

10113 Grant Ave.  
Silver Spring

MARK 3/7-07P

Capital View



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 11/19/07

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Anne Fothergill *AF*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #469140 - Fencing 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** at the November 14, 2007 meeting.

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: Alan Townsley  
Address: 10113 Grant Avenue, Silver Spring

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  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: ALAN TOWNSLEY  
Daytime Phone No.: 202-360-2726

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: ALAN TOWNSLEY Daytime Phone No.: 202-360-2726  
Address: 10113 GRANT AVE, SILVER SPRING, MD 20910  
Street Number City Street Zip Code  
Contractor: JIM GAWLER (TRI-COUNTY FENCE) Phone No.: 301-607-6101  
Contractor Registration No.: MHIC S02S6  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 10113 Street: GRANT AVE  
Town/City: SILVER SPRING Nearest Cross Street: CAPITOL VIEW AVENUE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 3000  
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 4-5 feet \_\_\_\_\_ inches - see plat  
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

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 10/21/07 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11-19-07  
Application/Permit No.: 469140 Date Filed: 10/21/07 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:

RESIDENTIAL HOME, BACK YARD PICKET  
FENCE.

NO KNOWN HISTORICAL FEATURES / SIGNIFICANCE

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

PICKET FENCE TO ENCLOSE BACK YARD.

**2. SITE PLAN**

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**

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**

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**

- 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**

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.

# Site Plan

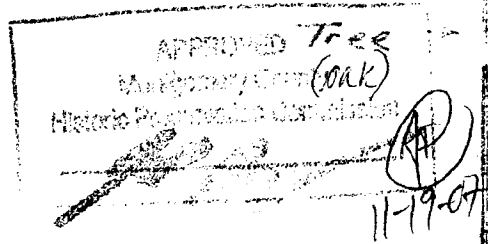
## CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent, in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

### Notes

- 1) Flood zone "X" per H.U.D. panel No 0370D.
- 2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
- 3) No property corners confirmed.

Scale 1" = 20'



5' x 4' picket fence of treated lumber

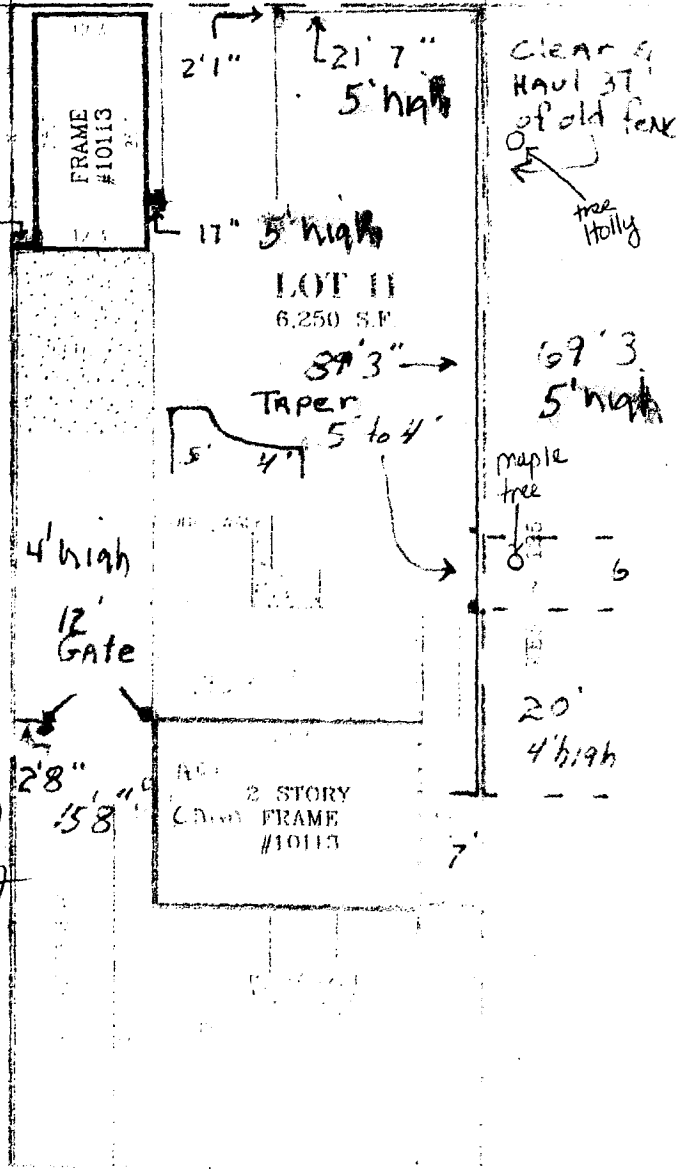
LOCATION DRAWING

LOT 11, BLOCK 25

CAPITAL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

SOUTH ~ 50'



NORTH ~ 50'

GRANT AVENUE

(40' R/W PER PLAT)

### SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED

### REFERENCES

PLAT BK. 34  
PLAT NO. 2208



ANDER & ASSOCIATES  
SURVEYORS ENGINEERS  
LAND PLANNING CONSULTANT  
2070 Goldensand Lane, Suite 110  
Columbia, Maryland 21046

III-4

Historic Preservation Commission  
ATTN: Anne Fothergill

November 14, 2007

Re HPC case no 31/7-07F

The Historic review committee and the Executive Committee of the Capitol view Park Civic Association have reviewed the request of the owner of 10113 Grant Avenue to install a wood picket fence behind the house and remove the existing chain link fence. We agree with HPC staff recommendation of approval.

Sincerely

Betsy Tebow  
President, Capitol View Park Citizens Association

Carol Ireland and Duncan Tebow, co-chairs  
Historic Review Committee.

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

<b>Address:</b>	10113 Grant Avenue, Silver Spring	<b>Meeting Date:</b>	11/14/2007
<b>Resource:</b>	Non-Contributing Resource Capitol View Park Historic District	<b>Report Date:</b>	11/07/2007
<b>Applicant:</b>	Alan Townsley	<b>Public Notice:</b>	10/31/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/7-07F	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Fence installation		

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**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Capitol View Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1950

**PROPOSAL**

The applicant is proposing to install wood picket fencing behind the house and to remove 37' of existing chain link fencing. The fence will be 4' high at the sides of the house and will be 5' tall at the rear.

**STAFF RECOMMENDATION**

Staff recommendation of **approval** is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a

manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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.





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DPS - #8

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# APPLICATION FOR HISTORIC AREA WORK PERMIT

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Street Number City State Zip Code  
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Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
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1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
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 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
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3A. Height 4-5 feet \_\_\_\_\_ inches - see plat  
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

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.

Alan Townsley  
Signature of owner or authorized agent

10/21/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 469140 10/23/07 WLES Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address ALAN TOWNSEY 10113 GRANT AVE SILVER SPRING MD 20910</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>BERNIE DURKIN 10114 GRANT AVE SILVER SPRING MD 20910</p>	<p>MARGARET TIGHE BURKE 10115 GRANT AVE SILVER SPRING MD 20910</p>
<p>MARY SILVERMAN 2904 LOMA ST. SILVER SPRING MD 20910</p>	
<p>OHo R. Cumes 10111 GRANT AVE SILVER SPRING MD 20910</p>	

**CONSUMER INFORMATION NOTES:**

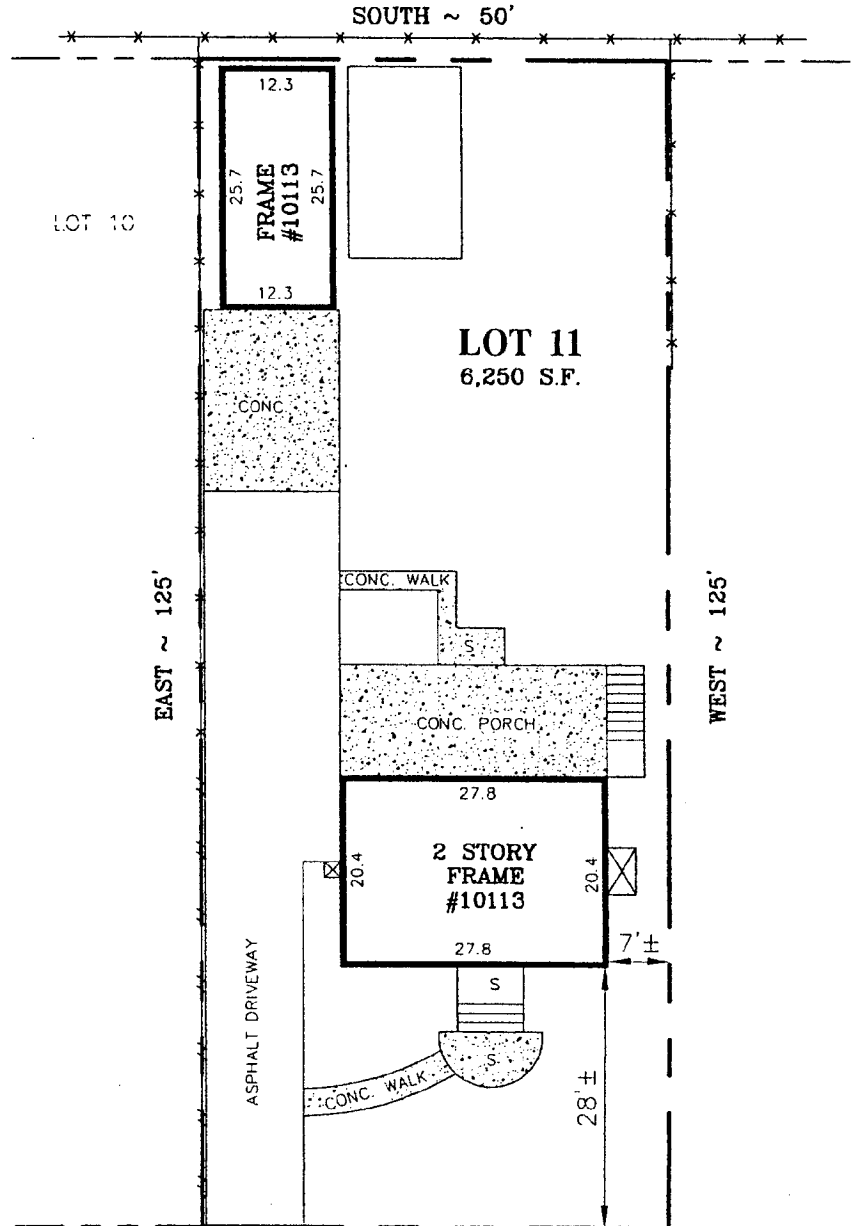
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4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

**Notes**

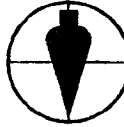

- 1) Flood zone "X" per H.U.D. panel No. 0370D.
- 2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
- 3) No property corners confirmed.



LOCATION DRAWING  
**LOT 11, BLOCK 25**  
**CAPITAL VIEW PARK**  
 MONTGOMERY COUNTY, MARYLAND



**GRANT AVENUE**  
 (40' R/W PER PLAT)

<b>SURVEYOR'S CERTIFICATE</b>		<b>REFERENCES</b>		 <b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1286	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."  MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. _____		PLAT BK. 34	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 09-06-07		SCALE: 1"=20'
		PLAT NO. 2288			DRAWN BY: J.M.
LIBER	FOLIO	JOB NO.: 07-5343			

# Site Plan

## CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
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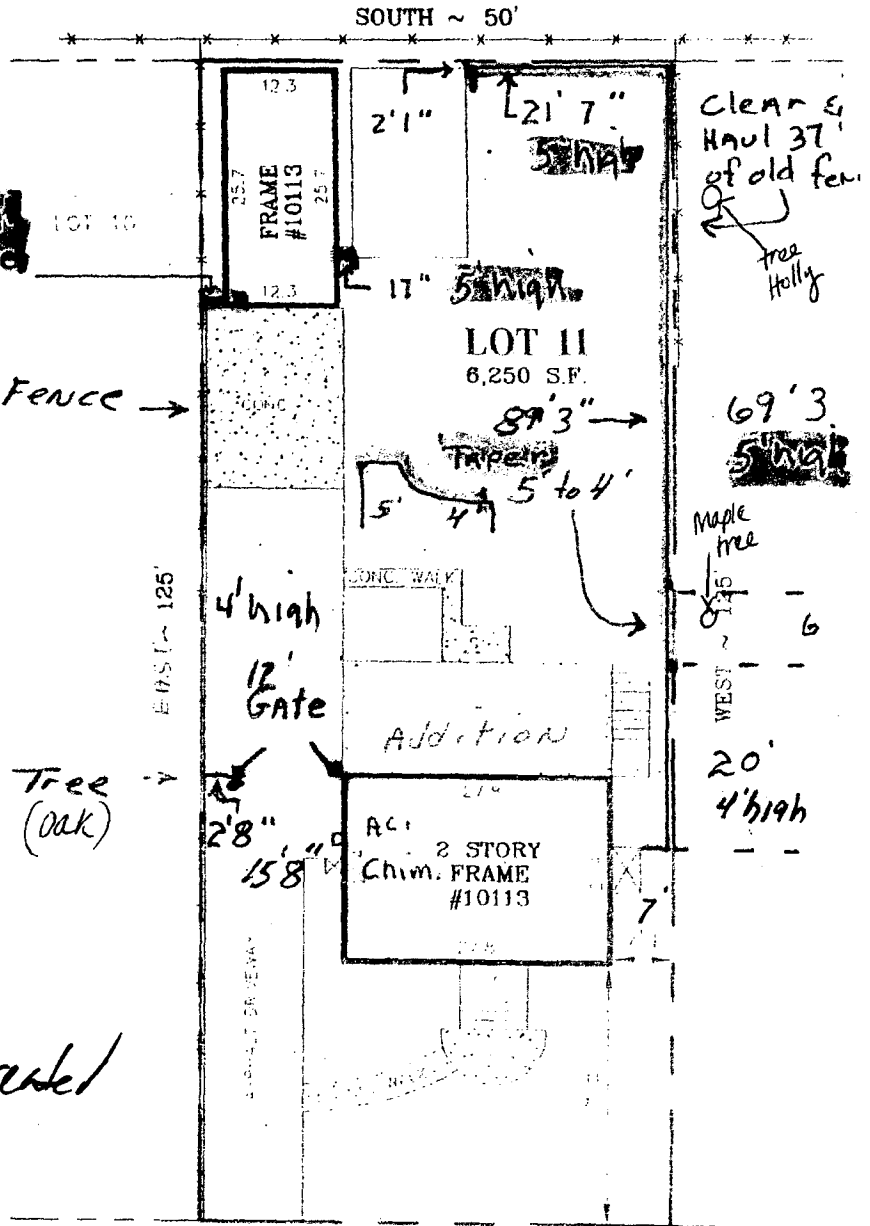


Existing Fence →

Tree (oak)

5'x4' picket fence of treated lumber

LOCATION DRAWING  
 LOT 11, BLOCK 25  
 CAPITAL VIEW PARK  
 MONTGOMERY COUNTY, MARYLAND



GRANT AVENUE  
 (40' R/W PER PLAT)

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### REFERENCES

PLAT BK. 34  
 PLAT NO. 228A



SNIDER & ASSOCIATES  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANT  
 20270 Goldenrod Lane, Suite 110  
 Germantown, Maryland 20876

7

Existing Property Condition Photographs (duplicate as needed)



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



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

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



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



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

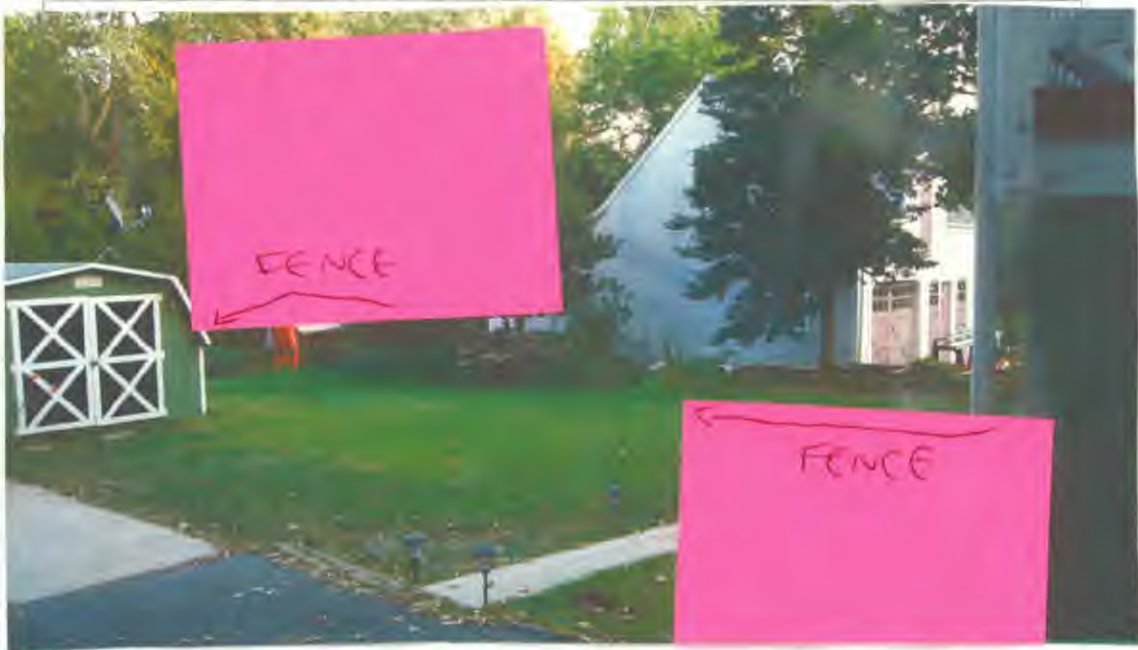
Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



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



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

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



# TRI-COUNTY FENCE

MHIC #50256  
VA Lic. #2705102376  
WV Lic. #WV040176

Office/Yard Address:  
24510 Frederick Road  
Clarksburg, MD 20871  
www.tri-countyfence.com

Phone: 301-607-6101 • Fax: 301-916-0652

All Styles of ... Fence • Decks

We propose, subject to acceptance, to sell and to install on your property the fencing materials enumerated below:

Owner Name Danielle Townsley Job Address \_\_\_\_\_ Date 10-17-07  
Address 10113 Grant Ave Res: 703-963-4796 Off: \_\_\_\_\_  
City, State & Zip Silver Spring Md. 20910 Cell: 202-360-2726 Fax: \_\_\_\_\_

using treated material, 4x4 line posts, 6x6 gate posts, posts with black caps and in dry packed cement, 2x4 rails, 3 1/2" pickets, 1-4' high 12' wide dbl-<sup>wrc</sup> picket drive gate, 1-5' high 3' wide <sup>wrc</sup> picket walk gate, install approx 69' 3" of 5' mt vernon dip top picket fence with the last 6' changing from 5' to 4' over approx 6' and approx 27 LF of 4' mt vernon dip top picket fence.

See the attached drawing

Price valid for 30 days  
Customer assumes full responsibility for location of fence

More or less materials other than amount contracted for will be debited or credited at the current rate	Permit-Separate Fee	<u>owner to obtain</u>
	Total Sale	\$ <u>3332.00</u>
	Down Payment 1/3	\$ <u>1,110.00</u>
	Balance Due Upon Completion	\$ <u>2222.00</u>

**SPECIFICATIONS:** All work will be performed in a workmanlike manner and in accordance with standard practice. All gate adjustments and post alignments no charge within 90 days – except for damage due to high winds. Fence/Deck GUARANTEED against defects in workmanship or materials for one year. See limited warranty on reverse side.

**HOMEOWNERS:** Do not sign this form in blank. You are entitled to a copy of the proposal when you have affixed your signature. You have the right to rescind this order and have your deposit refunded within 72 hours after signing. Should you have additional questions concerning your contractual rights, call the Maryland Home Improvement Commission 1-410-230-6309.

**Payments:** Make remittance payable to TRI-COUNTY FENCE, INC. interest at the rate of 2.0% per month will be charged on all past due accounts. **Customer must make arrangements to pay Foreman on the day of completion.**

I have read the above specifications and payment arrangements. \_\_\_\_\_ Please initial

Approximate Starting Date 1-2 wks

Approximate Completion Date 3-4 days

Salesperson:  
Jim Grawler

PURCHASED BY:  
Customer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Salesperson License # 95150

Please Print Name \_\_\_\_\_

Visa/MC \_\_\_\_\_ Ex Date \_\_\_\_\_

Customer's Email \_\_\_\_\_

Deposit only \_\_\_\_\_ Deposit and Balance \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_