

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

<b>Address:</b>	25 Montgomery Avenue, Takoma Park	<b>Meeting Date:</b>	8/14/2024
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	8/7/2024
<b>Applicant:</b>	Steven Edminster (Bill Gunnulfsen, Agent)	<b>Public Notice:</b>	7/31/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit Number:</b>	1070502	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fence Installation		

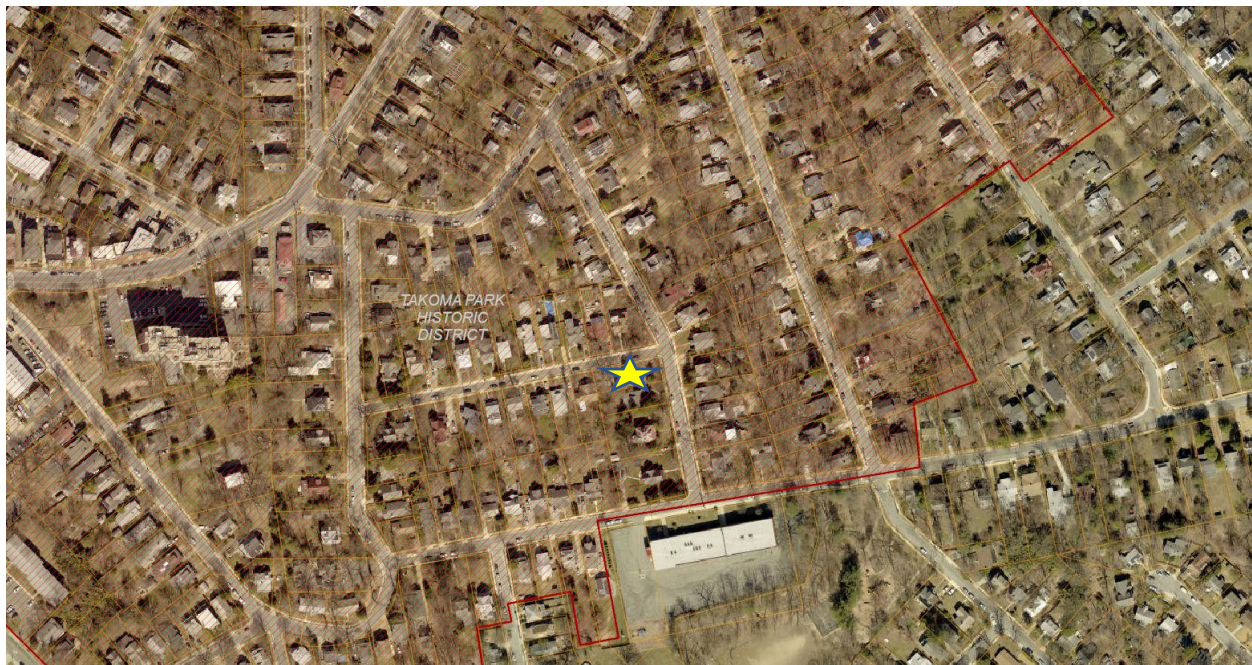
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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** 1989



*Figure 1: The subject property was constructed on a subdivided lot in 1989.*

## **BACKGROUND**

At the June 12, 2024 HPC meeting, the HPC held a hearing on a Preliminary consultation for new fencing along the west property line and along Montgomery Ave.<sup>1</sup> The HPC uniformly found that a solid 6' (six foot) fence in the proposed location was incompatible. The majority of Commissioners suggested that a solid fence, taller than 48" (forty-eight inches) along Montgomery Ave. could be accommodated and recommended revisions.

The HPC also recommended planting additional trees and shrubs to provide an additional measure of privacy, but acknowledged no HPC review was required for new plantings.

## **PROPOSAL**

The applicant proposes to install new fencing around much of the house including:

- The area to the west (rear) of the house and
- The area to the north (side yard) of the house, up to the gate and walkway along Montgomery Ave.

## **APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*)

### ***Takoma Park Historic District Design Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought

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<sup>1</sup> The Staff Report and application materials for the June 12, 2024 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/06/II.D-25-Montgomery-Avenue-Takoma-Park-1070502.pdf>. The recording of the hearing is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=a5723412-2a58-11ef-81ef-005056a89546](https://mncppc.granicus.com/MediaPlayer.php?publish_id=a5723412-2a58-11ef-81ef-005056a89546).

would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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

(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 the Interior's Standards for Rehabilitation***

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 DISCUSSION**

The subject property is a two-story Queen Anne-inspired house constructed in 1989 that is oriented toward Hickory Ave. The lot was created by subdividing the lot at 32 Hickory Ave., resulting in a relatively deep, narrow lot. The lot is currently enclosed by a 4' (four foot) tall wood picket fence. The applicant proposes to enclose the 'rear' yard by removing the fencing and installing new board-on-board fencing. All of the proposed fencing will be wood board-on-board fence. The area to the north of the house, closest to Hickory Ave., will be 4' (four feet) tall, Moving west, the fence will step up to 5' (five feet) total light with the addition of a lattice topper installed on top of a 4' (four foot) board-on-board fence. Finally, the rearmost section of fencing will be a 6' (six feet) tall, comprised of a 5' (five foot) solid board fence with a 1' (one foot) lattice topper (see *Figure 2*, below).

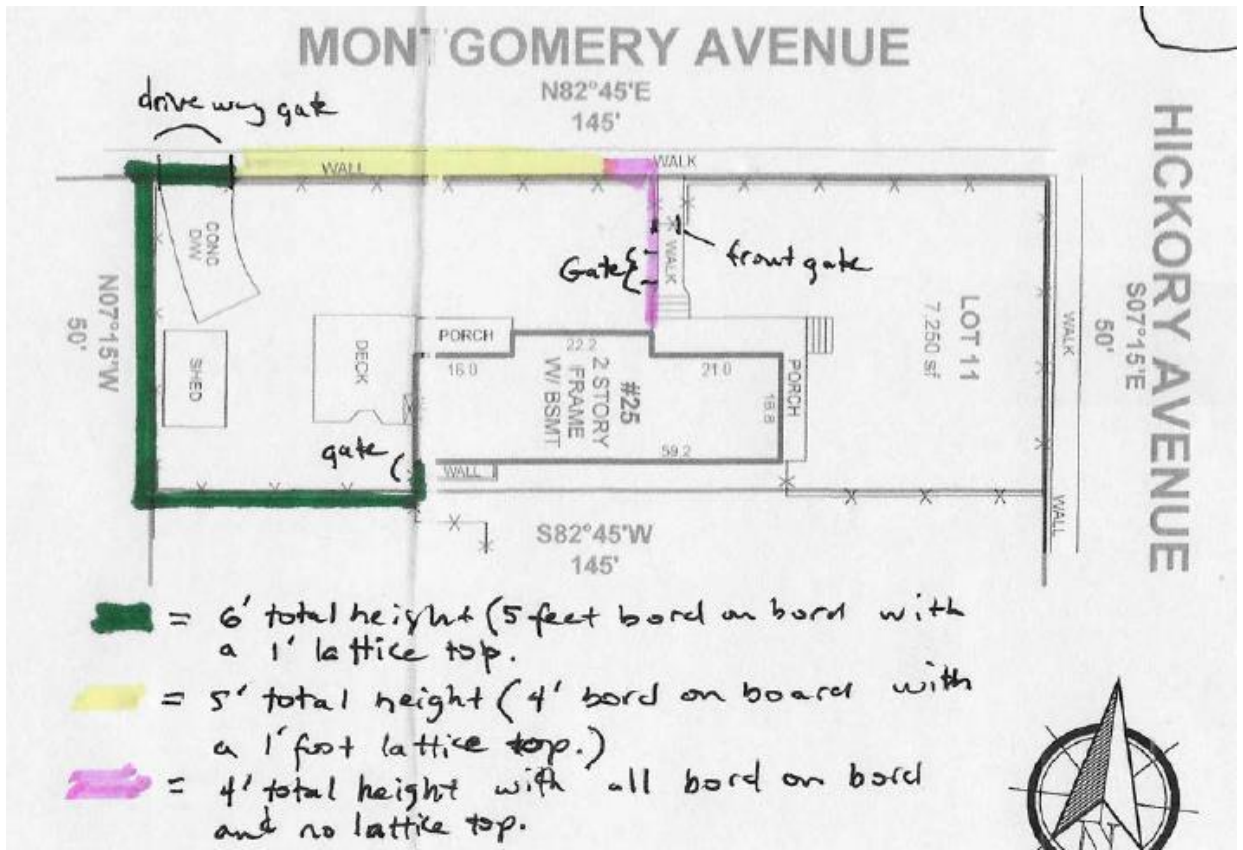


Figure 2: Proposed site plan showing the height and location of the proposed fencing.



Figure 3: Detailed aerial of the property with the proposed fence location shown in red. The property to the west, 19 Montgomery Ave., is an Outstanding Resource.

The HPC typically limits fences forward of the rear wall plane to no more than 48” (forty-eight) inches tall forward of the rear wall plane and requires an open picket design. The objective of this requirement is to maintain the open, park-like setting of the historic district. In corner lots, like the subject lot, the requirement is usually extended so that any fences do not create the appearance of a wall along the streetscape.

The HPC objected to the applicant’s original proposal to install a 6’ (six foot) solid board fence in the proposed location, finding it would detract from the surrounding sense of openness. At the June 12, 2024 Preliminary Consultation, commissioners’ comments fell into two camps. One group recommended a lower fence with a lattice topper, which would help to provide much of the desired privacy, while the lattice would help retain the sense of openness. The second camp recommended limiting the taller fence to the rear (westward) of the side-facing gable. In consultation with Staff, the applicant determined that the solid board fence with the lattice was preferable and now returns for a HAWP.



*Figure 4: Photo showing the existing fence along Montgomery Ave.*

Staff finds the 5’ (five foot) section of fence with the 1’ (one foot) lattice topper proposed along the south and west property lines is far enough away from the street that it will not detract from the sense of openness that is a characteristic of the Takoma Park Historic District. Staff recommends the HPC approve the 5’ (five foot) fence with the lattice topper under 24A-8(b)(2) and (d), the *Design Guidelines*, and Standard 9.

Staff finds the section of the 4’ (four foot) fence with the lattice topper is consistent with the feedback provided by the HPC at the Preliminary Consultation. The commissioners found that a fence lower than the 6’ (six foot) proposed with a lattice topper would provide sufficient transparency that it would not detract from the district’s overall character. Based on the HPC’s finding, Staff recommends the HPC approve the section of the 4’ (four foot) fence with the lattice topper under 24A-8(d), the *Design Guidelines*, and Standard 9.

Finally, Staff finds the section of 4' (four foot) board-on-board fence running from the north elevation of the house to Montgomery Ave. to enclose the rear yard is consistent with the HPC's general height requirement for fences forward of the rear wall plane in the Takoma Park Historic District. While the proposed fence is solid - and the general requirement is for open picket designs - the HPC found that for this narrow corner property, the area to the rear of the house, along Montgomery Ave., was effectively its side and rear yards. The HPC found it would be appropriate to match the fence design and materials of the other fence installed along Montgomery Ave., provided the height was appropriate. Based on the HPC's earlier finding, Staff supports the approval of the 4' (four foot) section of fence under 24A-8(d) and Standard 9.

Staff finds the proposed fence is lower than the original proposal and creates a more transparent appearance than the fence presented at the Preliminary Consultation. Staff additionally finds that the revised proposal is generally consistent with the HPC's feedback. Staff recommends the HPC approve the HAWP under 24A-8(b)(2) and (d); Standards 2 and 9; and the *Design Guidelines*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(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 with the general condition that the applicant shall present an electronic set 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# 1070502  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Steven Edminster  
Address: 25 Montgomery Avenue  
Daytime Phone: 301-875-9859

E-mail: sedminster2002@yahoo.com  
City: Takoma Park Zip: 20912  
Tax Account No.: 02840910

**AGENT/CONTACT (if applicable):**

Name: Bill Gunnulfsen, Long Fence  
Address: 1910 Betsen Court  
Daytime Phone: 240-731-4731

E-mail: \_\_\_\_\_  
City: Odenton Zip: 21113  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 25 Montgomery Avenue

Is the Property Located within an Historic District?  Yes/District Name Takoma Park  
 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ 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:**

- |   |  |  |
|---|--|--|
| <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.

05-13-2024  
Signature of owner or authorized agent Date

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

<p><b>Owner's mailing address</b>                  25 Montgomery Avenue                  Takoma Park, MD 20912</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>29 Hickory Avenue                  Takoma Park, MD 20912</p>	<p>19 Montgomery Avenue                  Takoma Park, MD 20912</p>
<p>22 Montgomery Avenue                  Takoma Park, MD 20912</p>	<p>24 Montgomery Avenue                  Takoma Park, MD 20912                  22 Montgomery Avenue Takoma Park MD 20912                  20 Montgomery Avenue Takoma Park MD 20912</p>
<p>24 Hickory Avenue Takoma Park MD 20912                  28 Hickory Avenue Takoma Park MD 20912</p>	



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

#### ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District

STYLE: Victorian Revival

DATE: Built in 1989

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

We are proposing to replace a portion of our existing picket fence (42" high) with a taller 72" board-on-board fence. The new, higher fence would follow the exact same foot print of our existing fence. The new fence would start behind our house and run along our property lines with the backyard of 29 Hickory Avenue, and the side yard of 19 Montgomery Avenue, where it would extend to the edge of our property where it meets the sidewalk on Montgomery Avenue (see attached plat drawing). The proposed work also would replace the existing car driveway gate with a new 72" high driveway gate. The new, higher fence would also extend in the same footprint of the existing lower fence along the sidewalk of Montgomery Avenue until the main entrance of our property. In the last 8 feet of fence line, the fence height would be gradually reduced to 42" to match the height of the lower fence at the property's entrance. The rest of the existing picket fence would remain as is.

Situated at the corner of Montgomery and Hickory avenues, 25 Montgomery Avenue has a long narrow lot that offers little privacy from passers by. While the entrance to 25 Montgomery Avenue is located on Montgomery Avenue, the house is nevertheless oriented to Hickory Avenue where the existing lower fence would remain. The proposed higher fence on the Montgomery Avenue side would provide us with some privacy in what we consider to be our back yard. Other corner lot houses located in Takoma Park's historic district, including houses on both Elm and Tulip avenues (see attached photos), have 6-foot fences for portions of their yards, which is what we are proposing for 25 Montgomery Avenue.

Work Item 1: fence

Description of Current Condition:  
see prior page

Proposed Work:  
see prior page

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

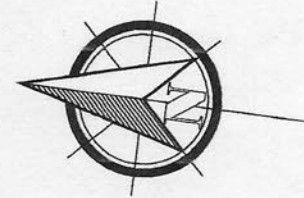
Proposed Work:



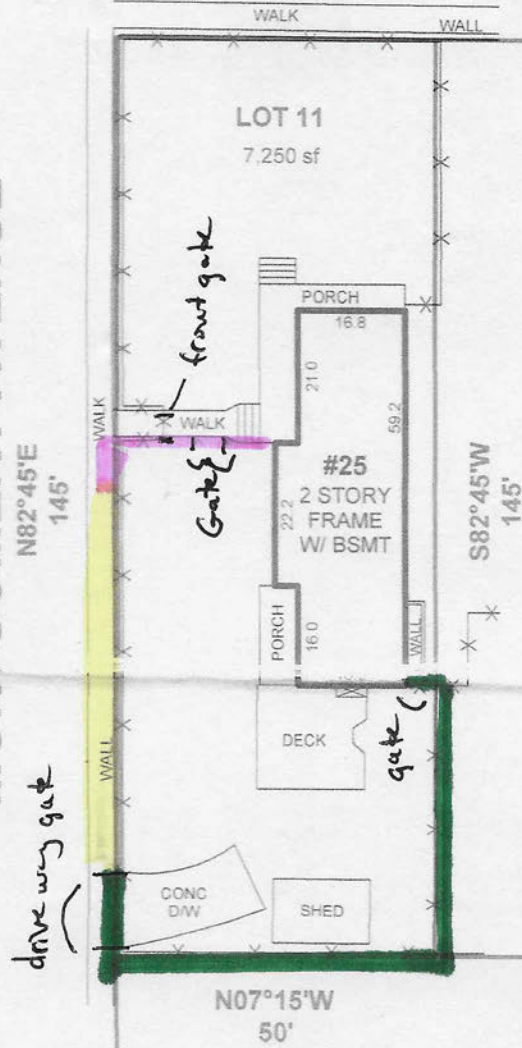
CASE# \*\*\*\*

Attachment  
page 1

HICKORY AVENUE  
S07°15'E  
50'



MONTGOMERY AVENUE  
N82°45'E  
145'



= 6' total height (5 feet board on board with a 1' lattice top.)  
 = 5' total height (4' board on board with a 1' foot lattice top.)  
 = 4' total height with all board on board and no lattice top.

NOTE:  
ENCROACHMENTS  
MAY EXIST

LOCATION DRAWING OF:  
**#25 MONTGOMERY AVENUE**  
**LOT 11 BLOCK 17**  
 B.F.GILBERT'S ADDITION TO  
**"TAKOMA PARK"**  
 PLAT BOOK A, PLAT 2  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' DATE: 9-22-17

DRAWN BY: AD FILE # 177500-200

- LEGEND:
- X- - FENCE
  - B/E - BASEMENT ENTRANCE
  - B/W - BAY WINDOW
  - BR - BRICK
  - BRL - BLDG. RESTRICTION LINE
  - BSMT - BASEMENT
  - C/S - CONCRETE STOOP
  - CONC - CONCRETE
  - D/W - DRIVEWAY
  - FR - FRAME
  - MAC - MACADAM
  - O/H - OVERHANG
  - PUE - PUBLIC UTILITY ESMT.

- COLOR KEY:
- (RED) - RECORD INFORMATION
  - (BLUE) - IMPROVEMENTS
  - (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company



**DULEY**  
and  
**Associates, Inc.**



Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



Attachment  
Page 2

View of Northwest corner of  
25 Montgomery Ave and driveway,  
which is particularly exposed.



Attachment Page 3

This shows the existing fence line on Montgomery Avenue which we are proposing to replace with a higher board on board fence. The new fence would be 5 feet high (4 ft board on board with 1 ft. lattice top<sup>13</sup>). The last panel would be 4 feet total height as would be the entrance.



Attachment page 4

This shows the 25 Montgomery Avenue property from across the street looking west. It includes portions of the property where there would be a new fence and part where it would remain as is (left)

## Attachment page 5

This shows the entrance to the property. The last 8' panel on the right would ~~be~~ be replaced with a 4' ~~board~~ board on board fence.

The left side of the entrance would remain as is with the existing picket fence.





### Attachment Page 6

pebble path. The HPC proposal to locate the internal fence ~~would~~ at the second gate (see beginning of path in above photo) would bisect the pebble path at a wide point which would look odd.



~~The exact~~ intersection

We propose to locate the internal fence and gate at ~~to~~ along the concrete entrance way or close to it. This location at the end of the pebble path and at the narrowest ~~is~~ point in the yard ~~is~~ makes the most sense to us for locating the internal fence and gate.





Attachment - page 8

front of 25 Montgomery Ave with view from  
Hickory Ave remains unchanged.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/14/2024

Application No: 1070502  
AP Type: HISTORIC  
Customer No: 1379911

## Comments

Located at the corner of Montgomery and Hickory Avenues, 25 Montgomery Ave is situated on a long and narrow lot that affords us little privacy, particularly along the back side of our house on the Montgomery Ave side. A higher fence would help and is in keeping with the neighborhood streetscape.

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 25 Montgomery AVE  
Takoma Park, MD 20912

Homeowner Edminster (Primary)

## Historic Area Work Permit Details

Work Type ALTER

Scope of Work Replace a portion of our existing fence with a taller fence on the back and side yard property lines with our neighbors. The higher fence would also extend along a portion of our property line with Montgomery Ave to our home's entrance.



7200 Tulip Avenue  
corner lot with high fence  
for portion of yard.



316 Elm Avenue  
corner lot with high fence  
for portion of yard.

Bill Gunnuttson  
 (301) 261-4281  
 MHC # 9815, 9615-01, 9615-02  
 DC # 2118  
 (240) 131-4731

# LONG FENCE

Job No. \_\_\_\_\_  
 Order No. \_\_\_\_\_  
 Customer No. \_\_\_\_\_  
 Date 05/01/24

Long Fence Company, Inc.  
 1910 Betson Court - Odenton, Maryland 21113  
 Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643  
 www.longfence.com

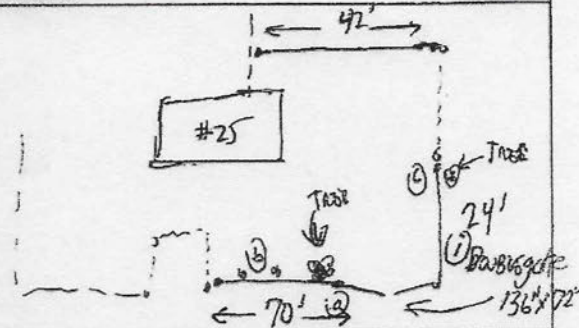
BUYER'S NAME: STEVE EDWINSTER

STREET: 25 MONTGOMERY AVENUE

CITY: TAKOMA PARK MD ST: MD ZIP: 20912

COUNTY: MONTGOMERY MAP Page/Grid \_\_\_\_\_

HM PH: \_\_\_\_\_ WK PH. MR. \_\_\_\_\_  
 CELL: \_\_\_\_\_ MS. 301 875 9859  
 E-MAIL: \_\_\_\_\_ LEAD # 24RM398



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:

Approximately 148 of 72" high pressure treated pine  Flat Top  Monticello Arched Top  Mt. Vernon Dip Top  
 Lattice Top  other BOARD ON BOARD style fencing.  toe nail  face nail  Bd. Spacing

The  vertical boards  pickets of the fence sections are to be:  flat,  dog eared  colonial gothic  gothic  
 other 1" x 4" x 72" PT PINE Framing to Face  in  out. Fence to be stepped  yes  no

Posts are 4 x 4 x 9'. The posts are to be capped with VINYL caps. There are (3) 2 x 4 horizontal runners per section.  
 The gate posts are 6" x 6" x 9'. The gate posts are capped with VINYL caps.

All wood to be pressure treated pine, unless otherwise specified.

There is/are to be \_\_\_\_\_ single gate(s) \_\_\_\_\_ wide x \_\_\_\_\_ high. The gate is to have a:  Flat Top  Monticello Arched Top  
 Mt. Vernon

There is/are to be 1 double drive gate(s) 132" wide x 72" high. The gate is to have a:  Flat Top  DOUBLE GATE (DOUBLE ARCH)

Monticello Arched Top  Mt. Vernon. All gates are to include hardware.

Gates to be constructed with 2 x 6 cedar horizontal supports. All posts are to be set 30" - 36" in the ground and DRY PAIS

Permits:  County  City Permit(s) will be obtained by  Seller  Buyer

Buyer to supply Seller with copy of house plat. (For permit use only)

Seller  will  will not take down and haul old fence of approximately 148' feet.

Property pins exposed?  yes  no Buyer to stake?  yes  no Order Survey?  yes  no

Buyer responsible for property lines if no survey pins are in place.

Buyer  has  has not provided Seller with a copy of applicable H.O.A. regulations related to fences and decks.

Additional options: BUYER RESPONSIBLE FOR PROPERTY LINES. BUYER TO CLEAR THE FENCE LINES (REMOVING BRANCHES VEGETATION)

(1) THIS DOUBLE GATE WILL HAVE GALVANIZED STEEL GATE POSTS, AND STEEL FRAME, DUE TO 136" WIDTH  
(2) BRACK THROUGH COMBIT FOR GATE POST. (H) OUT A FEW BANDS AROUND TREE ROOTS.  
(3) GATE IS SOLID VERTICAL BOARD; EACH GATE USE WAS AN ANTI-SAG CABLE.

Estimated Monthly Investment
_____ Per Month
With Approved Credit

Additional Information or Remarks <u>All DISCOUNTS Applied (25%)</u>	Total Contract Price	\$ 10,660
<u>(3) THIS 24" NEW FENCING TO ALIGN WITH EXISTING FENCING</u>	Deposit With Order	<u>13</u> 3554
<u>NOTE: NO H.O.A.</u>	Due on Day Materials are Delivered	<u>13</u> 3553
<u>BUYER STATES NO LOCAL PERMIT REQUIRED</u>	Due on Day of Substantial Completion	<u>13</u> 3553
	And/or Balance Financed	

**PLEASE PAY OUR FOREMAN**

Work to begin approximately 5 to 6 weeks. Work to be completed approximately 2 days.

This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.  
 Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.  
 Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.  
 Sales Representative's Signature: Bill Gunnuttson License No. 77752  
 Buyer(s) Signature: Steven Edminster Date: 05/01/24

**BUYER'S RIGHT TO CANCEL:** You the buyer may cancel this transaction at any time prior to midnight of the 5th business day after the date of this transaction, or midnight of the 7th business day after the date of this transaction if you are 65 years of age or older. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.

# JOB BREAKDOWN

# LONG FENCE

www.longfence.com

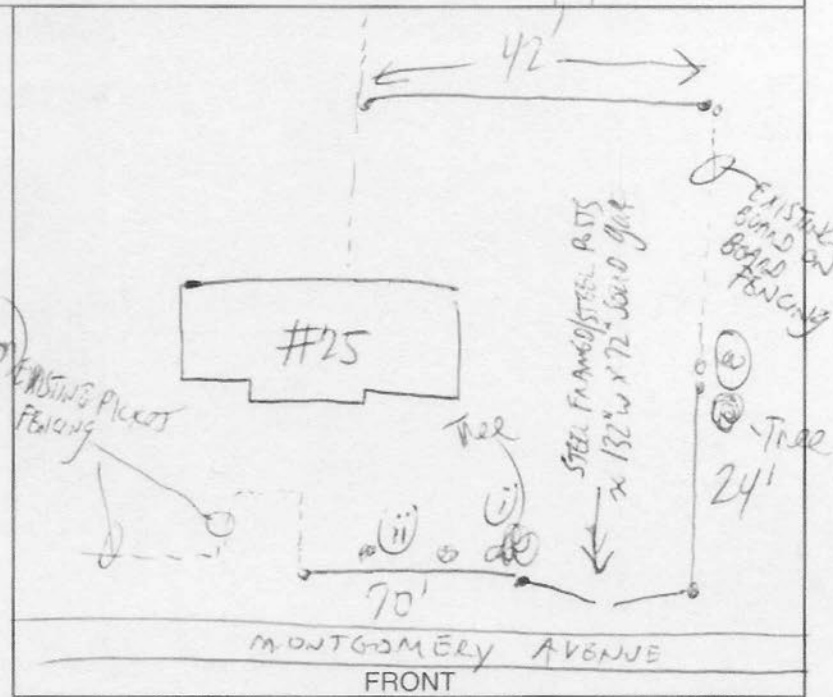
Job No. \_\_\_\_\_  
 Order No. \_\_\_\_\_  
 Customer No. \_\_\_\_\_  
 Date 05/01/24

### Sales Agreement For:

Name STEVE EDMINSTER  
 Address 25 MONTGOMERY AVENUE  
 City, State, Zip TAKOMA PARK, MD 20912  
 Billing Address \_\_\_\_\_

Home # \_\_\_\_\_  
 Work # \_\_\_\_\_ CP# 301/875/9859  
 Lead # 24RM1398 E-Mail sedminster2002@yahoo.com  
 Sales Rep Bill Gunn Hansen 445  
 County MONT Map #/Grid \_\_\_\_\_  
 Cross Street HICKORY AVENUE  
 Directions: \_\_\_\_\_

\*E-mail: sedminster2002@yahoo.com



(BOARD ON BOARD)

Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:  
 Install APPROX. 148' of 72" PT PINE BOARD ON BOARD FENCING, ONE STEEL SET POSTS/STEEL FRAMED 132" W x 72" H  
 SOLID DOUBLE GATE, includes ANTI SAG CABLE (2) CUT THROUGH CEMENT FOR ONE GATE POST  
 Consisting of: (1) CUT SOME BOARDS AROUND TREE ROOTS. CLEAR AND HAUL APPROX 148' OF FENCING  
 (2) LINES UP NEW FENCING (924') WITH EXISTING FENCING

QUAN	ITEM #	DESCRIPTION	UNIT	TOTAL
18	WY7214PT	PT PINE 1" x 4" WYNGATE: 72" HIGH	405	7290
20	SP449PT	STANDARD POST: 4" x 4" x 9' (VINYL CAP)	68	1360
2	SP6610PT	STANDARD POST: 6" x 6" x 10' (VINYL CAP)	131	262
1	DGPTVB92	PT DOUBLE VERTICAL BOARD GATE: 120" x 72" PT PINE	1169	1169
1	ANTI SAG	ANTI SAG KIT	60	120
1	STLFKMDBLBOLT	GALV STEEL FRAME FOR DOUBLE GATE (WOOD) - DOUBLE	992	992
1	SFGHP10448BOLT	GALV STEEL GATE HINGE POST 4" x 4" x 10' STEEL FRAME GATE	299	299
1	SFG-LP 10448BOLT	GALV STEEL LATCH POST 4" x 4" x 10' STEEL FRAME GATE	286	286
2	BAUHINGE7	7" BALL BEARING-HINGE PAIR OVER 48" USAF	38	76
1	MOBIL		66	66
1	ADMIN		220	220
1	GASALLOW		40	40
148'	REMFORK4	CLEAR OLD FENCING	3.00	444
148'	HAULDUMP4	HAUL OLD FENCING	5.00	740
1	CONBASECHG	BASECHARGE FOR HOLDS IN CEMENT	325	325
1	CONHOLECHG		25	25
1	LAB ADD		100	150

Mobil \_\_\_\_\_ Admin \_\_\_\_\_ Rem. Fence 4/5 \_\_\_\_\_ Haul Dump 4/5 \_\_\_\_\_

NOTES: (For Accounting Use Only)	13864	Total Price	13864
	324	Discount(s) 24 %	3304
	10560	Sub Total	10560
		Sub Contractor	22
		Sub Contractor M/U	-

# WORK ORDER

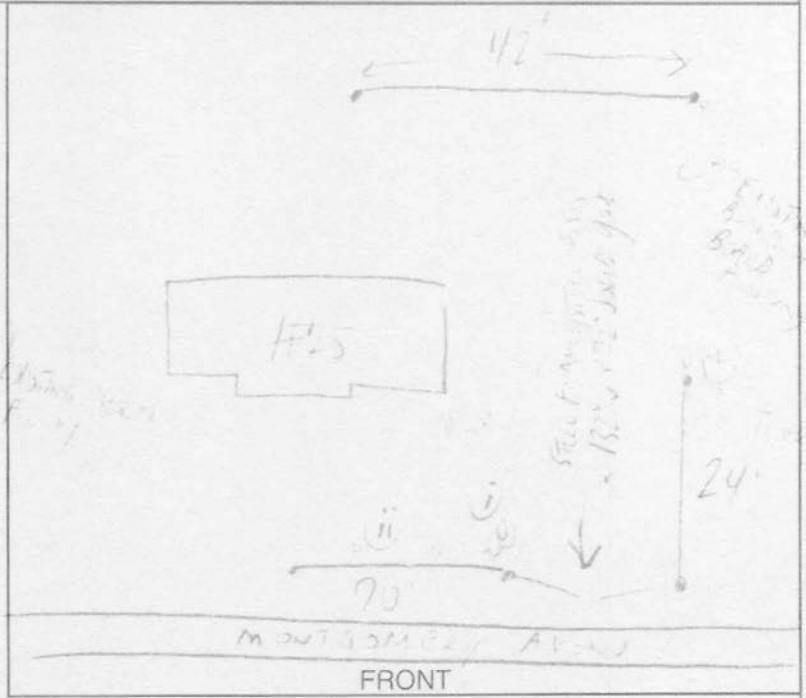
# LONG FENCE

www.longfence.com

Job No. \_\_\_\_\_  
 Order No. \_\_\_\_\_  
 Customer No. \_\_\_\_\_  
 Date 6/30/24

### Sales Agreement For:

Name STEVE EDWINSTER  
 Address 25 MONTGOMERY AVE  
 City, State, Zip FAKUMA PARK, MD 20912  
 Billing Address \_\_\_\_\_  
 Home # \_\_\_\_\_  
 Work # \_\_\_\_\_ CP# 301/975 9856  
 Lead # 24811315 E-Mail sedwinster2022@comcast.net  
 Sales Rep Bill Guntner 445  
 County Mont Map #/Grid \_\_\_\_\_  
 Cross Street Hickory Avenue  
 Directions: \_\_\_\_\_



Bill Guntner 2022  
 (BOARD OR BOARD)

Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:

INSTALL APPROX. 148' OF FENCE ON BACKYARD. ONE STEEL FRAME GATE 120\"/>

Consisting of: 120' NEW FENCE 120' WITH EXISTING FENCING

QUAN	ITEM #	DESCRIPTION	COMMENTS
18	WY7214PT	PT PINE 1" X 4" WYNGATE 72" HIGH	[Patterned background]
28	SP449PI	STANDARD POST - 4" X 4" X 9' (VINYL CAP)	
2	SP6610PT	STANDARD POST: 6" X 6" X 10' (VINYL CAP)	
1	<del>SP14V50RZL</del>	DOUBLE VERTICAL BOARD GATE - 120" X 72" PT PINE	
1	ANTI SAG	ANTI SAG KIT	
1	STLFRMDBLBOLT	GALV STEEL FRAME FOR DOUBLE GATE (WOOD) - DOUBLE	
1	SFGH1044BOLT	GALV STEEL GATE HINGE POST 4" X 4" X 10' STEEL FRAME GATE	
1	SFGLP1044BOLT	GALV STEEL LATCH POST 4" X 4" X 10' STEEL FRAME GATE	
2	BALLHINGE7	7" BALL BEARING HINGE PAIR OVER 48" LEAF	
1	MOBIL		
1	ADMIN		
1	GASALLOW		
148'	REMFENC4	CLEAR OLD FENCING	
148'	HAULDUMP4	HAUL OLD FENCING	
1	CONBASECHG	BASECHARGE FOR HOLES IN CONCRETE	
1	CONHOLECHG	5/3 COPY TO ROBBIE & MALL / PERMIT STUFF TO ANGELA	
1	LAB ADD		

Gate(s) Type - Circle the Gate(s) Selected  
 Cross Out All NOT Selected  
 Use Fence Layout Drawing to Show Hinge Left or Right

Post(s) Type - Circle the Post(s) Selected  
 Cross Out All NOT Selected

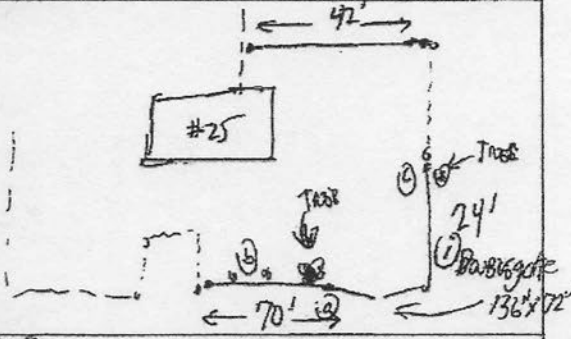
Bill Gunnulfsen  
 (301) 261-4228  
 MHC # 9615, 9616-01, 9615-02  
 DC # 2118  
 (240) 731/4731

# LONG FENCE

Job No. \_\_\_\_\_  
 Order No. \_\_\_\_\_  
 Customer No. \_\_\_\_\_  
 Date 05/01/24

Long Fence Company, Inc.  
 1910 Betson Court - Odenton, Maryland 21113  
 Ph: (301) 261-3444 - Ph: (410) 793-0600 - Fax: (301) 261-0643  
 www.longfence.com

BUYER'S NAME: STEV B EDWINSTER  
 STREET: 25 MONTGOMERY AVENUE  
 CITY: TAKOMA PARK MD ST: ST ZIP: 20912  
 COUNTY: MONTG MAP Page/Grid \_\_\_\_\_  
 HM PH: \_\_\_\_\_ WK PH. MR. \_\_\_\_\_  
 CELL: \_\_\_\_\_ MS. 301 875 9859  
 E-MAIL: \_\_\_\_\_ LEAD # 24RM398



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:

Approximately 148' of 72" high PRESSURE TREATED PINE  Flat Top  Monticello Arched Top  Mt. Vernon Dip Top  
 Lattice Top  other BOARD ON BOARD, style fencing.  toe nail  face nail  Bd. Spacing  
 The  vertical boards  pickets of the fence sections are to be:  flat,  dog eared  colonial gothic  gothic  
 other 1" x 4" x 72" PT PINE Framing to Face  in  out Fence to be stepped  yes  no  
 Posts are 4 x 4 x 9'. The posts are to be capped with VINYL caps. There are (3) 2 x 4 horizontal runners per section.  
 The gate posts are 6 x 6 x 9'. The gate posts are capped with VINYL caps.  
 All wood to be pressure treated pine, unless otherwise specified. CAPBOARD  
 There is/are to be \_\_\_\_\_ single gate(s) \_\_\_\_\_ wide x \_\_\_\_\_ high. The gate is to have a:  Flat Top  Monticello Arched Top  
 Mt. Vernon  
 There is/are to be 1 double drive gate(s) 132" wide x 72" high. The gate is to have a:  Flat Top  DOUBLE GATE (DOUBLE ARCH)  
 Monticello Arched Top  Mt. Vernon. All gates are to include hardware.  
 Gates to be constructed with 2 x 4 cedar horizontal supports. All posts are to be set 30" - 36" in the ground and DRY PACK  
 Permits:  County  City Permit(s) will be obtained by  Seller  Buyer  
 Buyer to supply Seller with copy of house plat. (For permit use only)  
 Seller  will  will not take down and haul old fence of approximately 148' (wood) feet.  
 Property pins exposed?  yes  no Buyer to stake?  yes  no Order Survey?  yes  no.  
 Buyer responsible for property lines if no survey pins are in place.  
 Buyer  has  has not provided Seller with a copy of applicable H.O.A. regulations related to fences and decks. Thank You!  
 Additional options: BUYER RESPONSIBLE FOR PROPERTY LINES. BUYER TO CLEAR THE FENCE LINES (UPROOTING BRANCHES VEGETATION)  
(1) THIS DOUBLE GATE WILL HAVE GALVANIZED STEEL GATE POSTS AND STEEL FRAME, DUE TO 136" WIDTH  
(2) BREAK THROUGH CONCRETE FOR GATE POST. (3) CUT A FEW BRANCHES AROUND TREE ROOTS.  
(4) GATE IS SOLID VERTICAL BOARD, GATE CASE HAS AN ANTI-SAG CABLE.

Estimated Monthly Investment  
 \_\_\_\_\_ Per Month  
 With Approved Credit

Additional Information or Remarks: All DISCOUNTS Applied (25%)  
(1) THIS 24' NEW FENCING TO ALIGN WITH EXISTING FENCING  
 NOTE: NO H.O.A.  
BUYER STATES NO LOCAL PERMIT REQUIRED

Total Contract Price \_\_\_\_\_  
 Deposit With Order \_\_\_\_\_  
 Due on Day Materials are Delivered \_\_\_\_\_  
 Due on Day of Substantial Completion \_\_\_\_\_  
 And/or Balance Financed \_\_\_\_\_  
**PLEASE PAY US**

Work to begin approximately 5 to 6 weeks. Work to be completed approximately 2 days  
 This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.  
 Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.  
 Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces used in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.  
 Sales Representative's Signature: Bill Gunnulfsen License No. 7752  
 Buyer(s) Signature: Steven Edminster Date: 05/01/24

**BUYER'S RIGHT TO CANCEL:** You the buyer may cancel this transaction at any time prior to midnight of the 5th business day after the date of this transaction, or midnight of the 7th business day after the date of this transaction if you are 65 years of age or older. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.