



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: July 1, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #949501: Construction of a swimming pool

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 23, 2021 HPC meeting.

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: Jacqueline & George Hinman (Mark Giarraputo, Architect)
Address: 9510 Hemswell Place, Potomac

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.





FOR STAFF ONLY:
HAWP# 949501
DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jacque Hinman
Address: 9510 Hemswell Place
Daytime Phone: 703-629-4916

E-mail: jacquehinman@gmail.com
City: Potomac Zip: 20854
Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Ric Wugalter
Address: 7540 Fullerton Ct.
Daytime Phone:

E-mail: rwugalter@townandcountrypools.com
City: Springfield Zip: 22153
Contractor Registration No.: 21866

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 9510 Hemswell Place

Is the Property Located within an Historic District? Yes/No/District Name

Is there a map of the property? REVIEWED By Michael Kyne at 4:54 pm, Jul 01, 2021

Are other Planning and/or Hearing Examiner Approvals /Resolutions (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: 9510 Street: Hems
Town/City: Potomac Nearest Cross Street: Hemswell Lane
Lot: 65 Block: 5 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 items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: Swimming pool

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.

Ric Wugalter Signature Date 4/21/2021

Signature of owner or authorized agent Date 22

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This is a single family home with a detached garage, patio and typical residential landscaping.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We are constructing a small in-ground refer-back swimming pool. Permit #949501

REVIEWED

By Michael Kyne at 4:54 pm, Jul 01, 2021

APPROVED

Montgomery County

Historic Preservation Commission



Robert A. Potter

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 4:54 pm, Jul 01, 2021

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Historic Preservation Commission


Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

Proposed Work	Required Attachments 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*					*
Siding/Roof Changes	*	*	*				*
Window/ Door Changes	*	*	*				*
Masonry Repair/ Repoint	*	*	*				*
Signs	*	*	*				*

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- GENERAL NOTES**
1. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated July, 2020.
 2. Total lot area: Lot 64 = 73,306 sq. ft. (1.663 acres)
 3. Property is located on Tax Map GP122 and WSSC 200' Sheet 212N006.
 4. Property is located on Soil Survey Map Number 23.
Soil types: 2L8, Chawepet Limer Land Complex 1S02 R*
1B2, Oakdale Shallow Chert Soil (Lown, HSC C*)
 5. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24831C345D.
 6. Property is located in the Cabin John Creek Watershed.
 7. Water Category - 1. Sewer Category - 1.
 8. Local Utilities include:
Water - Severn - Washington Suburban Sanitary Commission
Electric - PSEPCO
Telephone - Verizon
Gas - Washington Gas
 9. Property is not located in a Special Protection Area.
 10. Property is a Master Plan Historic Individual Site (Kendohide, 29018-0024).
 11. Property is subject to the terms and conditions of MNCPPC Preliminary Plan 119891190 (Franciscan Property).
 12. This plan was created without the benefit of a title report.

- ZONING DATA**
1. Zoning: R-200
Minimum Lot Area = 20,000 sq. ft. Front B.R.L. = 40.0 ft.
Minimum Lot Width at 20' = 29 ft. Rear B.R.L. = 30.0 ft.
Minimum Lot Width at B.R.L. = 100 ft. Side B.R.L. = 12 ft. min, 25 ft. total

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Robert H. Potter

- LEGEND**
- EXISTING FEATURES**
- Ex. Storm Drain with Manhole
 - Ex. Sewer Line with Cleanout
 - Ex. Sewer Manhole and Invert
 - Ex. Water Line with Valve
 - Ex. Gas Line with Valve
 - Ex. Overhead Utility with Pole
 - Ex. Drain Pipe and Inlet
 - Ex. Downspout/Pipe/Splitter
 - Ex. Underground Utility Line
 - Ex. Two-And-Ten-Foot Contours
 - Ex. Spot Elevation
 - Ex. Chain Link or Wire Fence
 - Ex. Wood or Stockade Fence
 - Ex. Metal or Iron Fence
 - Ex. Retaining Wall
 - Ex. Soil Line with Soil Types
 - Ex. Tree (>4" DBH)
 - Ex. Roadside Tree or Significant Tree
 - Ex. Specimen Tree
 - Ex. Irrigation Control Valve (CV)
 - Ex. Ejector Drain Inlet (EDI)
 - Ex. Electric Manhole (EMH)
 - Ex. Electric Junc. Box (EJB)
 - Ex. Light Pole

UTILITY INFORMATION

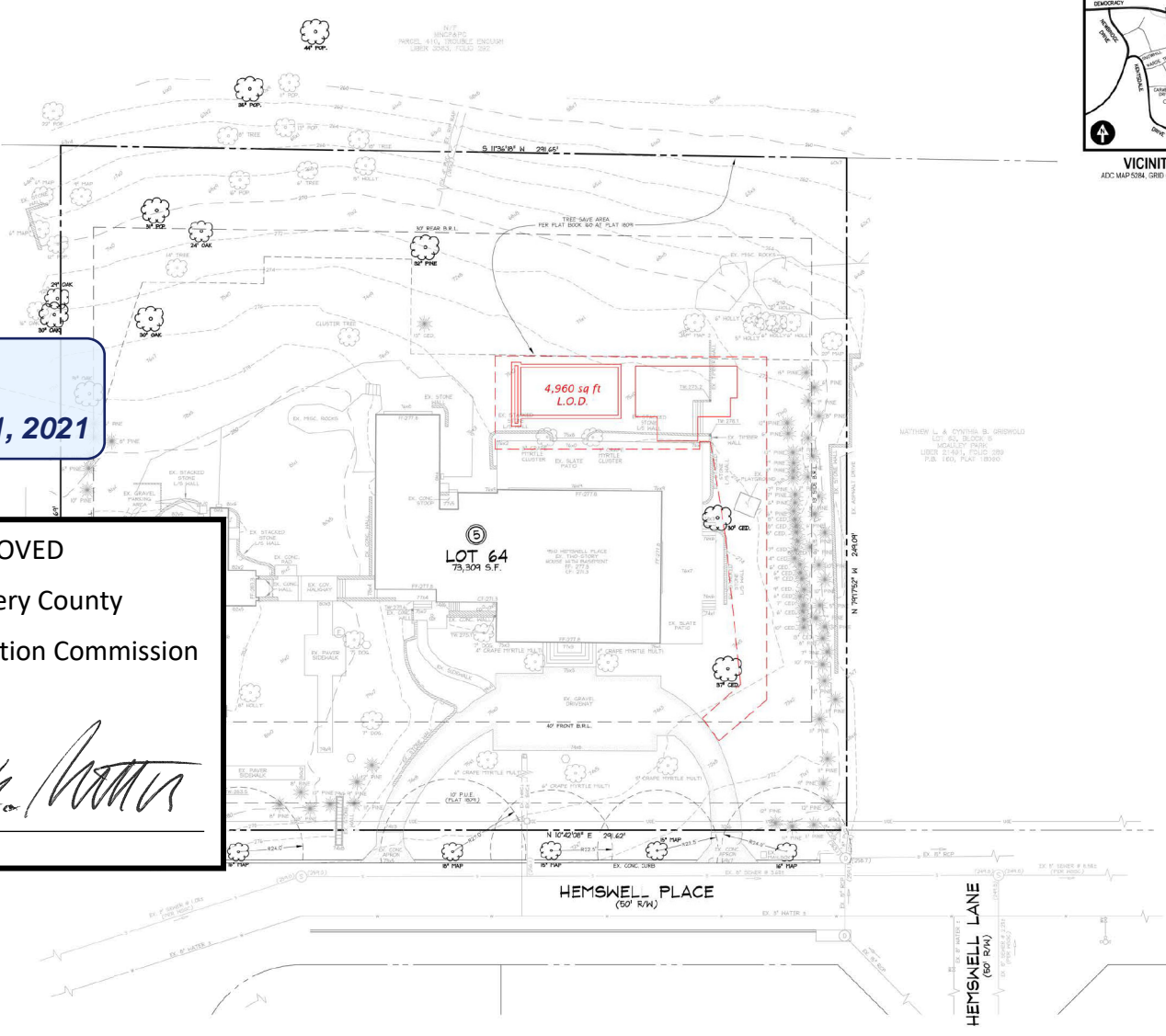
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY	REGISTER DATE	BY	INFO RECEIVED	PLAN PROVIDED	BY
WATER	06/02/2020	AKM	07/17/2020	06/02/2020	DMJ
SEWER	06/02/2020	AKM	07/17/2020	06/02/2020	DMJ
GAS	06/02/2020	AKM	07/17/2020	06/02/2020	DMJ
WIRE	07/29/2020	DMJ	08/02/2020	07/29/2020	DMJ

MISC UTILITY

SEWER CONTRACT DRAWING	06/02/2020	07/29/2020	DMJ
WATER CONTRACT DRAWING	06/02/2020	07/29/2020	DMJ
WIRE CONTRACT DRAWING	06/02/2020	07/29/2020	DMJ

FOR LOCATION OF UTILITIES, CALL "800-UTILITY" 410-850-222-7773, OR LOG ON TO THE LOCATION OF UTILITIES WEBSITE AT www.800utility.com. THE INFORMATION MUST NOT BE RELIED UPON WITHOUT THE ASSISTANCE OF AN APPROPRIATELY LICENSED PROFESSIONAL ENGINEER. THE AREA OF PROPOSED EXCAVATION AND WORK SHALL BE MAINTAINED CLEAR BY THE UTILITY LOCATOR PRIOR TO COMMENCING WORK. THESE SERVICES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH REQUIREMENTS OF ANY APPLICABLE LOCAL, STATE OR FEDERAL REGULATIONS.



CAS JOB NO.: 20-286
DATE: 08/2020

DATE: REVISION
08/2020: Client Building Permit Site Plan Base Sheet to Client and Architect.

VICINITY MAP
ADD MAP 5384, GRID C-8, SCALE: 1" = 200'

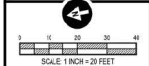
Lot 64, Block 5, McAuley Park
Plat Book 160, Plat No. 18091, Recorded 01/1981
Potomac (10th) Election District, Montgomery County, MD

9510 Hemswell Place
Potomac, Maryland 20854



CAS ENGINEERING-MD
16 South Bank Street
Frederick, Maryland 21701
301-699-8033 Phone
mtg@casengineering.com
www.casengineering.com

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20006
202-390-7200 Phone
mtg@cas-dc.com
www.cas-dc.com

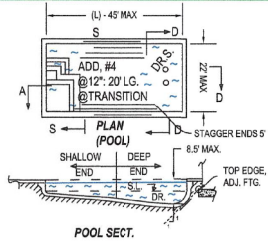


SHEET TITLE:
Boundary and Topographic Survey

OWNER/APPLICANT
Jacqueline & George Hinman
15 Cherry Hills Farm Drive
Cherry Hills Village, CO 80113
jquac@hinman@gmail.com

ARCHITECT
Mark Giampetro
Studio Z Design Concepts, Inc. (INC)
8120 Woodmont Avenue, Suite 950
Bethesda, MD 20817
301-951-4351 • 3000 direct
mgi@studiosz.com

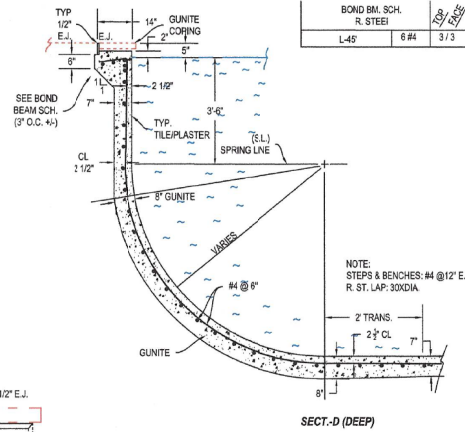
9510 Hemswell Place
Lot 65, Block 5, McAuley Park
Boundary and Topographic Survey



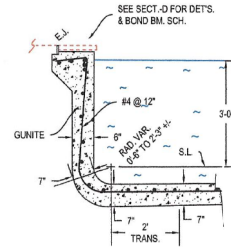
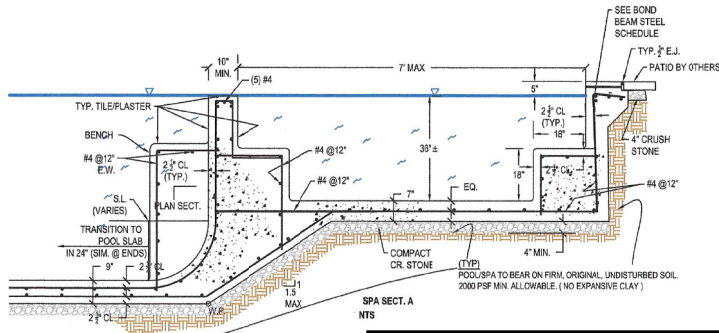
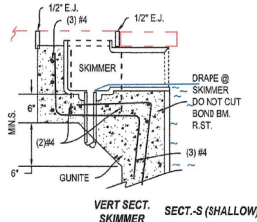
NOTE: POOL MAY BE OF FREE FORM TYPE, WITH ABOVE MAX. DIMS.

NOTE-A: KEEP EXCAV. FREE OF PONDING WATER. KEEP TIME BETWEEN EXCAV. & GUNITE TO MINIMUM.

NOTE: ALL WORK PER LATEST EDITION OF GUNITE CONTRACTORS ASSOC. 'GUNITE & SHOTCRETE'



NOTE: STEPS & BENCHES: #4 @ 12" E.W. R. ST. LAP. 30X24

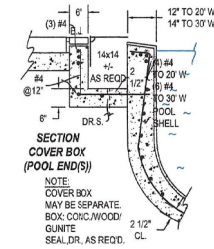


- GENERAL NOTES:
1. ALL WORK PER APPLICABLE STATE & LOCAL CODE.
 2. SEE POOL DRAWINGS FOR PIPING, ELEC., EQUIP., DRAINAGE, & OTHER INFORMATION.
 3. IF EXPANSIVE CLAY SOIL IS ENCOUNTERED, CONTACT THIS OFFICE.
 4. WORK PER ISPC 2018
 5. WALL DESIGN: 45 PSF/F.
 6. KEEP EXCAVATION FREE OF PONDING WATER.
 7. EXCAV./SHORING CONSIDERATIONS: OTHERS.
 8. STONE, STUCCO, MASONRY, WATERPROOFING, AND PARING BY OTHERS. THIS IS POOL STRUCTURAL ONLY.
 9. APPLIES TO DESIGN OF POOL, AND FEATURES PER THE DRAWING DETAILS AND IS NOT AN ENDORSEMENT OF CONTRACTOR METHODS AND METHODS.

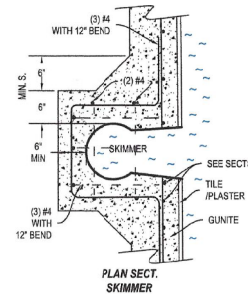
- MATERIALS:
1. GUNITE, PNEUMATICALLY PLACED, 3,500 PSI, 28 DAYS.
 2. REIN' STEEL: ASTM A615, GRADE 40, DEFORMED.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF

STATE OF MARYLAND:
LIC. NO. - 41194; EXP. 2021-11-9



NOTE:
COVER BOX MAY BE SEPARATE. BOX: CONC./WOOD/ GUNITE SEAL, DR. AS REQD.



DocuSigned by:
130020192012641

TOWN AND COUNTRY POOLS



JOB SITE ADDRESS:
8003 YORK MANOR WAY
POTOMAC, MD

STRUCTURAL
CIVIL

WILLIAM BECKWELL, P.E.
8751 BECKELL AND MILL RD.
GAINESVILLE, VA 20155-2805
703.754.8158 FAX 703.753.0953
703.753.9750

ENVIRONMENTAL
GEOTECHNICAL
STRUCTURAL

PROPOSED:
RESIDENTIAL POOL & SPA

DATE: 9/19/2020
DRAWING: 20-288-C

REVIEWED

By Michael Kyne at 4:55 pm, Jul 01, 2021

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Montgomery County
Historic Preservation Commission

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1-1-2020

