# EXPEDITED STAFF REPORT

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**Address:** 6801 Westmoreland Avenue

**Meeting Date:** 7/25/2018

**Resource:** Contributing Resource (Takoma Park Historic District)

**Report Date:** 7/18/2018

**Applicant:** MDJ Investment LLC

**Public Notice:** 7/11/2018

**Tax Credit:** No

**Staff:** Rebeccah Ballo

**Case Number:** 37/03-18YY

**PROPOSAL:** New Fence

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### STAFF RECOMMENDATION:

- **✓** Approve
- **☐** Approve with conditions

### ARCHITECTURAL DESCRIPTION

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District

**STYLE:** Craftsman

**DATE:** c.1915-1925

### PROPOSAL:

The applicant proposes to install a total of 388 linear feet of wooden fencing at 6801 Westmoreland Avenue. Two heights and types of fencing are proposed. From the rear corner of the historic house forward to the front, and encompassing the entire front yard, the applicant proposes to install a 4’-wood picket fence conforming to the attached images. There will be approximately 151 linear feet of the 4’ high fence in total. The applicant is also proposing to install two gates, both at the rear corners of the historic house that would split the front and back yards, as shown on the attached site plan. The remaining rear side yards of the property and the rear yard lot line would have a 6’-wood board-on-board fence installed, per the attached site plan. There will be approximately 237 linear feet of the 6’ fence in total. No trees or other landscaping are proposed for removal as part of this project, and no trees are located within the limits of disturbance for the fence posts. The 6’ portions of the fence will be located behind the rear wall of the historic house and are not readily visible from other vantage points to this interior lot.

### 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 historic site or historic 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.

Montgomery County Code; Chapter 24A-8

(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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: nip-designgroup@outlook.com Contact Person: 301-366-9513
Tax Account #: 01060145
Daytime Phone #: 301-366-9513
Name of Property Owner: MDJ Investment LLC Daytime Phone #: 301-996-3231
Address: 1600 Rossback Rd Davidsonville MD 21035
Street Number: Phone #: 301-996-3231
City: Street: Zip Code:
Contractor: Homeowner
Contractor Registration #: Agent for Owner: Nelson Aquilar Daytime Phone #: 301-366-9513
Location of Building/Structure:
House Number: 6801 Street: Westmoreland
Town/City: Takoma Park Nearest Cross Street:
Lot: 3 Block: 18 Subdivision: Pine Crest
Parcel:

PART ONE - TYPE OF PERMUTATION AND USE
1. CHECK ALL APPLICABLE: Check All Applicable:
   ☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
   ☐ Move ☐ Install ☐ Windows/Roof ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
   ☐ Revision ☐ Repair ☐ Revocable ☐ Fences/Walls (complete Section 4) ☐ Other:
   1B. Construction cost estimate: $ 2,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO - SPECIFICATIONS FOR CONSTRUCTION AND EXTRUSSIONS
2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE - COMMENT ON YARD FENCE OR RETAINING 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 ☐ Do not right of way/assessment

I herby 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.

Nelson E. Aquilar
Signature of owner or authorized agent
June 25, 2018

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:

   Proposed 296 sq. linear footage of 6 ft high fence all pressure treated.

   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

   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 resources 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 (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 INTO MAILING LABELS.
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[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>MDJ Investment LLC</td>
<td>Nelson Aquilar</td>
</tr>
<tr>
<td>6801 Rosnock Rd</td>
<td>18864 Bend Willow Circle apt 167</td>
</tr>
<tr>
<td>Davidsonville MD, 21035</td>
<td>Germantown MD 20874</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>6803 Westmoreland Ave David Weinreich</td>
</tr>
<tr>
<td>6713 Westmoreland Ave Alex Thompson &amp; Emily Thompson</td>
</tr>
<tr>
<td>6716 Allegheny Ave Takoma Park MD 20912</td>
</tr>
<tr>
<td>Ian P Barber &amp; Susan L Shepherd</td>
</tr>
</tbody>
</table>