



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 [Signature] on _____. The approval memo and stamped drawings follow.



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: August 26, 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 #1004067 - Tree Removal

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

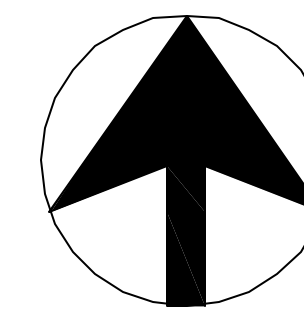
The HPC staff has reviewed and stamped the attached construction drawings.

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: Nicole Weston
Address: 1903 Brighton Dam Rd., Brookeville

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.





date: 6/20/12

scale: 1" = 30'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



**SITE PLAN A - ATTACHED GARAGE / CARPORT
1903 BRIGHTON DAM ROAD
(HAWLINGS RIVER ESTATES: LOT 4)
MONTGOMERY COUNTY, MARYLAND**

GENERAL NOTES:

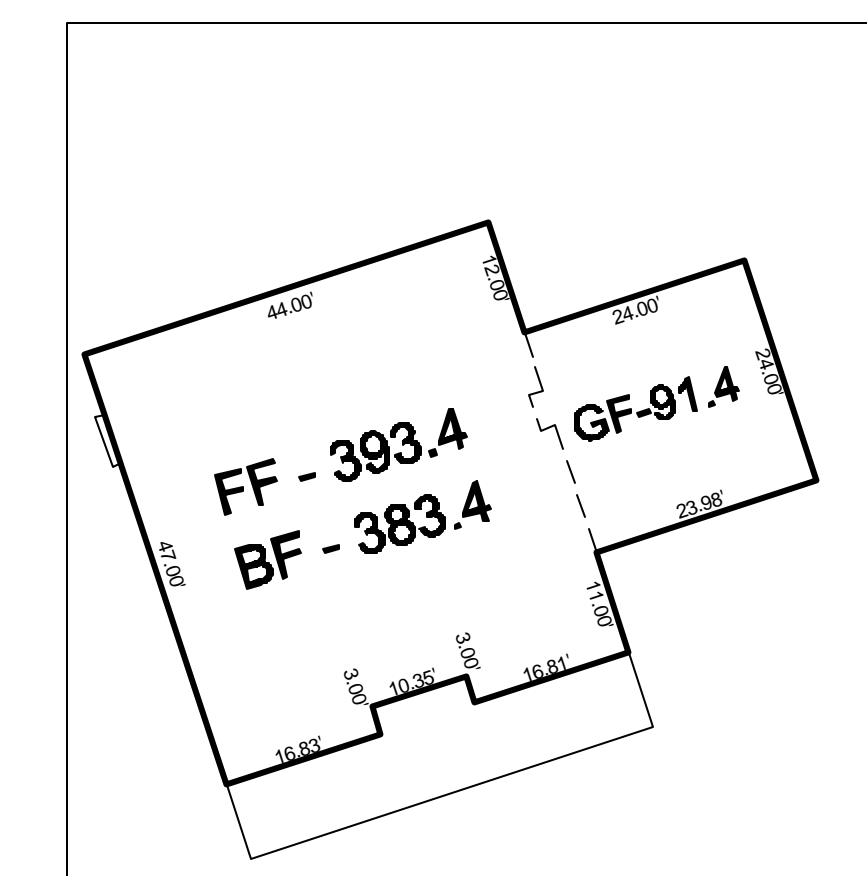
1. Plat number - 12811 (recorded 1/28/1980)
2. Area of property - 5.0 Acres (217,800 sf)
3. Zoning: RC
4. Property served by onsite well and septic.

ZONING NOTES:

1. Setbacks-
Front - 50'
Side - 40' (one side 20')
Rear - 35'
2. Maximum Building Height - 50'
3. Proposed Building Height - 31' ± @ Peak
4. Maximum Lot Coverage - 25%
5. Proposed Lot Coverage - 2,998 sf (<2%)

Septic System Notes

1. Number of Proposed Bedrooms - 4
2. Depth of Stone - 4'
3. Average Test Rate: 13 minutes
4. Length of Initial System - 217'
5. Percolation Depths - 2.5' & 14.5'
5. Length of Entire System Shown - 868' (17,000 sf)
6. Size of Septic Tank - 2,000 gal. Double Compartment Tank

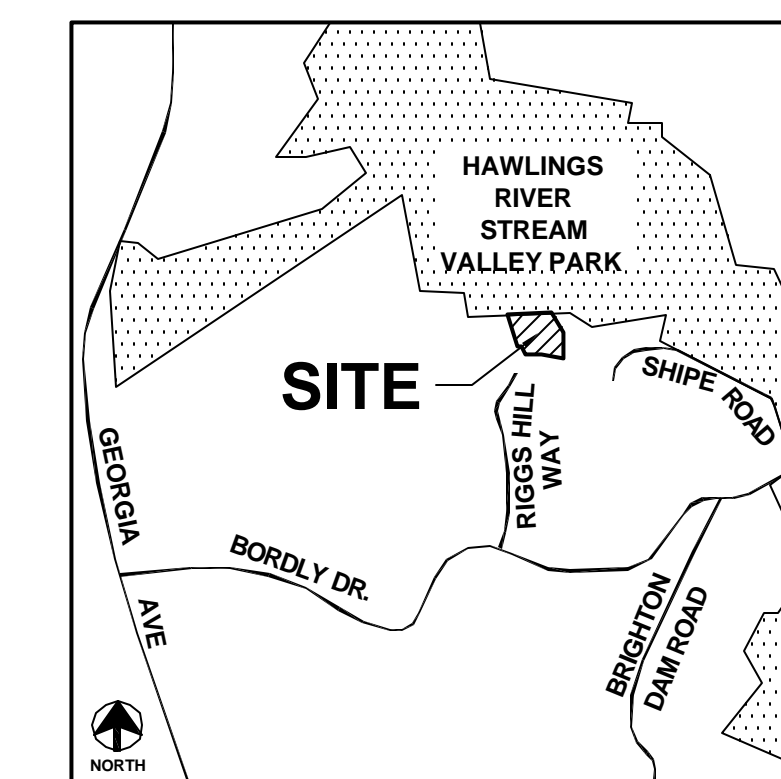


**DETAIL VIEW:
HOUSE DIMENSIONS**
1" = 20'

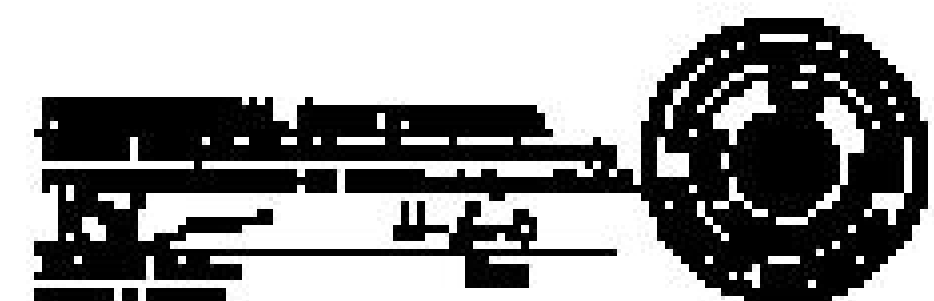
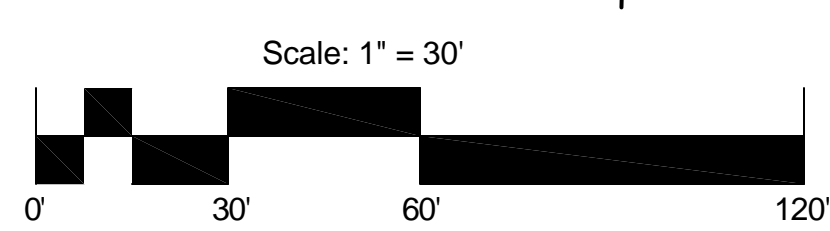
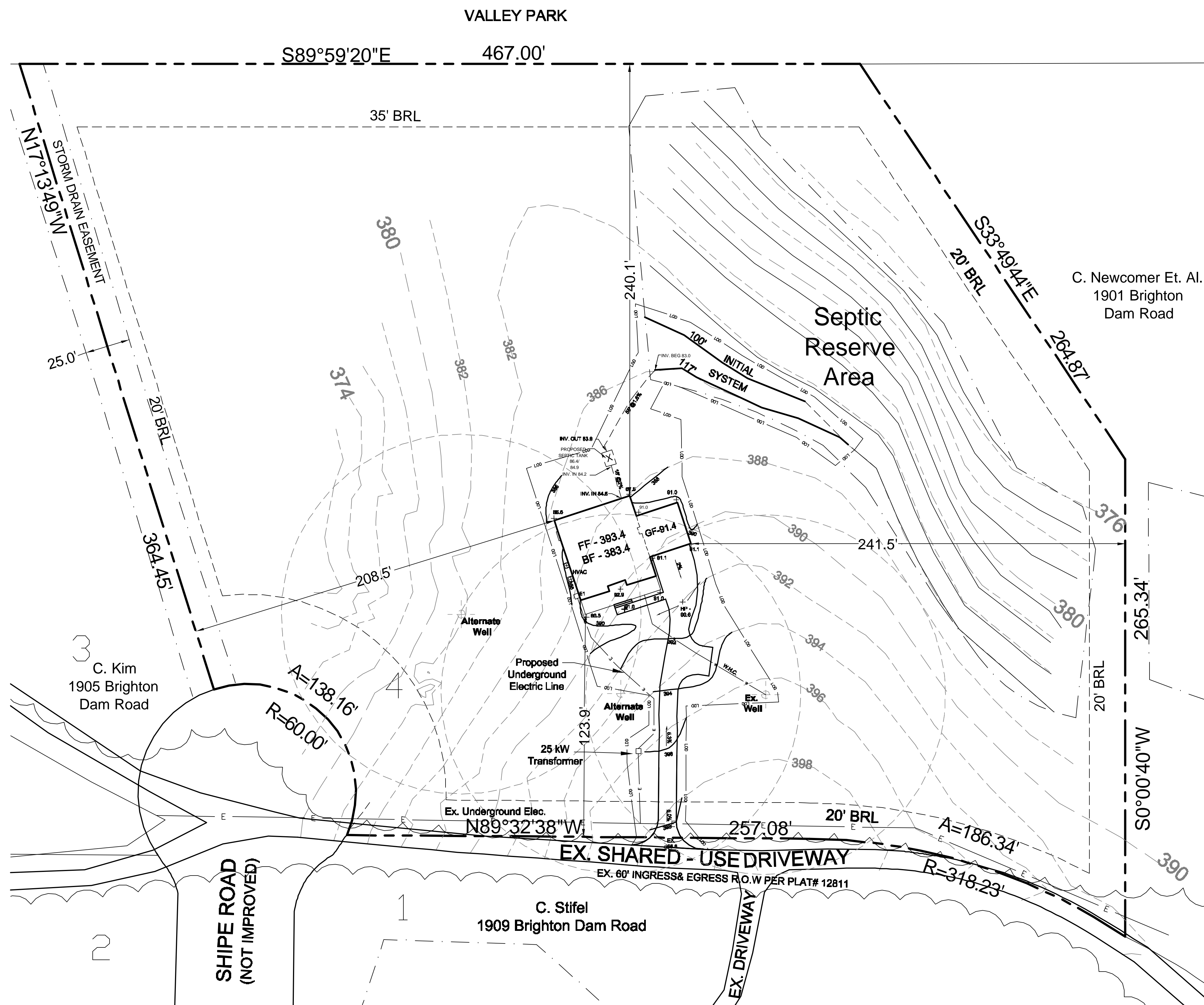
LEGEND:

- PROPOSED HOUSE
- PROPOSED CONTOUR
- ELECTRIC METER LOCATION
- PROPOSED SEPTIC TANK
- EX. WELL
- PROPOSED SEPTIC AREA
- PROPOSED SPOT ELEVATION

VICINITY MAP
SCALE: 1" = 2,000'



OWNER:
Glen & Nicole Weston
2691 Cameron Way
Frederick MD, 21701
561-352-9846



SOURCE OF TWO-FOOT CONTOUR
INTERVAL TOPOGRAPHY:
THOMAS A. MADDOX, PLS
8933 SHADY GROVE COURT
GAIHERSBURG, MD 20877
301-984-5804

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 10:36 am, Aug 26, 2022

1903 Brighton Dam Rd Brookeville, MD 20833

west side of house (left side)

REVIEWED

By Dan.Bruechert at 10:37 am, Aug 26, 2022

APPROVED

Montgomery County
Historic Preservation Commission



60" diameter at chest heightl



41" diameter at chest heightl

64" diameter at chest height

north side of house (back of home)

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]

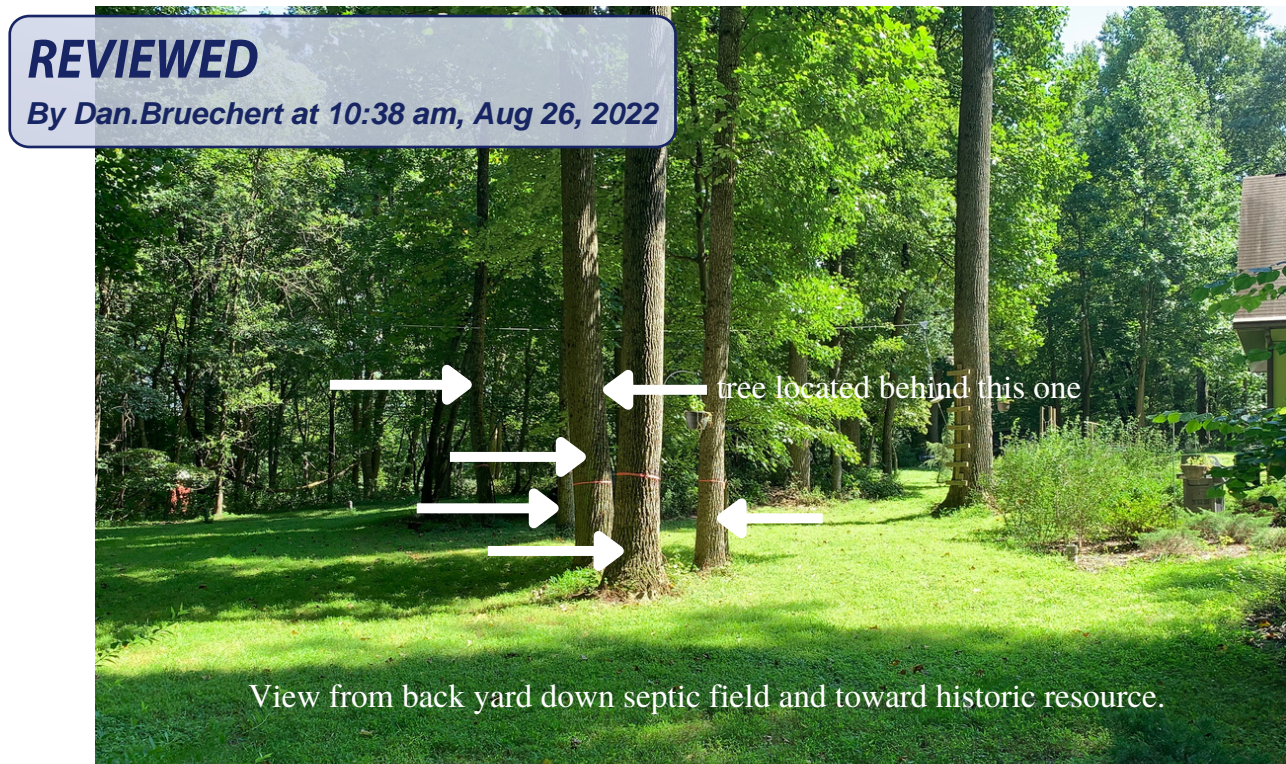


49.5" diameter at chest height

north east side of house



view from right side of garage





on back deck

REVIEWED
By Dan.Bruechert at 10:38 am, Aug 26, 2022



61.5" diameter at chest height



57.5" diameter at chest height



41.5" diameter at chest height



39" diameter at chest height



56" diameter at chest height



42.25" diameter at chest height

APPROVED

Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 10:38 am, Aug 26, 2022