

# 10/59 Hyattstown Historic District  
26028 Frederick Road, Clarksburg



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: September 12, 2007

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Joshua Silver, Senior Planner *(DPS)*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #463771, fence installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the September 11, 2007 meeting.

- 1. The wooden fences will be either painted or stained.*
- 2. Detail of the proposed gates will be shown to staff prior to stamping permit set of drawings.*
- 3. Consult with a certified arborist to determine if a tree protection plan is required for this project. If tree protection plan is required implementation must be completed prior to installation of fencing.*

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: Tim and Lisa Avendt  
Address: 26028 Frederick Road, Clarksburg

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.

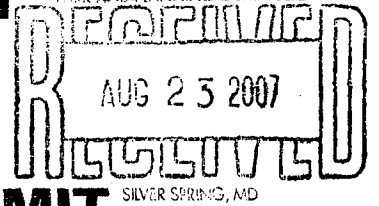




RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240-777-8370

HISTORIC PRESERVATION OFFICE  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

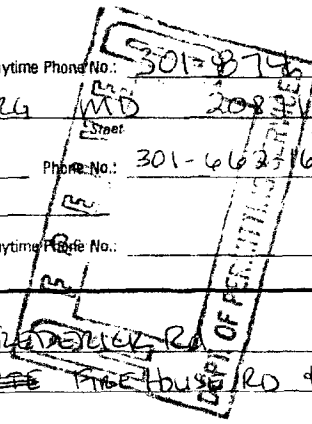
HISTORIC PRESERVATION COMMISSION  
301/563-3400



APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Lisa or Tim Awendt  
Daytime Phone No.: 443 472 5673

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Tim and Lisa Awendt Daytime Phone No.: 301-874-2927  
Address: 26028 FREDERICK RD CLARKSBURG MD 20831  
Street Number City Zip Code  
Contractor: LONG FENCE Phone No.: 301-66231600  
Contractor Registration No.: MHC# 9615-02  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_



LOCATION OF BUILDING/PREMISE

House Number: 26028 Street: FREDERICK RD  
Town/City: CLARKSBURG Nearest Cross Street: FREEBUSH RD + RCE 109  
Lot: 87988 Block: \_\_\_\_\_ Subdivision: 001  
Liber: 27857 Folio: 498 Parcel: PLAT BOOK K, PLAT No. 197

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Plaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 6,500  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement  
(ON NORTH SIDE) (ON EAST AND SOUTH SIDE)

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent Date: 8/22/07

Approved: 463771 X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4/12/08  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structures

The proposed project consists of installation of a fence surrounding an approximately two-year old Federal style house located in Hyattstown. The house is located approximately 200 feet west of Frederick Road.

b. General description of project

The house is located in historic Hyattstown. The property owner wishes to add a four-foot high, three-horizontal rail "Aberdeen" style black wrought iron fence along the east side of the property. The fence will be in full view as the property is approached from the driveway and is consistent with existing wrought iron railing along the front of the house. The wrought iron fence will include two four-foot wide by four-foot high arched double gate. The fence will have ball caps on the posts, consistent with the existing railing along the front of the house.

A four-foot high wood white picket fence will act as a border for interior yard space on the south side of the house. The fence is consistent with other fences in the neighborhood. The wood fence will have one four-foot arched gate.

A four-foot high *wooden picket* fence will be located along the north side of the property. The fence is not highly visible and is not adjacent to the structure.



103.00.00.00

00.99

00.99

10' BRL

10' APPROVED

Montgomery County

Historic Preservation Commission

*Original: Silver 4/18/08*

This project must be constructed as shown in these approved plans. Any change requires approval in writing by the Montgomery County Historic Preservation Commission.

LOT 88  
10890 SQ FT

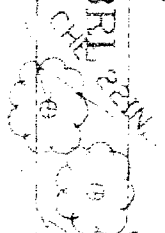
10' BRL

10' BRL

LOT 87  
10890 SQ FT

10' BRL

10' BRL



WOODEN FENCE  
4' HIGH  
4' HIGH GATE

165.00'

27'

SECTION I

FP = 472.13  
BF = 462.13

70.00'

587.00 DN W

4' HIGH WOODEN FENCE

2-4' HIGH GATE SECTIONS  
4' High Iron Fence

SECTION II

10' BRL

0' BRL

10' BRL

**Dewberry**

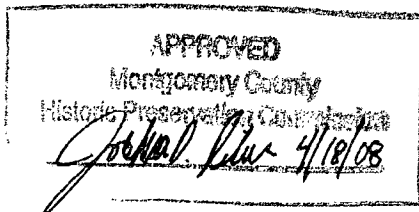
AVENUE  
2628 FREDERICK RD  
DARKESSVILLE, MD 20771

SITE PLAN - AUGUST 2007  
14-20'



Property Line

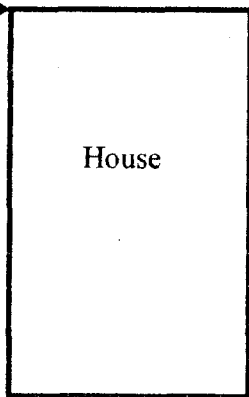
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



Property Line

Property Line

27' wood picket fence with one 4-ft gate section



Existing 15' retaining wall

Gravel Driveway

76' 4-ft high black iron fence with two 4-ft gate sections

55' wood picket fence

10' BRL

Property Line

"Third Alley"

Avendt Residence  
26028 Frederick Road,  
Hyattstown, MD  
PROPOSED FENCE LOCATIONS

NOT TO SCALE

FREDERICK ROAD



March 21, 2008



Tim and Lisa Avendt  
26028 Frederick Road  
Clarksburg, MD 20871

Josh Silver, Senior Planner  
Historic Preservation Section  
Maryland-National Capital Park & Planning  
1109 Spring Street  
Suite 801  
Silver Spring, MD 20910

SUBJECT: Historic Area Work Permit Application #463771, fence installation

Dear Mr. Silver,

With this letter, we are sending the additional information requested from you in the Historic Preservation Commission's September 12, 2007 memorandum. Our historic area work permit was approved with conditions. At this time, we are only installing the four-foot high wooden picket fence on the south side of the property.

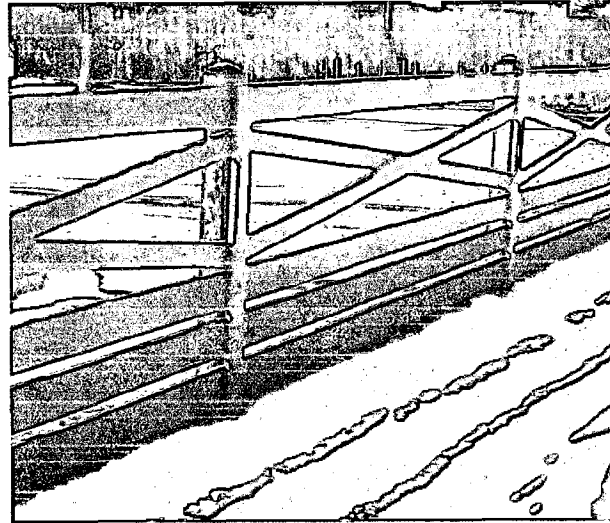
In response to the conditions of the permit, we are submitting photographs of examples of our fence type, gate type, and post type. The fence will be either painted white or stained. Additionally, a site plan prepared by Dewberry is enclosed, which shows that there are no established trees in the vicinity of the proposed fence. The three trees to the east of the proposed fence and the three trees to the west of the proposed fence are approximately two years old, however, it is not expected that their root structures will be disturbed.

If you have any questions or need additional information, please contact us at 301-874-2927.

Sincerely,  
Tim and Lisa Avendt

Avendt residence  
26028 Frederick Road  
Clarksburg, MD 20871

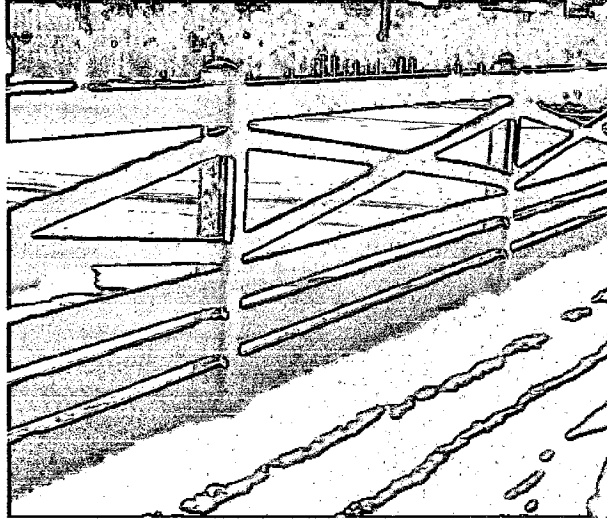
Fence post detail – fence posts will have black caps.





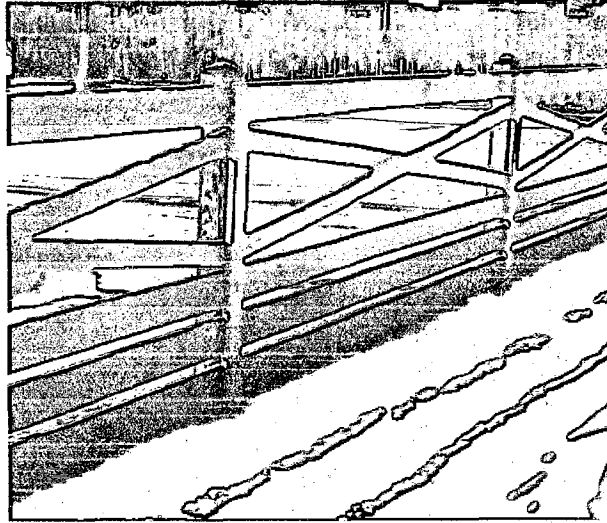
Avendt residence  
26028 Frederick Road  
Clarksburg, MD 20871

Fence post detail - fence posts will have black caps.



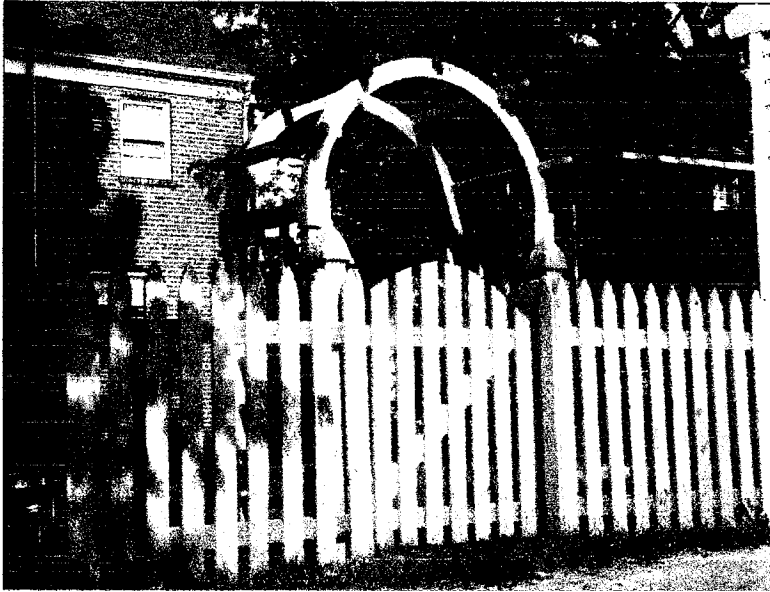
Avendt residence  
26028 Frederick Road  
Clarksburg, MD 20871

Fence post detail – fence posts will have black caps.



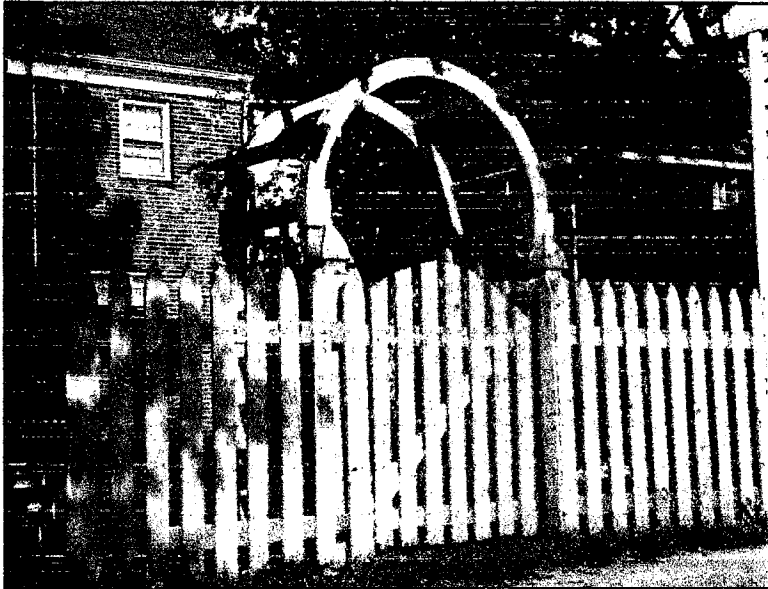
Avendt Residence  
26028 Frederick Road  
Clarksburg, MD 20871

Example of proposed wooden gate, however, the pickets for the proposed fence and gate will resemble those on the fence pictured here. Note, the gate will have a flat top to match the height of the fence. The fence will be painted white or stained.



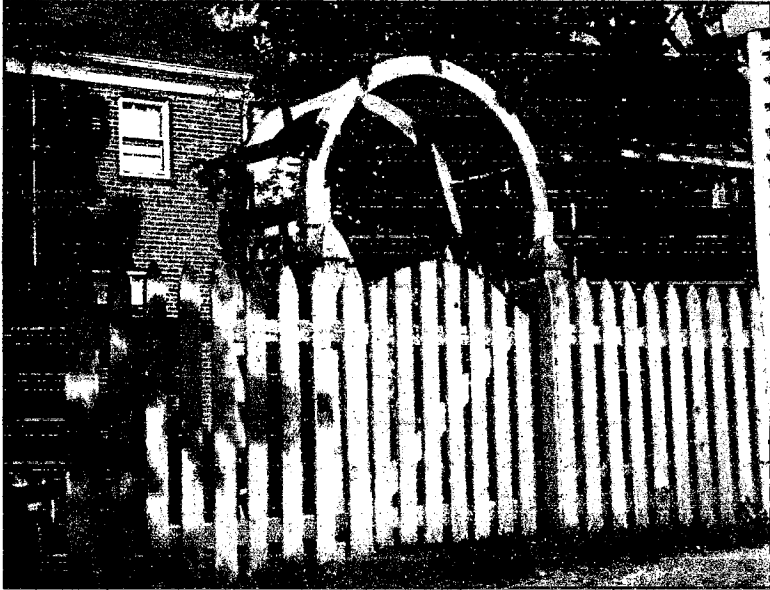
Avendt Residence  
26028 Frederick Road  
Clarksburg, MD 20871

Example of proposed wooden gate, however, the pickets for the proposed fence and gate will resemble those on the fence pictured here. Note, the gate will have a flat top to match the height of the fence. The fence will be painted white or stained.



Avendt Residence  
26028 Frederick Road  
Clarksburg, MD 20871

Example of proposed wooden gate, however, the pickets for the proposed fence and gate will resemble those on the fence pictured here. Note, the gate will have a flat top to match the height of the fence. The fence will be painted white or stained.



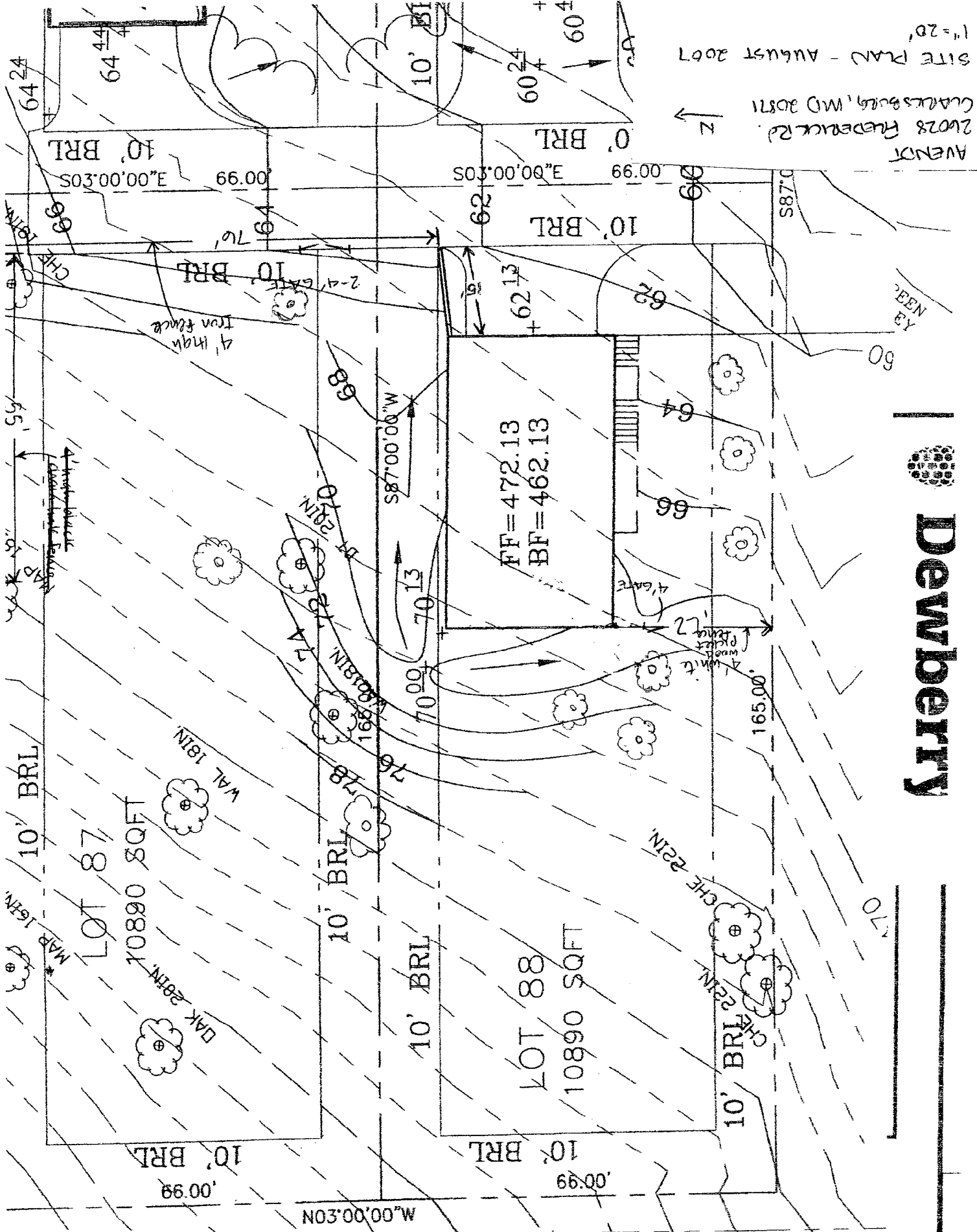




Dewberry

1/2" = 10'  
1/8" = 5'

9' ALLEY



AVENUE  
 26028 FREDERICK RD.  
 CLARKSBURG, MD 20871  
 SITE PLAN - AUGUST 2007  
 1" = 20'







## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: September 12, 2007

### MEMORANDUM

TO: Tim & Lisa Avendt  
26028 Frederick Road, Clarksburg

FROM: Josh Silver, Senior Planner *JDS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #463771, fence installation

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Your Historic Area Work Permit (HAWP) application for a fence installation was **Approved with Conditions** by the Historic Preservation Commission at its September 11, 2007 meeting.

The conditions of approval were:

1. *The wooden fences will be either painted or stained.*
2. *Detail of the proposed gates will be shown to staff prior to stamping permit set of drawings.*
3. *Consult with certified arborist to determine if a tree protection plan is required for this project. If tree protection plan is required implementation must be completed prior to installation of fencing.*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
*County Executive*

Jef Fuller  
*Chairperson*

If your project changes in **any way** from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

Thank you very much for your patience and good luck with your project!



**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	26028 Frederick Rd, Clarksburg	<b>Meeting Date:</b>	9/11/2007
<b>Resource:</b>	Non-Contributing Resource Hyattstown Historic District	<b>Report Date:</b>	9/4/2007
<b>Applicant:</b>	Tim & Lisa Avendt	<b>Public Notice:</b>	8/28/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	10/59-07B	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Fence installation		

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application with the following conditions:

1. The wooden fences will be either painted or stained.
2. Detail of the proposed gates will be shown to staff prior to stamping permit set of drawings.
3. Consult with certified arborist to determine if a tree protection plan is required for this project. If tree protection plan is required implementation must be completed prior to installation of fencing.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Non-Contributing  
 STYLE: Neo-Federal  
 DATE: c.2004

**PROPOSAL:**

The applicants are proposing to install three separate sections of fence on the subject property. All proposed fencing and gates will be 4' high.

- Section I.** Install 27 -linear feet of flat picket wood fencing, and one single-hung 4' high arched gate. The proposed fence will act as a border for interior yard space on the south side of the house.
- Section II.** Install 76 -linear feet of black wrought iron fence, and two 4' high gate sections along the eastern (side) of the property.
- Section III.** Install 55 -linear feet of flat picket wood fencing along the northern (rear section) of the property.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Vision of Hyattstown: A Long-Range Preservation Plan, Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

***Secretary of the Interior's Standards for Rehabilitation***

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

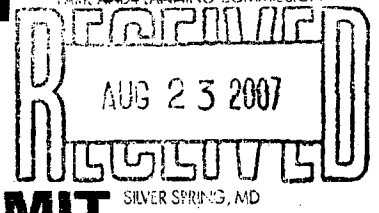
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
246.777-8370

HISTORIC PRESERVATION OFFICE  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

HISTORIC PRESERVATION COMMISSION  
301/563-3400

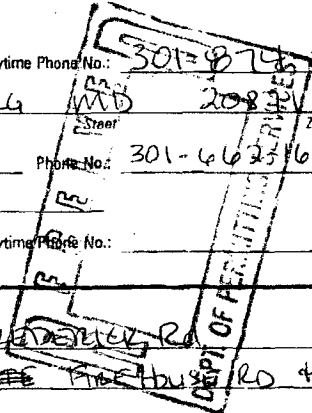


# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lisa or Tim Avendt

Daytime Phone No.: 443 472 5673

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Tim and Lisa Avendt Daytime Phone No.: 301-879-2927  
 Address: 26028 FREDERICK RD CLARKSBURG  
Street Number City  
 Contractor: LONG FENCE Phone No.: 301-6625600  
 Contractor Registration No.: MHIC # 9615-02  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_



**LOCATION OF BUILDING/PREMISE**

House Number: 26028 Street: FREDERICK RD  
 Town/City: CLARKSBURG Nearest Cross Street: RD + RTE 109  
 Lot: 87988 Block: \_\_\_\_\_ Subdivision: 001  
 Liber: 27857 Folio: 498 Parcel: PLAT BOOK K, PLAT No. 197

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable

CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 6,500

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 4 feet 0 inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line (ON NORTH SIDE)  Entirely on land of owner (ON EAST AND SOUTH SIDE)  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent 8/22/07 Date

Approved: 463771 For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED

**2. SITE PLAN - ATTACHED**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS - INDICATED ON PROPOSED FENCE LOCATION MAP**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS - ATTACHED**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS - ATTACHED**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY - TREES ARE INDICATED ON SITE PLAN**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structures

The proposed project consists of installation of a fence surrounding an approximately two-year old Federal style house located in Hyattstown. The house is located approximately 200 feet west of Frederick Road.

b. General description of project

The house is located in historic Hyattstown. The property owner wishes to add a four-foot high, three-horizontal rail "Aberdeen" style black wrought iron fence along the east side of the property. The fence will be in full view as the property is approached from the driveway and is consistent with existing wrought iron railing along the front of the house. The wrought iron fence will include two four-foot wide by four-foot high arched double gate. The fence will have ball caps on the posts, consistent with the existing railing along the front of the house.

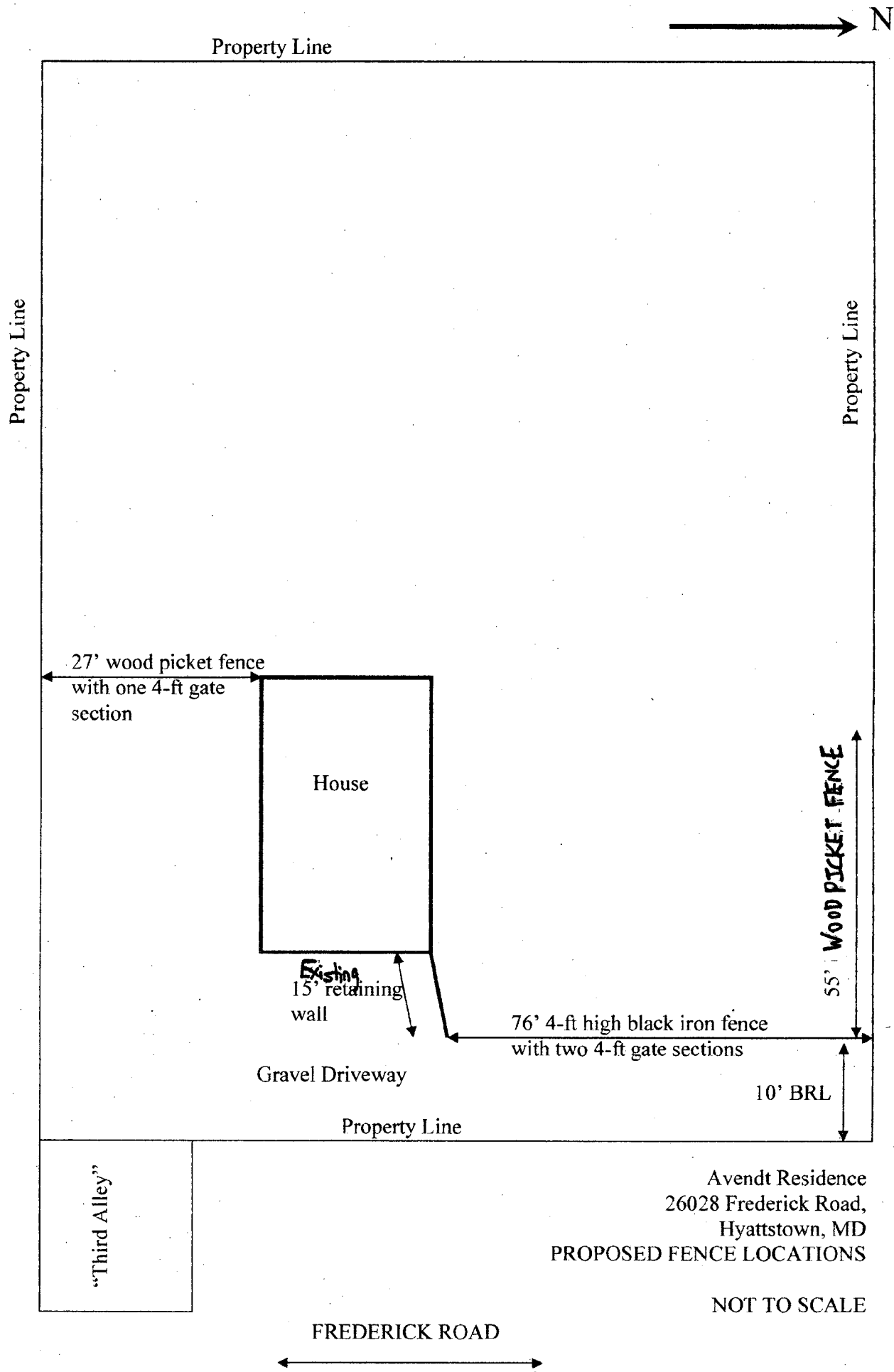
A four-foot high wood white picket fence will act as a border for interior yard space on the south side of the house. The fence is consistent with other fences in the neighborhood. The wood fence will have one four-foot arched gate.

A four-foot high wooden picket fence will be located along the north side of the property. The fence is not highly visible and is not adjacent to the structure.

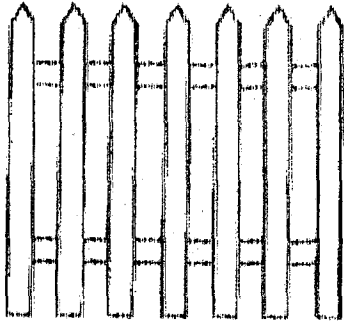
<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> Tim and Lisa Avendt 26028 FREDRICK Rd. CLARKSBURG, MD 20871	<b>Owner's Agent's mailing address</b> Tim and Lisa Avendt 26028 FREDERICK Rd. CLARKSBURG, MD 20871
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Jim Ferris 26026 FREDERICK RD. CLARKSBURG, MD 20871	GERRY SARTWELL 26032 FREDERICK RD. CLARKSBURG, MD 20871
LINDA MILLER 9800. SORREL AVE. POTOMAC, MD 20854	Occupant 26034 FREDERICK Rd. CLARKSBURG, MD 20871





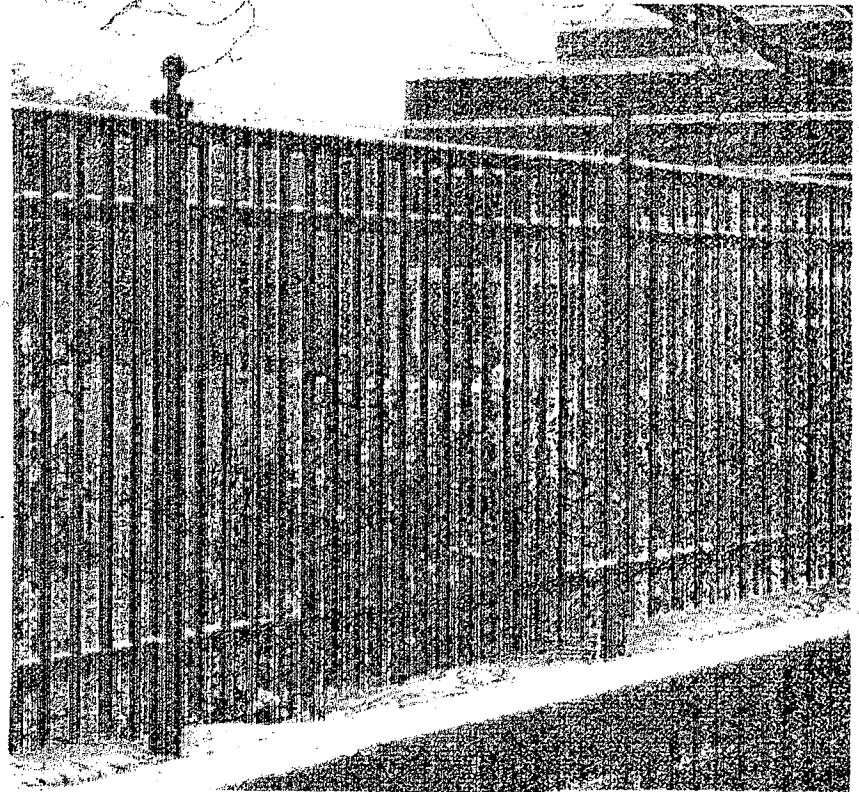


#### 4. MATERIAL SPECIFICATIONS



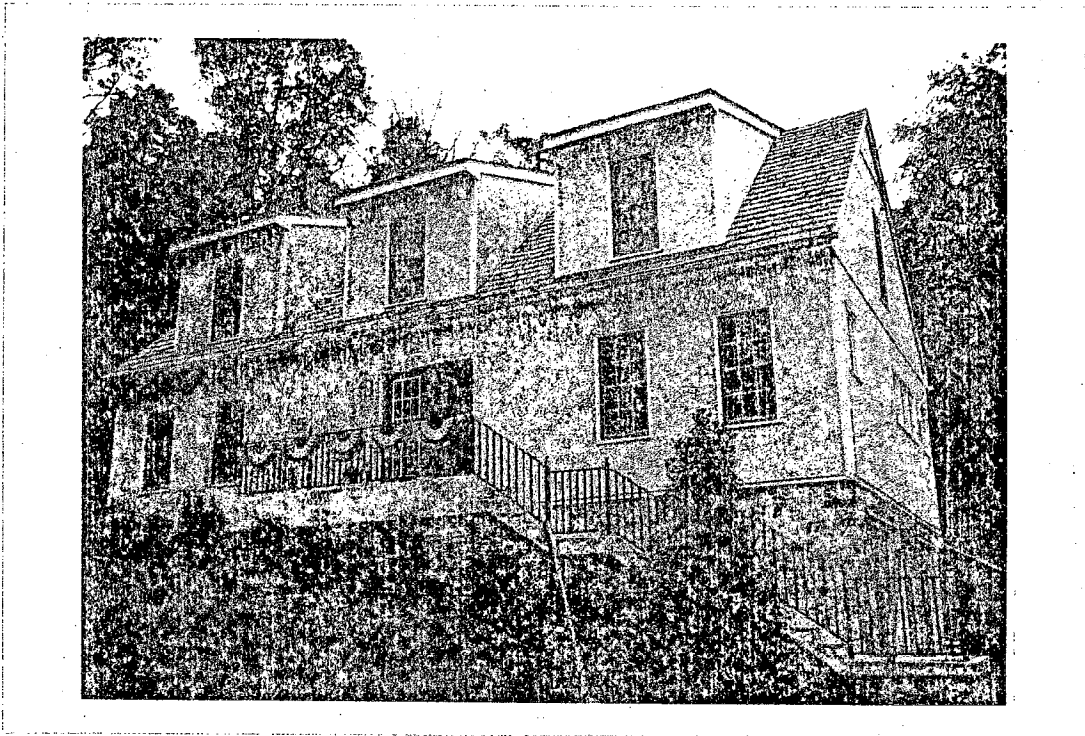
Pointed Picket

PROPOSED WOOD PICKET

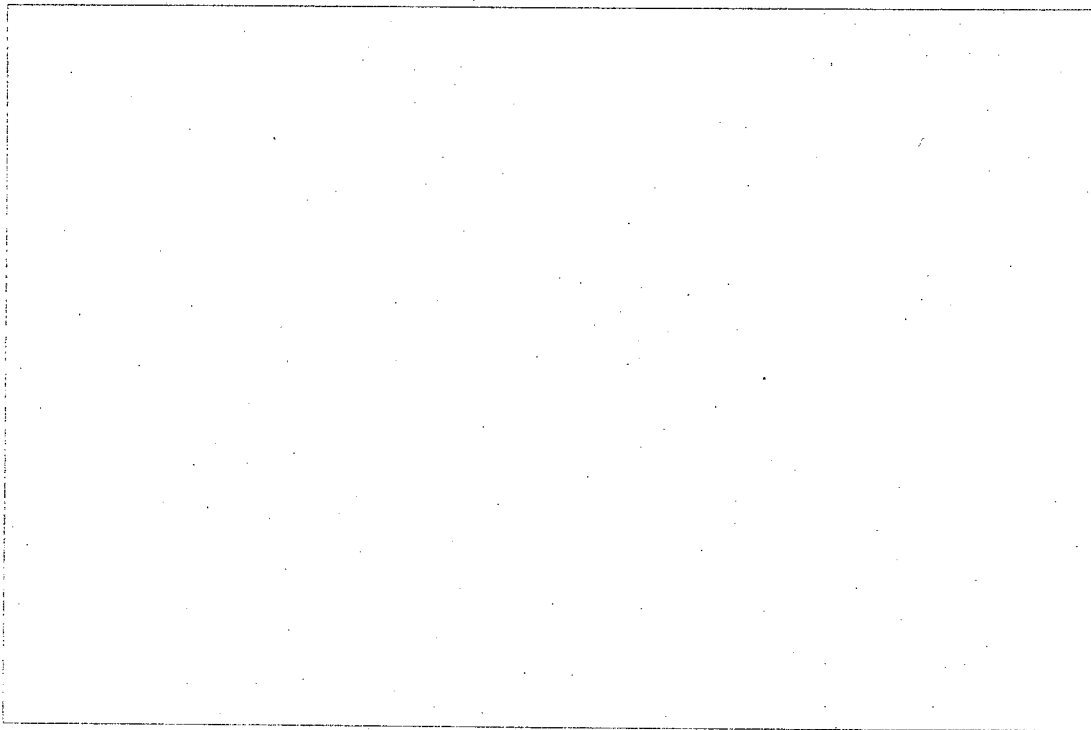


PROPOSED 3-RAIL WROUGHT IRON

5. Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT OF HOUSE (HOUSE FACES SOUTH)



Detail: \_\_\_\_\_



Proposed fence location on east and north side of property at 26028 Frederick Road

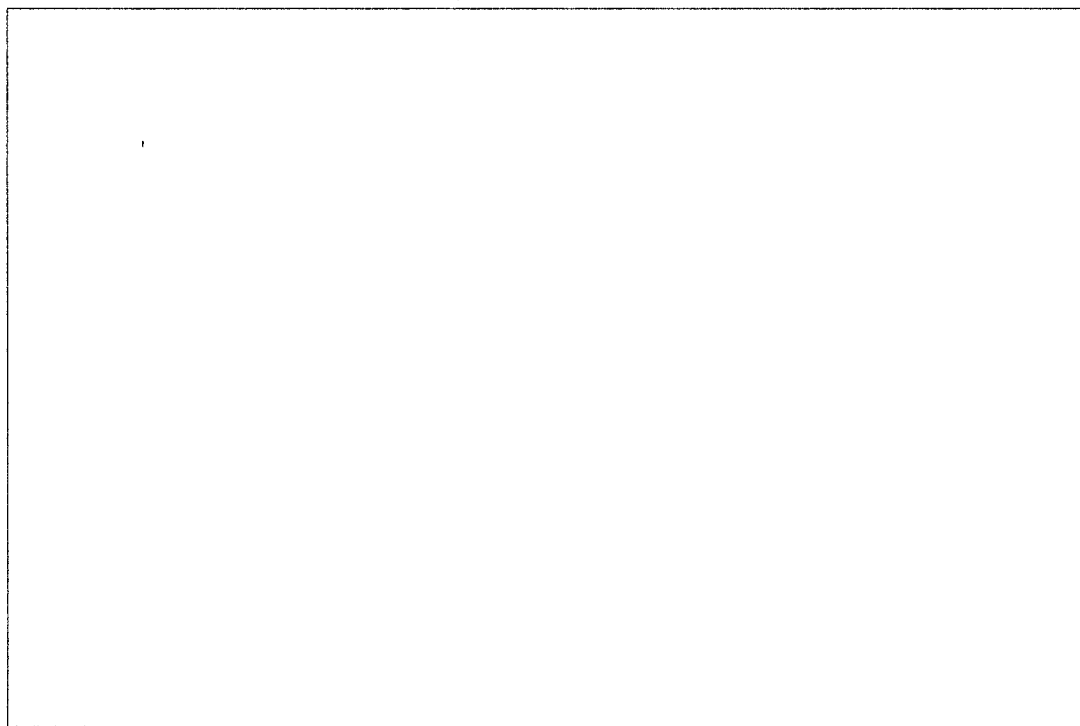


Proposed fence location on south side of property at 26028 Frederick Road

5. Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT OF HOUSE (HOUSE FACES SOUTH)



Detail: \_\_\_\_\_



Proposed fence location on east and north side of property at 26028 Frederick Road



Proposed fence location on south side of property at 26028 Frederick Road