

13910 Lewisdale Road, Clarksburg
[Master Plan Site # 10152, Charles Browning Farm]
HPC Case No. 10-52-10A



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: May 13, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JOS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #535862, sidewalk removal

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 May 12, 2010 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: M-NCPPC, Parks Department

Address: 13910 Lewisdale Road, Clarksburg

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michelle Grace

Daytime Phone No.: 301.495.2467

Tax Account No.: 2-001-01731923

Name of Property Owner: Maryland-National Daytime Phone No.: 301.495.2467

Address: Capital Park Planning Commission
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 13910 Street: Lewisdale Rd.

Town/City: Clarksburg Nearest Cross Street: Prescott Rd.

Lot: N/A Block: N/A Subdivision: N/A

Liber: 10078 Folio: 494 Parcel: 11960

PART ONE: TYPE OF PERMIT ACTION AND USE

Remove sidewalk which poses safety hazard

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 2,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

8/15/10
Date

Approved: _____

Disapproved: _____ Signature: [Signature] FOR THOMAS JESTER, CHAIRPERSON Date: 5/13/10

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13910 Lewisdale Road, Clarksburg	Meeting Date:	5/12/2010
Resource:	Individually Designated Master Plan Site #10/52, Charles Browning Farm	Report Date:	5/5/2010
Applicant:	M-NCPPC (Michelle Grace, Agent)	Public Notice:	4/28/2010
Review:	HAWP	Tax Credit:	N/A
Case Number:	10/52-10A	Staff:	Josh Silver
PROPOSAL:	Sidewalk removal		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site
STYLE: Victorian Vernacular
DATE: c1850

PROPOSAL:

The applicant is proposing to remove an existing non-historic concrete walkway located in the rear yard of the subject property and plant grass in the same location. No other changes to the site are proposed at this time.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

APPROVED
 JOSHUA SILVER
 HISTORIC PRESERVATION COMMISSION



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE, MD 20850
240-777-0070

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

#535862

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Lot: N/A Block: N/A Subdivision: N/A

Liber: 10078 Folio: 494 Parcel: N760

PART ONE: TYPE OF PERMIT ACTION AND USE

Remove sidewalk which poses safety hazard

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

8/25/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Page 2 of the application.....

1a:

From the MNCPPC Historic Properties Summary Form:

The house is a two-story, frame building with an L-plan. It was built in several sections. The west end has an irregular four-bay façade. There is an internal chimney in the east end and an external stone chimney with free-standing brick stack on the west end. Windows are six-over-six double-hung sash. On the east end, a one-bay addition extends the length of the house. To the rear of this bay is a two-story ell with a small internal chimney. Both the main façade and the ell have porches. The siding is clapboard except for a small section of wide-flush, beaded board siding on the rear façade. Southeast of the house is a one-and-one-half-story frame dependency kitchen. It has an external chimney on the south end. The siding is board and batten. The bank barn and corn crib are frame buildings sitting on stone foundations. Both have narrow vertical siding. The barn has round arched, louvered openings. There is a small frame outbuilding with vertical board siding and six-over-six double-hung sash windows, the frames of which have low pedimented heads.

The environmental setting includes the entire parcel.

1b:

From "Places from the Past":

The Charles Browning farmstead sits in a low valley overlooked by Sugarloaf Mountain, adjacent to the Little Bennett Golf Course. Charles Browning built the house probably soon after he and his father Perry Browning bought the land in 1849. The original section was likely a three-bay, center entrance structure, now the west wing (right). The west external chimney with stone base has a fireplace only on the first level and a freestanding brick stack on the second level. In the later 1800s, the Browning family expanded the house to its present form with rear ell, east wing, and full-width porch. Considering the simple, folk form of the house, interior details are surprisingly sophisticated with elegant mantels and scrolled stair ends.....In 1919, Ernest Mullican bought the farm, adding a concrete block dairy barn and milk house.

The Farm is listed in the Master Plan for Historic Preservation under Category 1: Historic properties of importance which contribute significantly to the cultural heritage or visual beauty and interest of the county, park or facility and its environs and which should be preserved.

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
M. NCPPC John Nissel 10611 New Hampshire Ave Silver Spring, MD 20903	
Adjacent and confronting Property Owners mailing addresses	
Little Bennett Golf Course 25901 Prescott Road Clarksburg, MD 20781	

13910 LEWISDALE



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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

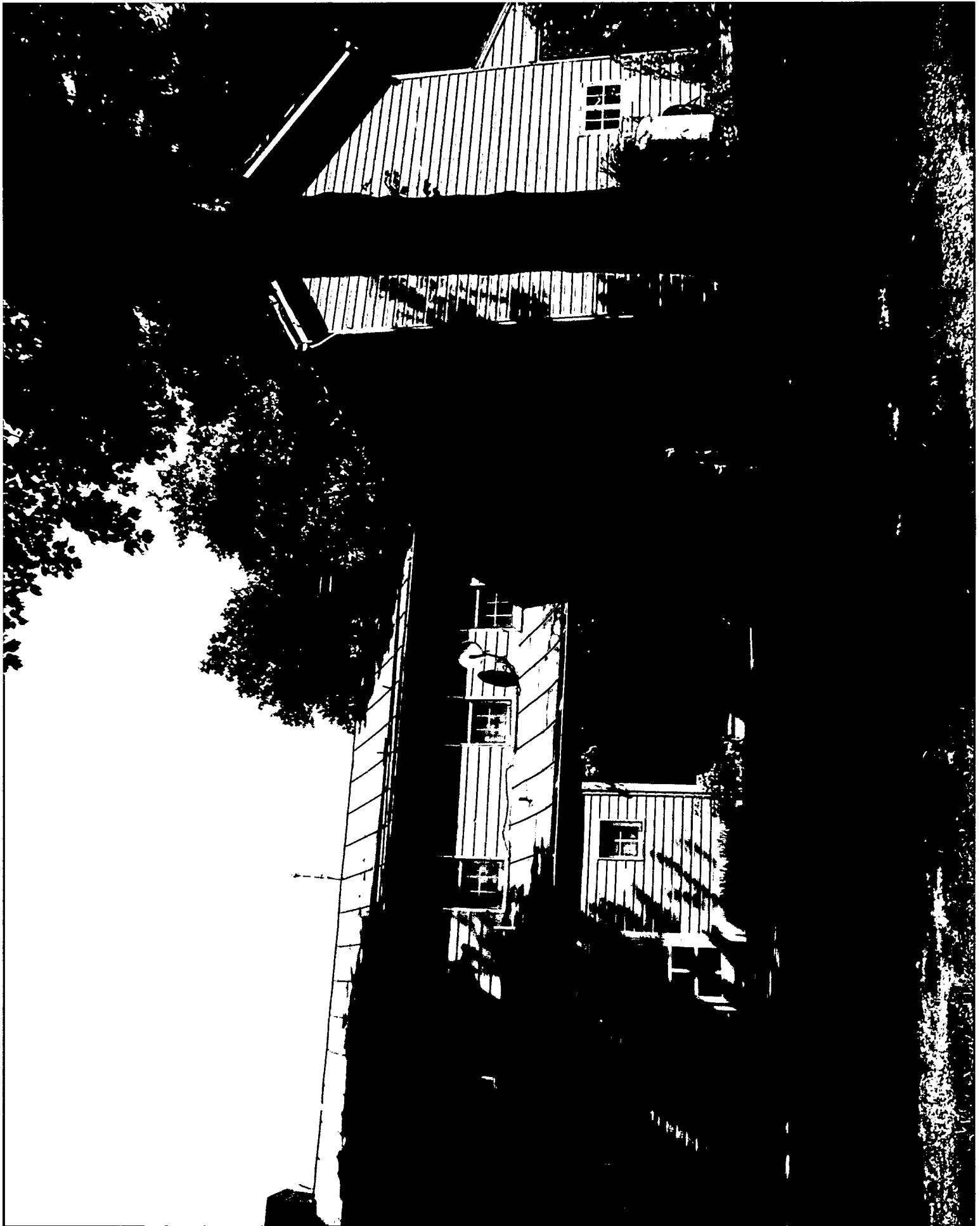
8757 Georgia Avenue • Silver Spring, Maryland 20910-2708



Key Map



6







KEEP

KEEP





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DEMOGOGUE HEAVENED

REMOVE WEAPON
IMMEDIATELY



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13910 LEWISDALE



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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring - Maryland 20910-2700

