



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: August 24, 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 # 964093: Fence installation

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: George C. Martin
Address: 23800 Woodfield Road, Gaithersburg

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.





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 Michael Kyon on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 964093
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: George C. Martin
Address: 23800 Woodfield Road
Daytime Phone: 301-814-4862

E-mail: george.che.martin@gmail.com
City: Gaithersburg, MD Zip: 20882
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: George J. Martin
Address: 10702 Shelley Court
Daytime Phone: 301-949-2963

E-mail: marting@me.com
City: Garrett Park, MD Zip: 20896
Contractor Registration No.: MD ARCH# 20783

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 14-16

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

Is the property subject to a Historic Preservation/Land Trust/Environmental Easement? Yes No
If YES, include a map of the easement, and documentation from the Easement

REVIEWED
By Michael Kyne at 6:02 pm, Aug 24, 2021

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

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Building Number: 23800 Street: Woodfield Road

Town/City: Gaithersburg, MD Nearest Cross Street: Pleasant View Lane

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 checked="" 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.

George Martin George J. Martin August 8, 2021
Signature of owner or authorized agent Date

REVIEWED

By Michael Kyne at 6:02 pm, Aug 24, 2021

APPROVED
Montgomery County
Historic Preservation Commission



HAWP APPLICATION: MAILING ADDRESS
[Owner, Owner's Agent, Adjacent and Confronting]

Owner's mailing address George C. Martin 23800 Woodfield Road Gaithersburg, MD 20882	Owner's Agent's mailing address George J. Martin, AIA 10702 Shelley Court Garrett Park, MD 20896
Adjacent and confronting Property Owners mailing addresses	
Adjoining North (side) Edward and Meaghan Buksas 23804 Woodfield Road Gaithersburg, MD 20882	Adjoining West (rear) Manuel and Sindy Gomez 23805 Pleasant View Lane Gaithersburg, MD 20882
Confronting South (side street) Jennifer Eaton 23740 Woodfield Road Gaithersburg, MD 20882	Confronting East (front street) Jesse Mohoric 23805 Woodfield Road Gaithersburg, MD 20882
Confronting East (front street) Mark Kissinger 23801 Woodfield Road Gaithersburg, MD 20882	

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

23800 Woodfield Road is a 1.5 story bungalow style house built in 1937. The main structure is structurally sound, however, there is need of some minor repair to the front porch decking and stair. The main house has an addition to the rear which was an expansion of an original rear room. Research indicates that the current addition was most likely made in the late 1980's.

The house is situated in the north-east corner of the lot which provides an open front side yard at the corner of Woodfield Road and Pleasant View Lane. The lot is generally flat, sloping gradually (+/- 2%) from north to south. The lot is bounded on the Woodfield Road and Pleasant View Lane edges by a hedgerow. The portion of the hedge immediately in front of the house and for most of Woodfield Road side has been allowed to grow to approximately 20' for the purpose of screening house from the street.

There are two accessory structures, a small tool shed at the end of the driveway and a larger storage shed in the rear north west corner of the lot.

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

The proposed work consists of the addition of a new 6' tall pressure treated wood fence in the rear yard of 23800 Woodfield Road. The fence type being proposed is common for rear yard enclosure in the Woodfield area. The fence will project from the rear north corner of the original house toward the north side property line. The fence will run parallel to the north property line 1'-6" inside the property in order to maintain the existing hedgerow between the adjoining property (this has been approved by the neighbor). The fence will then turn south at a right angle and run parallel to the rear (west) property line 20' inside the property. The fence will then return toward the west, 2'-0" inside the property in order to maintain the existing hedgerow at the property line along Pleasant View Lane. The fence will then turn north toward the house, meeting it at the rear south-west corner of the 1980's addition.

The fence is composed of 1x6 pressure treated pine with a dog-ear profile at the top. It will be supported by pressure treated 4x4 post at a min. of 8'-0". The surface will be treated with a water repellent sealant. The 4x4 posts will be capped with a decorative wood post cap. The enclosure will have two 3'-0 wide gate doors, one double 3'-0 gate (near shed), and a 10'-0 wide gate at the driveway entrance. All gates will be of the same material and configuration as the fence panels and will be connected using black metal hinges and latches (example pictures included).

REVIEWED

By Michael Kyne at 6:02 pm, Aug 24, 2021

APPROVED

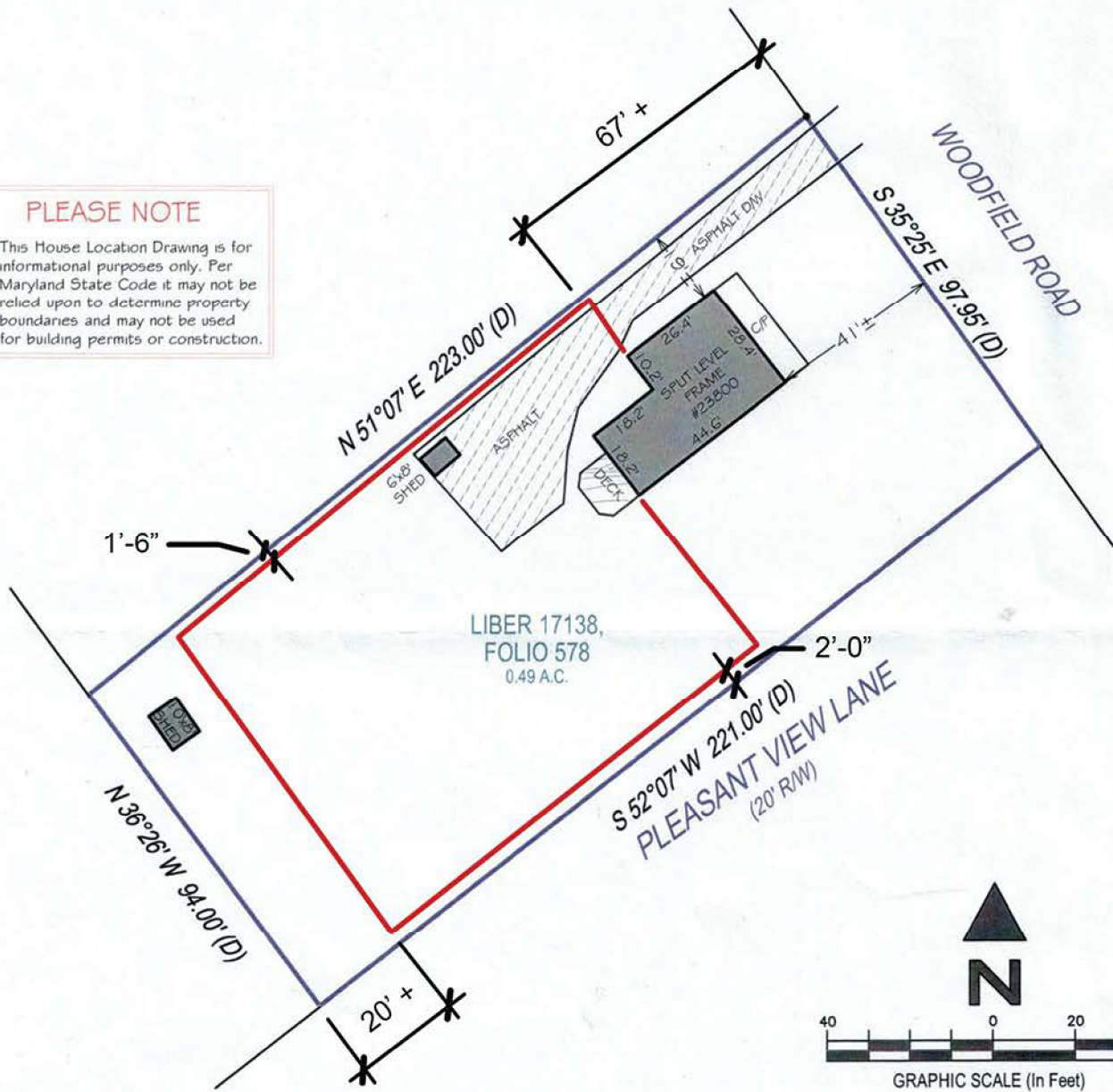
Montgomery County

Historic Preservation Commission

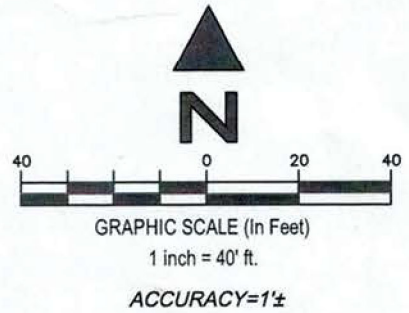


PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



LIBER 17138,
FOLIO 578
0.49 A.C.



SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE ANNOTATED REGULATIONS.

REVIEWED
By Michael Kyne at 6:02 pm, Aug 24, 2021

John E. Krobath
State of Maryland Professional Land Surveyor
License Number 10908 | Expires 5-26-2022

APPROVED
Montgomery County
Historic Preservation Commission

Surveyors, LLC
LB# 21535
43.819.3994
Pr, MD 21014



DATE OF SURVEY: 07/13/21
FIELD WORK DATE: 7/13/2021
REVISION DATE(S): (REV.0 7/14/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Two 24" diameter Eastern White Pine

Baboo Grove

Existing 8'x12' Shed

New Fence set 2' in from property line on inside of hedgerow

6' wide gate

14" diameter White Oak

3' wide gate

New Fence 18" in from property line and hedge-tree line

3' wide gate

16" diameter White Oak

EASANT VIEW LANE

Existing Driveway

10' wide gate

REVIEWED

By Michael Kyne at 6:02 pm, Aug 24, 2021

APPROVED

Montgomery County

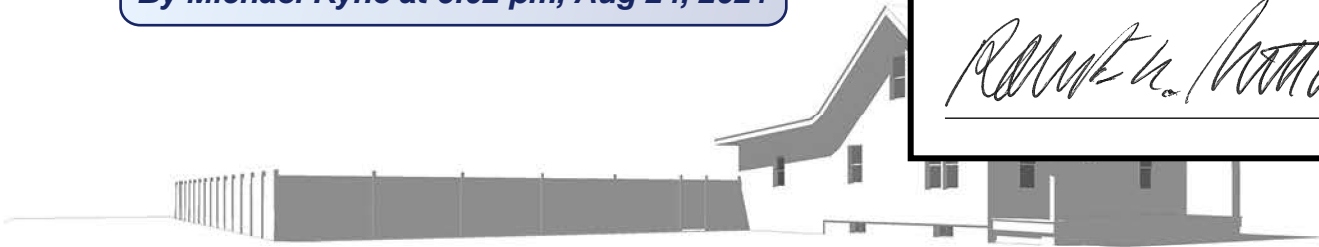
Historic Preservation Commission



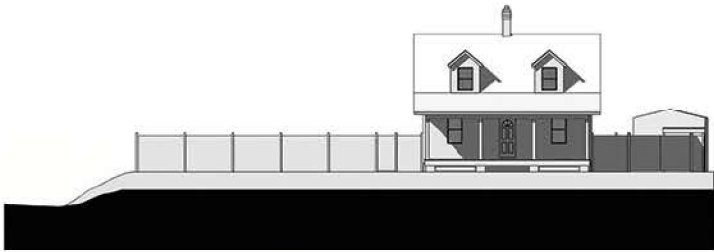
WOODFIELD ROAD

REVIEWED
By Michael Kyne at 6:02 pm, Aug 24, 2021

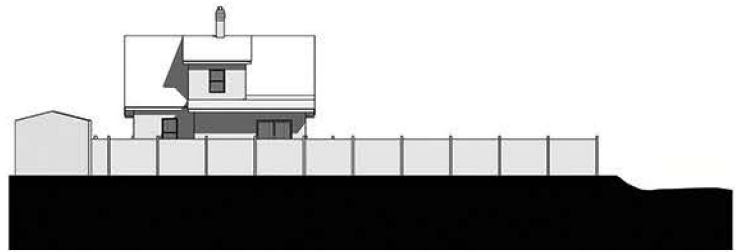
APPROVED
Montgomery County
Historic Preservation Commission
Ronald L. Patton



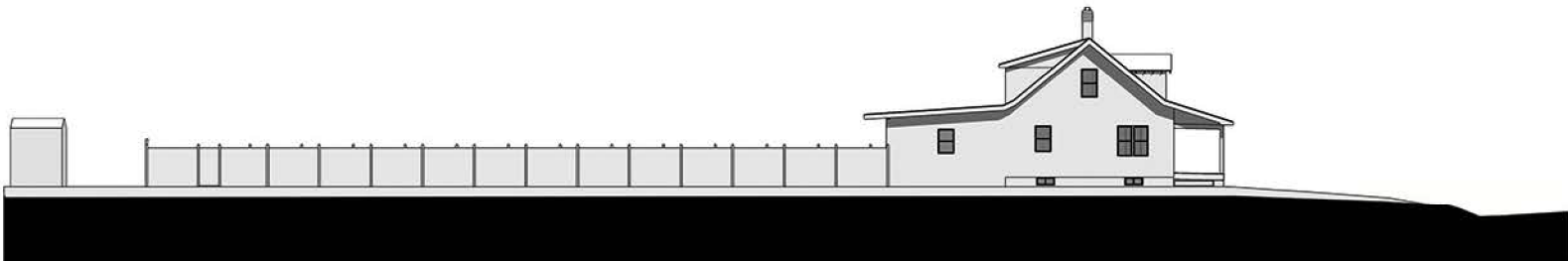
View Looking West from South-East Corner of Lot



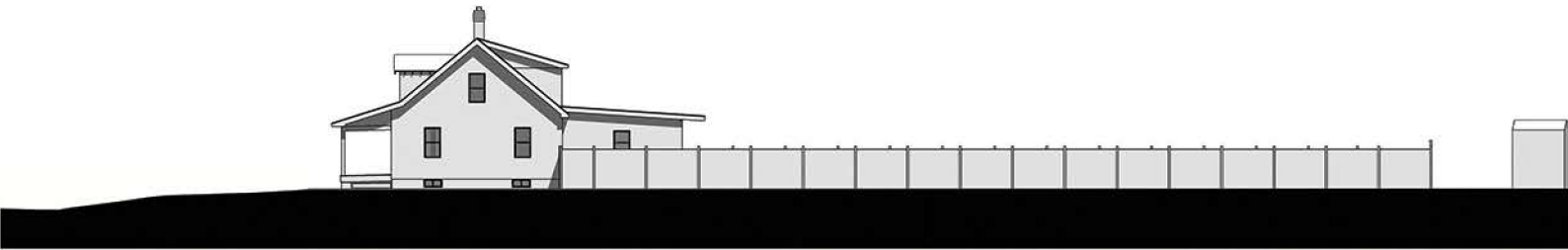
East (Front) Elevation



West (Rear) Elevation



South Elevation



North Elevation



Approximate Line of Fence

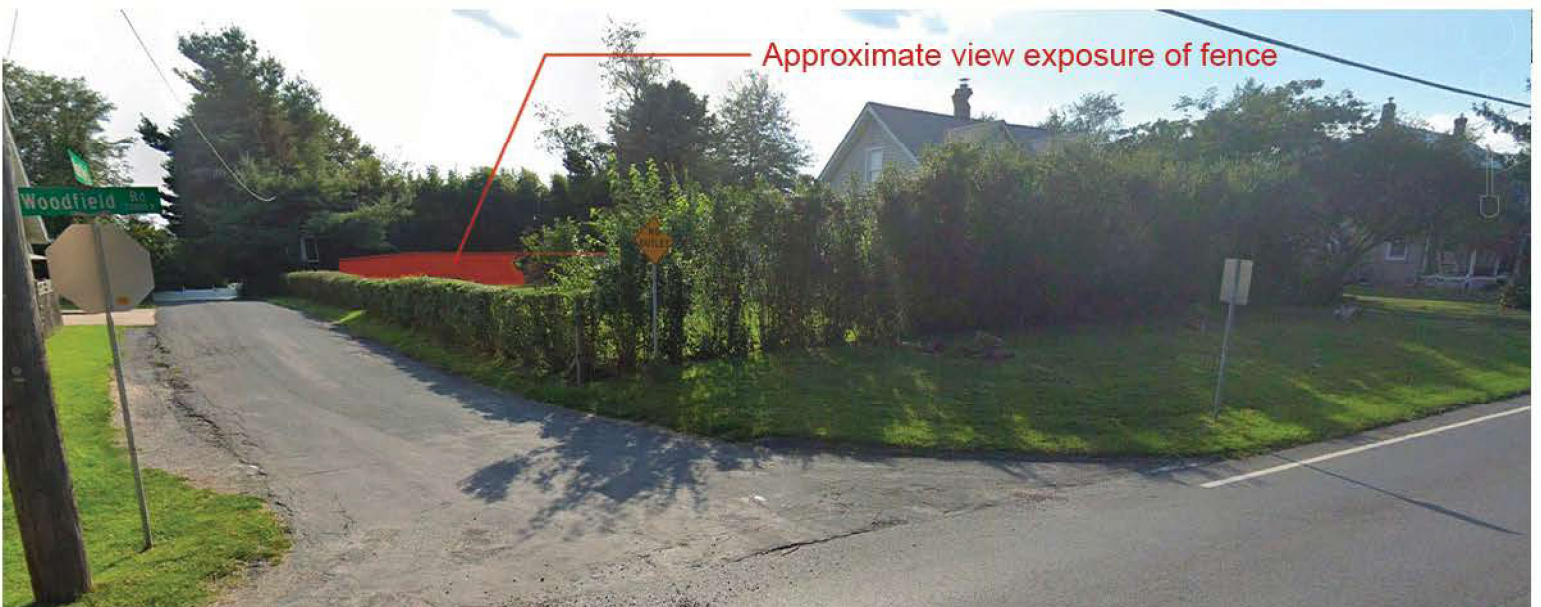
REVIEWED

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APPROVED

Montgomery County

Historic Preservation Commission



Approximate view exposure of fence



View of Property (Front) from Woodfield Road



View of North-East Corner of House



View toward Woodfield Road from Driveway



View of Backyard from Driveway



View of South-East Sideyard



Example of Fence typw seen from the Inside of Yard



Example of a singel Gate



Example of a Double Gate