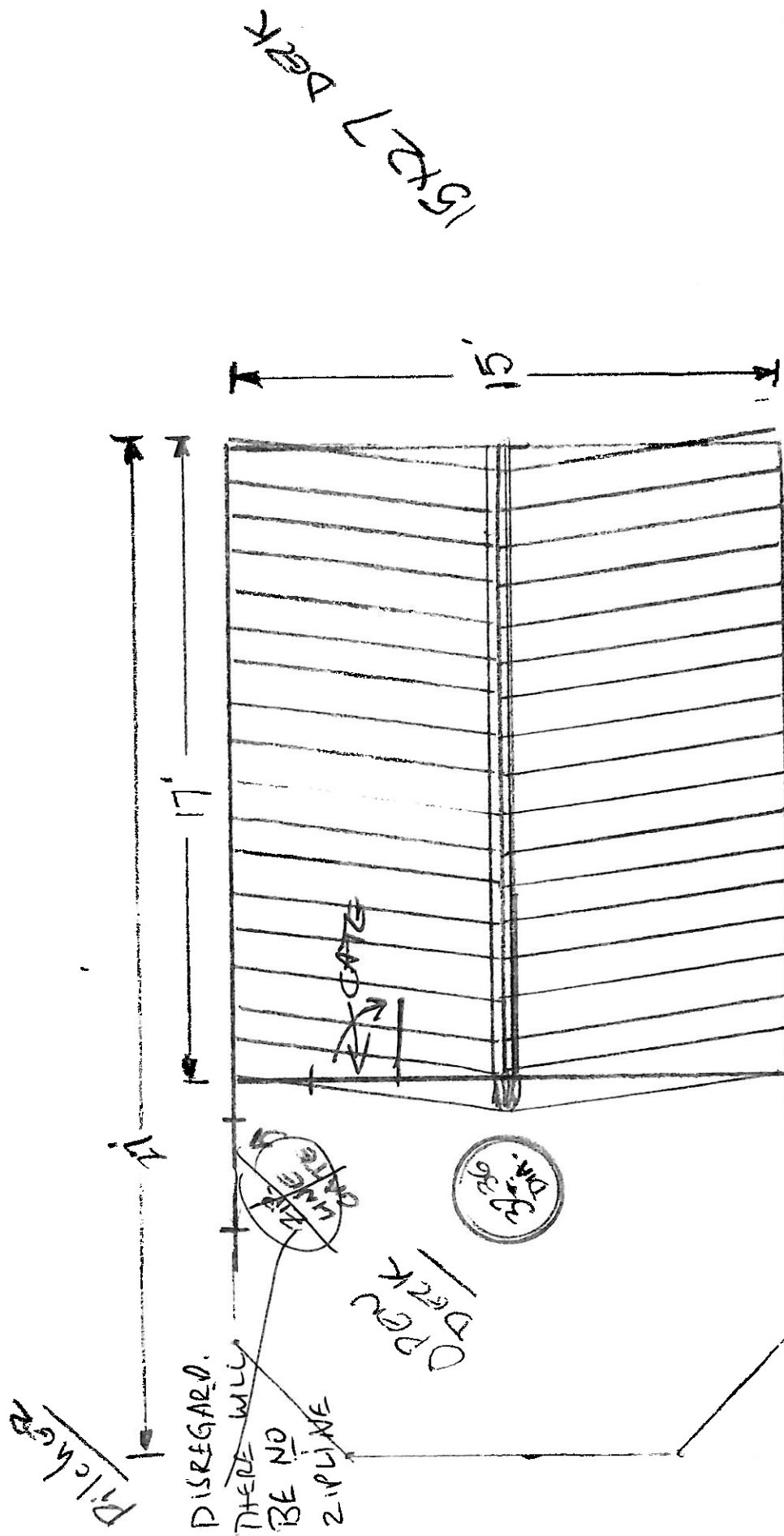
15x27 DECK







# 3.4: PLANS, ELEVATIONS, & MATERIALS



3#4: PLAN, ELEVATIONS & MATERIALS

27'

Pit her  
SIDE VIEW

CUT OFF  
CORNER

HOWLINE  
FENCE

SHIPS  
MIDDLE  
SIDE  
ORIGIN.

6'

POSTS  
6'

POSTS  
6'

POSTS  
6'

COGMENTARY

POSTS  
6'

POSTS  
6'

POSTS  
6'

5. PHOTOGRAPHS

5.a. EACH FAÇADE OF EXISTING RESOURCE













5.b. RESOURCE AS VIEWED FROM PUBLIC RIGHT OF WAY AND ADJOINING PROPERTIES











## 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]	
<b>Owner's mailing address</b> 11530 S. GLEN RD POTOMAC, MD 20854	<b>Owner's Agent's mailing address</b> 11530 S. GLEN RD POTOMAC, MD 20854
<b>Adjacent and confronting Property Owners mailing addresses</b>	
11540 S. GLEN RD POTOMAC, MD 20854 (HERBERT) KIEL	<del>VACANT LOT</del> (WAYNE E PETERS) 11510 S. GLEN RD POTOMAC, MD 20854