



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: June 2, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1029036: Accessory buildings (hay barn and corn crib) deconstruction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with seven (7) conditions** at the May 24, 2023 HPC meeting.

1. All structural framing members shall be photographed, numbered, and catalogued. All stone to be reused shall be photographed in situ.
2. The applicant and their timber framing consultant/general contractor shall consult with historic preservation staff and submit recommendations as to which historic building materials are suitable for reuse and which must be replicated. All replications shall be in kind unless alterations are approved by historic preservation staff due to construction feasibility or other issues.
3. A final reframing and reconstruction plan shall be submitted as a new HAWP application. So long as the buildings are being reconstructed in generally the same locations and in conformance with Condition #2 above, this HAWP may be approved by historic preservation staff.
4. All framing members and other materials to be salvaged and reused shall be stored on site, on a raised gravel bed, or other suitable surface. The location of the storage area shall be the same as shown in this HAWP application.
5. The applicant shall submit to historic preservation staff samples of any new stone required to rebuild the foundations for a review of material and visual compatibility as part of the HAWP for reconstruction. Details regarding the composition, color, and application techniques for any new mortar shall be submitted as part of the HAWP for reconstruction.
6. The final specifications for new metal roofing shall be submitted as part of the HAWP for reconstruction. The roof may be standing seam metal, with no more than a 1" seam, to be hand turned in the field, or the roof may be made from galvanized sheet metal.
7. Both the hay barn and corn crib shall be reconstructed prior to receipt of a Certificate of Use and Occupancy for the principal dwelling on the property. Historic Preservation staff and Department of Permitting Services staff shall verify both buildings have been reconstructed prior to the release of the Certificate of Occupancy by the Director of the Department of Permitting Services.





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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: Duane Epperly
Address: 2240 Brighton Dam Road, Brookeville

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 Michael Kyne at 301.563.3403 or Michael.Kyne@montgomeryplanning.org to schedule a follow-up site visit.



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

APPROVED

Montgomery County
Historic Preservation Commission



REVIEWED

By Michael Kyne at 10:17 am, Jun 07, 2023

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 Michael Kyne at 10:17 am, Jun 07, 2023

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Montgomery County

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Robert H. Hutter

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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By Michael Kyne at 10:17 am, Jun 07, 2023

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED

By Michael Kyne at 10:18 am, Jun 07, 2023

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By Michael Kyne at 10:18 am, Jun 07, 2023

Barn condition images

Hay Barn

Recovered wood storage location

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Randy H. Patton



Damage





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By Michael Kyne at 10:18 am, Jun 07, 2023

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Randy H. Hutton

Corn Crib

Recovered wood storage location



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By Michael Kyne at 10:19 am, Jun 07, 2023

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Randy H. Hutter

Damage



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Randy H. Hutter



REVIEWED

By Michael Kyne at 10:19 am, Jun 07, 2023

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A handwritten signature in black ink, which appears to read "Robert H. Potter". The signature is written in a cursive style and is positioned above a horizontal line.