

23365 Frederick Road, Clarksburg  
(HPC Case # 13/10-08A)

Clarksburg Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: May 14, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #482758, shed removal

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 14, 2008 meeting.

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: Maryland-National Capital Park & Planning Commission

Address: 23365 Frederick Road, Clarksburg

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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHELLE GRACE
Daytime Phone No.: (301) 495-0467

Tax Account No.: 02-00027668, 02-00027670
Name of Property Owner: M-NCPPC Daytime Phone No.: (301) 495-0467
Address: 7500 BRUNETT AVE, SILVER SPRING, MARYLAND 20701
Contractor: M-NCPPC Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 03357 & 03365 Street: FREDERICK ROAD
Town/City: CLARKSBURG Nearest Cross Street: CLARKSBURG ROAD
Lot: Block: Subdivision:
Liber: 34912 Folio: 616 Parcel: P065 & P078

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 500.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 5/15/08
Application/Permit No.: [Number] 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:

ON THE PROPERTY LINE OF PARCEL P005, PARCEL P018,  
AND SPIRE STREET RESTS A FLOORLESS, 8'x10' WOOD  
FRAME SHED WITH A METAL ROOF. PRIOR TO THE PUR-  
CHASE OF THE PROPERTY BY M-NCPPC IN 2007, THE SITE  
WAS LEASED TO A BUSINESS THAT SOLD NEW SHEDS SUCH  
AS THE ONE THAT REMAINS ON THE PROPERTY TODAY.  
THE BUSINESS CLEARED OUT ALL OF ITS SHEDS WITH THE  
EXCEPTION OF THE SUBJECT STRUCTURE WHEN IT WAS  
(CONTINUED ON BACK)

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

THE M-NCPPC PLANS TO RAISE THE SHED, GRADE  
THE PARCEL, AND SEED IT FOR PARKLAND. THIS WILL  
HAVE NO EFFECT ON THE HISTORIC DISTRICT OR  
ITS ENVIRONMENTAL SETTING.

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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**

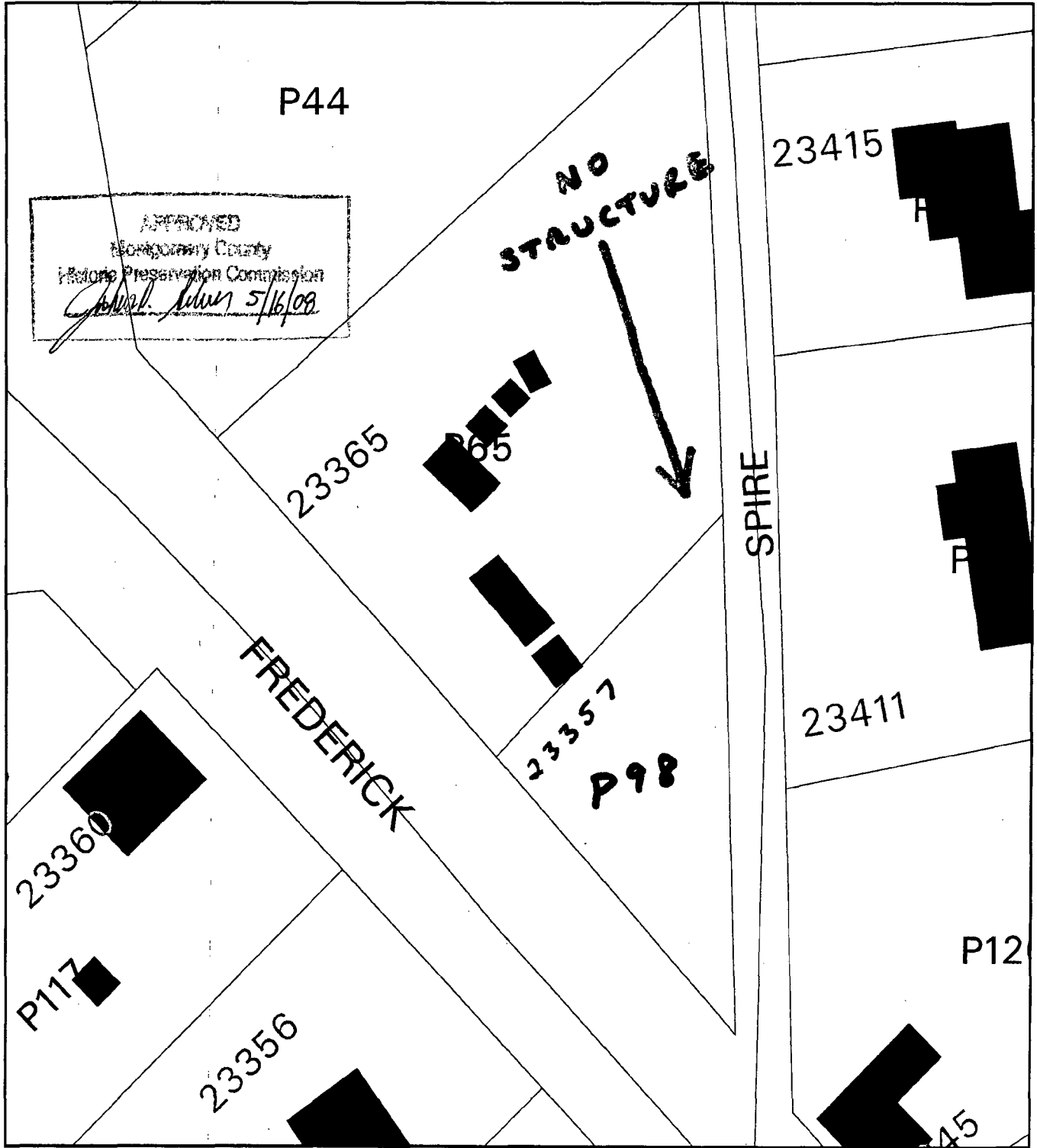
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.

# CLARKSBURG TRIANGLE



Map compiled on April 03, 2008 at 12:43 PM | Site located on base sheet no - 232NW13

## NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright 1998

Key Map



Research & Technology Center



1 inch = 50 feet  
1:600

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M-NCPPC

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	23365 Frederick Road, Clarksburg	<b>Meeting Date:</b>	5/14/2008
<b>Resource:</b>	Lot (Parcels 065 & 098) Clarksburg Historic District	<b>Report Date:</b>	5/7/2008
<b>Applicant:</b>	Maryland-National Capital Park & Planning Commission (Michelle Grace, Agent)	<b>Public Notice:</b>	4/30/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Staff:</b>			Josh Silver
<b>Case Number:</b>	13/10-08A		
<b>PROPOSAL:</b>	Shed removal		

**STAFF RECOMMENDATION:**

Approval

**PROPOSAL:**

The applicant is proposing to remove an 8' x 10' wooden shed from the vacant lot on the property line of Parcels 065 & 098 within the Clarksburg Historic District. Following the removal of the shed the applicant proposes to grade and seed the parcels and turn them into parkland. The proposed work will have no impact on the streetscape of the historic district.

**APPLICABLE GUIDELINES:**

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

III-C

- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: MICHELLE GRACE

Daytime Phone No.: (301) 495-2467

Tax Account No.: 02-00027668, 02-00027670

Name of Property Owner: M-NCAPC Daytime Phone No.: (301) 495-2467

Address: 4500 BRUNETT AVE, SILVER SPRING, MARYLAND 20901  
Street Number City State Zip Code

Contractor: M-NCAPC Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 23357 & 23365 Street: FREDERICK ROAD

Town/City: CLARKSBURG Nearest Cross Street: CLARKSBURG ROAD

Lot: Block: Subdivision:

Liber: 34912 Folio: 616 Parcel: P065 & P098

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:

1B. Construction cost estimate: \$ 500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Signature of owner or authorized agent Date: 4/14/08

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 482758 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:

ON THE PROPERTY LINE OF PARCEL POW5, PARCEL POW8,  
AND SPIRE STREET RESTS A FLOORLESS, 8'X10' WOOD  
FRAME SHED WITH A METAL ROOF. PRIOR TO THE PUR-  
CHASE OF THE PROPERTY BY M-NCPPC IN 2007, THE SITE  
WAS LEASED TO A BUSINESS THAT SOLD NEW SHEDS SUCH  
AS THE ONE THAT REMAINS ON THE PROPERTY TODAY.  
THE BUSINESS CLEARED OUT ALL OF ITS SHEDS WITH THE  
EXCEPTION OF THE SUBJECT STRUCTURE WHEN IT VAC-  
(CONTINUED ON BACK)

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

THE M-NCPPC PLANS TO RAISE THE SHED, GRADE  
THE PARCEL, AND SEED IT FOR PARKLAND. THIS WILL  
HAVE NO EFFECT ON THE HISTORIC DISTRICT OR  
ITS ENVIRONMENTAL SETTING.

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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.

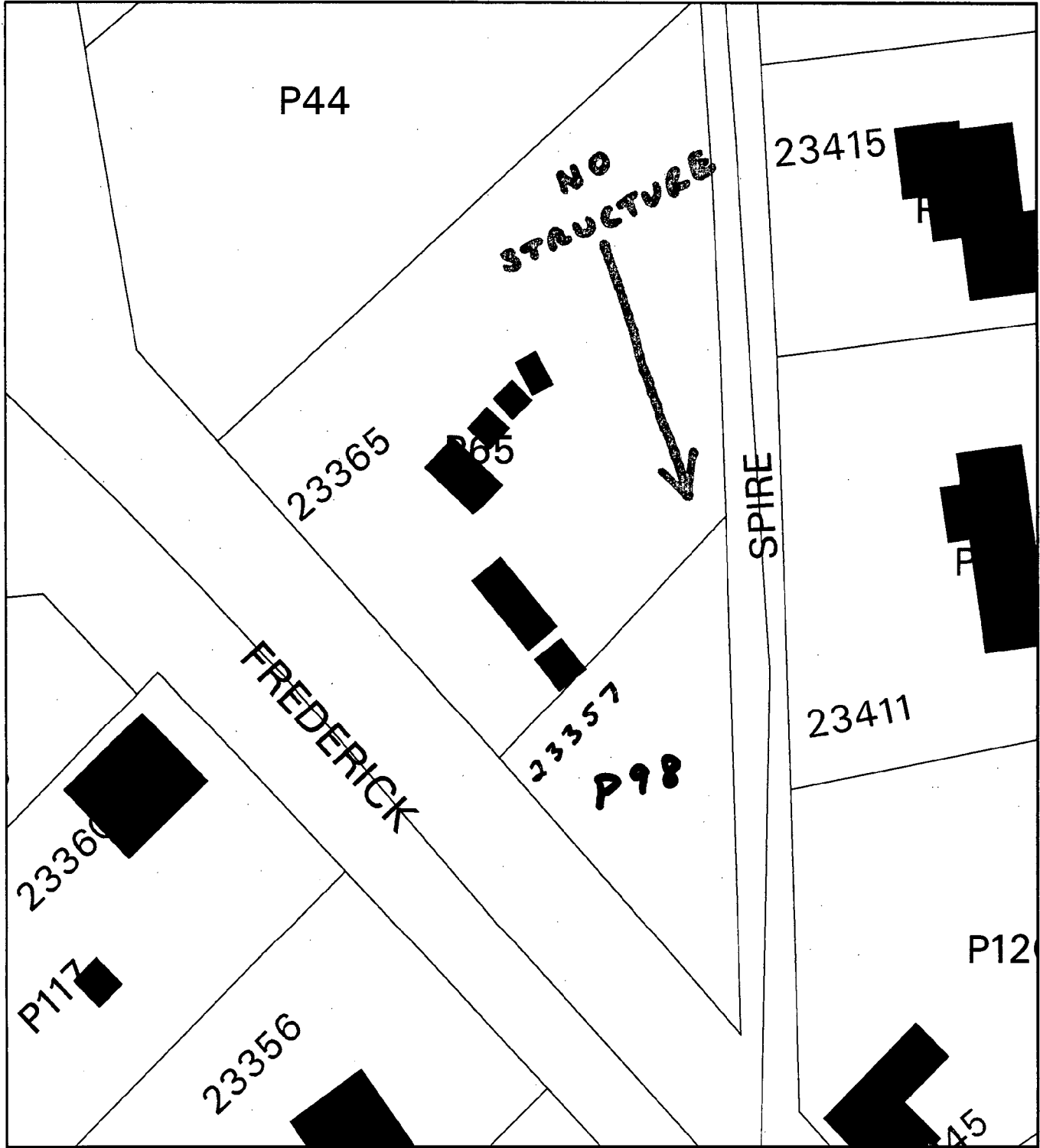
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

<b>Owner's mailing address</b>  M-NCPPC Park Property Management Office 9500 Brunett Avenue Silver Spring, Maryland 20901	<b>Owner's Agent's mailing address</b>  
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Clarksburg United Methodist Church, Inc. 23425 Spire Street Clarksburg, Maryland 20871-9036	
Lana Haddad & Antar Ghassan 23415 Spire Street Clarksburg, Maryland 20871-9036	
Briget Kline Hart & Christopher Shaw Hart 23411 Spire Street Clarksburg, Maryland 20871-9036	
<i>PROPERTY ADDRESS</i>	<i>MAILING ADDRESS</i>
Albert & Dawn Espinoza 23345 Frederick Road Clarksburg, Maryland 20871	Albert & Dawn Espinoza 22800 W. Harris Road Dickerson, Maryland 20842-9745

# CLARKSBURG TRIANGLE



Map compiled on April 03, 2008 at 12:43 PM | Site located on base sheet no - 232NW13

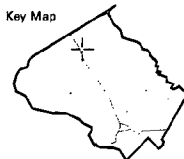
## NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright 1998

Key Map



N



Research & Technology Center



1 inch = 50 feet  
1: 600

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

6

# CLARKSBURG TRIANGLE



Map compiled on April 03, 2008 at 2:45 PM | Site located on base sheet no - 232NW13 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

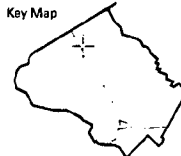
## NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

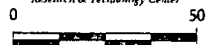
Key Map



N



Research & Technology Center



1 inch = 50 feet  
1 : 600

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

7



**Photo #1** Looking North-Northwest across  
Clarksburg Triangle from Spire Street



**Photo #2** Looking South-Southwest at Parcel P098 from Spire Street. Frederick Road (MD Route 355) in background.





**Photo #3** Looking South-Southeast at the Southern end of Clarksburg Triangle from Parcel P065. Intersection of Frederick Road (MD Route 355) and Spire Street in background.





**Photo #4** Looking West-Southwest from Parcel P065. Asphalt parking area in foreground. Spire Street behind "Amish" shed.





**Photo #1** Looking North-Northwest across  
Clarksburg Triangle from Spire Street



**Photo #2** Looking South-Southwest at Parcel P098 from Spire Street. Frederick Road (MD Route 355) in background.



**Photo #3** Looking South-Southeast at the Southern end of Clarksburg Triangle from Parcel P065. Intersection of Frederick Road (MD Route 355) and Spire Street in background.



**Photo #4** Looking West-Southwest from Parcel P065. Asphalt parking area in foreground. Spire Street behind "Amish" shed.