



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: May 1, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting Services  
Winnie Cargill

FROM: Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic  
Area Work Permit #1028586 - Demolition of non-contributing

SUBJECT: outbuilding

---

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: Scott Whipple  
Address: 6700 Derwood Rd. Derwood

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 Winnie Cargill at 301.495.2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@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 Christina Cargill on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

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:

- Checklist of work types: 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.

Signature of owner or authorized agent

Date

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 Winnie Cargill at 9:57 am, May 01, 2023



|                                   |                |
|-----------------------------------|----------------|
| Work Item 1: _____                |                |
| Description of Current Condition: | Proposed Work: |

|                                   |                |
|-----------------------------------|----------------|
| Work Item 2: _____                |                |
| Description of Current Condition: | Proposed Work: |

APPROVED  
Montgomery County  
Historic Preservation Commission  


**REVIEWED**  
By Winnie Cargill at 9:57 am, May 01, 2023

|                                   |                |
|-----------------------------------|----------------|
| Work Item 3: _____                |                |
| Description of Current Condition: | Proposed Work: |

**Description:**

Excepted from MIHP form:

The brick miller’s cottage, known now as Valley Mill House, was built by Peter Kemp ... a short while after purchasing the land in 1794. Kemp built the central bay of the existing three bay house first, then added a smaller bay on the east side in the early 1800s. These two bays are of brick construction, face south, and constituted the entire house until a second addition was built on the west side in 1948. The third bay has wood siding on the exterior... The house remains in good condition, and has outlived all but the stone foundation wall of the original and two subsequent mills.

... There is a swale in the ground running north to south, along the side of the house down to the site of the mill. This is all of what remains of the head race, by which the water was diverted from Paint Branch stream to turn the paddle wheel and operate the mill. The tail race is also still clearly visible...

Valley Mill House and Valley Mill are historically significant for their long association with the milling industry in Montgomery County.

The form’s only reference to the pool (bath) house (the subject of this application) is in a discussion of the justification for the recommended boundaries: “The [recommend] boundaries encompass all sites and buildings which are directly connected to the historical significance of the nomination. **These boundaries also exclude the recent parking area and swimming pool with bath house [emphasis added].**” When the site was added to the Master Plan for Historic Preservation, the boundary that was ultimately adopted includes the entirety of the parcel that the house sits on, which includes the non-contributing pool house and a portion of the parking lot, following the practice generally used in determining a site’s environmental setting.

The subject structure, a pool bath house, dates to the mid-twentieth century during the property’s use as a camp, and as such, is unrelated to the historic significance of the mill house. The associated pool was abandoned and removed some time ago. The structure currently has no function other than to house park infrastructure facilities that pump water to a comfort station at a group picnic area at the top of the hill at the rear of the park.

**Scope of work:**

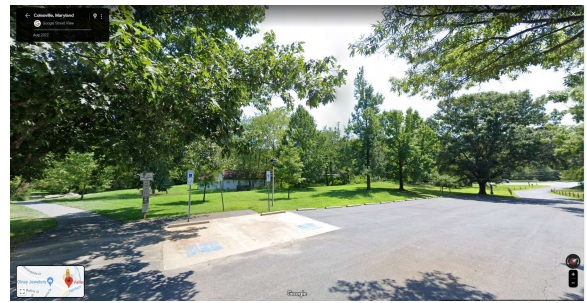
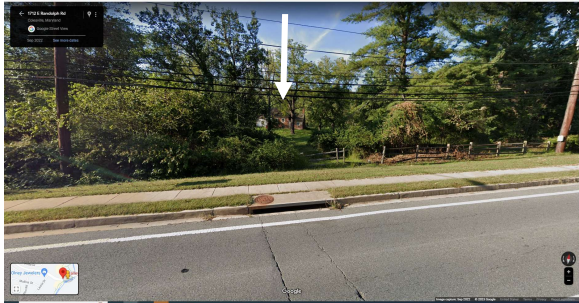
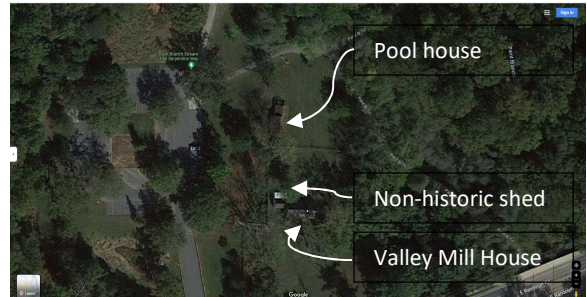
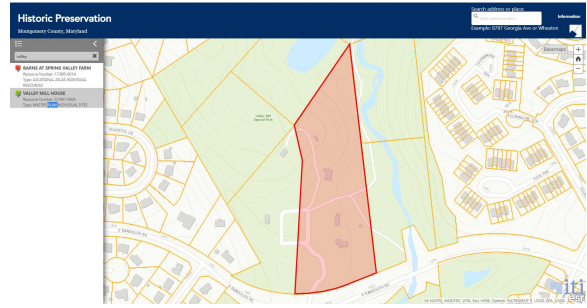
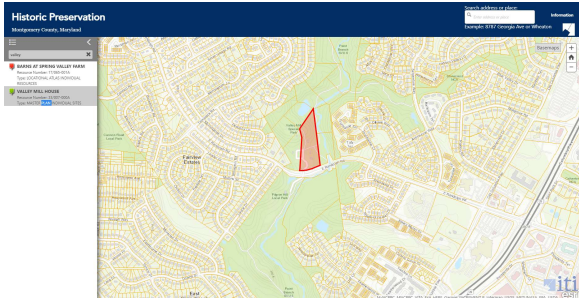
The facilities management division of Montgomery Parks is seeking to demolish this redundant structure and proposes relocating the water service facilities to an approximately 4’x4’ below grade concrete vault at the location of the pool house. This action supports a broader project currently in design in which the water service to the group picnic area will be upgraded. A small, pressure treated wooden foot bridge that spans the swale to provide service access to the pool house would also be removed, and the site would be regraded (swale to remain), with the ground stabilized to prevent erosion, seeded and strawed, to naturalize the area around the pool house. This action will improve the understanding of the swale, and its relationship to the milling activities that occurred historically on the site.

All activities will be monitored by Montgomery Parks archaeology staff and arborists.

**REVIEWED**  
By Winnie Cargill at 9:58 am, May 01, 2023



Site plans and photos:



View of Valley Mill House from E Randolph Rd

View of pool house from parking lot

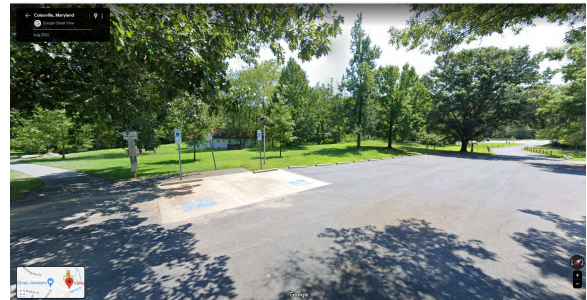


View of Valley Mill house (at right) from parking lot access road (pool house in mid-distance at center)

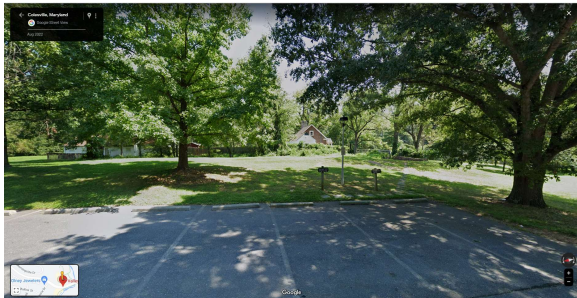
View of pool house from parking lot



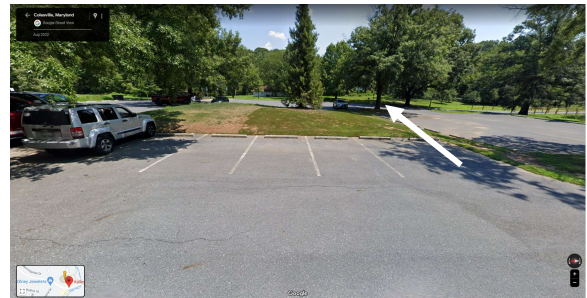
View of pool house



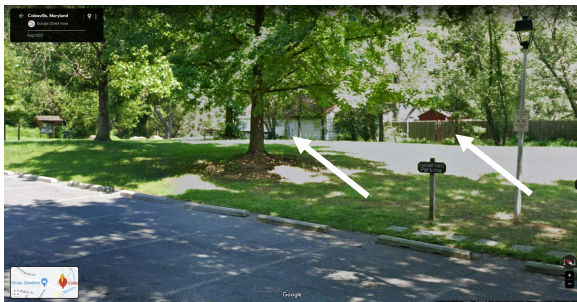
View of pool house from rear of parking lot



View from parking lot with Valley Mill House (right) and pool house through trees (left)



View across parking lot with pool house through trees (center)

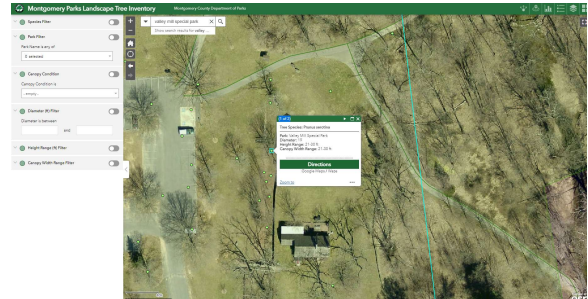
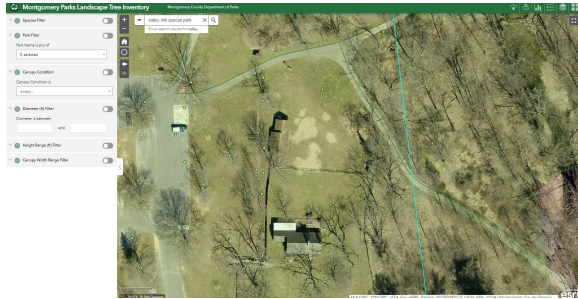


View from parking lot with pool house (white, at center) and non-historic shed (red, to right of pool house)



**Material specifications:** NA

**Tree Survey:** Tree protection plan to be developed by Montgomery Parks arborists in consultation with Planning Department IRC forest conservation enforcement staff.



**Adjacent and Confronting Properties:** NA (surrounded by parkland)



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/20/2023

Application No: 1028586  
AP Type: HISTORIC  
Customer No: 1379330

## Comments

NA

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 1620 RANDOLPH RD  
COLESVILLE, MD 20904  
Homeowner MC Parks Facilities Management (Primary)

## Historic Area Work Permit Details

Work Type DEMO  
Scope of Work Demolish non-contributing structure, remove non-contributing foot bridge, install 4'x4' below-grade utility vault, seed and straw.

















