

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 Montgomery Ave., Takoma Park	Meeting Date:	9/6/2017
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	8/30/2017
Applicant:	Elliot Andalman and Martha Bergmark (Holt Jordan, Agent)	Public Notice:	8/23/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17EEE	Staff:	Michael Kyne
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow Revival
DATE: c. 1980s

PROPOSAL:

The applicants propose the following work items at the subject property:

- Install a 4’ high wooden picket fence with gate to match the neighbor’s existing fence at the rear/right side of the subject property.
- Replace the existing fencing (chain link and 6’ high alternating board) on the rear and rear/sides of the subject property with a new 6’ high alternating board fence. On the left side, the proposed fence will step down to 4’ high at the approximate rear of an existing left side bump out.
- Replace the existing chain link fence and gate at the front/left side of the subject property with a 4’ high alternating board fence with gate in the same approximate location.

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 the historic site or district in terms of material, height, location, and design.

Montgomery County Code; Chapter 24A-8

- (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 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
 - (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 a follow-up site visit.

Andalman



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Holt@Jordanhoneyman.com Contact Person: Holt Jordan
Daytime Phone No.: 202.986.0711
Tax Account No.: 01066791
Name of Property Owner: Elliott Andalman & Martha Bergmark Daytime Phone No.: 601-209-1892
Address: 6 Montgomery Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Paxton Holt Jordan Daytime Phone No.: 202.986.0711

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: Montgomery Ave
Town/City: Takoma Park Nearest Cross Street: Pine
Lot: 3 Block: 18 Subdivision: PF Gilbert's Addition
Liber: A Folio: 2 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: \$ 6000.00

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 6 inches MD
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.

Paxton Holt Jordan Signature of owner or authorized agent
7/17/2017 Date

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

Date Received in DPS
Mail Log # 387483
JUL 26 2017
Assigned To: LWOS / BKA

808209

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

**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:

Non contributing home built in the 1980s within the historic district

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

Replace existing chainlink & wood privacy fence with ~~the~~ alternate board privacy fence in rear.

There isn't a record for the existing fence permit.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

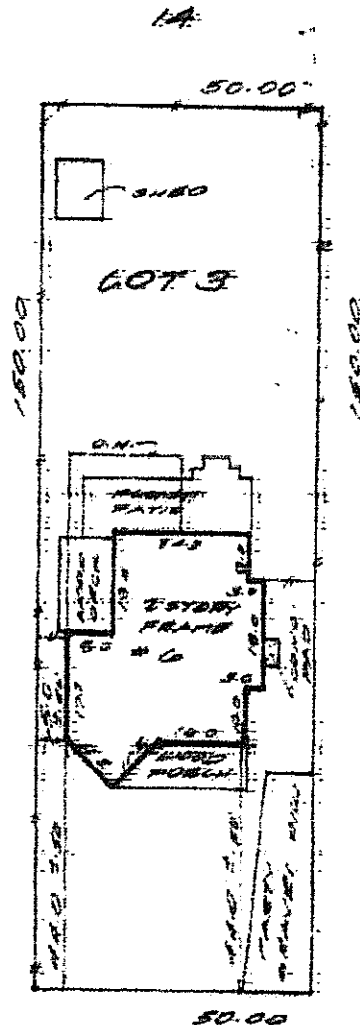
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

991834



NOTE:
PROPERTY CREATED
MODERN DAY ZONING

LOCATION DRAWING
LOT 3 BLOCK 1B
B.F. GILBERT'S ADDITION
TO
"TAKOMA PARK"

MONTGOMERY AVENUE

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and belief, unless noted otherwise. It has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

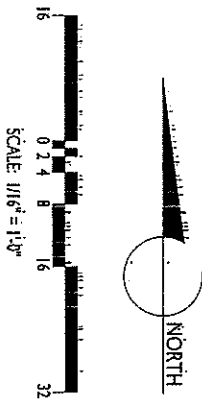
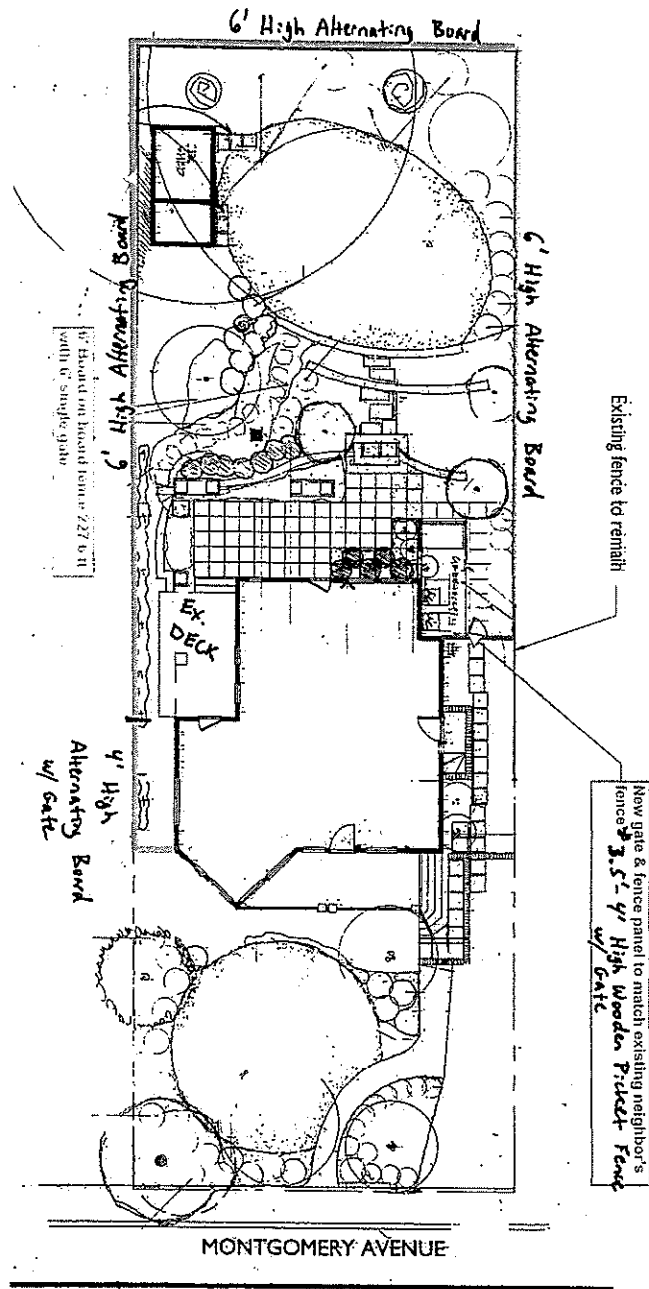
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company, or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or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



Date: 9-10-97
Scale: 1"=50'
Plat Book: A
Plat No.: 2
Work Order: 97-2270

Meridian Surveys, Inc.
2401 Research Boulevard
Rockville MD 20850
(301) 840-9025

Address: 5 MONTGOMERY AVENUE
District: 13
Jurisdiction: MONTGOMERY COUNTY MD.

NO TITLE REPORT FURNISHED



	<h2>Fence Plan</h2>	<p>Andalman Bergmark Residence 6 Montgomery Avenue Takoma Park, MD 20912</p>	<p>Scale: 1/16" = 1' - 0" Date: 07/06/2017 Revisions:</p>	 <p>JORDAN HONEYMAN Landscape Architecture, LLC 711 Florida Avenue, NW Washington, DC 20001 (202) 666-6911 202.286.6372 FAX</p>
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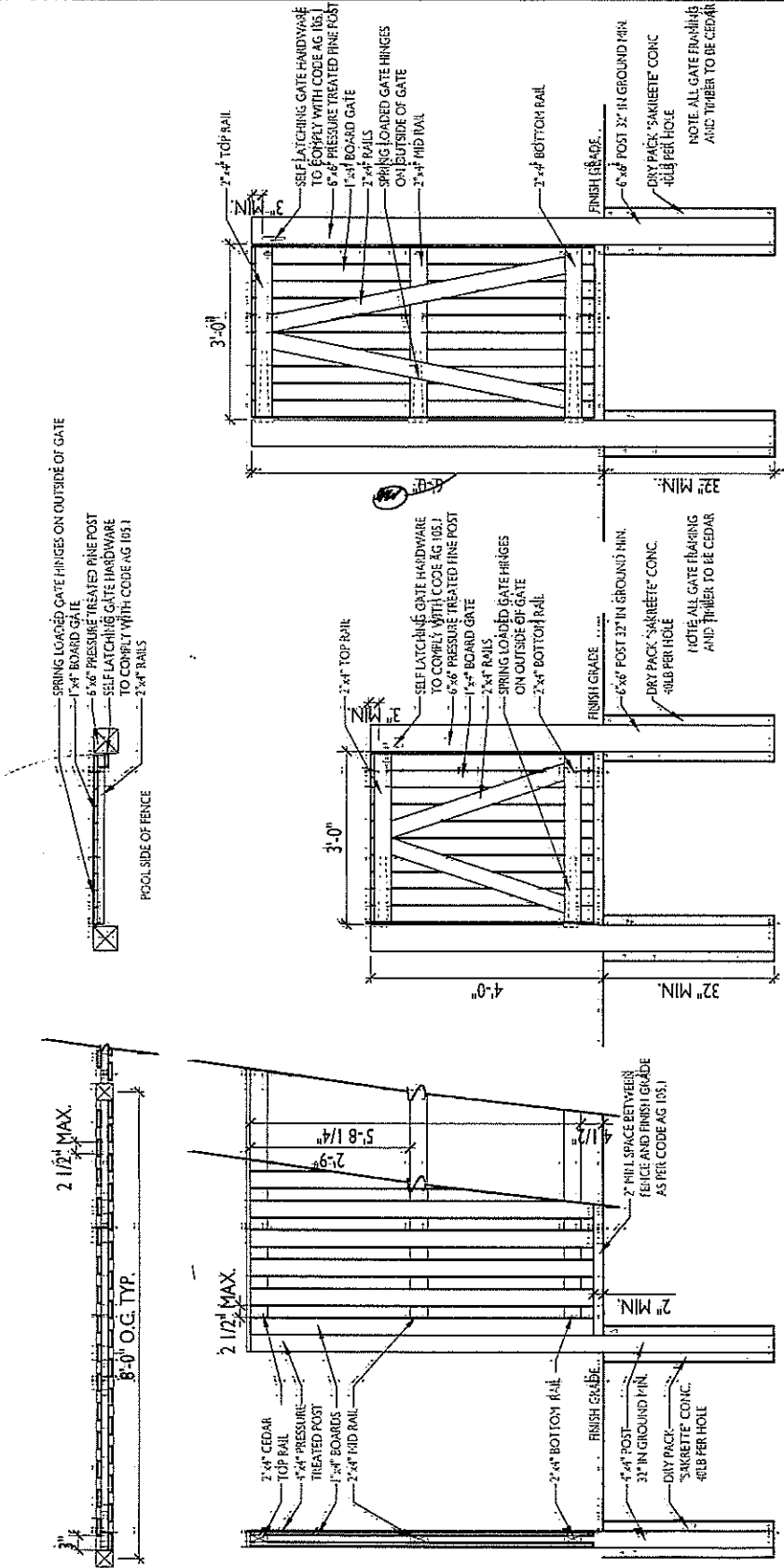
L-2

Fence Detail

Andalman Bergmark
Residence
6 Montgomery Avenue
Takoma Park, MD 20912

Scale: 1/2" = 1'-0"
Date: 07.06.2017
Revisions:

JORDAN HOENYMAN
Landscape Architecture, LLC
111 Fifth Avenue, NY
10011
2019668711
2019668712 FAX



1 FENCE AND GATE DETAIL
SECTION/ELEVATION

SCALE: 1/2" = 1'-0"



Scale:	
Date:	07/18/2017
Revisions:	

Andalmarr Bergmark
Residence
6 Montgomery Avenue
Takoma Park, MD 20912

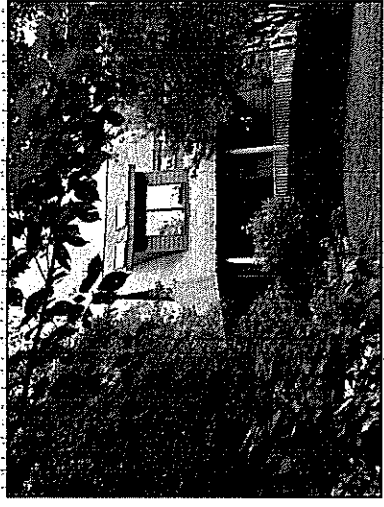
Existing
Condition

L-3

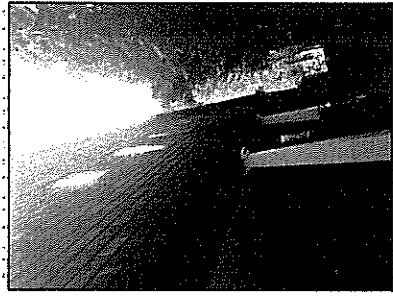
Replace failing existing 6' board to board fence (No previous fence permit on record)



Precedent board to board fence



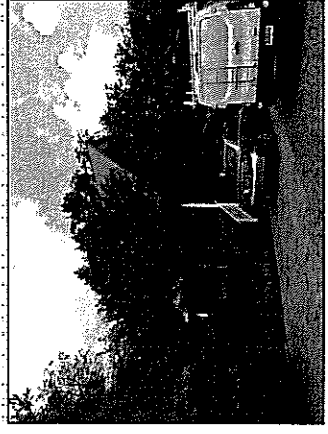
Front elevation



West side of house



Rear elevation

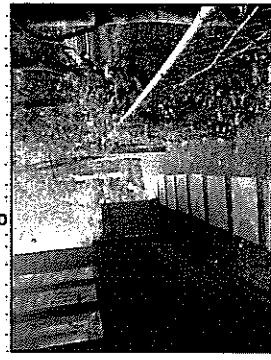


East side of house

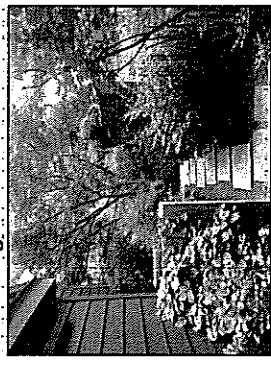
Neighbor's gate & fence



West side gate



East side gate



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

<p>Owner's mailing address Martha & Elliott 6 Montgomery Ave Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address Paxton Holt Jordan 711 Florida Ave, NW, Washington, DC, 20001</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Hugh and Maureen Taft - Morales 10 Pine Ave, Takoma Park, MD, 20912.</p>	<p>John Briley and Cathleen Kelly 8 Pine Ave, Takoma Park, MD 20912.</p>
<p>Polly Dunford 8 Montgomery Ave, Takoma Park, MD 20912</p>	<p>Chip Rood & Leah Curry-Rood 5 Montgomery Ave, Takoma Park, MD 20912.</p>