EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 25811 Frederick Road, Clarksburg

Meeting Date: 4/22/2020

Resource: Contemporary (1940-70) Resource (Hyattstown Historic District)

Report Date: 4/15/2020

Applicant: 25811 Frederick Road LLC (Ken Padgett, Agent)

Public Notice: 4/8/2020

Review: HAWP

Tax Credit: N/A

Case Number: 10/59-20A

Staff: Michael Kyne

PROPOSAL: Signage

STAFF RECOMMENDATION:

☑ Approve

☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contemporary (1940-70) Resource within the Hyattstown Historic District

Fig. 1: Subject property.
PROPOSAL:

The applicants propose the following work items at the subject property:

- Installation of one 115 sf illuminated channel letter/raceway sign.
- Installation of one 35½ sf illuminated box sign.

APPLICABLE GUIDELINES:

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.

(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. 9-4, § 1; Ord. No. 11-59.)

Secretary of 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.” The 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.
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 proportion, and massing to protect the integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) 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 #2 and #9;

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 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;

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.

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: Ken@Mid-AtlanticPermits.com
Contact Person: Ken Padgett

Daytime Phone No.: 301-370-2126

Tax Account No.: Dist: 02 Act No: 00017545

Name of Property Owner: 25811 FREDERICK ROAD LLC

Address: 25811 FREDERICK RD. CLARKSBURG, MD 20874

Contractor: GRAPHCOM
Contractor Registration No.: Phone: 240-215-4146

Agent for Owner: KEN PADGETT
Daytime Phone No.: 301-370-2126

LOCATION OF BUILDING WORK

House Number: 25811
Street: FREDERICK RD.

Town/City: CLARKSBURG
Nearest Cross Street: OLD HUNDRED RD. (ROUTE 109)

Lot: P3
Block:
Subdivision: LT 4-5 & 58-59 LOTS IN HYATTSTOWN

Parcel: 19716
Folio: 0553

PART ONE: DESCRIPTION OF PROPERTY AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel
☐ A/C ☐ Heating ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Remove
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revitalize
☐ Fence/Wall (complete Section 4) ☐ Other: SIGNS

1B. Construction cost estimate: $5500.00

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

PART TWO: DESCRIPTION OF CONSTRUCTION AND EXTERNAL ADOPTIONS

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

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

PART THREE: DESCRIPTION OF FENCE OR 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/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 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

03/09/2020
Date

Approved: ____________________________
For Chairperson, Historic Preservation Commission
Disapproved: ____________________________
Signature: ____________________________
Date: ____________________________

Application/Permit No.: ____________
Data Filed: ____________
Data 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:
      PROJECT IS THE REPLACEMENT OF SIGNAGE FOR CAPITAL HOT TUBS.
      INSTALLATION OF (1) 115 SF ILLUMINATED CHANNEL LETTER SET ON A RACEWAY
      TO READ “CAPITAL HOT TUBS SAUNAS SWIM SPAS WITH LOGO BOX” ON MAIN BUILDING
      INSTALL (1) 35.3 SF NON-ILLUMINATED BOX SIGN ON FRONT OF SECONDARY BUILDING
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      SIGN IS ONLY TO BE ILLUMINATED DURING BUSINESS HOURS.

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;
   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 drip line 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.
# 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>
</tr>
</thead>
<tbody>
<tr>
<td>25811 FREDERICK ROAD LLC JOE MAHONEY 25811 FREDERICK ROAD</td>
<td>KEN PADGETT 6 BAFFINBAY CT. ROCKVILLE, MD</td>
</tr>
<tr>
<td>CLARKSBURG, MD 20871</td>
<td>20853</td>
</tr>
</tbody>
</table>

## Adjacent and confronting Property Owners mailing addresses

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>VILLEGAS HECTOR A &amp; CARMEN D 77851 BEECHCRAFT AVE SUITE D GERMANTOWN MD 20874-2346</td>
<td>DODSON KEVIN E C/O JOHN F. DOVE PO BOX 3732 GAITHERSBURG MD 20885-</td>
<td>7 &amp; 8</td>
</tr>
<tr>
<td>3.</td>
<td>HILL CLIFTON J SR LIFE ESTATE HILL DORIS I LIFE ESTATE 15015 HYATTSTOWN MILL RD CLARKSBURG MD 20871</td>
<td>LEARY ALAN J 25904 FREDERICK RD HYATTSTOWN MD 20871</td>
<td>10.</td>
</tr>
<tr>
<td>4.</td>
<td>HYATTSTOWN VOLUNTEER FIRE DEPARTMENT 25801 FREDERICK RD CLARKSBURG MD 20871-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>HYATTSTOWN VOL FIRE DP INC 258001 FREDERICK RD CLARKSBURG MD 20871</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>DOVE JOHN F PO BOX 3732 GAITHERSBURG MD 20885-</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: Main Building

Detail: Lower Sales Building

Applicant: Ken Padgett
Existing Property Condition Photographs (duplicate as needed)

Detail: Hyattstown Fire Department South of Subject Property

Detail: Properties across the street from subject property.

Applicant: Ken Padgett
Site Plan

Montgomery County Map

Shade portion to indicate North

Applicant: Ken Padgett
Client: Capital Hot Tubs
Location: 25811 Frederick Road
Clarksburg, MD 20871
Work Order: 1053

Print / Ink Colors

Presented by: Kevin Kelly
Drawn by: JC
Proof Version: 1
Date: 06-30-19

Notes:
One (1) set of channel letters: CAPITAL HOT TUBS, SAUNAS, SWIM SPAS with brick color paint. Rivervay and black trim caps. We will provide PMS color to match.

47.25" wide x 15.75" tall x standard depth, internally illuminated with LED.

Scale: 1/8" = 1"-0" (1:96)
Document size: 11" x 17"

Sheet No.
02
Client: Capital Hot Tubs
Location: 2581 4 Frederick Road
Clarkston, MI 48348

Work Order: 20015

PAINT / INK COLORS

PRESENTED BY: Kevin Kelly
DRAWN BY: JC
PROOF VERSION: 1
DATE: 09-23-19

NOTES:
One (1) set of Channel Letters: CAPITAL HOT TUBS - SAUNAS - SWIM SPAS with Black color painted Raceway and Black trim cap. We will provide PMS color to match.
47.5" wide x 19.75" tall x standard depth, internally illuminated with LED.

SCALE: 1/32" = 1'-0" (1:324)

CHANNEL LETTERS SIDE VIEW

SMALL CABINET SIDE VIEW

DOCUMENT SIZE: 11" x 17"

SHEET NO.
01
Client: Capital Hot Tubs
Location: 35613 Frederick Road
Clarkburg, MD 20871

Work Order: 3009

PAINT / INK COLORS:

PRESENTED BY: Kevin Kelly
DRAWN BY: JC
PROOF VERSION: 1
DATE: 08-20-19

NOTES:
One (1) Set of Channel Letters: CAPITAL HOT TUBS. SWIM SPAS, SAUNAS. Black color painted acrylic and back trim cap.
We will provide PMS color to match.
471.25 wide x 19.75 tall x standard depth, internally illuminated with LED.

SCALE: 1/4" = 1'-0" (1:48)
DOCUMENT SIZE: 11" x 17"

SHEET NO. 03