



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: March 28, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1108028 – Fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Montgomery Parks; Scott Whipple (Agent)
Address: 16501 Norwood Road, Sandy Spring

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@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 Laura D. Pagnola on _____. The approval memo and stamped drawings follow.

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

Woodlawn was constructed circa 1800. The Federal House, built of brick laid in Flemish bond, features a symmetrical five-bay façade. In the mid-20th century, the owners made several alterations to the property. The property also includes an 1832 three-story stone bank barn, a combination dairy and smokehouse also built of stone, and a log house and board-and-batten tenant house which were moved to the property from other sites. The grounds include significant mature trees. The setting of the property is preserved in a largely rural, Montgomery County Park-owned setting. Extensive visitor parking lots are located immediately east of the house. Today the house and grounds are the home of the Woodlawn Cultural Park, as well as the location of the Park police stables and offices. There are several horse paddocks to the west (left) and north (behind) of the house.

MHT holds an easement on a portion of the property that includes the stone barn. None of the proposed work is within the easement boundaries.

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

The Department of Parks proposes the installation of new fencing to split the "mansion field", "back field", and "paddock. Fencing and gates will match existing in design and materials.

REVIEWED


By Laura DiPasquale at 3:04 pm, Mar 28, 2025

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: <u>Install fencing and gates in existing paddocks</u>	
Description of Current Condition:	Proposed Work: install new fencing and gates in three horse paddocks to divide paddocks.
<div><div>REVIEWED By Laura DiPasquale at 3:04 pm, Mar 28, 2025</div><div>APPROVED Montgomery County Historic Preservation Commission </div></div>	
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	1. 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	*	*	*	*	*		*



Back Field View
Red line proposed field division
with gate at center

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Montgomery County

Historic Preservation Commission

Karen Benoit



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/7/2025

Application No: 1108028
AP Type: HISTORIC
Customer No: 1379330

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 16501 NORWOOD RD
SANDY SPRING, MD 20860
Homeowner MC Parks Facilities Management (Primary)

Historic Area Work Permit Details

Work Type CONST
Scope of Work Construct new paddock fencing to split existing paddocks. Fence and gate materials to match existing.

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Mansion Field View

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Paddock Field View

Red Line Shows field
division. Gate at center

REVIEWED

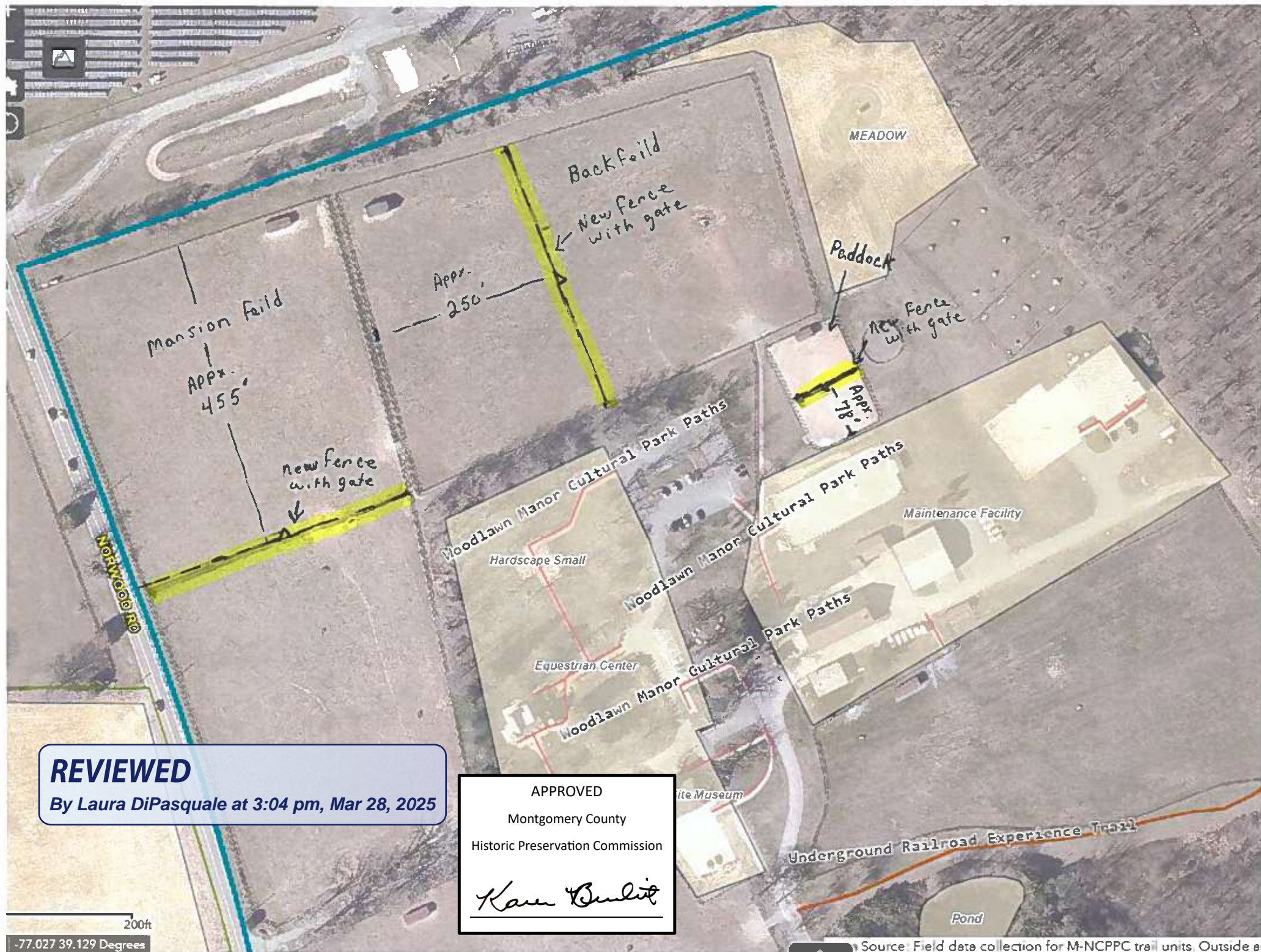
By Laura DiPasquale at 3:04 pm, Mar 28, 2025

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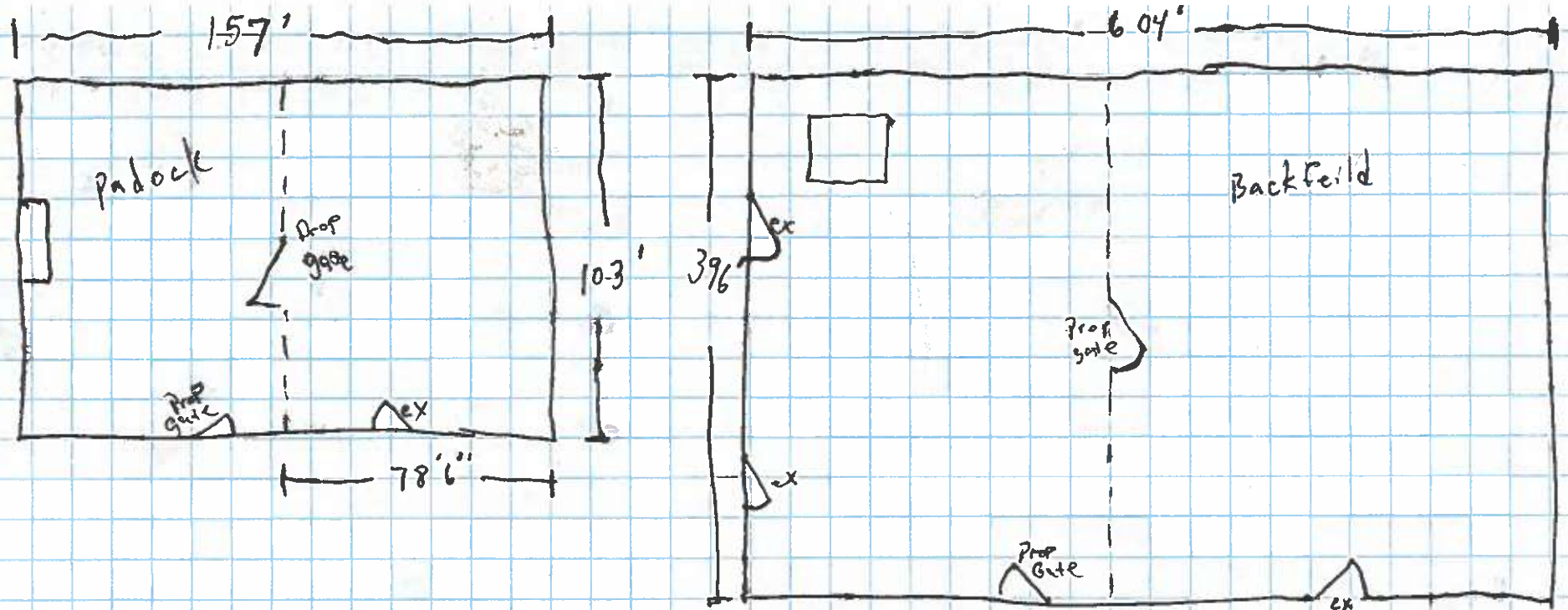
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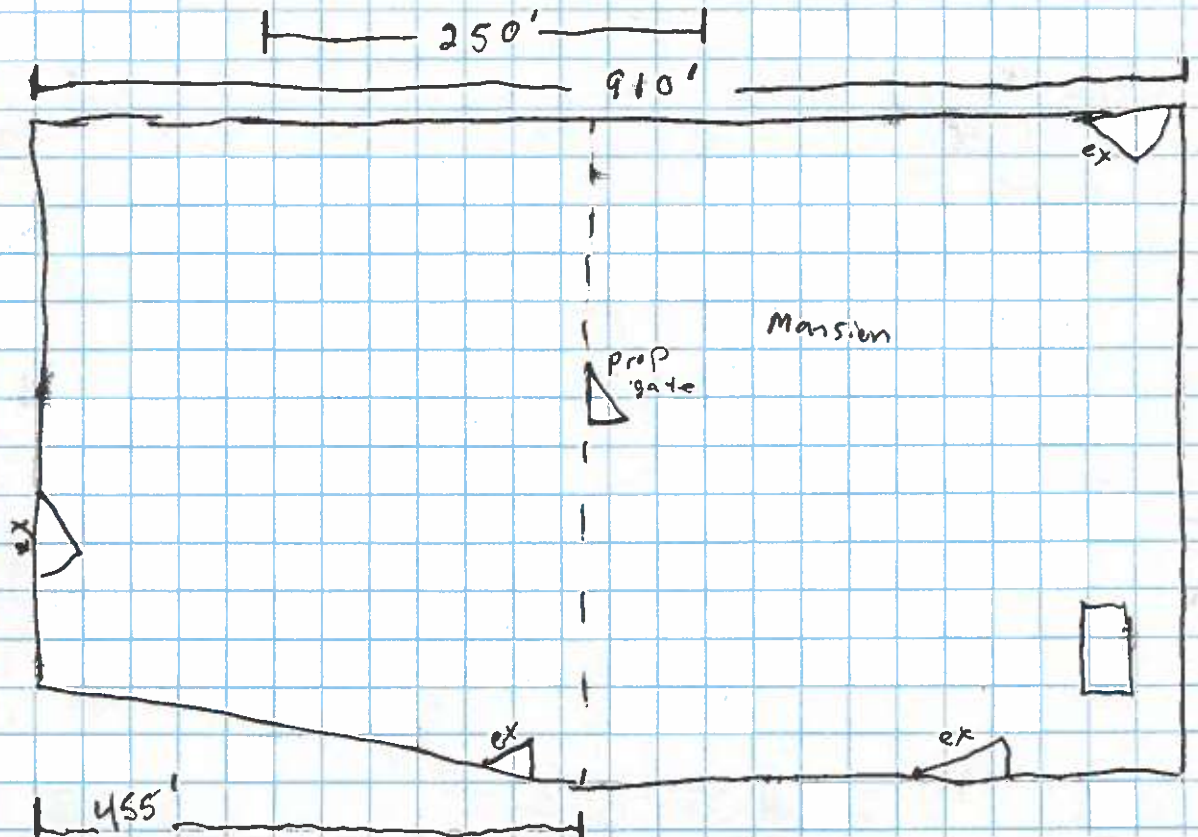
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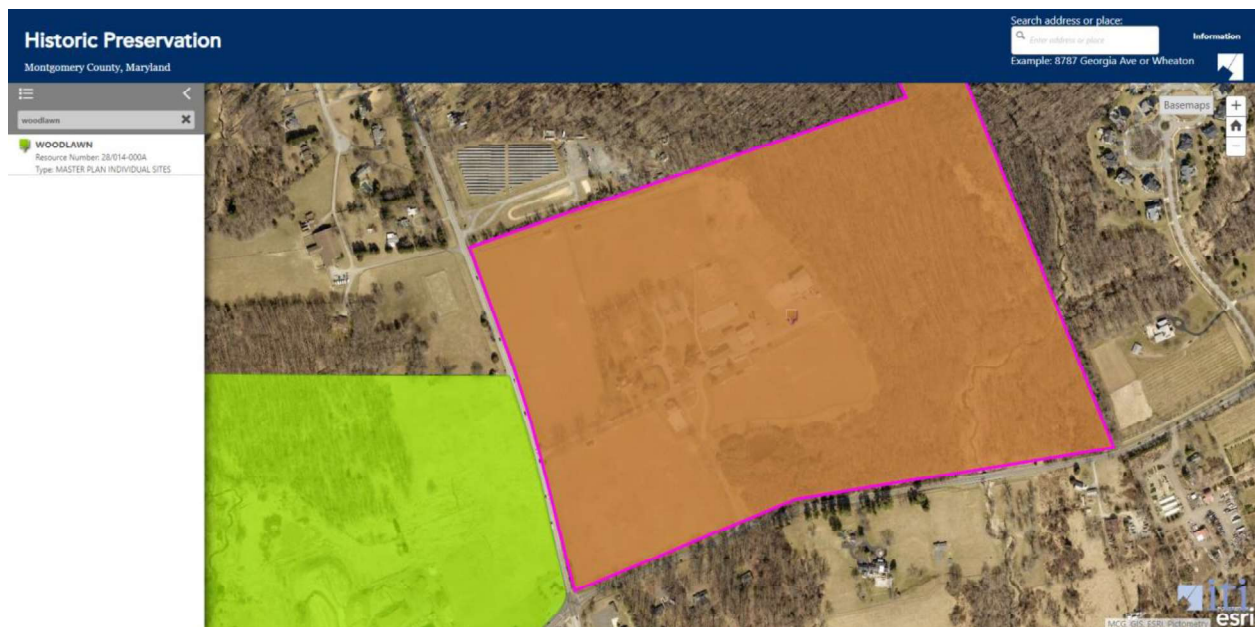
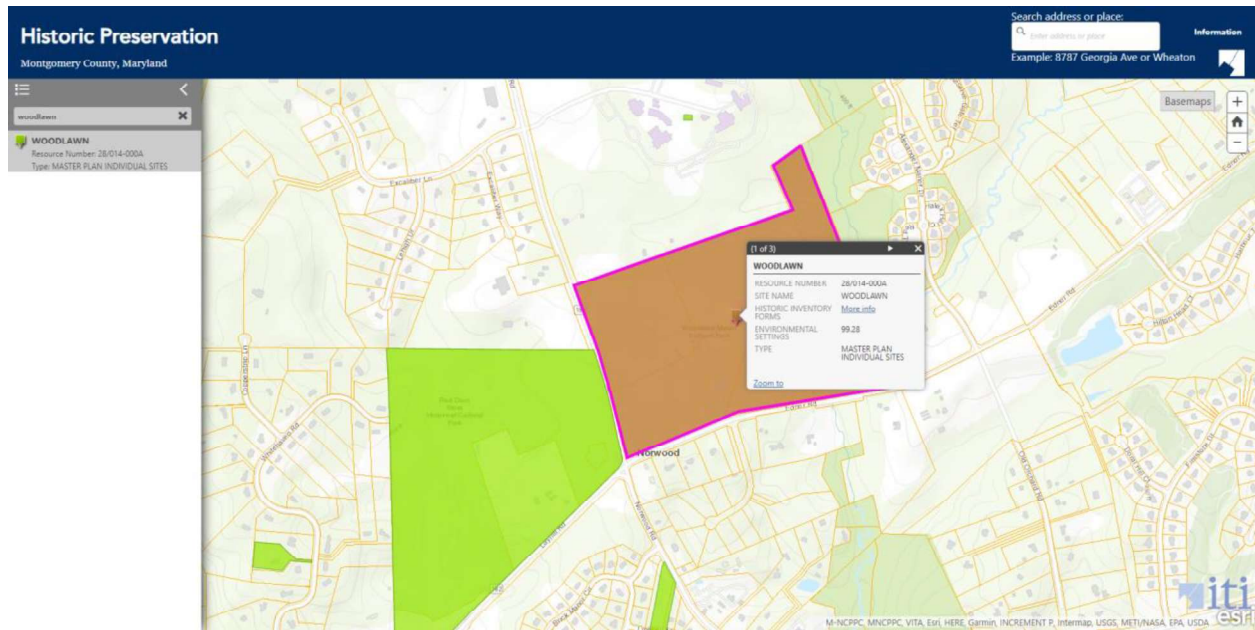
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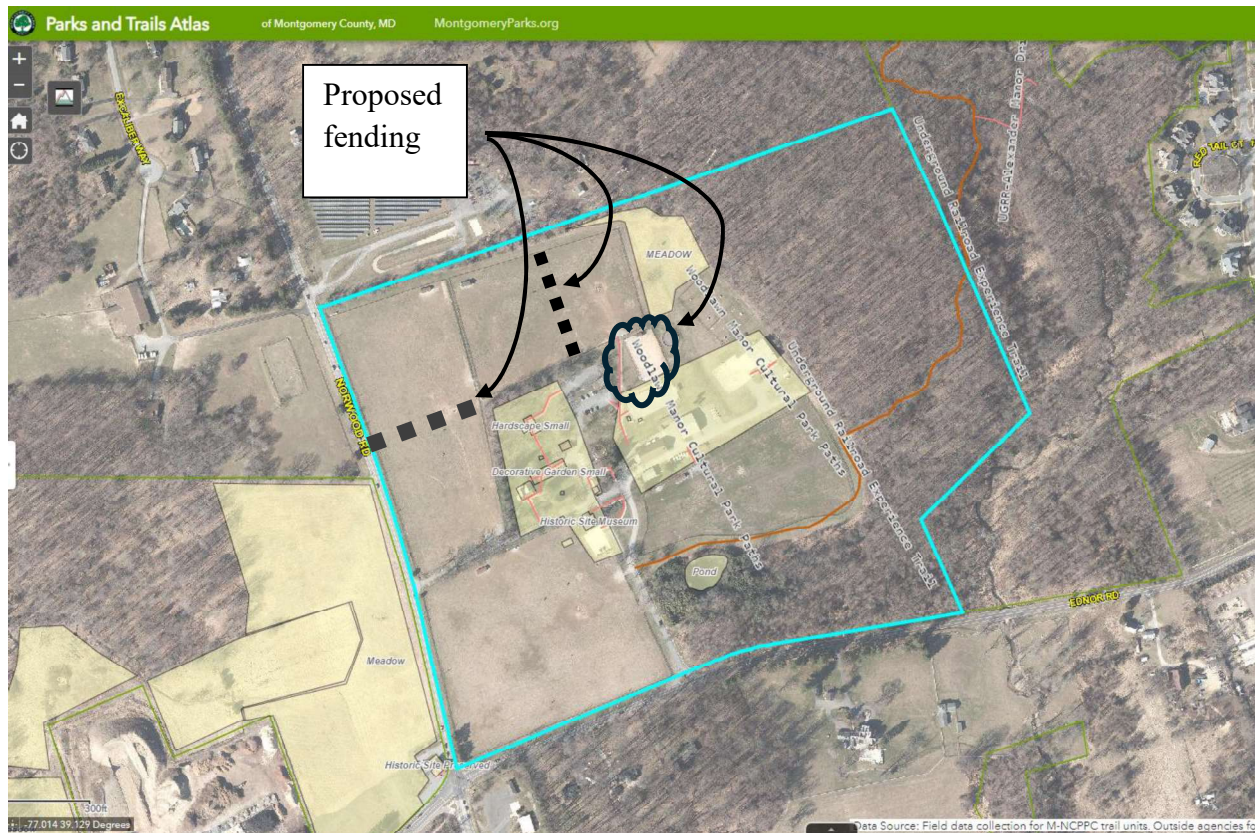
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ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

1021 Norwood Road: Pathway Christian Church, Inc, 18433 Wachs Terrace, Olney, MD 20832
 105 Ednor Road, Sandy Spring, MD 20905: John and Dyanne Ryan
 109 Ednor Road, Sandy Spring, MD 20905: Michael Trapani
 111 Ednor Road, Sandy Spring, MD 20905: James Taltavull
 16425 Snowdens Woods Lane, Sandy Spring, MD 20905: RFR Partners, 121 Ednor Road
 121 Ednor Road, Sandy Spring, MD 20905: Robert and EF Ruyak
 211 Ednor Road, Sandy Spring, MD 20905: Helen Pyle
 219 Ednor Road: 219 Ednor LLC, 17328 Georgia Avenue, Olney, MD 20832
 16500 Alexander Manor Drive, Sandy Spring, MD 20905: Daniel Getachew
 16923 Norwood Road, Sandy Spring, MD 20860: Sandy Spring Friends School
 16700 Norwood Road, Sandy Spring MD 20860: J. Lewis Moore
 SW Corner of Norwood, Ednor, and Laytonsville Roads: Llewellyn Fields Homeowners Association, 68938 Olney Laytonsville Road, Suite 200, Gaithersburg, MD 20882.

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