

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18 Montgomery Ave., Takoma Park	Meeting Date:	2/21/18
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	1/14/18
Applicant:	Julian Mulvey	Public Notice:	2/7/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-18I	Staff:	Dan Bruechert
Proposal:	Swimming Pool & Fencing		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application:

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Traditional
DATE: 2013

The subject house is a modern, non-contributing, infill construction that the HPC approved in 2012. The property has a two-story, three-bay, Hardi-sided house employing many traditional elements to match the character of the surrounding district. The front left corner and entrance are covered by a hipped-roof, wrap-around porch supported by square wood columns. The asphalt-shingled roof is an L-shaped gable. To the rear there is a one-story, rear-gable outbuilding that was associated with 16 Montgomery Ave. that was rehabbed and integrated as part of the design and construction of 18 Montgomery Ave. A variety of fence styles surround the rear yard.

PROPOSAL

The applicant is proposing to construct an in-ground pool in the rear yard of the house with associated hardscape alterations and to construct a six-foot (6') tall privacy fence in the rear.

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).

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 the character of the district as a whole.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

Staff finds that this proposal will not have a significant impact on the streetscape of the surrounding district and supports approval of this HAWP.

The applicant proposes to construct an in-ground swimming pool in the rear of the property at 18 Montgomery Ave. The pool will be 15' × 30' (fifteen feet by thirty feet) and will be bordered by a paver walkway. Because of the change in slope of the lot the pool will be at grade in the northwest (rear left) corner and will be partially above ground – approximately two feet (2') - in the southeast (front right corner).

The pool will project between two and three feet (2'-3') beyond the east wall plane of the house. Absent the proposed privacy fence, this would make the pool more visible from the public right-of-way between 18 and 20 Montgomery Ave. Due to the low height, two-feet (2'), and the rustic appearance of the stone proposed for the retaining wall, Staff is not particularly concerned about

the visibility of the pool from this location. Should the Commissioners disagree with Staff's finding, Staff believes that the pool may be moved several feet to the west (left) so that it is fully behind the wall plane of the house. Even if the pool was moved, Staff believes the rear corner of the pool would likely be partially visible, but would not impact the surrounding streetscape to the point where it would impair the character of the district as a whole (per the *Guidelines*).

The proposed walkway around the pool and the retaining wall will be manufactured stone. The natural color and texture of these materials are consistent with the park-like setting of the Takoma Park Historic District and Staff believes is appropriate.

The pool equipment (pump, heater, etc.) will be placed to the north of the frame accessory building and will be surrounded by a privacy fence. The height of this fence was not included with the application materials, however, as this is at the rear of the accessory building and will not be at all visible from the right of way, Staff is not concerned about this location or placement.

The applicant proposes to construct a board on board privacy fence surrounding the rear of the yard. The fence will be six feet (6') tall around the rear of the yard, but in consultation with Staff, they have agreed to limit the height of this fence to 48" (forty-eight inches) in front of the rear wall plane. A fence of this design and material is consistent with the surrounding district and Staff supports its approval.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: TBOWERS@ANTHONYSYLVAN.COM Contact Person: TOM BOWERS
Daytime Phone No.: 757-969-0609

Tax Account No.: _____
Name of Property Owner: JULIAN MULVEY Daytime Phone No.: 202-321-1267
Address: 18 MONTGOMERY AVE TAKOMA PARK MD. 20912
Street Number City Street Zip Code
Contractor: ANTHONY + SYLVAN POOLS Phone No.: 301-362-5698
Contractor Registration No.: MD HIC# 129792
Agent for Owner: TOM BOWERS Daytime Phone No.: 757-969-0609

LOCATION OF BUILDING/PREMISE

House Number: 18 Street: MONTGOMERY AVE
Town/City: TAKOMA PARK Nearest Cross Street: HICKORY AVE.
Lot: 9 Block: 18 Subdivision: BF GILBERTS ADD TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: INGROUND POOL
1B. Construction cost estimate: \$ 105,000
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: _____

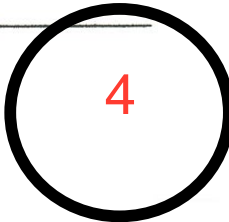
PART THREE COMPLETE ONLY FOR FENCE/RETAINING WALL

FENCE 3A. Height 6 feet _____ inches RETAINING WALL - 2' HEIGHT. SEE SURVEY FOR LOCATION
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] _____ Date: 1-29-18
Signature of owner or authorized agent Date

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



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

1. WRITTEN DESCRIPTION OF PROJECT

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

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

INSTALL 15' X 30' INGROUND CONCRETE
POOL WITH INSIDE SPA, SEGMENTAL
BLACK-RETAINING WALL
PAVER WALKWAY AND FENCE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

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

<p>Owner's mailing address JULIAN MULVEY 18 MONTGOMERY AVE TAKOMA PARK 20912</p>	<p>Owner's Agent's mailing address THOMAS BOWERS ANTHONY + SYLVAN POOLS 8260 PRESTON CT JESSUP, MD 20794</p>
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Adjacent and confronting Property Owners mailing addresses

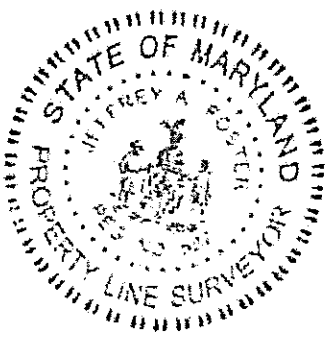
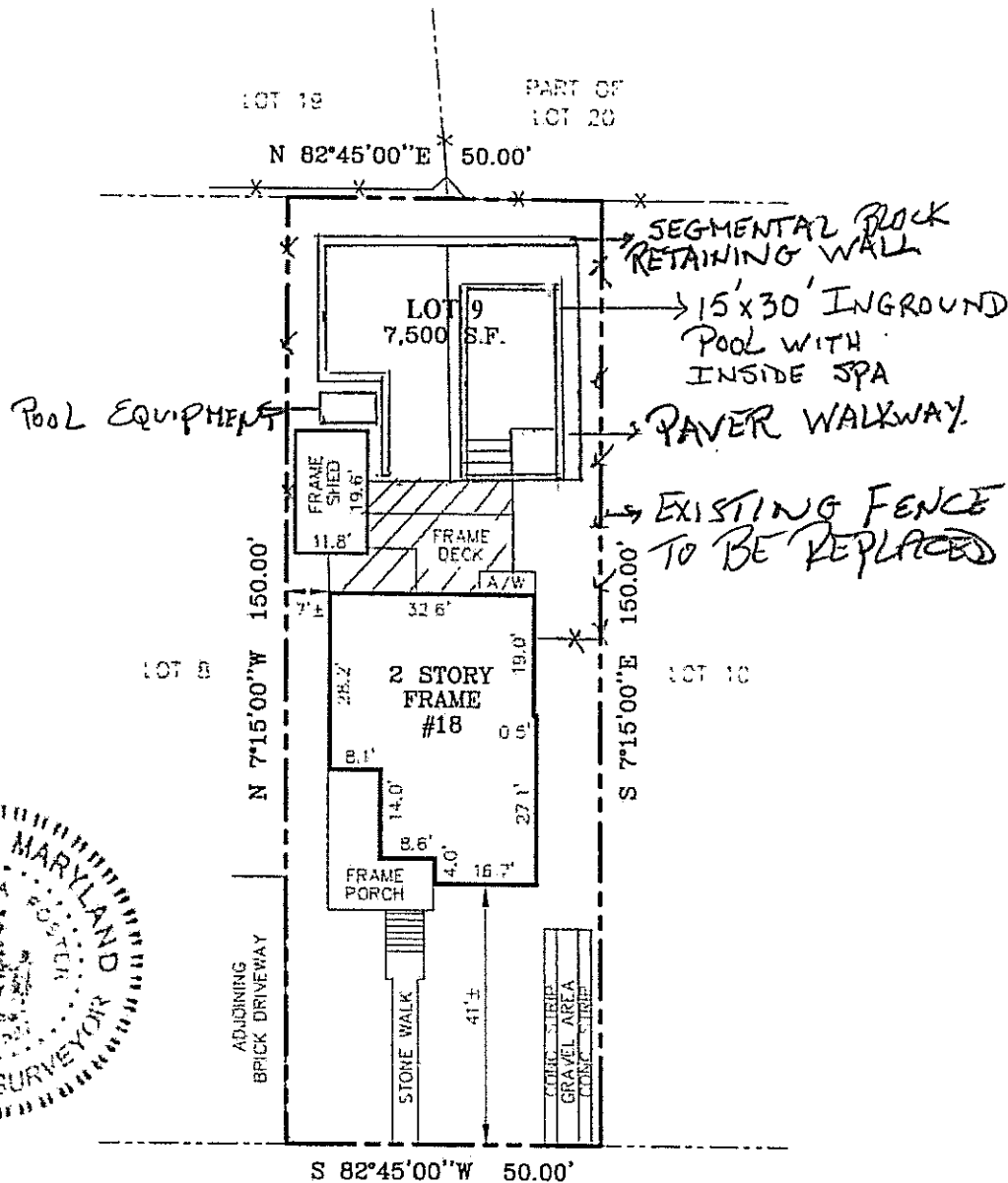
<p>JOHN SALMEN PENN SCHER 16 MONTGOMERY AVE TAKOMA PARK 20912</p>	<p>JOSH STEBBINS RACHEL STURKE 20 MONTGOMERY AVE TAKOMA PARK 20912</p>
<p>TERESA SMITH 7 HICKORY AVE TAKOMA PARK 20912</p>	<p>LEROY GAIN 19 COLUMBIA AVE TAKOMA PARK 20912</p>

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.

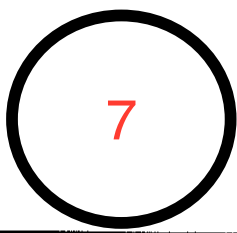
Notes:

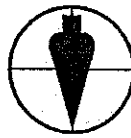
1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet.
No property corners confirmed.
2. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 9, BLOCK 18
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

MONTGOMERY AVENUE



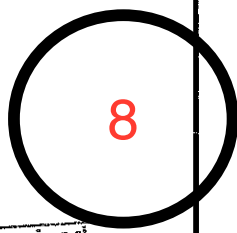
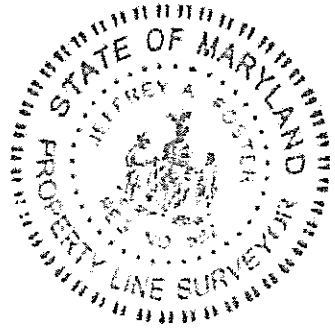
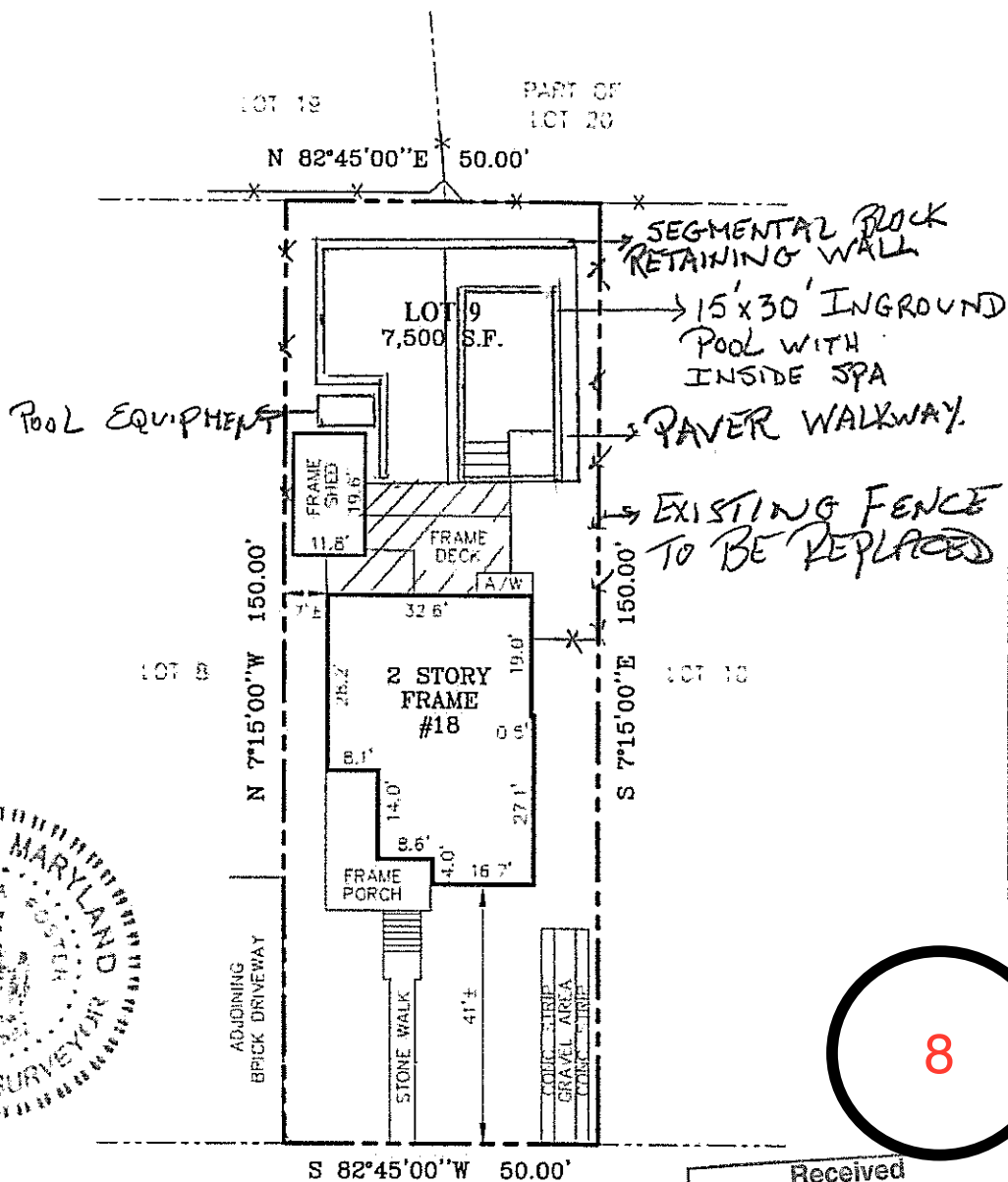
SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 EXPIRES: 04-02-2015		PLAT BK. A PLAT NO. 2	
LIBER FOLIO	DATE OF LOCATIONS		SCALE: 1" = 30'
	WALL CHECK:		DRAWN BY: E.H.
	HSE. LOC.: 10-4-13		JOB NO.: 08-05057A

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LOCATION DRAWING
 LOT 9, BLOCK 18
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

MONTGOMERY AVENUE

Received
 M-NCPPC
 FEB 09 2018
 Montgomery County
 Planning Department

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES LAND SURVEYORS	
"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."	PLAT BK. A	 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286	
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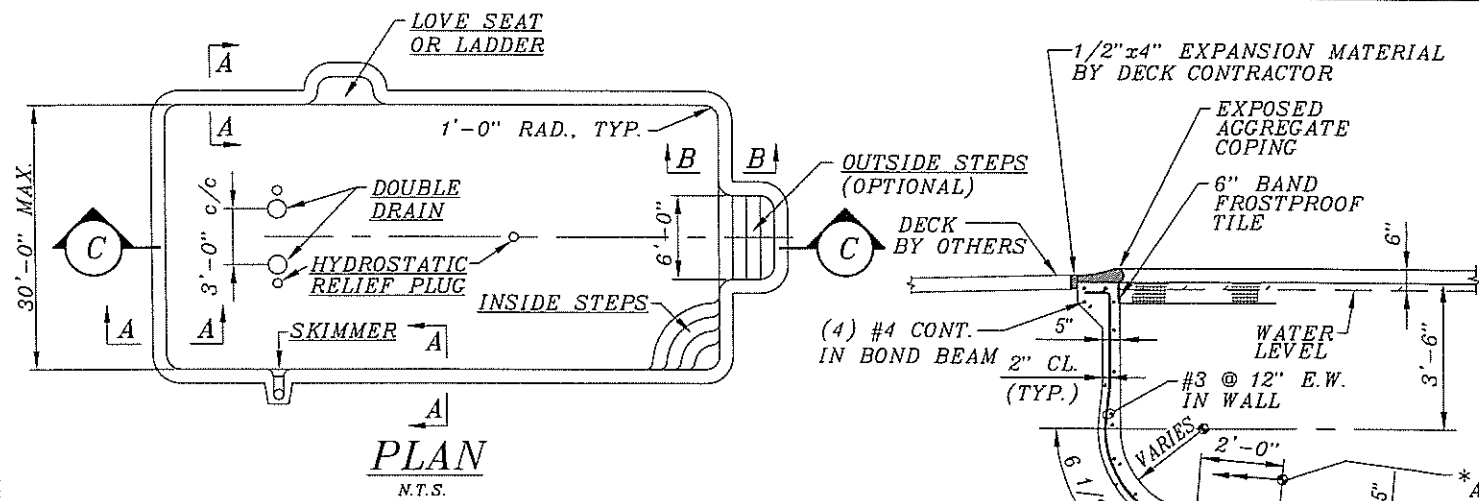
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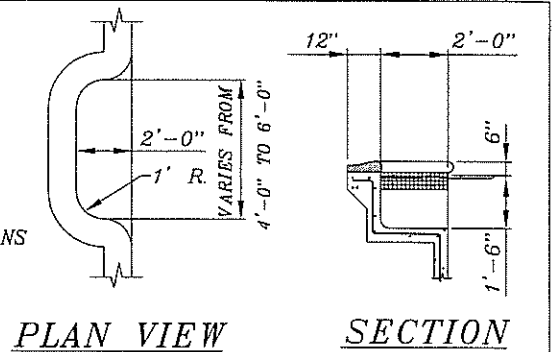


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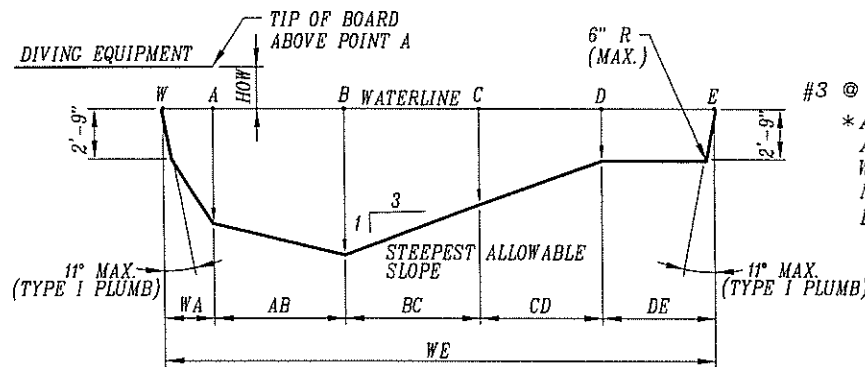


NOTES:

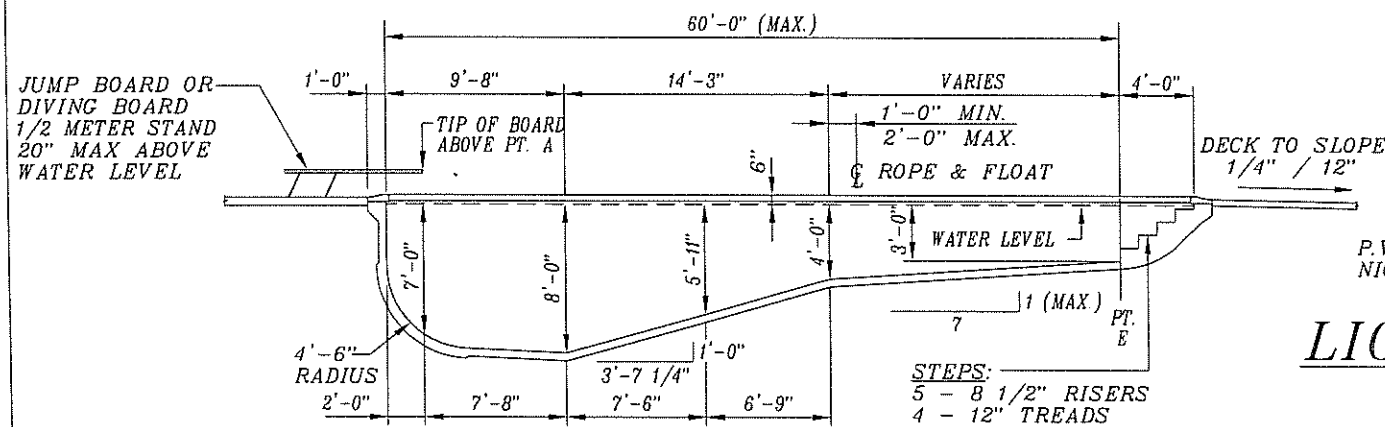
1. POOL FLOOR TO BE PLACED ON UNDISTURBED NATURAL SOIL.
2. POOL STRUCTURE DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (A.C.I.) STANDARD FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - 318".
3. POOL CONCRETE SHALL COMPLY WITH DRY-MIX SHOTCRETE PER ACI 506R GUIDE TO SHOTCRETE. MIX SHALL BE PROPORTIONED WITH PORTLAND CEMENT, FINE SAND AGGREGATES & WATER.
4. ALL STEEL REINFORCING SHALL BE DEFORMED BARS COMPLYING WITH AMERICAN SOCIETY FOR TESTING AND MATERIALS (A.S.T.M.) SPECIFICATIONS A615-40. LAP BARS A MINIMUM OF 12 INCHES.
5. OWNER SHALL INSTALL ADEQUATE FENCE AND ELECTRIC APPROVED BY LOCAL BUILDING DEPARTMENT.
6. THESE CONSTRUCTION SPECIFICATIONS ARE STANDARD AND APPLY TO ALL SHAPES.
7. INSTALL ROPES & FLOATS ACCORDING TO REGULATIONS. SEE SECTION C-C BELOW.
8. POOL AND SPA SUCTION OUTLETS SHALL HAVE A COVER CONFORMING TO ANSI / ASME A112.19.8M.
9. DUAL OUTLETS SHALL BE SEPERATED BY A MINIMUM OF 3 FEET MEASURED FROM CENTER TO CENTER OF THE SUCTION PIPES. DIFFERENT PLANES, I.E., ONE ON THE BOTTOM AND ONE ON THE VERTICAL WALL, OR ONE EACH ON TWO SEPERATE VERTICAL WALLS.



LOVE SEAT DETAIL



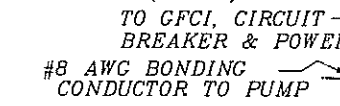
MINIMUM CONTOUR OF SECTION THROUGH CENTERLINE OF DIVING EQUIPMENT



SECTION C-C
N.T.S.

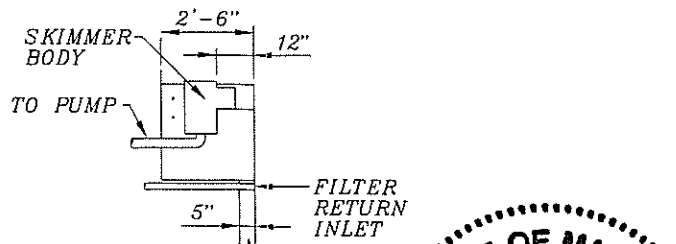
SECTION A-A

DEEP END (N.T.S.)



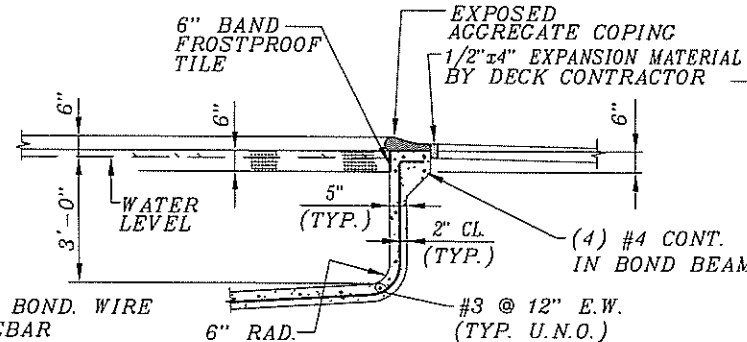
LIGHT NICHE DETAIL

N.T.S.



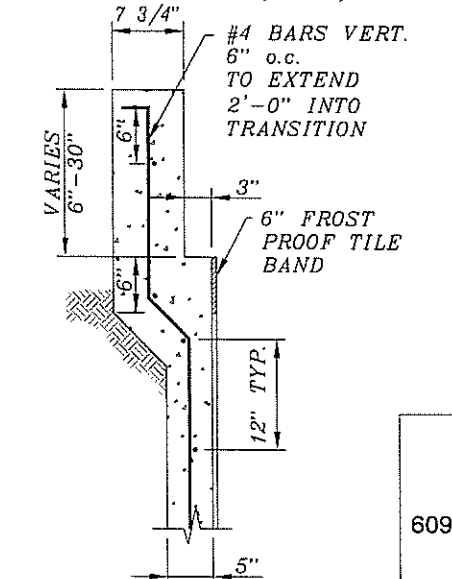
SKIMMER DETAIL

N.T.S.



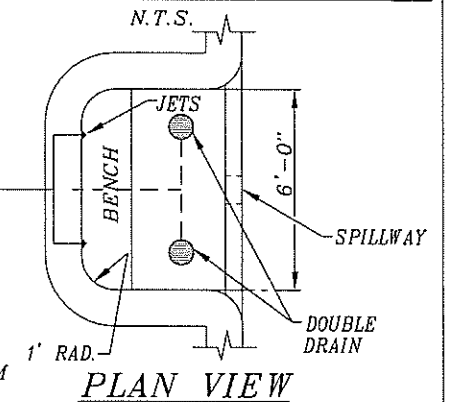
SECTION B-B

SHALLOW END (N.T.S.)



RAISED BOND BEAM

SCALE: 3/4\"/>



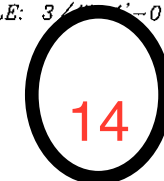
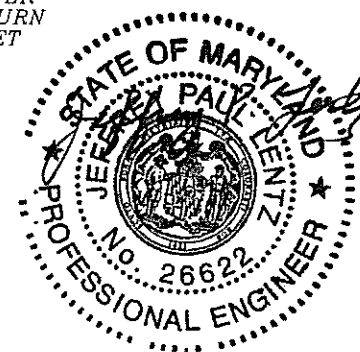
SPA DETAIL

N.T.S.

DIVING BOARD MANUFACTURER SHALL CONFIRM DIVING ENVELOPE FOR BOARD SPECIFIED.

MD - IRC 2015 ISPSC 2015

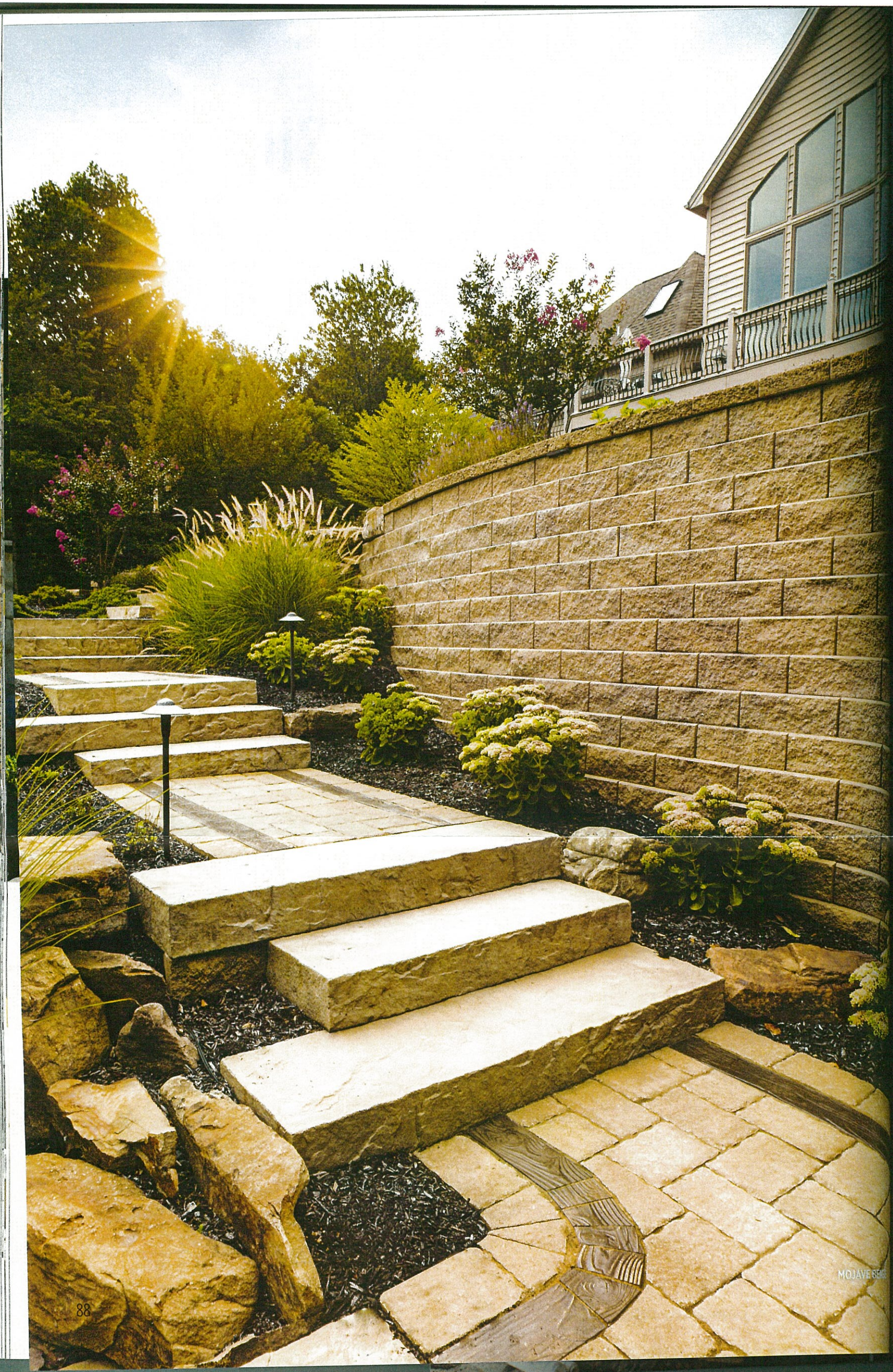
POOL TYPE	MINIMUM DEPTHS AT POINT				MINIMUM WIDTHS AT POINT				MINIMUM LENGTHS BETWEEN POINTS						
	A	B	C	D	A	B	C	D	WA	AB	BC	CD	DE	WE	
I	6'-0"	7'-6"	5'-0"	2'-9"	10'-0"	12'-0"	10'-0"	8'-0"	1'-6"	7'-0"	7'-6"	VARIES	6'-0"	28'-9"	



9/12/17
R ANY ENGINEERING COMPANY
ENTZ
 609 Hamilton Street • Allentown, PA 18101
 JEFFREY P. LENTZ, P.E.
 MD LICENSE# 26622

STANDARD CONSTRUCTION DETAILS
 -TYPE 1 POOL-

ANTHONY & SYLVAN POOLS
 WHERE AMERICA SWIMS
 Route 511, Doylestown, PA 18901 (800) 499-0963



MOJAVE BEIGE

15



For an authentic look, each color



CHAMPLAIN GREY

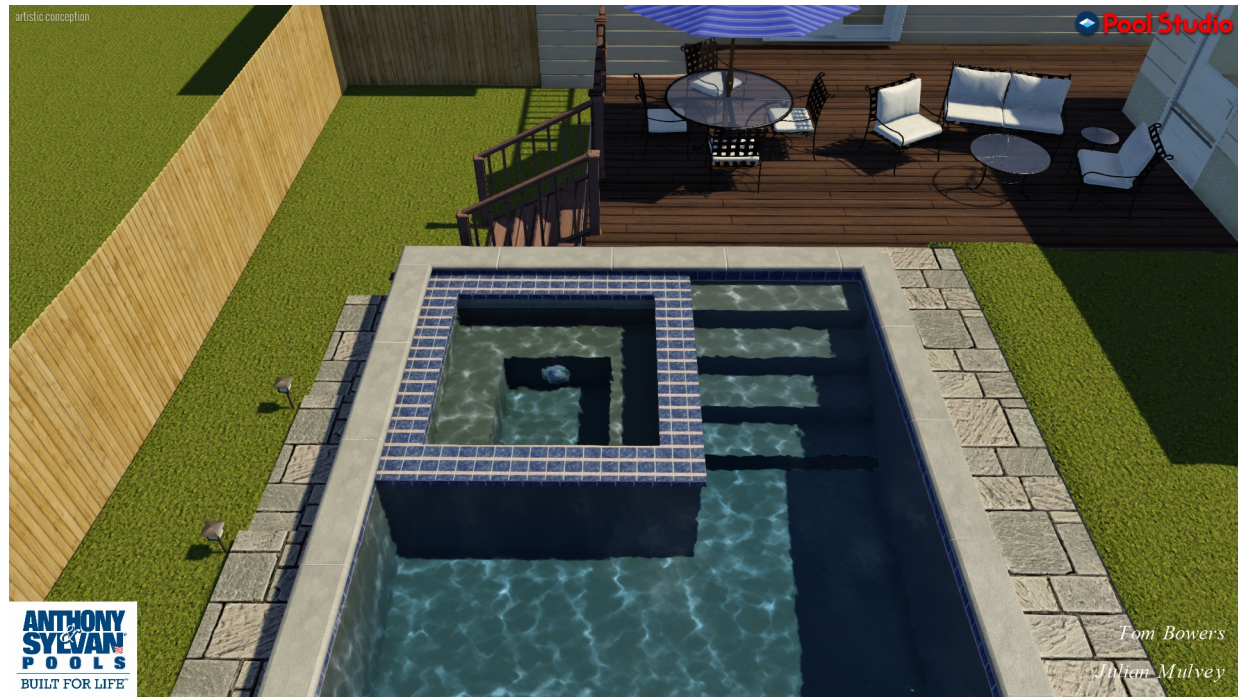


LACK*
x black
pallets.

16



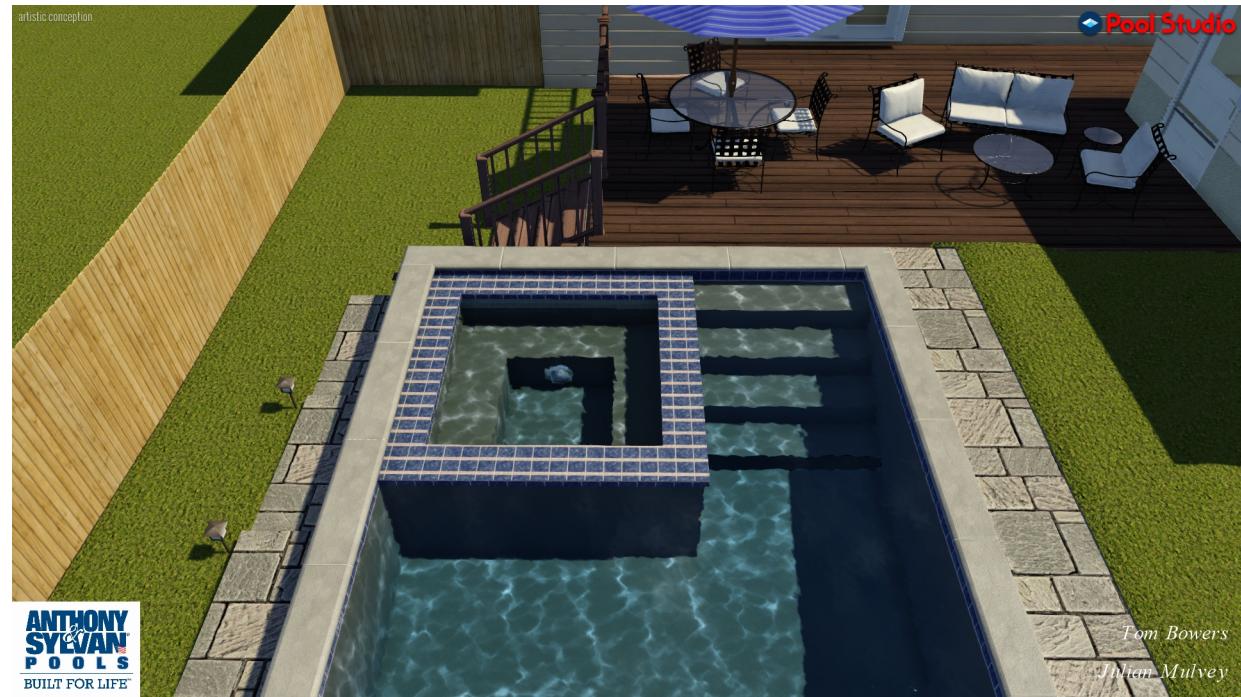
CHAMPLAIN GREY - FURNITURE: AGENCY.CA





**ANTHONY
SYLVAN
POOLS**
BUILT FOR LIFE

Tom Bowers
Julian Mulvey



**ANTHONY
SYLVAN
POOLS**
BUILT FOR LIFE

Tom Bowers
John Mulvey