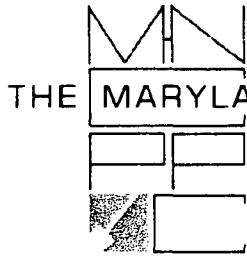


HPC #13/10-03B 23321 Frederick Rd
Clarksburg Historic District

stamped
plans 8-20-03
confirmed height
of sign

(AF)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 8-14-03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

HAWP # 13/10-03B

FROM: Gwen Wright, Coordinator **AF**
Historic Preservation

DPS # 312723

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

Approved with Conditions: (1) the wood sign will be no larger than 30" x 40" with an overall maximum width of 42" and max. height of 48" (incl. the sign posts + any decorative elements on top)
(2) the 2 HVAC units will be placed as far back on the roof as possible

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Amir Modjarrad (Greta Stamberg, Agent)

Address: 2222 Creekview Dr. Gaithersburg, MD

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
241/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

312723

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Greta Stamberg
Daytime Phone No.: 301-831-8780 or 301-213-7354

Tax Account No.: 160200024404

Name of Property Owner: Amir Modjarrad Daytime Phone No.: 301-258-7878

Address: 2222 Creekview Dr Garthersburg, MD 20882
Street Number City State Zip Code

Contractor: AJ Bird (Brent Berisford) Phone No. 301-260-2900

Contractor Registration No. 15832296

Agent for Owner: Greta Stamberg Daytime Phone No.: 301-831-8780 or 301-213-7354

2329 Oak Dr. IFarmville, MD 20854 (21754)

LOCATION OF BUILDING/PREMISE

House Number: 23321 Frederick Rd Street:

Town/City: Clarksburg Nearest Cross Street: Stringtown Rd

Lot: Block: Subdivision: 1

Liber: 5935 Folio: 717 Parcel: P177

Please send all correspondence to Greta Stamberg

PART ONE: TYPE OF PERMIT ACTION AND USE

1A CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Roof-top HVAC units, Signage

1B. Construction cost estimate: \$ 20,000 - 30,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Greta Stamberg
Signature of owner or authorized agent

7/16/03
Date

Approved: with conditions For Chairperson Historic Preservation Commission AF

Disapproved: _____ Signature: Joson E. Williams Date: 8-14-03

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The old Clarksburg Post Office consists of a rectangular brick building with a composite roof, paved parking area, cement retaining wall, and chain link fence along retaining wall. There is a trailer (from a tractor-trailer) with a small wooden deck. Grass & trees are present on the back of the lot. Light sockets on the ground & electricity already exist in area of proposed sign from a previous sign.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Placement of one 3-ton & one 4-ton propane heating & electrical A/C combo units towards the center of the roof to minimize visibility. Placement over an interior structural wall with metal pole supports will support them. A metal slatted screen will be placed to cover units, allow for air flow, & minimize maintenance. A wooden framed sign will be placed between two 6"x6" posts cemented into the ground to utilize existing lighting.

2. **SITE PLAN** All will be painted white with either flat black lettering & logo or flat logo with raised, carved wooden lettering.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23321 Frederick Rd, Clarksburg	Meeting Date:	08/13/03
Resource:	Non-Contributing Resource Clarksburg Historic District	Report Date:	08/06/03
Review:	HAWP	Public Notice:	07/30/03
Case Number:	13/10-03B	Tax Credit:	None
Applicant:	Amir Modjarrad (Greta Stamberg, Agent)	Staff:	Anne Fothergill

PROPOSAL: Sign and HVAC Installation

RECOMMEND: Approval w/ condition

RECOMMENDATION

Staff recommends that the Commission approve this HAWP with the following condition that:

1. The wood sign will be no larger than 30" x 40" with an overall maximum width of 42" and maximum height of 48" including the sign posts and any decorative elements on top

PROJECT DESCRIPTION

SIGNIFICANCE: Non-contributing resource within Clarksburg Historic District
STYLE: Brick one-story commercial building
DATE: c. 1960

This building was built circa 1960 as the Clarksburg Post Office. It is a one-story brick building with parking along the side and a trailer at the rear for storage. There is a chain-link fence along the cement retaining wall and parking lot.

PROPOSAL

The applicant is proposing to:

- Install a 4'11" wide by 2' 6" tall, double-sided wood sign affixed to two approximately 5' tall wood posts (each post is 6" wide) in front of the building perpendicular to Frederick Road. The sign would hang 2' above the ground.
- Install two propane heating and electrical A/C combo units—one 3-ton and 4-ton—on the rooftop of the building and to install metal slatted screen around the units.

See Circles 9-12 for proposed elevations and Circle 8 for sign specifications.

STAFF DISCUSSION

The Village of Clarksburg is significant as an example of a market, transportation and residential center that still retains elements of its mid-19th century character. In order to retain the mid-19th century character, it is essential that proposed commercial signage be compatible with or complementary to the existing character and streetscape of the district. Signs should be modest in size, scale, and massing and should not deter from the historic integrity of the district.

Staff feels that the scale of the proposed sign is a little too large to be compatible with the historic district. The proposed sign measures 2'6" (30 inches) tall by 5'11" (71 inches) wide, not including the two 6" wood posts. Measuring from the decorative balls on the top of the posts the proposed sign would be almost 8 feet above the ground. If this sign were to be installed, it would be the largest sign approved by the Commission within the historic district and will not be compatible with existing signage along Frederick Road. In fact, just recently the HPC had an almost identical sign proposal and they required the applicant to reduce the size of their sign to be more in line with the other signs in historic Clarksburg, specifically 30" x 40". [Case 13/10-03A 3-12-03]

Staff recommends that the applicant reduce the size of the sign to be no greater than 30" x 40". These dimensions do not include the 6" posts on either side, which would make a total maximum width of 42" (including the 2 posts). Additionally, staff would require that this sign be restricted to a maximum above-ground height of 4 feet (48") including the sign posts and any decorative elements on top of the posts.

In terms of the rooftop HVAC units, generally staff would require that they be placed on the ground behind the building so they couldn't be seen from the street. However, since this is a **non-**contributing resource to the district, the proposal must be reviewed with the most lenient level of scrutiny. Therefore staff will allow the placement on the roof, and staff appreciates that the applicant has made efforts to minimize their visibility with the central location on the roof and the screening. Staff does ask that the applicant consider how these units will affect the streetscape and the sight lines of their historic district neighbors, and staff strongly recommends that the applicant place the large units in back behind the building.

STAFF RECOMMENDATION

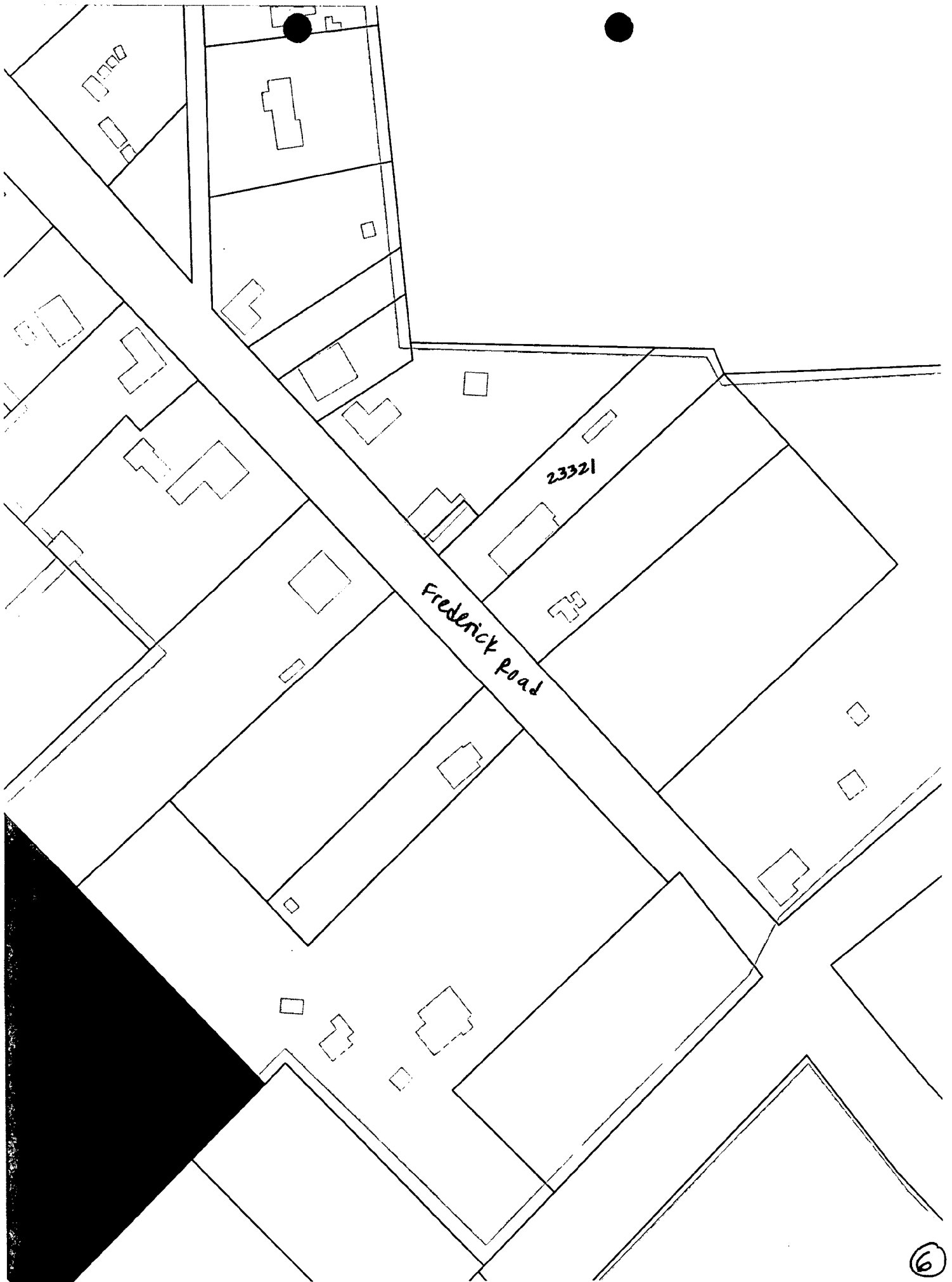
Staff recommends that the Commission **approve with condition** the HAWP application as being consistent with Chapter 24A-8(b)2:

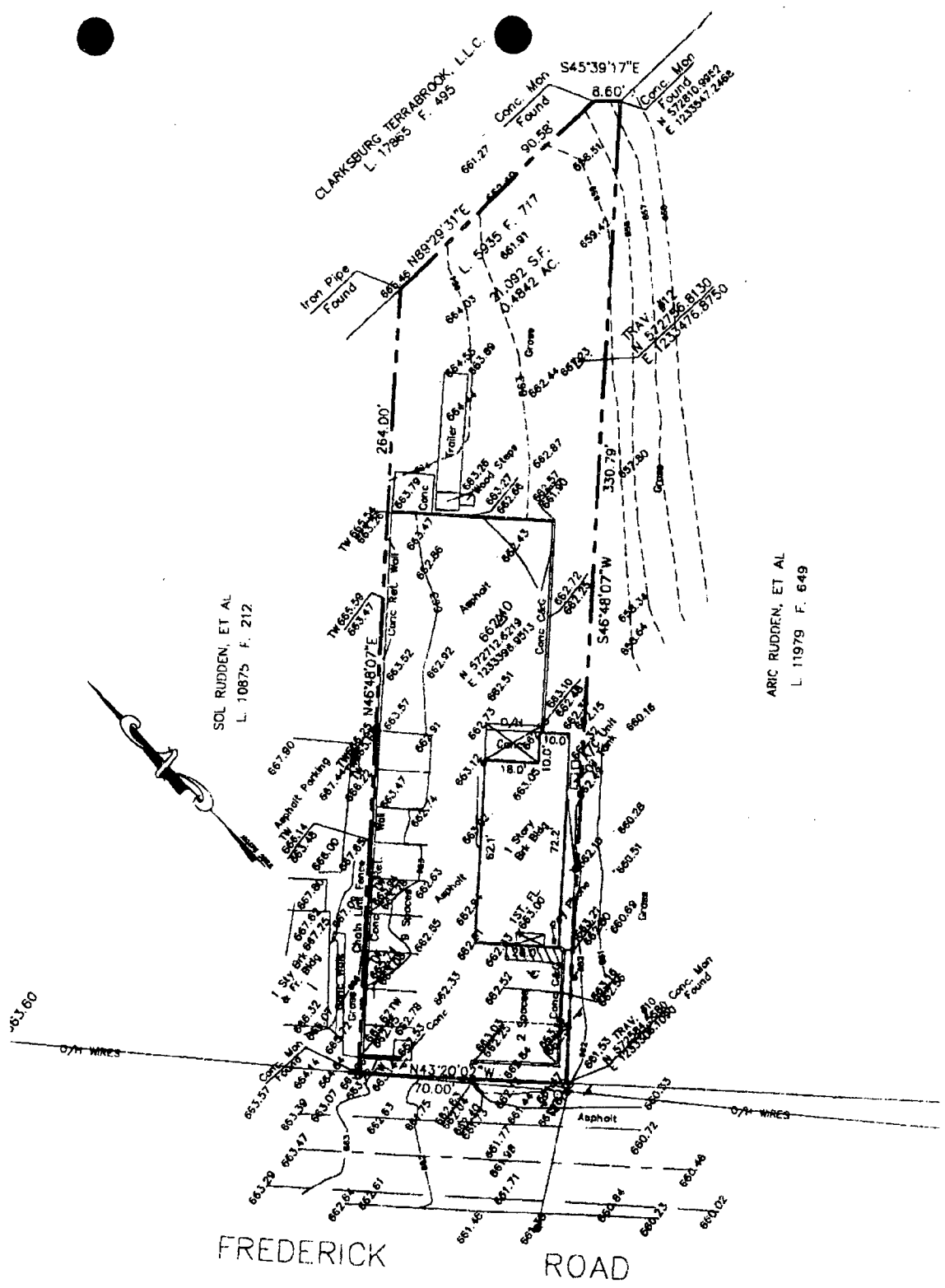
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the condition that:

1. The wood sign will be no larger than 30" x 40" with an overall maximum width of 42" and maximum height of 48" including the sign posts and any decorative elements on top

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.





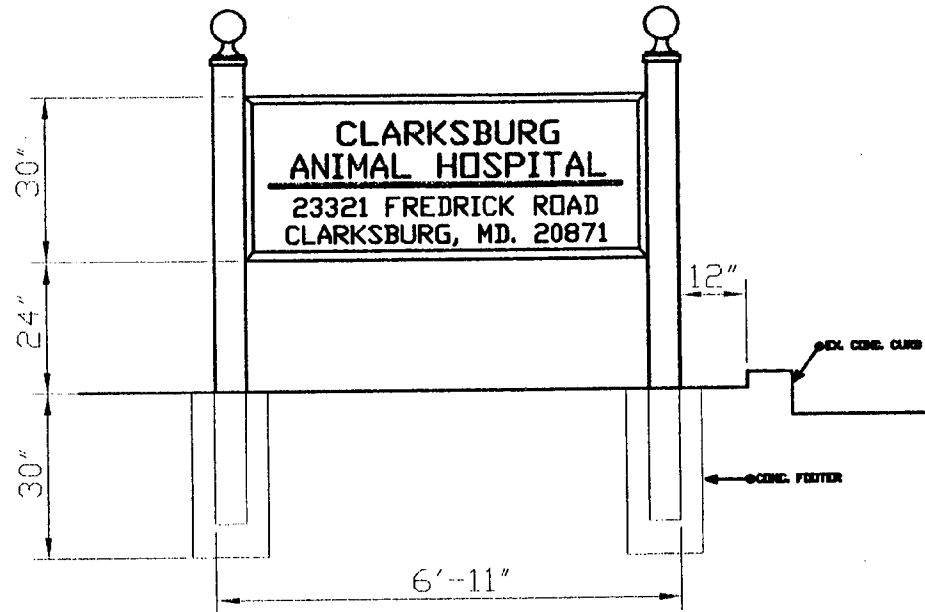
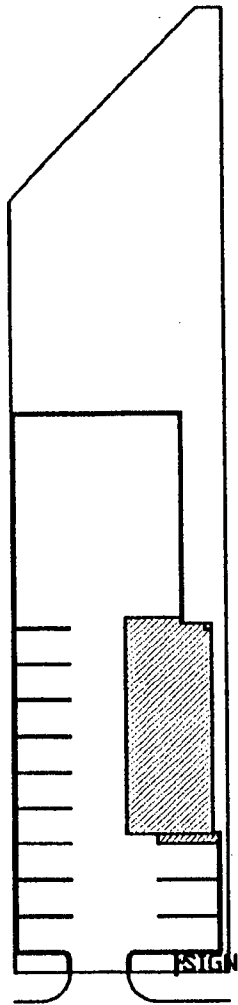
SOL RUDDEN, ET AL
L. 10875 F. 212

ARIC RUDDEN, ET AL
L. 11979 F. 649

FREDERICK ROAD

"BOUNDARY & TOPOGRAPHIC SURVEY"	
23321 FREDERICK ROAD CLARKSBURG, MARYLAND L. 5935 F. 717 US POSTAL SERVICE	
SCALE: 1" = 40	OWN. BY: REC
DATE: SEPT 2001	CHKD. BY: SJW

7

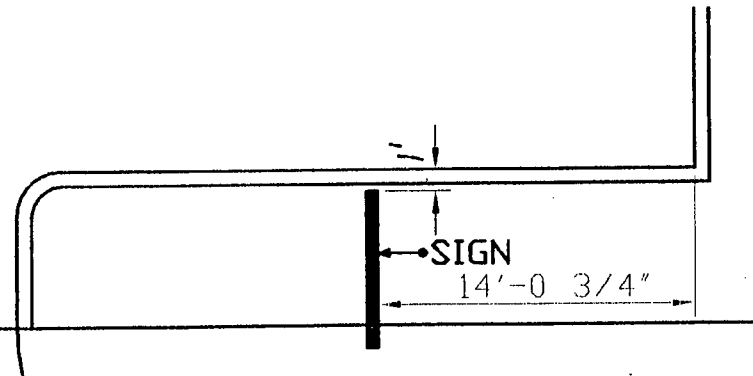


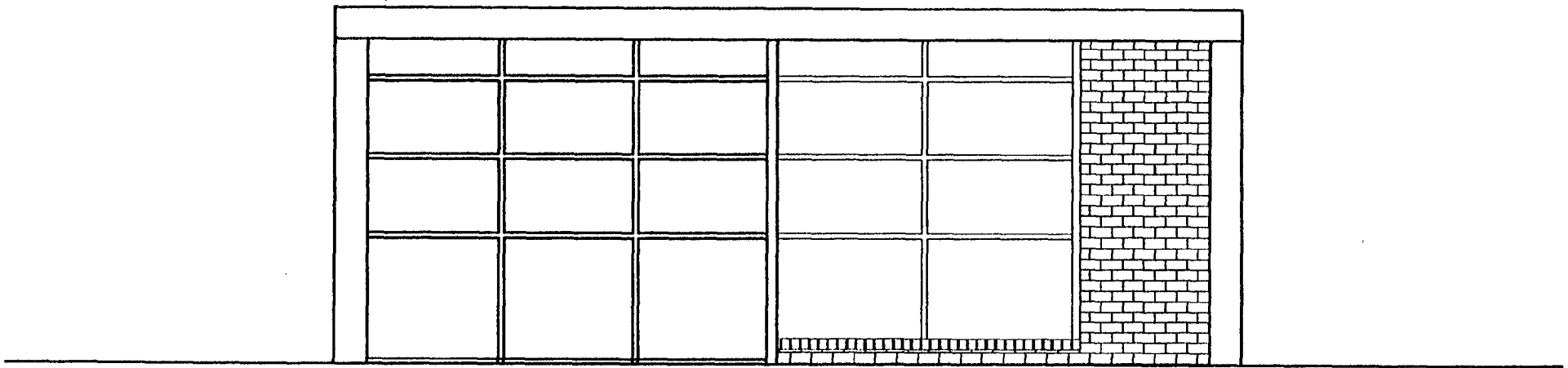
PROPOSED SIGN

SCALE: 1/4"=1'-0"

PROPOSED SITE PLAN

SCALE: 1"=30'-0"



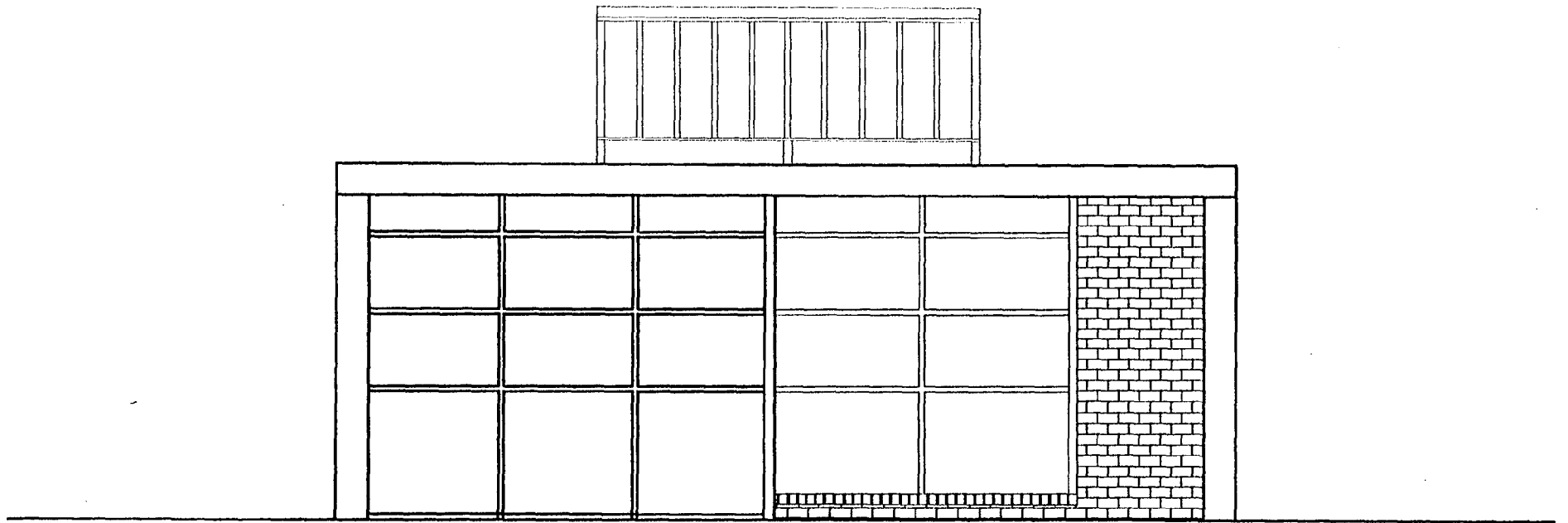


EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

9

23321 Frederick Rd

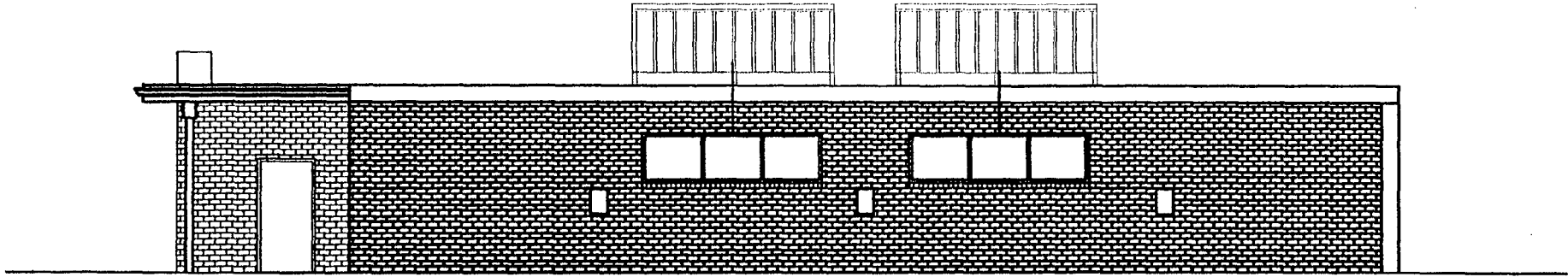


PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

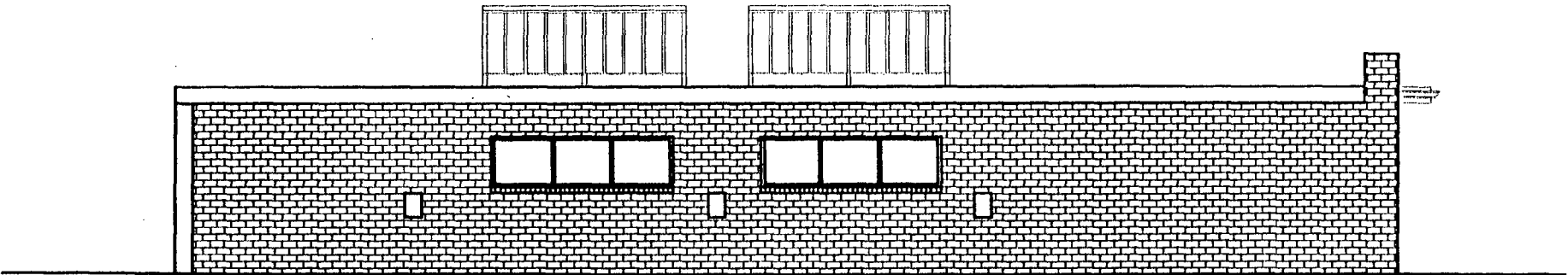
10

2321 Frederick Rd



PROPOSED LEFT SIDE
ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED RIGHT SIDE
ELEVATION

SCALE: 1/4"=1'-0"

(=)

23321 Frederick Rd



PROPOSED REAR ELEVATION

②

SCALE: 1/4"=1'-0"

23321 Frederick Rd

23321 ● Frederick Rd. Clarksburg, MD



Front of building from Rt. 355. Entrance to parking is the paved area on the lower left area of the photo.



Most of parking area and retaining wall on the North side of the building. Sign will be placed on grassy area in front.

23321 Frederick Rd. Clarksburg, MD



Front end of the North side of the building.



Back end of the North side of the building.

23321 ● Frederick Rd. Clark●burg, MD



Back end of North side of building and parking area. Visible trees are not part of the lot.



Rear view of building.

23321 Frederick Rd. Clarksburg, MD



Front end of parking area and retaining wall.



Rear parking area and retaining wall. Trailer storage with small wooden deck.

23321 Frederick Rd. Clarksburg, MD



South side of building from Rt. 355. Back of neighboring convenience store is present in the far left of photo.