



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: April 12, 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 #1026967 - Fence
Replacement

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: Jennifer Goldsmith
Address: 7501 Carroll 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:

- Checklist of work types: 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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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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 11:21 am, Apr 12, 2023

APPROVED
Montgomery County
Historic Preservation Commission


| | |
|-----------------------------------|----------------|
| Work Item 1: _____ | |
| Description of Current Condition: | Proposed Work: |

REVIEWED
By Winnie Cargill at 11:25 am, Apr 12, 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: |

**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/Exc avation/Land scaing | * | * | | * | * | * | * |
| Tree Removal | * | * | | * | * | * | * |
| Siding/ Roof Changes | * | * | * | * | * | | * |
| Window/ Door Changes | * | * | * | * | * | | * |
| Masonry Repair/ Repoint | * | * | * | * | * | | * |
| Signs | * | * | * | * | * | | * |



301-972-8400



Over 25 years of Quality Service
PO Box 74, Poolesville, MD 20837 (mailing)
Fully Licensed and Insured MHIC# 50609
website: www.capitalfence.net
email: info@capitalfence.net

Table with contract details including Date (2.14.2023), Home phone, Work phone, Cell phone (303-668-8916), Fax number, and Email (jenny.gold80@hotmail.com).

We hereby submit specifications and estimates for the following: ESTIMATE INCLUDES DISCOUNT

Capital Fence, Inc. will furnish and install 131 linear feet of 4 feet high Western Red Cedar Space Picket fencing. All boards will be 1x4 inch Western Red Cedar, Gothic cut. All Runners will be 2x4 inch treated and attached with Teco clips. All Posts will be 4x4 inch treated Gothic cut, and set 30-36 inches in ground with sand, gravel, and cement.

Capital will clear & haul existing fence? YES

Note: Fence is to follow grade unless otherwise specified.

All fence and gate workmanship is guaranteed for ONE year. Our crews do excellent work!

This estimate is based on Check/Cash Transaction. If using Credit Card, an additional 3% fee would apply.

*If needed, please have fence line clear of any brush/debris prior to installation.

Table with payment schedule: Total Contract Rate \$3,996.00, 1/3 Deposit Due with Order \$1,332.00, 1/3 due Day of Initial Installation \$1,332.00, Due on Day of Substantial Completion \$1,332.00.

Capital Fence is not responsible for unmarked underground pipes, lines, sprinklers, etc.

Customer is to show foreman fence and gate(s) placement and give 2nd payment day of initial installation.

Survey stakes are in? Yes [] No []

Capital Fence will obtain county permit? Yes [] No []

***If yes, add \$100.00 to initial deposit amount. Customer is to provide plat for permit. Customer is to provide City of Takoma Park Permit. Customer is responsible for fence placement and property lines.

The Estimated date of commencement of the work is 3-5 weeks after Contract is signed, permit, HOA (if required) and deposit are received. This is all weather permitting.

ACCEPTANCE OF PROPOSAL AND CONTRACT

The above prices, specifications and conditions are satisfactory and hereby accepted. I have read, understand, and except the Terms and Conditions as presented on page 3 of this PROPOSAL AND CONTRACT.

Prices are good for 5 days.

Jennifer A. Goldsmith 2/15/23
Contractee's Signature Date

Jim O'Brien 2.14.2023
Contractor's Signature Date

Buyers Right to Cancel: You, the buyer, may cancel this transaction at any time prior to midnight of the 3rd business day after the date of this transaction. See the accompanying notice of cancellation for any explanation of this right. If you cancel within the time period noted above, the seller may not keep any of your cash deposit.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

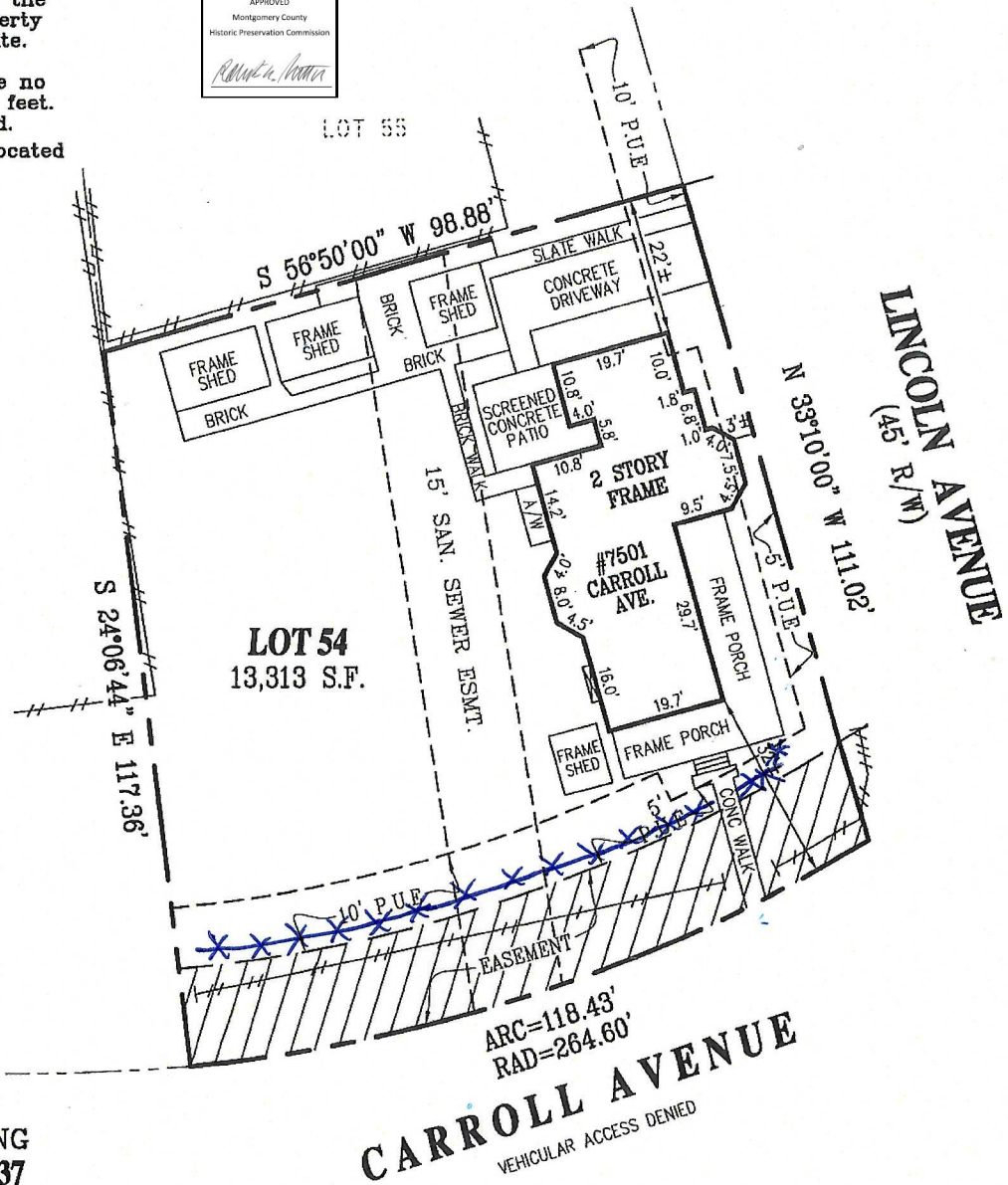
Notes:

1. Setback distances as shown to the principal structure from property lines as shown are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 feet. No Property Corners confirmed.
2. Fences, if shown, have been located by approximate methods.


REVIEWED
By Winnie Cargill at 11:26 am, Apr 12, 2023



LOT 40
P.B. 3
P.No. 275



LOCATION DRAWING
LOT 54 ~ BLOCK 37
B.F. GILBERTS SUBDIVISION OF
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

| | | | | | |
|--|--|---|--|--|--|
| SURVEYOR'S CERTIFICATE | | REFERENCES | |  <p>SNIDER & ASSOCIATES LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100 Fax 301/948-1288 WWW.SNIDERSURVEYS.COM</p> | |
| <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Keith M. Liu</i></p> <p>MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592 Expires: 04-07-2023</p> | | <p>PLAT BK. 182</p> <p>PLAT NO. 20211</p> | | | |
| LIBER | | DATE OF LOCATIONS | | SCALE: 1" = 30' | |
| FOLIO | | WALL CHECK: | | DRAWN BY: K.D.S. | |
| | | HSE. LOC.: 07-06-2021 | | JOB NO.: 21-02894 | |

Apple St

Apple St

AMERICAN
FENCE
SOLUTIONS

