

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6801 Westmoreland Avenue	Meeting Date:	7/25/2018
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	7/18/2018
Applicant:	MDJ Investment LLC	Public Notice:	7/11/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18YY	Staff:	Rebecca Ballo
PROPOSAL:	New Fence		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-1925

PROPOSAL:

The applicant proposes to install a total of 388 linear feet of wooden fencing at 6801 Westmoreland Avenue. Two heights and types of fencing are proposed. From the rear corner of the historic house forward to the front, and encompassing the entire front yard, the applicant proposes to install a 4'-wood picket fence conforming to the attached images. There will be approximately 151 linear feet of the 4' high fence in total. The applicant is also proposing to install two gates, both at the rear corners of the historic house that would split the front and back yards, as shown on the attached site plan. The remaining rear side yards of the property and the rear yard lot line would have a 6'-wood board-on-board fence installed, per the attached site plan. There will be approximately 237 linear feet of the 6' fence in total. No trees or other landscaping are proposed for removal as part of this project, and no trees are located within the limits of disturbance for the fence posts. The 6' portions of the fence will be located behind the rear wall of the historic house and are not readily visible from other vantage points to this interior lot.

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:

- 10. Construction of fences that are compatible with historic site or historic 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 insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-

3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

842600

Contact Email: nip-designgroup@outlook.com Contact Person: 301-366-9513
Daytime Phone No.: 301-366-9513

Tax Account No.: 01060145

Name of Property Owner: MDJ Investment LLC Daytime Phone No.: 301-996-3231

Address: 1600 Rossback Rd Davidsonville MD, 21035
Street Number City Street Zip Code

Contractor: Homeowner Phone No.: 301-996-3231

Contractor Registration No.: _____

Agent for Owner: Nelson Aguilar Daytime Phone No.: 301-366-9513

LOCATION OF BUILDING/PREMISE

House Number: 6801 Street: Westmoreland

Town/City: Takoma Park Nearest Cross Street: _____

Lot: 9 Block: 18 Subdivision: Pine Crest

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: _____

1B. Construction cost estimate: \$ 2,600

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches

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.

Nelson E. Aguilar
Signature of owner or authorized agent

June 25, 2018
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:

Proposed 296 ~~sq~~ linear footage of 6 ft high
fence all pressure treated.

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

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.

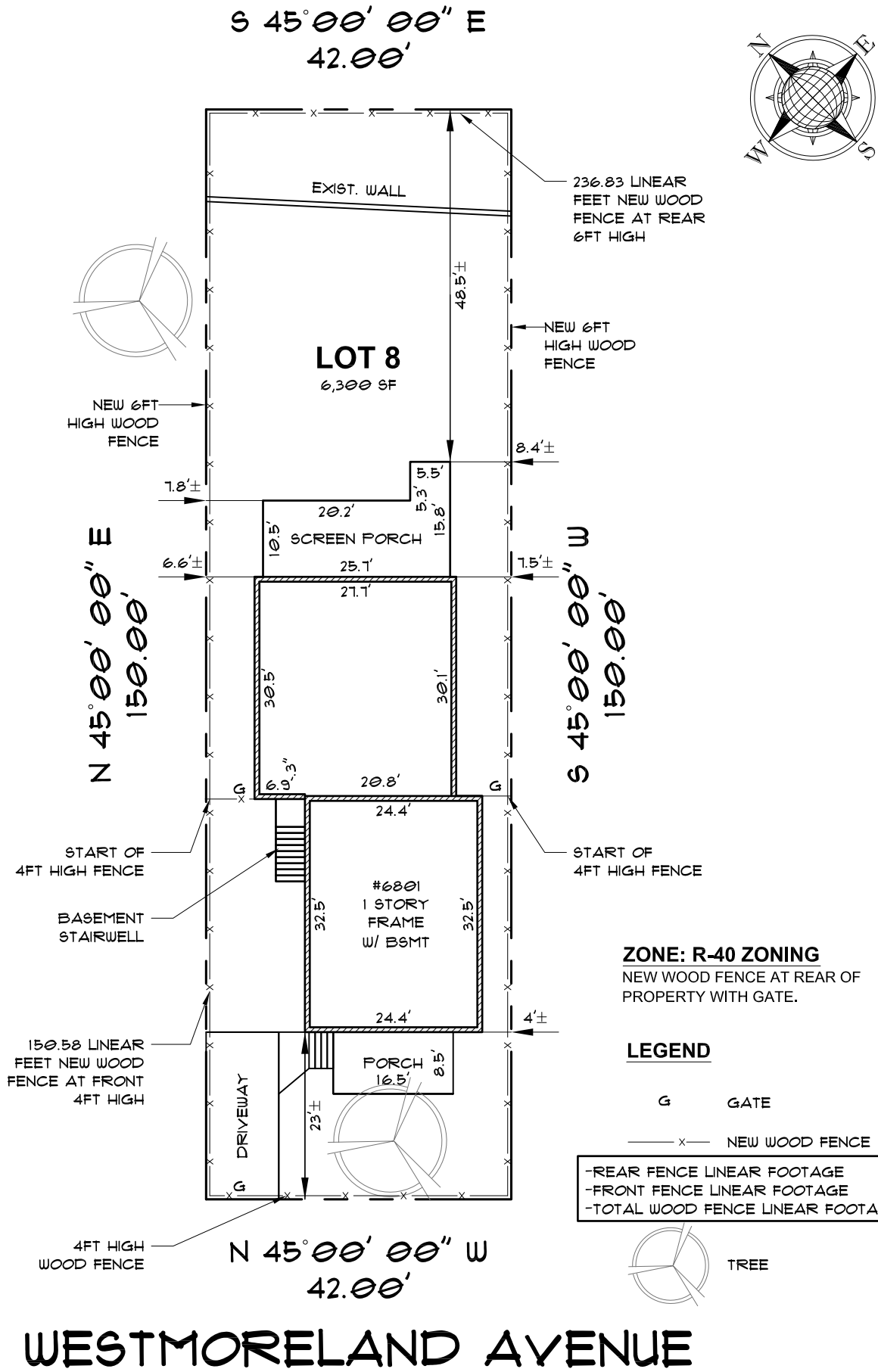
6. **TREE SURVEY**

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.

LOCATION DRAWING
6801 WESTMORELAND AVENUE
LOT 8 BLOCK "18"
"PINE CREST"
MONTGOMERY COUNTY, MARYLAND
PLAT NO. 145
SCALE 1" = 20'



ZONE: R-40 ZONING
 NEW WOOD FENCE AT REAR OF PROPERTY WITH GATE.

LEGEND

G GATE

— x — NEW WOOD FENCE

-REAR FENCE LINEAR FOOTAGE	236.83 LF
-FRONT FENCE LINEAR FOOTAGE	+150.85 LF
-TOTAL WOOD FENCE LINEAR FOOTAGE:	387.68 LF

SCALE:
1"=20'-0"

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: _____
 EXPIRATION DATE: _____

Seal not valid without signature

LEGEND:

PROPERTY ADDRESS: **6801 WESTMORELAND AVENUE, TAKOMA PARK MD 20772**

REFERENCE

PLAT BK.
 PLAT NO. 145
 PARCEL.
 LOT. 8
 BLOCK. 18

DATE OF LOCATIONS

SCALE: 1" = 20'
 DRAWN BY:
 RECORD NO.: 5-87259
 WALL CHECK:
 HSE. LOC.: 4/12/17

NELSON/ ISAAC/ PARODI



DESIGN GROUP

565 SUMMIT HALL ROAD
 GAITHERSBURG MD, 20877
 301-366-5113
 NIP_DESIGNGROUP@GMAIL.COM







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

<p>Owner's mailing address MDJ Investment LLC 6801 Rossback Rd Davidsonville MD, 21035</p>	<p>Owner's Agent's mailing address Nelson Aguilar 18864 Bend Willow Circle apt 107 Germantown MD 20874</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>6803 Westmoreland Ave David Weinreich</p>	<p>6713 Westmoreland Ave Alex Thompson & Emily Thompson</p>
<p>6716 Allegheny Ave Takoma Park MD 20912 Jan P Barber & Susan L Shepherd</p>	