



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: June 6, 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 #1120021– 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: Sholom Raichik
Address: 15021 Dufief Mill Road, Gaithersburg

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. Paquale 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:

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

#1 APPROX. 325 OF 4' TALL COMMERICAL GRADE ALUMINUM FENCE.
BLACK ALUMIGUARD BRAND ASCOT STYLE 3 RAIL FENCE.

(2) 4' TALL X 18' WIDE CANTILEVER GATES WITH OPERATORS BY JIM STEVENSON ** (see below).

#2 APPROX. 214' OF 6' TALL COMMERICAL GRADE ALUMINUM FENCE.

BLACK ALUMI GUARD BRAND ASCOTT STYLE 3 RAIL FENCE W/ 1 -4' WIDE GATE WITH KEY PAD LOCK

#3 APPROX. 250' 6' TALL BLACK CHAIN LINK FENCE. 8ga. BLACK VINYL COATED WIRE ATTACHED TO 1-5/8" TOP RAIL,
2" SS20 LINE POSTS AND 2-1/2" SS 40 TERMINALS.

#4 APPROX. 276' 42" SPLIT RAIL FENCE W/ BLACK WIRE MESH INCLUDED IS 1- 4' WIDE GATE.
(THIS FENCE IS IN A FLOOD PLAIN AND CANNOT BE HIGHER THAN 42")

#5 REMOVE APPROX. 225' OF 6' TALL WOOD PRIVACY

**Stevenson Gate Systems LLC will provide and install a gate operating system for 36' opening double slide. The operators will be equipped with a photo-eye for safety along with edges on gate posts for open direction safety. A 3-button station will be installed in the building. A pedestal with a standalone keypad will be provided. A Knox keyswitch in a Fire Box will be installed for Fire Dept entry. Gates will be set-up to work together and will require an open and close signal.

REVIEWED

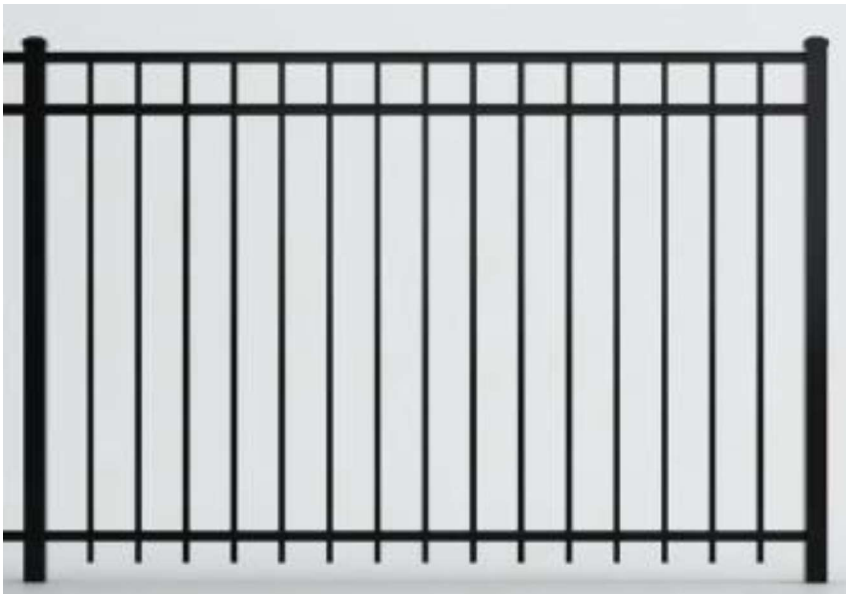
By Laura DiPasquale at 2:28 pm, Jun 06, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit



REVIEWED

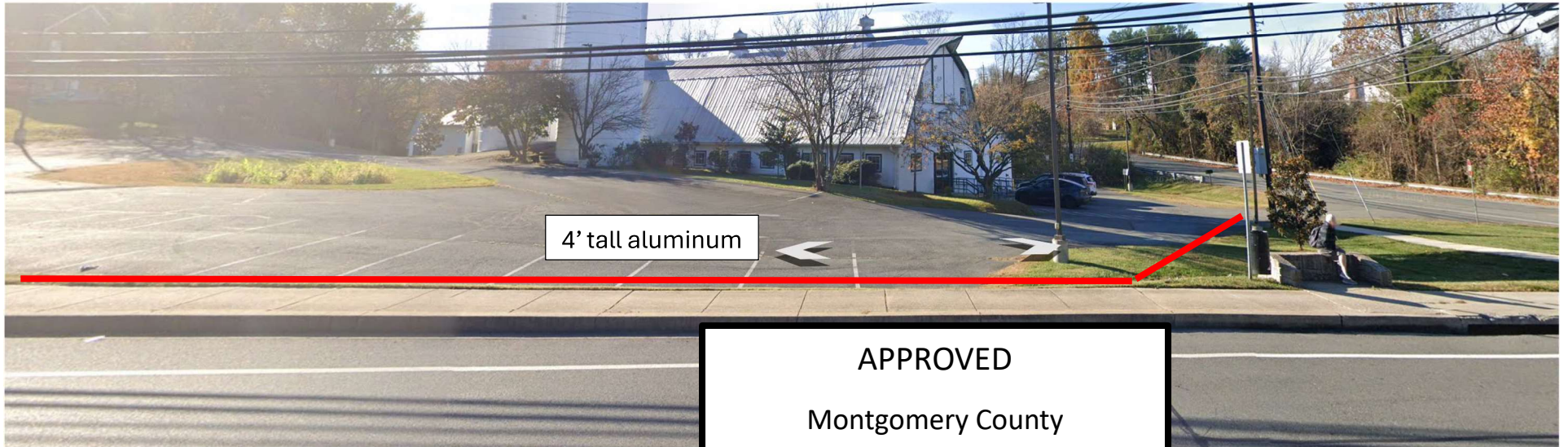
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Karen Benoit



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APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit





REVIEWED

By Laura DiPasquale at 2:28 pm, Jun 06, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Burt



REVIEWED

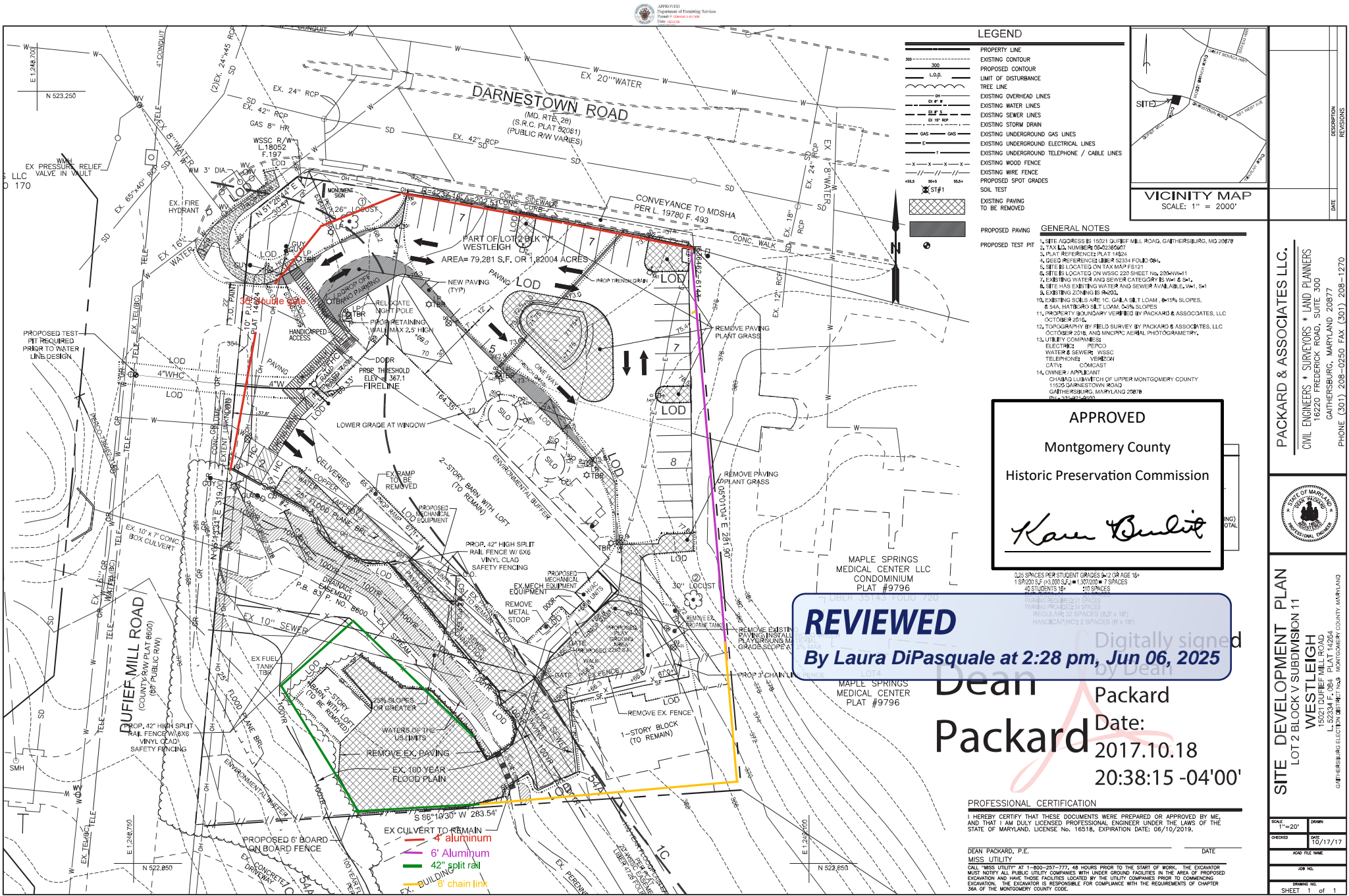
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Karen Benoit



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- TREE LINE
- EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND ELECTRICAL LINES
- EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- PROPOSED SPOT GRADES
- SOIL TEST
- EXISTING PAVING TO BE REMOVED

- GENERAL NOTES**
1. SITE ADDRESS IS 15021 DUFFIELD MILL ROAD, GANTHERSBURG, MD 20878
 2. TAX MAP NUMBER: 20-03-0007
 3. PLAT REFERENCE: PLAT 14824
 4. DEED REFERENCE: DEED 2334 FOLD 04A
 5. SITE IS LOCATED ON TAX MAP FS121
 6. SITE IS LOCATED ON WSSC 227 SHEET NO. 2004WV411
 7. EXISTING WATER AND SEWER CATEGORY IS W-6 & S-4
 8. SITE HAS EXISTING WATER AND SEWER AVAILABLE, W-4, S-4
 9. EXISTING ZONING IS RS-10
 10. EXISTING SOILS ARE TO, GAILA SILT LOAM, 6-10% SLOPES
 11. PROPERTY BOUNDARY VERIFIED BY PACKARD & ASSOCIATES, LLC OCTOBER 2016
 12. TOPOGRAPHY BY FIELD SURVEY BY PACKARD & ASSOCIATES, LLC OCTOBER 2016, AND AIRBORNE AERIAL PHOTOGRAPHY, OCTOBER 2016
 13. UTILITY COMPANIES: ELECTRIC: PECO WATER & SEWER: WSSC TELEPHONE: VERIZON CABLE: COMCAST
 14. OWNER / APPLICANT: CHANG LUMWICH OF UPTER MONTGOMERY COUNTY 1102 DARNESTOWN ROAD GANTHERSBURG, MARYLAND 20878 (PL 20-03-0007)

APPROVED
Montgomery County
Historic Preservation Commission
Karen Bullett

REVIEWED
By Laura DiPasquale at 2:28 pm, Jun 06, 2025

Dean Packard
Date: 2017.10.18
20:38:15 -04'00'

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 16518, EXPIRATION DATE: 06/10/2019.
DEAN PACKARD, P.E.
MISS. UTILITY
DATE

SITE DEVELOPMENT PLAN
LOT 2 BLOCK V SUBDIVISION 11
WESTLEIGH
15021 DUFFIELD MILL ROAD
L 52334 F. 084 PLAT 14264
GANTHERSBURG, MARYLAND 20878

PACKARD & ASSOCIATES LLC.
CIVIL ENGINEERS & SURVEYORS * LAND PLANNERS
16222 FREDERICK ROAD, SUITE 300
GANTHERSBURG, MARYLAND 20877
PHONE (301) 208-0250 FAX (301) 208-1270

REVISIONS

NO.	DESCRIPTION	DATE
1	10/17/17	

SCALE
1" = 20'

DATE
10/17/17

ACD FILE NAME

JOB NO.

SHEET 1 of 1