

January 7, 2023

To: Historic Preservation Commission

From: Dan Bruechert, Cultural Resource Planner III

Re: HAWP #1014754 – 11650 Snowden Farm Parkway, Germantown

The January 4, 2023 Staff Report for the HAWP application at the subject property includes a recommended condition that the proposed sign be located 5' (five feet) from the property boundary to comply with the county's Zoning Ordinance; instead of the proposed 4' (four feet).

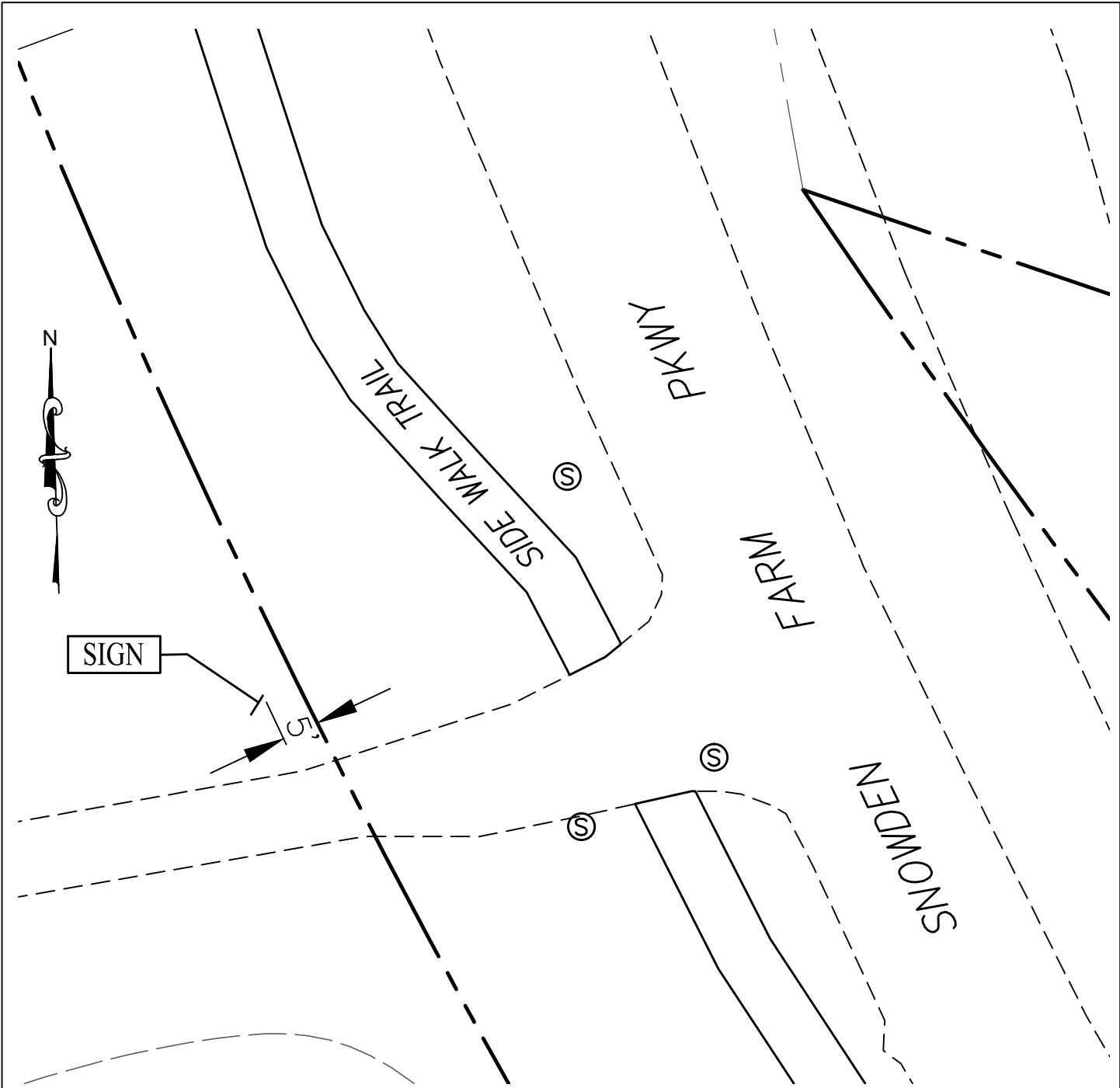
The applicant submitted additional documents (attached, following this memo) that revise the proposal so that the proposed sign complies with the Zoning Ordinance. Staff finds the proposal now is consistent with Zoning and compatible with the character of the Master Plan site and withdraws its recommended condition. Staff recommends the HPC approve the HAWP without conditions.

Please reach out to me with any further questions or comments.

Dan Bruechert

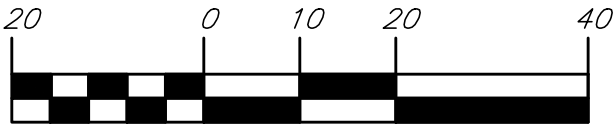
dan.bruechert@montgomeryplanning.org

301 563-3408



SIGN

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

**NEPAL EDUCATION & CULTURAL CENTER
PARCEL A, BLOCK A
BRINK MEADOW**

11650 SNOWDEN FARM PARKWAY
GERMANTOWN, MARYLAND 20876
PLAT BOOK: S1249-97, PLAT NO.: 18056

INOVA ENGINEERING CONSULTANTS, INC.

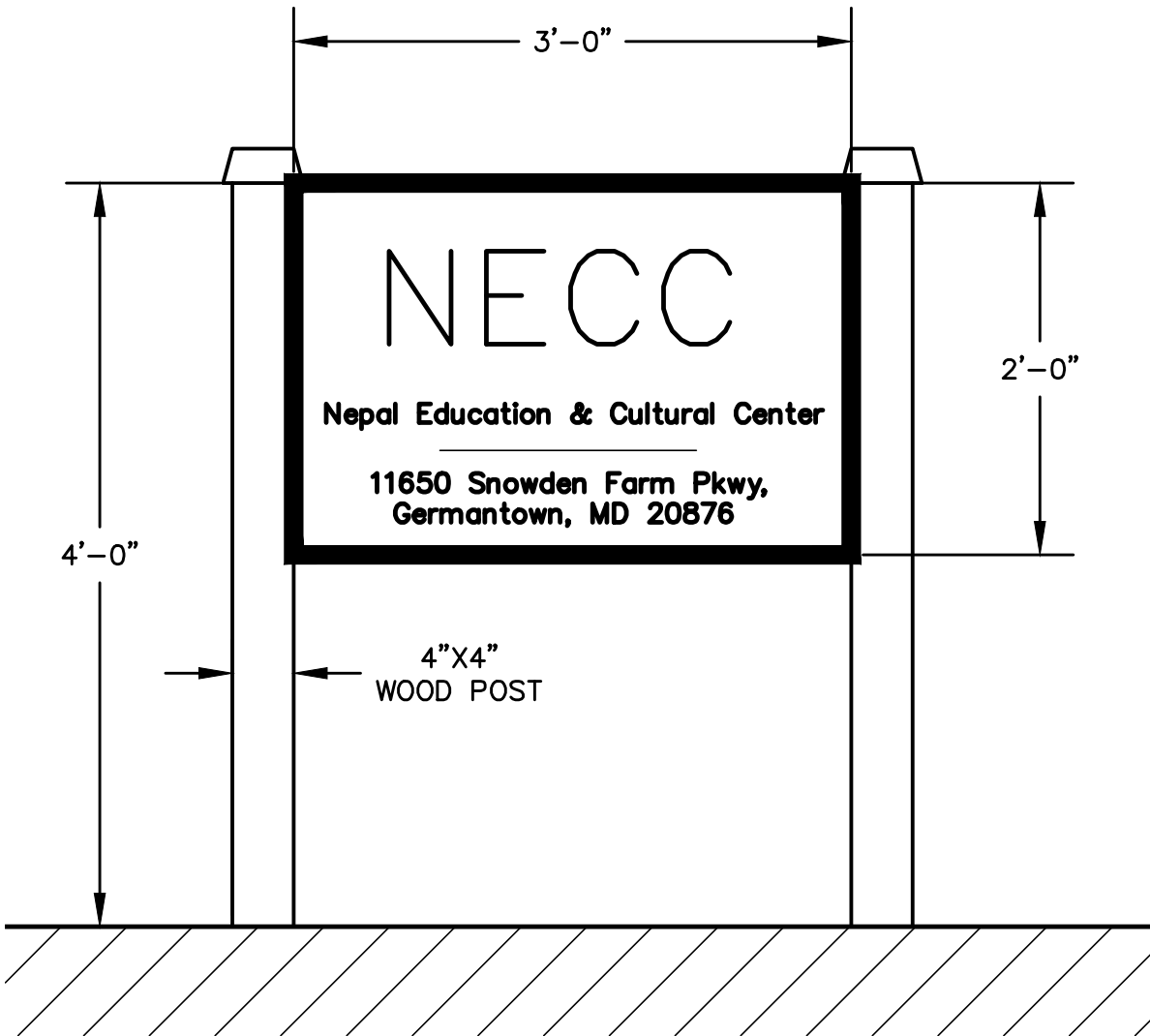
ENGINEERS - SURVEYORS - LAND DEVELOPMENT

25209 LARKS TERRACE, SOUTH RIDING, VA 21052 - PHONE (703) 655-3951 - EMAIL: INOVAENGINEERS2@GMAIL.COM

DATE:	11/20/22	DRAWN BY: DD
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SIGN PLAN - SGN 01

SHEET 3 OF 4



GRAPHIC SCALE



(IN FEET)
1 INCH = 1 FT.

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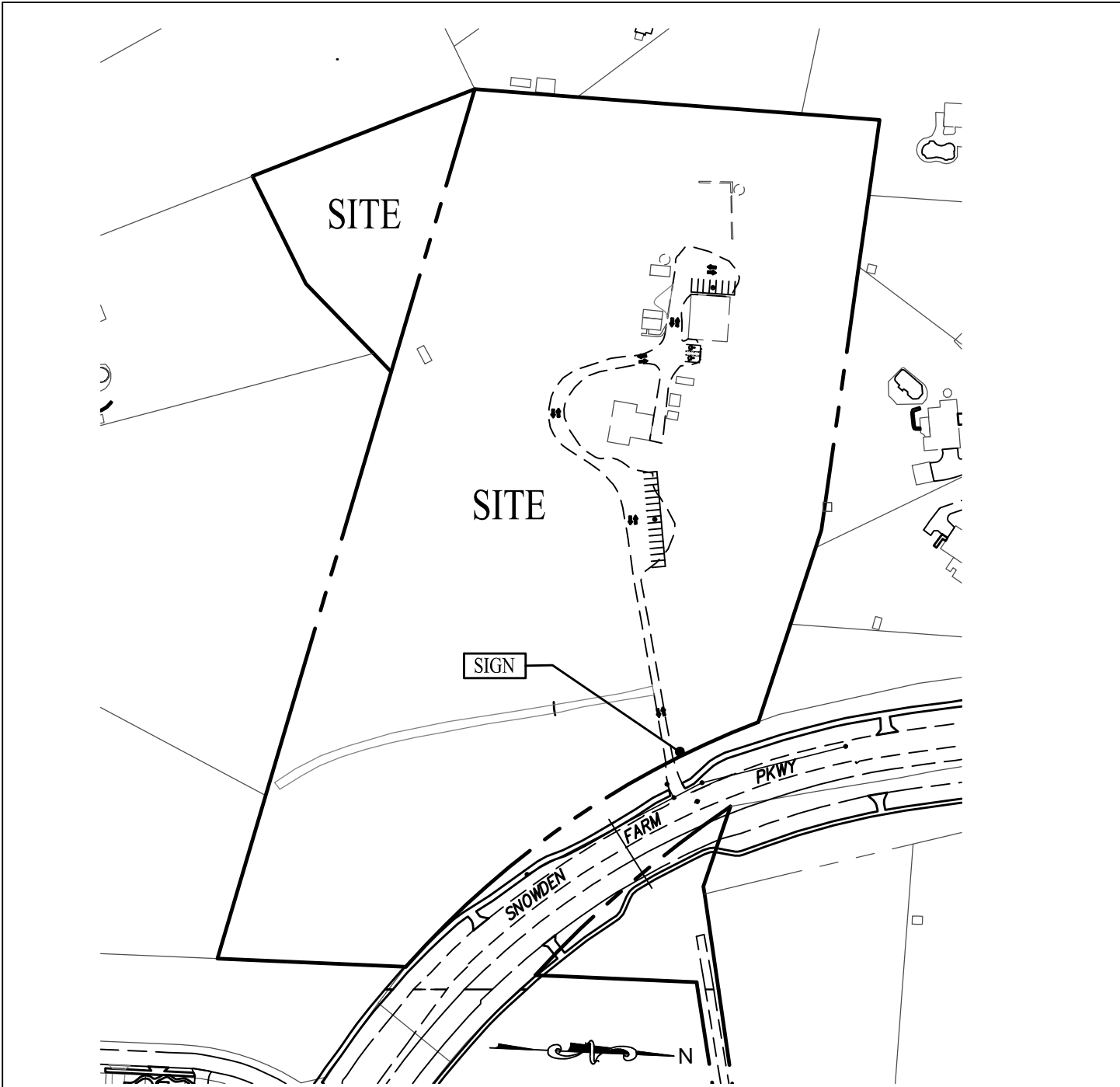
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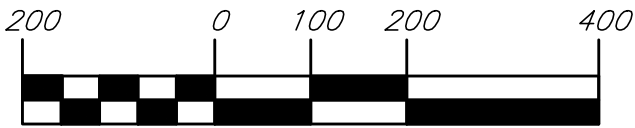
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SIGN DETAILS - SGN 02

SHEET 4 OF 4



GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

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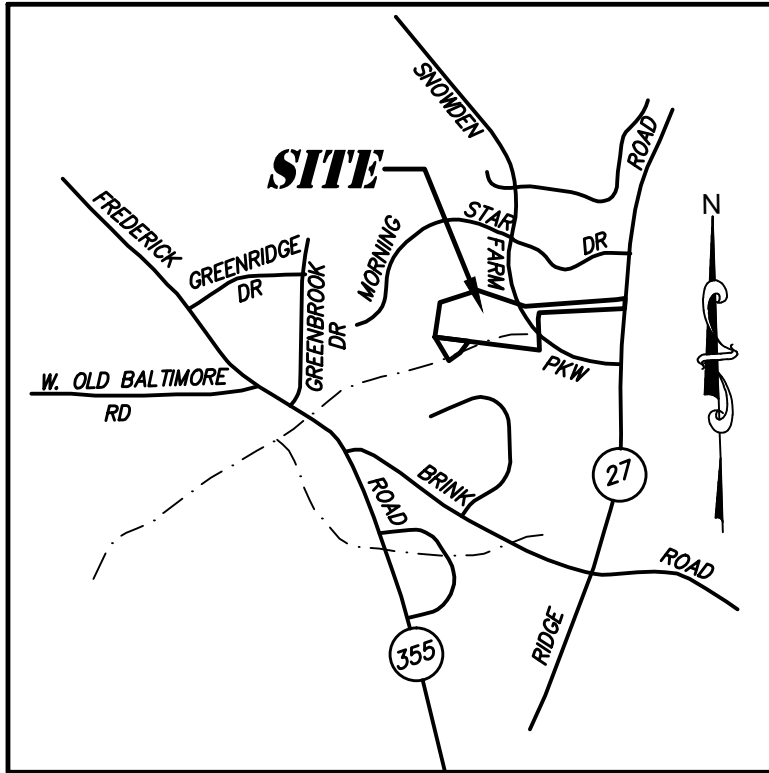
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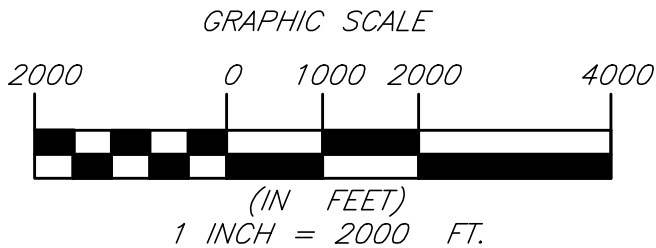
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SITE PLAN - SP 01

SHEET 2 OF 4



VICINITY MAP
SCALE: 1" = 2000'



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VICINITY MAP - VMAP 01

SHEET 1 OF 4

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11650 Snowden Farm Parkway, Germantown	Meeting Date:	1/11/2023
Resource:	Master Plan Site Howes Farm (#13/19)	Report Date:	1/4/2023
Applicant:	Nepal Education and Cultural Center (NECC) Pramod KC, Agent	Public Notice:	12/28/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	1014754	Staff:	Dan Bruechert
Proposal:	Sign Installation		

STAFF RECOMMENDATION

- Approve
- Approve with conditions

1. The sign needs to be setback from the front property line by at least 5’ (five feet) to comply with the zoning ordinance. Drawings showing that this condition has been satisfied need to be submitted to Staff before issuance of the final HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (#13/19) the *Howes Farm*
STYLE: Folk Victorian
DATE: c.1884 through 1920

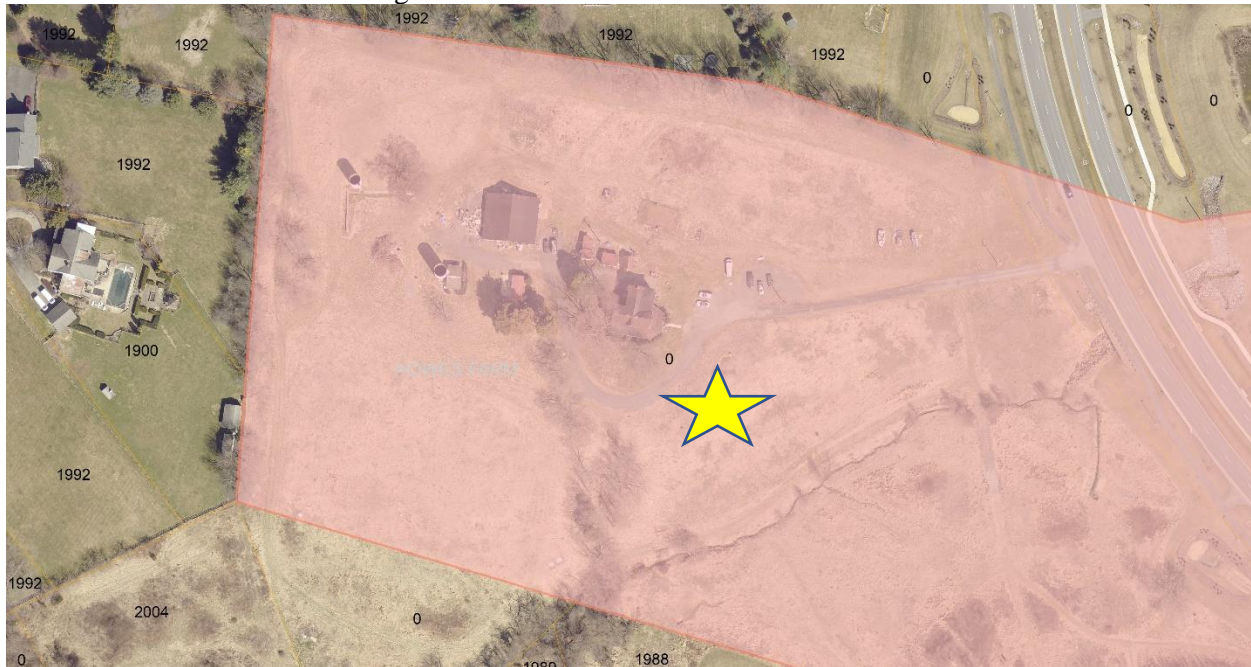


Figure 1: The subject property is significant for its historical use as a family dairy farm.

PROPOSAL

The applicant proposes to construct a sign at the entrance to the property (see below) to clearly identify the property to visitors. This is part of the larger site rehabilitation changing the use to a religious and cultural center. The 3' × 2' (three feet wide, by two feet tall) sign will be installed on 4' (four-foot tall) wood posts. The proposed sign will be set back from the front property line by 4' (four feet). This setback appears to run afoul of the Zoning Ordinance which requires a 5' (five foot) minimum setback from the property line (59-6.7.11). Staff recommends the HPC include a condition for approval that the sign is setback a minimum of 5' (five feet) to comply with County zoning. Final drawings need to be submitted to Staff showing the condition has been satisfied before Staff will issue the HAWP approval memo.

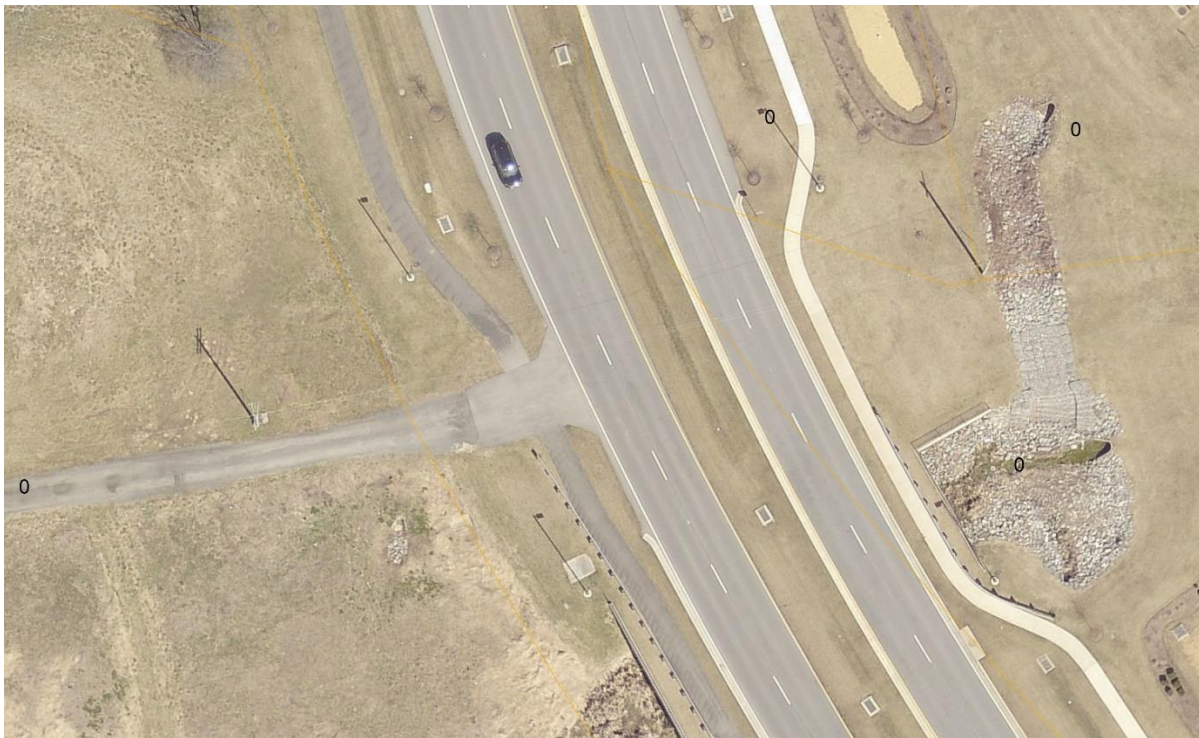


Figure 2: Detail of the property entrance.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

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 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; (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 relevant *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 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 RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The sign needs to be setback from the front property line by at least 5’ (five feet) to comply with the zoning ordinance. Drawings showing that this condition has been satisfied need to be submitted to Staff before issuance of the final HAWP;

under the Criteria for Issuance in Chapter 24A-8(b)(1), and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible with 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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit. visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
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]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

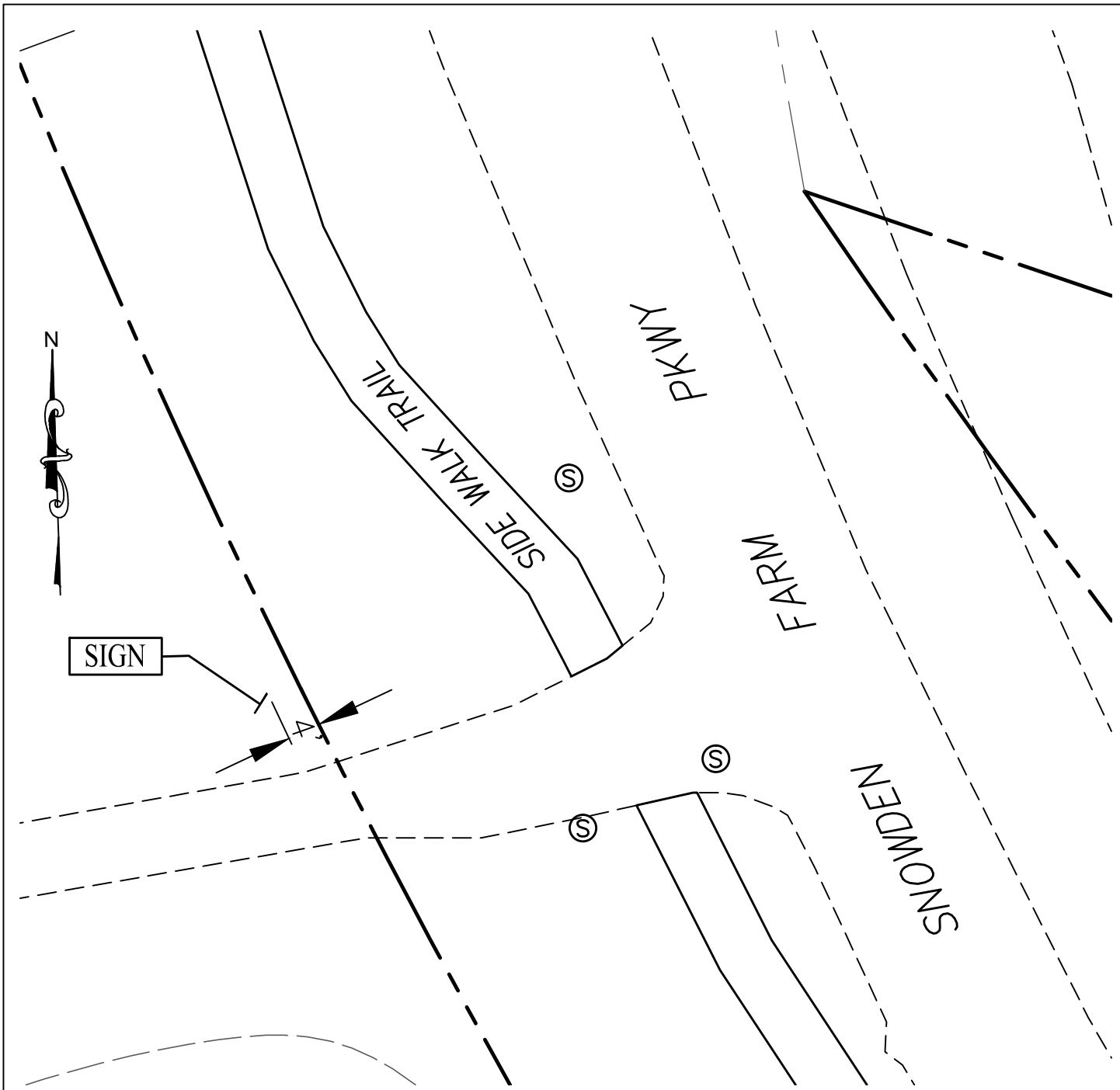
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

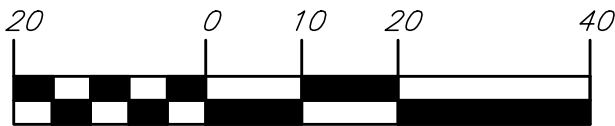
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	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	*	*	*	*	*		*



SIGN

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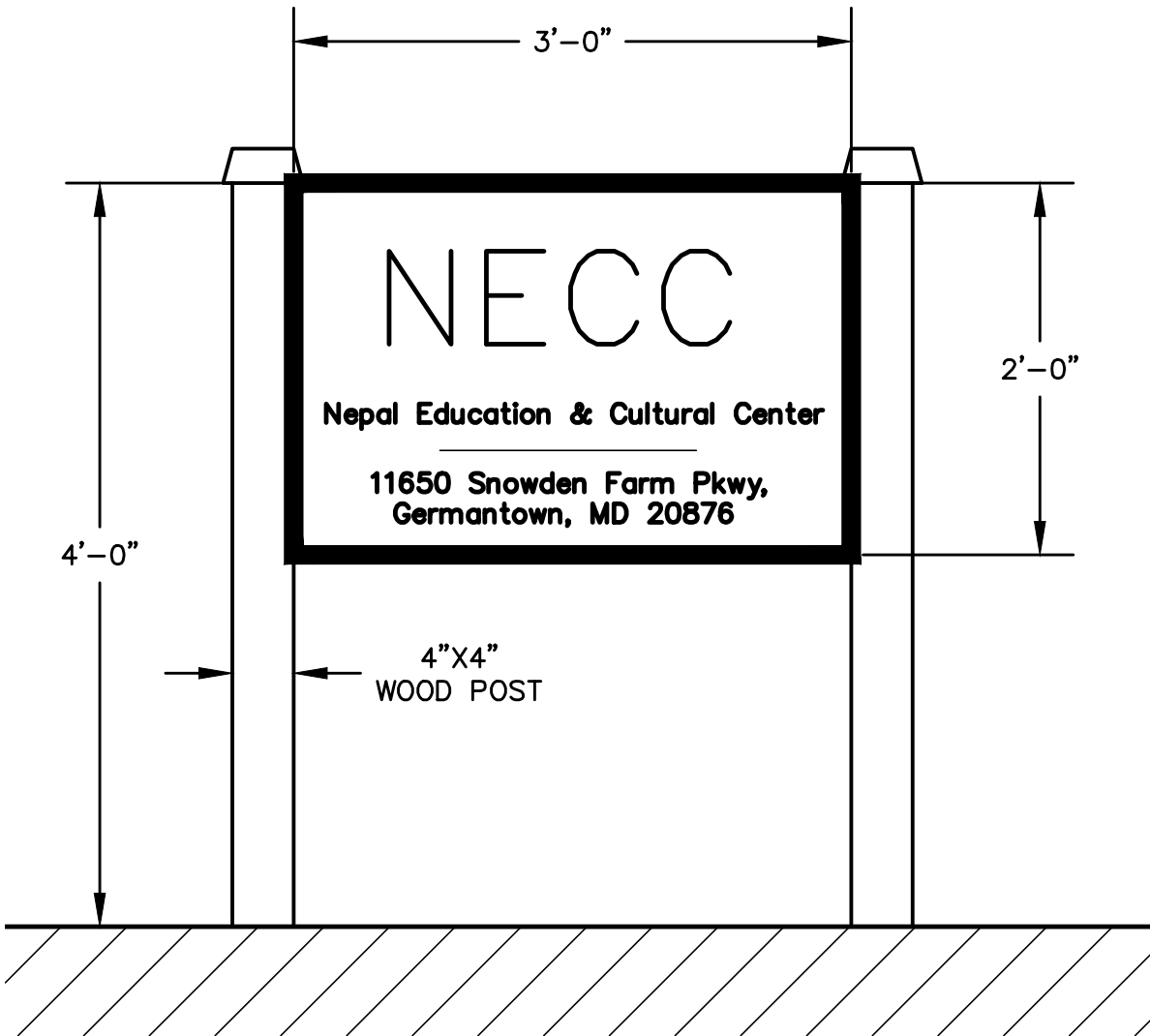
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SIGN PLAN - SGN 01

SHEET 3 OF 4



GRAPHIC SCALE



(IN FEET)
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SIGN DETAILS - SGN 02

SHEET 4 OF 4



**Proposed
Sign location** ●



**Nepal Education and
Cultural Center (NECC)**

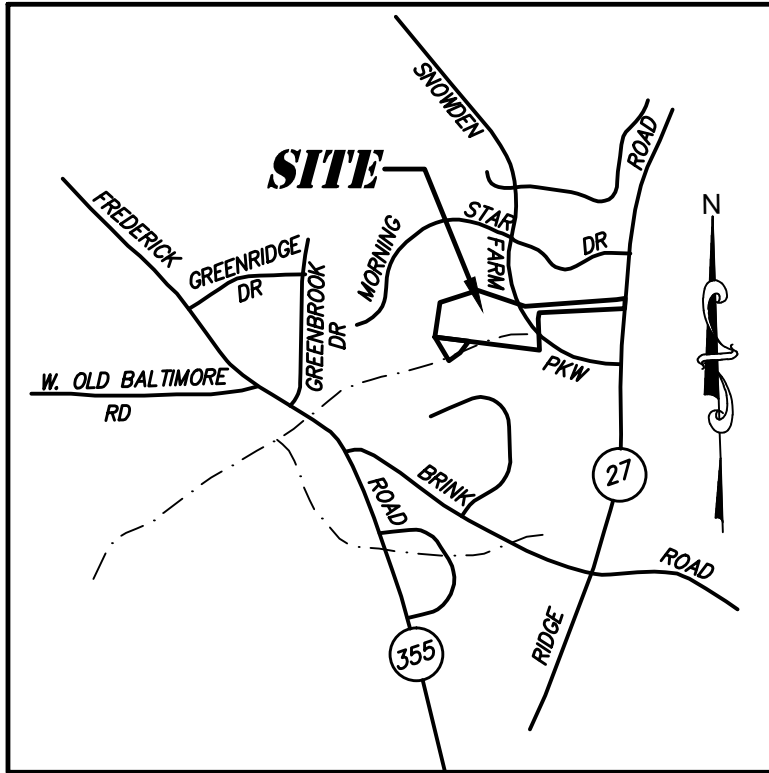
Ridge Rd

Ridge Rd

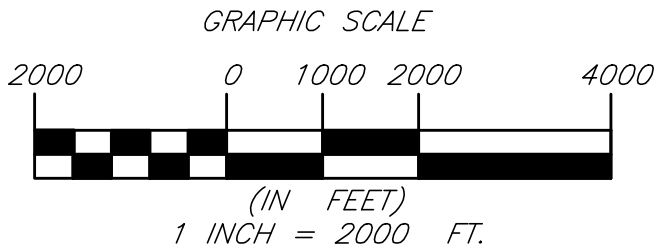
Ridge Rd

Snowden Farm Pkwy





VICINITY MAP
SCALE: 1" = 2000'



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VICINITY MAP - VMAP 01

SHEET 1 OF 4