



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 7, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting
Services
FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic
SUBJECT: Area Work Permit #1068245 - New Gutters and Downspouts

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by the HPC 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: Jocinda Adams
Address: 11 Shallow Brook Court, Olney

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.





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 Christopher J. Berger on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: Jocinda Adams
Address: 11 Shallow Brook Ct
Daytime Phone: 443-558-6031

E-mail: monkeylalas@yahoo.com
City: Olney Zip: 20832
Tax Account No.: 02033728

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 23-100

Is the Property Located within an Historic District? Yes/District Name
X No/Individual Site Name Headwaters Farm

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 /Reviews Required as part of this Application? (Consulting Engineer, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.
REVIEWED
By Chris Berger at 2:47 pm, May 07, 2024

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Subdivision: Parcel:

Historic Preservation Commission

TYPE for possible action

Handwritten signature and stamp area

Checklist on Page 4 to verify that all supporting items this application. Incomplete Applications will not

- Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other: Gutters

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

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

Owner's mailing address
Jocinda Adams
11 Shallow Brook Ct
Olney, MD 20832

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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APPROVED

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

Headwaters Farm (Ickes Estate) is a Colonial Revival estate, architecturally inspired by Mount Vernon, and custom built in 1927. The large, two and a half story, clapboarded estate faces east. The east elevation has seven bays with a central door, and a two-story piazza supported by six giant fluted columns. There are large six-over-six double hung windows throughout the house. The gabled roof has a raised seam metal covering and three gabled dormer windows on both the east and west elevations. There are three chimneys: two exterior end chimneys on the north and south ends of the east elevation and one exterior end chimney on the north end of the north addition. On the west elevation is a one-story glass enclosed sun porch constructed of ten eighteen light panels and two multi-paned doorways. To the northwest is a detached, one-story accessory building, built in the 1870s.

The current 2.3258 acre site is all that remains of the 250+ acre farm. It is now surrounded by multiple single-family homes built in 1983.

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

Replace all 5" K-style aluminum gutters on roof of main house and accessory building with 6" K-style aluminum gutters. Replace all 2x3" aluminum downspouts with 3x4" aluminum downspouts. Extend all downspouts to divert water from foundation.

5" gutters are too small to sufficiently handle the water flow of the pitch and metal construction of the roof. Most of the downspouts are not long enough to adequately route water away from the foundations. The basement frequently floods and the exterior paint is peeling. The failure of the current gutter system must be addressed before more damage occurs to the site.

REVIEWED

By Chris Berger at 2:47 pm, May 07, 2024

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Work Item 1: Replace gutters

Description of Current Condition:
Existing 5" K-style aluminum gutters cannot handle the water runoff from the pitched metal roof. Gutters are sagging, water flows over the sides, nails are protruding out from the fascia. Downspouts are missing extensions to route water away from the foundations.

The basement frequently floods and the exterior paint is peeling.

Proposed Work:
Replace all existing gutters with 6" seamless aluminum K-style gutters and 3x4" downspouts. Ensure downspouts are long enough to divert water 4' away from foundations of both buildings.

Work Item 2: _____

Description of Current Condition:


Proposed Work:

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Work _____

Descr _____

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Proposed Work:

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	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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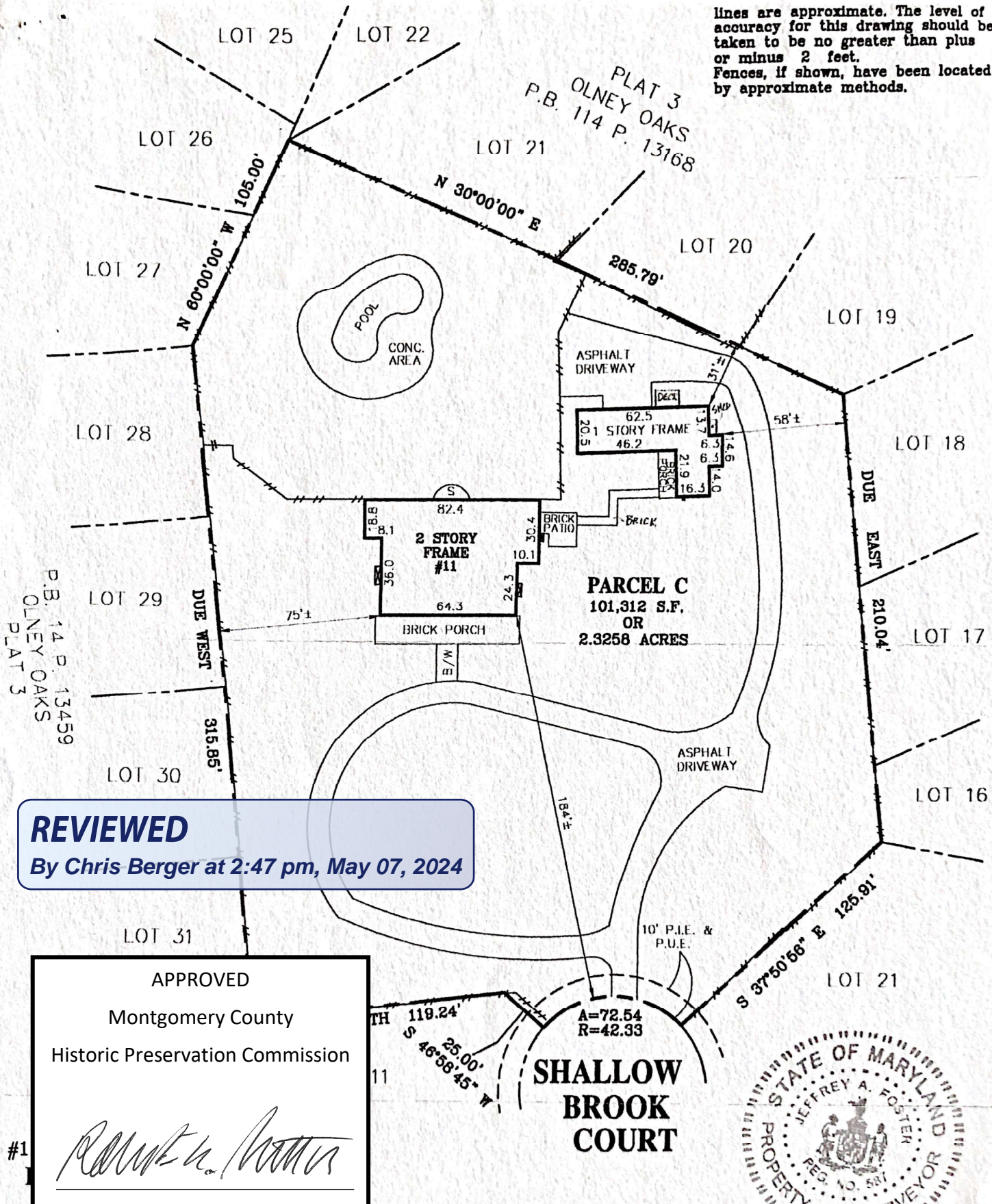
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lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.



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 By Chris Berger at 2:47 pm, May 07, 2024

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 Montgomery County
 Historic Preservation Commission

#1 *[Signature]*



SHALLOW
 BROOK
 COURT

OLNEY OAKS
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND		PLAT BK. 112 PLAT NO. 13168

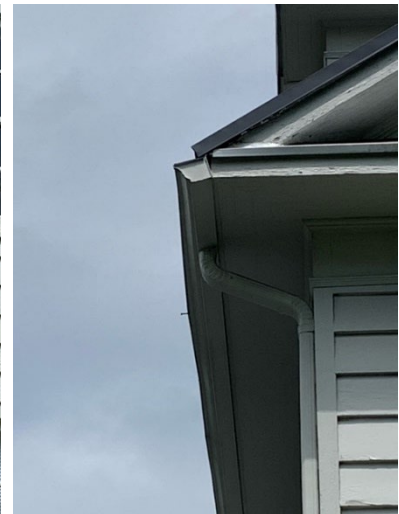


SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
 301/948-5100 Fax 301/948-1286



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Robert H. [Signature]



2nd fl

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1st fl

“X” – Downspout locations

Material

6” K-S

3x4” a

All loc

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Ronald H. [Signature]

m placement.