

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11530 S. Glen Rd., Potomac	Meeting Date:	5/14/2025
Resource:	<i>Master Plan Site #29/03</i> (Glen Store and Post Office)	Report Date:	5/7/2025
Applicant:	Joey Barr	Public Notice:	5/1/2025
Review:	HAWP	Tax Credit:	n/a
Case Number:	1112394	Staff:	Devon Murtha
Proposal:	Fence Installation		

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #29/03 (*Glen Store and Post Office*)
STYLE: Folk Victorian
DATE: c. 1890



Figure 1: The Glen Store and Post Office largely maintains its rural context.

From Places from the Past:

The Glen Store and Post Office is a fine example of a rural, commercial structure with residential quarters dating from the Victorian era. The building, located near the Watts branch, is the only survivor of the Glen community, which was concentrated around a saw and gristmill, and established in the early 1800s.

According to tradition, the store was built in the late 1890s for George Fountain Peters, known as Fountain, and his wife Annie Trevey Peters who are said to have settled here sometime after their marriage in October 1894. Fountain's mother, Lucy J Peters, had acquired the Glen Mill and 86 acres in 1884. His father apparently was W. T. Peters who died in 1887, shortly after moving here from Frederick County.

A journalist described Fountain Peters in March 1900 as a "new merchant" with a "flourishing business." The store accommodated the community post office. In 1892, Lucy Peters was named postmaster of the Glen Post Office. The post office operated until 1902, and the store until 1937. The Peters Family finally sold the property in 1957.

The traditional side-gable form of the Glen Store makes it indistinguishable from dwelling houses built through the late 1800s. The building form reflects the rural context of the store building. In contrast, the shed roof building form of the Perry Store in Potomac Village, dating from the same era, was modern in its day and announced its commercial function. The frame Glen Store has a full-width porch and features a central gable dormer with a diamond-shaped pane.



Figure 2: Subject Property (Real Estate Photo, no date).

PROPOSAL

The applicant proposes to construct a six foot (6') tall fence in the north corner of the property, along S. Glen Road (*Figure 3*), to protect against deer. The proposed wood and wire fence will enclose a future garden site, totaling about 160 square feet. The fence will be constructed around the existing stone retaining wall and will intersect with the wall at one point along the south end (*Figure 4*). The retaining wall is not historic (*Figure 5*).

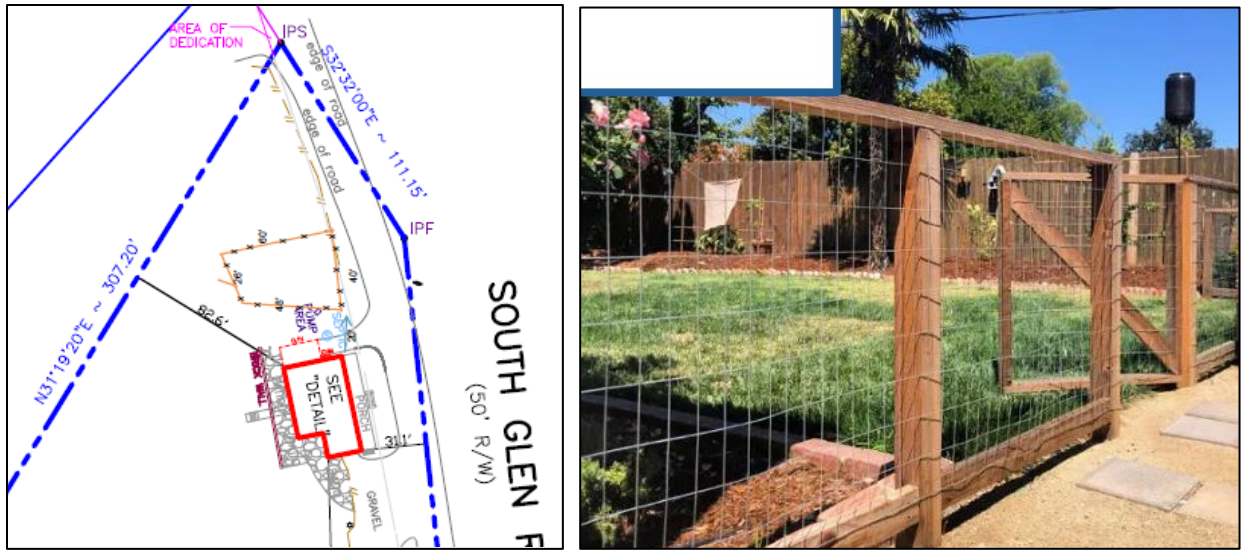


Figure 3: Site plan showing location of fence (left) and proposed appearance of fence (right).

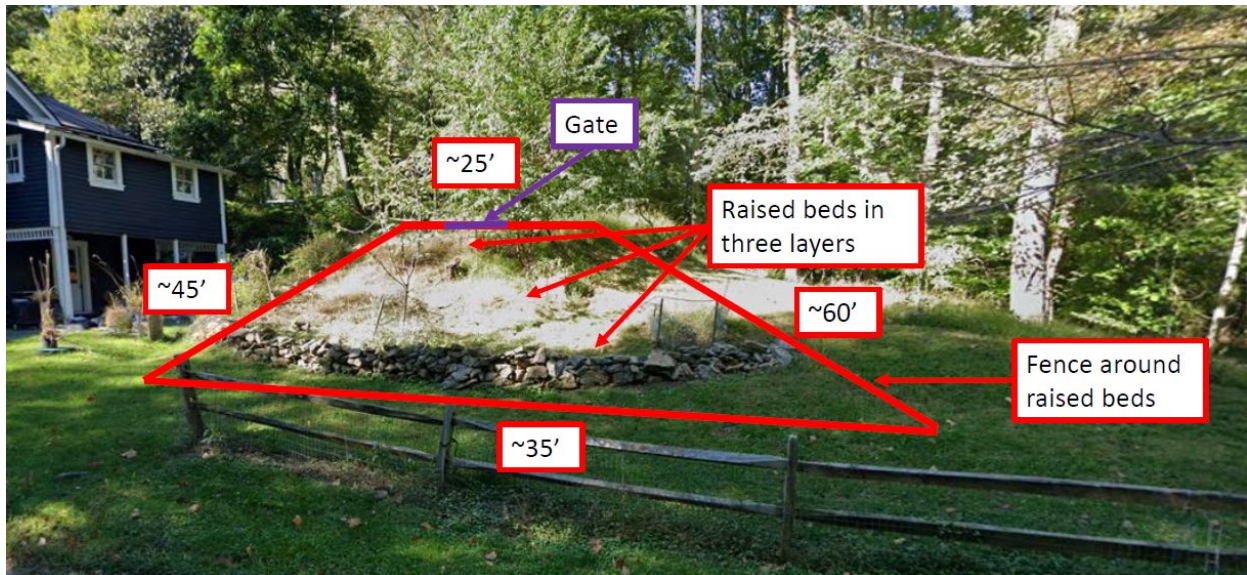


Figure 4: Diagram of fence location (Applicant, 2025).



Figure 5: Photo of subject property prior to the construction of the retaining wall (Montgomery County Planning, No Date).

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation.

Rehabilitation is defined 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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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;

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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 DISCUSSION

Staff finds that the proposal will not have a significant impact on the historic character of the resource or surrounding site and recommends approval.

Staff finds that the proposal will not alter any historic features of the property, per 24A-8(b) and Standard 2, 9, and 10. Its construction will not impair the historic integrity of the historic site, per Standard 10. Staff supports approval of this HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), 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 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 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1112394
DATE ASSIGNED _____

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: 11530 Street: South Glen Road

Town/City: Potomac 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:

- | | | |
|---|--|--|
| <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: _____ |

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.

Jory Barr
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	*	*	*	*	*		*

Fencing Plan

11530 South Glen Rd., Potomac, MD 20854

Joey Barr

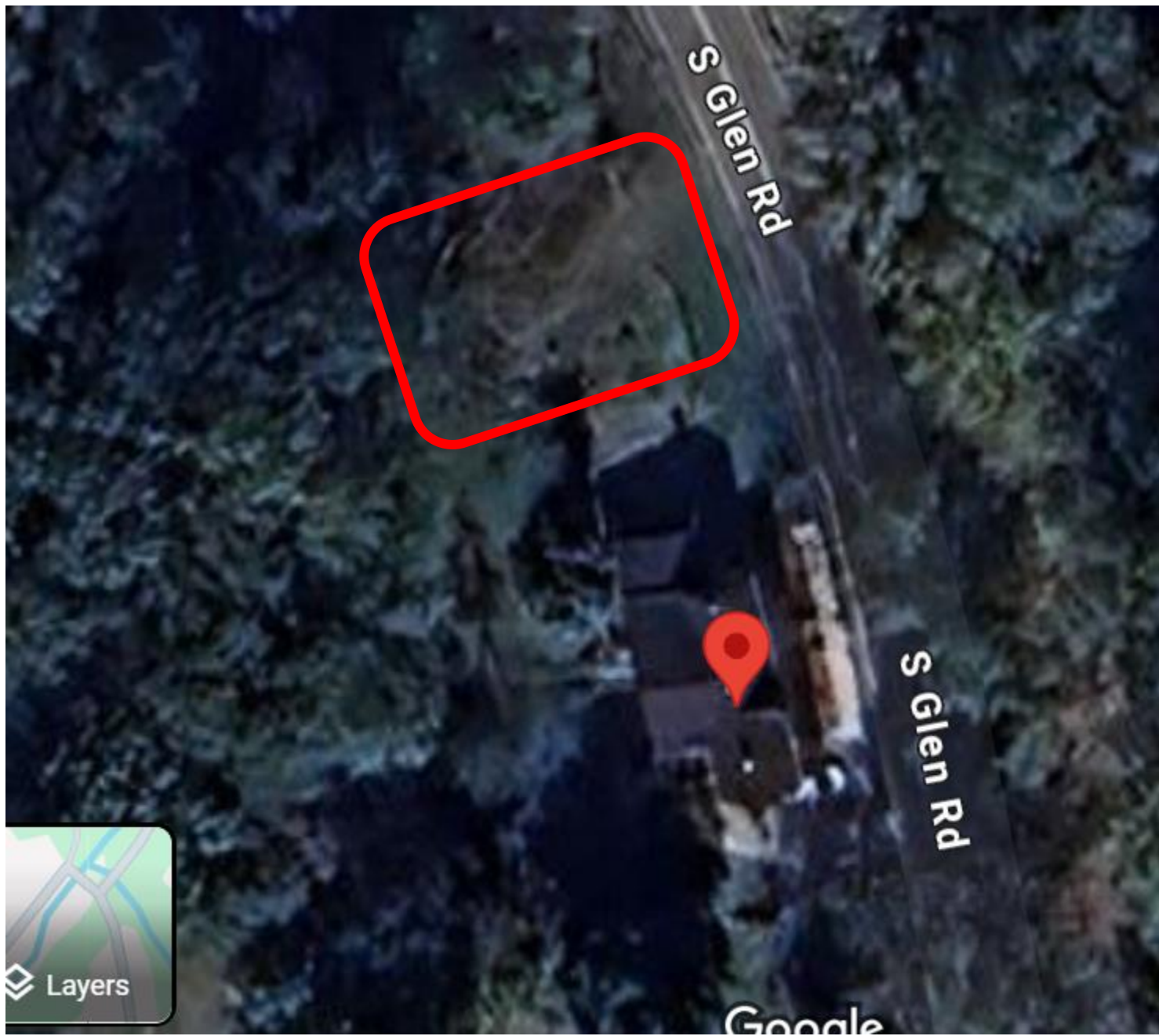
joeybarr@gmail.com

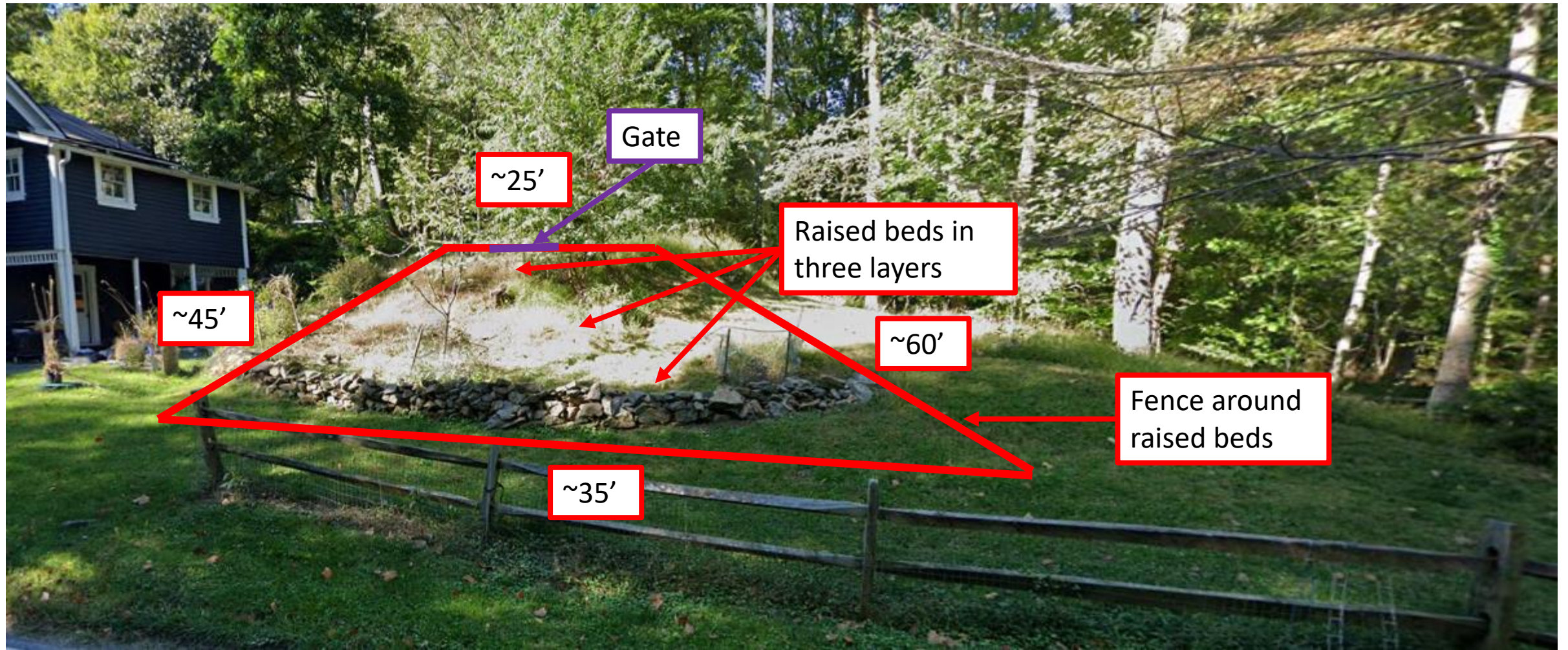
703-981-5578

4/3/25

Fencing Ideas









DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/8/2025

Application No: 1112394
AP Type: HISTORIC
Customer No: 1521495

Affidavit Acknowledgement

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

Primary Applicant Information

Address 11530 S GLEN RD
POTOMAC, MD 20854

Homeowner Barr (Primary)

Historic Area Work Permit Details

Work Type CONST

Scope of Work Build a fence around a potential vegetable garden to keep the deer out.



MILLENNIUM ENGINEERING, LLC

PARK PLACE PROFESSIONAL CENTER

5825 ALLENTOWN ROAD CAMP SPRINGS, MARYLAND 20746

301-433-0888

301-433-0897 FAX

Email: millennengin@gmail.com

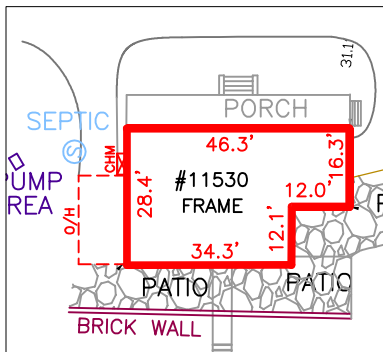
Website: millenniumengineering-llc.com

LEGEND:

- WOOD FENCE (WF)
- IRON FENCE (IF)
- CHAIN LINK FENCE (CLF)
- VINYL FENCE (VF)
- UTILITY EASEMENT
- PROPERTY LINE
- BUILDING LINE
- RBCF - REBAR & CAP FOUND
- PPF - PINCH PIPE FOUND
- IPF - IRON PIPE FOUND
- AC - AIR CONDITION UNIT
- WM - WATER METER
- C/O - CLEAN OUT
- SF - SQUARE FEET
- R/W - RIGHT-OF-WAY
- AW - AREAWAY
- CHM - CHIMNEY
- POR - PORCH
- ST - STOOP
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- SIGN
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE

"DETAIL"

SCALE: 1"=40'



NOTES:

- No title report furnished at this time; subject to all easements and right of way
- Flood zone and certificates available upon request.
- Information given for title company and purchaser(s) is solely for informational purposes ONLY.

ORDERED BY:



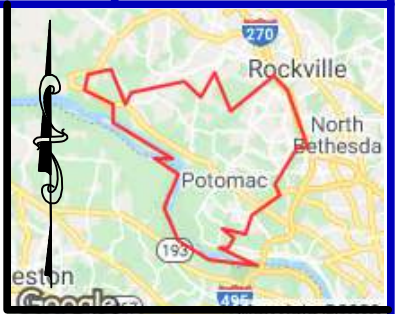
PURCHASER(S):

Joey Barr
Tatiana Barr

LOCATION DRAWING
ACCT# 10-01540168
TAX MAP FQ32 GRID 0000
PARCEL 872
DB 57043 PG 71

ALSO KNOWN AS A PARCEL
ENTILED "NOT INCLUDED"
GUNKEL'S ADDITION TO
THE GLEN
PLAT NO. 10803

10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
DATE: 7/30/2020 SCALE: 1"=60'



FILE: CTE 20-6-3277 DWG: 5092

SURVEYOR'S CERTIFICATE

I hereby certify that this drawing is based on a field survey made on 7/30/2020 by me or directly under my supervision and to the best of my knowledge, information & belief correctly represents the facts found at the time of survey.

