



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: July 15, 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 # 997796: Shed installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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: Marcel Schmidt
Address: 10124 Meadowneck Court, 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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Michael Kyon on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 997796
DATE ASSIGNED

APPLICANT:

Name: Marcel Schmidt
Address: 10124 Meadowneck Ct
Daytime Phone: 240 421 2850

E-mail: moschmi.1@gmail.com
City: Silver Spring Zip: 20910
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 Capitol View Park
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement?
map of the easement, and documentation from the Easement Holder?

Are other Planning and/or Hearing Examiner Approvals/Revisions/Record Plat, etc.? If YES, include supplemental information
REVIEWED
By Michael Kyne at 10:49 pm, Jul 16, 2022

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

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.

Marcel Schmidt

7/6/22

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
Marcel Schmidt
10124 Meadowneck Ct,
Silver Spring, MD 20910

Owner's Agent's mailing address
n/a

Adjacent and confronting Property Owners mailing addresses

Robert Barnwell
10120 Meadowneck Ct,
Silver Spring, MD 20910

Austin Hawk
10128 Meadowneck Ct,
Silver Spring, MD 20910

REVIEWED

By Michael Kyne at 10:49 pm, Jul 16, 2022

APPROVED

Montgomery County

Historic Preservation Commission



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

Single family colonial style two story house with finished basement with attached garage. In the back of the house is a patio and a deck.

New shed will be build in the back yard as indicated in the attached survey and the attached photographs. No trees need to be removed.

Shed was pre-approved by the MoCo permitting Services (project name BUILDING-990848, see attached).

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

Wood Storage Shed is from Backyard Products, LLC, purchased through Home Depot.

Dimensions: 6 ft x 8 ft, material: Wood with galvanized metal roof

Shed arrived precut and will be assembled following manufacturers instruction.

Shed will be anchored to the ground according to code.

REVIEWED

By Michael Kyne at 10:49 pm, Jul 16, 2022

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Patton

Work Item 1: Shed

Description of Current Condition:
Precut wood storage 6 x 8 ft shed from Backyard Products, LLC, purchased through Home Depot.

Proposed Work:
Assembly of shed following manufacturers instruction anchoring shed to ground.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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APPROVED
Montgomery County
Historic Preservation Commission


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	*	*	*	*	*		*

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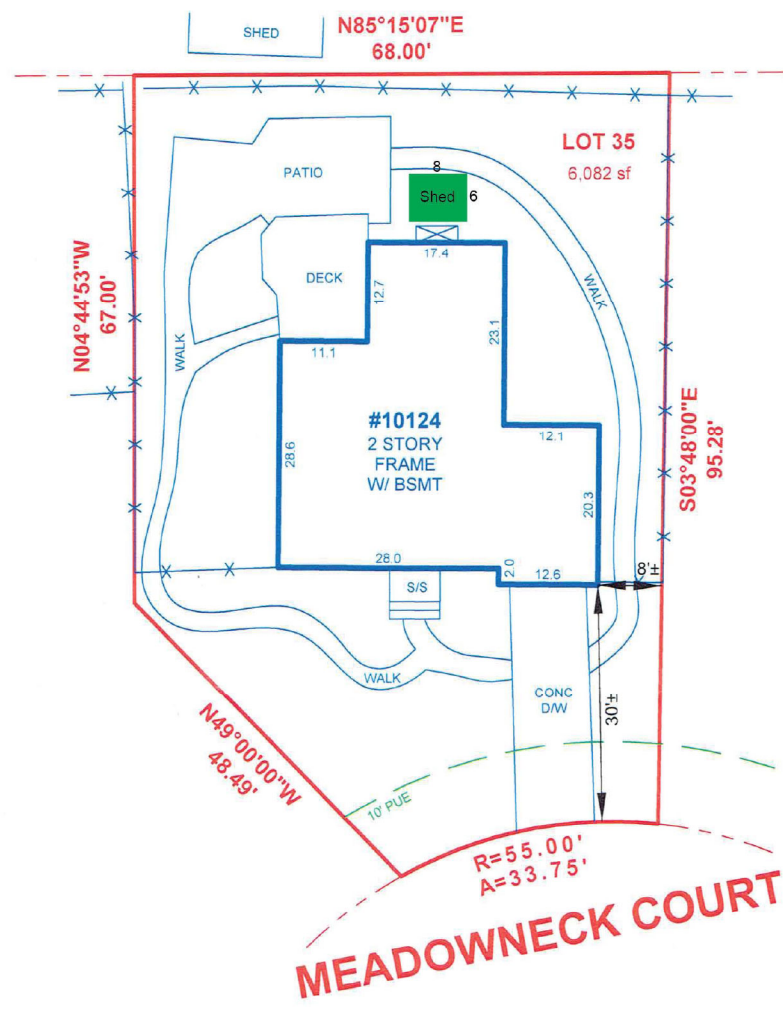


REVIEWED
By Michael Kyne at 10:50 pm, Jul 16, 2022

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Potter



PLAT NO. 14546



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **1±**

LOCATION DRAWING OF:
#10124 MEADOWNECK COURT
LOT 35
BLOCK 1

REVIEWED
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MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' DATE: 05-26-2022
DRAWN BY: SM FILE #: 225707-200

- LEGEND:**
- X- - FENCE
 - B/E - BASEMENT ENTRANCE
 - B/W - BAY WINDOW
 - BR - BRICK
 - BR/L - BLDG RESTRICTION LINE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - D/W - DRIVEWAY
 - O/H - OVERHANG
 - P/UE - PUBLIC UTILITY ESMT.
 - P/IE - PUBLIC IMPROVEMENT ESMT.
- COLOR KEY:**
- (RED) - RECORD INFORMATION
 - (BLUE) - IMPROVEMENTS
 - (GREEN) - ESMTS & RESTRICTION LIN

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Montgomery County
Historic Preservation Commission




SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT 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 REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar as IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.
WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.
(EXCLUDING D.C. & BALT. CITY)

 [Click Here to Save Eform as PDF...](#)

Workflow Information	Project Information	County Resources	Checklist Report (0)	Routing Slip
Permit Type	Building			
Project Name	BUILDING-990848			
Project Description	FT-CONST-SHED-10124 MEADOWNECK CT -SILVER SPRING			
Project Location	10124 MEADOWNECK CT SILVER SPRING, MD 20910			
Contact	Marcel Schmidt			
Contact Email	moschmi.1@gmail.com			
Contact Phone	(202)965-1212			
Address	10124 MEADOWNECK CT			
City	SILVER SPRING			
Zip	20910			



PreApproval QA Comments

[Click Here for PreApproval QA Checklist](#)

PREAPPROVAL QA COMMENTS

6/22/2022

Good Day,

Your permit is ready to be issued however, you must first obtain a Historical
listed below to assist you in getting started. Once this has been completed, s
folder in eplans, complete the task and send the application back to DPS for f
<https://montgomeryplanning.org/planning/historic/historic-area-work-permits/st>
Ronny Cabrera
ronny.cabrera@montgomerycountymd.gov

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