

# 19/13 Germantown Historic District  
1920 Matony Hill Road



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: September 12, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #463824, installation of permanent sign

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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 11, 2007 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: Germantown Historical Society (Agent: Susan Soderberg)

Address: 19320 Mateny Hill 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.



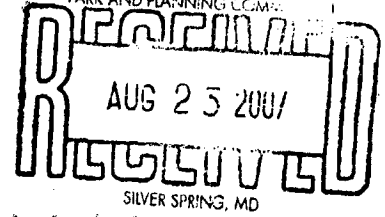


RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 45 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 301-771-5370

DPS - #8

HISTORIC PRESERVATION OFFICE  
 THE MARYLAND NATIONAL  
 PARK AND PLANNING COMMISSION

HISTORIC PRESERVATION COMMISSION  
 301/563-3400



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Soderberg

Daytime Phone No.: 301-563-3400

Tax Account No.:

Name of Property Owner: Germanatown Historical Society Daytime Phone No.: 301-972-0795

Address: PO. Box 475 Germanatown MD 20875  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 19320 Mateny Hill Rd Street: Mateny Hill Rd  
 Town/City: Germanatown Nearest Cross Street: Liberty Mill Rd  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: 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: Sign

1B. Construction cost estimate: \$ \_\_\_\_\_

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.

Susan Soderberg  
Signature of owner or authorized agent

Aug 15 2007  
Date

Approved: X

Disapproved: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: 9/12/07

Application/Permit No. 463829 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:

**HISTORIC BANK BUILDING WITHIN  
GERMANTOWN HISTORIC DISTRICT.**

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

**INSTALL A FREE-STANDING SIGN 20" X 30"  
CONSTRUCTED OF WOOD. THE SIGN WILL  
BE MOUNTED ON A WOOD POST AT THE  
FRONT ENTRANCE OF THE HISTORIC BANK  
BUILDING.**

**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**

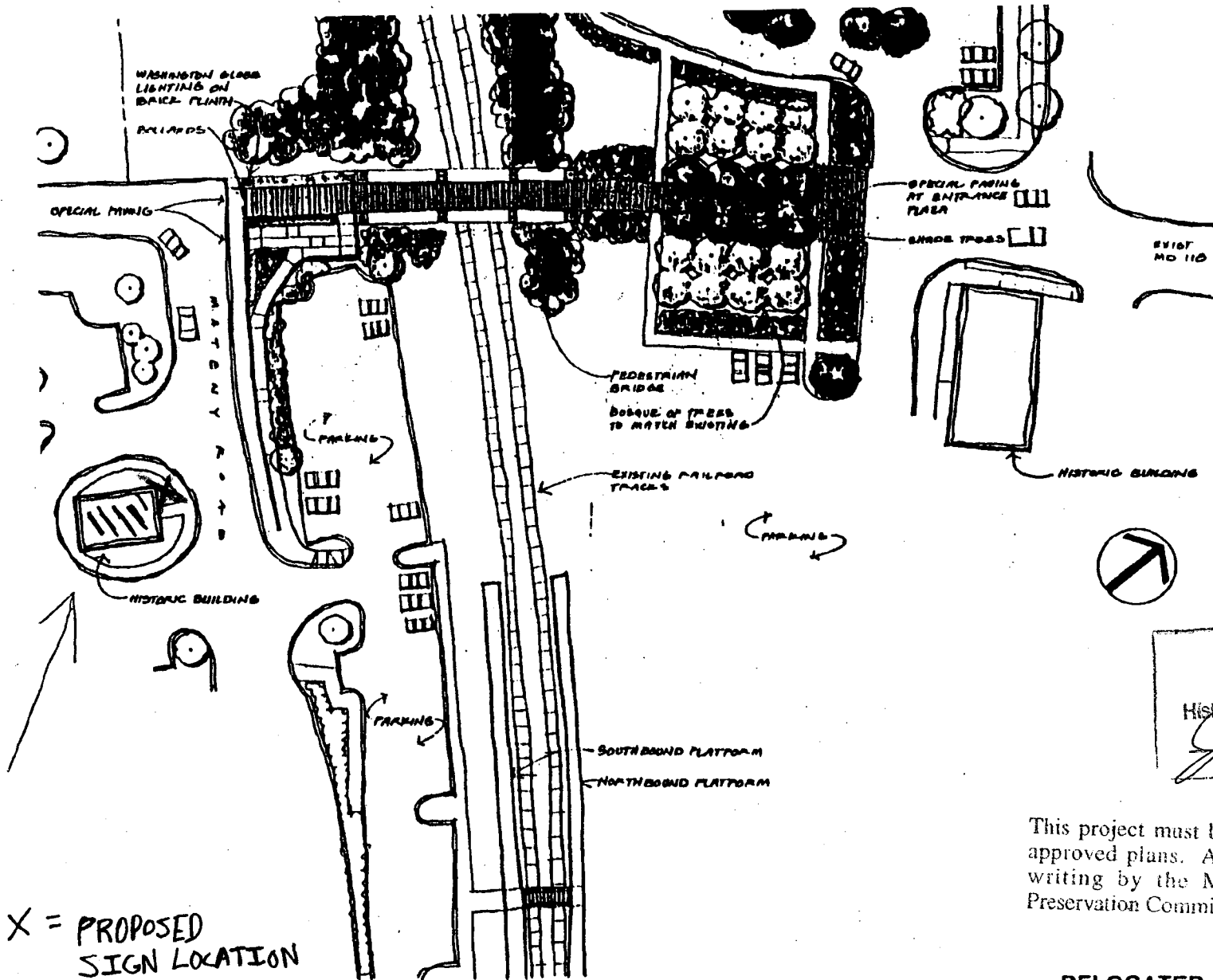
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the crown 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).



**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
*John W. ... 9/12/07*

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

X = PROPOSED SIGN LOCATION  
 IIII = HISTORIC BUILDING

Figure

**RELOCATED MD ROUTE 118 - PHASE**  
**PEDESTRIAN BRIDGE OVER CSX RAILROAD**  
**Concept Landscape Plan.**



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

<b>Address:</b>	19320 Mateny Hill Rd, Germantown	<b>Meeting Date:</b>	9/11/2007
<b>Resource:</b>	Outstanding Resource <b>Germantown Historic District</b>	<b>Report Date:</b>	9/4/2007
<b>Applicant:</b>	Germantown Historical Society (Agent: Susan Soderberg)	<b>Public Notice:</b>	8/28/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	19/13-07A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b> Installation of permanent sign			

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource Within The Germantown Historic District  
**STYLE:** Art Deco / Classical  
**DATE:** 1922

**PROPOSAL:**

The applicant is proposing to install a 20" x 30" free-standing wooden sign. The proposed sign will be attached to two 4' tall wooden posts, and be located on the north side of the front entrance.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

*Secretary of the Interior's Standards for Rehabilitation*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**STAFF RECOMMENDATION:**

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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.



DEPARTMENT OF PERMITTING SERVICES  
 23 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 301-777-8370

DPS - #8

HISTORIC PRESERVATION OFFICE  
 THE MARYLAND NATIONAL  
 PARK AND PLANNING COMMISSION

**RECEIVED**  
 AUG 23 2007  
 SILVER SPRING, MD

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

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 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Sign  
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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.

Susan Soderberg  
 Signature of owner or authorized agent

Aug 15 2007  
 Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No: 463824 Date Filed: 8/23/07 Date Issued: \_\_\_\_\_

Exp: 6/2/06

**SEE REVERSE SIDE FOR INSTRUCTIONS**

3



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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]

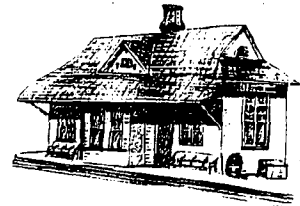
<p><b>Owner's mailing address</b></p> <p>GERMANTOWN H.S.        P.O. BOX 415        GERMANTOWN, MD        20875</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>OWNER @        19215 BLUNT AVE        GERMANTOWN, MD        20874</p>	<p align="right">19301</p> <p>VINCENT MCCLARTHY        14931 BERRYVILLE RD        DARNESTOWN, MD        20874</p>
<p>ROBERT BERMAN        19390 MATENY HILL        GERMANTOWN, MD</p>	<p>MICHAEL DOHERTY        19200 MATENY HILL RD        GERMANTOWN MD        20874</p>
<p>RONALD HOUSEHOLDER        19220 MATENY HILL RD        GERMANTOWN, MD        20874</p>	<p>ALBERT FORST        19310 MATENY RD        GERMANTOWN, MD        20874</p>





*Germantown Bank*

*The Germantown Historical Society  
P.O. Box 475  
Germantown, M.D. 20875*



*Germantown Train Station*

August 1, 2007

Montgomery County Historic Preservation Commission  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Commission,

The Germantown Historical Society would like permission to erect a free-standing wood sign in front of the Germantown Bank building in the Germantown Historic District (19/13). The sign is approximately 20" x 30" and will be placed on wood posts about 4' tall on the north side of the front entrance. Pictures of the sign and where it will be placed are enclosed.

Sincerely,

Susan Soderberg, president



