

19210 Forest Brook Road, Germantown

[HPC Case # 19/11-000A]

Master Plan Site # 19/11, Waring-Crawford Farm



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: September 28, 2011

MEMORANDUM

TO: Hadi Mansouri, Acting Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #579060, shed installation

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 September 27, 2011 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

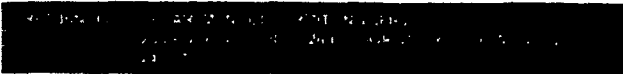
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Michael Loomis

Address: 19210 Forest Brook Road, Germantown

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL LOOMIS
Daytime Phone No.: 571 307 4057

Tax Account No.: 0310 5757

Name of Property Owner: MICHAEL LOOMIS Daytime Phone No.: 571 307 4057
Address: 19210 FOREST BROOK RD GERMANTOWN MD 20874
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 19210 Street: FOREST BROOK RD
Town/City: GERMANTOWN Nearest Cross Street: WARING STATION
Lot: 119 Block: H Subdivision: PLAT 81 GUNNERS LAKE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

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: \$ 3,000.00

1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: NONE
2B. Type of water supply: 01 WSSC 02 Well 03 Other: NONE

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.

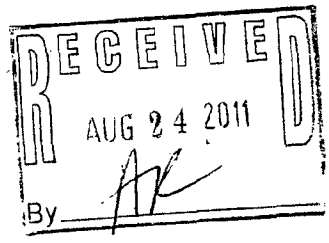
Michael Loomis
Signature of owner or authorized agent

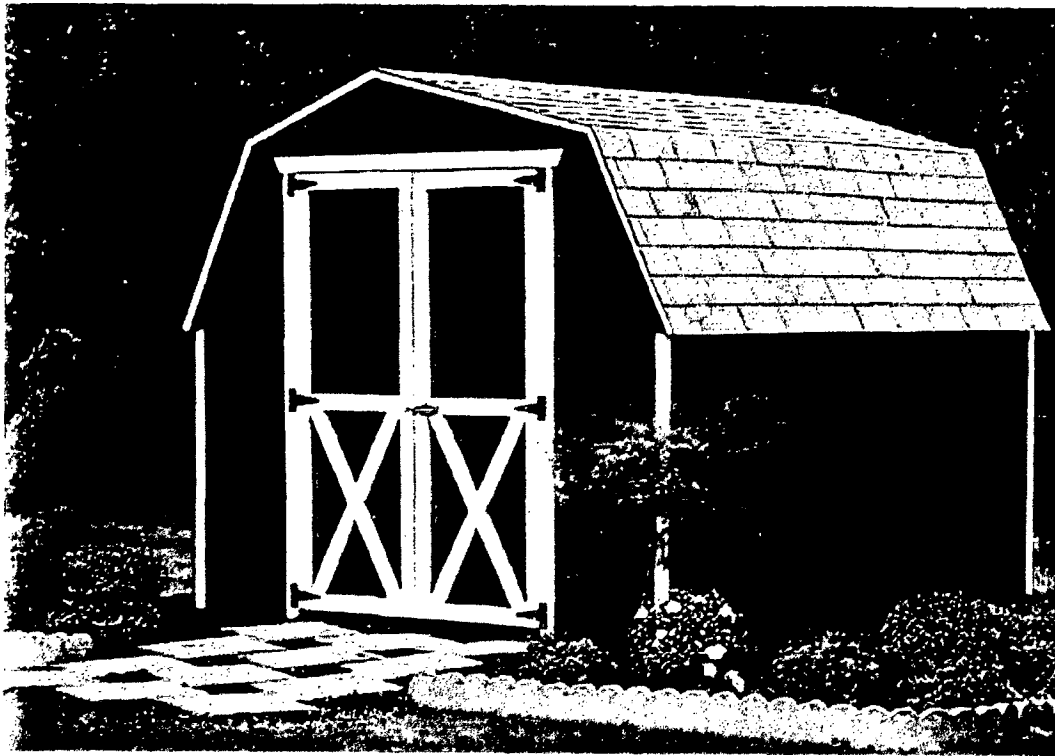
4 July 2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 9/30/11
Application/Permit No.: 579060 Date Filed: 9/7/11 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS





MARYLANDS BEST SHEDS

(1) SHINGLE BLACK TO MATCH HOUSE

(2)	SHED	COLOR	WHITE	} MATCHES HOUSE
	TRIM	COLOR	DARK GREY	

APPROVED
Maryland County
9/30/11

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19210 Forest Brook Road, Germantown	Meeting Date:	9/27/2011
Resource:	Individually Designated Master Plan Site #19/11, Waring-Crawford Farm	Report Date:	9/20/2011
Applicant:	Michael Loomis	Public Notice:	9/13/2011
Review:	HAWP	Tax Credit:	No
Case Number:	19/11-11A	Staff:	Josh Silver
PROPOSAL:	Shed installation		

STAFF RECOMMENDATION:

Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site
STYLE: Rural Vernacular (Lot 118) and Modern (Lot 119)
DATE: c1881 and 1999

PROPOSAL:

Note: The proposal under consideration is for installation of a new shed on Lot 119, which is a Non-Contributing Resource property. The subdivision record plat for the property explicitly states both Lots 118 and 119 are within the environmental setting and that the HPC is to review changes for both lots.

The applicant is proposing to install a one-story, 10' x 12' shed at the rear of the subject property. The proposed shed will be located the furthest distance away possible from the historic resource on the adjacent lot. Materials for the proposed shed will consist of paintable composite materials and asphalt shingle roofing.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



INDEPENDENT CONTRACTOR'S PERMIT APPLICATION
2555 Rockville Centre Drive, Suite 202B, Rockville, MD 20850
301-563-3400

DPS-88

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: MICHAEL LOOMIS
Daytime Phone No.: 571 307 4057

Tax Account No.: 03105757

Name of Property Owner: MICHAEL LOOMIS Daytime Phone No.: 571 307 4057

Address: 19210 FOREST BROOK RD GERMANTOWN MD 20874
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 19210 Street: FOREST BROOK RD

Town/City: GERMANTOWN Nearest Cross Street: WARNING STATION

Lot: 119 Block: H Subdivision: PLAT 81 GUNNERS LAKE VILLAGE

Liber: _____ Folio: _____ Parcel: _____

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: \$ 3,000.00

1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: NONE

2B. Type of water supply: 01 WSSC 02 Well 03 Other: NONE

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/assessment

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.

Michael Loomis
Signature of owner or authorized agent

4 July 2011
Date

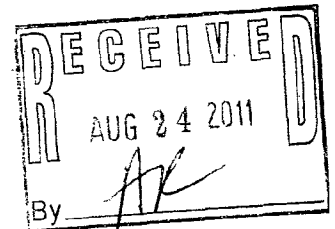
Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 579060 Date Filed: 9/7/11 Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS



3

**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:

BACKYARD OF MY HOME 19210 FOREST BROOK RD.
GRASSY AREA, FLAT GROUND WITHIN FENCED AREA.

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

SHED 10X12 FEET BARN (MINI) MODEL
PAINTED TO MATCH MY HOUSE. DOUBLE
DOORS WITH TRIM TO MATCH HOUSE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 elevation 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.

Shed Materials

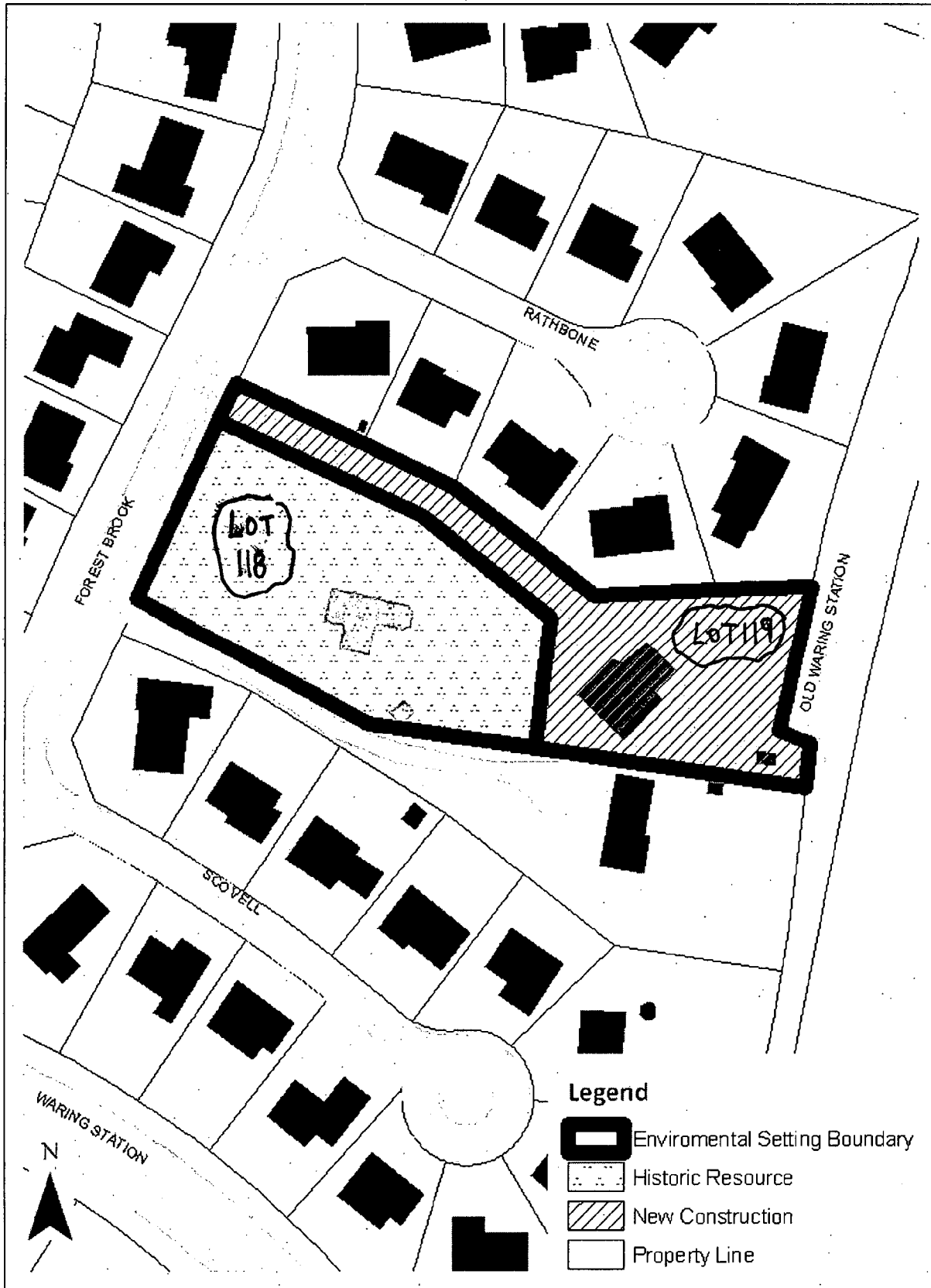
Note: For all sheds included as "Standard":

- Pressure treated 4x4 foundation beams;
- Pressure treated 2x4 floor joists 16" on center (12" oc an option);
- Pressure treated 5/8" floor;
- Vents in each Gable end;
- Heavy Duty Doors with 2x4 Framing;
- 5/8" (thicker than 1/2") Dura-Temp Siding; and
- Keyed T-handle Locks.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
MICHAEL LOOMIS 19210 FOREST BROOK RD GERMANTOWN MD 20874	
Adjacent and confronting Property Owners mailing addresses	
Barry Gartner 19212 Forest Brook Rd Germantown, Md. 20874 <i>Barry Gartner</i>	
Alyssa Chang 19214 Forest Brook Rd Germantown, MD 20874 <i>Alyssa Chang</i>	
William S BAVISJK. 11902 Rathbone Germantown MD 20874	

Individually Designated Master Plan Site #19/11, Waring-Crawford Farm



Not to scale

WILSON VILLAGE

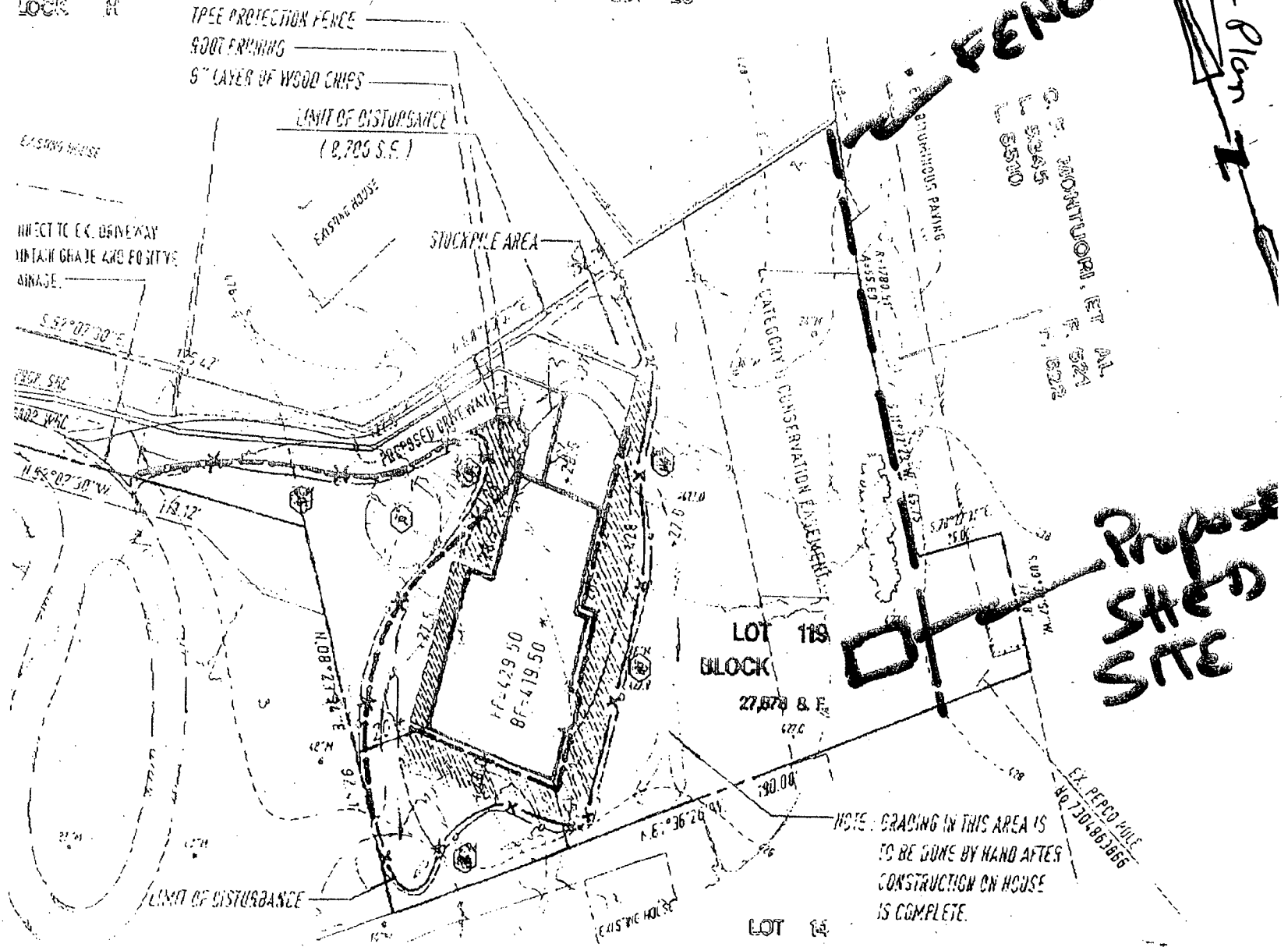
33 P. 18464

LOT 18

LOCK 11

LOT 19

LOT 20



FENCE

Site Plan 1

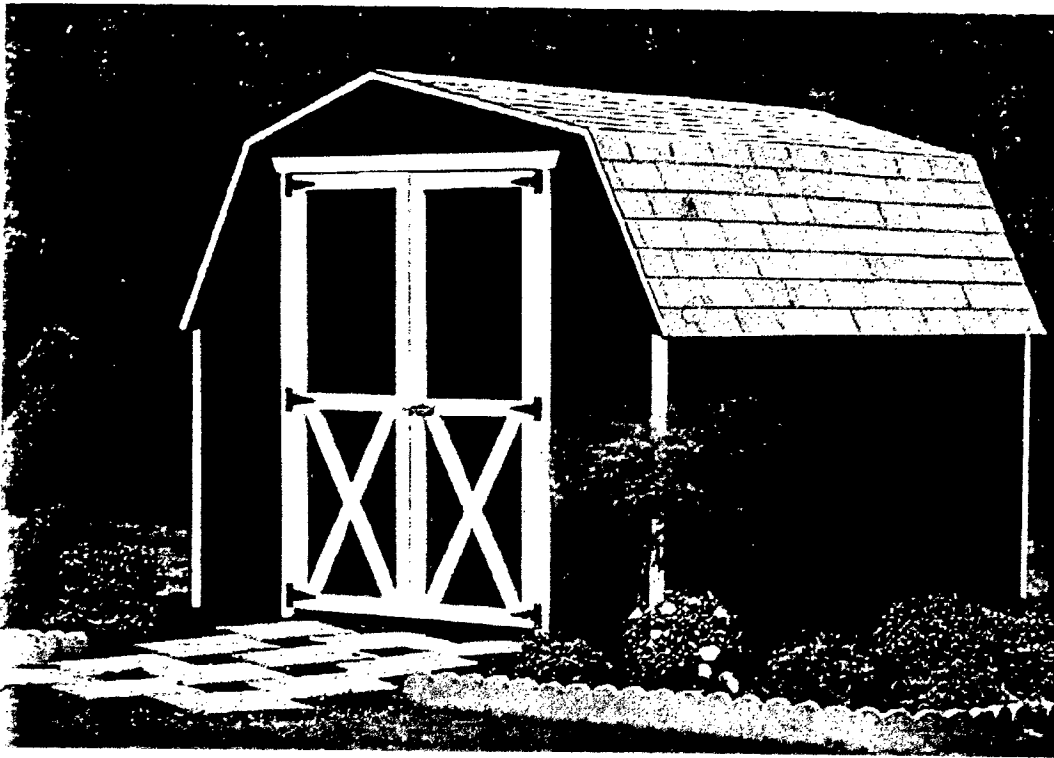
Proposed Sheds Site

LOT 18
BLOCK
27,878 & E
177C

NOTE: GRADING IN THIS AREA IS TO BE DONE BY HAND AFTER CONSTRUCTION ON HOUSE IS COMPLETE.

8

SHED DETAIL



MARYLANDS BEST SHEDS

(1) SHINGLE BLACK TO MATCH HOUSE

(2) SHED COLOR WHITE } MATCHES
TRIM COLOR DARK GREY } HOUSE

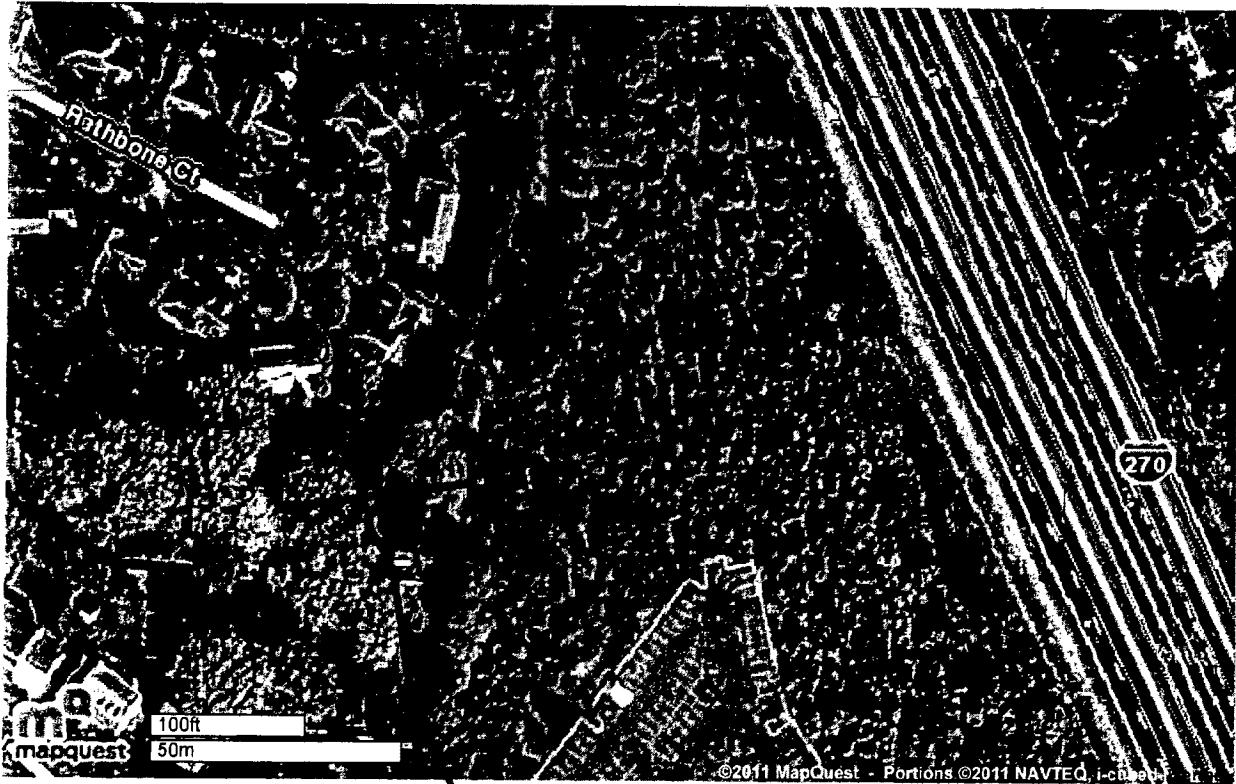
EXISTING Property Condition mapquest m^a

Notes

19210 Forest Brook Existing Property

Map of:

19210 Forest Brook Rd
Germantown, MD 20874-2565



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19210
FOREST
BROOK

MICHAEL LOOMIS

10