



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: February 24, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan , DPS Director Department of
Permitting Services
FROM: Winnie Cargill
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1021567 - Fence Construction

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: Sophie Strike
Address: 20 Philadelphia 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 Winnie Cargill at 301.495.2108 or winnie.cargill@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 Christina Cargill on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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.

Signature of owner or authorized agent

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:

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

REVIEWED

By Winnie Cargill at 11:48 am, Feb 24, 2023



Work Item 1: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Winnie Cargill at 11:49 am, Feb 24, 2023

APPROVED
Montgomery County
Historic Preservation Commission


Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

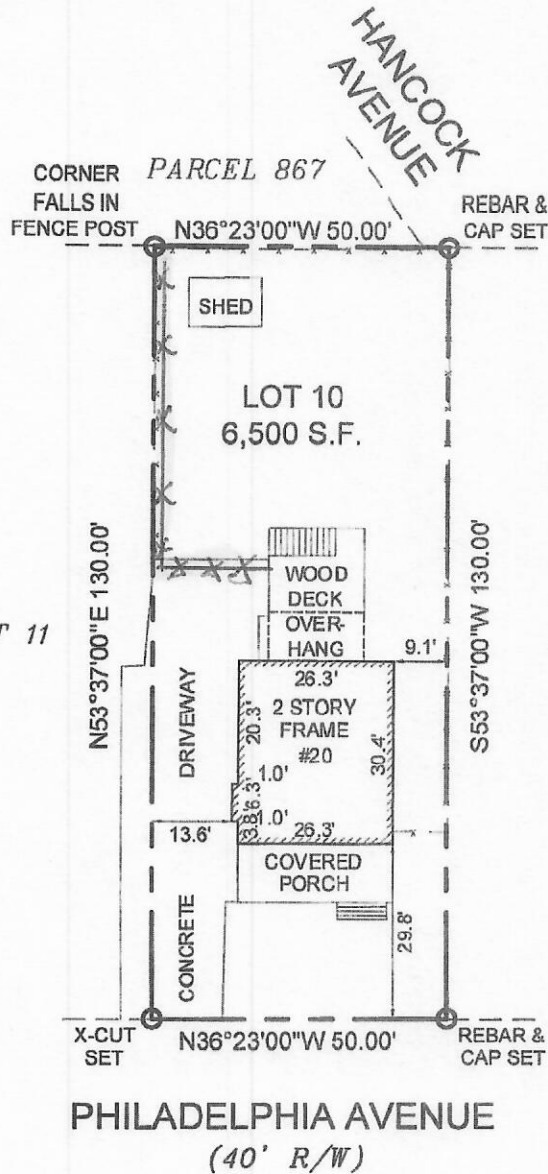
STRIKE PLAT

MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 20 PHILADELPHIA AVENUE
TAKOMA PARK, MD 20912



REVIEWED
By Winnie Cargill at 11:50 am, Feb 24, 2023

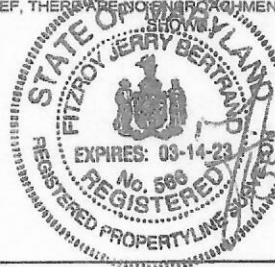
APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Patton

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. SUBJECT TO ALL EASEMENTS ON RECORD.

DRAWN BY: DS
FILE: #20 PHILADELPHIA AVENUE

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



FITZROY J. BERTRAND
SURVEYOR

12/02/2021

DATE

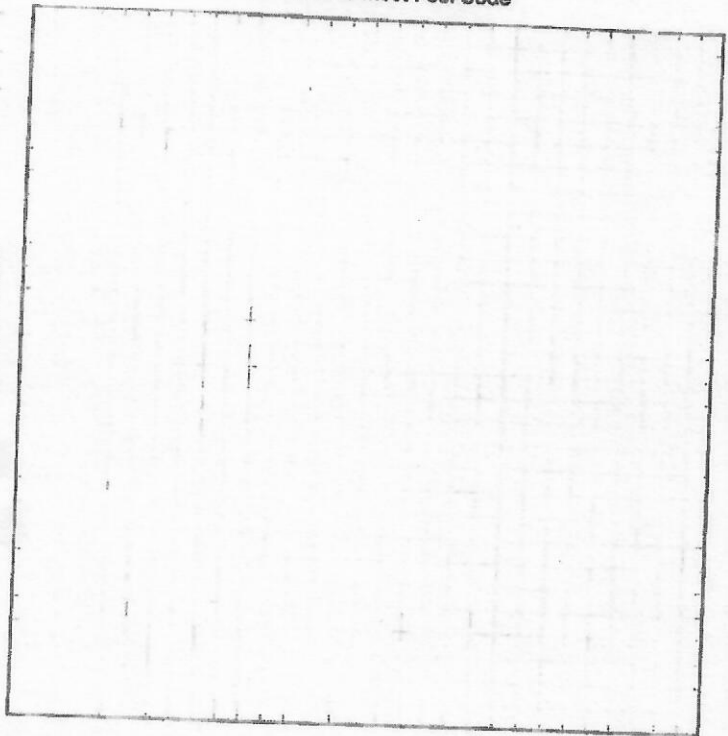
BOUNDARY SURVEY
LOT 10: BLOCK 3
HILLCREST
PLAT: #104
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 12/2/21

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.RESDLLC.COM
LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)604-3105 FAX: (301)604-3108

Date: 2-5-2023 Job Number: _____ County: MOCO
 Name: Sophie Strike
 Address: 20 Philadelphia Ave
 City: Takoma Park State: MD Zip: 20912
 Job Site Address: _____
 Home Phone: 240-838-0455 Work Phone: _____

Fence to Meet Pool Code



Project Description (Goods and Services Sold):
sophie.strike@gmail.com
Fence Project:
 Install approx: 80' l/ft of 5' high CEDAR vertical board Fence with one 10' DBL Gate with straight top. Trim small amount of bamboo in fence line.
 All boards and runners are Cedar. Boards are 1x4. Runners are 2x4 (3 per section). The cap board is 1x4. The line posts are 4x4 & gateposts are 6x6, pressure treated pine with Mahogany New England Caps. The nails are stainless steel ring shank. Due to radial shrinkage gapping between boards will occur and is normal.
 Left Side Faces In and front faces Out.
 Historic Permit By Customer
 MOCO Permit By BFC
 Total: \$4810-10% Discount= \$4330
***FENCE QUOTES ARE GOOD FOR 15 DAYS**
 Please have the corners of your property marked clearly prior to fence installation.

Grade

Level at Top

Following Grade

Step and Level



Fence to be level with ground at grade. (Customer to fix top caps)



Fence follows line of ground. Fence will be uneven at top



Each section to step as dictated by the grade. May result in large gaps under the fence. (Customer to fix gaps)

Job Notes:

All Angie's List and Web Site Discounts are included in price
 Exclusions: Core-drilling/boring/blasting, power/electric supply, seed/sod/straw, operator replacement/repair, engineering, survey.
 *All posts set in dry-packed cement 24"-30 in the earth or until refusal.
 *All Nails are stainless or galvanized ring shank.

Total Contract Price: \$4330
(Price valid for 15 days)
 Deposit: \$1445
 Due Upon Substantial Completion: \$2885
 Estimated Start Date: 3-4 Weeks
 Estimated Completion Date: 1-2 Days
Estimated dates are contingent upon obtaining approved financing, permits, and other conditions beyond Seller's control

Customer agrees to pay the Total Price for such materials and labor, pursuant to the Payment Terms provided at left. All materials are to be #2 pressure treated southern yellow pine unless otherwise stated. Interest at the rate of 2% per month will accrue on all past due accounts. Builders Fence Company will not accept out of state checks.

BUYERS RIGHT TO CANCEL: If this agreement was solicited at a residence and you do not want the goods or services, you the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See Notice of Cancellation for an explanation of this right.

Acceptance: The construction proposal contained herein, including the specified price, payment terms, construction specifications, and other terms and conditions on the reverse side of this contract, is hereby ACCEPTED.

Builders Fence Company

(Authorized Representative's Signature)

(Authorized Representative's Printed Name)

Buyer(s)

(Signature)

Date

(Signature)

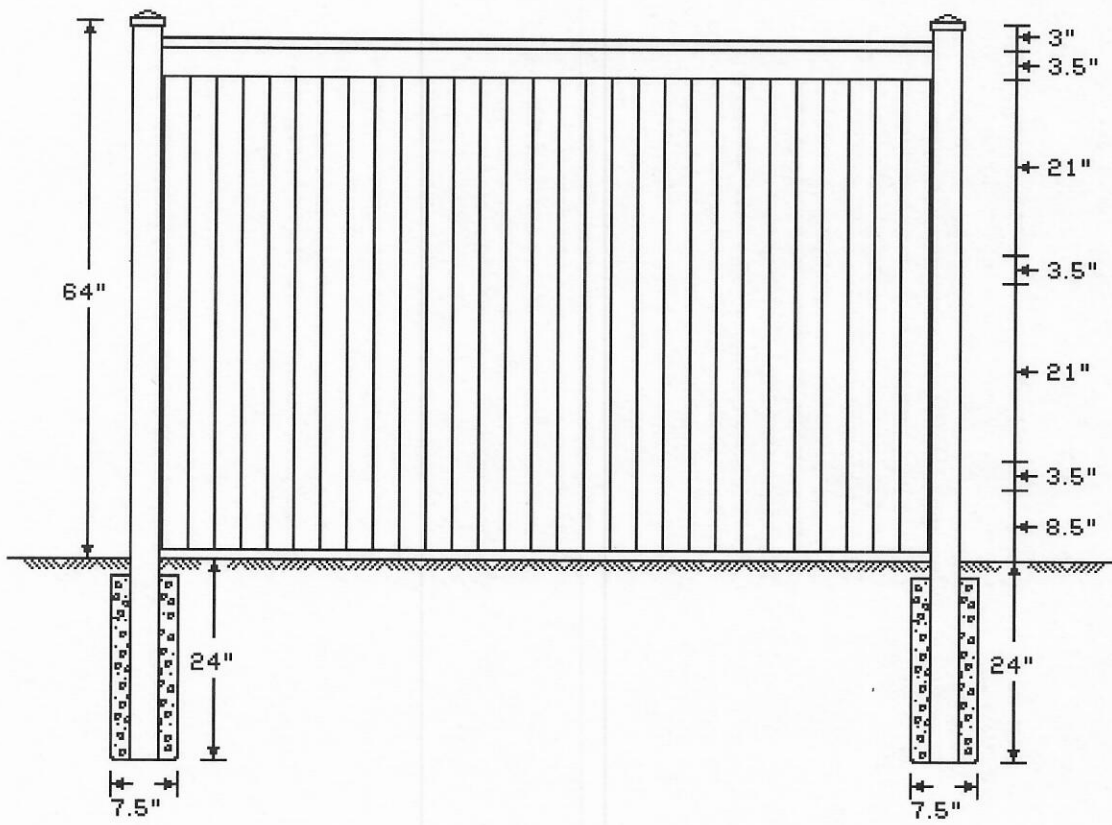
Date

[Handwritten Signature] 2/9/23

REVIEWED
By Winnie Cargill at 11:50 am, Feb 24, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. ...

96.5"



BUILDERS FENCE
COMPANY

Builders Fence Company
44330 Mercure Circle, Suite 140
Dulles, VA 20166
703-820-0967

5' WRC 1X4 VERTICAL BOARD - CAP & FASCIA

| | | |
|--------------------|--------|--------|
| DRAWN BY: 02/22/23 | SCALE: | PAGE: |
| REVISED: 02/22/23 | FILE: | 1 of 1 |

JOB SKETCH

Sophie Strike
20 Philadelphia Ave
Takoma Park, MD 20912
240-838-0455

40' 9" high WRC 1x4 VERTICAL BOARD - CAP & FASCIA Fencing

