

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25914 Frederick Rd., Clarksburg	Meeting Date:	11/17/2021
Resource:	Secondary (1890 - 1940) Resource (Hyattstown Historic District)	Report Date:	11/10/2021
Applicant:	Douglas Houston-Ludlam (Tri County Fence & Deck, Agent)	Public Notice:	11/3/2021
Review:	HAWP	Tax Credit:	N/A
Case Number:	969113	Staff:	Michael Kyne
PROPOSAL:	New fence construction		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (1890 - 1940) Resource within the Hyattstown Historic District
STYLE: Vernacular
DATE: c. 1900

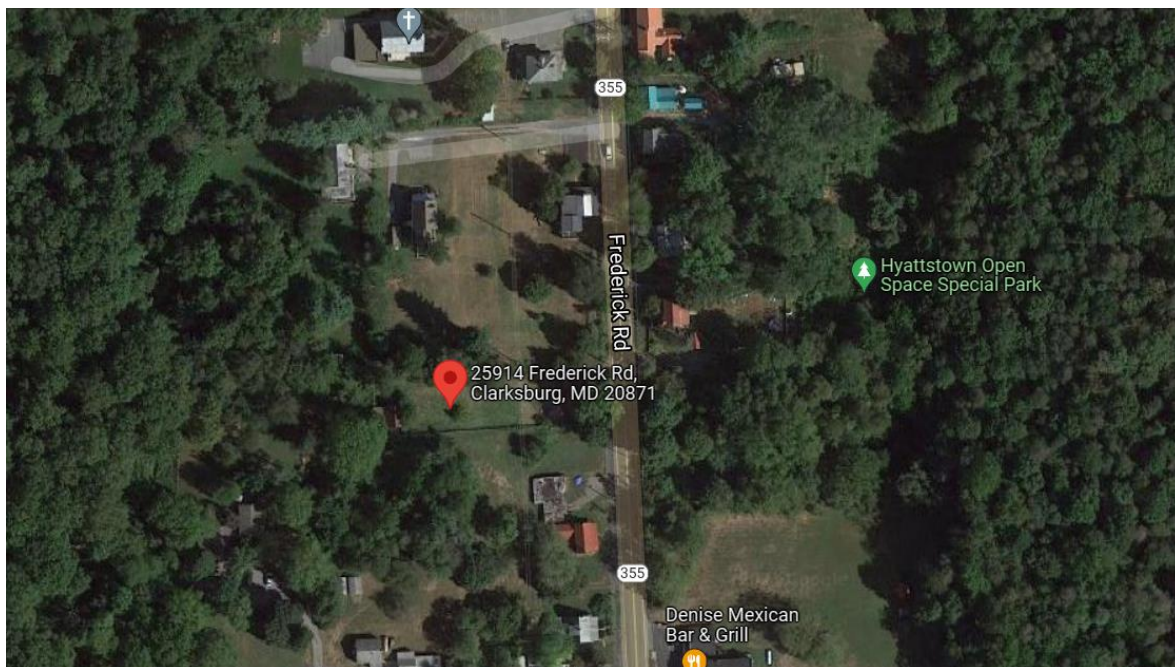


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- In-kind replacement of the existing split rail fence at the south property line (rear/left side of the historic house, as viewed from the public right-of-way of Frederick Road).
- Removal of the existing section of split rail fence at the northwest (rear/right) corner of the historic house (at the rear/end of the driveway and parallel to Frederick Road), and construction of a new 6' high stockade privacy fence in its place.

APPLICABLE GUIDELINES:

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

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

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 ensure 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.
10. New additions and adjacent or related new construction shall 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 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, #9, and #10;

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 to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 969113
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Douglas Houston-Ludlam

Address: 25914 Frederick Road

Daytime Phone: 443-433-8805

E-mail: _____

City: Clarksburg Zip: 20871

Tax Account No.: 02-00023956

AGENT/CONTACT (if applicable):

Name: Tri County Fence & Decks

Address: 24520 Frederick Road

Daytime Phone: 301-916-2205

E-mail: jennifer@tricountyfence.com

City: Clarksburg Zip: 20871

Contractor Registration No.: 128537

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

Is the Property Located within an Historic District? Yes/District Name Hyattstown
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: 25914 Street: Frederick Road

Town/City: Clarksburg Nearest Cross Street: Old Hundred Road

Lot: 44 Block: _____ Subdivision: 0001 Parcel: 0000

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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]
Signature of owner or authorized agent

10-6-2021
Date

Adjacent and Confronting Properties:

Clarksburg, MD 20871

25908 Frederick Road

25912 Frederick Road

26000 Frederick Road

26004 Frederick Road

25917 Frederick Road

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

single family home

Description of Work Proposed: Please give an overview of the work to be undertaken:

fence on right front and replace with a 6' high pressure treated Stockade fence with (1) 10' wide matching double gate. Remove and replace approximately 165 linear feet of 4' high 3 rail split rail fence with 4' high 2x4 black wire mesh.

Work Item 1: Replace Fence

Description of Current Condition: Fence needs to be replaced

Proposed Work: Remove and dispose of the existing fence on right front and replace with a 6' high pressure treated Stockade fence with (1) 10' wide matching double gate. Remove and replace approximately 165 linear feet of 4' high 3 rail split rail fence with 4' high 2x4 black wire mesh.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

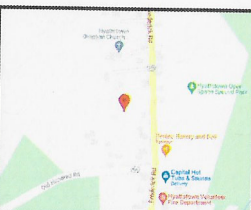
Work Item 3: _____

Description of Current Condition:

Proposed Work:



www.exactaland.com | office: 443.819.3994



PROPERTY ADDRESS:
25914 FREDERICK ROAD, CLARKSBURG, MARYLAND 20871

SURVEY NUMBER: 2107.7216

DATE OF SURVEY: 08/02/21 FIELD WORK DATE: 8/1/2021

REVISION DATE(S):
(REV.1 8/2/2021)

POINTS OF INTEREST
NONE VISIBLE



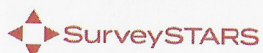
John E. Krobath
State of Maryland Professional Land Surveyor
License Number 10908 | Expires 5-26-2022

SURVEYORS CERTIFICATE

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.



Exacta Land Surveyors, LLC
1842335
office: 443.819.3994
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014

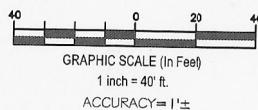
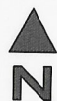
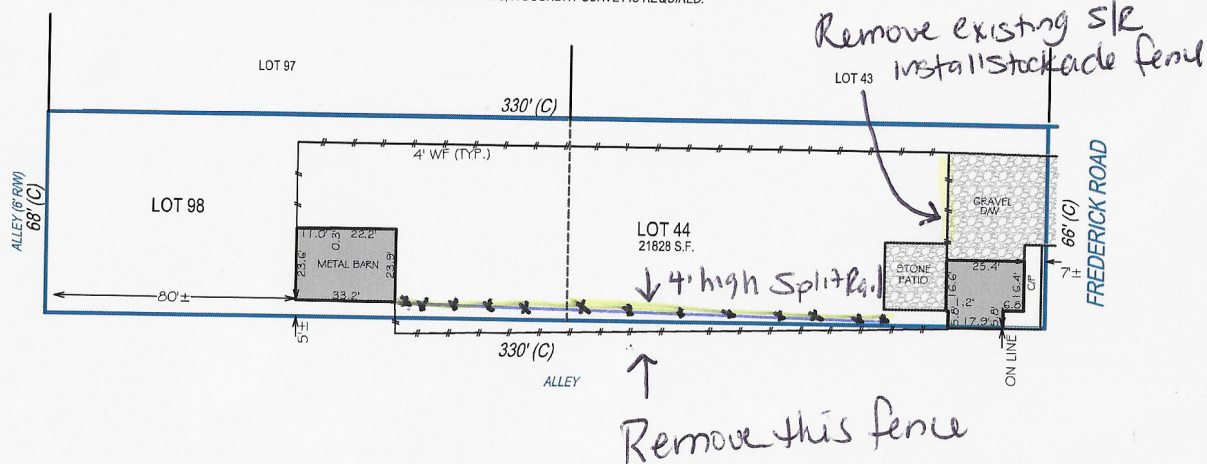


2107.7216
LOCATION DRAWING
MONTGOMERY COUNTY

PLEASE NOTE

The House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

NOTE: BASED ON FIELD INSPECTION OF THE SUBJECT PROPERTY, A LACK OF AND/OR CONFLICTING MONUMENTATION WAS FOUND. LOCATION OF IMPROVEMENTS AS SHOWN ARE BASED ON APPARENT OCCUPATION LINES AND ARE NOT TO BE RELIED UPON. TO DETERMINE THE EXACT LOCATION OF SHOWN IMPROVEMENTS, A BOUNDARY SURVEY IS REQUIRED.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



EXISTING FENCING



EXISTING FENCING



PROPOSED FENCING



PROPOSED FENCING



PROPOSED FENCING



**FENCING EXAMPLE
ACROSS STREET**