



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: July 23, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 960019 - Fence Construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by historic preservation 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: M-NCPPC  
Address: 14920 Hyattstown Mill Rd., Hyattstown

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](mailto: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 J. Brueckert on \_\_\_\_\_. The approval memo and stamped drawings follow.

**Location of Building/Premise**

*Hyattstown Mill*

Tax Account Number: 00018037

Address: 14920 Hyattstown Mill Road

Nearest Cross Street: Hyattstown Mill and Frederick Roads

Lot: n/a

Liber 4751 Folio 696

**Description of existing structural and environmental setting, including historic features and significance.**

The Hyattstown Mill Complex is located along a rural narrow road off Route 355, directly south of the village of Hyattstown. The original mill was built in 1798. The current structure dates to 1918 after the original one was lost to a fire. Part of the neighboring miller’s cottage is believed to date to the 18<sup>th</sup> century. It has additional 19th- and 20th-century additions and was recently rehabilitated. It is not known what the building across the road from the mill was used as. Only remnants of its stone foundation remain. It may be the 7- or 8-room “comfortable dwelling house” described in sale advertisements in 1868 and again in 1933 or the barn or carriage house also described in other documents.

**General Description of Project and its effect on the historic resource(s).**

The stone foundation is located immediately adjacent to a small parking area used by visitors for the trail system that starts there or for the arts center in the mill across from the lot. To keep people from either hitting the foundations with their vehicles and to discourage people from climbing on them, Parks proposes to install a 4-foot tall, split- (three) rail fence along the south and west sides of the feature (between 50-60 feet of fencing in total). The north and east sides are protected by a hillside and do not require fencing.

No historic or archaeological resources will be disturbed as part of this project. The improvement is easily reversible. The project will have no adverse effect on the historic character defining features of the property. They will not alter or diminish the integrity of location, design, setting, materials, workmanship, feeling or association. It will have a positive impact by providing historic information to Park visitors.

**Site Plans:** See attached

**Plans and Elevations:** N/A

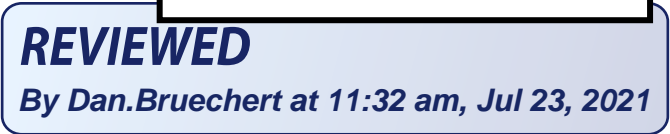
**Material Specifications:** The fence follows a standard design found through-out the park system: four-foot tall, wood posts set approximately 10 feet apart with three split rails resting in notches in the posts.

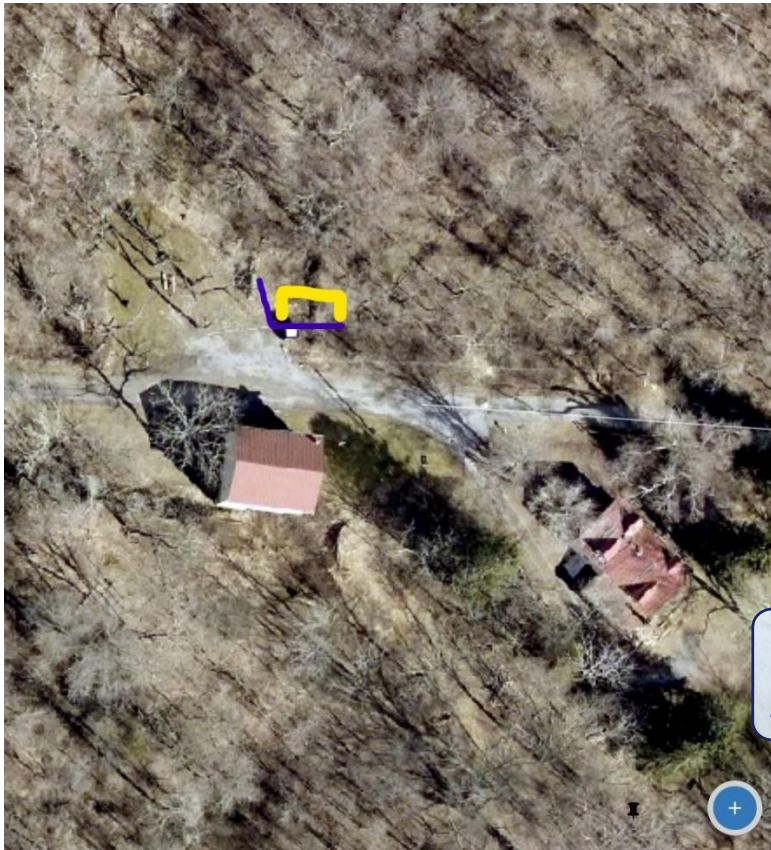
**Photographs:** See attached example from Little Bennett Day Park Day Use Area ( ) the mill complex.

**Tree Survey:** No trees will be adversely affected by this installation.

**Addresses of Adjacent and Confronting Property Owners:**

Parkland, as part of Little Bennett Regional Park, surrounds all of the Hyattstown setting.





APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. Miller*

**REVIEWED**  
By Dan.Bruechert at 11:32 am, Jul 23, 2021

Aerial view (N at top) showing Mill (large building on left), Miller’s Cottage (building on right), stone foundation location (yellow), and proposed fence location (blue line). Parking area is light gray area to left and below the fence line. White square is roof of portable toilet.



View looking W down Hyattstown Mill Road, showing proximity of Mill (left) to stone feature which is directly behind the portable toilet (not visible in this photo).





APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald A. Potter*

**REVIEWED**  
By Dan.Bruechert at 11:32 am, Jul 23, 2021

Above: Detail of most visible foundation wall (west wall), directly behind portable toilet, showing how close to the feature vehicles are parking. Other parts of the foundation are obscured by vegetation.



Proposed fence design (example from Little Bennett Park Day Use Area just south of Hyattstown)