EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 23335 Frederick Road, Clarksburg
Resource: Contributing Resource
           (Clarksburg Historic District)
Applicant: Aries Investment Group (Clarksburg), LLC
Meeting Date: 4/28/2021
Report Date: 4/21/2021
Public Notice: 4/14/2021
Tax Credit: N/A
Staff: Michael Kyne

Review: HAWP
Permit Number: Pending

PROPOSAL: New sign

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Clarksburg Historic District
STYLE: Vernacular, side-gable
DATE: c. 1800 (rear ell), 1827-43 (front portion), early 20th century (front porch)

Fig. 1: Subject property, as marked by the blue star.
PROPOSAL:

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

- Install one 36” x 46” non-illuminated, aluminum sign on the north side (left, as viewed from the public right-of-way of Frederick Road) of the historic building
- Install one 36” x 46” non-illuminated, aluminum sign on the east side (rear) of the rear ell.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.

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 an electronic set 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.
APPLICATION FOR 
HISTORIC AREA WORK PERMIT 
HISTORIC PRESERVATION COMMISSION 
301.563.3400

APPLICANT:

Name: ________________________________  E-mail: ________________________________

Address: ________________________________  City: _____________  Zip: _____________

Daytime Phone: ____________________________  Tax Account No.: ______________________

AGENT/CONTACT (if applicable):

Name: ________________________________  E-mail: ________________________________

Address: ________________________________  City: _____________  Zip: _____________

Daytime Phone: ____________________________  Contractor Registration No.: _____________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property ____________________________

Is the Property Located within an Historic District?  ___Yes/District Name ____________________  
                         ___No/Individual Site Name _______________________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a 
map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? 
(Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as 
supplemental information.

Building Number: ________________  Street: ______________________________

Town/City: ______________________________  Nearest Cross Street: ______________________

Lot: ____________  Block: ____________  Subdivision: _______  Parcel: _______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items 
for proposed work are submitted with this application. Incomplete Applications will not 
be accepted for review. Check all that apply:  

☐ New Construction  ☐ Deck/Porch  ☐ Shed/Garage/Accessory Structure  
☐ Addition  ☐ Fence  ☐ Solar  
☐ Demolition  ☐ Hardscape/Landscape  ☐ Tree removal/planting  
☐ Grading/Excavation  ☐ Roof  ☐ Window/Door  
☐ Other: ____________________________

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

_________________________  ________________________
Signature of owner or authorized agent  Date
### 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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| Aries Investment Group, LLC  
23329 Frederick Rd.  
Clarksburg, MD 20871 | Ward Bucher  
Encore Sustainable Design, LLC  
31 Light St.  
Suite 500  
Baltimore, MD 21202 |

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<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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| 13139 Clarksburg Square Rd.  
Gregg & Teresa Zolkiwicz  
13139 Clarksburg Square Rd.  
Clarksburg, MD 20871 | 13130 Clarksburg Square Rd.  
Laurenti & Crystal Ngutter  
13130 Clarksburg Square Rd.  
Clarksburg, MD 20871 |
| 13137 Clarksburg Square Rd.  
Meisam & Julia Izadjoo  
13137 Clarksburg Square Rd.  
Clarksburg, MD 20871 | 23341 Frederick Rd.  
Joseph Njiaju  
23450 Tailor Shop Pl.  
Clarksburg, MD 20871 |
| 23330 Frederick Rd.  
Gardner House LLC  
1862 Brothers Rd.  
Vienna VA, 22182 | 23321 Frederick Rd.  
Amir H Et Al Modjarrad  
22222 Creekview Dr.  
Gaithersburg, MD 20882 |
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:
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<thead>
<tr>
<th>Work Item 1: ______________________</th>
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<td>Description of Current Condition:</td>
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<td>Proposed Work:</td>
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<td>Work Item 2: ______________________</td>
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6 mil ACM Aluminum sign (34" x 46") Qty 2
Comments: Non-illuminated with applied vinyl, .008" Aluminum sides with a solid polyethylene core.

North Elevation
SCALE 1/4
54' 9"
Signs to be mounted on the North and East sides of the building.
## HISTORIC AREA WORK PERMIT
### CHECKLIST OF APPLICATION REQUIREMENTS

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