HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10114 Day Ave., Silver Spring
Applicant: James and Joanne Zucchetto
Resource: Contributing Resource
          Capitol View Historic District
Review: HAWP
Case Number: 3#07-17A

Meeting Date: 01/11/17
Report Date: 01/04/17
Public Notice: 12/28/16
Tax Credit: n/a

Staff: Dan Bruechert

PROPOSAL: Fence Installation

STAFF RECOMMENDATION:

[X] Approval

_____ Approval with conditions.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Historic District
STYLE: Capitol View Historic District
DATE: 1982

PROPOSAL:

The applicant is proposing to replace the existing non-historic cedar privacy fence in-kind. The fence is approximately 6' high and will only be visible from the public right-of-way from one elevation. The fence extends along the lot line starting at a non-historic addition and wraps around the yard on three sides at the lot line.
The HPC's policy for the review of applications provides that:

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 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.

APPLICABLE GUIDELINES
Staff recommends that the Commission approve with conditions the application as being consistent with Chapter 24A of the Montgomery County Code, Section 8(b):

_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

and with the general condition that the applicant shall present 3 permit sets of drawings 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jzmuc@Comcast.net
Contact Person: James Zucchetto
Daytime Phone No: 240-475-6697

Tax Account No: ____________________________

Name of Property Owner: James A. Zucchetto
Daytime Phone No: 240-475-6697

Address: 10114 Day Ave, Silver Spring, MD 20910

Contractor: Calco Fence or Long Fence
Phone No: ____________________________

Contractor Registration No: ____________________________

Agent for Owner: ____________________________ Daytime Phone No: ____________________________

LOCATION OF BUILDING ON PREMISES

House Number: 10114
Street: Day Avenue
Town/City: Silver Spring
Nearest Cross Street: Capitol View Ave

Lot: ____________________________ Block: ____________________________ Subdivision: ____________________________

Unit: ____________________________ Folio: ____________________________ Parcel: ____________________________

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

[ ] Construct [ ] Extend [ ] Add/Remodel [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed


[ ] Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other: ____________________________

1B. Construction cost estimate: ____________________________

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

PART TWO: COMPLIANCE FOR NEW CONSTRUCTION AND 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/MAINTAIN 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/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.

______________________________
James Zucchetto
Signature of owner or authorized agent

______________________________
12/5/16
Date

Approved: ____________________________ Disapproved: ____________________________
For Chairperson, Historic Preservation Commission
Signature: ____________________________ Date: ____________________________

Application/Permit No: ____________________________ Date Filed: ____________________________ Date Issued: ____________________________

Edit 6/21/99
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:

   REPLACE EXISTING CEASAR FENCE WITH SAME STYLE & MATERIALS

   REQUEST FOR DETERMINATION OF IN-KIND WORK

   REPLACE BACK-YARD FENCE IN CAPITOL VIEW DISTRICT

   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 structure(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and 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 drip line of any tree 8" 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 diameter.

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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>JAMES ZUCCARO</td>
<td></td>
</tr>
<tr>
<td>10114 DAY AVE</td>
<td></td>
</tr>
<tr>
<td>SILVER SPRING, MD 20910</td>
<td></td>
</tr>
</tbody>
</table>

Adjacent and confronting Property Owners mailing addresses


