I. EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10213 Meredith Street, Silver Spring
Meeting Date: 11/18/2020

Resource: Nominal (Non-contributing) Resource
Capitol View Park Historic District
Report Date: 11/11/2020

Applicant: Susan Brady
Public Notice: 11/4/2020

Review: HAWP
Tax Credit: n/a

Case Number: 31/07-20N
Staff: Dan Bruechert

PROPOSAL: Fence Installation

STAFF RECOMMENDATION

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Nominal Resource within the Capitol View Park Historic District
STYLE: Vernacular
DATE: 1923

Figure 1: 10213 Meredith St. is set back from the street.
I. PROPOSAL

The applicant proposes to install 64’ (sixty-four linear feet) of 4’ (four foot) tall split rail fence. The fence will be installed on the right side of the house and will extend to the south property line toward the existing fence at the east (rear) of the property. Staff finds wood to be a compatible material and the open design will maintain the open sense of the surrounding district. Staff recommends the HPC approve the HAWP.

II. APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48” to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

Montgomery County Code; Chapter 24A-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 ensure 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
(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, 9, and 10;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Susan Brady
Address: 10213 Meredith Ave
Daytime Phone: 301.209.0250
E-mail: Susan.burr@rcmail.com
City: Silver Spring
Zip: 20910
Tax Account No.: 00777400

AGENT/CONTACT (if applicable):
Name: Builders Fence
Address: 44330 Mercure Circle
Daytime Phone: 703.820.0967
E-mail: Shelly@buildersfence.com
City: Sterling
Zip: VA 20166
Contractor Registration No.: 127411

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10213
Street: Meredith Ave
Town/City: Silver Spring Nearest Cross Street: Capital View Ave
Lot: 9 Block: 19 Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction
- Addition
- Demolition
- Grading/Excavation
- Deck/Porch
- Fence
- Hardscape/Landscape
- Roof
- Shed/Garage/Accessory Structure
- Solar
- Tree removal/planting
- Window/Door
- Other:

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

Signature of owner or authorized agent

Date 10.28.20
SURVEYOR'S CERTIFICATE:

STEPHEN L. WILSON R.P.L.S. NOA17
DRASTIC MEASURES, INC.
6503 STEUBEN COURT
CLINTON, MARYLAND 20735
OFFICE: 301-856-3432
FAX: 301-856-8569
Sediment Control #

Building AP #(#s) 931038 Demolition #

A. Description of Work: (Check all that apply)
- [ ] ADD
- [ ] ALTER
- [ ] CONSTRUCT or Affected by this Action:
- [ ] DEMOLISH
- [ ] MOVE
- [ ] FOUNDATION ONLY
- [ ] RESTORE and/or REPAIR
- [ ] REVISION
- [ ] DAMAGE REPORT

Est. Cost: $2545.00

B. Model House Program/Refer-Back System
- Model House Program — to build new homes
- PREVIOUSLY APPROVED PERMIT #

New Home Model Name or #

C. Revision
- REVISION to ORIGINAL PERMIT #

D. Site Plan Information
- MNCPPC Site Plan No.
- Preliminary Plan No.
- Record Plat No.
- Y N Forest Conservation Easement?

E. Building Address:
- Number 1213 Street
- Meredith Ave
- City Silver Spring
- Zip 20910

F. Applicant Information: Supply all information, incomplete applications will not be accepted.
- Contact ID #: 
- Fax #: 
- Email:
- Name of Applicant BUILDERS FENCE CO., INC.
- Daytime Phone #: (703) 820-0987

(Permit will be issued to Applicant)
- Address 44330 MERCURE CIR., SUITE 140
- City STERLING
- State VA
- Zip 20166

G. Contact Information: Supply all information, incomplete applications will not be accepted.
- Contact ID #: 
- Fax #: 
- Email:
- Daytime Phone #
- Contact Person
- (If other than Applicant)
- Address
- City
- State
- Zip

Contractor BUILDERS FENCE CO., INC.
- MHIC or Montgomery County Builders License #: 99021
- Address 44330 MERCURE CIR., SUITE 140, STERLING, VA 20166
- Daytime Phone #: (703) 820-0987
H. Applying for "Design for Life"
If applying for "Design for Life" certification, indicate the level of accessibility □ Visit-Able □ Live-Able
CERTIFICATE NAME:

I. Additional Approvals:
Properties located within historic districts, municipalities and special taxing districts may require additional approvals beyond the required Department of Permitting Services (DPS) building permit.
For projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction.
Please refer to "Permit Procedures for Properties within a Montgomery County Municipality" for more information.

J. Water and Sewage
TYPE OF WATER SUPPLY □ WSSC □ WELL □ SEPTIC □ OTHER (specify)
SEWAGE DISPOSAL □ WSSC □ SEPTIC □ OTHER (specify)

K. MPDU (moderately priced dwelling unit(s))
20% of this new home development will be built as Moderately Priced Dwelling Units □ Yes □ No

L. Special Exception: Is this lot subject to a Special Exception?
□ Yes, Case # □ No

M. Variance: (Has a Variance been granted to perform this work?)
□ Yes, Variance # □ No

N. Historic Area in Atlas or Master Plan: Is the property a Historic resource?
□ Yes □ No

O. Authorized Agent Affidavit:
I hereby declare and affirm, under penalty of perjury, that:
1. I am duly authorized to make this permit application on behalf of: 
   (Please print property owner's name)

   (Property Owner's Signature) 0-7-22
   (Authorized Agent's Signature) Date
   (Print Name)

P. Statement of Homeowner Acting as New Home Builder:
I, the undersigned property owner, state that I am not a licensed new home builder and that the building to be constructed under this permit is to be used as a residence for me and my immediate family. I will serve as general contractor and take responsibility for compliance with all applicable building codes.

   (Property Owner's Signature) Date
   (Print Name)

Q. To Be Read by the Applicant:
Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.

   (Applicant's Signature) 10-19-20
   (Print Name)

R. Expedited Plan Review:
I request an Expedited Plan Review, when available, which is subjected to additional fees.

   (Applicant's Signature) 10-19-20
   (Print Name)
Date: 8-24-20  Job Number:  County: MOCO
Name: Susan Brady
Address: 10213 Meredith Ave
City: Silver Spring  State: MD  Zip: 20910
Job Site Address: 
Home Phone: 301-204-0250  Work Phone: 
Project Description (Goods and Services Sold):
susaburr@gmail.com

Option #1: Remove wire fence from Front Only. Install approx. 154' lift of 4' high pressure treated Three Rail Split Rail Fence with black coated 2x4x48" wire mesh and bottom black tension wire with one 4' arched top Cedar picket gate.

Posts to be set 24"-30" in the earth or to refusal dry packed in concrete. Nails to be galvanized.

Total $2830-10% Discount= $2545  MOCO Permit Included

Option #2: Remove wire fence from Front Only. Install approx. 64' lift of 4' high pressure treated Three Rail Split Rail Fence with black coated 2x4x48" wire mesh and bottom black tension wire with one 4' arched top Cedar picket gate.

Posts to be set 24"-30" in the earth or to refusal dry packed in concrete. Nails to be galvanized.

Total $1830 MOCO Permit Included

Please have the corners of your property marked clearly prior to fence installation.

Job Notes:

All Angie's List and Web Site Discounts are included in price
Exclusions: Core-drilling/boring/blasting, power/electric supply, seed/sod/straw, operator replacement/repair, engineering, survey.

Due to radial shrinkage gapping will occur between boards. Posts to be equipped with black caps. Nails to be galvanized ring shank.

Total Contract Price: $2545 or $1830  
Deposit: $850 or $610  
Due Upon Substantial Completion, $1695 or 1220  
Estimated Start Date: 5- Weeks  
Estimated Completion Date: 1-2 Days
The projected dates are contingent upon obtaining approved financing, permits, H.O.A., an other conditions beyond Seller's control.

Customer agrees to pay the Total Price for such materials and labor, pursuant to the Payment Terms provided at left. All materials are to be #2 pressure treated southern yellow pine unless otherwise stated. Interest at the rate of 2% per month will accrue on all past due accounts. Builders Fence Company will not accept out of state checks.

BUYERS RIGHT TO CANCEL: If this agreement was solicited at a residence and you do not want the goods or services, you the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See Notice of Cancellation for an explanation of this right.

Acceptance: The construction proposal contained herein, including the specified price, payment terms, construction specifications, and other terms and conditions on the reverse side of this contract, is hereby ACCEPTED.

Builders Fence Company

(Authorized Representative's Signature)  

Buyer(s) 9/25/20

Scott Benjamin Ruete, Sr.  

Authorised Representative's Printed Name
JOB SKETCH

Susan Brady
10213 Meredith Ave.
Silver Spring, MD 20910
301-204-0250

154' 4' high PT 3-RAIL SPLIT RAIL W/ 2X4 BLACK WIRE  Fencing

OPTION #1

X

HOUSE

6'  54'

4' Gate

90'

X

SUSAN BRADY  9/25/20

SIGNATURE DATE

OPTION #2

X

HOUSE

6'  54'

4' Gate

X

SUSAN BRADY  9/25/20

SIGNATURE DATE

08/24/2020