



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: August 14, 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 # 1068951 - Hardscape Alterations

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 June 12, 2024, HPC meeting:

1. The applicant shall determine the material of the infill between the proposed concrete pavers and provide a specification or representative photo.
2. The applicant shall provide a specification or representative photo for the proposed steps.

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: Jennifer and Nicholas Roy
Address: 108 Water Street, Brookeville

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: E-mail: Address: City: Zip: Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail: Address: City: Zip: Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Town of Brookeville 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 /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

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:

- Checklist of work types: 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

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
Adjacent and confronting Property Owners mailing addresses	

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	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	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Details

REVIEWED

By Chris Berger at 1:41 pm, Aug 14, 2024

APPROVED
Montgomery County
Historic Preservation Commission



- Patio will be large 4'x6' rectangles with 3.5" space in between for hardscape stone or other feature desired by homeowner
- Concrete sections will be level with one another for an even appearance across the patio area.
- Retaining wall will stop at the new grade and not rise above. Will have 2" weep hole drains installed every 10' to reduce hydrostatic pressure behind the retaining wall. Filter fabric and stone will be used behind the retaining wall to support proper drainage. Concrete retaining wall will be 8" thick reinforced with rebar every 2' on center vertically.

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By Chris Berger at 1:41 pm, Aug 14, 2024

APPROVED


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Click points on the map to mea
area

Perimeter
90 ft

Area
474 ft²

 Save to project

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APPROVED

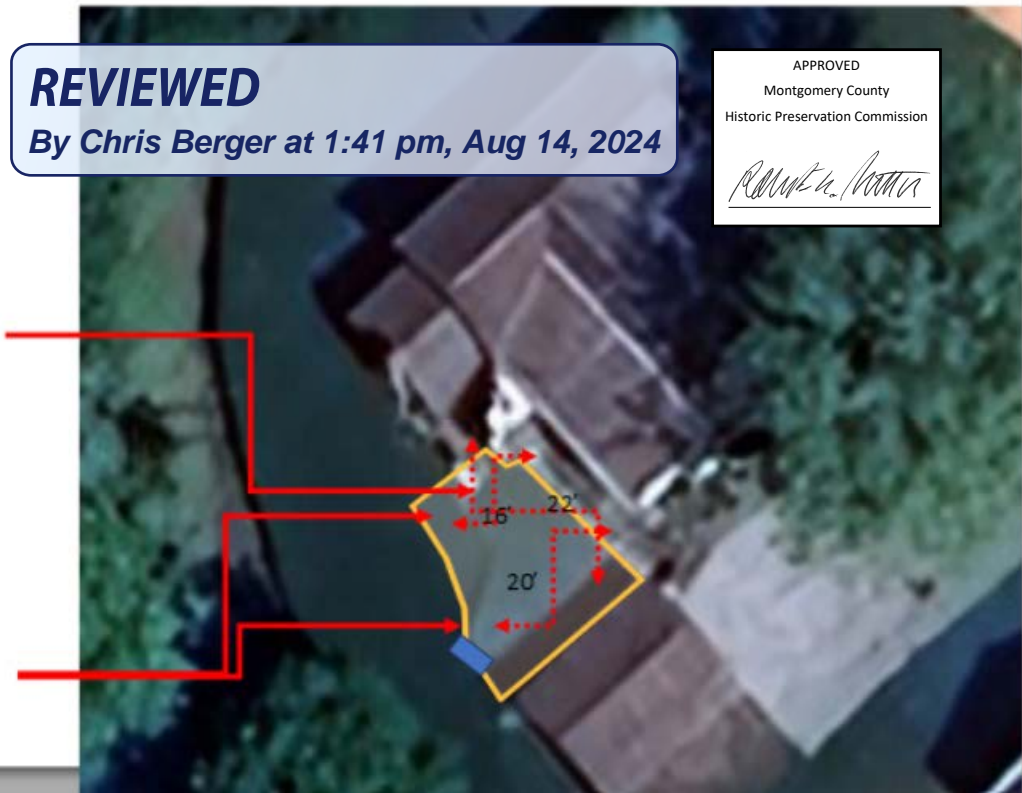
Montgomery County

Historic Preservation Commission



Re-grade backyard so patio area is on a single grade matching the existing grade at the base of the steps from the backyard of home and back gate going into the driveway. Will be sloped 2% away from the home towards the backyard

Short concrete retaining wall approximately 16" in height along the patio edge facing backyard. Concrete retaining wall to be 8" thick reinforced with #4 rebar every 2' vertically. One (1) thirty-six (36) inch step with approximately an eight (8) inch raiser will also be installed.



From: jenniferroy817@yahoo.com
To: [Nicholas Roy](#); [Berger, Chris](#)
Subject: Re: Roy Revised Patio
Date: Wednesday, August 14, 2024 12:45:27 PM
Attachments: [concrete step.png](#)
[hardscape rocks.png](#)
[image003.png](#)
[image001.png](#)
[image002.png](#)

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

Hi Chris. We plan on using white landscaping rocks just like the ones below.



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By Chris Berger at 1:41 pm, Aug 14, 2024

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Patton



Here is an example of the concrete step. we only need one since the patio is so low to the ground. It will be a standard size and shape-36" wide.



REVIEWED

By Chris Berger at 1:41 pm, Aug 14, 2024



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Mackenzi...

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Backyard Patio ✨ Easy & Homemade!



View

Saved





REVIEWED

By Chris Berger at 1:41 pm, Aug 14, 2024

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Robert H. Norton



TRAEGER
WOOD FIRED GRILLS

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