



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 11, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #991943 - Solar Installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

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: Heather Twomey
Address: 7106 Unit 2 Maple Ave., Takoma Park

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 Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

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 T. Brueckert on _____. The approval memo and stamped drawings follow.

HAWP 991026

Attachment 1: Written Description

9923 Sutherland Road, Silver Spring, MD 20901 is located within the Polychrome Historic District (MHIP # 32-05). It is one of five Art Deco-style single-family detached houses within the district. The house is clad with two-inch-thick precast mosaic concrete panels anchored to a wood frame. The house is two stories with an attached garage situated on a 7360 sq. ft. lot.

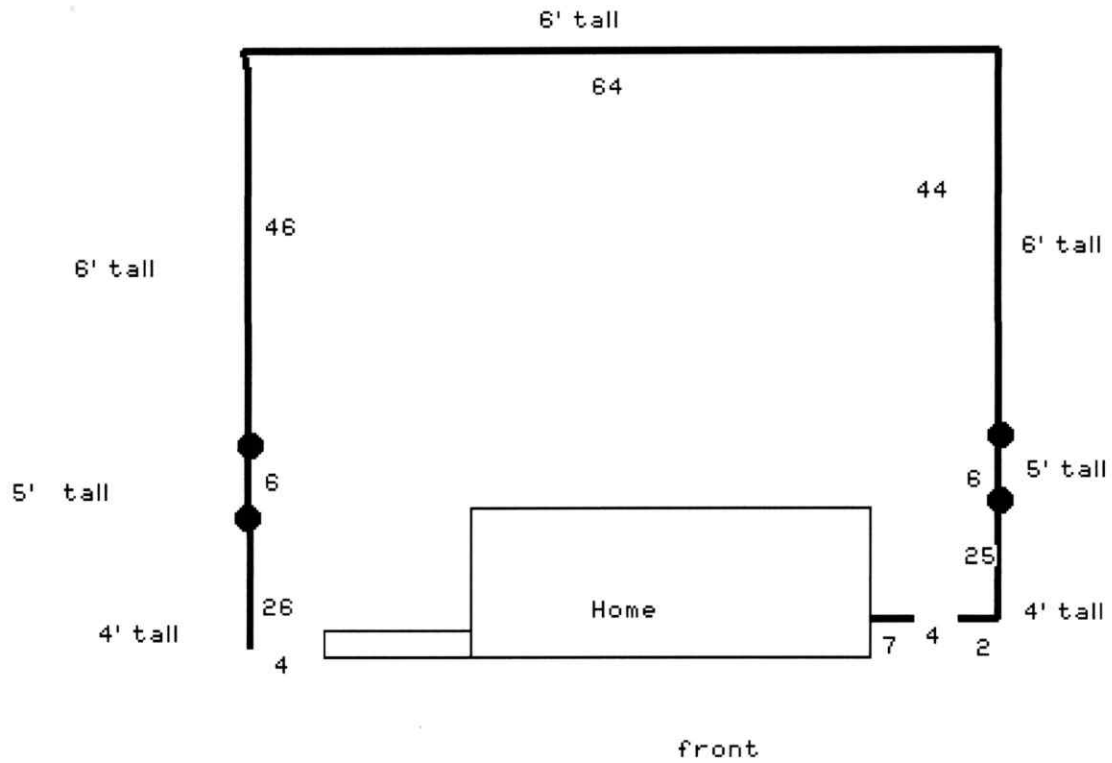
The following fence installation project is proposed:

- 1) Remove existing 6' stockade fence on left side (rear) property and replace with a 4' tall horizontal cedar fence to rear plane of house (26' foot section), a 5' tall horizontal cedar fence (6' section from rear plane of house), and 6' tall horizontal cedar fence (46' section to rear of property)
- 2) Add a 6' tall cedar horizontal fence along the inside of rear property (existing fences to remain)
- 3) Add a 4' tall horizontal cedar fence to right side of property to rear plane of house (25' foot section), a 5' tall horizontal cedar fence on right side of property (6' section from rear plane of house), and a 6' tall horizontal cedar fence to right side of property (44' section to rear of property) (existing fence to remain)
- 4) Replace 4' foot gate on left side of property with a 4' tall horizontal cedar gate
- 5) Replace existing stockade fence and gate with a 4' tall horizontal fence and gate on right side of property.

The proposed work will be performed by a fence contractor, Frederick Fence Company.



REVIEWED
By Dan.Bruechert at 5:15 pm, May 04, 2022



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 5:15 pm, May 04, 2022



FREDERICK FENCE CO., INC.
 1505 TILCO DRIVE
 FREDERICK, MD 21704
 (301) 663-4000

	DRAWN BY: 04/18/22	SCALE: NONE	PAGE:
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OWNERS NAME(S): Alycia Gilbert	DATE: 4/18/2022
JOB ADDRESS: 9923 Sutherland Rd.	EMAIL: gilbertlaa29@gmail.com
CITY STATE & ZIP: Silver Spring MD 20901	CELL: 301.237.5208 HOME:
BILLING ADDRESS: Same	

DESCRIPTION OF WORK TO BE COMPLETED BY CONTRACTOR:
 Frederick Fence to supply labor and materials to install approx. 154 l/ft of 72" tall Horizontal Semi Privacy Wood Fence.
 Install approx. 12 l/ft of 60" tall Horizontal Semi Privacy Wood Fence.
 Install approx. 68 l/ft of 48" tall Horizontal Semi Privacy Wood Fence. Fence will have (2) 48" wide horizontal walk gates.
 Fence will be constructed using Cedar: 1x6 horizontal and 1x4 horizontal boards. Fence will have 1x4 vertical trim board at post locations. All line, corner and end post will be 4x4 pressure treated pine with no cap. All gate post will be 6x6 pressure treated pine with no cap. All post will be set in dry packed concrete.

Fence Design: 1x6, 3/4' space, 1x6, 3/4" space, 1x4, 3/4" space, 1x4, 3/4" space, 1x6", 3/4" space etc etc etc
 Home owner to have property line clear before installation. Home owner to obtain historical approval along with Permits.

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Remove and Haul approximately (89) linear feet of Wood Privacy.

DISCLAIMERS:
 - Customer responsible for boundary lines and fence location and will confirm start and stop points with foreman at start of installation.
 - Property Pins are the best way to ensure property boundaries. A plat/survey can be used but the Homeowner is responsible for any subsequent consequences.
 - Frederick Fence does not haul away dirt or rocks. Customer to indicate to foreman location to spread or pile dirt.
 - Frederick Fence is not responsible for damage to under ground sprinklers, dog fences, or private utilities.
 - No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).

Owner Initials: 

PAYMENT TERMS AND INSTALLATION INFORMATION:

APPROXIMATE STARTING AND COMPLETING:
 Work under this contract will start approximately 4 to 6 weeks subject to circumstances beyond the control of the contractor, (including weather) and will be completed in approximately day(s).

CONTRACT TOTAL	\$	16,222.00
Deposit	\$	5,408.00
2nd Deposit	\$	5,408.00
Final Balance Due Upon Completion	\$	5,406.00

- 1) HOA Approval Needed?..... Yes No
- 2) Permit Needed?..... Yes No
- 3) Call Utilities?..... Yes No
- 4) Needs to meet pool code?..... Yes No
- 5) Digger Accessible?..... Yes No

For the above services and/or materials & equipment (also permits where required) the OWNER agrees to pay the CONTRACTOR the total amount stated in the box labeled "Contract Total". A deposit will be required before project start and may not exceed 1/3 of the total contract price. A second deposit will be required at the start of the job for all jobs exceeding \$10,000 and must not exceed 1/3 of the total contract price. The final balance will be due upon completion.

CREDIT CARD INFORMATION:

Card # Exp. CSV

Would you like us to charge your card upon completion?
 Yes No

CONTRACT ACCEPTANCE:
 The undersigned CONTRACTOR and OWNER agree and accept the terms and conditions set forth in pages 1 through 4 and further agree that this contract contains the final and entire agreement between the parties here to and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained. This contract is not binding upon FREDERICK FENCE CO, INC. until accepted. **You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day or seventh business day if the buyer is at least 65 years old, after the date of this transaction.**

Date: Owner Signature:

Lic. No. _____ Salesman: _____