STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1910

Figure 1: 7211 Maple Ave., shown at the center of the map.
PROPOSAL
The applicant proposes to install two gates, one on each side of the house, co-planer with the rear wall and enough fencing to fill in the openings and enclose the rear yard. The gate and fences will be wood framed, 36” (thirty-six inches) tall, with wire mesh inset as shown in the application materials. These new fences comply with the unadopted design guidelines and, due to the slope of the site, will only be minimally visible from the public right-of-way. Staff supports approval of this HAWP.

APPLICABLE GUIDELINES
Policy on Use of Expedited Staff Reports for Simple HAWP Cases
2. Modifications to a property, which do not significantly alter its visual character; and
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.

STAFF RECOMMENDATION:

_X__Approval
_____ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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:

___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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dreiser@zuckerman.com Contact Person: David Reiser

Tax Account No.: 

Name of Property Owner: David Reiser & Irene Huntson

Address: 7211 Maple Avenue Takoma Park MD 20912

Contractor: TBD Phone No.: TBD

Contractor Registration No.: 

Agent for Owner: 

Daytime Phone No.: 202-778-1854

LOCATION OF PROPRIETARY

House Number: 7211

Street: Maple Avenue

Town/City: Takoma Park Nearest Cross Street: Philip Avenue

Lot: 20 Block: 3 Subdivision: 0025

PART V - SPECIFICATIONS

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Removal

☐ Revision ☐ Repair ☐ Renovate

☐ Fence/ wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 950

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

PART VI - COMPLETION OF CONSTRUCTION AND EXTERIOR WORKS

2A. Type of sewage disposal: ☐ 1B WSSC ☐ 03 Septic ☐ 02 Other:

2B. Type of water supply: ☐ 1B WSSC ☐ 02 Well ☐ 03 Other:

PART VII - COMPLIANCE WITH PERMIT

3A. Height 4 feet 0 inches

1B. 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 the agencies listed and I hereby acknowledge and except this to be a condition for the issuance of this permit.

[Signature] August 10, 2018

[Date]

For Chairperson, Historic Preservation Commission

Application/Permit No.: Date 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:
      SEE ATTACHMENT
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      SEE ATTACHMENT

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 as larger than 11" x 17". Plans on 8 1/2" x 11" can be used.
   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 (fronts), with marked dimensions, clearly indicating proposed work in relation to existing conditions and, where appropriate, context. All materials and features 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 labeled 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 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 or highway from the parcel in question.

PLEASE PRINT OR BLUE OR BLACK INK ON 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>David Reiser &amp; Irene Huntoon 7211 Maple Ave. Takoma Park, MD 20912</td>
<td></td>
</tr>
<tr>
<td><strong>Adjacent and confronting Property Owners mailing addresses</strong></td>
<td></td>
</tr>
<tr>
<td>Peter Mancoll &amp; Sarah Mancoll 7209 Maple Avenue Takoma Park, MD 20912</td>
<td>Matthew Johnson &amp; Susan Buechel 7213 Maple Avenue Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Michael Lichten &amp; Kathy Coon 7210 Maple Ave Takoma Park, MD 20912</td>
<td>Peter Aron &amp; Helen Spencer 7211 Willow Ave. Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

SEE ATTACHMENT

Detail: ________________________________

Detail: ________________________________

Applicant: ________________________________
1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The house is 2-1/2 story wood frame Colonial Revival with a metal shingle hipped roof. A single story front porch with Doric columns and a simple square balustrade runs across the width of the house. The house is clad in asbestos cement siding with a brick veneer foundation. The North-West (front), South-West, and North-East elevations of the house contain mostly 1/1 double-hung windows (with the exception of three 2/2 double-hung windows and two 4 squares with approved storm windows). The South-East (rear) elevation contains a combination of 2/2 double-hung windows, 4 squares, and single lite doors. The house has large eaves with closed rafter ends.

The original house was built in 1903 (but was substantially rebuilt after a fire in the 1920’s). There have been modifications since then, including a concrete walkout basement addition (with a deck above) and retaining wall built at the rear of the house by a previous owner. There was a kitchen bump-out added to the rear of the house in 2007, clad in materials to visually match the existing. In 2017 a screen porch was added off of the rear of the first floor of the house, covering over a portion of the existing deck. The balance of the uncovered existing deck and railing remain. The roof of the screened porch is standing seam metal, and the porch trimmed in Polyash, painted with metal screens, and railing to match the existing. The existing concrete basement and retaining wall will remain.
The house is located on a 12,705 sq.ft. lot with mature trees and vegetation. The lot slopes toward the rear of the property. There is a small shed in the rear yard.

The yard is enclosed on two sides by a chain link fence at the rear of the property, and a wood fence between 7211 and 7209 Maple. In addition, 7213 Maple is partially fenced, with a split rail fence at the rear of the property and a fence between 7213 and 7215. An area immediately behind the house is also fenced.

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

The project involves installing a gate and a few feet of fence on either side of our house to connect to our adjoining neighbors’ existing fences, with the result that our yard and the yard of 7213 Maple Avenue will be fully enclosed, preventing the puppy we adopted from a rescue organization from escaping. The gates will be located at the rear of the house and not be visible from the public right of way (at least not without making a great deal of effort) because of plantings in the side yards.

Photo showing view from sidewalk between 7211 and 7209
The gates would match the style of the existing fence at 7213 Maple. The gates would be connected to the adjoining fences on either side by a short length of chicken wire fencing to prevent our puppy from escaping the yard but without disrupting the vegetation. (On the 7213 side there is a dogwood, hydrangea and a mock orange. On the 7209 side is itea virginica. The chicken wire would be hidden within the bushes on either side and would not be visible. Both the chicken wire and gates are intended to be temporary until the puppy is old enough to be counted on to remain within the yard, as our older dog does.

Photo showing appearance of existing fence and gate at 7213 Maple; proposed gate would match
Photos showing location of proposed gate between 7211 and existing fence at 7209 shown from behind and in front, respectively.
Photo showing location of proposed gate between 7211 and 7213