



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 3, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1027929 - Accessory Structure

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: Gwendolyn Fleming
Address: 16401 Old River Rd., Poolesville

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



MONTGOMERY COUNTY DEPARTMENT OF PARKS
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 14, 2023

Historic Preservation Office
 2425 Reddie Drive, 13th Floor
 Wheaton, MD 20902

RE: Tenant Request to Install a Temporary 6' x 8' Greenhouse at 16401 Old River Road,
 Poolesville, MD 20837

To Whom It May Concern:

Gwendolyn Fleming, our tenant that resides at the Maryland-National Capital Park and Planning Commission (M-NCPPC) owned park house located at 16401 Old River Road, Poolesville, MD 20837, submitted a request to our office to install a temporary 6' x 8' greenhouse in the backyard of the property. Our office has reviewed Ms. Fleming's request and we approve of the installation of a temporary 6' x 8' greenhouse. The greenhouse will be installed within the tenants Leased Premises Area and the tenant has been told the installation of the greenhouse cannot include any ground disturbance (no grading, no foundation, no pads, no pins or tie-downs, etc.). Also, the tenant will be responsible for restoring the grass whenever the structure is removed.

We have instructed the tenant to work with the Historic Preservation Office to apply for and obtain a Historic Area Work Permit (HAWP) for the installation of the greenhouse. The tenant will be responsible for any fees associated with the permit.

Please feel free to contact me via e-mail at jaime.hiner@montgomeryparks.org or via telephone at (301) 670-8078 if you require further information.

Sincerely,

Jaime Hiner
 Park Property Management

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By *Dan.Bruechert* at 11:09 am, May 03, 2023



APPROVED
Montgomery County
Historic Preservation Commission

Ronald H. [Signature]

REVIEWED
By Dan.Bruechert at 11:10 am, May 03, 2023

PRODUCT OVERVIEW

Perfectly sized to fit in the backyard, this greenhouse is ideal for the casual gardener or flower enthusiast. The greenhouse features a durable, all-weather aluminum frame and sliding door for easy access.

- Sliding door for easy access
- Roof vent for climate control
- Durable, all-weather aluminum frame
- UV-coated polycarbonate panels for sunlight diffusion



REVIEWED

By Dan.Bruechert at 11:10 am, May 03, 2023



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert A. [Signature]



REVIEWED
 By Dan.Bruechert at 11:10 am, May 03, 2023

