



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 30, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, Director
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1091037 - Fence Installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved by 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: Nick Steiner
Address: 10009 Menlo Ave., 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 Dan Bruechert at 301-563-3408 or dan.bruechert@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 [Date]. The approval memo and stamped drawings follow.



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 (9.16.2024), Home phone, Work phone, Cell phone (240.476.9319), Fax number, and Email (nick.t.steiner@gmail.com).

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

Capital Fence, Inc. will furnish and install 112 linear feet of 4 feet high Black Ornamental 3-Rail Aluminum fencing, and 48 linear feet of 4 feet high Black Ornamental 3-Rail fencing with Black Quad Finials and Rings.

We will also furnish and install two (2) 4-foot-wide Aluminum single gates Gate posts will be 2 inches square and set 30-36 inches in ground with cement.

Capital will clear & haul existing fence? NO

Note: Fence is to follow grade unless otherwise specified. All fence workmanship is guaranteed for ONE YEAR, gates 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 contract rates: Total Contract Rate \$6,660.00, 1/3 Deposit Due with Order \$2,220.00, 1/3 due Day of Initial Installation \$2,220.00, Due on Day of Substantial Completion \$2,220.00.

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? NO

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

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

The Estimated date of commencement of the work is 1-3 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 accept the Terms and Conditions as presented on page 2 of this PROPOSAL AND CONTRACT.

Prices are good for 15 days.

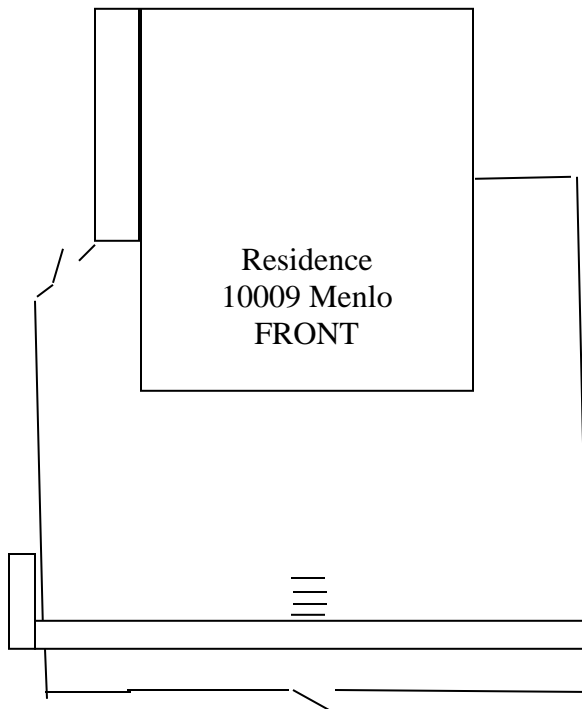
Contractee's Signature: [Signature] Date: 9/19/2024

Contractor's Signature: Jim O'Brien Date: 9.16.2024

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 2:40 pm, Oct 30, 2024

Diagram of proposed layout Drawing not exact or to scale



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED

By Dan.Bruechert at 2:40 pm, Oct 30, 2024

LEAFY AVENUE
(WARNER AVENUE)



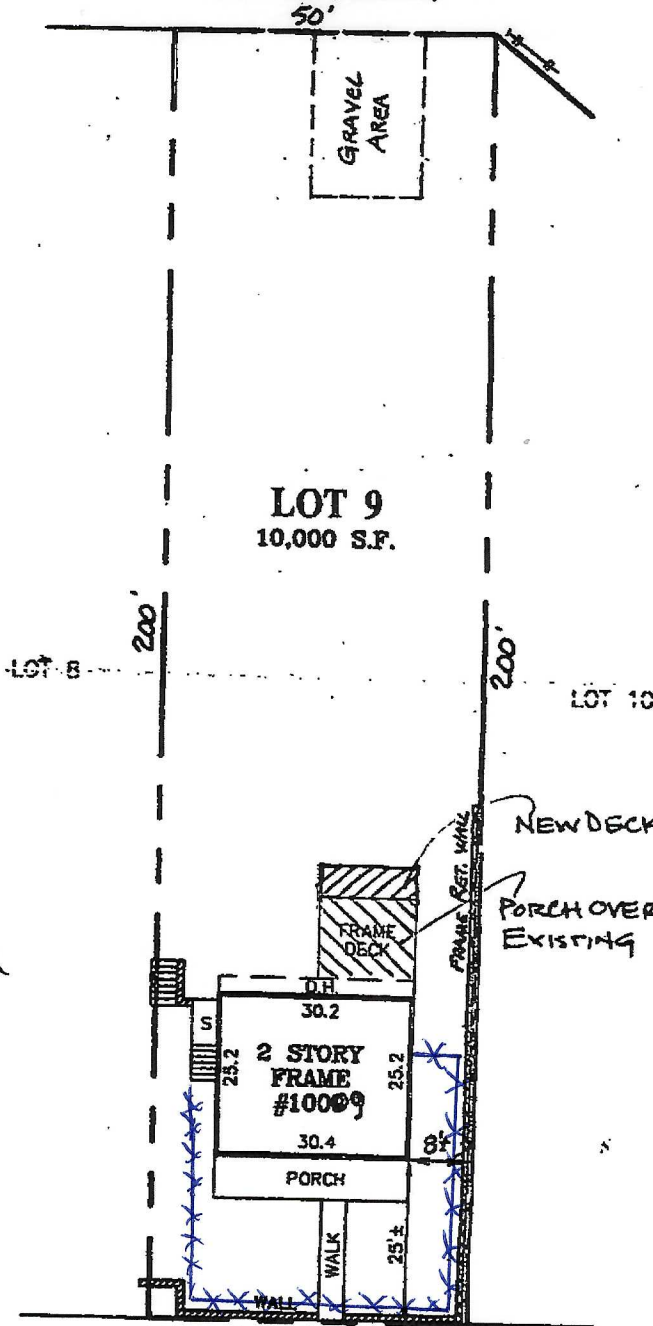
Notes:

1. Flood zone 'X' per H.U.D. panel No. 0370D.
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 5 feet. Fences, if shown, have been located by approximate methods.
3. No PROPERTY CORNERS CONFIRMED.

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED *[Signature]* DATE 8/24/2024
ZONING CLASS R-60 PAGE 2 OF 3
BOARD OF APPEALS CASE 2024-1001

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]




MENLO AVENUE
(METROPOLITAN AVENUE)

REVIEWED

By Dan.Bruechert at 2:40 pm, Oct 30, 2024

LOT 9, BLOCK 33
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES	 <p>SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100 Fax 301/948-1288</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."		PLAT BK. .A PLAT NO. 9	
<i>[Signature]</i> MARYLAND/PROPERTY LINE SURVEYOR REG. NO. 687		LIBER FOLIO	DATE OF LOCATIONS SCALE: 1" = 30' WALL CHECK: DRAWN BY: J.T.H. HRR. LOC.: 4-11-11 JOB NO.: 11-01121



APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]

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By Dan.Bruechert at 2:40 pm, Oct 30, 2024



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