



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: August 2, 2021

### 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 #960845: New fence

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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: Laura Jaynes  
Address: 10229 Capitol View Avenue, Silver Spring

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 [Signature] 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: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

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

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

**REVIEWED**  
*By Michael Kyne at 9:58 pm, Aug 02, 2021*

APPROVED  
Montgomery County  
Historic Preservation Commission



**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic \_\_\_\_\_

Is the Property Located within an Historic District?  Yes  No

Is there an Historic Preservation/Land Trust/Environmental Easement?  Yes, include a map of the easement, and documentation from the Easement Holder.  No

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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input 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.

\_\_\_\_\_  
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 Michael Kyne at 9:58 pm, Aug 02, 2021*

APPROVED

Montgomery County

Historic Preservation Commission




Robert H. Butler

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

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

**REVIEWED**  
By Michael Kyne at 9:58 pm, Aug 02, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission



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 9:58 pm, Aug 02, 2021*

APPROVED  
Montgomery County  
Historic Preservation Commission





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/22/2021

Application No: 960845  
AP Type: HISTORIC  
Customer No: 1412267

### Comments

The fence will be placed on each side at the rear of the house. It will be built of 4 foot high pressure treated Southern pine, with two gates to allow entrance from each side of the property. All American Fence (MHIC 131423) has been hired to construct the fence.

### Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 10229 CAPITOL VIEW AVE  
SILVER SPRING, MD 20910  
Homeowner JAYNES (Primary)

### Historic Area Work Permit Details

Work Type ADD  
Scope of Work Build a 4 foot high wooden picket fence to divide the front and back yard.

**REVIEWED**  
By Michael Kyne at 9:58 pm, Aug 02, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  


# Proposal/Invoice

## All American Fences Inc.

Commercial & Residential

VA Contractor License  
A2705129167

MD License  
MHC131423

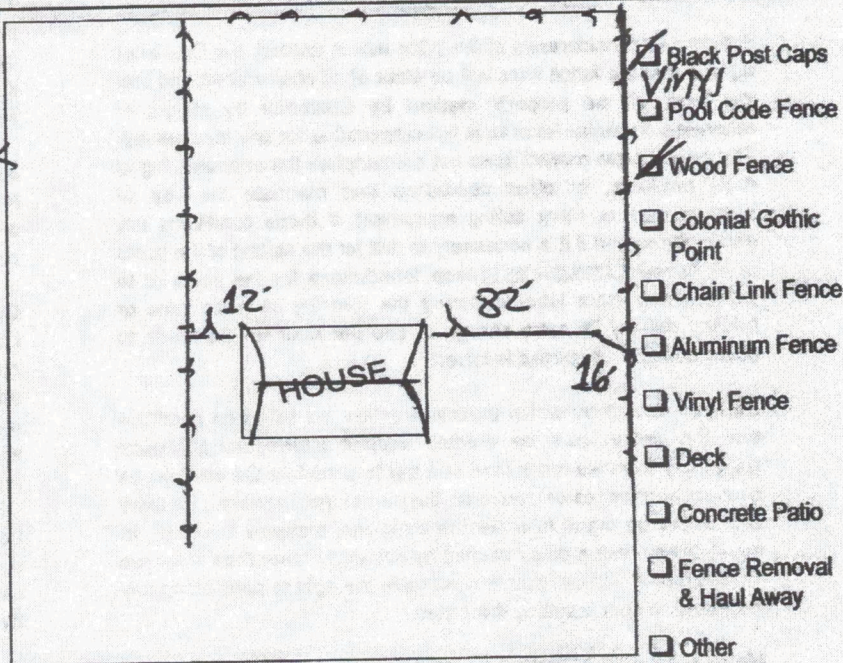
P.O. Box 219, Sterling, VA 20167 • Tel: 703-731-7035 • 703-437-7365 • Fax: 703-435-9247

E-mail: allamericanfences@yahoo.com • salesallamericanfences@gmail.com

Laura Jaynes  
10229 Capitol View Ave.  
Silver Spring, MD  
Email lajayne728@gmail.com

July 19 - 20 21  
Cell 301-801-1840  
Work Phone \_\_\_\_\_  
FAX \_\_\_\_\_

DESCRIPTION	CHECKLIST
STYLE/HEIGHT #42 Spaced Picket Fence	<input type="checkbox"/> Stepped <input checked="" type="checkbox"/> Follow The Ground
1" x 4" x 4" Gothic Pickets	<input type="checkbox"/> DIP <input type="checkbox"/> Arch <input type="checkbox"/> Cap Board
<input checked="" type="checkbox"/> Call Customer Day In Advance	<input checked="" type="checkbox"/> Posts in Concrete <b>Dry pack</b>
WALK GATES 2 DIGATES 0	<input type="checkbox"/> Take Down Existing Fence/Deck by: <input type="checkbox"/> Customer <input type="checkbox"/> AAF
MATERIALS Gate Post 6" x 6" Fence Post 4" x 4"	<input type="checkbox"/> Trim Trees, Brush, Shrubs by: <input type="checkbox"/> Customer <input type="checkbox"/> AAF
<input type="checkbox"/> Wire Mesh _____	<input type="checkbox"/> Haul Debris Away by: <input type="checkbox"/> Customer <input type="checkbox"/> AAF
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> ELEC <input checked="" type="checkbox"/> GAS
Other _____	<input checked="" type="checkbox"/> TEL <input checked="" type="checkbox"/> CABLE
All American Fences Inc.	<input checked="" type="checkbox"/> Property Pins Found: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input checked="" type="checkbox"/> Will <input type="checkbox"/> Will Not Call Miss Utility	<input checked="" type="checkbox"/> Customer Responsible for Property Corners
	<input type="checkbox"/> Permit By AAF
	<input checked="" type="checkbox"/> Permit By Customer
	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Sprinkler System
	<input checked="" type="checkbox"/> HOA/HOLD ?



NOTES: Install APPROX 110 LF 4' high Spaced Picket 1" x 4" x 4" Gothic Picket Style 2" Spacing + 2- Horizontal 2" x 4" Rails - Per Section, + 2- Single Gate \* All Pressure Treated Southern Yellow Pine Material.  
\* HOT DIP Galvanized Nails.

Total Price \$3,100.<sup>00</sup>  
Deposit \$1,000.<sup>00</sup>  
\$2,100.<sup>00</sup>

**REVIEWED** 15% discount  
By Michael Kyne at 9:58 pm, Aug 02, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

**ING BALANCE!**  
This embodies the entire...  
All paid in full. All treated structural...  
and SPF lumber. If balance is not...  
of 1 1/2% monthly, plus purchaser

All American Fence Estimator *Nino Vidal*  
THIS CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THE R...  
ACCEPTANCE OF  
The above prices, specifications and conditions are satisfactory and hereby accepted

Date of Acceptance \_\_\_\_\_ Print Name \_\_\_\_\_ Start Date \_\_\_\_\_



**Historic Area Work Permit Application #960845**  
10229 Capitol View Avenue, Silver Spring, MD 20910

Photographs of the property:



10229 Capitol View Avenue –  
single family dwelling



Right Front of property  
(street view)

Fence to be installed from the back  
of the house, behind the bottom  
edge of the driveway, to fence on  
the right perimeter of the yard.

**REVIEWED**

*By Michael Kyne at 9:58 pm, Aug 02, 2021*

APPROVED  
Montgomery County  
Historic Preservation Commission



*Robert H. Trotter*





Right Front of property  
(rear view)  
Fence to start at house, placed in  
front of bushes and continue  
along top of hill to meet with  
fence on perimeter.



**REVIEWED**

*By Michael Kyne at 9:58 pm, Aug 02, 2021*

APPROVED

Montgomery County  
Historic Preservation Commission

A handwritten signature in black ink, reading "Robert H. Patton". The signature is written in a cursive style and is positioned above a horizontal line.



Left view of property  
(Street View)  
Fence to be placed at  
back of house, to the  
fence line on left.



Left view of property  
(Rear View)  
Fence to be placed at  
back of house, to the  
fence line on right.

**REVIEWED**

*By Michael Kyne at 9:58 pm, Aug 02, 2021*

APPROVED

Montgomery County  
Historic Preservation Commission

A handwritten signature in black ink, reading "Robert H. Potter". The signature is written in a cursive style and is positioned above a horizontal line.

# PICKET FENCES

Style of Picket fence to be installed



Gothic Picket



Monument



**REVIEWED**

*By Michael Kyne at 9:58 pm, Aug 02, 2021*

APPROVED

Montgomery County  
Historic Preservation Commission



10563 Metropolitan Avenue, Kensington, MD 20895  
301-942-6700  
www.mulherontreeexperts.com

July 23, 2021

RE: Proposed new fence at 10229 Capitol View Avenue

Laura Jaynes  
10229 Capitol View Avenue  
Kensington, MD 20895

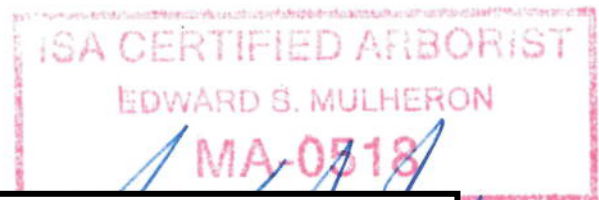
Dear Ms. Jaynes,

It was a pleasure meeting you today and having the opportunity to survey your trees for the future fence installation. I have located the trees on your property and marked them on the attached house location survey. None of the trees on your property, or on your neighbor's property will be impacted by your fence installation.

Please feel free to call me if you have any questions.

Sincerely,

Edward Mulheron



ISA Certified Arborist MA-0518  
**REVIEWED** License #715  
By Michael Kyne at 9:58 pm, Aug 02, 2021  
ISA Certified Utility Specialist  
ISA Certified Tree Risk Assessor #1072

MDA Certified Compost Operator  
Certified Treecare Safety Professional #2405

APPROVED  
Montgomery County  
Historic Preservation Commission



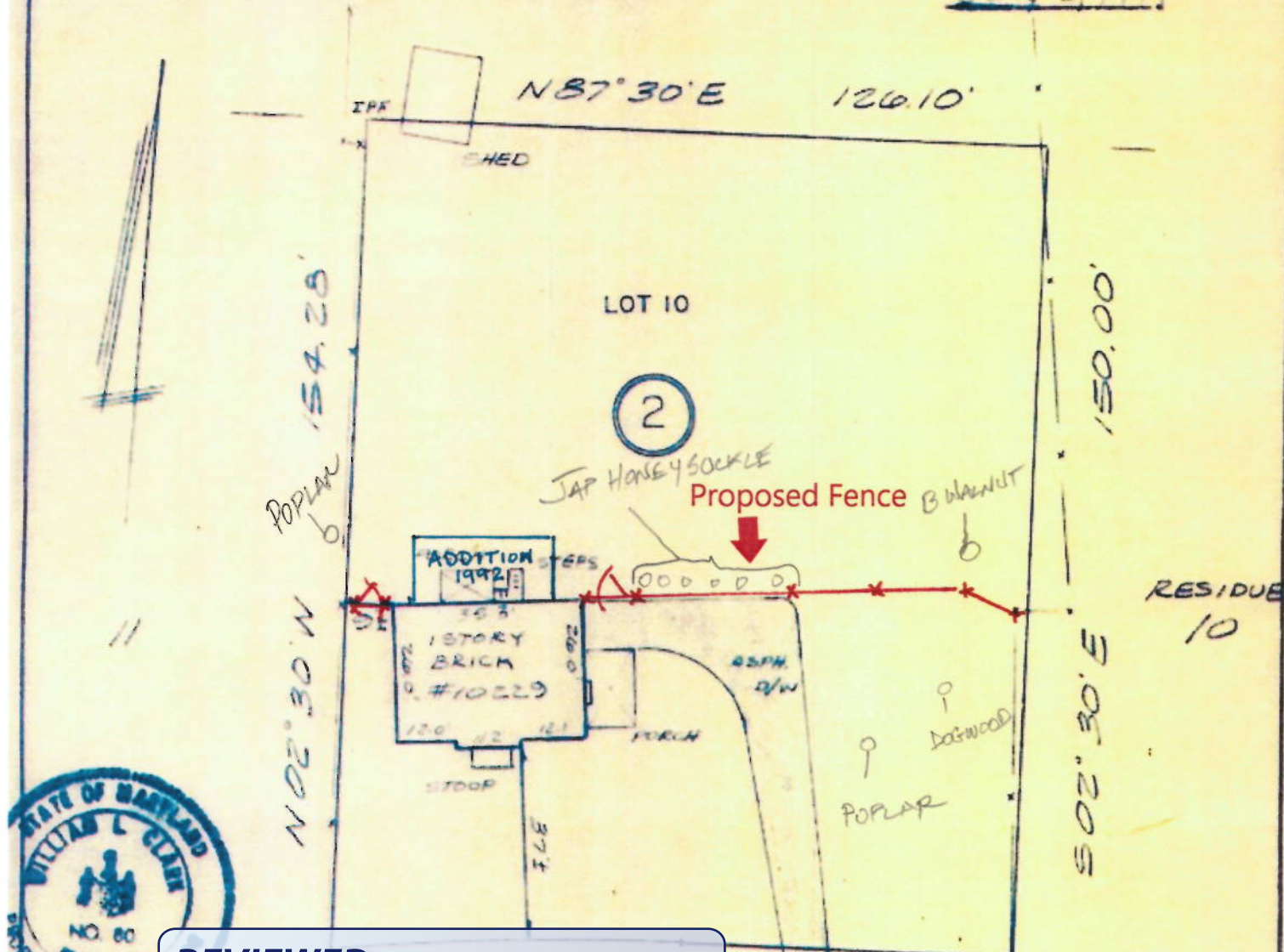
MD TREE EXPERT  
LIC. NO. 715

# HOUSE LOCATION

P10 LOT 10 BLOCK 2  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MD

CASE N-7938

THIS PROPERTY IS LOCATED IN  
FIRM ZONE C AS SHOWN  
ON COMMUNITY PANEL NUMBER  
290049-200 OF NATIONAL  
FLOOD INSURANCE MAP DATED  
JULY 2, 1979



**REVIEWED**  
By Michael Kyne at 9:58 pm, Aug 02, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. [Signature]*

PLAT BOOK 13 PLAT 360

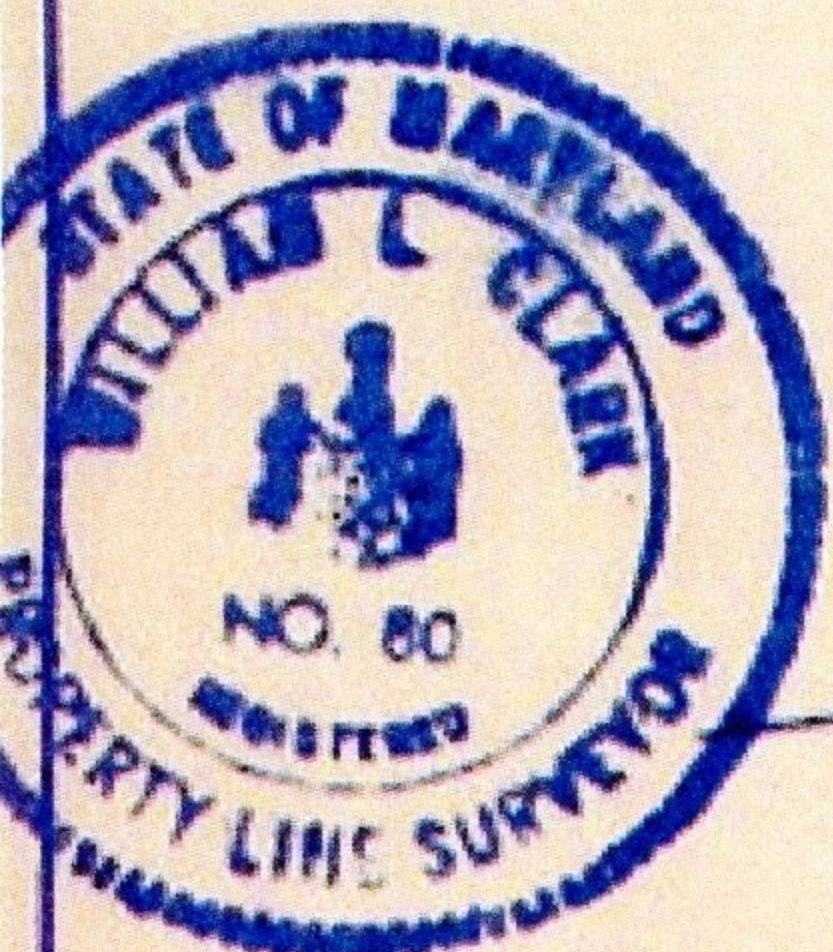
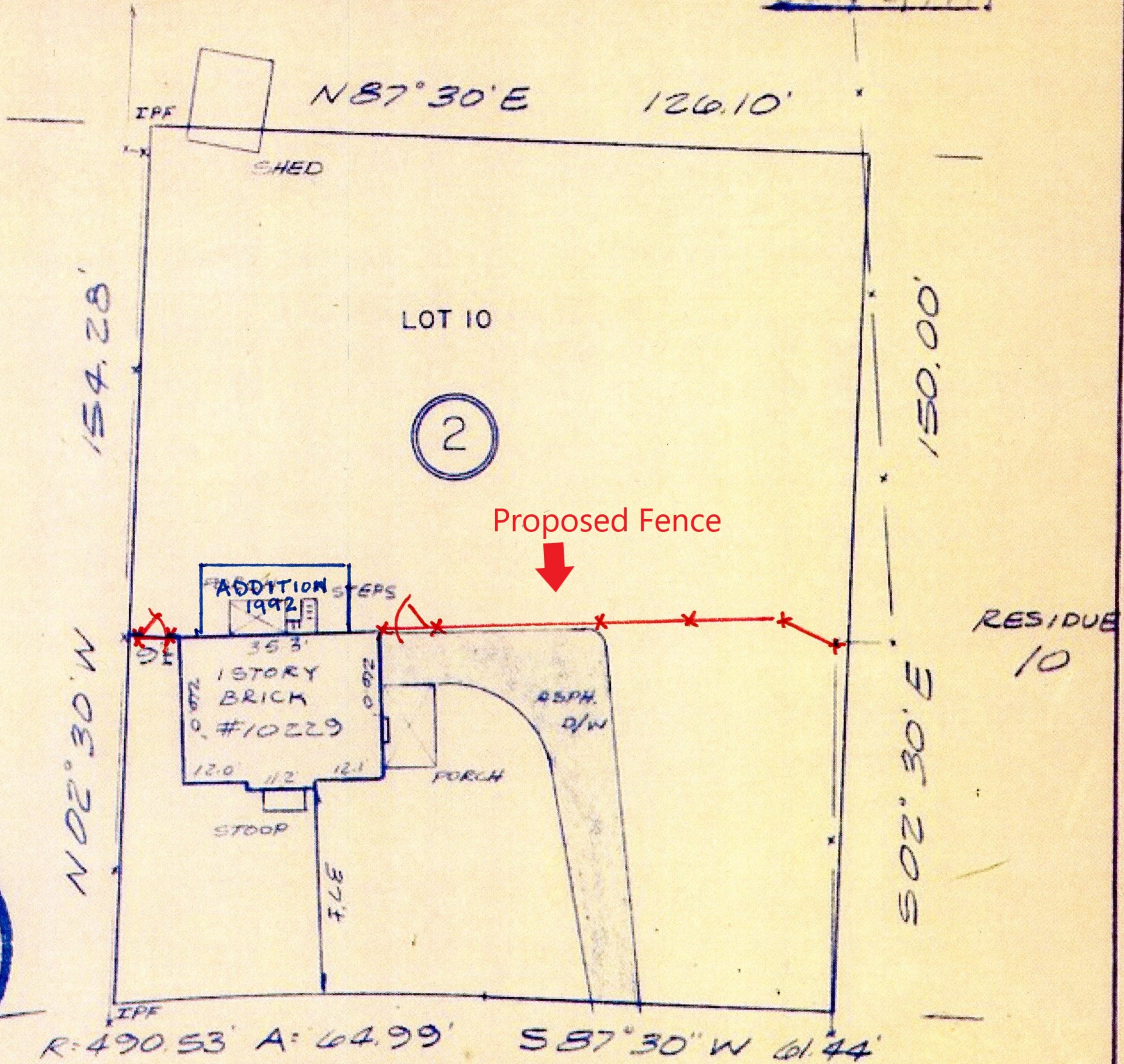
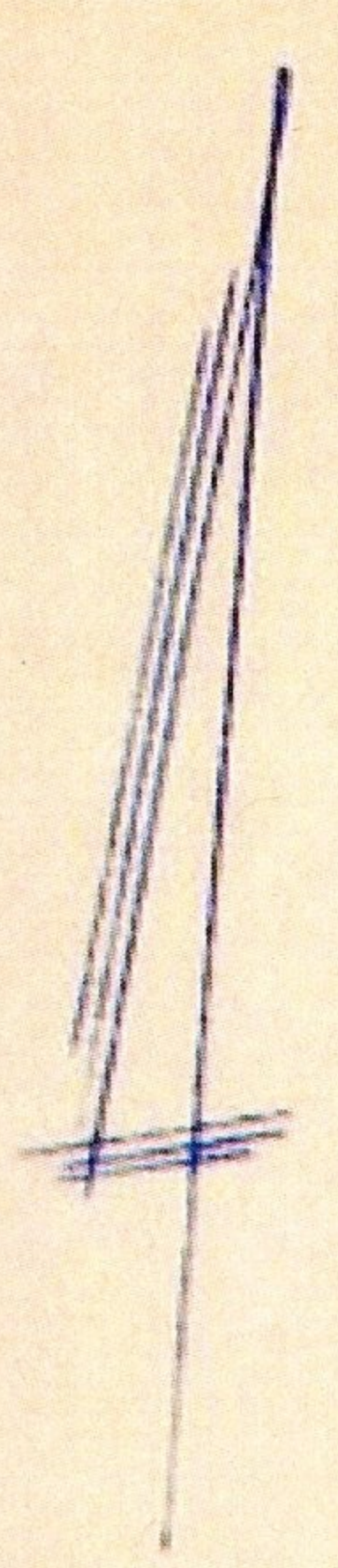
I HEREBY CERTIFY THAT THE LOCATION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING OR OTHER IMPROVEMENT LINES, AND NO PROPERTY CORNERS WERE SET.

# HOUSE LOCATION

P/O LOT 10 BLOCK 2  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MD

CASE M-7938

THIS PROPERTY IS LOCATED IN  
FIRM ZONE C AS SHOWN  
ON COMMUNITY-PANEL NUMBER  
240049-200 OF NATIONAL  
FLOOD INSURANCE MAP DATED  
JULY 2, 1979



PLAT BOOK 13

REVIEWED  
By Michael Kyne at 9:58 pm, Aug 02, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission

NO TITLE REPORT WAS FURNISHED

I HEREBY CERTIFY THAT THE LOCATION OF THE PROPERTY AND ANY IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN FULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT LINES, AND NO PROPERTY CORNERS WERE SET

## BELTWAY SURVEYS

5627 ALLENTOWN ROAD  
CAMP SPRINGS, MARYLAND 20746  
SUITE 104 (301) 899-3440

11/6/91 *W. Clary*  
SCALE 1" = 30' DATE 1-16-91 DRAWN *DRB* CHECKED

FIELD BOOK PAGE