EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 6 Montgomery Ave., Takoma Park  
Meeting Date: 9/6/2017
Resource: Non-Contributing Resource  
Report Date: 8/30/2017
Takoma Park Historic District
Applicant: Elliot Andalman and Martha Bergmark  
Public Notice: 8/23/2017
(Holt Jordan, Agent)
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 assure 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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Holt@JordanHoneyman.com
Contact Person: Holt Jordan
Daytime Phone No.: 202-986-0711

Tax Account No.: 066791
Name of Property Owner: Elliott Andalman & Martha Bergner
Daytime Phone No.: 601-209-1892
Address: 6 Montgomery Ave Takoma Park MD 20912

Contractor: TBD
Contractor Registration No.: TBD
Agent for Owner: Paxton Holt Jordan
Daytime Phone No.: 202-986-0711

LOCATION OF BUILDING PREMISES
House Number: 6
Street: Montgomery Ave
Town/City: Takoma Park
Nearest Cross Street: Pine
Lot: 3 Block: 18 Subdivision: BF Gilbert's Addition
Lev: 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

1B. Construction cost estimate: $6,000.00

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 6 feet 12 inches

3B. Indicate whether the fence or retaining wall is to be constructed in 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]
Date: 7/17/2017

For Chairperson, Historic Preservation Commission

[Signature]
Date:

Application/Permit No.: 301/563-3400
Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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 historic district:

   Replace existing chainlink & wood privacy fence with 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:

   a. the scale, north arrow, and data;

   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.

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**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.**
FENCE AND GATE DETAIL
SECTION/ELEVATION

SCALE: 1/2" = 1'-0"
Replace failing existing 6' board to board fence (No previous fence permit on record).

Rear elevation
Front elevation
East side of house
Neighbor's gate & fence
West side of house
Precedent board to board fence
West side gate
East side gate
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td>Martha X Elliott</td>
<td>Paxton Holt Jordan</td>
</tr>
<tr>
<td>6 Montgomery Ave</td>
<td>711 Florida Ave, NW, Washington</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>DC, 20001</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Hugh and Maureen Taft-Morales</td>
</tr>
<tr>
<td>10 Pine Ave, Takoma Park, MD, 20912.</td>
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<tr>
<td>John Briley and Cathleen Kelly</td>
</tr>
<tr>
<td>8 Pine Ave, Takoma Park, MD, 20912.</td>
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<table>
<thead>
<tr>
<th>Polly Dunford</th>
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<td>8 Montgomery Ave, Takoma Park, MD, 20912</td>
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<tr>
<td>Chip Rood &amp; Leah Curry-Rood</td>
</tr>
<tr>
<td>5 Montgomery Ave, Takoma Park, MD, 20912</td>
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