

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7125 & 7127 Willow Ave., Takoma Park	Meeting Date:	9/6/2017
Resource:	Contributing Resources Takoma Park Historic District	Report Date:	8/30/2017
Applicant:	Nancy Flickinger & Tim Witlein	Public Notice:	8/23/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17GGG	Staff:	Michael Kyne
PROPOSAL:	Fence replacement		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resources within the Takoma Park Historic District
STYLE: Bungalow-Vernacular (7125) & Bungalow-Spanish Colonial (7127)
DATE: c. 1910s

PROPOSAL:

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

- Replace the existing alternating board with lattice top fence and gate at the right side of 7127 Willow Avenue in-kind. The existing and proposed fence and gate are located at the approximate rear of the historic massing, where an existing addition begins.
- Replace the existing alternating board with lattice top fence at the left side of 7127 Willow Avenue in-kind. The existing and proposed fence are located at the approximate rear of the historic massing, where an existing addition begins.
- Replace the existing fencing (chain link and 6' high wooden stockade) on the left side and rear of 7127 Willow Avenue with a new 6' high wooden stockade fence.
- Replace the existing fencing (chain link and 6' high wooden stockade) on the right side of 7127 Willow Avenue (shared property line with 7125 Willow Avenue) with a new 5' high wooden stockade fence.

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 follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: nancy.flickinger@gmail.com Contact Person: Nancy Flickinger
Tax Account No.: _____ Daytime Phone No.: cell: (301) 257-8283
Name of Property Owner: Nancy Flickinger, Tim Witten Daytime Phone No.: same
Address: 7127 Willow Ave, Takoma Park, MD, 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7125 & 7127 Street: Willow Avenue
Town/City: Takoma Park Nearest Cross Street: Twp Avenue
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PAINT 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: \$ _____

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: N/A
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4-6 feet _____ 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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

Nancy Flickinger
Signature of owner or authorized agent

8/7/2012
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

8/17/067

(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:

Removal of old chain link fence & old wooden fence around backyards of 717 & 7125 William Avenue, Takoma Park, MD. Replacement with new wooden fence of similar height & location on 7127 William & same location of chain link fence on 7125 William. Both houses are in historic district.

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

Replacement is necessary since old wooden fence has fallen down & subject will improve environmental setting & historic resources.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

7127 Willow Avenue
Takoma Park, Maryland 20912
August 7, 2017

Department of Permitting Services
Second Floor
255 Rockville Pike
Rockville, MD 20850

Re: Joint application for Historic Work Areas Permit to replace fence

Dear Sir or Madam:

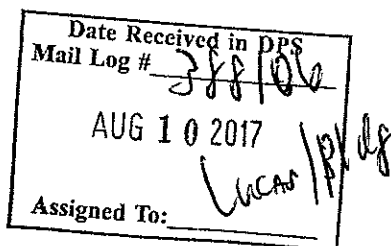
This is a joint application submitted by two adjacent property owners for a Historic Work Area Permit to remove existing chain link and wooden fences and replace them with a wooden fence which will greatly improve the condition of the properties. The Tidwell property, located at 7125 Willow Avenue, currently has a chain link (cyclone) fence on the shared property line with the Flickinger/Witkin property, and a chain link fence across its back property line. The Flickinger/Witkin property, located at 7127 Willow Avenue, currently has a wooden fence located at the rear third of the house, set back and facing the street on the right and left sides, and chain link and wooden fences on the shared property line with the Tidwells; across the back property line shared with a condominium association; and on the shared property line with the neighbors on the other side, the Moyers. With the exception of the chain link fence between the Tidwells and Flickinger/Witkin property, most of the fencing is 5 to 6 feet in height. Portions of the wooden fence have fallen down and been removed.

We would like to remove the existing chain link and remaining wooden fences and replace them with a wooden fence from between 4 to 6 feet in height. The shared fence with the Tidwells will be 4 to 5 feet in height, and the remaining segments of the fence will be 5 to 6 feet in height. The materials and height are similar to the previous wooden fence on the property.

This HWAP application is submitted jointly by the Tidwells and Flickinger/Witkins. I called HPC and was advised to submit a single application. I will be the contact person for this permit and can be most easily reached by email at: nancy.flickinger@gmail.com. My daytime phones are (301) 257-8283 (mobile) or (202) 514-5258 (work). Please do not leave a voice mail on the mobile phone.

Regards,

Nancy Flickinger
Nancy Flickinger





- ① Alternating Board (4') w/ Lattice Top (1') = 5' Total & Gate
- ② " " " " " " " "
- ③ Wooden Stockade = 6'

North -

Willow Avenue

Fischinger / Witten
Residence

Site Plan

sidewalk

Driveway

Amse

TIDWELL

MOYERS

2-3" retaining wall

407 TULIP CONDOS

Shade portion to indicate North

Applicant: Nancy Fischinger & Jim Witten

Page: __

(8)

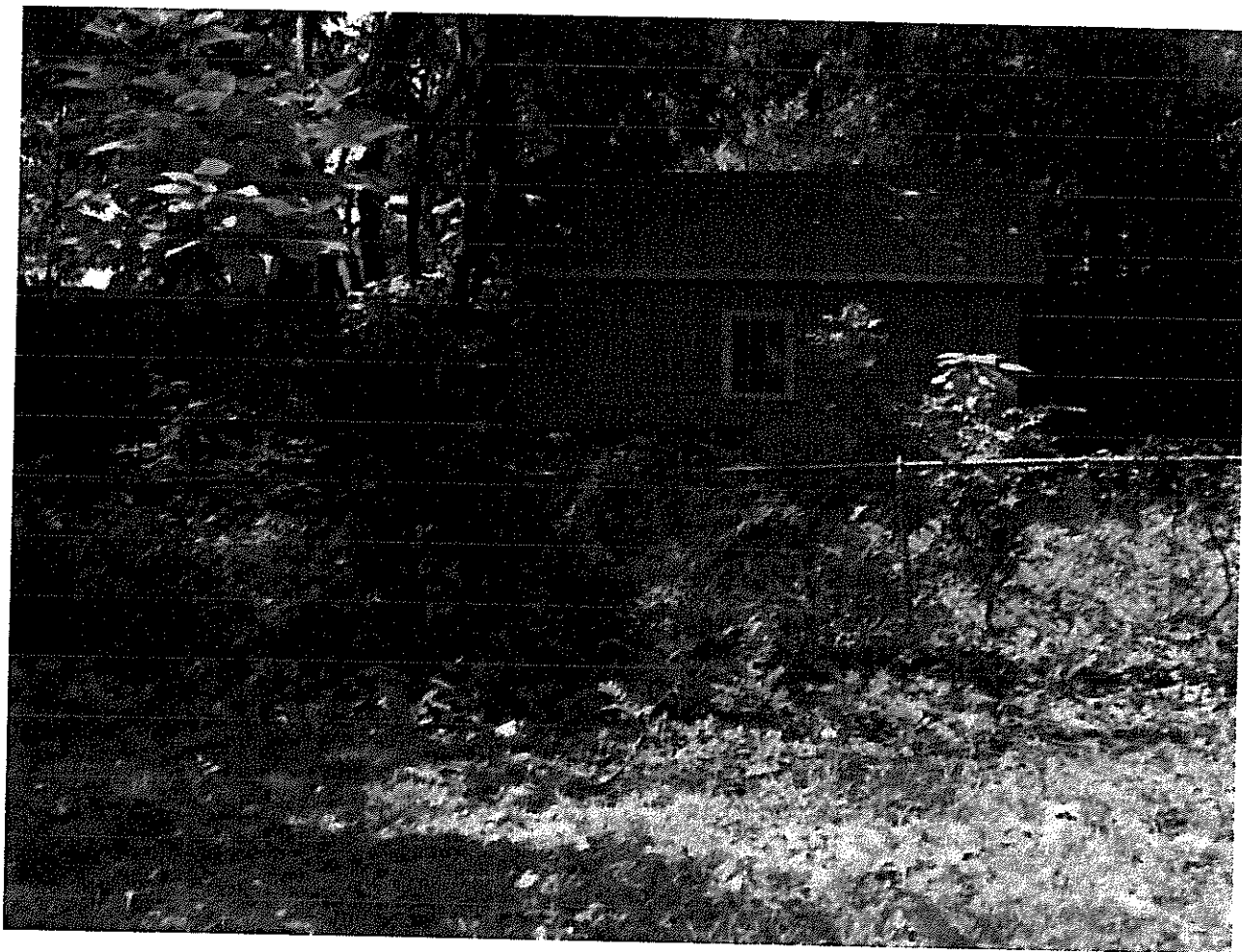


(A)

Existing fence - front right side
Flüchinger / Wötkin



② Existing stone/brick fence
tidwell side
Flickinger / Witten



(C)

From Ehrängen / Wistham
side looking
at Tidavall 107

(11)



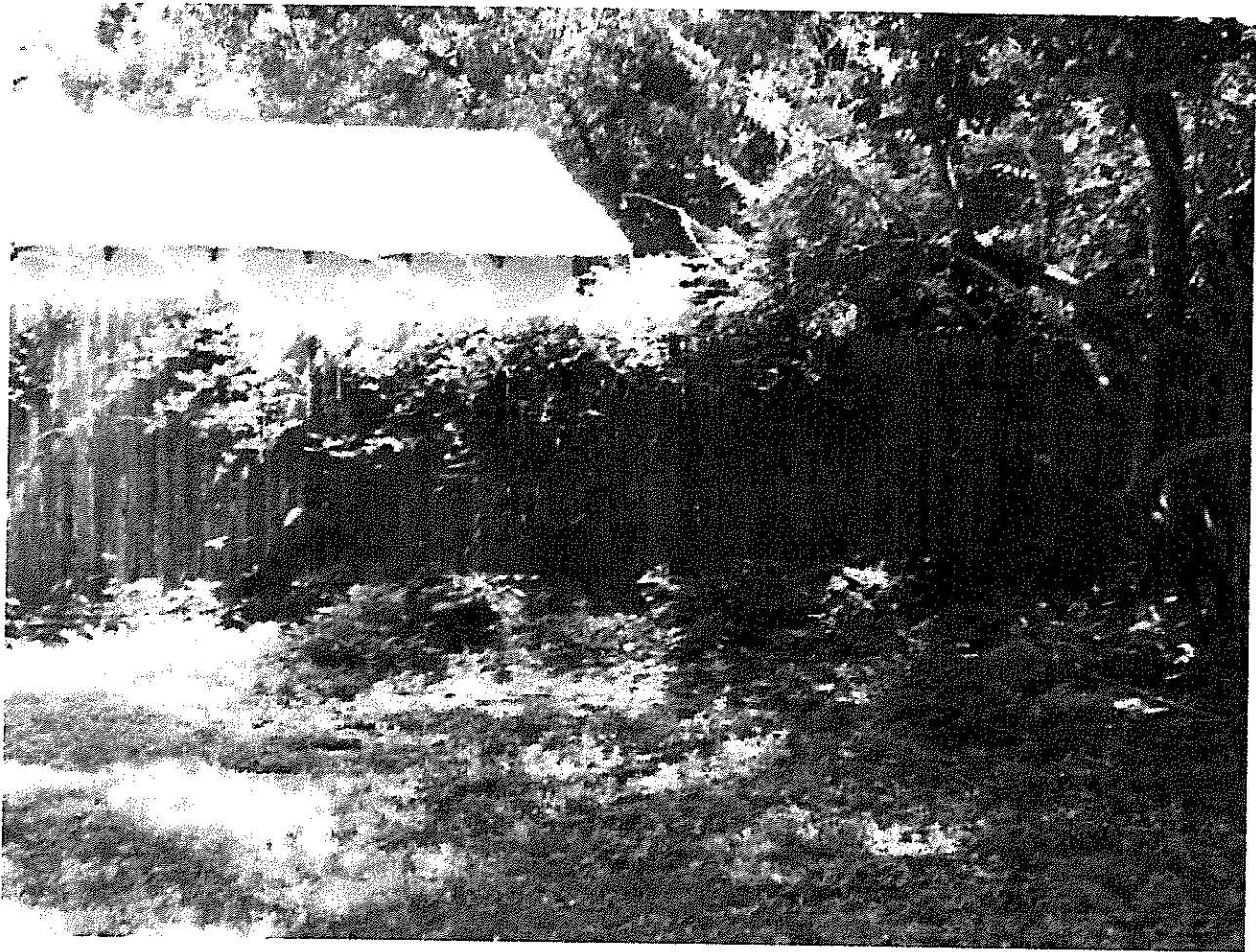
⑤ Bank corner of
Flickinger / Wotkin property



Ⓔ Back property of
Flickinger / within lot



(F) Back of Flickiger/Wittman
lot
Looking at 407 Tulip lot




Existing stockade fence

Flinders / within

shaded line with

mynes



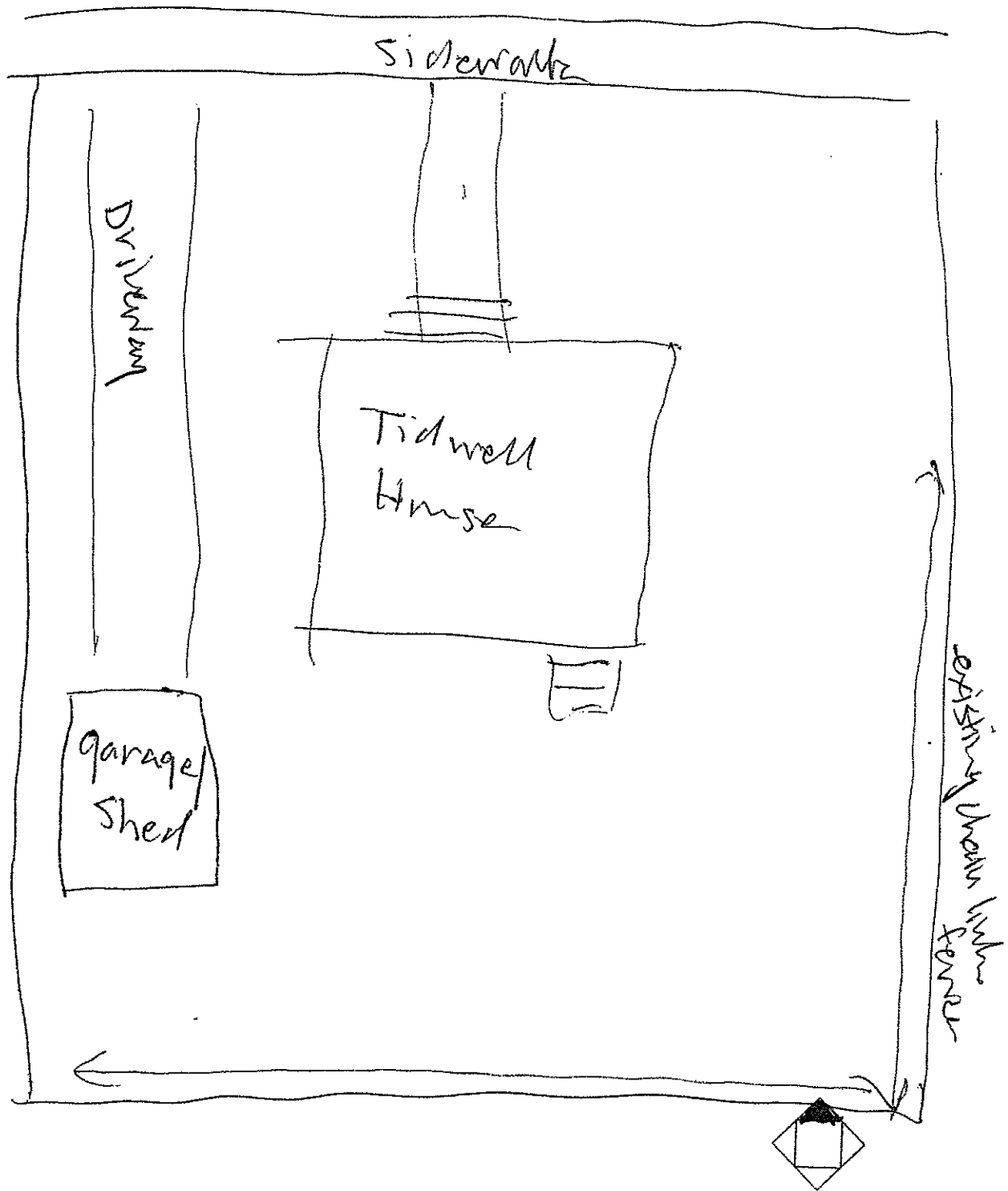
 Existing chain link fence -
Flushing / within lot
looking into Moyer's lot



① Storchheck zwischen
Flicker / Witten +
Myers



⑤ Front section of
Flickiger/Wittman
left side



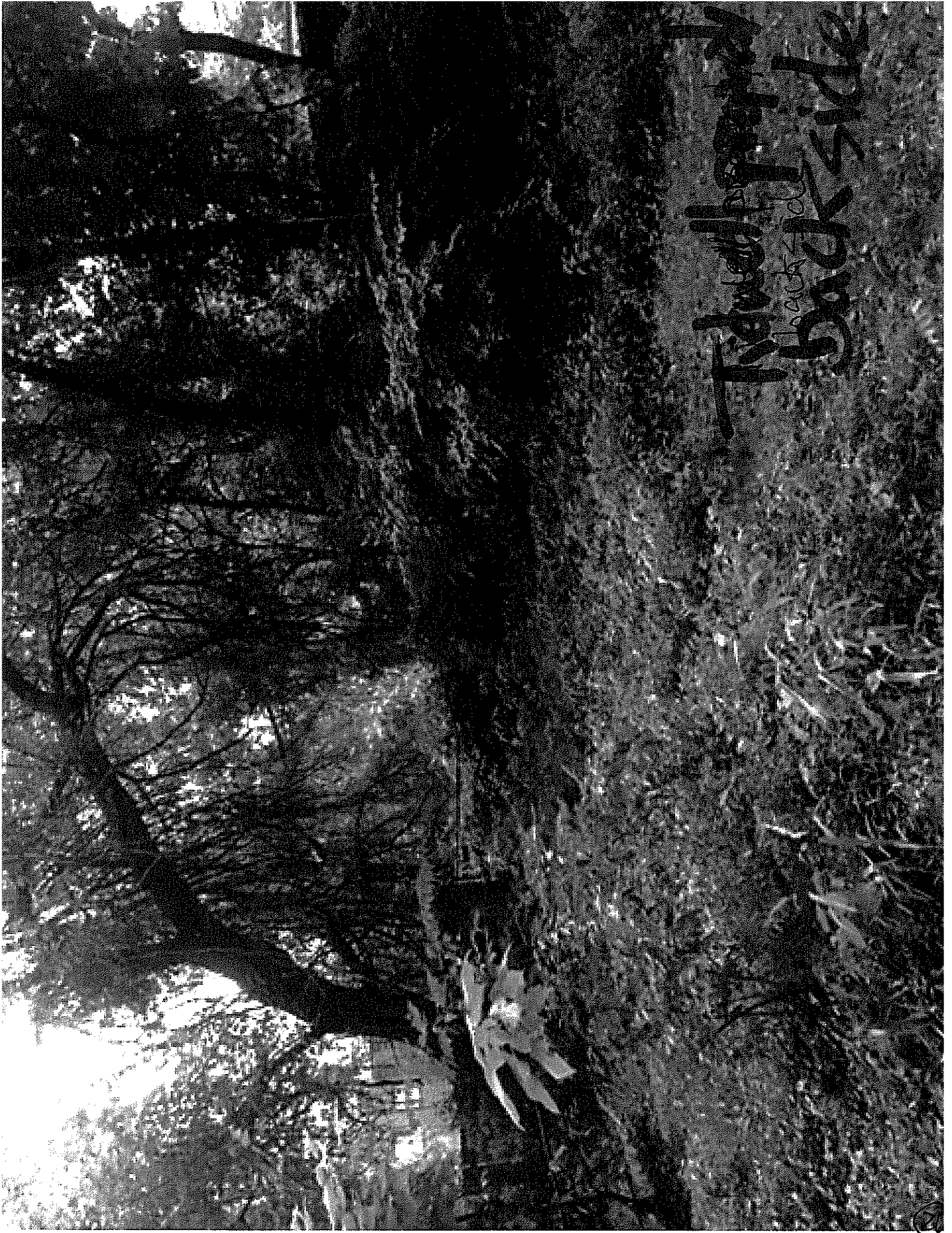
Shade portion to indicate North

Applicant: _____

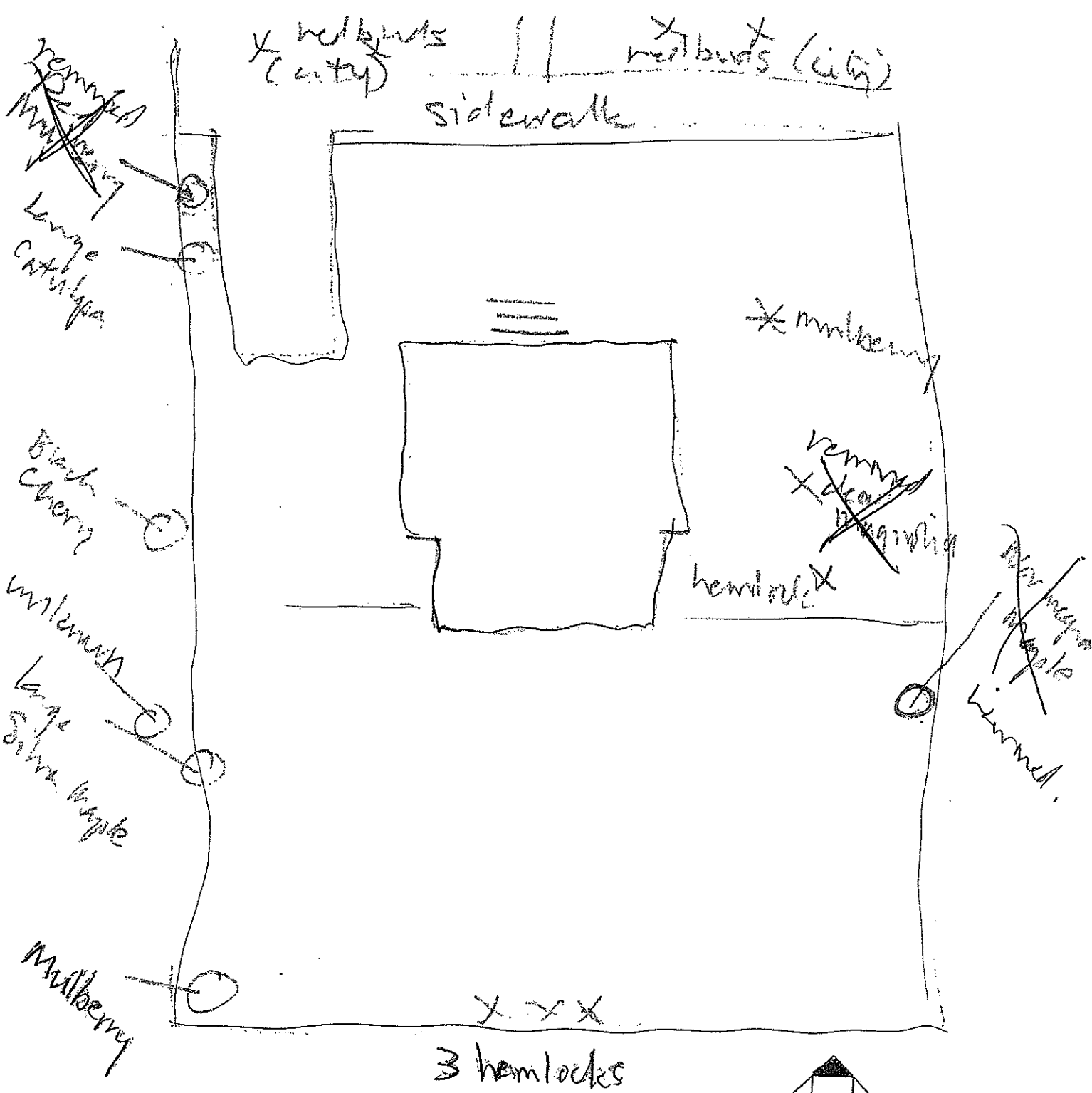
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Tidwell Property:
Side of yard





Tidwell Trail
Backside



South

Tree Survey

Applicant: ~~Nancy Elvigen~~

Page: 1

(X) midbnd

(X) wedbnd

Sidewalk

Driveway

Tidwell
House

Garage
Shed

Katiba
Katiba
Beech
Katiba

Mulberry
Red oak
Mulberry

existing chain link
fence

Shade portion to indicate North

Applicant: _____

Page: __

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

Owner's mailing address Nancy Flickinger 7127 Willow Ave. Takoma Park, MD. 20912	Owner's Agent's mailing address same
Adjacent and confronting Property Owners mailing addresses	
Mike Tidwell 7125 Willow - Joint Applicant	Scott + Michelle Greenberger 7128 Willow Ave. Takoma Park, MD. 20912
Lynn + Lisetta Moyer 7129 Willow Avenue Takoma Park, MD. 20912	
407 Tulip Condo. Assoc. 407 Tulip Avenue Takoma Park, MD. 20912	

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

Owner's mailing address Mike Tidwell 7125 Willow Ave Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Pierre Perreolle 7123 Willow Ave, TP MD 20912	
Mary Beth Rummel Landlord behind Tidwell's property Her cell: 240-475-6398 Her property address is on Carroll Ave. She lives on Circle Manor	