

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

<b>Address:</b>	10213 Meredith Street, Silver Spring	<b>Meeting Date:</b>	11/18/2020
<b>Resource:</b>	Nominal (Non-contributing) Resource <b>Capitol View Park Historic District</b>	<b>Report Date:</b>	11/11/2020
<b>Applicant:</b>	Susan Brady	<b>Public Notice:</b>	11/4/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	31/07-20N	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Fence Installation		

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**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.*

## **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.

## **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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 931530  
DATE ASSIGNED

APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

APPLICANT:

Name: Susan Brady  
Address: 10213 Meredith Ave  
Daytime Phone: 301.204.0250

E-mail: SUSANBRADY@GMAIL.COM  
City: Silver Spring Zip: 20910  
Tax Account No.: 00997400

AGENT/CONTACT (if applicable):

Name: Builders Fence  
Address: 44330 Mercure Circle  
Ste 140  
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, MD Nearest Cross Street: Capitol View Ave  
Lot: 9 Block: 19 Subdivision: Capitol View Parc 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:

- |                                             |                                              |                                                          |
|---------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fence    | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|                                             |                                              | <input type="checkbox"/> 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



W.S.S.C. DATUM

BRADY  
PLATTHOMAS HENRY HUGHES  
LIBER 57666 FOLIO 102S 05°01'37" E  
S 02°30' E94.04' (SURVEY)  
93.85' (RECORD)162.58' (SURVEY)  
162.58' (RECORD)TERRENCE A. BRADY  
SUSAN E. BRADY  
PARCEL 13, BLOCK 'ONE'  
LIBER 35310 FOLIO 484  
17,052 SQUARE FEET (COMP)LOT 9  
BLOCK '19'  
CAPITOL VIEW PARK  
P.B. 150 P. 17098

JOSEPH R. &amp; ELIZABETH S. BALDINI L-33041 F. 362

S 87°30' W  
S 84°33'27" WLOT 10  
BLOCK '19'  
CAPITOL VIEW PARK  
P.B. 160 P. 18147  
DAVID S. & EM. WEAVER L-18413 F. 712N 22°42' W  
N 25°14'38" WMEREDITH AVENUE  
(VARIABLE WIDTH R/W)99.84' (RECORD)  
101.45' (SURVEY)LOT 11  
BLOCK '19'  
CAPITOL VIEW PARK  
P.B. 160 P. 18147  
VERLYN B. FLIEGER, ET AL L-15352 F. 506

7.9' (4.07)

N 84°58'02" E  
N 87°30' E

IRON PIPE FOUND

ASPHALT DRIVEWAY

IRON BAR FOUND

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A CAREFUL FIELD-RUN SURVEY OF THE PROPERTY SHOWN HEREON, THAT IT IS ALL AND THE SAME PROPERTY CONVEYED BY MARY A. BRADY, DAVID A. BRADY AND TERRANCE A. BRADY, THE SURVIVING JOINT TENANT, TO TERRANCE A. BRADY AND SUSAN E. BRADY AS TENANTS BY THE ENTIRETY, BY DEED DATED JANUARY 28, 2008 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35310 FOLIO 483, AND THAT PERMANENT IRON MARKERS ARE IN PLACE AT THE PROPERTY CORNERS. THIS SURVEY IS IN CONFORMANCE WITH TITLE 9, SUBTITLE 13, CHAPTER 6, SECTION 12 OF THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS. MY CURRENT LICENSE EXPIRES NOVEMBER 20, 2020.

STEPHEN L. WILSON R.P.L.S. NO. 417  
DRASTIC MEASURES, INC.  
6503 STEUBEN COURT  
CLINTON, MARYLAND 20735  
OFFICE: 301-856-3152  
FAX: 301-856-8569

Drastic  
Measures

OCTOBER 10, 2020



**DPS****Montgomery Department of Permitting Services**

255 Rockville Pike, 2nd Floor  
 Rockville, MD 20850-4168  
 Phone: 311 in Montgomery County or (240)777-0311  
 Fax: (240)777-6262  
<http://www.montgomerycountymd.gov/permittingservices>



Sediment Control # \_\_\_\_\_

Building AP #(s) 931038 Demolition # \_\_\_\_\_**A. Description of Work: (Check all that apply)**

<input type="checkbox"/> ADD	Gross Sq. Ft. of Area Created or Affected by this Action: <u>21545.00</u>	<input type="checkbox"/> SINGLE FAMILY DWELLING	<input type="checkbox"/> DECK
<input type="checkbox"/> ALTER		<input type="checkbox"/> TOWNHOUSE	<input type="checkbox"/> DUPLEX
<input type="checkbox"/> CONSTRUCT	Estimated Cost: \$ <u>21545.00</u>	<input checked="" type="checkbox"/> FENCE*	<input type="checkbox"/> BASEMENT
<input type="checkbox"/> DEMOLISH	Disturbed Land Area: _____	<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> POOL IN GROUND
<input type="checkbox"/> MOVE	Lot Size: _____	<input type="checkbox"/> TRAILER**	<input type="checkbox"/> POOL ABOVE GROUND
<input type="checkbox"/> FOUNDATION ONLY		<input type="checkbox"/> MODULAR HOME**	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> RESTORE and/or REPAIR		<input type="checkbox"/> HOT TUB	<input type="checkbox"/> SHED
<input type="checkbox"/> REVISION	<input type="checkbox"/> FINAL INSPECTION ONLY	<input type="checkbox"/> OTHER _____	
<input type="checkbox"/> DAMAGE REPORT	<b>PROPOSED USE OF STRUCTURE:</b> _____		

**\* For ALL Fence Construction**

HEIGHT: 4 ft. 0 in. Note: (A signed approval letter from the adjacent lot owner(s) is required when on lot line)  
☒ Located entirely on the land of the owner ☐ Public Right of Way/Easement ☐ Located on the lot line

**\*\*NOTE:**

Manufacturer's Name and Model # for All Trailers and Modular Homes \_\_\_\_\_

**B. Model House Program/Refer-Back System**

Model House Program – to build new homes

☐ INITIAL SUBMITTAL or  
☐ PREVIOUSLY APPROVED PERMIT # \_\_\_\_\_

Refer-Back System – build new homes and pools

☐ INITIAL SUBMITTAL or  
☐ PREVIOUSLY APPROVED PERMIT # \_\_\_\_\_

New Home Model Name or # \_\_\_\_\_

**C. Revision**

REVISION to ORIGINAL PERMIT # \_\_\_\_\_

(Original permit has been issued and is active)

☐ SITE ☐ STRUCTURAL ☐ HOUSE TYPE ☐ OTHER: \_\_\_\_\_
**D. Site Plan Information**

MNCPPC Site Plan No. \_\_\_\_\_

Preliminary Plan No. \_\_\_\_\_

Record Plat No. \_\_\_\_\_

☐ Y ☐ N Forest Conservation Easement?**E. Building Address:**

Number 10213 Street Meredith Ave City Silver Spring Zip 20910  
 Lot (s) \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Nearest Cross Street: \_\_\_\_\_

**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) 820-0967

(Permit will be issued to Applicant)

Address 44330 MERCURE CIR., SUITE 140City STERLINGState VAZip 20166**G. Contact Information: Supply all information, incomplete applications will not be accepted.**

Contact ID #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

Contact Person \_\_\_\_\_ Daytime Phone # \_\_\_\_\_  
(If other than Applicant)

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contractor BUILDERS FENCE CO., INC.MHIC or Montgomery County Builders License # 99021Contractor Address 44330 MERCURE CIR., SUITE 140, STERLING, VA 20166Daytime Phone # (703) 820-0967



BR 2018

**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 ☐ 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)
2. The work proposed by this building permit application is authorized by the property owner; and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

(Property Owner's Signature) \_\_\_\_\_

Date

(Print Name)

(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) \_\_\_\_\_

Date

(Print Name)

EDWARD R. HALL

**R. Expedited Plan Review:**

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

(Applicant's Signature) \_\_\_\_\_

Date

(Print Name)

EDWARD R. HALL



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' l/ft 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

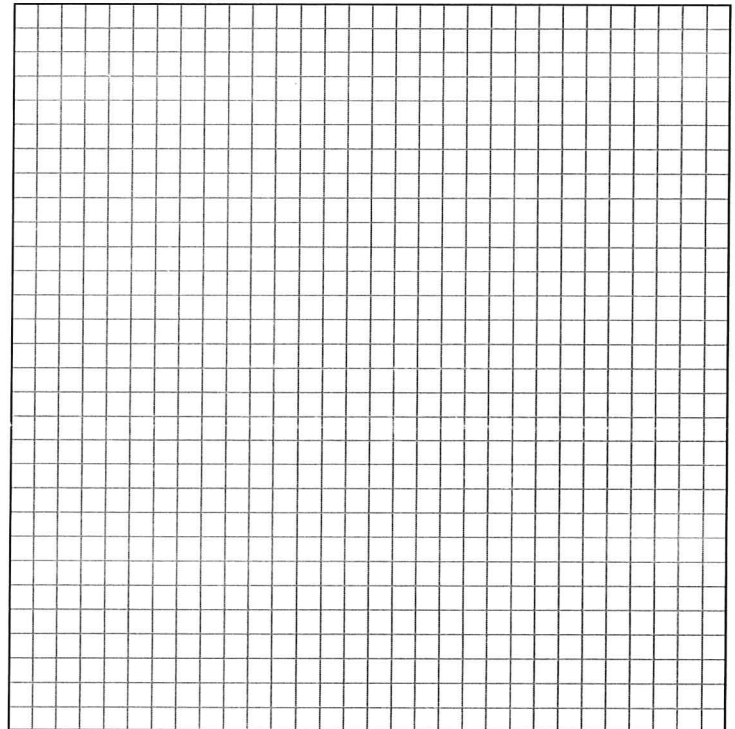
Option #2: Remove wire fence from Front Only. Install approx. 64' l/ft of 4' high pressure treated Three Rail Split Rail Fence with black coated 2x4x48" wire mesh and bottom black tension wire with one 4' arched top Cedar picket gate.

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.

☐ Fence to Meet Pool Code



## Grade

☐ Level at Top



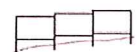
Fence to be level with highest grade. (Customer to fill in gaps)

☒ Following Grade



Fence following flow of ground. (Fence will be uneven at top)

☐ Step and Level



Each section to step as dictated by the grade. May result in large gaps under the fence. (Customer to fill in gaps)

## 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

(Price valid for 15 Days)

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., or 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)

Scott Benjamin Ruete, Sr.

Authorized Representative's Printed Name

Buyer(s)

*Susan Brady* 9/25/20  
(Signature) Date

(Signature)

Date

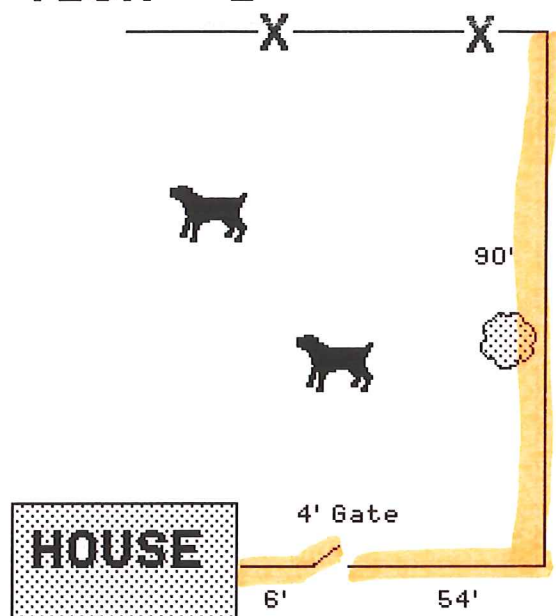


## JOB SKETCH

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

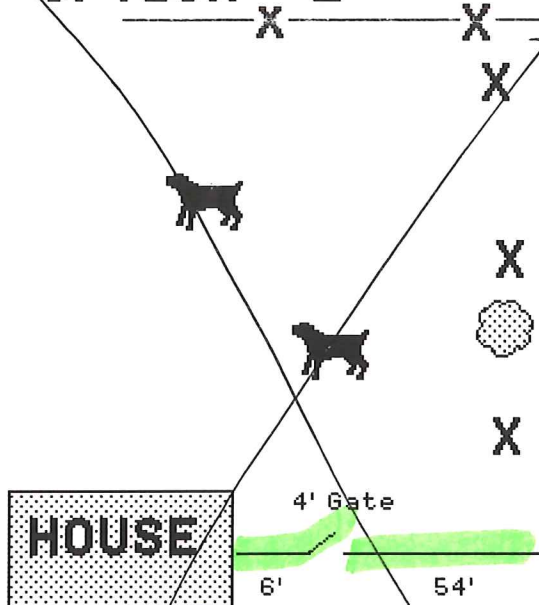
154' 4' high PT 3-RAIL SPLIT RAIL W/ 2X4 BLACK WIRE Fencing

### OPTION #1



*X Susan Brady 9/25/20*  
 SIGNATURE DATE

### OPTION #2



*X*  
 SIGNATURE DATE

08/24/2020