



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton

Chairman Date: May
15, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of
Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1063979 - Sign Installation

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 17, 2024 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: Bethesda Meeting House Foundation, 4424
Address: Montgomery Ave., Suite 307, Bethesda

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 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



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:



REVIEWED

By Dan.Bruechert at 2:00 pm, May 16, 2024

Exhibit B

The Small Sign at the Entrance to the Bethesda Meeting House Site

The Sign as It Appeared Last Year



The Proposed New Message



APPROVED

Montgomery County
Historic Preservation Commission



REVIEWED

By Dan.Bruechert at 2:00 pm, May 16, 2024

Material Specifications

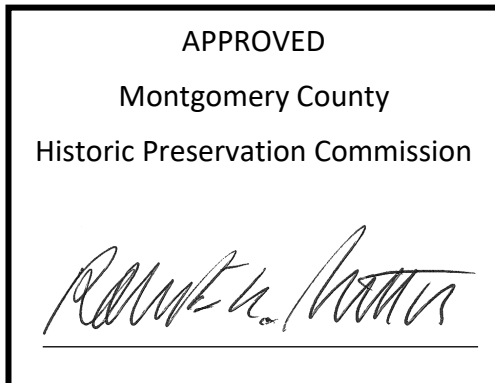
The sign is made of wood (probably pine or oak), painted white.

The old message was painted directly on the sign.

The new message will be a laminated vinyl sheet applied to a piece of dia bond that will be attached to the existing sign with screws. Like the old message, it will be 72" wide and 27" high.

Site Plan

An ALTA survey of the site is being prepared. It will include the sign location. We will forward the survey with the sign marked when we receive it.



REVIEWED

By Dan.Bruechert at 2:00 pm, May 16, 2024

Exhibit C

The large sign along the driveway to the Meeting House

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Dan.Bruechert at 2:00 pm, May 16, 2024

The Old Sign in 2006



The Old Sign in 2024

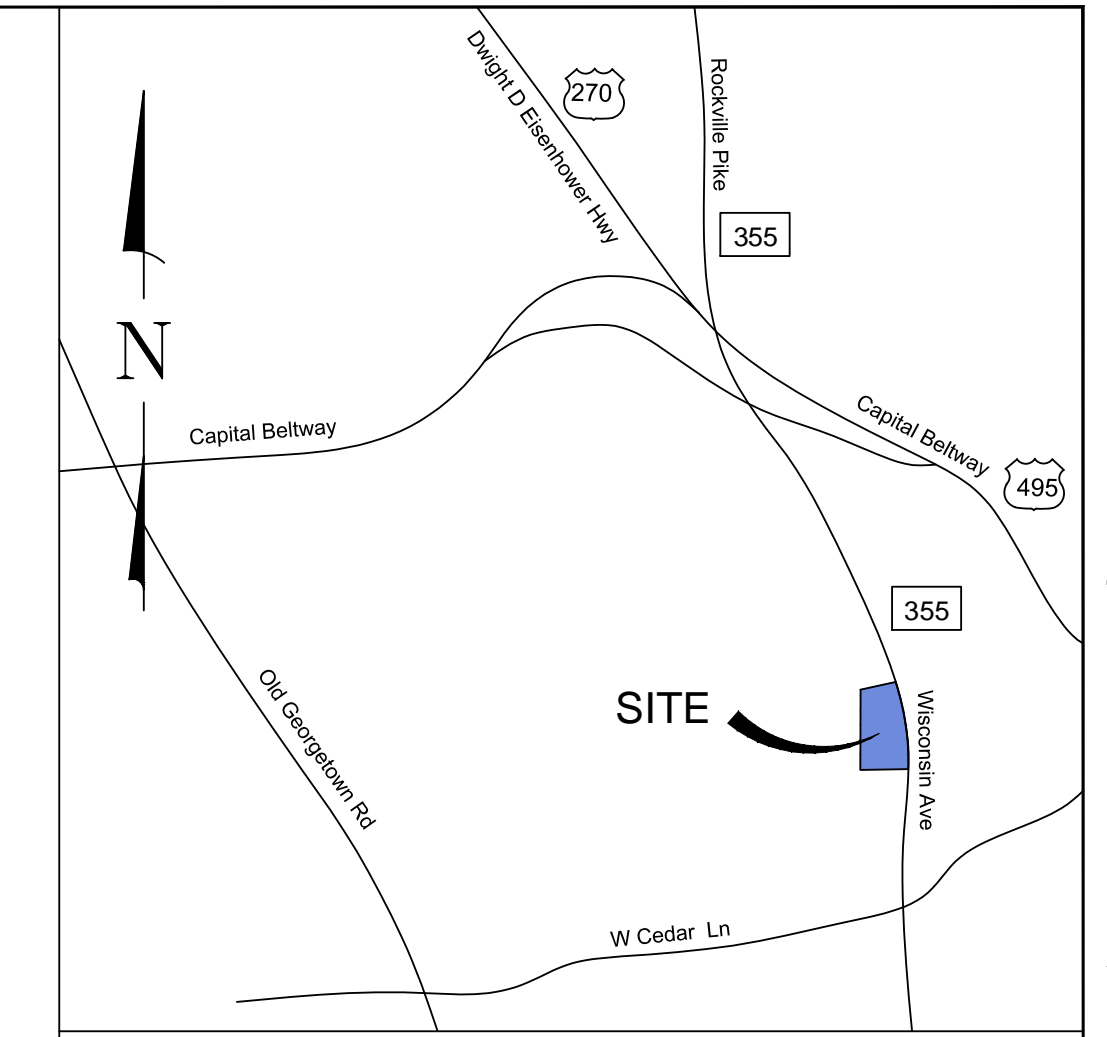


The Proposed New Sign

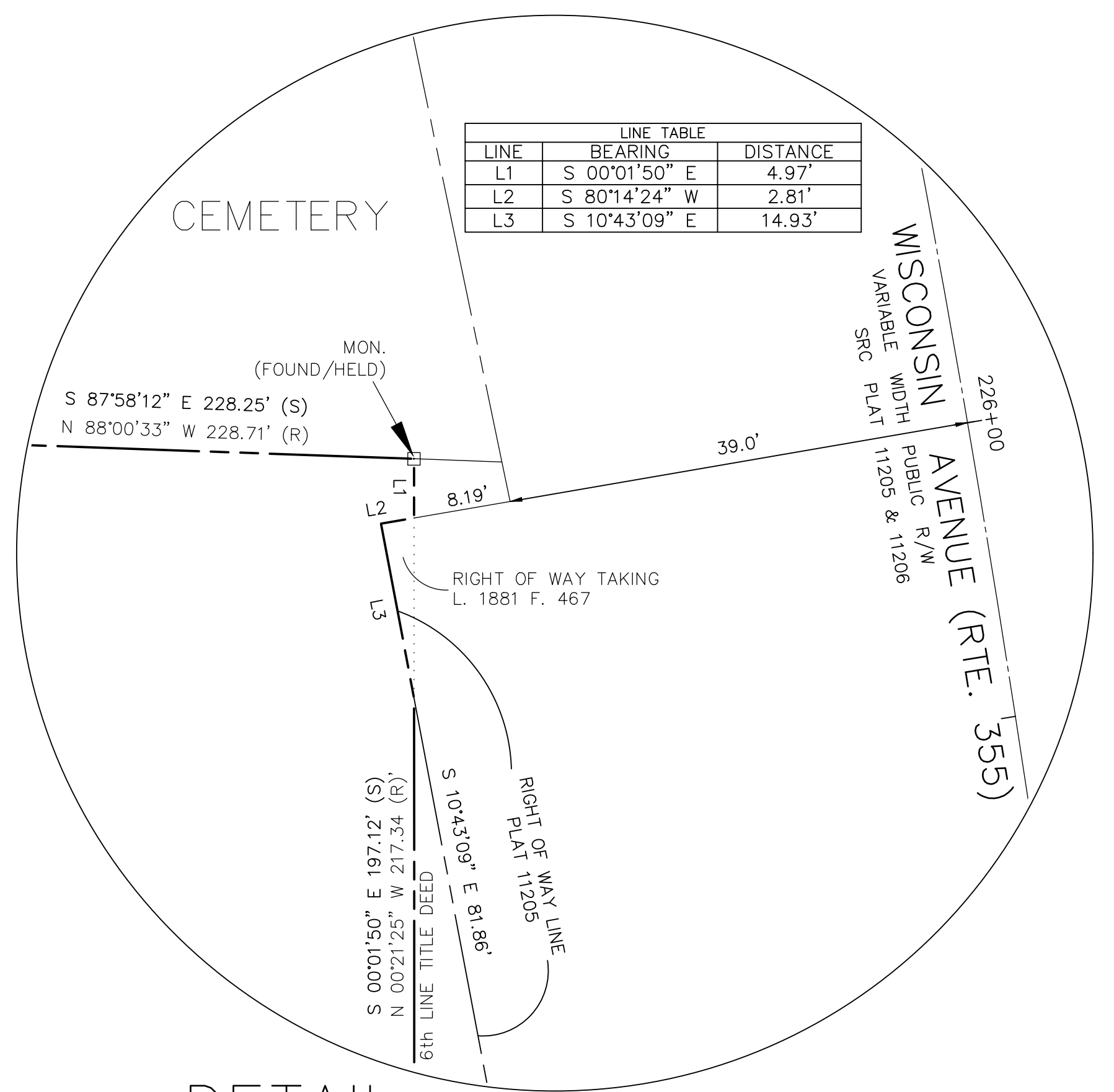


Material Specifications

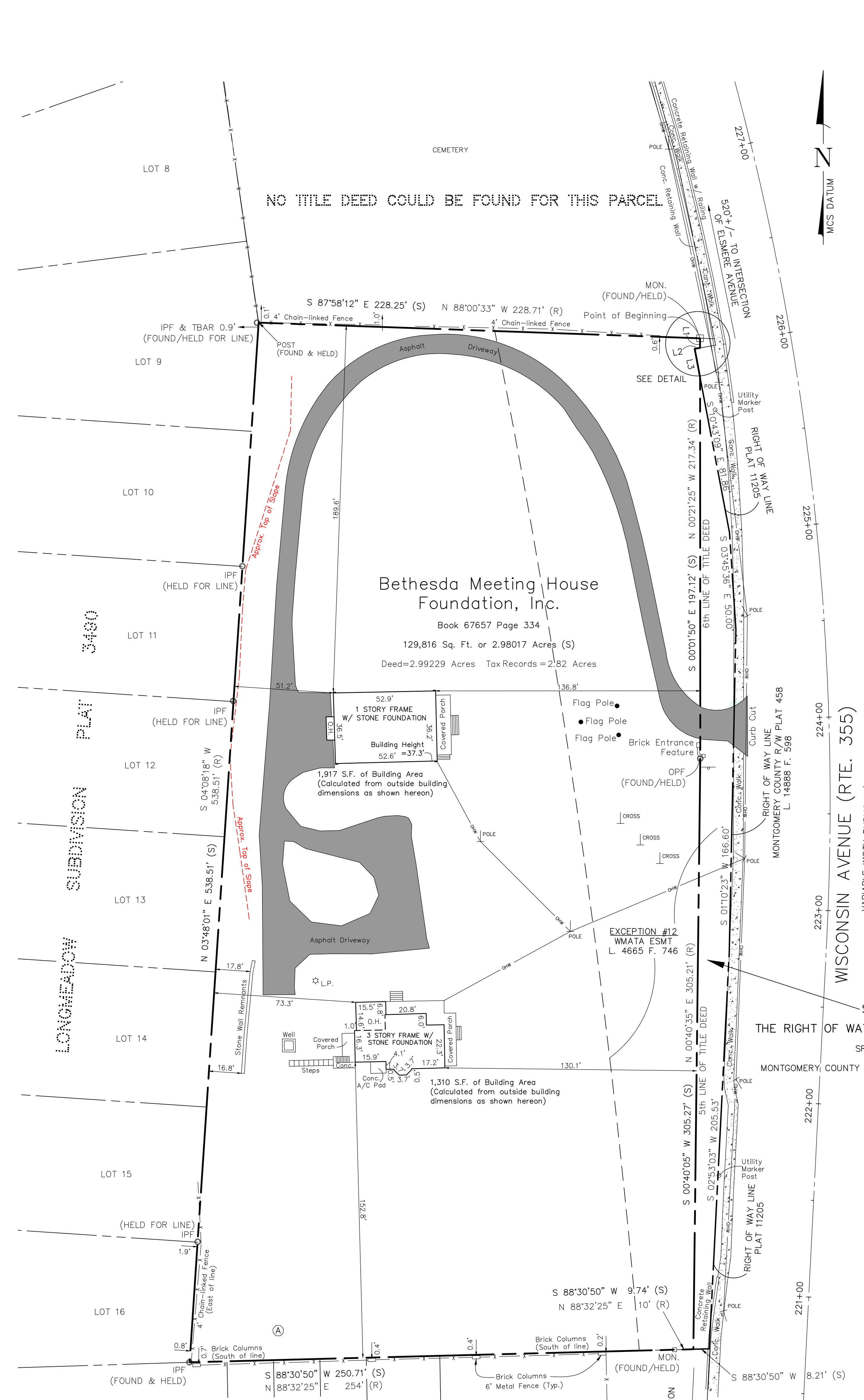
The sign will be constructed of exterior grade plywood and will measure 16' x 4', which were the dimensions of the original sign. It will be attached to 5 pressure-treated 4x4's that will be set in concrete and wrapped. The back of the sign will be reinforced with pressure-treated 2x4's to provide additional rigidity and assure a long life. The lettering will be heavy duty industrial vinyl, designed for outdoor use, which will be coated with an industrial clear coating to prevent fading even after years of exposure to the elements.



VICINITY MAP
SCALE 1" = 2,000'

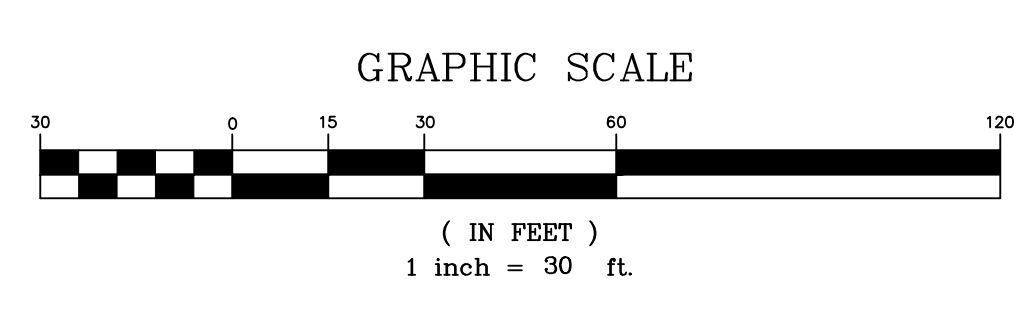


DETAIL
SCALE: 1"=10'



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 1:59 pm, May 16, 2024



PARKING TABULATION

Regular Parking Spaces	= 0
Compact Parking Spaces	= 0
Handicap Parking Spaces	= 0
Total Parking Spaces	= 0

MATTERS DISCLOSED BY SURVEY

Ⓐ CHAIN LINK FENCE AT SOUTHWEST CORNER OF THE SURVEYED PROPERTY LIES EAST OF THE PROPERTY LINE.

Ⓑ AREA BETWEEN THE EAST DEED LINES OF THE SURVEYED PROPERTY AND THE WEST RIGHT OF WAY LINE FOR WISCONSIN AVE., MD. RTE. 355.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: 8251220-231644489
POLICY DATE: JANUARY 2, 2024

The items in the Title Examination with regard to the ALTA/NSPS Land Title Survey are addressed as follows:

- 1 - 8. Non survey matters. No certification is made regarding these items.
9. Subject to and together with Notes, Easements, Setbacks, reservations, etc. as shown on recorded Plat. The surveyed property is not part of a recorded subdivision. No such Plat exists.
10. Easement(s) and/or Right(s) of Way granted by Deed by and between Leonard S. Melrod and Miriam Melrod, and Warren Browning, dated June 11, 1951 and recorded June 22, 1951 in Liber 1541 at Folio 208. The surveyed property is subject to this exception. Not shown, not platable.
11. Easement(s) and/or Right(s) of Way granted to the State Roads Commission of Maryland by Deed dated January 20, 1954 and recorded January 20, 1954 in Liber 1881 at Folio 467. The surveyed property is subject to this exception. Shown herein.
12. Easement(s) and/or Right(s) of Way granted to the Washington Metropolitan Area Transit Authority by Deed of Easement and Right of Way dated July 10, 1975 and recorded July 18, 1975 in Liber 4665 at Folio 746. The surveyed property is subject to this exception. Shown herein.
13. Easement(s) and/or Right(s) of Way granted to Montgomery County, Maryland by Deed dated April, 1997 and recorded May 22, 1997 in Liber 14888 at Folio 598. The surveyed property is subject to this exception. Shown herein.
14. Declaration of Licenses, Covenants and Agreements by and between Bethesda Meeting House Foundation, Inc., a Maryland corporation and Trustees of Temple Hill Baptist Church, a Maryland religious corporation, dated December 18, 2013 and recorded on January 2, 2024 in Liber 67657 at Folio 322. Not a survey matter. No Certification in made regarding this item.
15. Purchase Money Deed of Trust from Bethesda Meeting House Foundation, Inc., a Maryland Corporation to Jocelyn S. Szymanski and Michael K. Haurigan, Trustees, in favor of Temple Hill Baptist Church, a Maryland religious corporation, as Beneficiary, dated December 18, 2023 in the original principal amount of \$170,000.00 and recorded on January 2, 2024 in Liber 67657 at Folio 341. Not a survey matter. No Certification in made regarding this item.

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONTGOMERY, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

Part of a tract in Montgomery County called "Leek Forest," beginning for the same hereby intended to be conveyed at a stone found in the westerly edge of the Georgetown and Rockville Pike at the end of the fourth line of the above referred to conveyance, N 88°00'33" W, 228.71' feet to a post, thence S 4°08'16" W, 538.51' feet to a stone, thence continuing with last mentioned line, 10' feet to a point on the westerly edge of said Pike, thence running along and with the westerly edge of said Pike and reversely with the sixth and fifth lines of the aforementioned conveyance, the following two courses and distances: N 0°40'35"E 305.21' feet to a pipe and thence N 0°21'25" W 217.34' feet to the point of beginning, containing 3.00 acres of land, more or less, according to a survey made by Maddox and Hopkins, Inc., dated April 1951, excepting, however, that part thereof conveyed to the State of Maryland to use of the State Roads Commission of Maryland by deed dated January 20, 1954 and recorded in Liber 1881, folio 467, one of the Land Records of Montgomery County, Maryland.

TOGETHER with the easement as described in the Deed from Leonard S. Melrod and wife as recorded in Liber 1541, folio 208, to wit:

TOGETHER with the right of the second part, his heirs and assigns, to continue the use the septic fields serving the improvements hereby conveyed, which fields are located on the land retained by the parties of the first part, their heirs and assigns, and sold right to sue the same to continue until public water service becomes available to the rear of the property hereby conveyed.

Further, saving and excepting all the land conveyed to Montgomery County, Maryland by Deed dated April 1997 and recorded on May 22, 1997 in Liber 14888 at Folio 598.

The improvements thereon being known at 9400 Rockville Pike

Tax ID 07-00436130

GENERAL NOTES

Property is zoned R-60 Residential.

SETBACK:
Front Setback: 25'
Side Setback: 8'
Sum of Side Setbacks: 18'
Rear Setback: 20'

Building Height: 35' measured to the highest point of roof surface, regardless of roof type or 30' measured to mean height between the eaves and ridge of a gable, hip, mansard or gambrel roof.

No zoning report furnished by client.

1. Horizontal Datum is based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS, The SmartNet North America Virtual Reference Station System (VRS) was used to establish the horizontal control for this site on April 18, 2024.
2. The property is located in Flood Hazard Zone X, areas determined to be outside the 0.25% annual chance floodplain, as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for Montgomery County, Maryland, Community Panel Number 240310C03650 effective date 09/29/2006.
3. Acceptable field practices and methods were used in the compilation of this survey. The survey was performed by MHG on April 18, 2024 and is within the Maximum Allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey.
4. The locations of underground utilities were not marked at the time of the field survey. The property is served by well and septic and has overhead electric and communication service. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
5. No subsurface or environmental conditions were examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this site.
6. There is no observable evidence of earth moving work, building construction or building conditions within 60 months.
7. There are no proposed changes in street right of way lines made available by controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting fieldwork.
8. There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.
9. There is no observable evidence of cemeteries or burial grounds on the subject property. The adjacent property to the North is a cemetery.
10. There are no observed, potential above ground encroachments by the improvements on the subject property upon adjoining properties, streets, alleys, easements or right-of-ways.
11. There are no observable wetlands on the subject property.
12. The location of all improvements on the subject property is in accord with the minimum setbacks, side yard and rear yard lines, provisions and restrictions of record affecting the Property referenced in the Title Commitment.
13. The Property has direct access to and from Wisconsin Avenue, a publicly used and maintained street or highway.
14. MHG is covered by a Professional Liability Insurance policy of \$2,000,000.
15. Certification defined - The use of the word certify or certification by a Professional Land Surveyor in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
16. MHG is not responsible for title issues beyond those furnished by the Title Company.

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HP21 WSSC 211N005

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PART OF
"LEEK FOREST"**
BOOK 67657 PAGE 334

PROJ. MGR PLV
DRAWN BY WG
SCALE 1"= 30'
DATE 04/23/2024

ALTA/NSPS
LAND TITLE SURVEY

PROJECT NO. 2024.124.11
SHEET NO. 1 OF 1

SURVEYOR'S CERTIFICATE

TO: Bethesda Meeting House Foundation, Inc., Lerch, Early & Brewer, Chartered, and Fidelity National Title Insurance Company, its successors and/or assigns:

This is to certify that to the best of my professional knowledge, information and belief this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 04/12/2024.

Date of Plat or Map: 04/23/24

MHG
By: Wayne F. Aubertin
Professional Land Surveyor
Maryland Reg. No. 21330
Expiration Date: January 7, 2025



LEGEND:

Abbreviation:

- CONC. = Concrete
- MGN. = Monument
- O.H. = Overhead/No Foundation
- IPF = Iron Pipe Found
- (S) = Measurement per Survey
- (R) = Measurement per Record/Deed

Symbol:

- = Concrete
- = Fence, Wire
- - - = Fence, Wood
- = Iron Pipe Found
- ⊙ = Lump Post
- ⊠ = Monument Found
- = Over Head Wire(s)
- = Sewer Manhole
- ⊕ = Utility Pole