

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7211 Maple Ave., Takoma Park	Meeting Date:	9/5/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/29/18
Review:	HAWP	Public Notice:	8/22/18
Case Number:	37/03-18HHH	Tax Credit:	None
Applicant:	David Reiser & Irene Huntoon	Staff:	Dan Bruechert
Proposal:	Fence Installation		

STAFF RECOMMENDATION

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

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1910



Figure 1: 7211 Maple Ave., shown at the center of the map.

PROPOSAL

The applicant proposes to install two gates, one on each side of the house, co-planer with the rear wall and enough fencing to fill in the openings and enclose the rear yard. The gate and fences will be wood framed, 36" (thirty-six inches) tall, with wire mesh inset as shown in the application materials. These new fences comply with the unadopted design guidelines and, due to the slope of the site, will only be minimally visible from the public right-of-way. Staff supports approval of this HAWP.

APPLICABLE GUIDELINES

Policy on Use of Expedited Staff Reports for Simple HAWP Cases

- 2. Modifications to a property, which do not significantly alter its visual character; and
- 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.

STAFF RECOMMENDATION:

 X Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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:

 x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dreiser@zuckerman.com Contact Person: David Reiser
Daytime Phone No.: 202-778-1854

Tax Account No.: _____
Name of Property Owner: David Reiser & Irene Huntoon Daytime Phone No.: 202-778-1854
Address: 7211 Maple Avenue Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: TBD Phone No.: TBD
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7211 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
Lot: 20 Block: 3 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

S66E78

PART ONE: TYPE OF MANUFACTURE AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:
 AC Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 950

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 4 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/assessment

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] August 10, 2018
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

SEE ATTACHMENT

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

SEE ATTACHMENT

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.

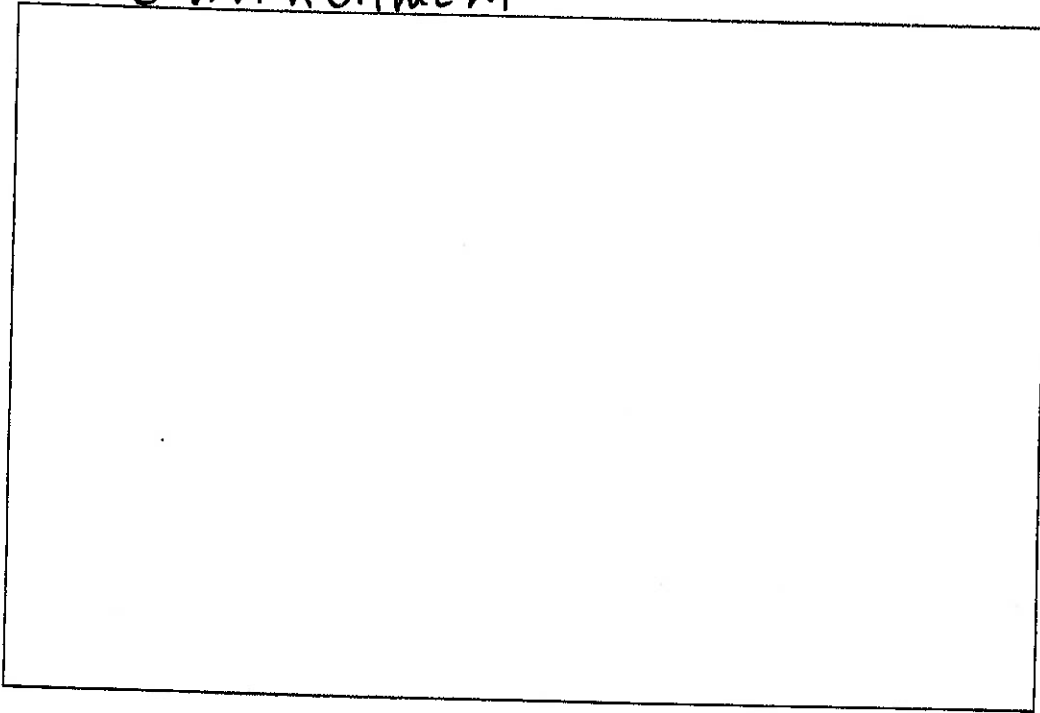
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

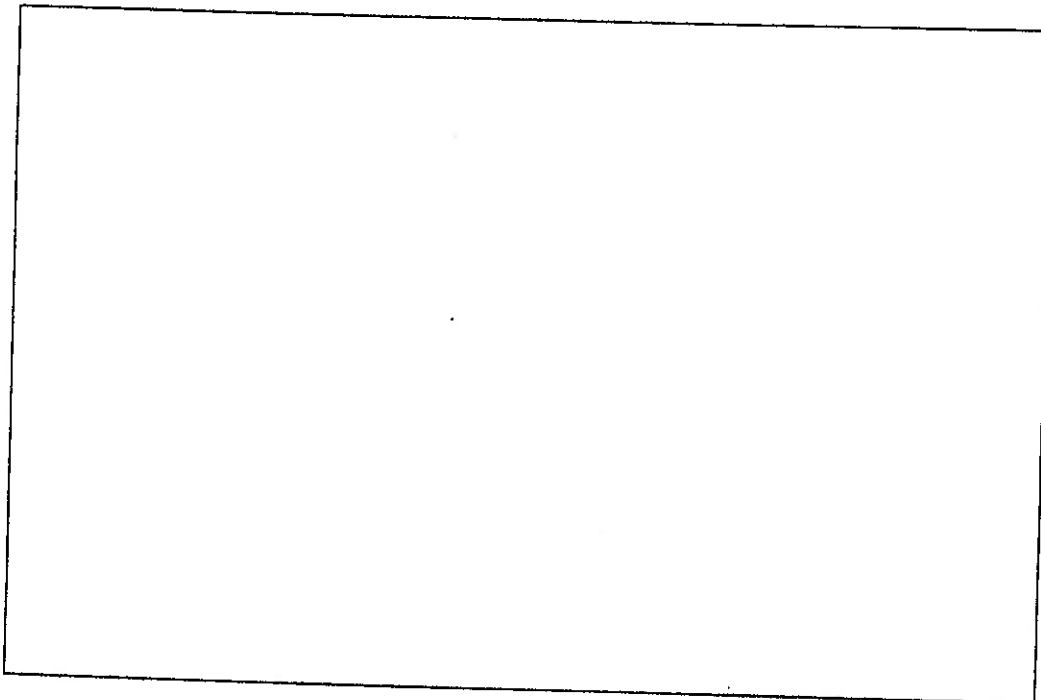
<p>Owner's mailing address David Reiser & Irene Huntoon 7211 Maple Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Peter Mancoll & Sarah Mancoll 7209 Maple Avenue Takoma Park, MD 20912</p>	<p>Matthew Johnson & Susan Bundock 7213 Maple Avenue Takoma Park, MD 20912</p>
<p>Michael Lichten & Kathy Coon 7210 Maple Ave Takoma Park, MD 20912</p>	<p>Peter Aron & Helen Spencer 7211 Willow Ave. Takoma Park, MD 20912</p>

Existing Property Condition Photographs (duplicate as needed)

SEE ATTACHMENT



Detail: _____

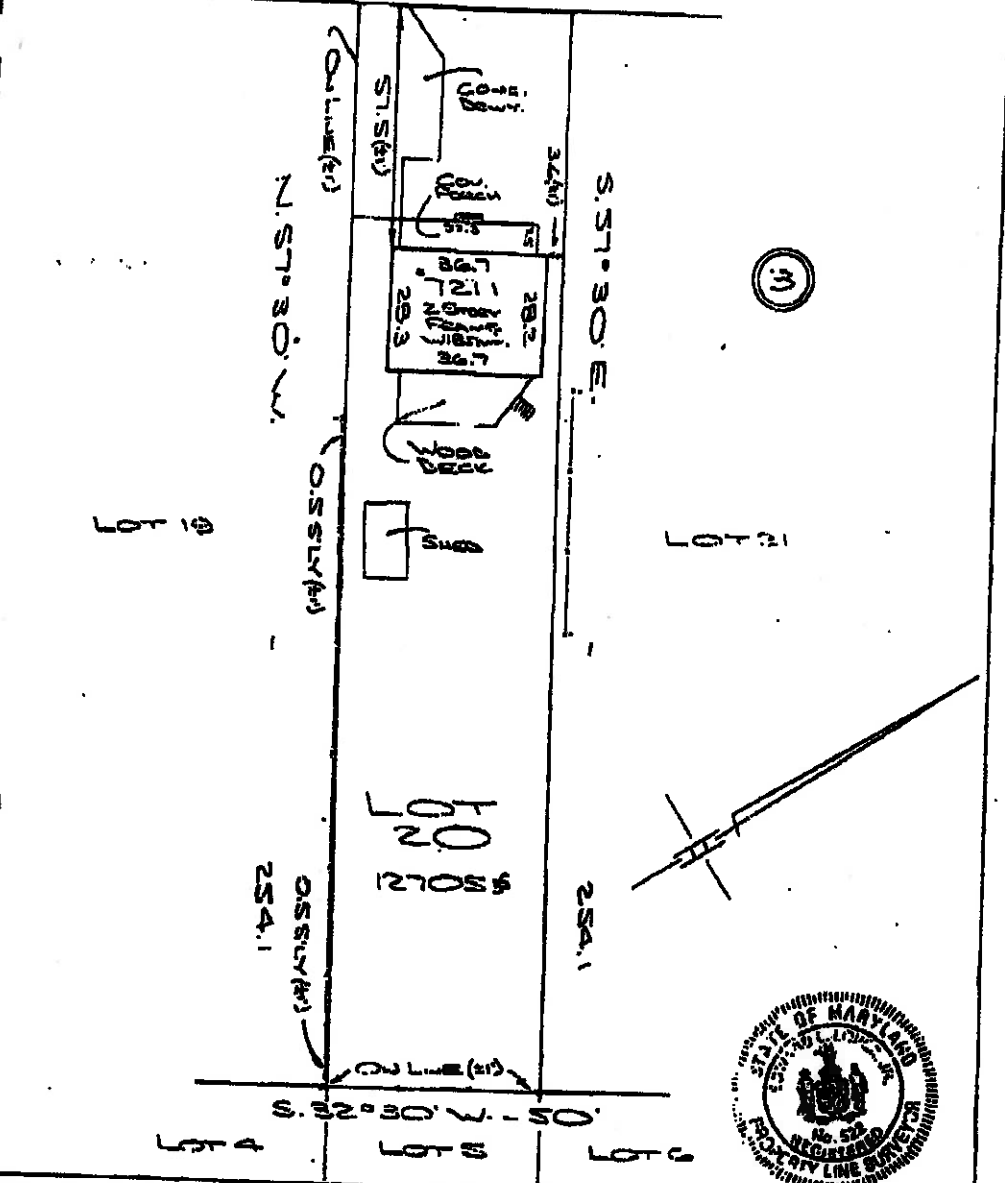


Detail: _____

Applicant: _____

Page: _____

MAPLE AVENUE
 N. 32° 30' E. - 50'



Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

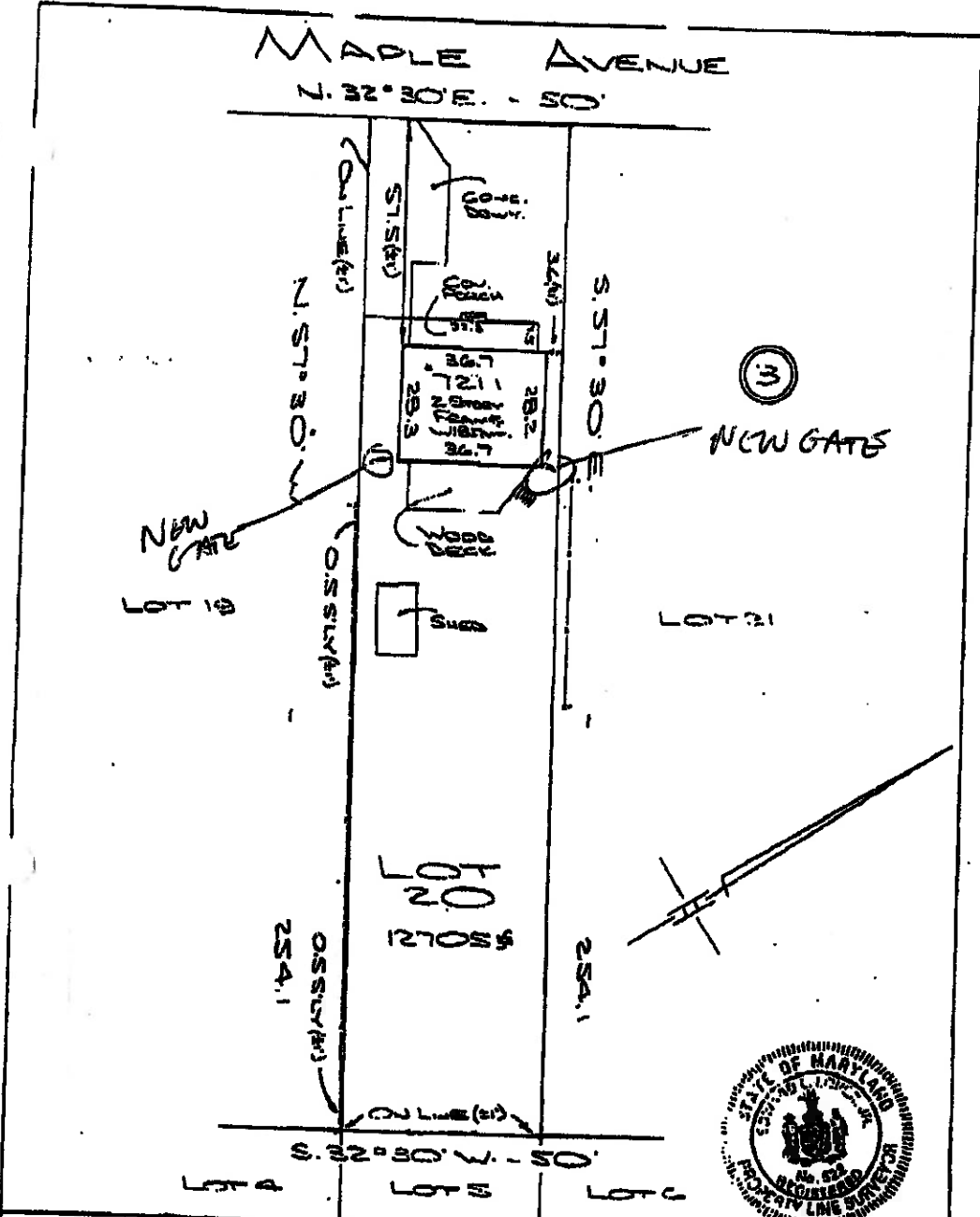
NOTE: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.

LOCATION DRAWING
 LOT 20 BLOCK 3
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 30'
 L&S: 1640-0 FILE: 77160
 DATE: JULY 27, 2004

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Loper, Jr.
 Edward L. Loper, Jr.
 Maryland Property Line Surveyor No. 522



Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only (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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.

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Edward L. Laper, Jr.
 Edward L. Laper, Jr.
 Maryland Property Line Surveyor No. 522

1. WRITTEN DESCRIPTION OF PROJECT

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

The house is 2-1/2 story wood frame Colonial Revival with a metal shingle hipped roof. A single story front porch with Doric columns and a simple square balustrade runs across the width of the house. The house is clad in asbestos cement siding with a brick veneer foundation. The North-West (front), South-West, and North-East elevations of the house contain mostly 1/1 double-hung windows (with the exception of three 2/2 double-hung windows and two 4 squares with approved storm windows). The South-East (rear) elevation contains a combination of 2/2 double-hung windows, 4 squares, and single lite doors. The house has large eaves with closed rafter ends.

The original house was built in 1903 (but was substantially rebuilt after a fire in the 1920's). There have been modifications since then, including a concrete walkout basement addition (with a deck above) and retaining wall built at the rear of the house by a previous owner. There was a kitchen bump-out added to the rear of the house in 2007, clad in materials to visually match the existing. In 2017 a screen porch was added off of the rear of the first floor of the house, covering over a portion of the existing deck. The balance of the uncovered existing deck and railing remain. The roof of the screened porch is standing seam metal, and the porch trimmed in Polyash, painted with metal screens, and railing to match the existing. The existing concrete basement and retaining wall will remain.



The house is located on a 12,705 sq.ft. lot with mature trees and vegetation. The lot slopes toward the rear of the property. There is a small shed in the rear yard.



The yard is enclosed on two sides by a chain link fence at the rear of the property, and a wood fence between 7211 and 7209 Maple. In addition, 7213 Maple is partially fenced, with a split rail fence at the rear of the property and a fence between 7213 and 7215. An area immediately behind the house is also fenced.

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

The project involves installing a gate and a few feet of fence on either side of our house to connect to our adjoining neighbors' existing fences, with the result that our yard and the yard of 7213 Maple Avenue will be fully enclosed, preventing the puppy we adopted from a rescue organization from escaping. The gates will be located at the rear of the house and not be visible from the public right of way (at least not without making a great deal of effort) because of plantings in the side yards.

Photo showing view from sidewalk between 7211 and 7209



Photo showing view from sidewalk between 7211 and 7213



The gates would match the style of the existing fence at 7213 Maple. The gates would be connected to the adjoining fences on either side by a short length of chicken wire fencing to prevent our puppy from escaping the yard but without disrupting the vegetation. (On the 7213 side there is a dogwood, hydrangea and a mock orange. On the 7209 side is itea virginica. The chicken wire would be hidden within the bushes on either side and would not be visible. Both the chicken wire and gates are intended to be temporary until the puppy is old enough to be counted on to remain within the yard, as our older dog does.

Photo showing appearance of existing fence and gate at 7213 Maple; proposed gate would match



Photos showing location of proposed gate between 7211 and existing fence at 7209 shown from behind and in front, respectively



Photo showing location of proposed gate between 7211 and 7213

