



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: April 22, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #987654 - Accessory structure and hardscape alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 20, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Alicia Gilbert
Address: 9923 Sutherland Rd., Silver Spring

This HAWP approval is subject to 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. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

All of the work proposed under this HAWP is at the rear of the property. Staff finds the proposed work will not substantially affect the historic district and recommends the HPC approve the HAWP.

Shed Demolition and Construction

At the rear of the property, there is a non-historic shed. The applicant proposes to demolish the shed, remove the foundation, and construct a new shed. This feature is not historic and is not visible from the street. Staff finds this alteration under 24A-8(b)(2) and Standard 2. Staff finds this alteration to be a matter of cosmetic alteration and should be approved as a matter of cosmetic alteration.

APPROVED
Montgomery County
Historic Preservation Commission



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To the south of the existing shed, the applicant proposes to construct a new cedar shed, measuring 6' x 6' (six feet square). The shed is 8' (eight feet) tall and has a gable roof.

REVIEWED
By Dan.Bruechert at 11:36 am, Apr 22, 2022



Figure 2: Example of the proposed shed.

Staff finds the proposed shed is appropriate for the house and surrounding district. As an accessory structure, wood is an appropriate material that Staff finds will not detract from the decorative concrete

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No property corners found.
2. Fences, if shown, have been located by approximate methods.



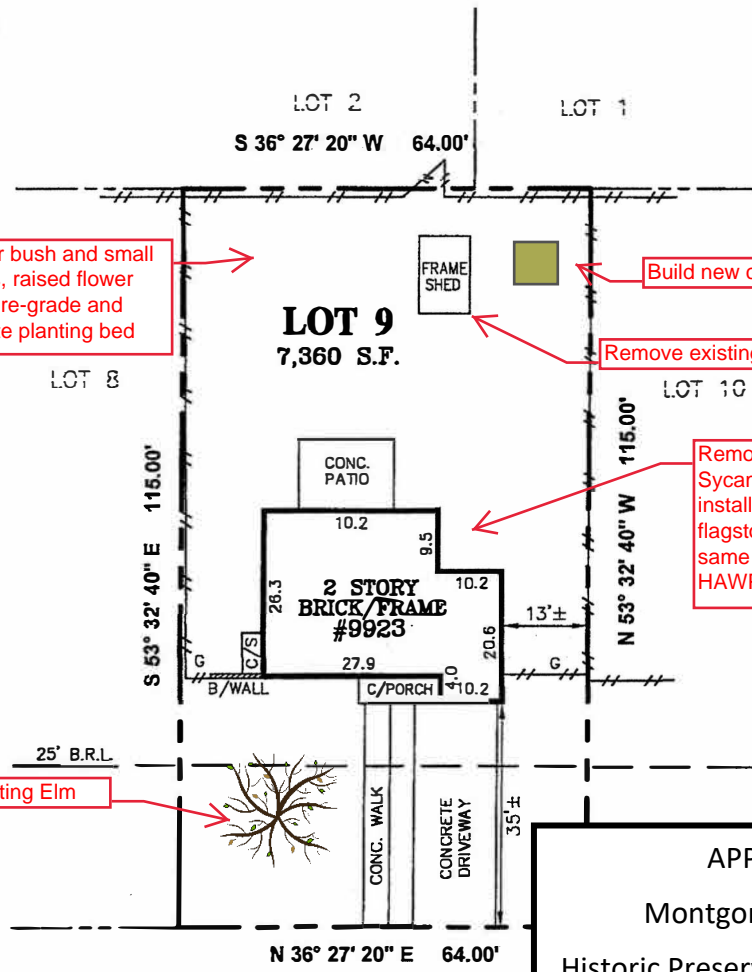
Clear bush and small trees, raised flower bed, re-grade and create planting bed

Build new cedar shed

Remove existing shed

Removed existing Sycamore under waiver; install new small flagstone patio to match same style patio under HAWP 977231

Existing Elm



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 Montgomery County
 Historic Preservation Commission

[Signature]

SUTHERLAND ROAD
 (50' R/W)

LOCATION DRAWING
 LOT 9, BLOCK A
 SECTION TWO
FAIRWAY
 MONTGOMERY COUNTY, MARYLAND

REVIEWED
 By Dan.Bruechert at 11:37 am, Apr 22, 2022

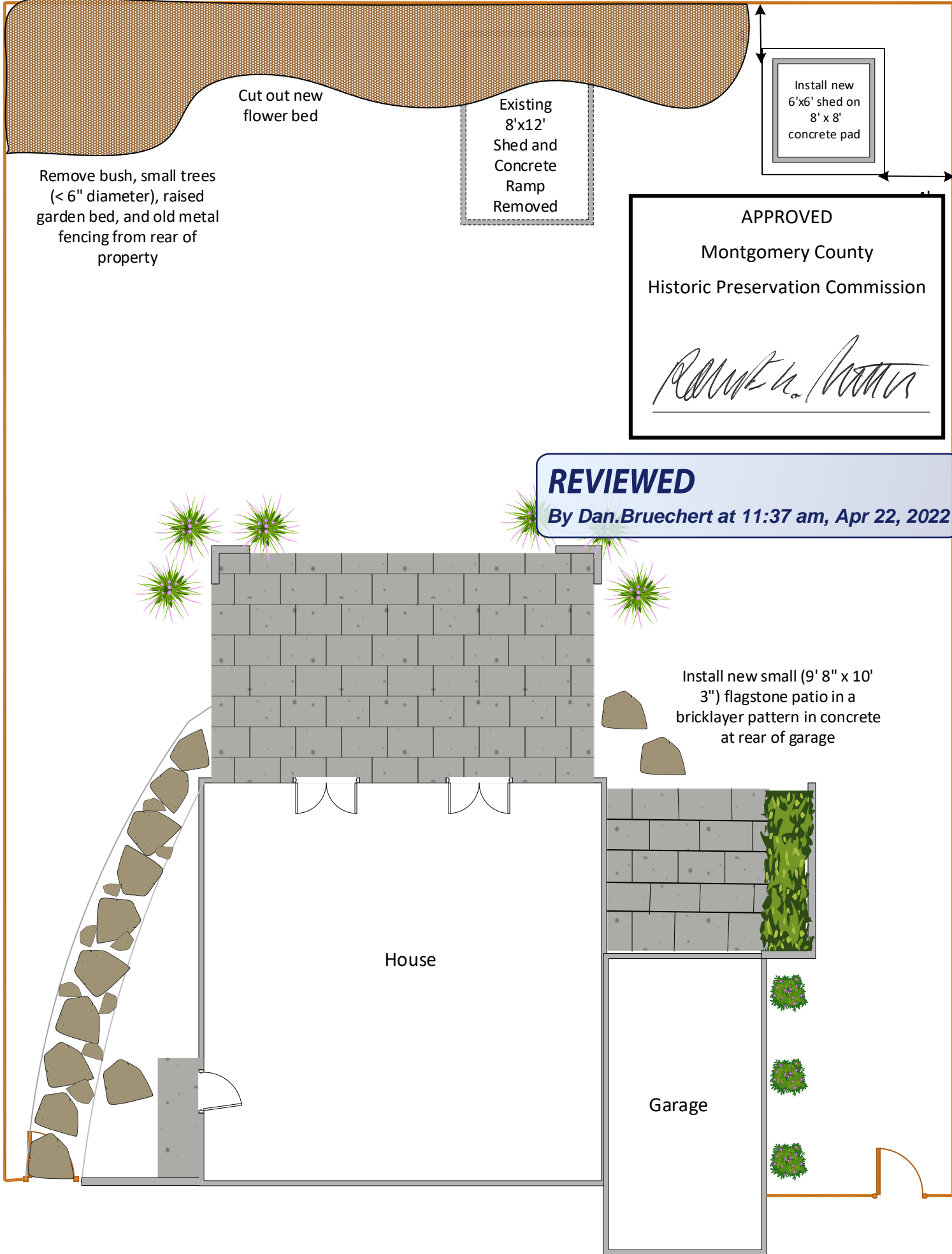
SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

[Signature]
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592
 Expires: 06-30-2021

REFERENCES	
PLAT BK.	9
PLAT NO.	657
LIBER	
FOLIO	

DATE OF LOCATIONS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: D.M.L.
HSE. LOC.: 04-19-21	JOB NO.: 21-01543HL



APPROVED
Montgomery County
Historic Preservation Commission
Ronald A. ...

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By Dan Bruechert at 11:37 am, Apr 22, 2022