EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address</th>
<th>228 Park Ave., Takoma Park</th>
<th>Meeting Date:</th>
<th>5/7/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource</td>
<td>Contributing Resource</td>
<td>Report Date:</td>
<td>4/30/2019</td>
</tr>
<tr>
<td></td>
<td>Takoma Park Historic District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant</td>
<td>Bonnie Jo Mount</td>
<td>Public Notice:</td>
<td>4/23/2019</td>
</tr>
<tr>
<td>Review</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>n/a</td>
</tr>
<tr>
<td>Case Number</td>
<td>37/03-19T</td>
<td>Staff:</td>
<td>Dan Bruecher</td>
</tr>
<tr>
<td>PROPOSAL</td>
<td>Fence Installation</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION:

☑ Approve

☑ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing building to the Takoma Park Historic District

STYLE: Craftsman

DATE: 1915/25

Figure 1: 228 Park Ave.
PROPOSAL

The applicant proposes construct a 4’ (four foot) tall, cedar picket fence along the rear property boundary of her house at 228 Park Ave. The fence will run 42’ (forty-two) linear feet and will not have a visual impact from the surrounding district.

The applicant removed the proposed fencing in front of the house and only seeks approval for the fencing at the rear property boundary.

Figure 2: The proposed fence will match the image in appearance and materials.

APPLICABLE GUIDELINES:

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.
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.

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
II.M

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), 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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: hjmoun@gmail.com
Contact Person: Bannis To Mount
Daytime Phone No.: 202-412-8924

Tax Account No.: 01057808

Name of Property Owner: Bannis To Mount
Daytime Phone No.: 202-412-8924

Address: 228 Park Ave Takoma Park MD 20912
Street Number: 228
Street: Park Ave
City: Takoma Park
State: MD
Zip Code: 20912

Contractor: To REJEWENIATE Phone No.: ____________________________

Contractor Registration No.: ____________________________

Agent for Owner: ____________________________
Daytime Phone No.: ____________________________

LOCATION OF BUILDING PREMISES

House Number: 228
Street: Park Ave
Street Number: 228
Street: Park Ave
City: Takoma Park
Subdivision: Hillcrest
Lot: 117
Block: 1
Submission: Hillcrest 0025
Folio: 576
Parcel: 0000

PART ONE: TYPE OF PERMIT, ACTIVITY, AND USE

1A. CHECK ALL APPLICABLE:
- [ ] Construct [ ] Extend [ ] Alter/Remodel
- [ ] Move [ ] Install [ ] Wreck/Raze
- [ ] Revision [ ] Repair [ ] Rebuild

CHECK ALL APPLICABLE:
- [ ] AC [ ] Sub [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed
- [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family
- [ ] Fence/Wall (complete Section 4) [ ] Other: ____________________________

1B. Construction cost estimate: $ 3200.00

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

PART TWO: DESCRIPTION OF CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: [ ] WSSC [ ] Septic [ ] Other: ____________________________

2B. Type of water supply: [ ] WSSC [ ] Well [ ] Other: ____________________________

PART THREE: COMPLETE ONLY FOR FENCES OR RETAINING WALL

3A. Height 3 feet 0 inches front 4’0” back

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/ame

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 accept this to be a condition for the issuance of this permit.

__________________________
Signature of owner or authorized agent

__________________________
Date: 3/15/19

Approved: ____________________________
For Chairman, Historic Preservation Commission

Disapproved: ____________________________
Signature: ____________________________
Date: ____________________________

Application/Permit No.: 86984

SEE REVERSE SIDE FOR INSTRUCTIONS

86984
# HISTORIC AREA WORK PERMIT

## CHECKLIST OF APPLICATION REQUIREMENTS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>*</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Additions/Alterations</td>
<td>*</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Demolition</td>
<td>*</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Deck/Porch</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Fence/Wall</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Driveway/Parking Area</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Major Landscaping/Grading</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Tree Removal</td>
<td>*</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Siding/Roof Changes</td>
<td>*</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Window/Door Changes</td>
<td>*</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Masonry Repair/Repair</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Signs</td>
<td>*</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

**PLEASE SEE INSTRUCTIONS ON DPS’ HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.**

**NOTE:** Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:**
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.
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:
      Installation of wood picket fence across front and back yards. Front yard 3 ft tall. Back yard 4 ft tall.

   b. General description of project and its effects on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      A chain link fence previously ran across back yard. Both neighbors have picket fences in front yard.

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, windows 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, contact. 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 points 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 points 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 lots(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>Bonnie Jo Mount</td>
<td></td>
</tr>
<tr>
<td>228 Park Ave</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ken and Barbara Firestone</td>
</tr>
<tr>
<td>226 Park Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Aaron Kofner and Anat Shaker</td>
</tr>
<tr>
<td>7230 Spruce Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Slater and Ellen Knowles</th>
</tr>
</thead>
<tbody>
<tr>
<td>230 Park Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ann Maxwell and Mike Revst</th>
</tr>
</thead>
<tbody>
<tr>
<td>227 Park Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.

2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

5. No Title Report furnished.

Notes

1. Flood zone "X" per H.U.D. panel No. 04609.

2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.

3. No property corners found.

LOCATION DRAWING
PART OF LOT 17, BLOCK 1
HILL - CREST
MONTGOMERY COUNTY, MARYLAND

PARK AVENUE
(50' R/W PER PLAT)

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 327

REFERENCES

PLAT BK. 2
PLAT NO. 140
LIBER 14436
FOLIO 586

DATE OF LOCATIONS

SXL. LOC.: 04-13-10

SCALE: 1" = 20'

WALL CHECK: DRAWN BY: D.M.L

J. Snider & Associates
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/946-1266

APPLICANT BOWIE JO MANT

SXL. LOC.: 04-13-10

JOB NO.: 10-01558
FOR PROFESSIONAL SERVICES RENDERED

DESCRIPTION OF SERVICE PROVIDED:

HOUSE LOCATION SURVEY

TOTAL AMOUNT DUE..........................$190.00
LOT(S): PART OF 17
BLOCK: 1
SUBDIVISION: HILLCREST

ADDRESS: 228 PARK AVENUE
TAKOMA PARK, MD

COUNTY: MONTGOMERY

OWNER: LASKARIS

Tear Along Line Below

Snider & Associates
20270 Goldenrod Lane Suite 110
Germantown, MD 20876
CONSUMER INFORMATION NOTES:
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes
1. Flood zone "X" per H.U.D. panel No. 04600.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.
3. No property corners found.

LOCATION DRAWING
PART OF LOT 17, BLOCK 1
HILL - CREST
MONTGOMERY COUNTY, MARYLAND

PARK AVENUE
(50' R/W PER PLAT)

SURVEYOR'S CERTIFICATE
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE NEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Potter
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 287

<table>
<thead>
<tr>
<th>REFERENCES</th>
<th>LIBLE</th>
<th>FOLIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAT BK.</td>
<td>2</td>
<td>14436</td>
</tr>
<tr>
<td>PLAT NO.</td>
<td>140</td>
<td>584</td>
</tr>
</tbody>
</table>

DATE OF LOCATIONS
WALL CHECK: D.M.L.
JOB NO.: 10-01638

SCALE: 1" = 20'

Snider & Associates
LAND SURVEYORS
20720 Goldenrod Lane, Suite 110
Germantown, Maryland 20874
301/948-5100  Fax 301/948-1286
RGS TITLE - BTW
7101 WISCONSIN AVENUE, SUITE 112
BETHESDA, MD 20814

FOR PROFESSIONAL SERVICES RENDERED

DESCRIPTION OF SERVICE PROVIDED:

HOUSE LOCATION SURVEY

TOTAL AMOUNT DUE .................. $190.00
LOT(S): PART OF 17
BLOCK: 1
SUBDIVISION: HILLCREST

ADDRESS: 228 PARK AVENUE
TAKOMA PARK, MD

COUNTY: MONTGOMERY

OWNER: LAZKARIS

Tear Along Line Below

Snider & Associates
20270 Goldenrod Lane Suite 110
Germantown, MD 20876