



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 5/22/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1115768 - 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 submission materials.

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: Richard Miller
Address: 19000 Muncaster Rd., Derwood

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;

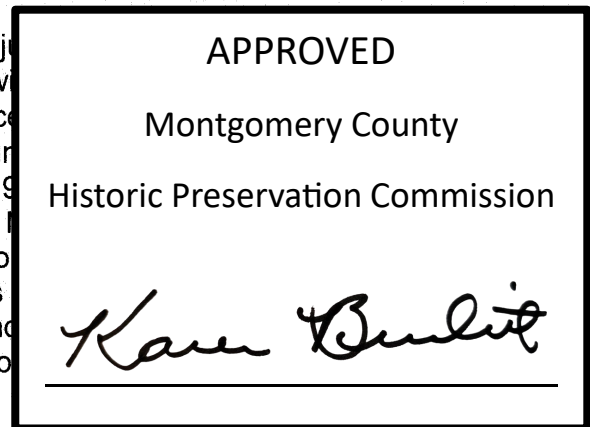
Replacement tree required as a condition; and,

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 Tamil C. Brummett on _____. The approval memo and stamped drawings follow.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The Ridge is a historic home which sits at the back of j Flemish bond brick house on a fieldstone foundation w reflects Georgian, Federal, and Greek Revival influence property behind the main house and is thought to origi home of Zadok Magruder and his descendants, until 19 acre farm on which it sat. The Ridge was listed on the l is designated as a historic preservation site for Montgo Through the years The Ridge has had various lives as among other things. At some point, a five-stall barn and and the Ridge served as an equestrian facility. The pro one in each front paddock.



REVIEWED

By Dan Bruechert at 11:33 am, May 22, 2025

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

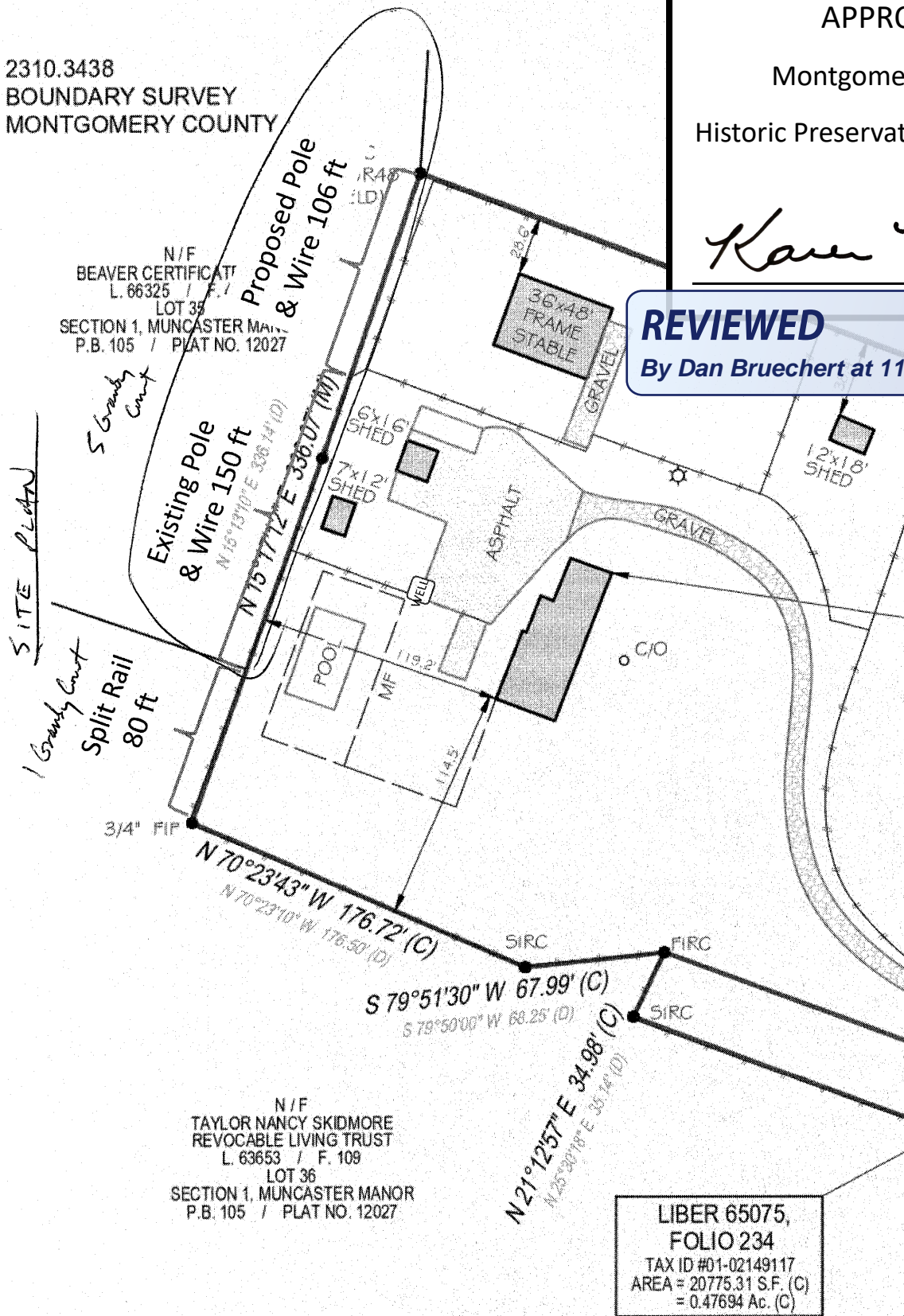
Back Fence Line Replacement and Extension

The back of the property has 3 different configurations along the property line. Where the property abutts with 1 Granby Ct, there is a 3-rail, split-rail fence (80 ft). This sits on the edge of the 1 Granby lot and is owned and maintained by the owner. Where the back of the property abutts with 5 Granby Ct there is a 150 ft section of 4 ft-high welded-wire fence supported with wooden posts that sits on our side of the property boundary, and the remaining 106 ft of property line has no fencing separating it. The wire fence and wooden posts are in need of repair and we are proposing to fix the existing section of fence with like for like materials, and asking to extend the fence line across the final 106ft section of property currently without fencing. The owner's of 5 Granby Ct are operating it as a group home and their employees, clients, and contractors are often unaware of the demarcation of the property line. This will help prevent any further confusion on their parts and will keep with the existing look/feel of the property.

2310.3438
BOUNDARY SURVEY
MONTGOMERY COUNTY

APPROVED
Montgomery County
Historic Preservation Commission
Karen Buehler

REVIEWED
By Dan Bruechert at 11:33 am, May 22, 2025



OVERLOOK FENCE COMPANY

10512 Gas House Pike

New Market, MD 21774

www.overlookfencecompany.com

Dale Ponce

MHIC #102408

301-662-5679

Email: overlookfence@gmail.com

PROPOSAL

Owner Richard Miller Date April 3, 2025

Address 19000 Muncaster Rd Derwood MD 20855
STREET CITY STATE ZIP

Phone _____ Email _____

Contractor to perform work

Contractor agrees to: Remove and haul 243 linear feet of existing fence.

Furnish and install 243 linear feet of 2" x 4" x 48" Galvanized welded wire on client supplied 4" - 5" round posts. All posts dry packed with 40 lbs. concrete each (concrete supplied by OFC).

MISS UTILITY ☒ YES ☐ NO PERMIT ☐ YES ☒ NO

Pricing for the above services, materials, equipment and permits, if necessary. The owner agrees to pay Overlook Fence Co. The Sum of \$ 2,443.00 to be paid as follows: **Deposit at proposal signing (1/3 of contract price); Balance due upon completion of work.**

Total \$ 2,443.00

CK ☐

Deposit \$ 814.00

CC ☐

Balance \$ 1,629.00

Finance ☐

All credit card transactions are subject to credit card company's terms and conditions. Completion and starting date subject to conditions beyond the control of OFC.


The above prices and conditions are satisfactory and are work as specified. Payment to be made as outlined above.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY CANCELLING THIS TRANSACTION.

APPROVED

Montgomery County

Historic Preservation Commission



SIGNATURE _____

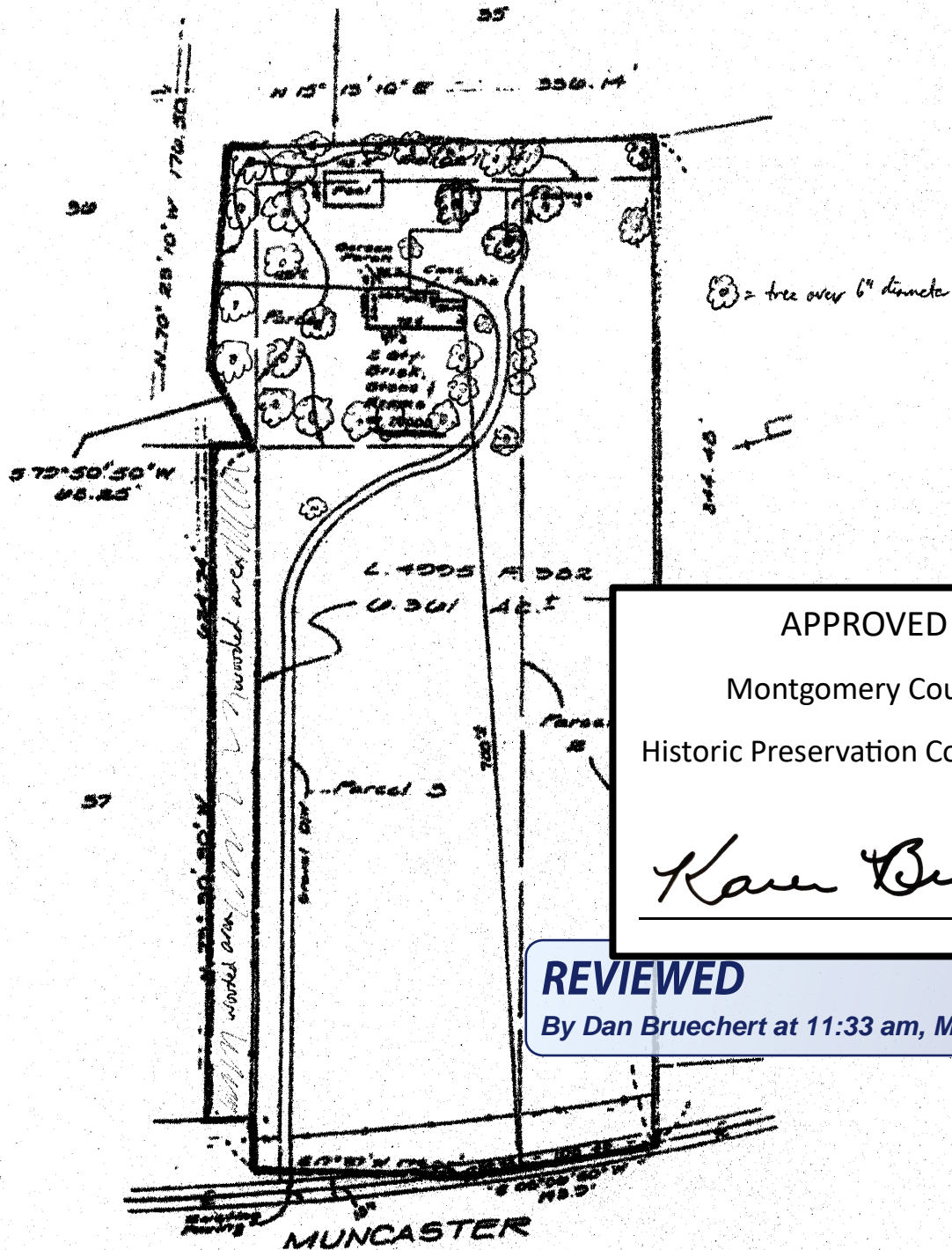
SIGNATURE _____ DATE _____

NOTE: YOU MAY CANCEL THIS TRANSACTION WITHOUT PENALTY OR OBLIGATION, WITHIN FIVE BUSINESS DAYS FROM THE DATE ABOVE.

SIGNATURE Dale W. Ponce DATE April 3, 2025

ANY ADDITIONAL AMOUNTS OF LINEAR FOOTAGE UPON COMPLETION OF JOB THAT ARE ABOVE THE CONTRACTED AMOUNT ARE SUBJECT TO ADDITIONAL CHARGES. OFC does not haul/remove dirt from property. Owner is responsible for marking all underground private utilities, including invisible dog fence, and releases OFC from any liability associated with private lines.

boundary description: Tree Survey



APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

REVIEWED

By Dan Bruechert at 11:33 am, May 22, 2025