



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: September 21, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1004666: Fence installation

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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** by historic preservation 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: Potomac Fences  
Address: 23411 Ridge 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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@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 *Michelle Ky...* on \_\_\_\_\_. The approval memo and stamped drawings follow.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# 1004666

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: potomac fences  
Address: 12411 washington ave rockville  
Daytime Phone: 3014681228

E-mail: office@potomacfence.com  
City: rockville Zip: \_\_\_\_\_  
Tax Account No.: 03128259

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**REVIEWED**

*By Michael Kyne at 1:34 pm, Sep 21, 2022*



**LOCATION OF PROPERTY**

Is the Property Located in a Historic District?

Is there an Historic Map of the easement?

Are other Plans (Conditional Use, Variance, Record Plat, etc.?)

required as part of this Application? If YES, include information on these reviews as supplemental information.

Historic Property: 23411 Ridge Rd

Yes/District Name Yes  
No/Individual Site Name \_\_\_\_\_

Does the Property have a Historic Preservation Easement on the Property? If YES, include a Easement Holder supporting this application.

Are there any other Plans / Reviews Required as part of this Application?

Building Number: 23411 Street: ridge rd

Town/City: germantown Nearest Cross Street: davis mill rd

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: 0001 Parcel: P938

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fence    | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

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

\_\_\_\_\_  
*Cayce Wertz*  
Signature of owner or authorized agent

\_\_\_\_\_  
8/23/22  
Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Install 318 feet of 4 foot tall wood fence

Description of Work Proposed: Please give an overview of the work to be undertaken:

Install 318 feet of 4 foot tall wood fence

**REVIEWED**

*By Michael Kyne at 1:34 pm, Sep 21, 2022*


APPROVED

Montgomery County

Historic Preservation Commission



Robert L. Butler

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
<div data-bbox="509 926 1170 1056" data-label="Text"> <p><b>REVIEWED</b> By Michael Kyne at 1:34 pm, Sep 21, 2022</p> </div> <div data-bbox="704 1071 1193 1451" data-label="Text"> <p>APPROVED Montgomery County Historic Preservation Commission</p>  </div>	
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**REVIEWED**

*By Michael Kyne at 1:34 pm, Sep 21, 2022*

APPROVED

Montgomery County

Historic Preservation Commission





**REVIEWED**  
*By Michael Kyne at 1:35 pm, Sep 21, 2022*

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald A. Trotter*

ORDERED BY:



5216 Chairman's Ct.  
Suite 101  
Frederick, Maryland 21703

301.695.8770 | www.FrederickTitleGroup.com



PROPERTY ADDRESS: 23411 RIDGE ROAD

GERMANTOWN, MARYLAND 20876

SURVEY NUMBER: 1608 3989

FIELD WORK DATE: 8/25/2016

REVISION HISTORY: (REV. 0 8/25/2016)

16083989

LOCATION DRAWING

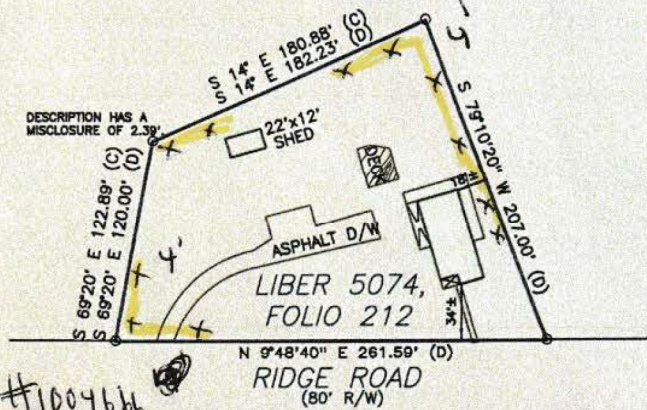
23411 RIDGE ROAD

MONTGOMERY COUNTY, MARYLAND

08-25-2016 SCALE 1"=80'



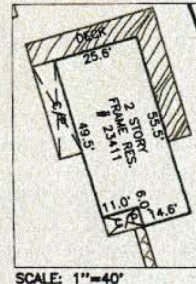
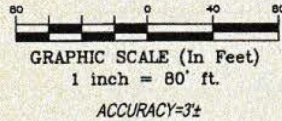
DESCRIPTION HAS A  
MISCLOSURE OF 2.39'



HWAP #1004666

Install 318'  
of 4' tall  
wood fence

**PLEASE NOTE**  
This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits.



**REVIEWED**  
By Michael Kyne at 1:34 pm, Sep 21, 2022

POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER: FT4628-16      DATE: 8/25/2016  
BUYER: JARED S. WELLS AND MEGAN L. WELLS  
SELLER: STEVEN M. WELLS AND JANET M. WELLS  
CERTIFIED TO:  
JARED S. WELLS AND MEGAN L. WELLS; FREDERICK TITLE GROUP

POWERED BY  
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APPROVED  
Montgomery County  
Historic Preservation Commission

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS