



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: April 14, 2021

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 # 948284 - Accessory Building Demolition, Accessory Building Construction, and Fence Repair

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: Montgomery Parks
Address: 1620 E. Randolph Rd., Colesville

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.





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;

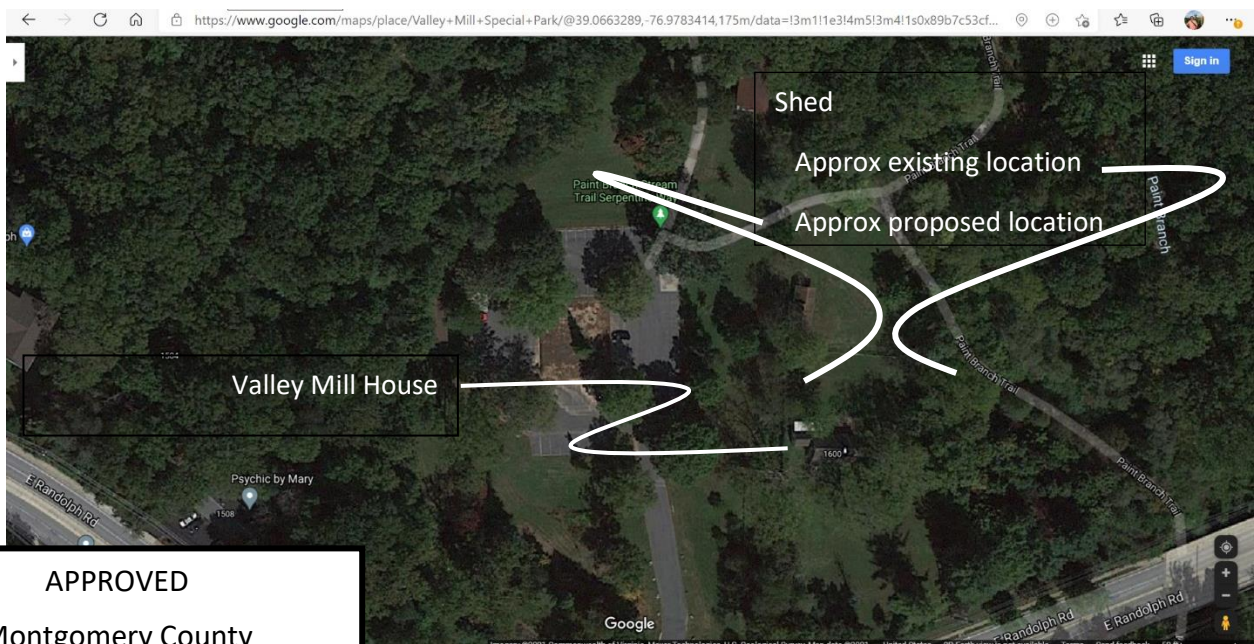
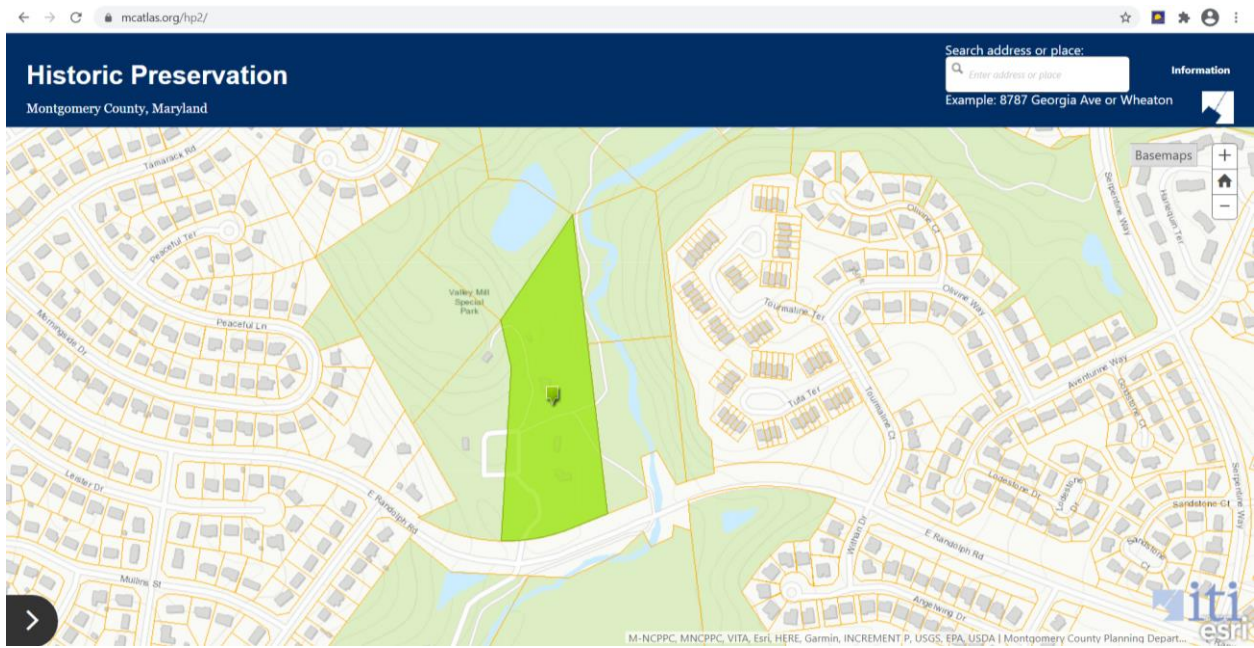
Replacement tree required as a condition; and,

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 Tom Brackett on _____. The approval memo and stamped drawings follow.

Site Overview

Environmental setting



APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Dan.Bruechert at 3:07 pm, Apr 14, 2021

Photos



View of existing shed and fence.

View from existing shed, which sits outside the fenced yard for the rental property. Current site is not level and sits under trees adjacent to a steep slope down to a stream.



View of proposed location of shed (approximate location illustrated by yellow box, middle of frame, along existing privacy fence, outside of drip lines of trees to left and right of frame. Park entrance road and parking lot are at some distance beyond the privacy fence.



View showing relationship of rear of house to proposed location for shed, illustrated by yellow box at right of frame.

APPROVED
Montgomery County
Historic Preservation Commission
Ronald H. [Signature]

REVIEWED

By Dan.Bruechert at 3:07 pm, Apr 14, 2021



View of existing rear yard site conditions. White accessory building is located in the Park, just outside the leased premises of the Valley Mill House.



View from rear yard toward rear elevation of the house, from approximate location of proposed shed.



View from front yard towards location of proposed shed in rear yard (existing accessory structure, currently visible from front yard, is in distance).



View of front elevation of house from front yard, with existing accessory structure visible at rear.

APPROVED
 Montgomery County
 Historic Preservation Commission

Robert A. Bruechert

REVIEWED
 By Dan.Bruechert at 3:07 pm, Apr 14, 2021

Adjacent and Confronting Property

The subject property is located within the Valley Mill Special Park. Its sits on a parcel surrounded by other parcels within the park. There are no non-park adjacent or confronting properties.

Tree Projection:

The intention of this project is to maintain all significant, healthy trees within the limits of disturbance. Parks arborists will establish a tree protection plan consistent with the Planning Department's tree protection requirements.

Archaeology:

Parks archaeologists will have the opportunity to monitor this p



REVIEWED
By Dan.Bruechert at 3:08 pm, Apr 14, 2021

Beiler's Structures

www.BeilersStructures.com

Jan. 1, 2021

PRICE LIST

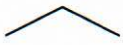



15545 Old Columbia Pike
Burtsonville, MD 20866

301-421-9693

18811 Central Avenue
Upper Marlboro, MD 20772

301-218-1165

SHEDS

A-FRAME	HIP ROOF	QUAKER OR CARRIAGE	CAPE
			
1912.00	2238.00	1924.00	12' wide Cape must have roof assembled on site
1994.00	2353.00	2005.00	
--	--	--	--
2214.00	2615.00	2258.00	2615.00
2425.00	2873.00	2453.00	2781.00
2571.00	3036.00	2622.00	3009.00
2707.00	3191.00	2796.00	3155.00
2917.00	3437.00	3016.00	3328.00
2889.00	3405.00	2986.00	3368.00
3016.00	3561.00	3161.00	3515.00
3196.00	3776.00	3351.00	3969.00
3297.00	3976.00	3506.00	3859.00
3541.00	4186.00	3696.00	4112.00
3748.00	4422.00	3908.00	4338.00
4093.00	4837.00	4247.00	4527.00
3413.00	4027.00	3527.00	3815.00
3676.00	4335.00	3815.00	4168.00
3922.00	4634.00	4064.00	4380.00
4117.00	4854.00	4264.00	4616.00
4300.00	5074.00	4510.00	4775.00
4580.00	5409.00	4809.00	5143.00
4880.00	5760.00	5162.00	5410.00
5740.00	6778.00	5945.00	6278.00
6649.00	7852.00	7069.00	7238.00
7177.00	8466.00	7546.00	7340.00
8345.00	9644.00	8713.00	8452.00
9515.00	11221.00	9881.00	9567.00

BARN

SIZE	MINI BARN (46" wall)	MINI 6' BARN (70" wall)	DUTCH BARN (76" wall)
6 x 6	1730.00	--	--
6 x 8	1774.00	--	--
8 x 6	1785.00	--	--
8 x 8	2056.00	2479.00	2615.00
8 x 10	2113.00	2633.00	2781.00
8 x 12	2279.00	2852.00	3009.00
8 x 14	2388.00	2911.00	3154.00
8 x 16	2549.00	3009.00	3288.00
10 x 10	3119.00	3519.00	3800.00
10 x 12	3219.00	3619.00	3950.00
10 x 14	3319.00	3719.00	4100.00
10 x 16	3419.00	3819.00	4250.00
10 x 18	3519.00	3919.00	4400.00
10 x 20	3619.00	4019.00	4550.00
10 x 22	3719.00	4119.00	4700.00
12 x 12	4064.00	4311.00	4580.00
12 x 14	4293.00	4438.00	4616.00
12 x 16	4422.00	4565.00	4750.00
12 x 18	4551.00	4692.00	4880.00
12 x 20	4680.00	4819.00	5010.00
12 x 22	4809.00	4946.00	5140.00
12 x 24	4938.00	5073.00	5270.00
12 x 28	5417.00	5619.00	5810.00
12 x 32	5896.00	6165.00	6350.00
14 x 24	5939.00	7160.00	7340.00
14 x 28	6496.00	7982.00	8452.00
14 x 32	7054.00	8802.00	9567.00

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By Dan.Bruechert at 3:08 pm, Apr 14, 2021

A-Frame Dormer shed - Add \$450.00 to A-Frame price

* 14' wide Quaker, Carriage or Cape available only as kit; add on-site assembly charge.

Free delivery within twenty-five miles. Customer responsible for site preparation, accessibility, and building permits. Beiler's Structures will level smaller sheds with blocking material provided by customer.

All buildings fully assembled if site is accessible.

Cost for Beiler's to assemble kits at your site is 30% on top of base price of shed.

OPTIONS FOR PAINTED SHEDS

Doors (fit 70" high opening unless otherwise noted) Painted

30" or 3' wood single door	\$125.00
4', 5', or 6' wood double doors	160.00
wider door or door pair	add \$40
higher door or door pair	add \$40
8' double doors (no warranty against warping)	160.00
3'x6'8" prehung door (1-lite, needs higher wall)	230.00
3'x6'8" prehung door w/9-lite or arched windows w/grid	265.00
30" or 3' fiberglass single door (white standard)	125.00
4', 5', or 6' fiberglass double doors (white standard)	220.00
9-lite or arched windows w/grid in fiberglass shed doors	add \$70 per window

Vent Options

gable vent (each)	20.00
roll vent (per foot; any length)	3.50 per ft.
16" cupola, no vent	150.00
16" cupola w/ screened vent	160.00
weathervane for cupola	50.00

Floor, Wall, & Roof Options

pressure treated joists (per square foot)	0.40
pressure treated floor & joists (per square foot)	0.95
double floor (per square foot)	1.20
joists on 12" center	standard
additional wall height (up to 12")	add 12%
partition to rafters (per lineal foot)	10.00
felt paper	add 5%

Transom windows in double doors	85.00
Transom windows above doors	95.00
Small octagon windows	90.00

Ramps

4'x40" ramp	90.00
5'x40" ramp	100.00
6'x40" ramp	110.00
8' or 9'x48" garage ramp	200.00
Will quote special order size ramp on request.	

Window Options

18"x23" jalousie window	70.00
18"x27" vertical slider window	60.00
24"x27" vertical slider window	60.00
18"x36" vertical slider window	70.00
24"x36" vertical slider window	70.00
15"x60" jalousie window	95.00
shutters (pair)	35.00
window trim (per window; fancy	
18x23 or 24x27; other sizes plain)	35.00
flower box (each)	35.00

Shelf Options

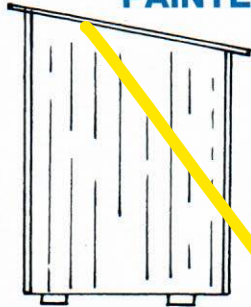
shelves (per square foot)	3.60
4'x8' loft	70.00
4'x10' loft	80.00
4'x12' loft	90.00

Other Options

4'x8' porch w/ fibron boards	350.00
raining for 4'x8' porch (two 4' sections)	105.00
deluxe trim package	140.00

Includes 1 x 4 trim on doors, windows, and corners

Smart Panel Wood Siding PAINTED TOWNHOUSE



SIZE	PRICE
4 x 4	1016.59
4 x 6	1043.58
4 x 8	1070.57
4 x 10	1142.54

- Economy specifications (windows not included).
- 36" door standard for 4' wide THS's
- Larger sizes available; most need to be heavy duty. Use heavy duty A-frame price (includes windows w/shutters & double doors).

O.H. DOORS

Raised Panel		Size	Homehead	
w/o Glass	with Glass		w/out Glass	with Glass
390.00	475.00	9x7	490.00	610.00
370.00	457.00	8x7	470.00	590.00
370.00	455.00	8x6'6"	470.00	590.00
390.00	475.00	9x6'6"	490.00	610.00
430.00	520.00	9x6'9"	535.00	655.00

A-Frames w/O.H. Door need higher walls except 12' wide A-Frame with 9' x 6' x 9" O.H. Door

DOUBLE WIDE GARAGES PAINTED T-111

20 x 20	\$7197
20 x 22	\$7917
24 x 20	\$8617
24 x 24	\$11364

APPROVED

Montgomery County

Historic Preservation Commission

Robert A. [Signature]

Sta
4 window
Price

REVIEWED

large buildings need prepared level site
larger 20 foot opening in dividing wall
Add \$150.00 for hurricane ties and extra rafters if required
By Dan.Bruechert at 6:00 pm, Apr 14, 2021

Customer responsible for all permits, drawings, and extra costs associated with building codes. (these costs reflect only Beilers standard specs)