



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: February 9, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1052716 - Swimming Pool, Accessory Structure, Fencing and  
Hardscaping

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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** at the February 7, 2024 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.

Address: Carrie Storer  
Applicant: 10234 Carroll Pl., Kensington

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 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



**OWNER'S CERTIFICATION**

We, Nicholas P. Storer and Carrie D. Storer, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines;

further, we grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among The Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We, our successors and assigns will cause property corner markers to be set by a Maryland licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations).

There are no leases, liens, mortgages, suits, or trusts affecting the subject property, except for a deed of trust recorded in the Land Records of Montgomery County, Maryland in Book 52879 Page 466 and the party in interest thereto hereby assents to this subdivision by signing below.

*Nicholas P. Storer*  
Nicholas P. Storer, Owner

Date: 7/30/2023

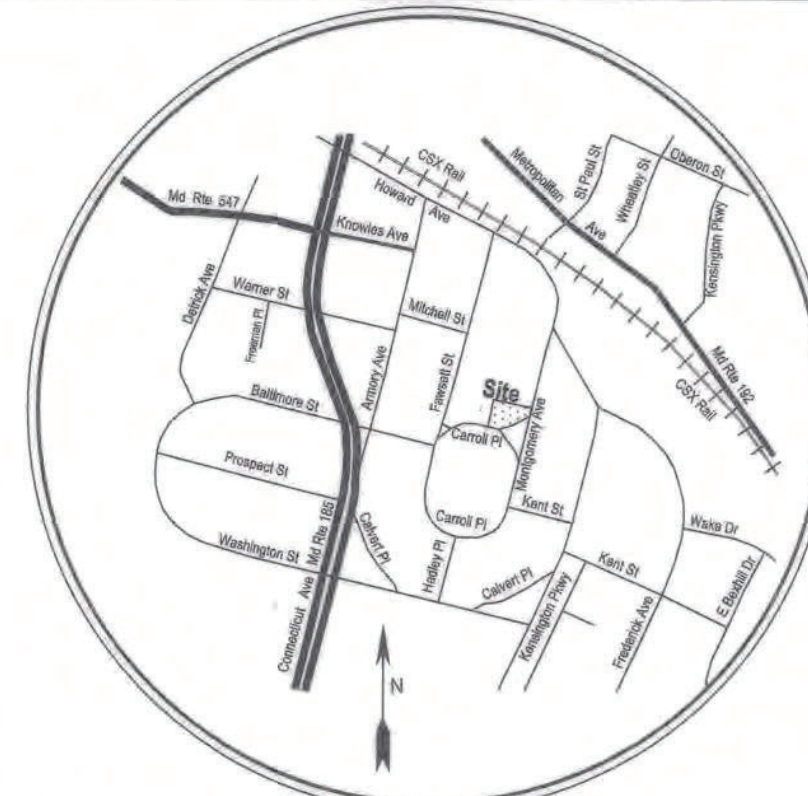
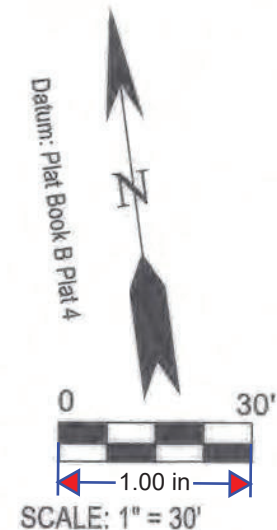
*Carrie D. Storer*  
Carrie D. Storer, Owner

Date: 7/30/23

*Mohamed Rahaman*  
Mohamed Rahaman, Vice President  
United Bank, As Successor in Interest  
to the aforementioned Deed of Trust

Date: 7/26/2023

PLAT NO.



VICINITY MAP  
1" = 2,000'

**NOTES**

- This property is zoned R-60.
- This property is served by public water and sewer services only.
- This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.
- Tax Map Grid HP 343; WSSC 200 Sheet Number 213 NW 04.
- This subdivision is exempt from Forest Conservation Plan submittal requirements per FCP Exemption No. 42023111E
- This plat is in conformance with the requirements of chapter 50 of the Montgomery County Code (Subdivision Regulations), being a consolidation of parts of lots and a single lot into a single lot as provided for in Section 50.7.1.C.1.

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my knowledge, information and belief the information shown hereon is correct; that it is a resubdivision of all the real property conveyed from Jay M. Henn, Married, and Judy Hanks, formerly known on title as Judy Hanks-Henn, Unmarried, to Nicholas P. Storer and Carrie D. Storer, Husband and Wife by Deed, dated May 15, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48673 Folio 479.

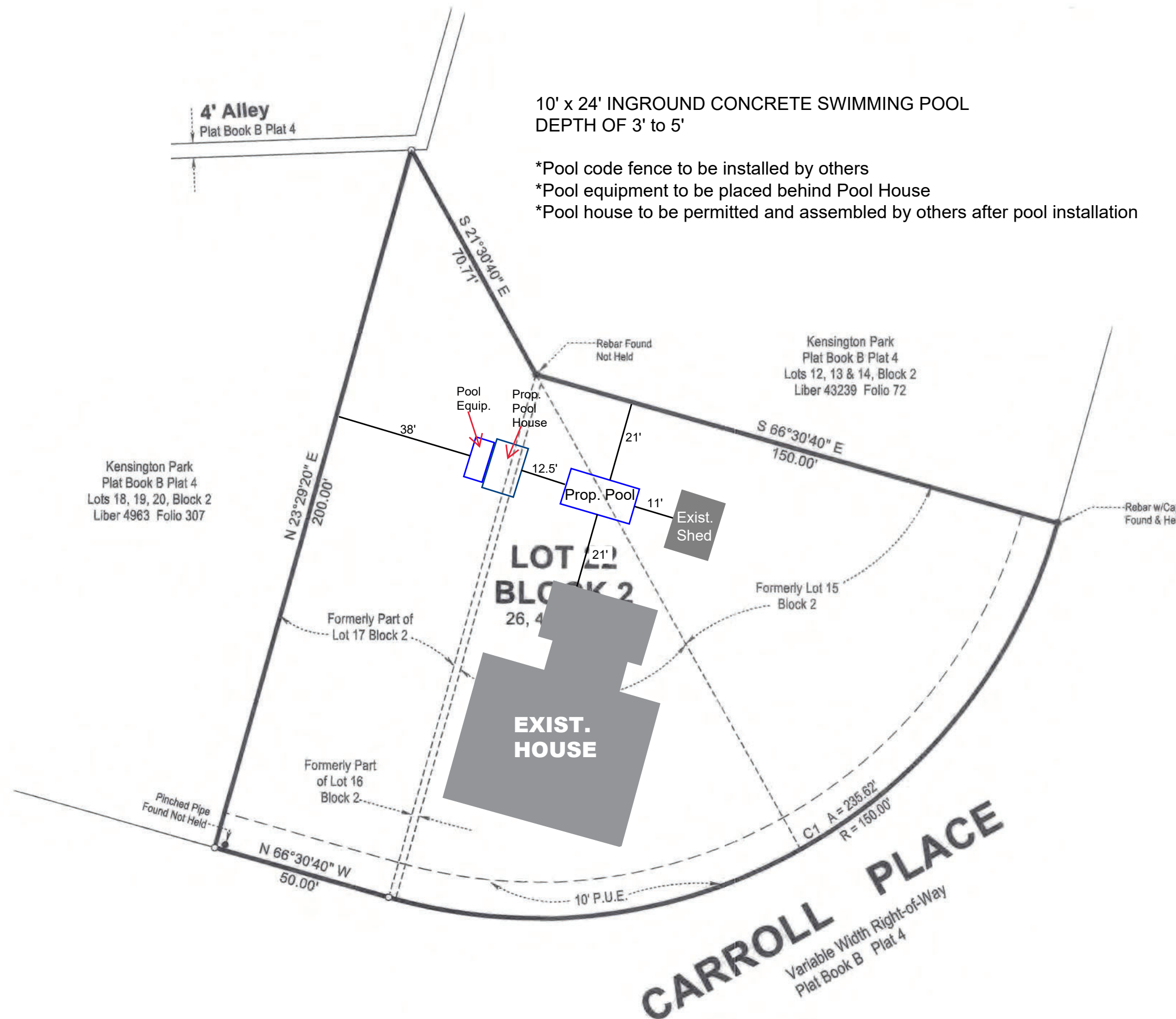
I hereby certify that, once engaged as described in the owner's certificate hereon, all property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code.

The total area included in this plat of subdivision is 26,421 Square Feet. There is no area being dedicated to public use by this plat.

Date: 7/21/2023

*John R. Witmer*  
John R. Witmer  
Professional Land Surveyor  
MD Reg. No. 10668

Two year MDLLR Professional Land Surveyor's  
License Renewal Date: 11/29/2023



**Area Tabulation**

Lot 22, Block 2	26,421 SF
Public dedication	0 SF
<b>Total Area</b>	<b>26,421</b>

Curve Table						
CURVE	RADIUS	ARC	CHORD BEARING	CHORD DIST	DELTA	TANGENT
C1	150.00'	235.62'	S68°29'20"W	212.13'	90°00'00"	150.00'

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

**REVIEWED**  
By dan.bruechert at 11:40 am, Feb 09, 2024

220230960  
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
THE MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: \_\_\_\_\_  
CHAIR  
MONTGOMERY PLAT SIGNATORY  
FOR SECRETARY-TREASURER  
M.N.C.P. & P.C. RECORD FILE NUMBER:

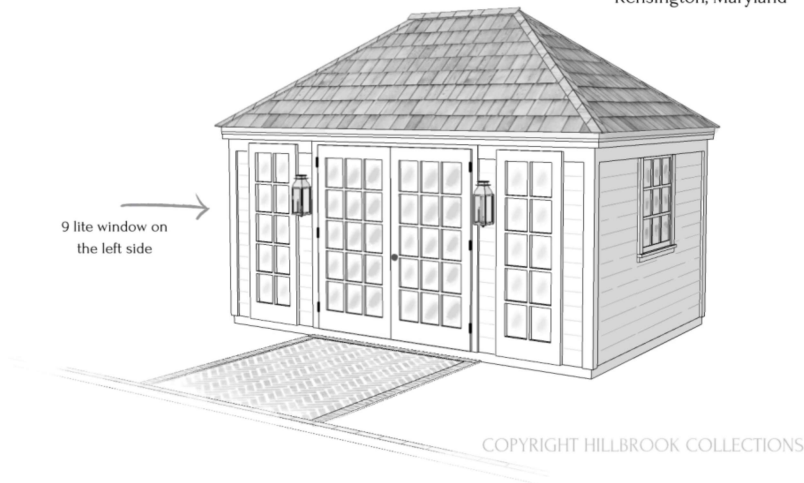
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF  
PERMITTING SERVICES  
APPROVED: 8-9-2023  
BY: *[Signature]*  
DIRECTOR

PLAT NO.  
\_\_\_\_\_  
DATE:  
\_\_\_\_\_

SHEET TITLE  
**SUBDIVISION RECORD PLAT**  
PROJECT  
**Lot 22, Block 2**  
**KENSINGTON PARK**  
Being a Resubdivision of Lot 15 & Parts of Lots 16, & 17, Block 2  
13th (WHEATON) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
**WITMER ASSOCIATES, LLC**  
Land Surveying, Land Planning & Design  
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879  
Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail dick@witmerassociatesllc.com  
SCALE: 1" = 30'  
DATE: Jul 2023  
WALLC PROJECT NO.: 96233M  
SHEET NO.: 1 of 1

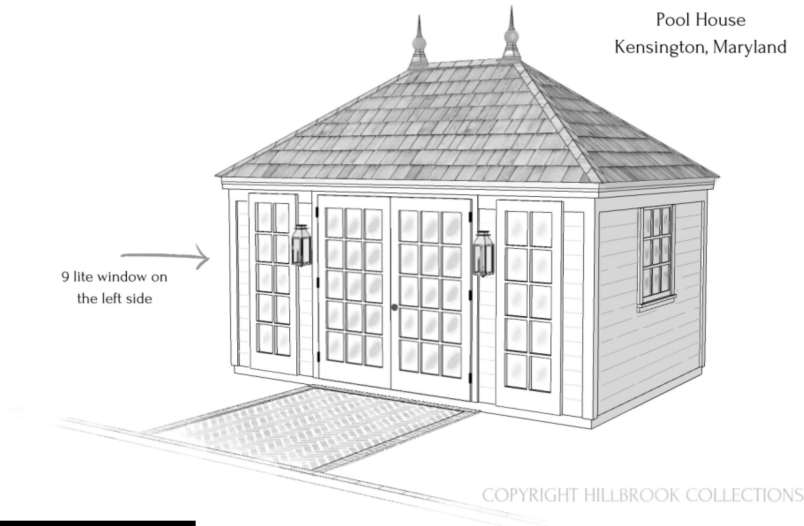
Hillbrook Collections

Carrier Storer  
Alison 9'x14'  
Pool House  
Kensington, Maryland



Hillbrook Collections

Carrier Storer  
Alison 9'x14'  
Pool House  
Kensington, Maryland



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Montgomery County  
Historic Preservation Commission



**REVIEWED** ve something else in mind!  
By dan.bruechert at 11:40 am, Feb 09, 2024

Proposal with Options

The Alison

\$14,395

## Photos for Reference



APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Robert H. Potter", written over a horizontal line.

**REVIEWED**

By dan.bruechert at 11:40 am, Feb 09, 2024



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 Montgomery County  
 Historic Preservation Commission

*Robert H. Norton*

**REVIEWED**  
 By dan.bruechert at 11:40 am, Feb 09, 2024



# Preparing for your Hillbrook House



## Proper Foundation

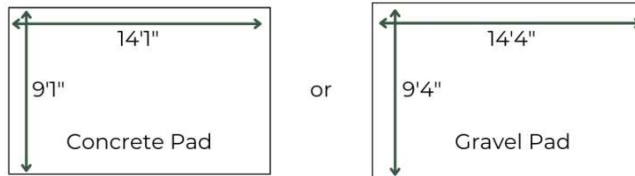
You should have a well-constructed and level pad ready. Both gravel and concrete work well. You don't want this pretty building on a bad pad!

**We recommend that you get going on this as soon as possible by calling a trusted local professional.**

## Foundation Dimensions

Please add an extra ½ inch on each side for a concrete pad or an extra 2 inches on each side for a gravel pad.

**For example**, for a 9' x 14' Garden House, we recommend:



Whether concrete or gravel, the pad should be 4" thick.

## Clear Access

Prior to the arrival of your Garden House, it is important to ensure clear access to your site. We require an additional 2 feet of access space beyond the dimensions of your Garden House (e.g., 11 feet of access for a 9' x 14' Garden House).

## Design Details

We will go over paint colors, electrical configurations (if applicable), and more before we start. If you know what paint colors you'd like, please let us know!

**APPROVED**  
Montgomery County  
Historic Preservation Commission

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*Thank you - we are so excited!*

**REVIEWED**  
By *dan.bruechert* at 11:40 am, Feb 09, 2024



*Hillbrook Collections*

**Carrie Stoler Kensington, MD**

**Spec Sheet 9' x 14' Garden House**

DOORS:

(2) 36" X 74" 15 Lite Doors (2) placed on the front 14' side  
1 3/4" thick  
Made from Spanish Cedar with tempered glass

WINDOWS:

(2) 28 1/2" x 35 1/2" 9 lite windows -one on right side, one on left side  
1 3/4" thick  
All made from Spanish Cedar with tempered glass

SIDING:

German Style Eastern White Pine Siding  
6" wide x 1" thick  
3/4" x 5 1/8" face coverage

ROOF:

Cedar Roof

STANDARD FLOOR:

Fir 3" tongue and groove

UNDERNEATH FLOORING:

4" x 4" Pressure Treated Piles (5)  
2" x 4" Pressure Treated Frame  
2" x 4" Pressure Treated slats placed 16" apart

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Montgomery County

Historic Preservation Commission

**REVIEWED**

*By dan.bruechert at 11:40 am, Feb 09, 2024*



*Hillbrook Collections*

INSIDE FRAMING

2" x 4" framing placed 16" apart  
2" x 8" rafters  
2" x 4" lathes  
Finished with Pine 8" Shiplap

The siding is nailed to the framing and glued.

INSULATION

Knauf Insulation Ecoroll  
R-13 Kraft Roll  
3.5" thick  
15" wide

ELECTRIC

240 volt connection  
60 amp

PAINT

Benjamin Moore

HARDWARE

Solid Brass

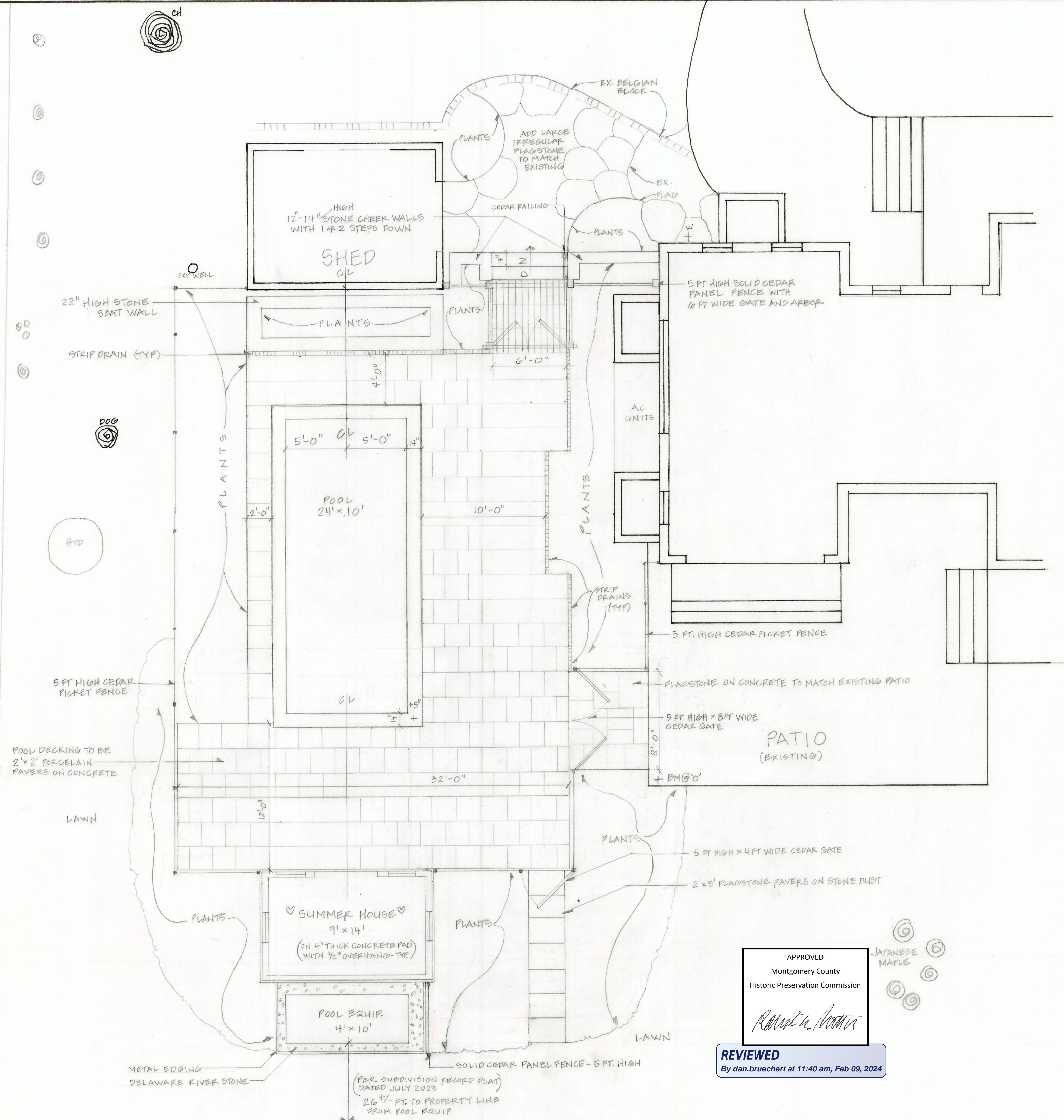
APPROVED

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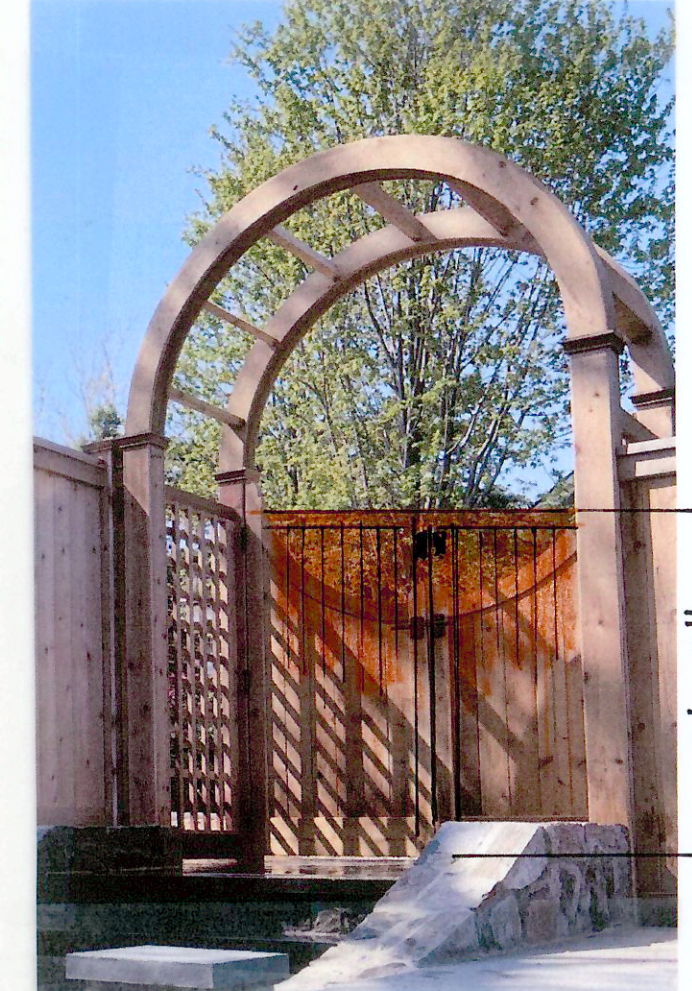




Porcelain Pavers 2'x2' Units



Waterfall Color



Arbor Entry with 5ft. high Solid Panel Gate and Fencing



Picket Style Fencing and Gate 5ft. high

APPROVED  
 Montgomery County  
 Historic Preservation Commission

REVIEWED  
 By dan.bruechert at 11:40 am, Feb 09, 2024

NOTES:

- All Fencing, Gates and Arbor to be constructed of Cedar
- Stair Railing to be (2) 4" Cedar Posts with single top rail (no pickets)
- No trees will be removed in area of Pool Project

Pool and Pool House Landscape Plan

Scale: 1/4" = 1'-0"  
 Drawn by: TLM  
 Date: 8.12.21  
 Revised: 8.29.21  
 3.29.22  
 6.6.22  
 11.13.23  
 1.8.24  
 11.17.23



STORER Residence  
 10234 Carroll Place  
 Kensington, MD 20895

PL Miller & Company, Inc  
 P.O. Box 5338, Laytonville MD 20882  
 301-370-6316

