

HISTORIC PRESERVATION COMMISSION

Marc Elrich

Karen Burditt

Chair

Date: June 26, 2025

MEMORANDUM

County Executive

TO: Rabbiah Sabbakhan

Department of Permitting Services

FROM: Laura DiPasquale

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1122856 – 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** 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: Raffie Kehyaian; Garo Tatarian (Agent)

Address: 15120 Barnesville Road, Boyds

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.





HAWP #:	at:	
submitted on:		
has been reviev	d and determined that the proposal fits into the following category/catego	ries:

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 ________. The approval memo and stamped drawings follow.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address 15114 Barnesville Rd, Boyds MD 20841 Owner's Agent's mailing address 15114 Barnesville Rd Boyds MD 20841 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:

Historic home with two large trees, concrete patio & small wood deck/stairs in back and small walkway and patio in front.

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

Remove concrete walkway and replace with brick. Repair existing brick patio.

REVIEWED

By Laura DiPasquale at 11:00 am, Jun 26, 2025

APPROVED

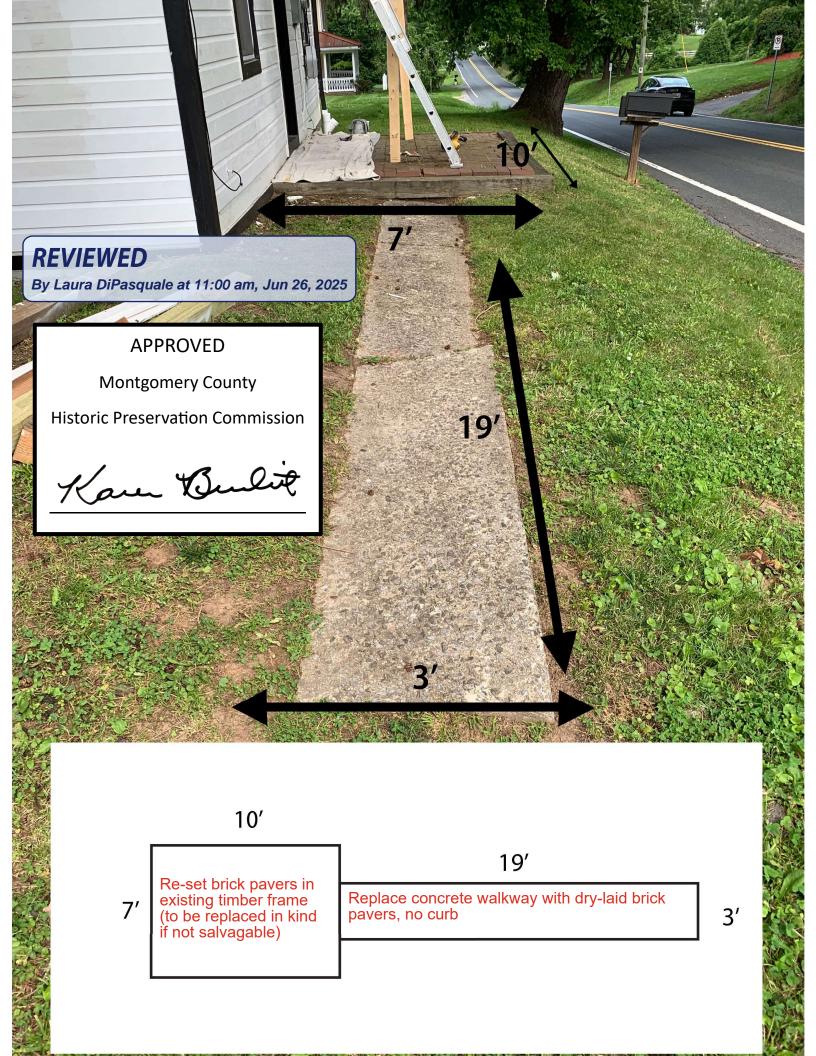
Montgomery County

Historic Preservation Commission

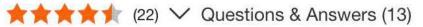
Work Item 1: Hardscaping					
Description of Current Condition: Cracked concrete walkway and uneven brick patio in front of the house	Proposed Work: Remove the concrete walkway and replace with brick. Repair the uneaven brick patio using the same type of brick that currently exists.				
REVIEWED By Laura DiPasquale at 11:00 am, Jun 26, 2025	1 I				
Work Item 2:	Historic Preservation Commission				
Description of Current Condition:	Prop Karen Bulit				
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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



8 in. x 1-1/2 in. x 4 in. Clay Brick











Product Details

About This Product

This thin set 8 in. x 1-1/2 in. x 4 in. Clay Brick meets ASTM C 90 specifications. To be used in foundations or above-grade masonry walls. They are manufactured dimensionally true and uniform in texture and color.

Highlights

- Square clay brick with no large chips or breaks
- Use in foundations or above-grade masonry walls
- · Uniform in shape, color and texture
- Meets ASTM C 90 specifications
- Return Policy

Product Information

Internet # 100674065 Model # 20267424 Store SKU # 320128

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