



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: November 16, 2020

### 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 #928840: New fence and new shed construction

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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 October 28, 2020 HPC 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 Wagner  
Address: 29 Holt Place, 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 Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



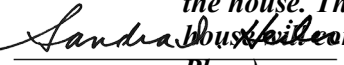
**PROPOSAL**

The applicant proposes the following work items at the subject property:

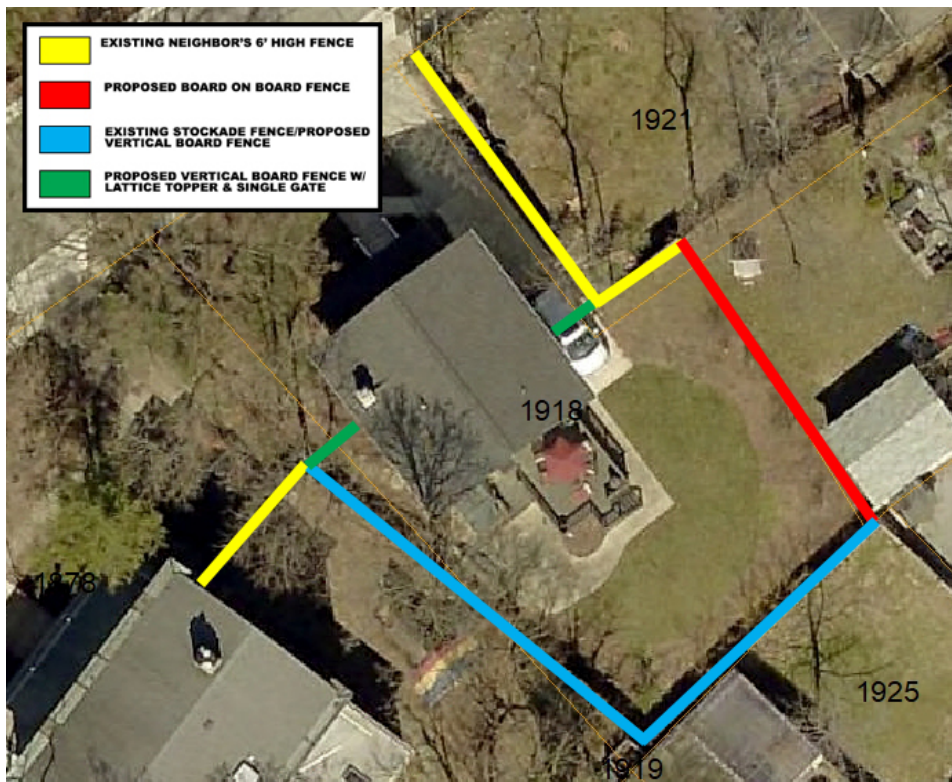
- Installation of a new 8' x 10' prefabricated shed in the southeast (rear/left, as viewed from the public right-of-way of Holt Place) corner of the property.
  - The proposed shed materials include T1-11 siding and asphalt shingle roofing.
- Replacement of the existing 6' stockade privacy fence at the south (rear) and southwest (rear/right) sides of the property with a 6' high vertical board privacy fence (without lattice topper).
- Installation of a new 6' high board on board privacy fence (without lattice topper) at the southeast (rear/left) side of the property.
- Installation of a 6' high vertical board privacy fence (5' high fence plus 1' high lattice topper) with single gate at the southeast (rear/left) side of the house (parallel to Holt Place).
- Installation of a 6' high vertical board privacy fence (5' high fence plus 1' high lattice topper) with single gate at the southwest (rear/right) side of the house (parallel to Holt Place).

**REVIEWED**

By Michael Kyne at 3:15 am, Nov 16, 2020

APPROVED  
 Montgomery County  
 Historic Preservation Commission  


*Staff notes that the properties to the east (left) front on Philadelphia Avenue (Hwy 410), with their rear yards adjacent to the left side of the subject property. Some of these properties (including 7 Philadelphia Avenue at the southern corner of Philadelphia Avenue and Holt Place) have existing 6' high privacy fences at the rear. Because of this, there is existing 6' high fencing forward of the proposed fence parallel to Holt Place on the southeast (rear/left) side of the house. The proposed fence parallel to Holt Place on the southwest (rear/right) side of the house will connect to an existing 6' high privacy fence at the neighboring property (27 Holt Place).*



*Fig. 2: Proposed fence plan. Prepared by staff in consultation with the applicant. This plan should only be used for the Commission's understanding of the project, as the labeled fence locations may be imprecise.*

MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 20 HOLT PLACE  
TAKOMA PARK, MD 20912

*1466198*  
*re-certification cost for 160 @ Federal (Value Settlement)*

*Job request 301 604-3108 Att. Chd. P. and M. House*



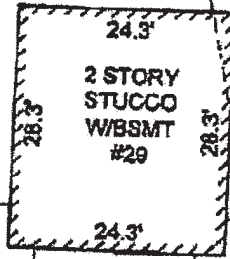
RESIDUE OF LOT 16

PART OF LOT 16

LOT 18  
4,083 S.F.

PART OF LOT 19

RESIDUE OF LOT 19



**REVIEWED**

By Michael Kyne at 3:03 am, Nov 16, 2020

DS MW  
DS MRK

APPROVED  
Montgomery County  
Historic Preservation Commission

N53°37'00"E 58.13'

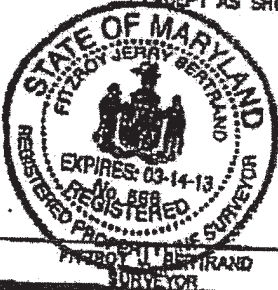
HOLT PLACE  
(PRIVATE STREET)

NOTES:

- THIS IMPROVEMENT LOCATION DRAWING:
  - IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
  - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
  - DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- SUBJECT TO ALL EASEMENTS ON RECORD.
- A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON PROPERTY.

DRAWN BY: BS  
FILE: 429\_HLOC\_2018

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



*Handwritten signature*

11/14/2012  
DATE

LOCATION DRAWING  
LOT 18; PART OF LOTS 16 AND 19 BLOCK 2  
HILLCREST  
PLAT # 140  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' DATE: 11/14/12

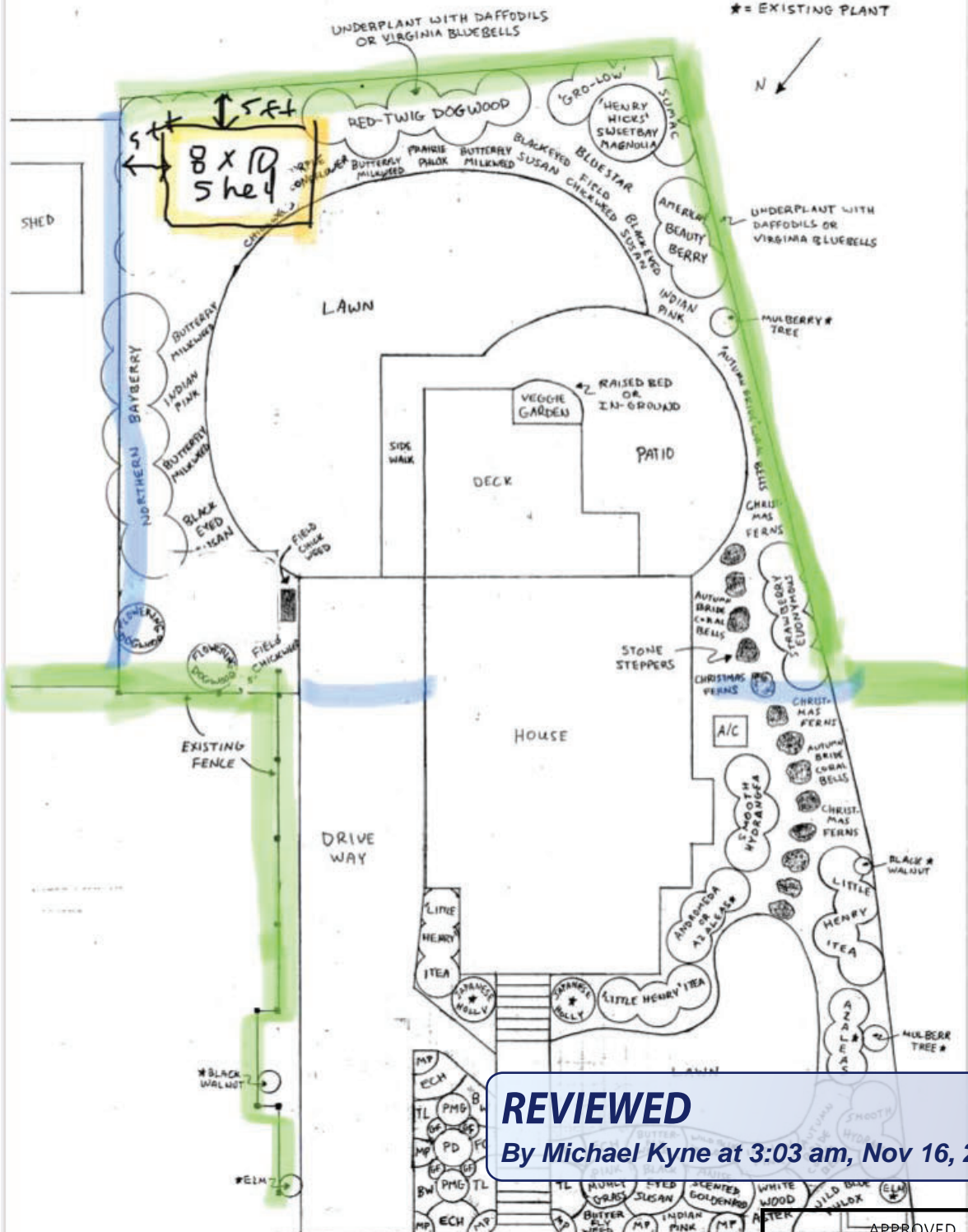
REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land  
WWW.RESOLLE.COM  
LAUREL LAKES EXECUTIVE PARK  
8325 CHERRY LANE  
LAUREL, MARYLAND 20707  
TEL: (301)804-3108 FAX: (301)804-3168

*5/28/14 / 301 572 9616 / 8325 Cherry Lane*  
*And called Surveyors Laurel 20707*

MIKE & MARY WAGNER  
 29 HOLT PLACE  
 TAKOMA PARK, MD

1 SQUARE = 2' x 2'  
 \* = EXISTING PLANT



**REVIEWED**  
 By Michael Kyne at 3:03 am, Nov 16, 2020

BW = BUTTERFLY MILKWEED GF = GOLDEN FLEECE GOLDENROD PMG = PINK MURRAY COREOPSIS  
 ECH = ECHINACEA PD = PURPLE DOME ASTER TL = THREADLE COREOPSIS  
 FC = FIELD CHICKWEED MP = MOSS PHLOX

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Sandra J. Heiler*

# PRIVACY FENCES

**REVIEWED**

By Michael Kyne at 3:04 am, Nov 16, 2020

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sandra L. Heiler*



Board on Board-Lattice

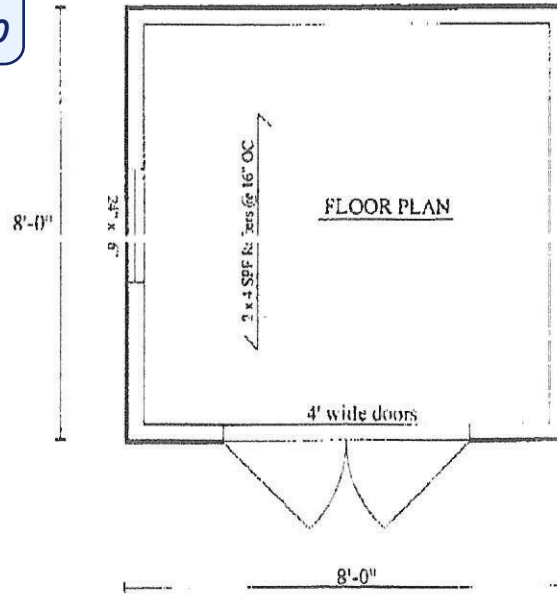
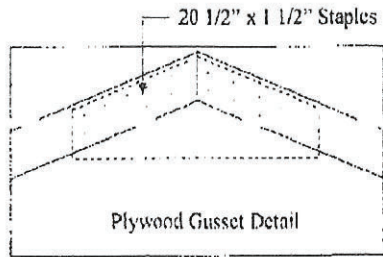


Vertical Board-Lattice



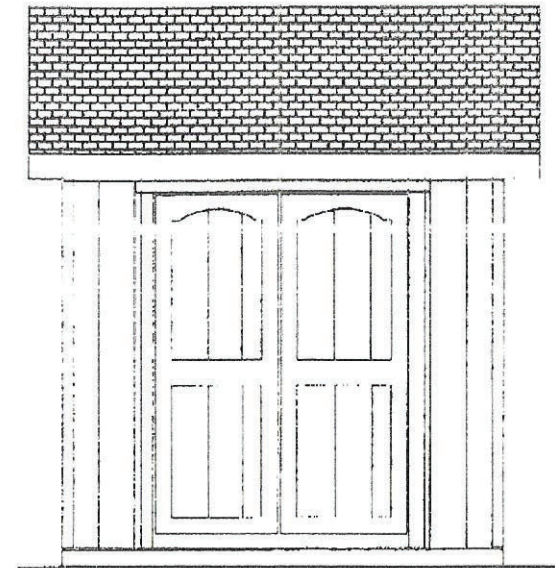
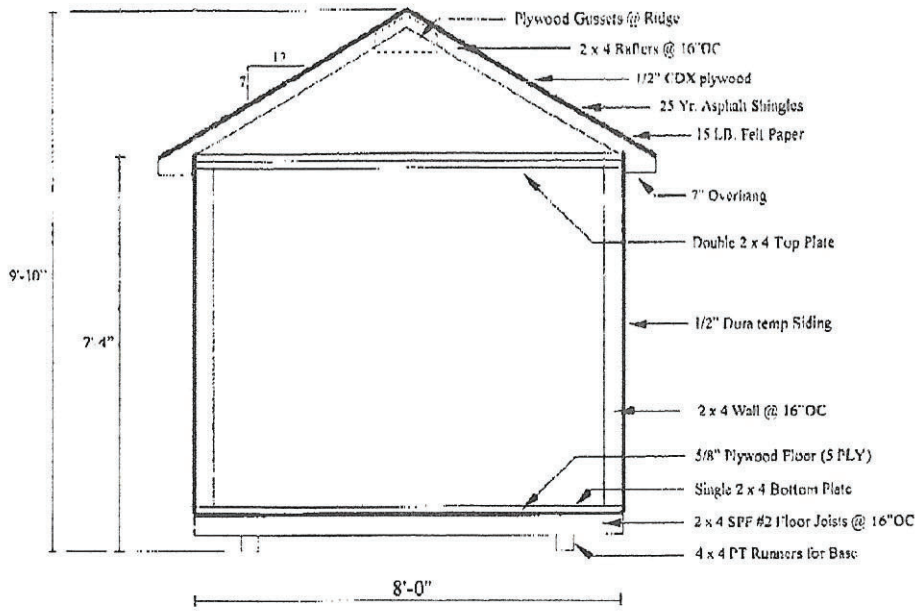
**REVIEWED**

By Michael Kyne at 3:04 am, Nov 16, 2020



8 x 8 Classic Cottage (painted)
Not to scale
Builder: Sunrise Structures 3906 E. Newport Road Gordonville PA 17529 717-768-7298

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sandra L. Heiler*



**REVIEWED**  
By Michael Kyne at 3:04 am, Nov 16, 2020

the classic cottage



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sandra Heiler*

*customize your classic cottage*

10' x 16' classic cottage | gp gray | white trim  
black shutters & doors | black shingles | 79" walls  
7/12 roof pitch | 24" x 36" windows & shutters  
30-year lifetime architectural shingles

