



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: March 11, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1055272 - 23329 Frederick Road, Clarksburg

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with two conditions** at the February 7, 2024, HPC meeting:

1. The applicants must provide an elevation before the plans are stamped that shows the new location of the security equipment and the proposed door location with measurements of the door from the grade, wall edge, and roof eave.
2. The applicants must provide staff with plans for stairs and railings, if they are necessary to meet building code, before the plans are stamped.

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: Aries Investment Group LLC
Address: 23329 Frederick 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 work is complete the applicant will contact Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: Aries Investment Group (Clarksburg), LLC
Address: 23329 Frederick Road
Daytime Phone: 240-626-1114

E-mail: RASPLTD@GMAILCOM
City: Clarksburg Zip: 20871
Tax Account No.: Text

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

REVIEWED
By Chris Berger at 9:44 am, Mar 11, 2024

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property CLARKSBURG STORE

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

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

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

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Building Number: 23329 Street: Frederick
Town/City: Clarksburg Nearest Cross Street:
Lot: Block: HH Subdivision:

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:

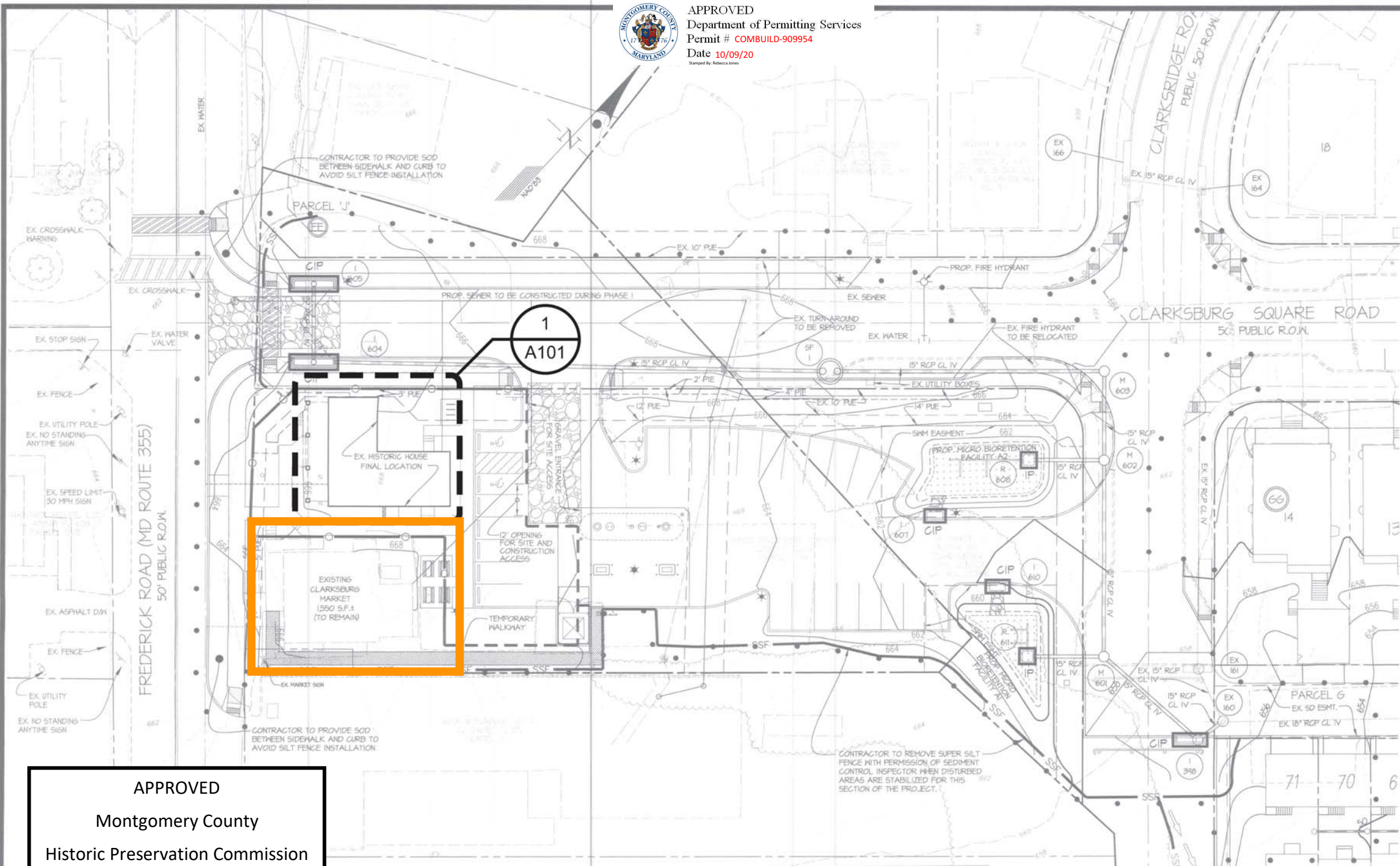
- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

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.

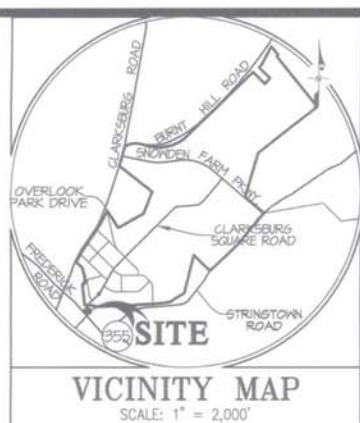
Signature of owner or authorized agent Date 1/8/2024



APPROVED
 Department of Permitting Services
 Permit # COMBUILD-909954
 Date 10/09/20
 Stamped By: Rebecca Jones



48 Hours
 Before You Dig
 Call
 "MISS UTILITY"
 Service Protection Center
 MEMBER
 ONE CALL SYSTEMS INTERNATIONAL
 CALL TOLL FREE
 1-800-257-7777



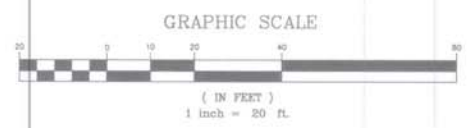
LEGEND

	EXISTING TREE LINE
	PROPOSED TREE LINE
	FLOODPLAIN
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CURB
	EXISTING EDGE OF PAVING
	PROPOSED CURB
	EXISTING WATER
	EXISTING SEWER
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	LIMIT OF DISTURBANCE
	EXISTING STREAM
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED SUPER SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED JERSEY WALL BARRIERS
	PROPOSED CHAIN LINK CONSTRUCTION FENCE

INLET PROTECTION NOTE:
 INLET PROTECTION AT STRUCTURES 1-398, 1-604, 1-605, 1-607, R-608, 1-610 AND R-611 MAY BE REMOVED (WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR) ONCE THESE AREAS HAVE BASE PAVEMENT INSTALLED AND STABILIZATION IS ACHIEVED IN LANDSCAPED AREAS IMMEDIATELY ADJACENT TO THESE STRUCTURES.

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 Montgomery County
 Historic Preservation Commission

REVIEWED
 By Chris Berger at 9:44 am, Mar 11, 2024



MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:		NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.
Stormwater Management: ONSITE	Sediment Control Technical Requirements: Thomas Wadon 3/22/16	Administrative Requirements: Thomas Wadon 3/22/16
Reviewed Date: Thomas Wadon 3/22/16	Reviewed Date: [Signature] 7/27/2016	Reviewed Date: 281463
Approved Date: 258336	Approved Date: [Signature]	SEDIMENT CONTROL PERMIT NO. TEW House 11/6/17
SM FILE #		MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT BEEN STARTED.

DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28114, EXPIRATION DATE: JANUARY 20, 2018.

PREPARED FOR:
 THIRD TRY, L.C.
 c/o ELM STREET DEVELOPMENT
 1355 BEVERLY ROAD, SUITE 240
 McLEAN, VIRGINIA 22101
 ATTN: KATHRYN L. KUBIT
 TEL: 703-734-9730

SCALE: 1" = 20'
 ZONING: C-1, R-200, RMX-2
 DATE: DEC., 2015
 TAX MAP - GRD
 EW - 42

SEDIMENT AND EROSION CONTROL PLAN - PHASE 2
CLARKSBURG TOWN CENTER
 CLARKSBURG SQUARE ROAD EXTENSION
 STA. 0+00 TO STA. 3+75.26
 G. L. W. FILE NO. 13042
 SC/SIM SHEET 4 OF 14
 CLARKSBURG ELECTION DISTRICT No. 02
 MONTGOMERY COUNTY, MARYLAND

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Aries Investment Group, LLC 23329 Frederick Rd. Clarksburg, MD 20871	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
13139 Clarksburg Square Rd. Gregg & Teresa Zolkiewicz 13139 Clarksburg Square Rd. Clarksburg, MD 20871	13130 Clarksburg Square Rd. Laurenti & Crystal Ngutter 13130 Clarksburg Square Rd. Clarksburg, MD 20871
13137 Clarksburg Square Rd. Meisam & Julia Izadjoo 13137 Clarksburg Square Rd. Clarksburg, MD 20871	23341 Frederick Rd.
23330 Frederick Rd. Gardner House LLC 1862 Brothers Rd. Vienna VA, 22182	23321 Frederick Rd. Amir H Et Al Modjarrad 22222 Creekview Dr. Gaithersburg, MD 20882

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Montgomery County
Historic Preservation Commission



REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

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

The original portion of the existing rectangular structure consists of a wood frame general store building with one of exterior covered with metal/tin siding.

The adjacent building (Dr. Horace Wilson House is moved to a new location the site to accommodate the connection of Clarksburg Square Road to Frederick Road and it operates as Beer-wine as retail building.

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

1. Replace/move existing door on south east side of building with exterior metal door. . **
Photo on page XX

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Work Item 1: East Elevation

Description of Current Condition:
Metal Tin stamped siding is deteriorated and rusted (facing parking lot of animal hospital)

Proposed Work:
Install metal door in grey color to match existing metal siding color

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:
REVIEWED
By Chris Berger at 9:44 am, Mar 11, 2024

Proposed Work:

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**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. 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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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By Chris Berger at 9:44 am, Mar 11, 2024

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By Chris Berger at 9:44 am, Mar 11, 2024

Move existing door opening to rear portion of building



Spec for Door

1x (36"x80" service opening)



REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

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Montgomery County

Historic Preservation Commission



From: [Rasp Ltd](#)
To: [Berger, Chris](#)
Subject: Re: 23329 Frederick Road, Clarksburg - HAWP #1055272
Date: Tuesday, January 23, 2024 5:44:53 PM
Attachments: [steps-.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thanks for your email.

- What do you plan to do with the doorway on the gray metal portion of the building? Will it be filled in, or will it remain as is with the meter on the door?
- >> Will remain as is.
- You wrote on the application under proposed work that you will, "Install metal door in gray color to match existing metal siding color," but the door is proposed for the brown wood siding portion of the building. Please confirm the new door's proposed location and color.
- >> We'd paint to match brown wood siding
- Do you plan to add steps or a walkway to the new doorway? As proposed, it appears to open to grass. If so, provide a site plan and plans for the proposed steps and walkway by Thursday, January 25.
- >> We'd have few flagstone steps leading to the patio as shown on the attached.

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Montgomery County
Historic Preservation Commission



5:53 PM Berger, Chris <Chris.Berger@montgomeryplanning.org>

I have some follow up questions on your project:

REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

- What do you plan to do with the doorway on the gray metal portion of the building? Will it be filled in, or will it remain as is with the meter on the door?
- You wrote on the application under proposed work that you will, "Install metal door in gray color to match existing metal siding color," but the door is proposed for the brown wood siding portion of the building. Please confirm the new door's proposed location and color.
- Do you plan to add steps or a walkway to the new doorway? As proposed, it appears to open to grass. If so, provide a site plan and plans for the proposed steps and walkway by Thursday, January 25.

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By Chris Berger at 9:44 am, Mar 11, 2024



EXISTING
CLARKSBURG
MARKET
1,550 S.F.±
(TO REMAIN)

12' OPENING
FOR SITE AND
CONSTRUCTION
ACCESS

TEMPORARY
WALKWAY

SSE

Chris Berger Site Visit 1.24.24
Front and Right Side

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By Chris Berger at 9:42 am, Mar 11, 2024



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Robert H. Thomas

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By Chris Berger at 9:42 am, Mar 11, 2024

Chris Berger Site Visit 1.24.24
Proposed Door Location



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Chris Berger Site Visit 1.24.24
Proposed Door Location

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By Chris Berger at 9:42 am, Mar 11, 2024



Clarksb
Anim
Hosp
Parki
On

Chris Berger Site Visit 1.24.24
Proposed Door Location and Existing Door

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Montgomery County
Historic Preservation Commission

REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

From: [Rasp Ltd](#)
To: [Berger, Chris](#); Matthew.shanks@montgomerycountymd.gov
Subject: Re: 23329 Frederick Road, Clarksburg - 1055272 Staff Report
Date: Tuesday, February 13, 2024 1:45:47 PM
Attachments: [CLK-23329-Emergencydoor.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Chris and Matt-

We checked the field condition from inside and current the outside ground level. Please see attached.

Also, We'd do 60"x 60" landing. This Egree is for en

Thanks,
AJ
240-626-1114



REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

On Mon, Feb 12, 2024 at 9:18 AM Berger, Chris <Chris.Berger@montgomerycountymd.gov> wrote:

Hello,

Following up on my Friday email, I heard back from Senior Permitting Services Specialist Matthew Shanks. He wrote the following:

If the intent is to move the door from the grey concrete wall to the brown wood wall, then it would appear that a landing, stairs/ramp, and handrails would be required. The floor on both sides of a door must be level (there cannot be a step up/down immediately at the door), so a landing must be provided on the exterior (I cannot comment on the interior condition). Due to the change in elevation, stairs (although a ramp is also acceptable) are necessary to traverse the height. Handrails are also required on both sides of the stair, and if the change in elevation is 30" or more (which it does not appear to be), then a guard must also be provided. Finally, a formed, level path needs to connect the stairs to a sidewalk or parking lot if the new door is intended for egress.

A permit is required for the door and all associated architectural elements.

His email is Matthew.shanks@montgomerycountymd.gov if you have building code related questions. I can answer questions related to the Historic Area Work Permit (HAWP). Note that you will need to provide plans and details to me for a landing, stairs or ramp, and handrail for the HAWP before you can apply for the building permit to create the new doorway.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedy Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571



REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

From: Berger, Chris
Sent: Friday, February 9, 2024 11:59 AM
To: Rasp <raspltd@gmail.com>
Subject: RE: 23329 Frederick Road, Clarksburg - 1055272 Staff Report

Hello,

The Historic Preservation Commission approved your new doorway Wednesday night with the 2 conditions:

1. The applicants must provide an elevation before the plans are stamped that shows the new location of the security equipment and the proposed door location with measurements of the door from the grade, wall edge, and roof eave.
2. The applicants must provide staff with plans for stairs and railings, if they are necessary to meet building code, before the plans are stamped.

For the first condition, provide another diagram that shows where the security equipment will be relocated and all the measurements annotated on the diagram. You can do that immediately.

For the second condition, I have reached out to a building code official to determine if the railing and steps are necessary are not. I have not heard back from him but will update you as soon as I do.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571



REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

From: Rasp <raspltd@gmail.com>

Sent: Tuesday, February 6, 2024 3:30 PM

To: Berger, Chris <Chris.Berger@montgomeryplanning.org>

Subject: Re: 23329 Frederick Road, Clarksburg - 1055272 Staff Report

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Sounds good.

On Feb 6, 2024, at 12:56 PM, Berger, Chris
<Chris.Berger@montgomeryplanning.org> wrote:

Hello,

Your application is on the consent agenda for tomorrow night's meeting, and

we do not expect any public comment so you are not required to attend the meeting. I can update you Thursday.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571



REVIEWED

By Chris Berger at 9:44 am, Mar 11, 2024

From: Rasp Ltd <raspltd@gmail.com>
Sent: Tuesday, January 30, 2024 1:43 PM
To: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Cc: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>
Subject: Re: 23329 Frederick Road, Clarksburg - 1055272 Staff Report

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thank you for the update.

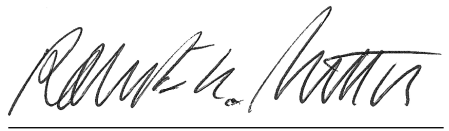
On Tue, Jan 30, 2024 at 12:34 PM Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Hello,

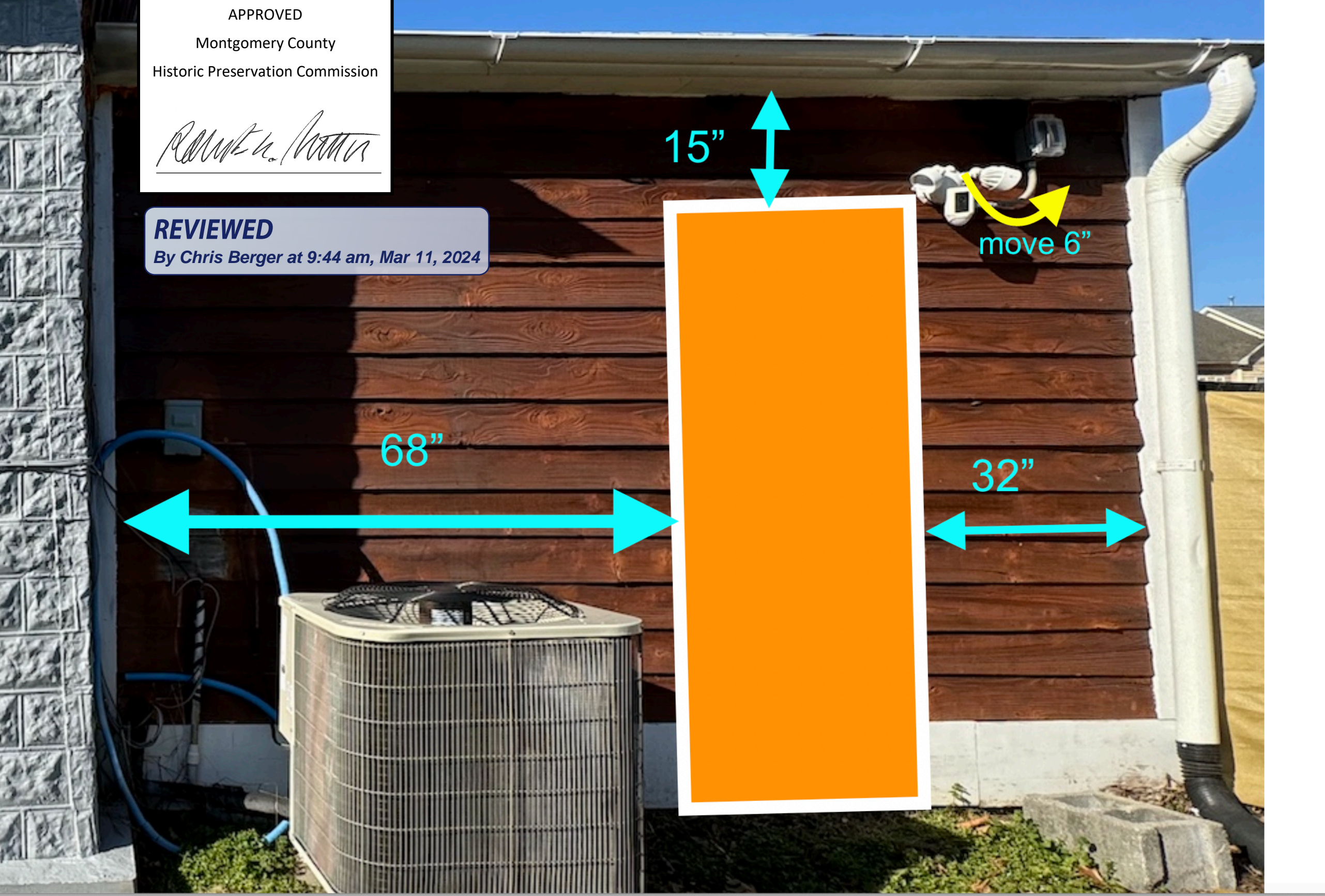
The staff report for your application to be reviewed at the Feb. 7 Historic Preservation Commission meeting will be posted by the end of the day tomorrow at this link:

<https://montgomeryplanning.org/planning/historic/historic-preservation-commission/hpc-meetings-2024/>

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Montgomery County
Historic Preservation Commission



REVIEWED
By Chris Berger at 9:44 am, Mar 11, 2024



15" 


move 6"

68" 

32" 