EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9 Philadelphia Ave., Takoma Park  
Meeting Date: 8/16/2017

Resource: Outstanding Resource  
Takoma Park Historic District  
Report Date: 8/9/2017

Applicant: Benjamin Hickman and Jessica Wechter  
Public Notice: 8/2/2017

Review: HAWP  
Tax Credit: N/A

Case Number: 37/03-17ZZ  
Staff: Michael Kyne

PROPOSAL: Fence installation

______________________________
STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District

STYLE: Bungalow

DATE: c. 1915-1925

PROPOSAL:

The applicant proposes to install a 4' high wooden picket fence at the rear and rear/sides of the subject property. The fence will return to the house at the rear plane of the house and includes three gates (one at each side where the fence returns to the house and one at the rear property line). An existing chain link fence will be removed to accommodate the proposed fence at the rear/right side property line.

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:

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

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: ben.hickman@gmail.com  Contact Person: Benjamin T. Hickman
Daytime Phone No.: 315-546-4897 (cell)

Tax Account No.: 13 01078708

Name of Property Owner: Benjamin Hickman and Jessica Wechter

Revocable Trust

Address: 9 Philadelphia Avenue, Takoma Park, MD 20912

Street Number: 9
City: Takoma Park
State: Maryland
Zip Code: 20912

Contractor: Builders Fence Company

Phone No.: 703-820-0967

Contractor Registration No.: 127411

Agent for Owner: Scott Ruete

Daytime Phone No.: 301-252-1634

LOCATION OF BUILDING/PROPERTY

House Number: 9
Street: Philadelphia Avenue

Town/City: Takoma Park
Nearest Cross Street: Holt Place

Lot: 1
Block: 4
Subdivision: Hill-Crest

Liber: 51229
Folio: 122

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct  ☐ Extend  ☐ Alter/Remodel
☐ Move  ☐ Install  ☐ Wreck/Raze
☐ Revision  ☐ Repair  ☐ Revocable
☐ Fence/Wall (complete Section 4)  ☐ Other:

1B. Construction cost estimate: $2,500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSC  02 ☐ Septic  03 ☐ Other:

2B. Type of water supply: 01 ☐ WSC  02 ☐ Well  03 ☐ Other:

PART THREE: COMPLETION OF 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/ 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 gratefully acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
[Name]

7/10/2017

Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved:

Signature:

Date:

Application/Permit No.:

Data 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:
      This is a residential lot. It comprises a bungalow-style home, constructed circa 1918; a front yard and backyard; a number of trees; and a shed/garage in the backyard. See the boundary survey attached to this application for further detail.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      We propose to install a 4-foot-high fence to enclose a portion of the backyard. The fence boards will be cedar and cut with partially round, or "dog ear," style tops. There will be three 4-foot-wide gates. A limited amount of pressure-treated wood might be used for fence posts and gate material. There will be gaps between the boards to allow a view through the fence. The primary purpose of the fence is to create an enclosure for our dogs, not for privacy and not to totally obstruct the view of the property. There is currently a chain-link fence on the property line facing to the northwest. We intend to remove that chain-link fence and replace it with the new cedar fence. We will keep the natural cedar color or paint the boards white.

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;
   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 ON 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.
SCHEDULE OF TREES

<table>
<thead>
<tr>
<th>NO.</th>
<th>TYPE OF TREE</th>
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<tr>
<td>1</td>
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<td>10&quot;</td>
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<tr>
<td>2</td>
<td>OAK</td>
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<tr>
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<td>LOCUST</td>
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<td>MAPLE</td>
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<tr>
<td>10</td>
<td>AMERICAN HOLLY</td>
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</tr>
<tr>
<td>12</td>
<td>OAK</td>
<td>9&quot;</td>
</tr>
</tbody>
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BOUNDARY SURVEY
LOT 1, BLOCK "A"
HILL-CREST
TOWN OF TAKOMA PARK
THIRTEENTH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
PLAY BOOK 2 PLAT 140

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A CAREFUL FIELD-RUN SURVEY OF LOT 1, BLOCK "A", THAT IT IS ALL THE SAME PROPERTY CONVEYED BY ELLEN A. EMBRY TO THE BENJAMIN HICKMAN AND JESSICA WECHTER REVOCABLE TRUST BY DEED DATED OCTOBER 13, 2018 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 5123, FOLIO 132, AND THAT PERMANENT IRON MARKERS ARE IN PLACE AT THE PROPERTY CORNERS. MY LICENSE EXPIRES NOVEMBER 20, 2018.

STEPHEN L. WILSON
DRASTIC MEASURES, INC.
6303 STEUBEN COURT
CLINTON, MARYLAND 20735
OFFICE: 301-856-3152
FAX: 301-856-8593

MARCH 13, 2017
Ben Hickman
9 Philadelphia Ave.
Takoma Park, MD 20912
315-546-4897

157' 4' high WRC 1x4 VERTICAL BOARD - CAP BOARD Fencing

02/16/2017
Fence Project:
Using all pressure treated 4x4 line posts & 6x6
gate posts with black caps and set in dry packed
cement footers, Western Red Cedar Lumber: 2x4x8'
runners, 1x4x4' fence boards & 1x4x8' cap boards,
install approx. 157' 1/ft of 4' high vertical board or
spaced board with cap board fence and three (03),
4'x4' arched top gates with black hardware. Fence boards may be
maintained as natural cedar color or painted white.
Existing Property Condition Photographs (duplicate as needed)

Detail: Front of house; Hot Place in left hand corner

Detail: Front side of house; Hot Place

Applicant: Benjamin Hickman
           + Jessica Wether Bezosse Trust
Existing Property Condition Photographs (duplicate as needed)

Detail: Side of House - that place.

Detail: Side of House, fence to run grown corner of house to property line, then parallel to that place.

Applicant: [Redacted]

Page: 2/6
Existing Property Condition Photographs (duplicate as needed)

Detail: fence to run just in front of this area.
(large tree in middle)

Detail: continued side views; see above.

Applicant: Benjamin Herman
+ Jessica Weiler-Herman Trust
Existing Property Condition Photographs (duplicate as needed)

Detail: SIDE VIEW: APPROVED PLOT.

Detail: FENCE TO STOP AT DRIVEWAY & CUT IN.

Applicant: BENZAMIN HAUER & JESSICA WECHTER RE VOCABLE TRUST
Existing Property Condition Photographs (duplicate as needed)

Detail: Fence to run parallel to driveway in front of planter boxes

Applicant: Benjamin Horner
       & Jessica Walter
       Revocable Trust

Page: 5/6
Existing Property Condition Photographs (duplicate as needed)

Detail: Adjoining property; chain link to be removed.

Detail: View of host place from adjoining property

Applicant: Benjamin Hickman
+ Jessica Wechter
Reversible trust
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benjamin Hickman and Jessica Wechter</td>
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<tr>
<td>Revocable Trust</td>
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<tr>
<td>9 Philadelphia Ave.</td>
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<td>Takoma Park, MD 20912</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kevin Maher and Jenny Ash-Maher</td>
</tr>
<tr>
<td>7 Philadelphia Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

| Steve and Mary Coleman                                                                 | Jesse and Martha Hamilton                           |
| 14 Crescent Pl.                                                                        | 11 Philadelphia Ave.                                |
| Takoma Park, MD 20912                                                                  | Takoma Park, MD 20912                               |