

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23329 Frederick Rd., Clarksburg	Meeting Date:	11/17/2021
Resource:	Contributing Resource (Clarksburg Historic District)	Report Date:	11/10/2021
Applicant:	Aries Investment Group (Clarksburg), LLC	Public Notice:	11/3/2021
Review:	HAWP	Tax Credit:	N/A
Case Number:	971306	Staff:	Michael Kyne
PROPOSAL:	Window alteration		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Clarksburg Historic District
STYLE: Vernacular, side-gable
DATE: c. 1800, 1827-43, Early 20th Century

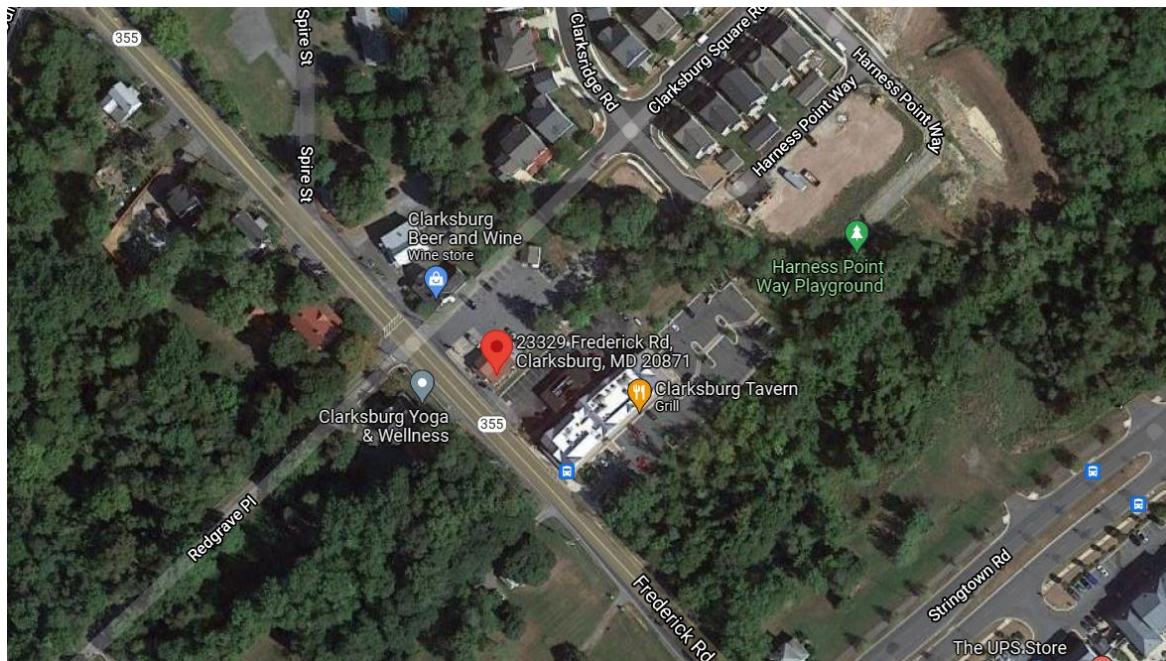


Fig. 1: Subject property.

PROPOSAL:

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

- Alter two (2) existing window openings on the northeast side (rear) of the existing non-historic rear addition, converting both openings to service windows.
 - The openings currently contain an exhaust fan and window A/C unit.
 - The proposed service windows will be slider windows.
- Other work items include covering a small section of deteriorated metal/pressed tin siding on the northeast side (rear) of the historic building with wood siding to match the existing wood siding on the majority of the rear of the building.

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.

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.

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 to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 971306
DATE ASSIGNED _____

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

APPLICANT:

Name: Aries Investment Group (Clarksburg), LLC

E-mail: RASPLTD@GMAILCOM

Address: 23329 Frederick Road

City: Clarksburg Zip: 20871

Daytime Phone: 240-626-1114

Tax Account No.: Text

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property CLARKSBURG STORE

Is the Property Located within an Historic District? 0 Yes/District Name Clarksburg
____ 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: 23329 Street: Frederick Road

Town/City: Clarksburg Nearest Cross Street: Frederick Road & Clarksburg Square Road

Lot: _____ Block: HH Subdivision: 0044 Parcel: N176

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 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: <u>Install Sign</u> |

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

10/14/2021

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Aries Investment Group, LLC 23329 Frederick Rd. Clarksburg, MD 20871	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
13139 Clarksburg Square Rd. Gregg & Teresa Zolkiewicz 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

23330 Frederick Road
Clarksburg, MD 20871

23321 Frederick Road
Clarksburg, MD 20871

23341 Frederick Road
Clarksburg, MD 23341

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

The original portion of the existing rectangular structure consists of a wood frame general store building with exterior covered with metal/tin siding.

The adjacent building (Dr. Horace Wilson House is moved to a new location the site to accommodate the connection of Clarksburg Square Road to Frederick Road as a core-and-shell retail building.

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

- 1. Replace small portion of deteriorated metal siding with wood siding similar what the building has on majority of rear side of building. ** Photo on page XX**
- 2. Combine two windows opening of Fan and Window A/c unit into One and install service window facing parking lot.**

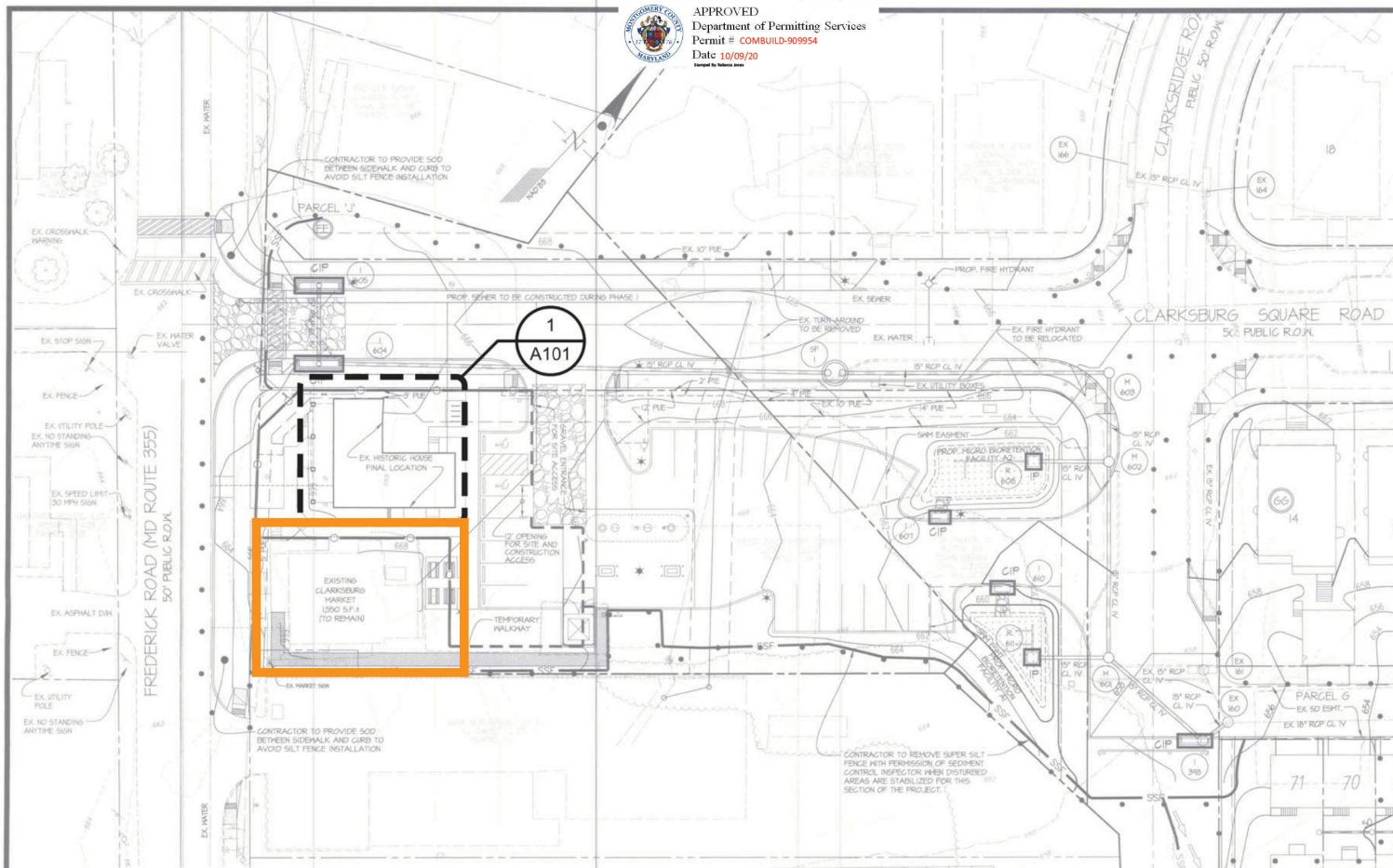
Work Item 1: <u>East Elevation</u>	
Description of Current Condition: Metal Tin stamped siding is deteriorated and rusted (facing parking lot)	Proposed Work: Install wood siding similar to rest of rear building and paint.
Work Item 2: <u>relocate existing two windows facing parking as service window</u>	
Description of Current Condition: One window for exhaust fan and one window housing A/C unit	Proposed Work: Two window opening as service window and finish the opening in like kind of wood siding material.
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



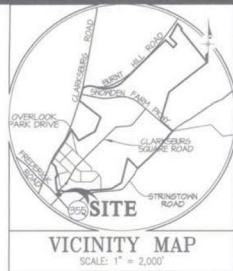
APPROVED
Department of Permitting Services
Permit # COMBUIL-909954
Date 10/09/20
Issued by: [Signature]



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
MISS UTILITY
CALL SYSTEMS INTERNATIONAL

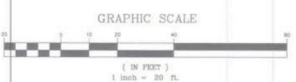
CALL TOLL FREE
1-800-257-7777



LEGEND

	EXISTING TREE LINE
	PROPOSED TREE LINE
	FLOODPLAIN
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CURB
	EXISTING EDGE OF PAVING
	PROPOSED CURB
	EXISTING WATER
	EXISTING SEWER
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	LIMIT OF DISTURBANCE
	EXISTING STREAM
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED SUPER SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED JERSEY WALL BARRIERS
	PROPOSED CHAIN LINK CONSTRUCTION FENCE

INLET PROTECTION NOTE:
INLET PROTECTION AT STRUCTURES 1-348, 1-604, 1-605, 1-607, R-608, 1-610 AND R-611 MAY BE REMOVED (WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR) ONCE THESE AREAS HAVE BASE PAVEMENT INSTALLED AND STABILIZATION IS ACHIEVED IN LANDSCAPED AREAS IMMEDIATELY ADJACENT TO THESE STRUCTURES.



MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:			
Stormwater Management: ONSITE		Sediment Control Technical Requirements: <i>Thomas Wadon 3/22/16</i>	
Administrative Requirements: <i>Thomas Wadon 3/22/16</i>		Reviewed Date 281463	
Reviewed Date 3/22/16		SEDIMENT CONTROL PERMIT NO. TEW House 111017	
Approved Date 258336		SM FILE #	
DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects upland or downland properties.			
MONTGOMERY COUNTY, MARYLAND			

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3809 NATIONAL DRIVE - SUITE 200 - BETHESDA OFFICE PARK BETHESDA, MARYLAND 20814 TEL: 301-421-4214 FAX: 301-421-4188	DESIGNER: [Signature]	DATE: [Date]	BY: [Signature]	APPROVED: [Signature]	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 2064 EXPIRATION DATE: JANUARY 20, 2019	PREPARED FOR: THIRD TRY, L.C. C/O ELM STREET DEVELOPMENT 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VIRGINIA 22101 ATTN: KATHRYN L. KUBIT TEL: 703-734-9730	SCALE: 1" = 20'	ZONING: C-1, R-200	TAX MAP - GRD EW - 42	DEC., 2015	SEDIMENT AND EROSION CONTROL PLAN - PHASE 2		G. L. W. FILE NO. 13042 SC/SM SHEET 4 OF 14
											CLARKSBURY TOWN CENTER CLARKSBURY SQUARE ROAD EXTENSION STA. 0+00 TO STA. 3+75.26		

Work Item 1 & 2 - current conditions

Replace existing windows
of exhaust fan and A/C unit

cover the deteriorated
Green metal siding with
wood siding



Work Item 2

Install two service windows
at new location

Install wood siding over
deteriorated tin panels



Spec for windows

2x

(13-1/2"W x 27"H service opening)

Specification for Window

275 Single Panel Slider



Pictured: Right to Left from outside view

STANDARD SIZES

- ◇ 47-1/2"W x 43-1/2"H (19"W x 35"H service opening)
 - ◇ 47-1/2"W x 35-3/4"H (19"W x 27"H service opening)
(15" west coast restricted service opening also available)*
 - ◇ 35-3/4"W x 35-3/4"H (13-1/2"W x 27"H service opening)*
(Manual open/ Self Closing and M.O.E.R only)
-

The popular 275 model is both functional and economical. It features a fixed panel and an operable panel for high visibility. Operating system is located in the header to keep the service area clear with a track free sill. Customizable to different heights/widths.

This versatile window is ideal for many applications including: food service, healthcare, parks and rec, ticket booths, distribution centers, and more

Choose your mode of operation

◇ **MANUAL OPEN / SELF CLOSE**

Manual open, with patented hands-free gravity close. Economical and easy to maintain.

◇ **MANUAL OPEN / ELECTRONIC RELEASE (MOER)**

Electromagnetic “hold open” feature paired with a presence sensor offers the control of manual open with a gravity-fed close that won’t release while interacting with customers. Hands free interaction that is easy to maintain.

◇ **ELECTRIC**

Fully automatic electric, for hands free open & close. Operator steps into overhead beam to activate.



Pictured: Right to Left from outside view

STANDARD SIZES

- ◇ 47-1/2"W x 43-1/2"H (19"W x 35"H service opening)
- ◇ 47-1/2"W x 35-3/4"H (19"W x 27"H service opening)
(15" west coast restricted service opening also available)*
- ◇ 35-3/4"W x 35-3/4"H (13-1/2"W x 27"H service opening)*
(Manual open/ Self Closing and M.O.E.R only)

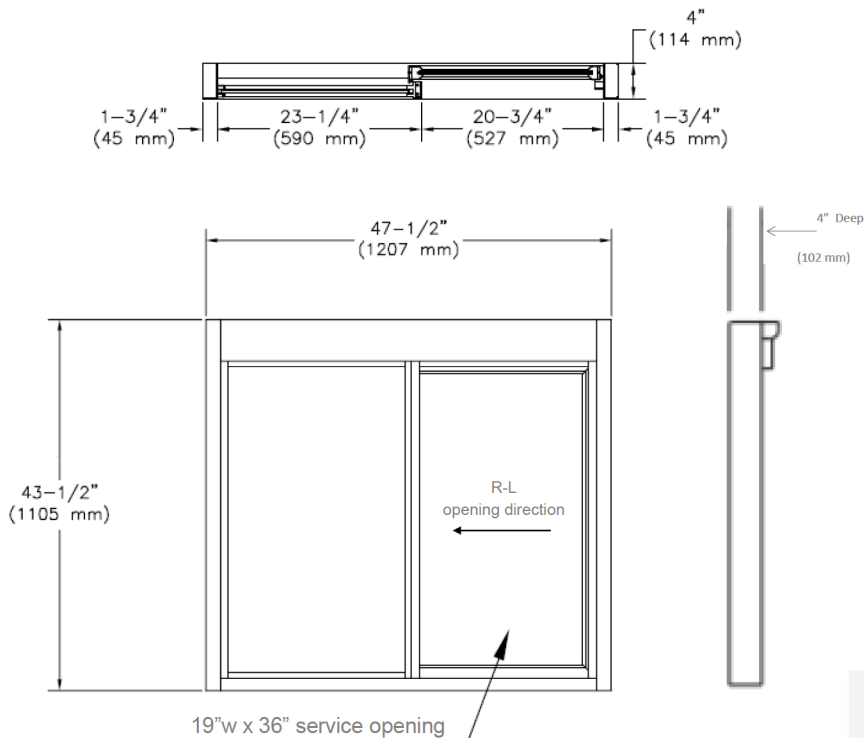
* Meets CA restricted opening requirement—under 432 square inches

STANDARD FEATURES:

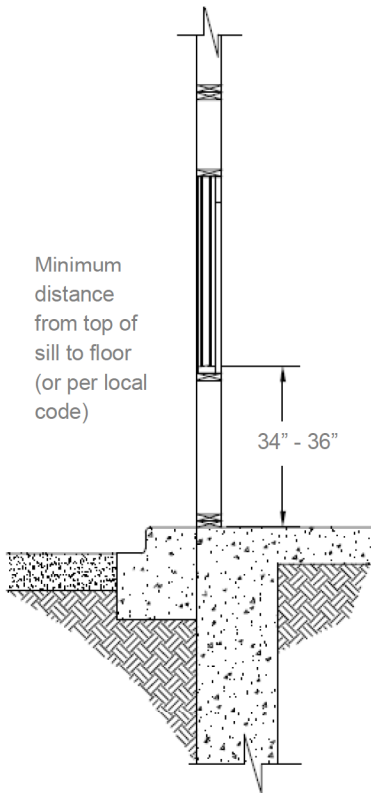
- ◇ Anodized aluminum extrusions and stainless steel combine to give you an attractive window that will not rust, pit or weather
- ◇ Fully assembled, pre-glazed and ready to install
- ◇ 1/4" Clear Tempered Glass
- ◇ Dark Bronze or Clear Anodized Aluminum
- ◇ Self latches every time it closes. Also includes a thumb turn lock, and night locking bar
- ◇ Track free bottom sill provides for a contaminant free surface. Angled toward outside for drainage toward exterior
- ◇ One year parts & labor limited warranty
- ◇ On-staff tech support / stocked parts / nationwide network of service providers.

OPTIONAL FEATURES

- ◇ Powder Coat Paint—Tiger Drylac
- ◇ Custom Size
- ◇ Tinted Glazing
- ◇ Low E Glass
- ◇ 5/16 Safety Glass
- ◇ Stainless Steel Shelf to extend sill inside or out (13 ga.)
- ◇ Telescoping After Hours Security Bar Set for additional security
- ◇ Solid Glass Transom
- ◇ Split Transom for AA100 Fly Fan
- ◇ AA300 Heated Air Curtain
- ◇ Restriction Panel Sneeze Guard or Screen
- ◇ Hipscan sensor ILO overhead beam for fully electric operation



ROUGH OPENING



- 47-1/2" W x 43-1/2" H
- ◇ Masonry Rough Opening —48"W (1219 mm) x 44"H (1118 mm)
 - ◇ Glazing Rough Opening - 47-3/4"W (1213 mm) x 43-3/4"H (1111 mm)
- 47-1/2" W x 35-3/4" H
- ◇ Masonry Rough Opening —48"W (1219 mm) x 36-1/4"H (921mm)
 - ◇ Glazing Rough Opening - 47-3/4" W (1213 mm) x 36"H (914 mm)
- 35-3/4" W x 35-3/4" H
- ◇ Masonry Rough Opening —36-1/4"W (921mm) x 36-1/4"H (921mm)
 - ◇ Glazing Rough Opening - 36"H (914 mm) x 36"H (914 mm)

All windows are shipped completely pre-assembled, fully glazed and ready to install.

Installation / Owners manual can be retrieved online:
www.ready-access.com

- ◇ Installation illustrations are for reference only.
Construction conditions and local codes prevail.
- ◇ Must be installed level, square and plumb.

Specify opening direction from outside view

Left to Right or Right to Left

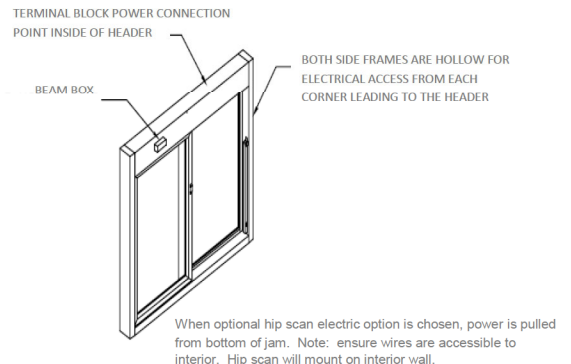
ELECTRIC REQUIREMENTS

Manual Open / Self Close Window:
No Power Required

Manual Open / Electronic Release & Fully Automatic Electric:
115 vac—60Hz with a 15 amp dedicated circuit

Run power to header on fixed panel side

Window must be on a dedicated circuit





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/20/2021

Application No: 971306
AP Type: HISTORIC
Customer No: 1419793

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 23329 FREDERICK RD
CLARKSBURG, MD 20871
Homeowner Aries Investment Group (Clarkburg)LLC (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope of Work Repair Exterior metal siding and match with existing wood siding on rear of the building. Replace the existing two windows opening.