



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chairman

September 30, 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 #1132590 – 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: Theo Emery
Address: 7704 Takoma Ave., 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 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 Tim Brueckert 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:

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

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bruechert

REVIEWED

By Dan Bruechert at 1:37 pm, Sep 30, 2025

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

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

APPROVED

Montgomery County

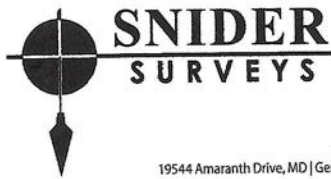
Historic Preservation Commission

Karen Bruechert

REVIEWED

By Dan Bruechert at 1:37 pm, Sep 30, 2025

Description of Current Condition:		Proposed Work:
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office: 301-948-5100
19544 Amaranth Drive, MD | Germantown, MD 20874

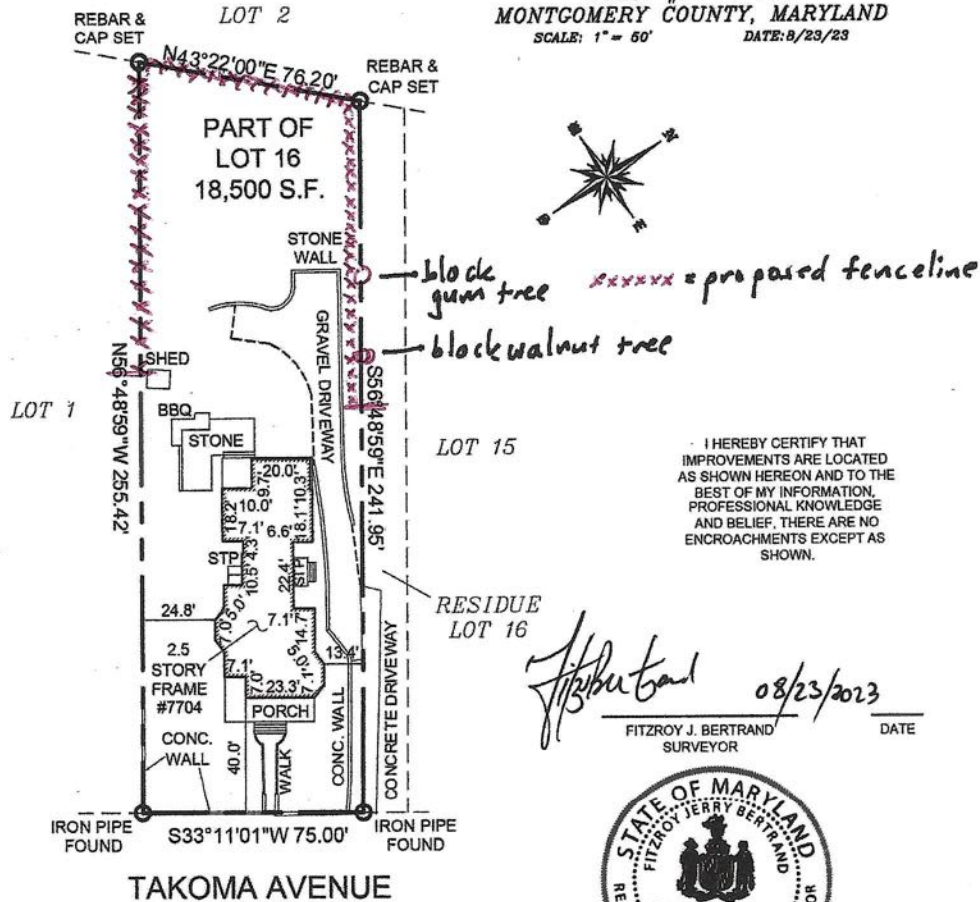


PROPERTY ADDRESS: 7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2308.1697

ADDRESS: 7704 TAKOMA AVENUE
TAKOMA PARK, MD 20912

BOUNDARY SURVEY
PART OF LOT 16: BLOCK 69
T.P.L. & T COMPANY
SUBDIVISION OF TAKOMA PARK
PLAT: #27 @ 193
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: 8/23/23



I HEREBY CERTIFY THAT
IMPROVEMENTS ARE LOCATED
AS SHOWN HEREON AND TO THE
BEST OF MY INFORMATION,
PROFESSIONAL KNOWLEDGE
AND BELIEF, THERE ARE NO
ENCROACHMENTS EXCEPT AS
SHOWN.

Fitzroy J. Bertrand

08/23/2023

FITZROY J. BERTRAND
SURVEYOR

DATE



DRAWN BY: DS
FILE: #7704 TAKOMA AVENUE

NOTES:

1. THIS
2. SUB

APPROVED
Montgomery County
Historic Preservation Commission

Karen Bruechert

POINTS OF INTEREST:
NONE VISIBLE

SNIDER
SURVEYS

SNIDER & ASSOCIATES
LB:21937
office: 301-948-5100
19544 Amaranth Drive, MD | Germantown, MD 20874



REVIEWED

By Dan Bruechert at 1:37 pm, Sep 30, 2025

DATE SIGNED: 08/25/23
FIELD WORK DATE: 8/23/2023
REVISION DATE(S): (REV.1 8/25/2023)

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



Proposed wood 6' 6" fence

REVIEWED

By Dan Bruechert at 1:37 pm, Sep 30, 2025