

25914 Frederick Road, Clarkburg
[HPC Case # 16159-11A]

Hyattstown A.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: December 22, 2011

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #585731, fencing installation

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 December 21, 2011 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 Zito

Address: 25914 Frederick Road, Clarksburg

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mark Brengle
Daytime Phone No.: 301-748-3575

Tax Account No.: 02-00023956
Name of Property Owner: Michael Zito Daytime Phone No.: 240-422-9298
Address: 25914 Frederick Road Clarksburg MD 20871
Contractor: Frederick Fence Co., Inc Phone No.: 301-663-4000
Contractor Registration No.: 16416
Agent for Owner: Mark Brengle Daytime Phone No.: 301-748-3575

LOCATION OF BUILDING/PREMISE

House Number: 25914 Street: Frederick Road
Town/City: Clarksburg Nearest Cross Street: Old Hundred Rd
Lot: 44 Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other.

1B. Construction cost estimate: \$ 4225.00

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height 4 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent Date

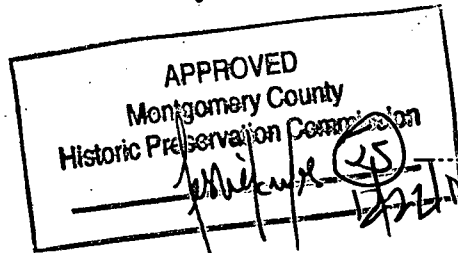
Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 12/22/11
Application/Permit No.: 585731 Date Filed: Date Issued:

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

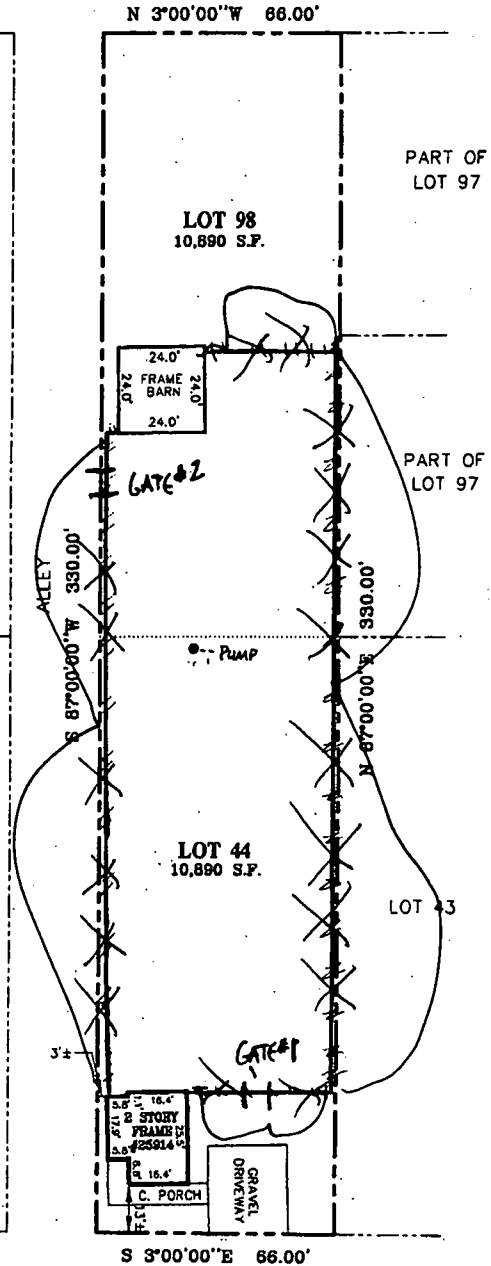
1. Flood zone "X" per H.U.D. panel No. 0040D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.
3. No property corners confirmed.
4. Total area= 21,780 S.F.




X = FENCE



LOCATION DRAWING
LOTS 44 AND 98
HYATTSTOWN
MONTGOMERY COUNTY, MARYLAND



FREDERICK ROAD
(MARYLAND ROUTE 355)
(68' WIDE R/W)

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-6100 Fax 301/948-1288			
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. <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 581		PLAT BK. K	PLAT NO. 197					
		LIBER 36573	FOLIO 32				DATE OF LOCATIONS	SCALE: 1" = 40'
							WALL CHECK:	DRAWN BY: E.H.
		HSE. LOC.: 1-15-10		JOB NO.: 01-795				



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Mark Brengle

Daytime Phone No.: 301-748-3575

Tax Account No.: 02-00023956

Name of Property Owner: Michael Zito Daytime Phone No.: 240-422-9298

Address: 25914 Frederick Road Clarksburg MD 20871
Street Number City State Zip Code

Contractor: Frederick Fence Co. Inc Phone No.: 301-663-4000

Contractor Registration No.: 16416

Agent for Owner: Mark Brengle Daytime Phone No.: 301-748-3575

LOCATION OF BUILDING/PREMISE

House Number: 25914 Street: Frederick Road

Town/City: Clarksburg Nearest Cross Street: Old Hundred Rd

Lot: 44 Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 4225.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Signature of owner or authorized agent

Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 12/27/11

Application/Permit No.: 585731 Date Filed: _____ Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25914 Frederick Road, Clarksburg	Meeting Date:	12/21/2011
Resource:	Outstanding Resource Hyattstown Historic District	Report Date:	12/14/2011
Applicant:	Michael Zito (Mark Brengle, Agent)	Public Notice:	12/7/2011
Review:	HAWP	Tax Credit:	No
Case Number:	10/59-11A	Staff:	Josh Silver
PROPOSAL:	Fencing installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Hyattstown Historic District
STYLE: Vernacular
DATE: c1870s

PROPOSAL:

The applicant is proposing to install approximately 464 linear feet of 4' high, pressure treated wood, split-rail fencing around the perimeter of the subject property. The proposal also includes the installation of two 10' wide, 4' high metal agricultural gates.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850
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House Number: 25914 Street: Frederick Road
Town/City: Clarksburg Nearest Cross Street: Old Hundred Rd
Lot: 44 Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 4225.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 585731 Date Filed: _____ Date Issued: _____

11-1-10

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www.frederickfence.com P.O. Box 4187 Frederick, Maryland 21705 MHIC # 16416

OWNER(S) NAME Michael Zito		DATE: 10.4.10	
JOB ADDRESS 25914 Frederick Road	BILLING ADDRESS Same		
CITY STATE & ZIP Clarksburg, MD 20871	HOME #:	WORK/CELL#: 240.422.9298	
18 Mth Warranty	EMAIL: zitomzito@gmail.com		

DIRECTIONS:

**** Frederick Fence is not responsible for damage to under ground sprinklers or dog fences****

No refunds or returns on special order materials(Includes Vinyl, Aluminum, & Steel Fence)

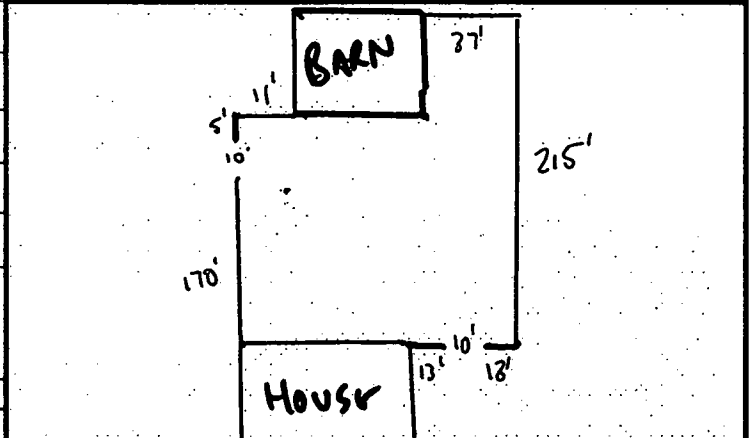
Work to be Performed by Contractor:
Furnish labor and material to install approx 464 linear feet of 4' tall pressure treated split rail fence. Fence will be installed with pressure treated post and runners.

Homeowner is going to install the mesh and the gates himself. We will deliver the mesh to the site when we come out to install the fence.

Homeowner is also going to be installing the gates himself, gates will be onsite for us to install gate post to the proper size

Circle: TEAR OUT / HAUL / TRIM 0 ft of N/A (type fence)

Other Instructions:
Owner to go over location of fence and gates with foreman



- 1) Are survey stakes in? Yes No
- 2) Who will mark fence location? Customer
if customer to mark - init. here _____
- 3) Permit? Yes No
- 4) Call Miss Utilities? Yes No
- 5) Swimming Pool? Yes No
- Digger Accessible? Yes No

FRONT

APPROXIMATE starting and completion dates:
Work under this contract will start approx. **3-4 Weeks** (subject to circumstances beyond the control of the contractor (INCLUDING WEATHER) and will be completed in approximately **3-4** days.

For the above services and/or materials & equipment (also permits where required) the OWNER agrees to pay the CONTRACTOR the sum of:.....\$ **4,225.00**

Said sum to be payable as follows:
Deposit before work is started (may not exceed 1/3) **financing - Approved** **0.00**

Credit Card # _____ Exp. Date _____
(we accept VISA, MASTERCARD & DISCOVER & financing available)

Balance due upon completion - to be paid to foreman:.....C.O.D.\$ **4,225.00**

Please charge the balance to my credit card upon completion YES NO (circle one)

The undersigned CONTRACTOR and OWNER agree and accept the terms and conditions set forth herein and further agree that this contract contains the final and entire agreement between the parties here to and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained. This contract is not binding upon FREDERICK FENCE CO., INC. until accepted.

Date: 10/14/10 Owner: [Signature]
You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

I have read and understand the warranty information concerning this contract.
Date: _____ Initials: _____

Utilities Called: **Mark Brengle**
Date Accepted: _____ by Frederick Fence Co.

RECEIVED OCT 07 2010

DATE 10/7 # 10500523

R09357 (4)

CONSUMER INFORMATION NOTES:

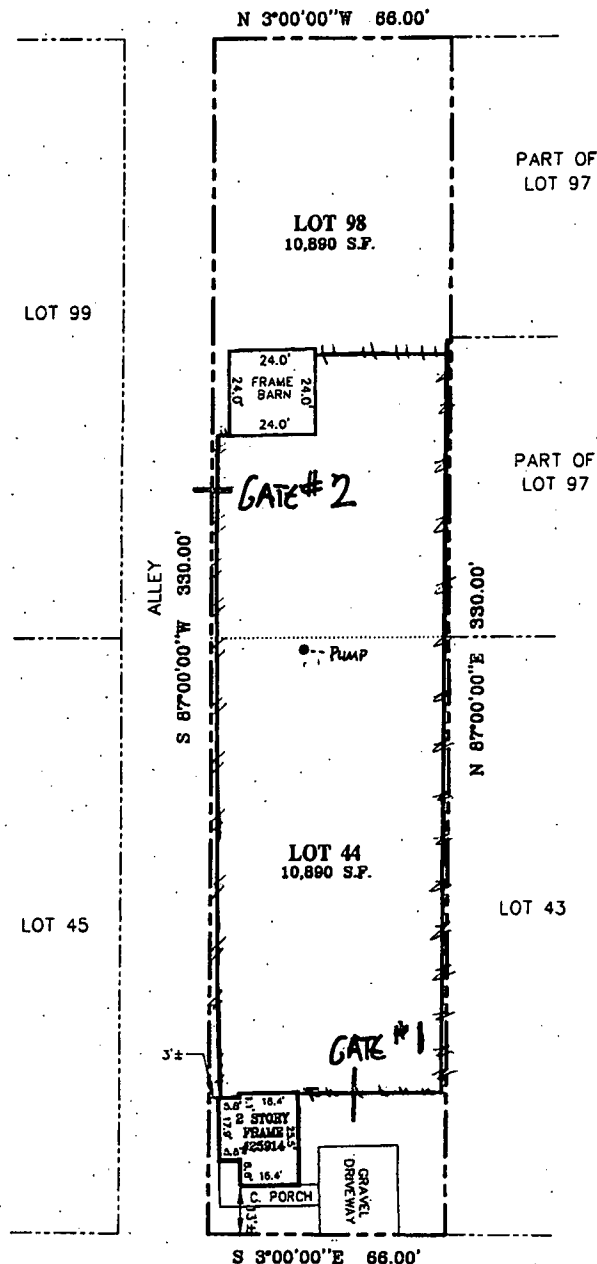
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3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes


1. Flood zone "X" per H.U.D. panel No. 0040D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
Fences, if shown, have been located by approximate methods.
3. No property corners confirmed.
4. Total area= 21,780 S.F.

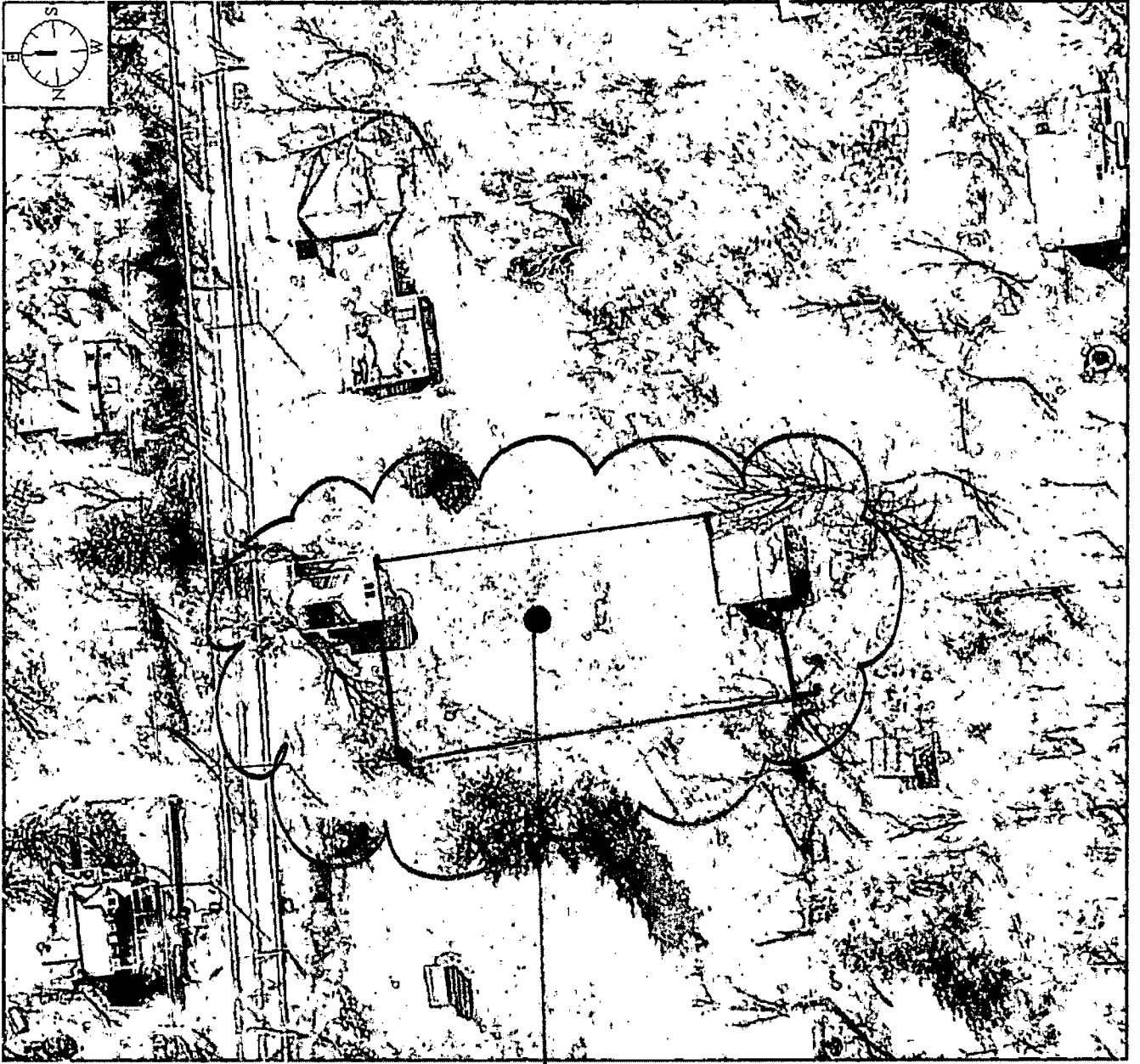


LOCATION DRAWING
 LOTS 44 AND 98
 HYATTSTOWN
 MONTGOMERY COUNTY, MARYLAND

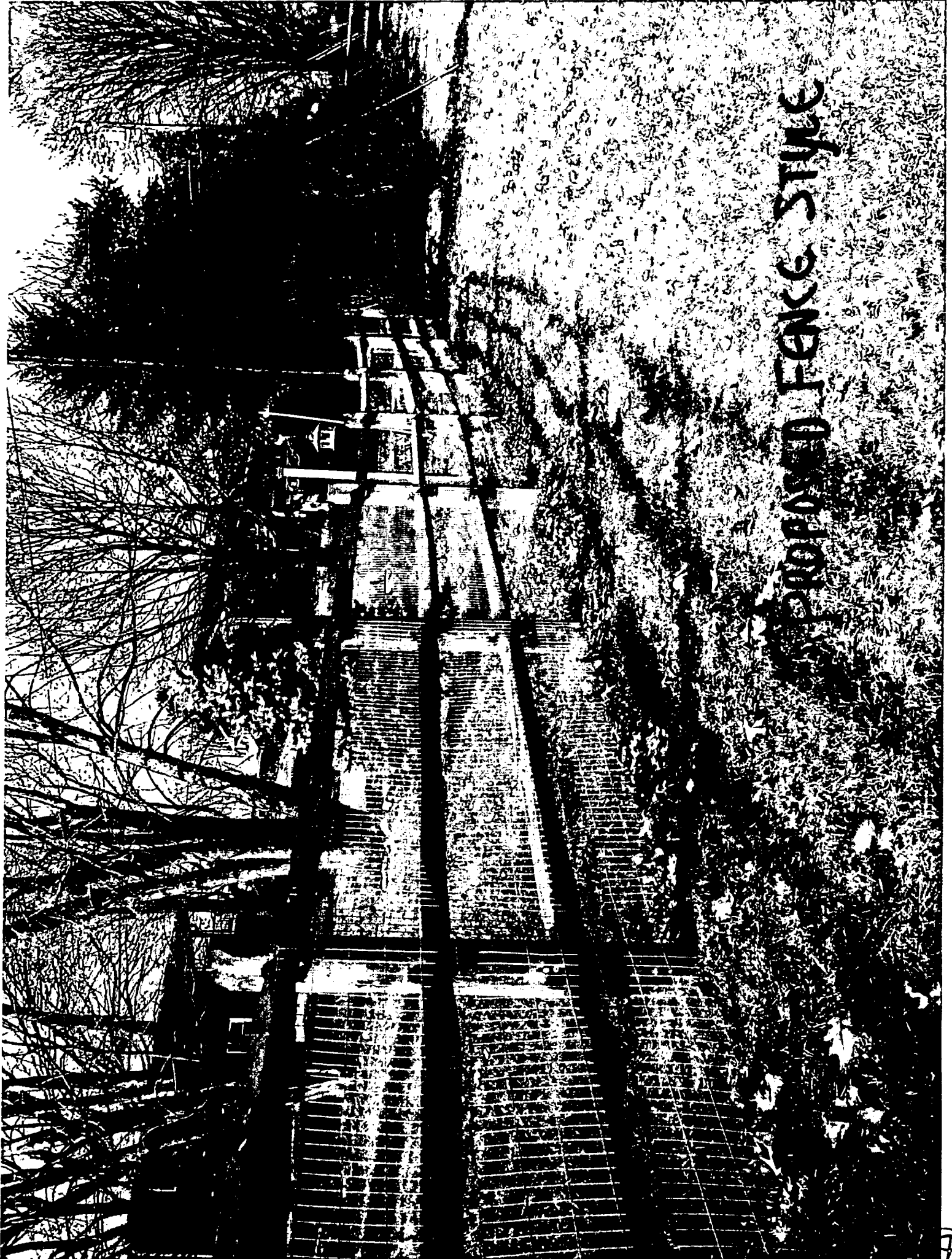


FREDERICK ROAD
 (MARYLAND ROUTE 355)
 (66' WIDE R/W)

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS	
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. <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		PLAT BK.	K		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1288
		PLAT NO.	197		
LIBER	36573	DATE OF LOCATIONS	SCALE:	1" = 40'	
FOLIO	32	WALL CHECK:	DRAWN BY: E.H.		
		HSE. LOC.:	1-15-10	JOB NO.: 01-795	



41852



PROPOSED FENCE STRIP



PROPOSED GATE STYLE

11-1-10

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301-663-4000(Frederick) * 301-831-4008(Mont Co) * 1-800-493-3623(toll free) * 301-663-0017(Fax)
www.frederickfence.com P.O. Box 4187 Frederick, Maryland 21705 MHIC # 16416

OWNER(S) NAME	Michael Zito	DATE:	10.4.10
JOB ADDRESS	25914 Frederick Road	BILLING ADDRESS	Same
CITY STATE & ZIP	Clarksburg, MD 20871	HOME #:	
18 Mth Warranty		WORK/CELL#:	240.422.9298
		EMAIL:	zitomzito@gmail.com

DIRECTIONS:

**** Frederick Fence is not responsible for damage to under ground sprinklers or dog fences****

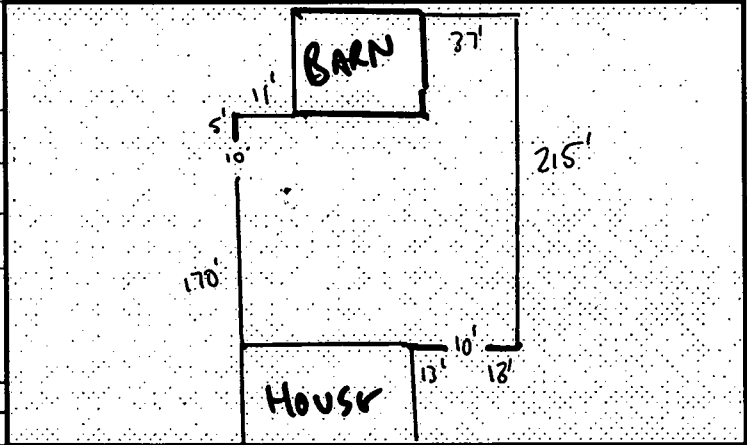
No refunds or returns on special order materials(Includes Vinyl, Aluminum, & Steel Fence)

Work to be Performed by Contractor:

Furnish labor and material to install approx 464 linear feet of 4' tall pressure treated split rail fence. Fence will be installed with pressure treated post and runners.

Homeowner is going to install the mesh and the gates himself. We will deliver the mesh to the site when we come out to install the fence.

Homeowner is also going to be installing the gates himself, gates will be onsite for us to install gate post to the proper size



FRONT

Circle: TEAR OUT / HAUL / TRIM 0 ft of N/A

(type fence)

Other instructions:

Owner to go over location of fence and gates with foreman

APPROXIMATE starting and completion dates:

Work under this contract will start approx. 3-4 Weeks (subject to circumstances beyond the control of the contractor (INCLUDING WEATHER) and will be completed in approximately 3-4 days.

- 1) Are survey stakes in? Yes No
- 2) Who will mark fence location? Customer
if customer to mark - Init. here _____
- 3) Permit? Yes No
- 4) Call Miss Utilities? Yes No
- 5) Swimming Pool? Yes No

Digger Accessible? Yes No

For the above services and/or materials & equipment (also permits where required) the OWNER agrees to pay the CONTRACTOR the sum of: \$

4,225.00

Said sum to be payable as follows:

Deposit before work is started (may not exceed 1/3):

financing - Approved

0.00

Credit Card #

Exp. Date

(we accept VISA, MASTERCARD & DISCOVER & financing available)

Balance due upon completion - to be paid to foreman: C.O.D.\$

4,225.00

Please charge the balance to my credit card upon completion YES NO (circle one)

The undersigned CONTRACTOR and OWNER agree and accept the terms and conditions set forth herein and further agree that this contract contains the final and entire agreement between the parties here to and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained. This contract is not binding upon FREDERICK FENCE CO., INC. until accepted.

Date: 10/14/10

Owner

Handwritten signature

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

I have read and understand the warranty information concerning this contract

Date: _____ Initials: _____

See Mark's Lic. No. 1017817 Salesman: Mark Brengle
Date Accepted: _____ for Frederick Fence Co.

RECEIVED OCT 07 2010

DATE 10/17 # 10500523

R09357