



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 10, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of
Permitting Services
FROM: Winnie Cargill
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1028633 - Conforming Deck

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: Susan and Eric Schwelling
Address: 1709 Noyes Lane, Silver Spring

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 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: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ 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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

REVIEWED

By Winnie Cargill at 12:27 pm, May 10, 2023

APPROVED
Montgomery County
Historic Preservation Commission



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 12:27 pm, May 10, 2023

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Montgomery County
Historic Preservation Commission

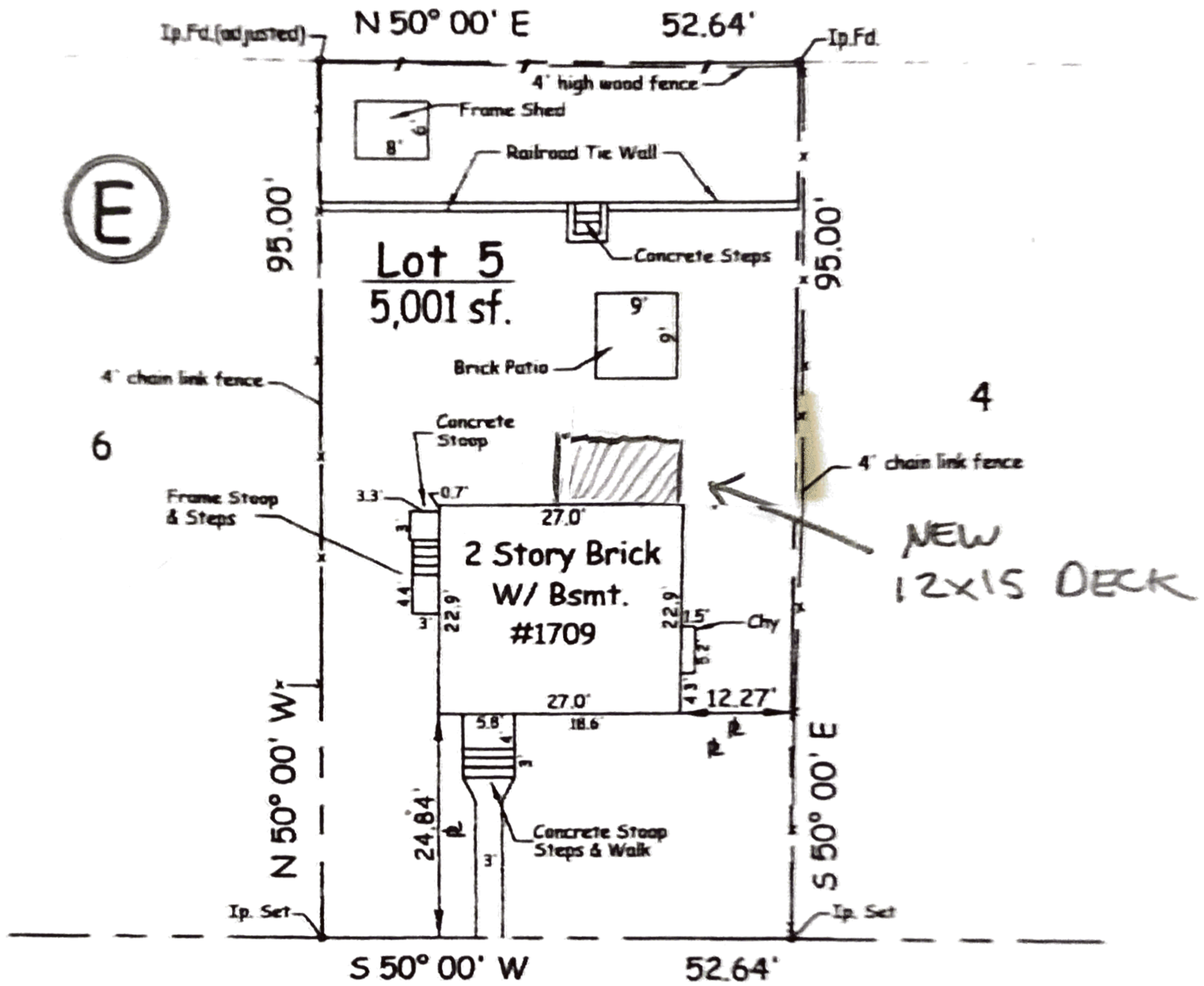


NOTES

1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owners of record and/or their heirs, assigns, mortgagees or grantees the title within six months from the date hereof and as to those matters this house location plat.
2. For title purposes only.
3. No title reports furnished at this time, subject to all easements and rights of ways of record.
4. Property corners have not been set with this survey. Property information was taken from the best available records.
5. This location plat is not to be used for the construction of fences or other improvements. A boundary survey and lot stakeout would have to be performed to determine the location of all property lines as shown.
6. The Property shown herein is located within Zone _____ as shown on FEMA Flood Insurance Rate Map Community Panel No. _____ of _____ County, Maryland.
7. This plat is valid within 6 months of date of signature.

REVIEWED
By Winnie Cargill at 12:28 pm, May 10, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Moore



NOYES (50' R/W) LANE



Property corners set or recovered as shown.

DRAWN BY 6CB
CHECKED BY 6CB
DATE 07-07-2022
SCALE 1" = 20'
JOB NO. 22-28
CASE NO. _____

SURVEYOR'S CERTIFICATE
I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. ~~THIS IS NOT A BOUNDARY SURVEY~~
Date 7-11-2022
Gregory C. Benefield
Gregory C. Benefield
Registered Professional
Land Surveyor, MD No. 10994
License Expiration 08-08-2024

HOUSE LOCATION PLAT
1709 Noyes Lane
Lot(s)/Parcel 5 TM Block 7
Plat _____ Section _____ Phase _____
HENDERSON'S ADDITION TO WOODSIDE
Wheaton (13th) _____ Elective District
Montgomery _____ County, Maryland

SURVEYS, INC.
SURVEYORS • ENGINEERS • LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET LAUREL MARYLAND 20701
PHONE 301-716-0541 E-MAIL SURVEYS@GVERIZON.NET

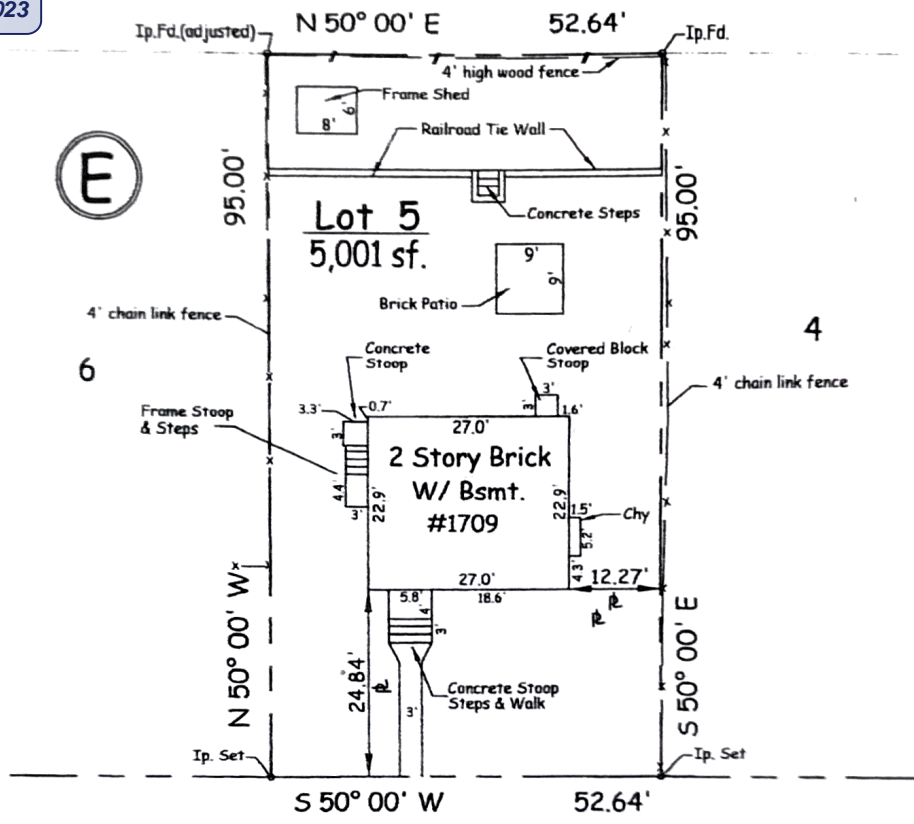
Plat Book _____ Plat No. 172b
Liber _____ Folio _____
S-5871

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Montgomery County
Historic Preservation Commission

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Gregory C. Benefiel
Registered Professional
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1709 Noyes Lane
Lot(s)/Parcel 5 TM/Block "E"
Plat _____ Section _____ Phase _____
HENDERSON'S ADDITION TO WOODSIDE
Wheaton (13th) Election District
Montgomery County, Maryland

SURVEYS, INC.
SURVEYORS • ENGINEERS • LAND PLANNERS
PERMIT SERVICES
750 MAIN STREET LAUREL, MARYLAND, 20701
PHONE 301-716-0561 E-MAIL SURVEYS@OVERIZON.NET

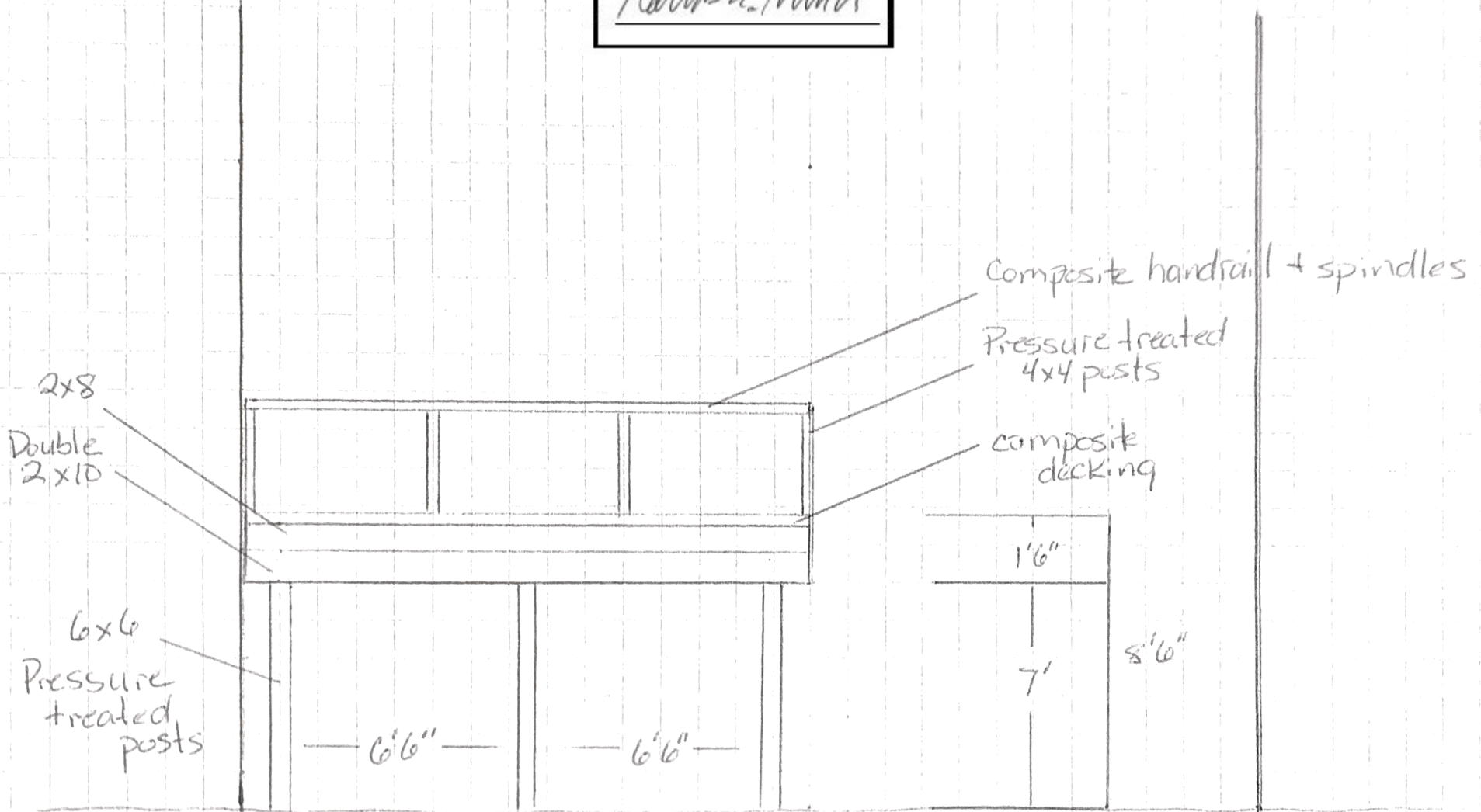
Plat Book _____ Plat No. 1726
Liber _____ Folio _____
S- 5871

REVIEWED

By Winnie Cargill at 12:29 pm, May 10, 2023

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. Potter



$\frac{1}{4}'' = 1'$

REVIEWED

By Winnie Cargill at 12:30 pm, May 10, 2023

APPROVED

Montgomery County

Historic Preservation Commission

Robert H. Porter

