



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 7/15/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1118976– Fence installation and shed construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with three (3) conditions** at the July 9, 2025 HPC meeting:

1. Fencing forward of the rear wall plane of the main block must be 4-feet tall or lower than beltcourse between the foundation and first-floor levels and of an open design.
2. The HPC authorizes Staff to approve the final shed location as proposed or per Zoning setback requirements, provided it is located behind the rear wall plane of the main block. The applicant must confirm Zoning setback requirements and/or receive a Zoning variance for the proposed location prior to issuance of the HAWP unless HAWP approval is required for such review.
3. The applicant must coordinate with the Takoma Park arborist to determine the best location of fence posts and must locate post holes away from the trunks of any mature trees. Post holes must be hand-dug in proximity to mature trees and may not cut any roots greater than 2 inches in diameter.

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: Brett Denevi and John Lettow; CALCO Fence, Agent.
Address: 104 Park Avenue, 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



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

This single family home faces Park Avenue. The driveway runs along one side of the property, next to the house. The proposed fencing will be within the property lines, along the sides and back of the property. Most of the fencing will not be seeable from the front as the back yard slopes downhill at the end of the property line. There is one large tree in the front yard, but none in the back.

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

Fence:

188

Remove approximately 135 linear feet of 6 ft high chain link fencing & install approximately ~~202~~ linear feet of 6ft high, Cedar, horizontal solid board fencing with 2 - 48" wide matching flat topped gates. Line posts will be 4x4 pressure treated pine set in 30-36" of concrete. Gate posts will be 6x6 pressure treated pine set in 30-36" of concrete. Gates will have self closing tension hinges.

Shed:

A Cedar Shed, designed to match the fencing to be installed, will be built on the existing concrete driveway - at the far end off it (furthest from the street). The Shed will be no taller than 8ft and slope down to 6'6". The area will be 9'x7'.

****The shed is approximately 72 sq ft, and will be placed a minimum of 3' inside the left side and rear property lines (per building setback). It is replacing a detached garage that used to be there *****

**** The shed will be sided with horizontal tongue and groove cedar, similar to the photo that has been attached. ****

REVIEWED

By Laura DiPasquale at 9:09 am, Jul 15, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

Work Item 1: removal of current fence

Description of Current Condition:

old 6ft chain link fence in rear yard to be removed

Proposed Work:

remove current fence, haul away all debris

Work Item 2: install new fence and gates

Description of Current Condition:

Yard will be free of old fence, but in tact and ready for new fencing.

Proposed Work:

Miss Utility will clear and/or mark rear yard for safety. CALCO fence staff will Dig & secure new posts, install cedar fencing around side/rear yards, and install 2 gates.

Work Item 3: Install Shed

Description of Current Condition:

nothing currently at the end of the driveway where the shed will be installed.

Proposed Work:

Build/install a 9x7 Cedar shed (no taller than 8ft at the highest point) on the concrete at the far (from the road) end of the driveway. The color and style of the fence and the shed will match.

APPROVED

Montgomery County

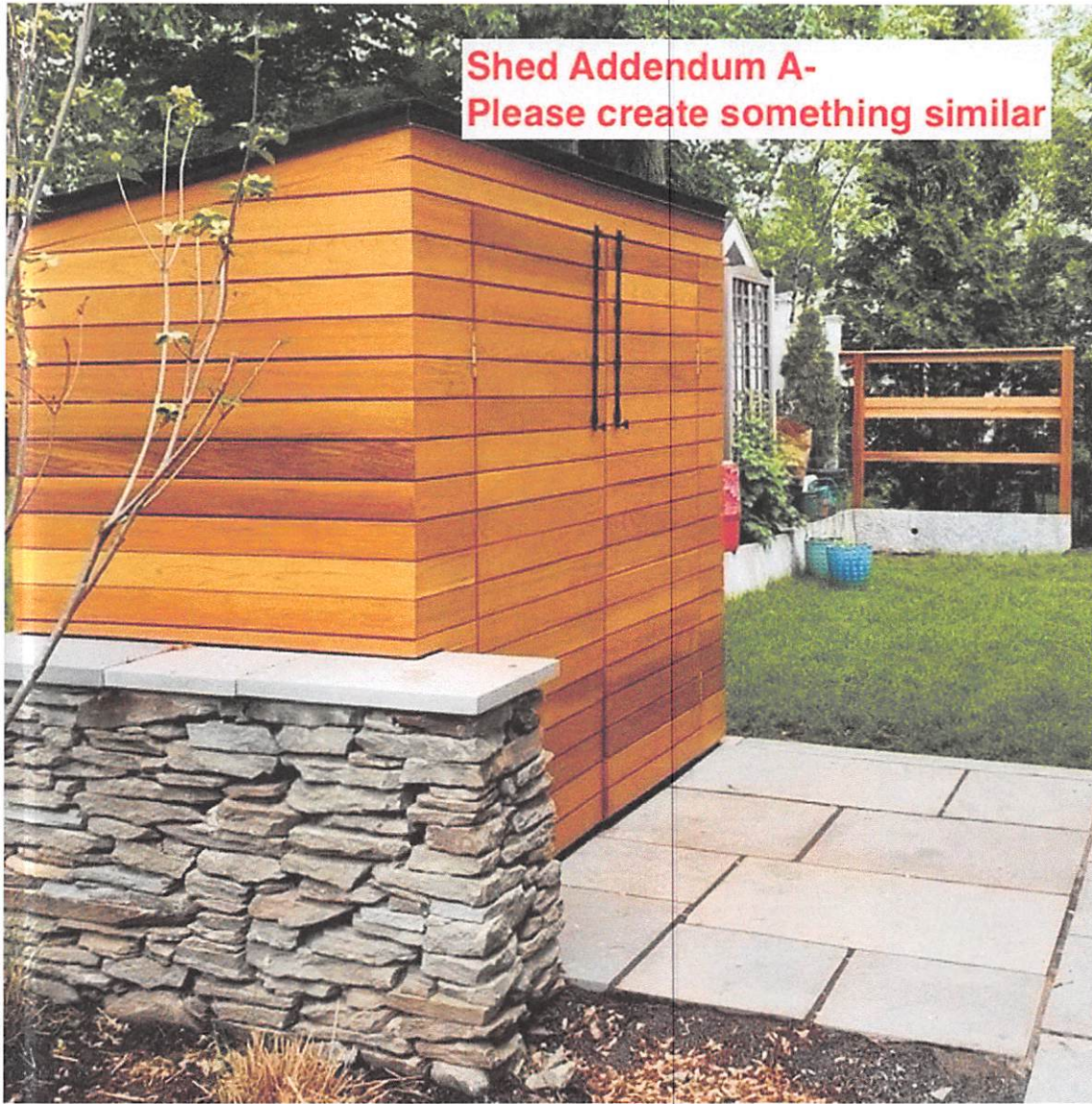
Historic Preservation Commission

Karen Bulleit

REVIEWED

By Laura DiPasquale at 9:09 am, Jul 15, 2025

Shed Addendum A-
Please create something similar



REVIEWED

By Laura DiPasquale at 9:09 am, Jul 15, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit



AYLI - Calco Fencing Company, LLC

dba - Calco Fence and Deck

4224 Ijamsville Road
Suite B
Ijamsville, Maryland 21754

"Built on Reputation and Trust"

Serving the DC Metro Area Since 1947

Brett Denevi
104 Park Avenue
Takoma Park, MD 20912

6/6/2025

6.10.25 REV

CALCO MHIC # 120336 VAHIC #2705086714
AYLI MHIC # 120336 DC #420214000075

PROPOSAL

Scope of Work: Build a 9 ft. x 7 ft. shed (72 square feet) similar to the photo that has been presented as SHED Addendum A

- 1) Shed to be built on existing concrete driveway that used to house detached garage. Shed will be located a minimum of 3' inside the property lines.
- 2) Shed height at the front wall will be 8' tall, sloping down to 6' 6".
- 3) Frame shed wall using 2x4x10 studs with pressure-treated 2x4 plates. Front wall to be framed to accommodate a 72" x 80" double door opening.
- 4) Frame will be wrapped with exterior water resistant plywood panels, than with roofing felt underlayment, and Typar.
- 5) 1 x 6 tongue and groove horizontal Western Red Cedar boards will be used to side the shed.
- 6) Door hinges and lock to be black.
- 7) Roof will be framed with pressure-treated 2 x 8 x 10' joists, set 16" on center. Roofing plywood will be installed, and a metal roof will be installed, with appropriate flashing and drip edges. There will be no gutter or downspout.
- 8) Stain the WRC to match the fence.
- 9) Haul away all resulting debris.

Material List

2x4x10 PT

2x4x8 PT

2x4x8 cedar door frame

Roofing Plywood 3/4"

Typar

Felt Wrap

Exterior Plywood

1 x 6" x 7' Western Red Cedar tongue and groove

1 x 4" x 8' Western Red Cedar trim boards

2 Hinges, drop rod, locking latch

Metal Roofing and Drip Edges

1 x 4" x 8' Western Red Cedar trim boards

Labor:Construction

REVIEWED

By Laura DiPasquale at 9:09 am, Jul 15, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Calco Representative _____

Customer Signature _____

Date _____

Phone #	Fax #	E-mail	Web Site
301-349-5540	301-279-7129	calcofence@gmail.com	www.calcofence.com



AYLI - Calco Fencing Company, LLC

dba - Calco Fence and Deck

4224 Ijamsville Road

Suite B

Ijamsville, Maryland 21754

"Built on Reputation and Trust"

Serving the DC Metro Area Since 1947

Brett Denevi
104 Park Avenue
Takoma Park, MD 20912

6/6/2025

6.10.25 REV

CALCO MHIC # 120336 VAHIC #2705086714
AYLI MHIC # 120336 DC #420214000075

PROPOSAL

*** Stain and Sealant to be purchased separately and will be procured with the Fence stain. Same conditions apply. ***

REVIEWED

By Laura DiPasquale at 9:09 am, Jul 15, 2025

APPROVED

Montgomery County

Historic Preservation Commission

TOTAL

\$8,391.50

*** Please initial job(s) selected for completion. Balances are due upon completion. Late balances are subject to a 2% late fee per month. Customer will be responsible for attorney's fees, collection fees, or any other costs associated with securing final payment.

*** Any additional work requested by owner and not mentioned above will be billed separately.

1/3 deposit required before work can be scheduled, 1/3 due at start of work, and the balance due upon completion.

Calco Representative _____

Customer Signature _____

Date _____

Phone #	Fax #	E-mail	Web Site
301-349-5540	301-279-7129	calcofence@gmail.com	www.calcofence.com



SAGE TITLE GROUP

THE WISE CHOICE

o: 310.654.2560
f: 301.654.0325
www.sagetitlegroup.com

7700 OLD GEORGETOWN ROAD SUITE 210 | BETHESDA, MD 20814



PROPERTY ADDRESS: 104 PARK AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: MD2204.0811

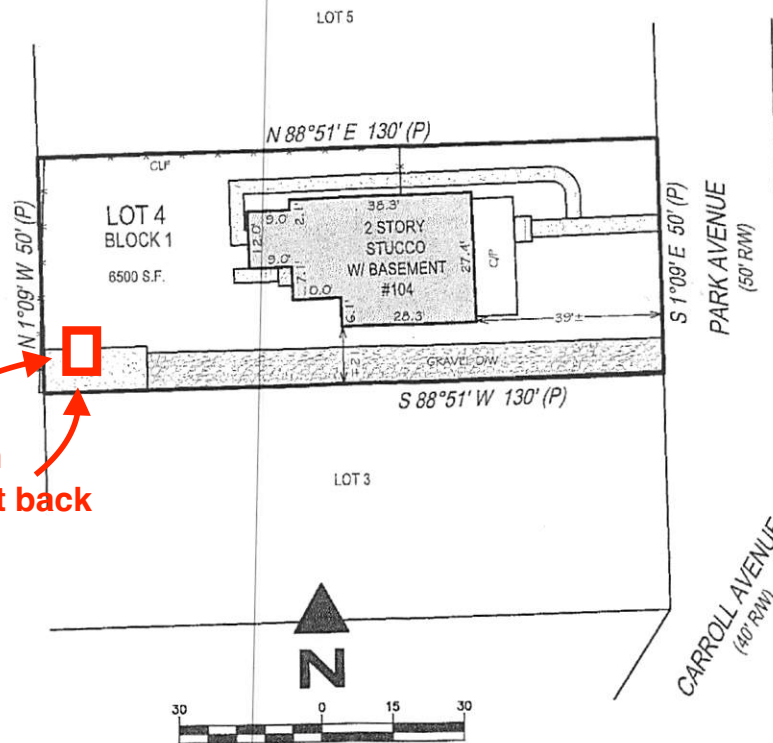
MD2204.0811
LOCATION DRAWING
MONTGOMERY COUNTY

PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

Shed - Approximately 9' x 7' (72 sq ft)
Building Set Back is 3' from left side and rear property lines
Shed replaces a detached garage that used to be there.

**3' minimum
building set back**



REVIEWED

By Laura DiPasquale at 9:09 am, Jul 15, 2025



John E. Krobath
State of Maryland Professional Land Surveyor
License Number: 10608 | Expires 5-29-2022

SURVEYORS CERTIFICATION:

I, the undersigned, being a duly Licensed Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as filed in the Office of the State Surveyor, and that the same was prepared by me or under my direct supervision and in accordance with the requirements set forth in Regulation 12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

APPROVED
Montgomery County
Historic Preservation Commission

Karen B. Burt



Exacta Land Surveyors, LLC
LBS#21513
office: 443.819.3994
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014

Renee Peres



301-651-0621
renee.peres@compass.com

COMPASS

DATE SIGNED: 04/07/22
FIELD WORK DATE: 4/7/2022
REVISION DATE(S): (REV.0 4/7/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



SAGE TITLE GROUP

THE WISE CHOICE

o: 310.654.2560
f: 301.654.0325
www.sagetitlegroup.com

7700 OLD GEORGETOWN ROAD SUITE 210 | BETHESDA, MD 20814



PROPERTY ADDRESS: 104 PARK AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: MD2204.0811

MD2204.0811
LOCATION DRAWING
MONTGOMERY COUNTY

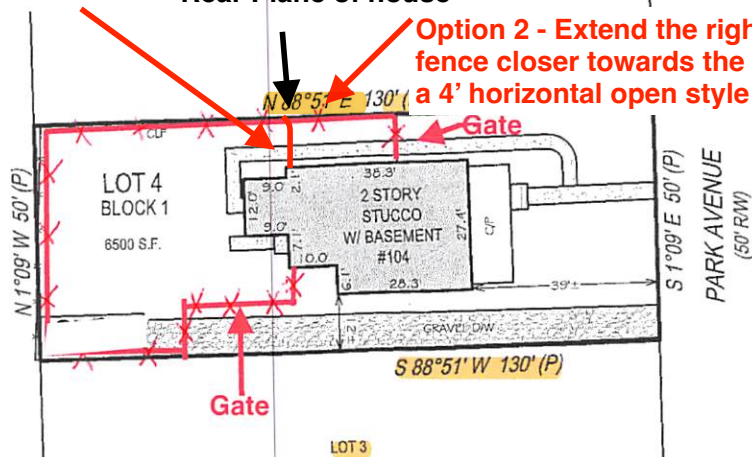
PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

Option 1: New 6' tall, solid board, horizontal Cedar Fence all installed within 6-8" of the property line, and in line with the rear plane of the house With two matching gates.

Rear Plane of house

Option 2 - Extend the right side fence closer towards the street with a 4' horizontal open style fence



REVIEWED

By Laura DiPasquale at 9:09 am, Jul 15, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bulleit



SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

POINTS OF INTEREST:

THE PAVING APPEARS TO EXTEND OFF THE PROPERTY.



Exacta Land Surveyors, LLC
LB#21533
office: 443.819.3994
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014

Renee Peres



301-651-0521
renee.peres@compass.com

COMPASS

DATE SIGNED: 04/07/22

FIELD WORK DATE: 4/7/2022

REVISION DATE(S): (REV.0 4/7/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Not all companies are equal. We have been installing quality fences in the DC area since 1945



AYLI - Calco Fencing Company, LLC
dba **Calco Fence & Deck**
4224 Ijamsville Road, Suite B
Ijamsville, MD 21754

"Set Yourself Apart"

301-349-5540 • Fax: 301-279-7129

Email: calcofence@gmail.com

http://www.calcofence.com

MHIC #134235 • VAHIC #2705086714

DC #420214000075

REVISED

Responsible Party: _____ Job Address: _____ Date: _____

Address: _____ Tel.:(H) _____ (W) _____

City, State, ZIP: _____ Cell _____ Email _____

Customer is responsible for: _____ [] CALCO to trim trees and bushes as needed.

Existing Fence: [] None [] Clear & Haul Materials: [] Pr. Trtd. [] Cedar [] Other: _____ Existing Dogs: [] Yes [] No

Split Rail: [] 3 Hole (48") [] 4 Hole (60") Wire: [] 14 ga. galv. [] Black [] Green Inv. Pet Fence: [] Yes [] No

We propose, subject to acceptance, to sell and to install on your property the materials per the specifications described below: Outdoor Lighting: [] Yes [] No

Purchase and install all materials needed to create the following:

**** This is OPTION 1 on the plat****

Remove approximately 135 linear feet of 6' chain link fencing.

Install approximately 188 linear feet of 6', cedar, horizontal solid board fencing using Western Red Cedar 1"x 4"x 6' boards with a WRC 1"x 6"x 6' cap board.

Install two, 48" wide, matching flat-topped, Western Red Cedar, solid board gates.

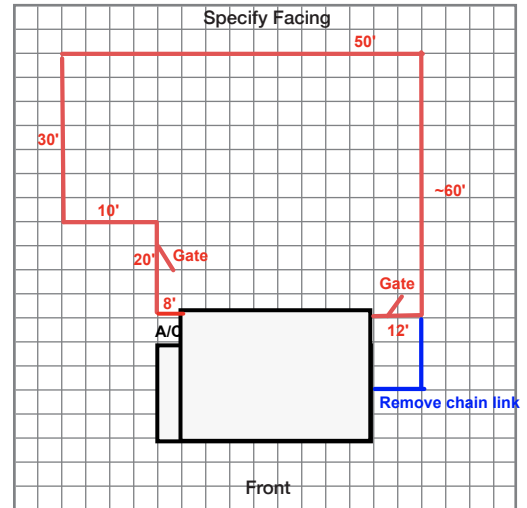
Line posts will be 4"x 4" pressure-treated pine set in concrete 30" - 36" with cedar caps, on 6' centers.

Gate posts will be 6"x 6" pressure-treated pine set in concrete 30" - 36" with cedar caps.

Gate hardware will be black, self-closing tension hinges with a thumb latch.

Stainless steel nails will be used to reduce the likelihood of streaking.

All resulting debris will be removed from the site.

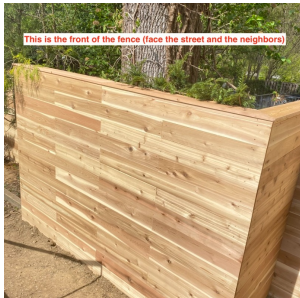


Total for above \$11,125.00 () Initial if

REVIEWED

By Laura DiPasquale at 9:10 am, Jul 15, 2025

Fence style will be similar, but will use 1 x 4 x 6' WRC boards



Total Contract \$ _____

Deposit \$ _____ (Due at Signing)

2nd Payment \$ _____ (Due at Start)
(Please Pay Foreman)

Final Payment \$ _____ (Due at Completion)
(Please Pay Foreman)

Permit \$ _____ (Not Included on Contract)
Takoma Park / Historic District

Posts: [] Gothic [] Col. Gothic Caps: _____ Pickets: [] Plain [] Gothic [] Col. Gothic Fence Top: [] Straight _____

Runners: [] two [] three [] 2x4 [] mounted TECO brackets [] Concave (Dip) _____
[] Convex (Oval) _____

Gates: [] Solid Board [] Picket [] Split Rail [] Aluminum [] Steel [] Vinyl Height: [] 4' [] 5' [] 6' Gate Top: [] Straight _____

Single Width: [] 36" [] 42" [] 48" [] 60" Double Width: [] 6' [] 8' [] 10' Latches: [] Thumb [] Gravity [] Pool Latch [] Concave (Dip) _____
[] Convex (Oval) _____

Name on Charge Card: _____ Acct. # _____ Exp. Date: _____ CVW Code: _____

CC Charges will be charged 3% Transaction Fee

CALCO FENCE & DECK: *Jeff Aronson* Responsible Party: _____

Estimator's Phone # _____ Calco License # _____ Date of Acceptance: _____

To mail in contract: please sign white original copy and mail to CALCO FENCE with deposit; retain yellow duplicate copy for your records.

This proposal is good for 30 days, incorporates the terms and conditions overleaf and is not binding on CALCO FENCE until accepted at the CALCO office.

Attempt to Permit: [] Customer [] CALCO Additional Fee Customer to Provide: [] Plat [] HOA Approval [] Survey [] Calco will contact Miss Utility

TERMS & CONDITIONS OF SALE:

ACCEPTANCE OF PROPOSAL: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as outlined above. Buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. All home improvement contractors and subcontractors must be approved by the Maryland Home Improvement Commission. Inquiries about the contractor should be transmitted to the Commission at 1-410-230-6309.

TERMS: **ACCEPTANCE:** This proposal, when accepted by CALCO FENCE at its main office, becomes a contract between the two parties. All materials remain the property of CALCO FENCE until payment of this contract is made in full and any recovery, including Attorney and Court costs will be borne by the buyer in the event of any litigation. No warranty is honored unless the contract is paid in full and CALCO FENCE signage remains as originally installed. In case payment is not made as specified in "TERMS OF PAYMENT", the Company reserves the right to repossess all materials used on the job without recourse. A 2% late charge per month will be added on outstanding balances. Deposits are used for planning, engineering, administrative and procurement costs, are taken on good faith and are not refundable.

EXTRAS: In consideration of the price herein quoted, the purchaser agrees that the fence lines will be properly marked by him by stakes or otherwise. The contract price does not contemplate the encountering of rock, swampy conditions, roots or boulders larger than the hole to be dug; if these conditions are encountered and if it is necessary to drill for the setting of the posts or to furnish extra large or deep foundations for the posts or to perform any extra labor such as clearing the lines, etc., a charge for such extra materials or labor will be made. We are not responsible for any underground obstructions such as pipe, cables, septic tanks, drain fields, etc. Customer will assume all liability for any damage caused by directing CALCO FENCE to dig in the immediate vicinity of known utilities. Should the situation be out-of-the-ordinary, extra charges may be added to the total cost based on time and materials.

DELAYS: Proposals which include installation are taken on condition that the entire work be erected without interruption. If it is necessary to make more than one trip to complete the erection on account of changes or delays on the part of the purchaser, an extra charge will be made to cover the additional expense involved. Completion on contract may be delayed by weather, soil condition, seasonal business trends and availability of materials and labor. Two or three days are lost to us each time it rains resulting in the entire schedule being delayed. All work, as nearly as possible, will be completed to the best of our ability; however, the contractor cannot be held responsible for unavoidable delays.

REVIEWED

By Laura DiPasquale at 9:10 am, Jul 15, 2025

MEASUREMENTS: Complete measurements of the fence lines and gate openings together with a diagram, are to be furnished by the purchaser unless other arrangements are made at the time of the signing of this proposal. More or less materials other than amount contracted for will be debited or credited at current rates. We place the fence as nearly as possible on the lines in accordance with the customer's instructions, however, we may be forced to alter fence positions to stay clear of underground utilities and cables as indicated by "Miss Utility" markings. We do not assume any responsibility for any infraction whatsoever of property lines. If you do not know of the exact markers of your property, it is advisable, where necessary, to have our lot surveyed and marked prior to the start of the work.

CHANGES: No change in measurements will be allowed except at prices mutually agreed upon at the time these changes are made. Proposal is only for work according to original specifications herein. Alteration in plans or additional work must be agreeable to both parties and any extra work or materials will be charged additionally according to accepted rates for such work and materials.

TRIMMING of bushes, trees, etc. along both sides of fence lines is standard and customary. CALCO exercises great care in its work but is not responsible for any damage during installation. Any plantings of special concern should be moved, insured or conditioned by the customer.

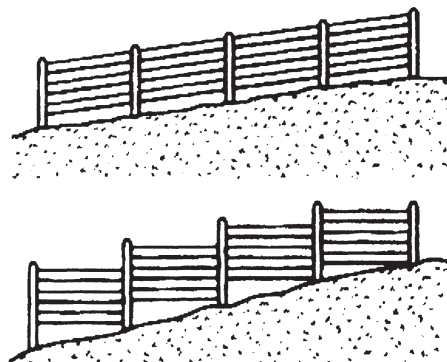
GATES: Gates of all types must have spaces on the sides to allow them to function properly. We recommend that wood gates be kept to a width of 4' or less per leaf. Gates larger than this may be prone to a greater and slight quicker degree of natural sagging. With time, wood gates may begin to sag. The customer can counter this by strengthening braces with additional nails at that time if desired. Occasionally, due to the contour of the ground and/or fence style, it is necessary that the top of gates be slightly higher than the fence line to allow clearance of the ground. The shape of the ground can also make gates appear to be slanted. Unless the customer elects to do excavation to level the area, this may be unavoidable.

GENERAL: Whereas we make every effort to recommend and build fences which retain the animals for which the fence was intended, under no circumstances are we held responsible for the escape of animals from said confines under any conditions. Proper insurance is carried by this company to cover the workmen and equipment. We cannot, however, recommend too strongly that all children or unauthorized personnel be kept away from the line of work to avoid any unnecessary injury; CALCO FENCE accepts no liability for accident occurring during installation (please note the *safety warning* listed below). All agreements are contingent upon strikes, lockouts, riots, fires, accidents, acts of God, floods, war, insurrection, embargo restrictions, carrier delays of failure to receive raw material deliveries, or by other causes, whether of like or different nature beyond our control. CALCO FENCE shall be excluded from any and all suits, prosecutions and claims for alleged injury to persons or property, reasonable wear or use of said merchandise or any part thereof. It is the customer's responsibility to secure approval from homeowner's associations or similar governing authorities. This proposal embodies the entire understanding between the parties, and there are no verbal agreements or representations in connection therewith.

SAFETY WARNING: Purchaser agrees to keep children and pets away from the work and to inspect and clean the area of debris, wire scraps, nails, etc., before allowing people or pets to use the area, especially before using rotary mowers or trimmers that could propel a nail or scrap into a lethal missile.

CONTRACTOR'S LIMITED WARRANTY AND PRODUCT INFORMATION:

CALCO FENCE warrants that all its operations will be performed in a workmanlike manner and in accordance with standard practices. There is a one year warranty on materials and labor. Posts and gate adjustments are available up to 90 days from installation except for home or high wind damage. OWNER hereby acknowledges that wooden fencing materials are natural products made by Mother Nature. As we all know, no two things in nature are exactly the same. Some characteristics are that the colors and textures are different. Also, trees are rounded and slightly rounded off on one edge. Knots are a natural occurrence and lines may vary and there may be chips and identification markers. These may be sanded by the customer as desired. Natural materials are subject to cracking, splitting, checking, warping, and bowing when exposed to the sun, rain, humidity and weather; the CONTRACTOR makes no warranties against the occurrence of such changes in wooden materials. Pressure treated pine may pose a health problem if not handled properly. The manufacturer's warnings and handling instructions are on file in our offices. Materials other than wood would be covered by manufacturers warranty.



*On gentle slopes,
the fence follows
the slope.
On steep slopes,
the fence is
stepped accordingly.*