



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 22, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 992285: Construction of a pavilion

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 June 8, 2022 HPC meeting.

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

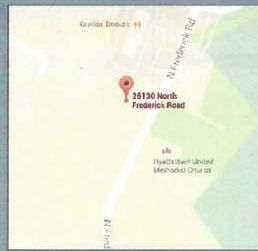
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Ronnie Kingsley (David Delgado, Agent)
Address: 26130 Frederick Road, Clarksburg

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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



ORDERED BY:



PROPERTY ADDRESS: 26130 N. FREDERICK ROAD CLARKSBURG, MARYLAND 20871

SURVEY NUMBER: 1607.3114

FIELD WORK DATE: 7/22/2016

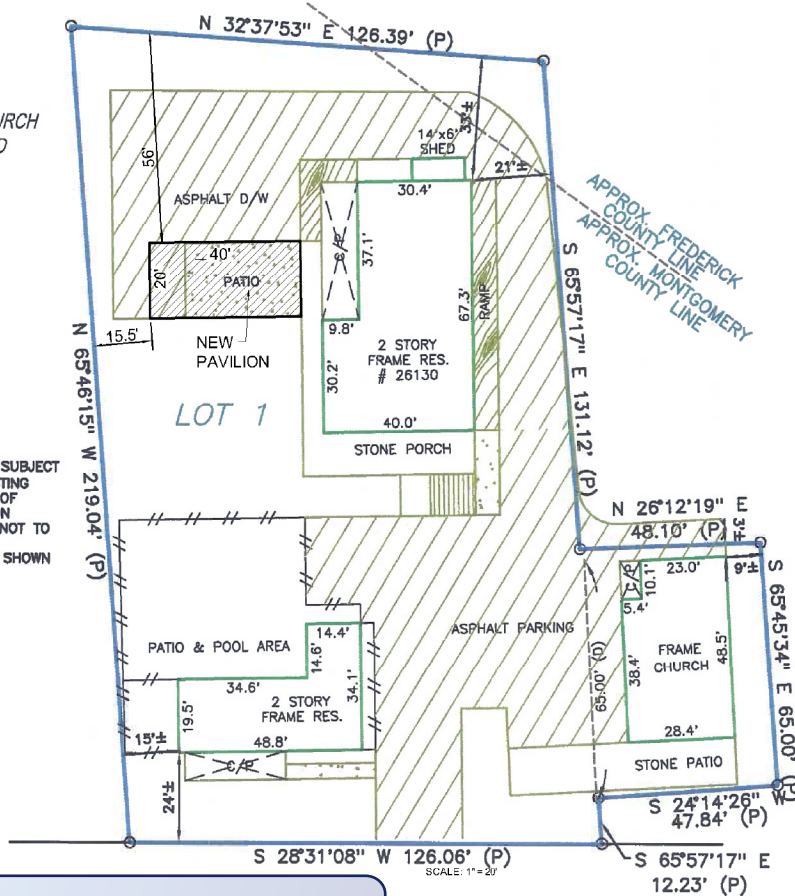
REVISION HISTORY: (REV.2 7/25/2016) (REV.1 7/22/2016)

16073114
LOCATION DRAWING
LOT 1, HISTORIC HYATTSTOWN CHURCH
MONTGOMERY COUNTY, MARYLAND
07-22-2016 SCALE 1"=40'



BASED ON A 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.

PLEASE NOTE
This 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.



REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

William R. Ruggeri
EXPIRES 1-15-2017



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

POINTS OF INTEREST:
1. ASPHALT DRIVE APPEARS TO EXTEND OVER

CLIENT NUMBER: 67415-16L

BUYER: Kingsley Estates, LLC

SELLER: LAWRENCE W. RUGGERI AND TRACY

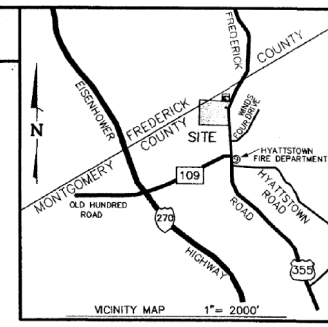
CERTIFIED TO:
KINGSLEY ESTATES, LLC; VILLAGE SETTLEMEN

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
MARYLAND SURVEYORS
LB# 21535
www.exactaMD.com
P 443.692.6523 • F 443.692.6524 • 16800 Bald Eagle School Rd. • Brandywine, MD 20613

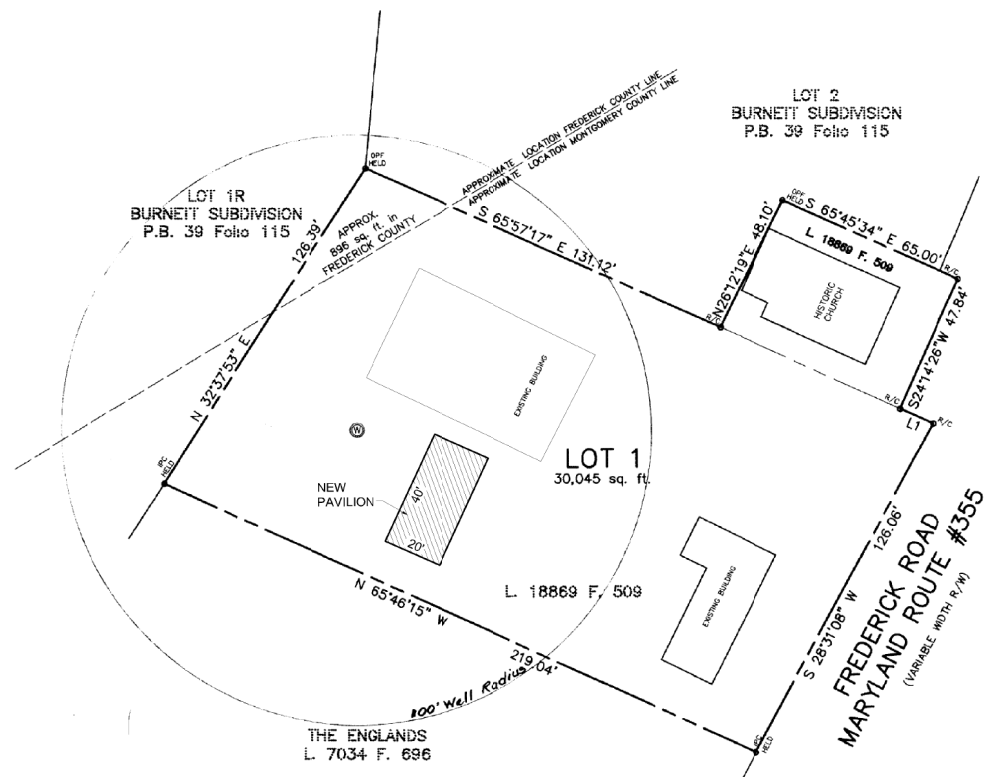
THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

PLAT No. 23173



TAX MAP No. DX

LINE	BEARING	DISTANCE
L1	S 65°57'17" E	12.23'



SURVEYOR'S CERTIFICATE

We hereby certify that the plot shown hereon is correct; that it is a subdivision of all of the land conveyed by Tracey Louise Reynolds to Lawrence W. Ruggeri and Tracy L. Ruggeri by deed dated February 28, 2001 and recorded among the Land Records of Montgomery County, Maryland, in Liber 18869 at Folio 509. We hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. There is no street dedication by this plot. The total area included on this plot is 30,045 square feet or 0.68974 of an acre of land.

5/18/05
Date

Douglas H. Riggs III
Macris, Hendricks & Glascock, P.A.
By: Douglas H. Riggs, III
Professional Land Surveyor
Md. Reg. No. 10712

OWNER'S CERTIFICATE

Lawrence W. Ruggeri and Tracy L. Ruggeri, owners of the property shown hereon, hereby adopt this plot of subdivision; As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages or trusts, affecting the property included in this plot of subdivision, except a certain deed of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to the plot of subdivision.

5/18/05
Date
Lawrence W. Ruggeri
Lawrence W. Ruggeri
Tracy L. Ruggeri
Tracy L. Ruggeri

We hereby assent to this plot of subdivision.
National City Mortgage

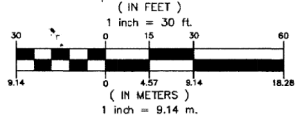
5/18/05
Date
Cristal A. Carter
Cristal A. Carter
Cristal A. Carter-Rhodes
Cristal A. Carter-Rhodes

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Patton

PLAT TABULATION

Number of Lots	= 1
Area of Lots	= 30,045
Area of Street	= 0
Dedication	= 30,045
Total Area	= or 0.6897

GRAPHIC SCALE



- Notes:
- This property is zoned R200.
 - The approval of this plot is predicated on the availability of public sewer prior to the construction of buildings.
 - The property shown hereon is exempt from the requirements of the Montgomery County Forest Conservation Law of 1992, per Exemption Letter dated **March 8, 2005**.
 - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, restrictions, and requirements associated with any preliminary plan, site plan, or other plan submitted to the Department of Permitting Services of this property, approved by the Department of Permitting Services, shall survive and not be extinguished by the recording of this plat. The Department of Permitting Services shall maintain official public files for all plans submitted to it, which shall be available for public review during normal business hours.
 - This plat of subdivision involves a change of ownership of the property as provided for in Section 50-33(a)(7).
 - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

FOR PRIVATE WELL AND PUBLIC SEWER ONLY *Minor 7 205145*

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: *March 17, 2005*
Deirdre P. Farag
CHAIRMAN
Dorothy S. Knapp
SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE No. 625-48

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *May 19, 2005*
Robert H. Patton
DIRECTOR

DATE: _____
Plat No.: _____

FILED

JUN - 7 2005
Clark of the Circuit Court
Montgomery County, Md.

SUBDIVISION RECORD PLAT
LOT 1
HISTORIC
HYATTSTOWN CHURCH
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' APRIL, 2005

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgapa.com

mcp 350 1249-20502 625-48
P108098

02.170.12

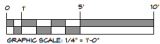
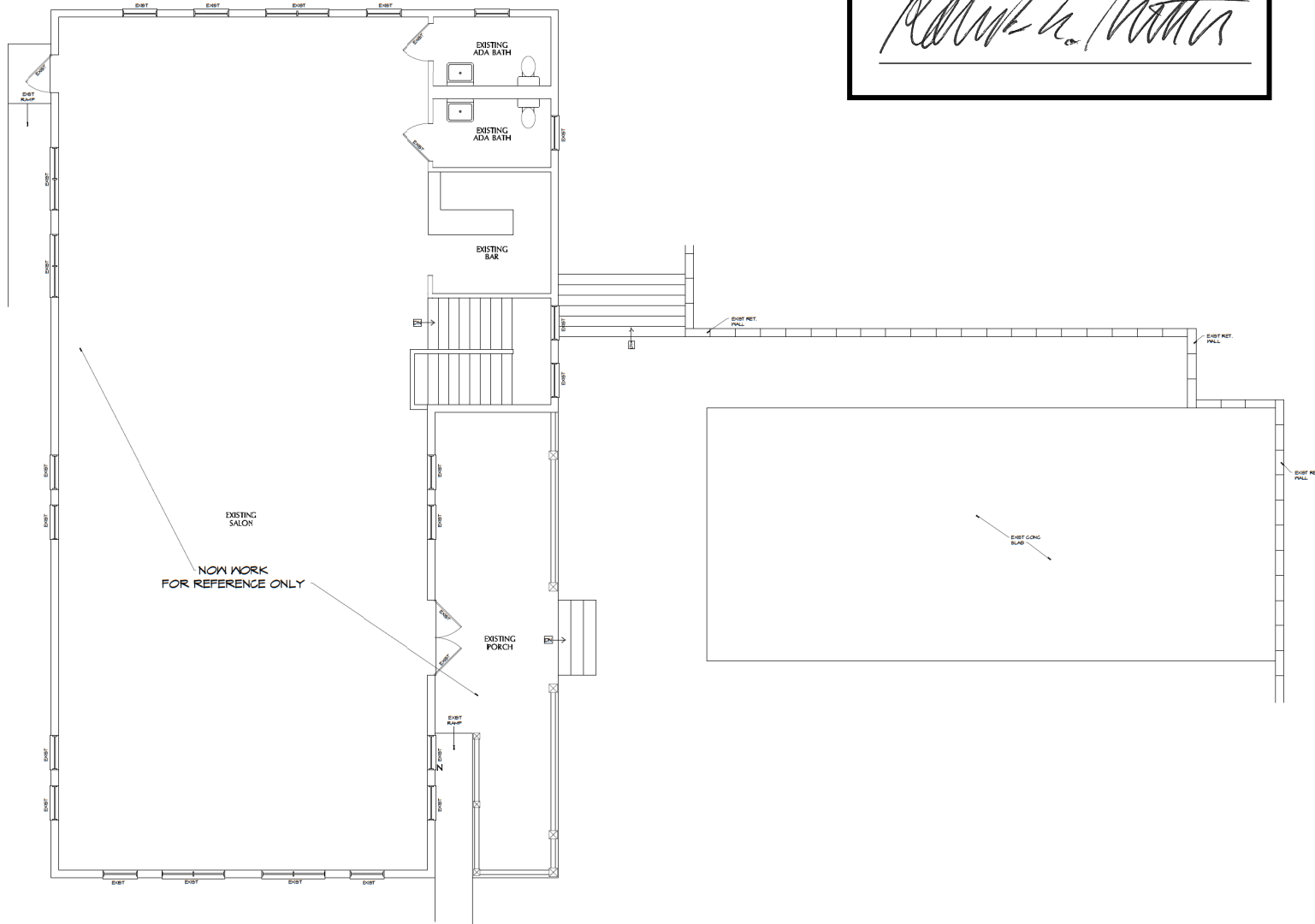
REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

APPROVED
Montgomery County
Historic Preservation Commission



MILTON RIDGE
26130 FREDERICK RD
CLARKSBURG, MD 20871



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 45465 EXPIRATION DATE: 06-24-2022

BUILDING PERMIT



PAVILION ADDITION

NO.	DATE	DESCRIPTION

EXISTING FIRST FLOOR PLAN

DM01

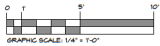
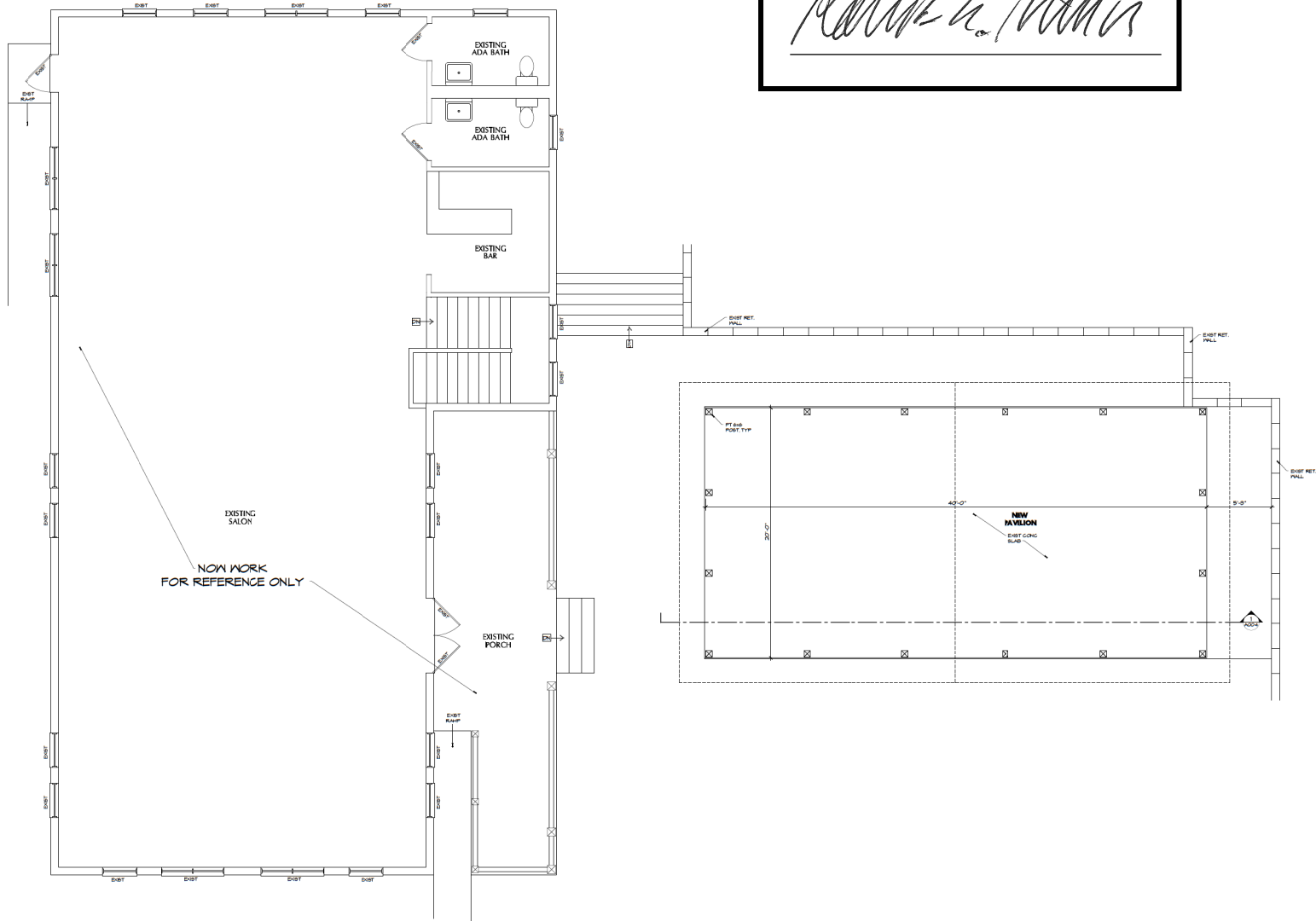
REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

FOR MOGO USE ONLY

APPROVED

Montgomery County
Historic Preservation Commission

1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 45463 EXPIRATION DATE: 06-24-2022

MILTON RIDGE
26130 FREDERICK RD
CLARKSBURG, MD 20871

BUILDING PERMIT



PAVILION ADDITION

NO.	DATE	DESCRIPTION

PROPOSED FIRST FLOOR PLAN

A001

REVIEWED

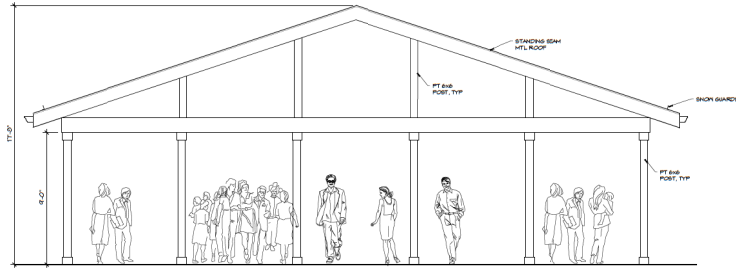
By Michael Kyne at 12:50 pm, Jun 22, 2022

FOR MOGO USE ONLY

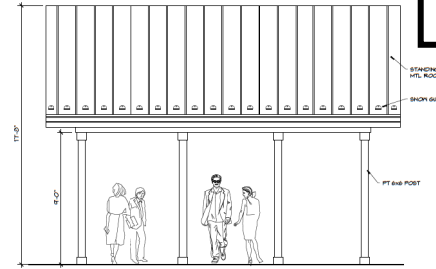
APPROVED

Montgomery County

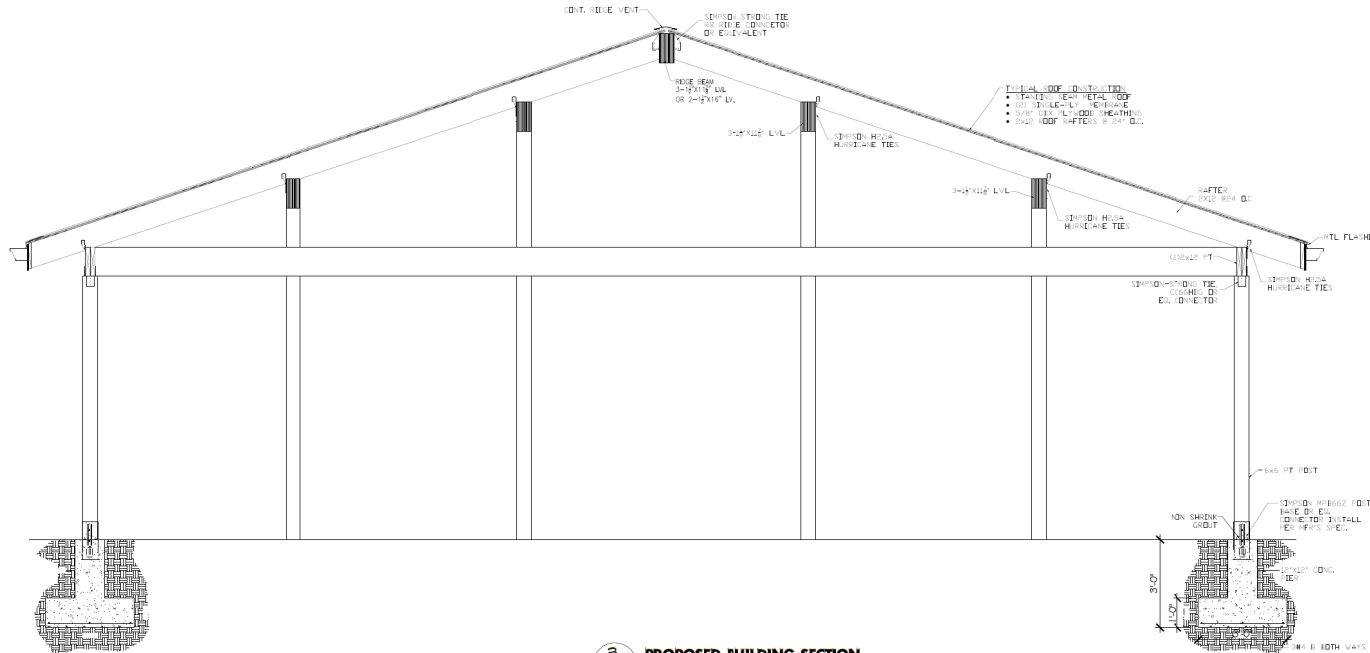
Historic Preservation Commission

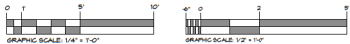
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED BUILDING SECTION
SCALE: 1/2" = 1'-0"



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MILTON RIDGE
26130 FREDERICK RD
CLARKSBURG, MD 20871

BUILDING PERMIT



PAVILION ADDITION

NO.	DATE	REVISION

PROPOSED EXTERIOR ELEVATION SECTION

A002

REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

APPROVED

Montgomery County

Historic Preservation Commission

Ronald H. Trotter



REVIEWED

By Michael Kyne at 12:50 pm, Jun 22, 2022

APPROVED

Montgomery County

Historic Preservation Commission

Robert A. Adams