



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

May 21, 2026

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 #1155940 – Fence replacement

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: Laura Welch
Address: 7118 Cedar 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.





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 Laura D. Maguile 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:

Built in 1915, Craftsman style 2500 sq feet interior. On a double lot with mature plantings. Has original garage/carriage house with carriage house doors.

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

Proposal is to replace the fence with the same materials and style. Proposal from Frederick Fence Co is attached, see that for details and photos for new fence.

Description of photos included:

Photos 1-4 show the four sides of the house. Photo 4 is taken from the house's backyard

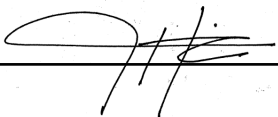
REVIEWED

By Laura DiPasquale at 1:26 pm, May 21, 2026

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Work Item 1: fence

Description of Current Condition:

poor, one section is falling down and trees have pushed up another section. Remainder is rotting in places

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Proposed Work:

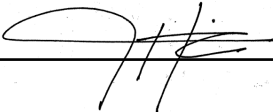
installation of new fence in same style and materials

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Pr



A handwritten signature in black ink, consisting of a large loop followed by several vertical strokes and a horizontal line, is written over a solid horizontal line. The signature is contained within a rectangular box defined by a thick black border.

Description of Current Condition:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

10 9.1
1" = 30'



File Number
9456291



OWNERS NAME(S): Steve Cox		DATE: 4/10/2026
JOB ADDRESS: 7118 Cedar Ave		EMAIL: sbarclaycox@gmail.com
CITY STATE & ZIP: Takoma Park, Maryland 20912		OTHER: 0 CELL: 202-285-2497
BILLING ADDRESS: Same		
DESCRIPTION OF WORK TO BE COMPLETED BY CONTRACTOR:		
Furnish labor and materials to INSTALL approx. 123 linear feet of 4' Tall Cedar Spindle Sandwich Board Fence. Fence constructed using 1.5"sq spindle picket. Inside framework to be a 2x4 top and mid-rail with a 2x6 bottom rail attached to the posts using teco brackets. Outer trim to be 1x4 top and mid-rails with a 1x6 bottom. Cap board will be a champfered 2x6. All posts to be pressure treated 6x6's with High Pyramid cedar caps and be secured in the ground using Dry Packed concrete. Install (1) 4' wide x 4' tall Flat Top Spindle Picket Single Gate(s) matching fence as closely as possible.		
Furnish labor and materials to INSTALL approx. 49 linear feet of 6' tall cedar Sandwich Board fence. Fence constructed using 1x6 vertical boards. Inside/outside framework to be all 2x6 boards teco clipped to 6x6 posts with a 2x6 continuous cap board. All posts to be secured in the ground using Dry Packed concrete.		
Frederick Fence Co. to obtain Montgomery County Permit if needed. Frederick Fence Co. to Remove and Haul approx. 123 linear feet of Picket fence and approx. 49 linear feet of Wood Privacy fence.		
Rock Clause: The vicinity where your property is located can have a higher than normal occurrence of sub-surface rock that is not visible. If we need to utilize a jack-hammer or similar tool to create a hole deep enough to properly secure your posts, an additional charge may be applied. The total amount will not exceed a maximum of \$768. Initial: _____		

CUSTOMER TO DO BEFORE INSTALL

- Obtain HAWP. FenceCo can assist (or obtain it for you) once under contract.

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DISCLAIMERS:

- If property pins are not present, we recommend a boundary survey. Customer responsible for boundary lines and fence location.
- Customer will confirm start and stop points with foreman at start of installation.
- Frederick Fence does not haul away dirt or rocks.
- Frederick Fence not responsible for damage to underground sprinklers, dog fences, or private utilities.
- No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).

Owner
Initials:

For the above services and/or materials & equipment (also permits where required) the OWNER agrees to pay the CONTRACTOR the total amount stated in the box labeled "Contract Total". Payment is due at the start of the project and may not exceed 1/3 of the total contract price. The final balance will be due upon completion of the project.

CONTRACT TOTAL \$ 20,114.00

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Historic Preservation Commission

COMPLETING:

Start in **1-3 Weeks** subject to
the contractor, (including weather and material
availability) **5-6 Days**

**Now offering
18 mo. deferred
interest financing!**

Deposit	\$ 6,705.00
2nd Deposit	\$ 6,705.00
Final Balance	\$ 6,704.00

Due Upon Completion

CREDIT CARD INFORMATION:Pay your Deposit or Final Balance on our website! Go to Frederickfence.com and click the gold button at the top.**CONTRACT ACCEPTANCE:**

The undersigned CONTRACTOR and OWNER agree and accept the terms and conditions set forth in pages 1 through 4 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. **You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day or seventh business day if the buyer is at least 65 years old, after the date of this transaction.**

Date: Owner Signature:

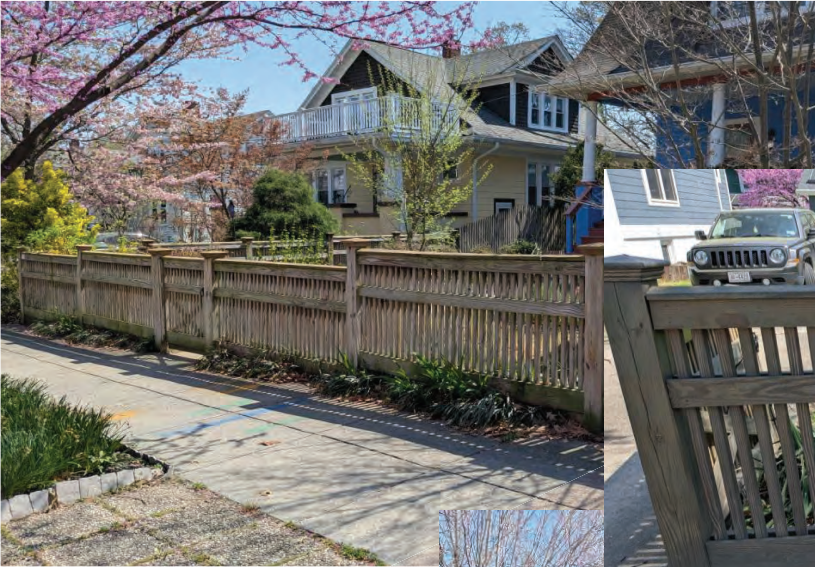
Pricing and approx. lead time on this contract is only valid for 2 weeks from estimate date and will need to be re-quoted if date of signing is after 4/24/2026

Lic. No. 0Salesman: Brody

OWNER(S) NAME: Steve Cox

DRAWING: OWNER TO GO OVER LOCATION OF FENCE & GATES WITH FOREMAN

Owner Initials



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not to scale

DISCLAIMERS

- Customer responsible for boundary lines and fence location and will confirm start and stop points with foreman at start of installation.
- Property Pins are the best way to ensure property boundaries. A plat/survey can be used but the Homeowner is responsible for any subsequent consequences.
- Frederick Fence does not haul away dirt or rocks. Customer to indicate to foreman location to spread or pile dirt.
- Frederick Fence is not responsible for damage to underground sprinklers, dog fences, or private utilities.
- No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).

OWNER(S) NAME: Steve Cox

Article I. PAYMENTS

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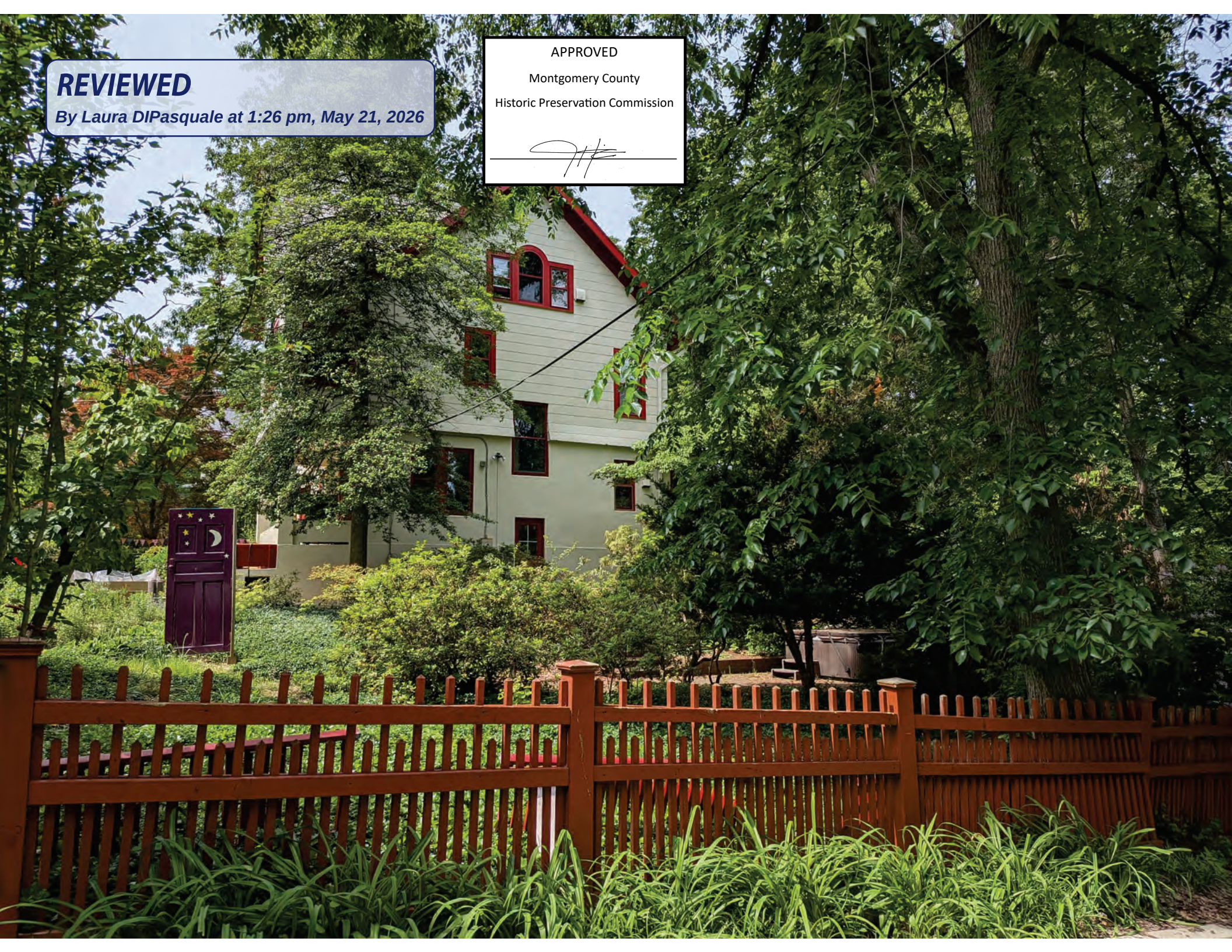
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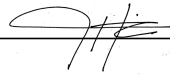
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Community Ctr 0.4 mi
Sligo Creek Trail 1 mi



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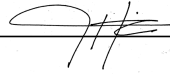
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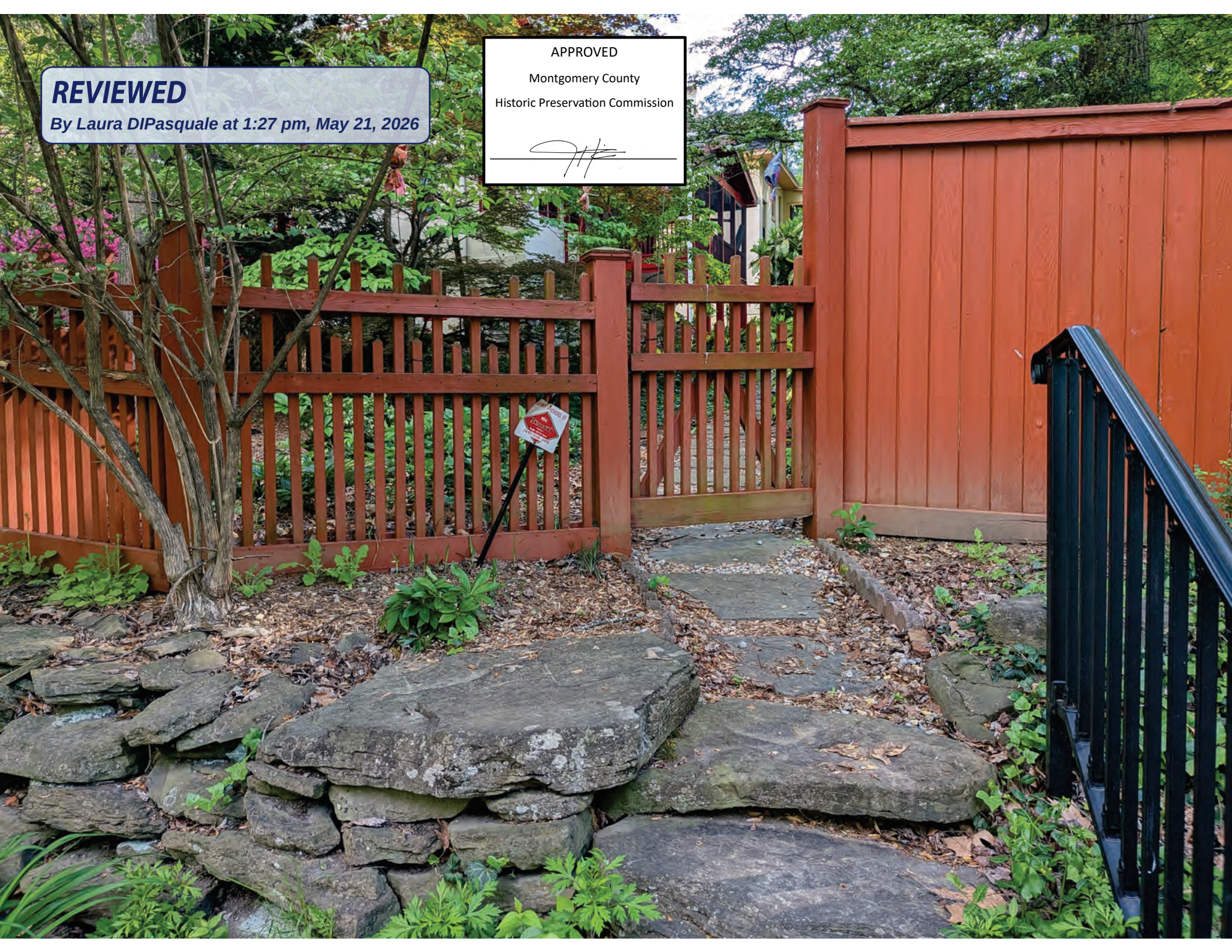
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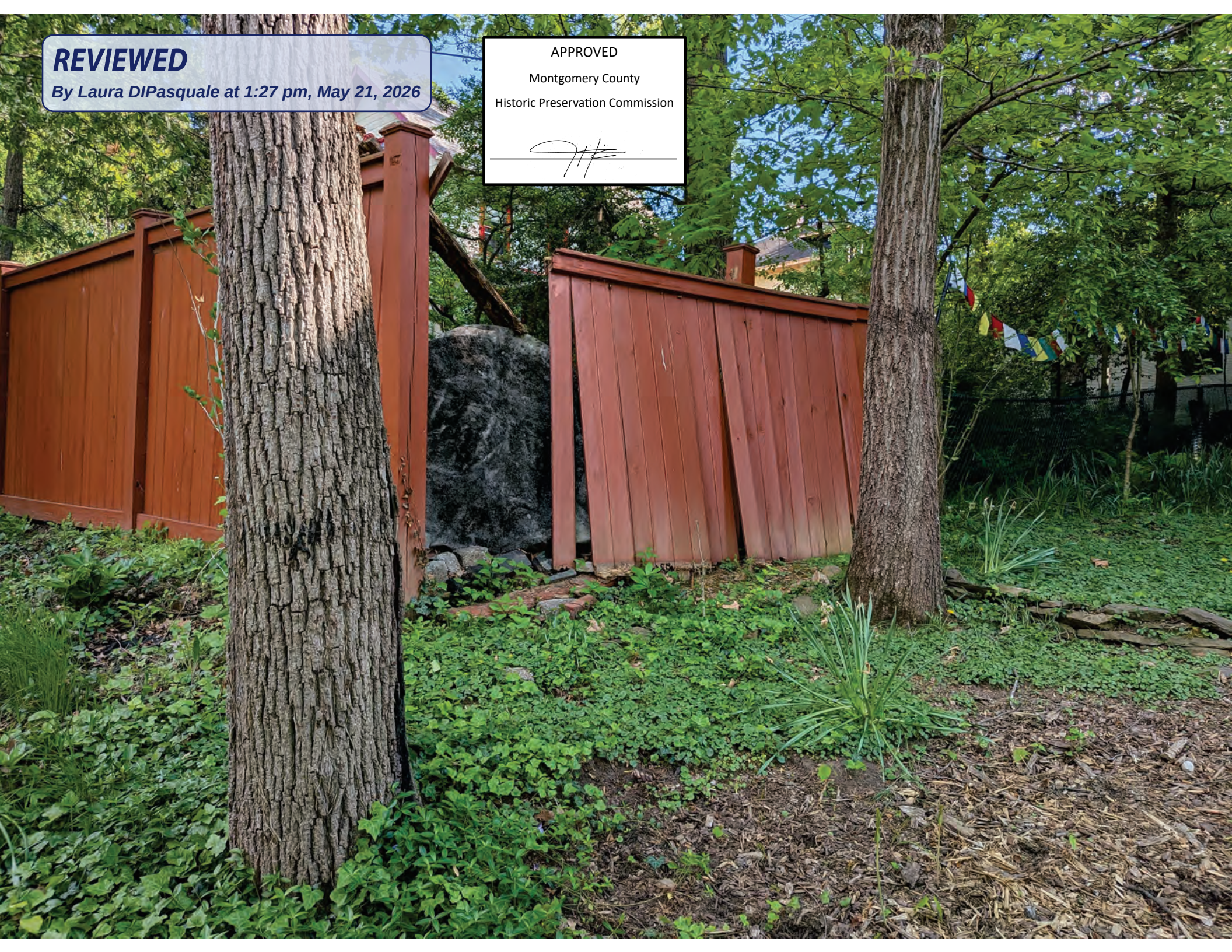
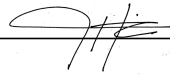
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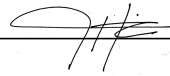
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