

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7108 Cedar Ave., Takoma Park	Meeting Date:	7/24/2019
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	7/17/2019
Applicant:	Sara Hayden	Public Notice:	7/10/2019
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-19EE	Staff:	Michael Kyne
PROPOSAL:	Fence installation and hardscape alteration		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1921-1933

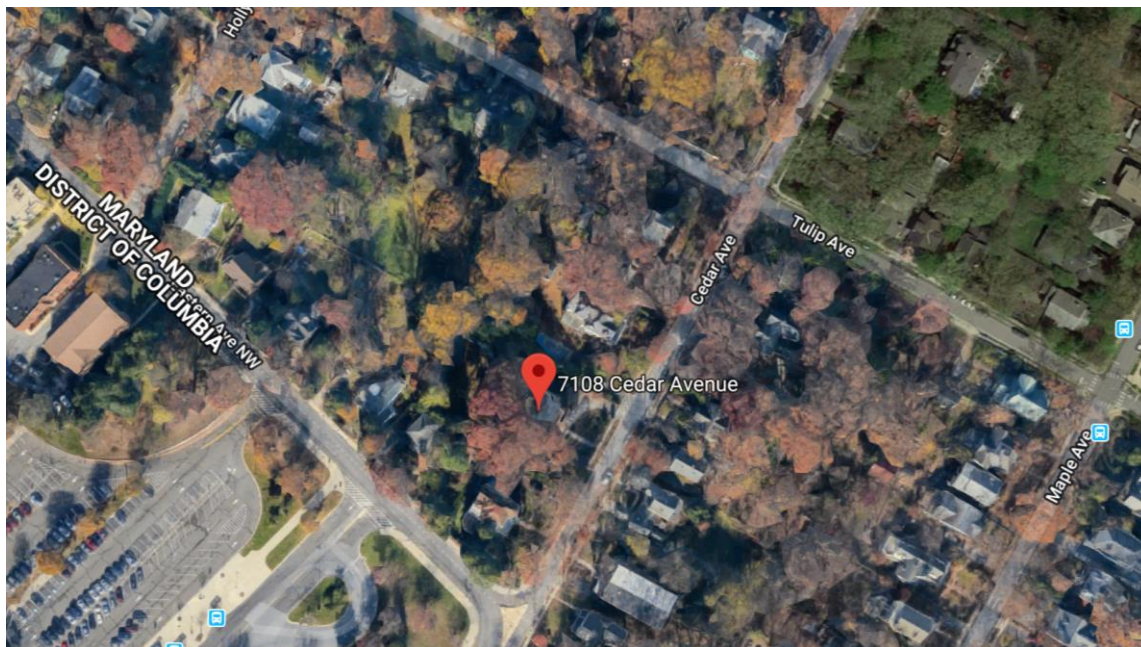


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to install a 5' high frame with wire panel fence at the southwest (left side) and northeast (right side) of the historic house. The fence will return to the rear corners of the historic house on both sides. On the northeast (right side), the fence will include a gate and connect to an existing rear garage. The applicant also proposes to replace the existing concrete landing at the front of the property with a terracotta landing in the same footprint.

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 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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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* #2 and 9;

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 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;

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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: HAYDENSARAK@GMAIL.COM Contact Person: SARA HAYDEN
Daytime Phone No.: 202-744-9834
Tax Account No.: 01072256
Name of Property Owner: SARA HAYDEN / RAYMOND Daytime Phone No.: 202-744-9834
Address: 7108 CEDAR AVE TRPK MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7108 Street: CEDAR AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE NW, DC
Lot: P2 Block: 7 Subdivision: BF GILBERTS
Liber: _____ Folio: _____ Parcel: PLAT BOOK A, PLOT 3

PART ONE: TYPE OF PERMIT 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: SIDEWALKS

1B. Construction cost estimate: \$ 5,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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/RETAINING WALL

3A. Height 5 feet 0 inches 73

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.

[Signature]
Signature of owner or authorized agent

7.3.19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edn 5/21/99

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:

HOUSE IS C. 1923 SEARS COLONIAL REVIVAL, "LEXINGTON"
MODEL, SITE IS APPROX. 1/2 ACRE, FRONT
WALKWAY LEADING TO PORCH IS BRUSHED
CONCRETE, DATE UNKNOWN.

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

(1) INSTALL 48" - 60" FENCE - CEDAR FRAME
AROUND WIRE PANELS - TO KEEP DOGS IN
BACKYARD. PRIVACY IS NOT NEEDED, SO WIRE WILL
LARGELY BE "INVISIBLE" FROM STREET. BECAUSE
OF LOCATION AND SLOPE OF YARD, FENCE WILL
NOT BE OBVIOUS FROM STREET.

2. SITE PLAN

(2) REPLACE PORTION OF CONCRETE FRONT
PATH WITH
HISTORIC PANELS

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

2 Fences, if shown, have been located by approximate methods.

3. TOTAL AREA = 21,918

PART OF LOT 1

REMAINDER PART OF LOT 2

REMAINDER PART OF LOT 5

N 32°30'00"E 109.69' (TOTAL)

PART OF LOT 2

PART OF LOT 5

INSTALL CEDAR: TYPE FRAME FENCE

AUX. BLOCK GARAGE

PART OF LOT 1

N 57°30'00"W 200.00'

S 57°30'00"E 200.00'

LOT 5

S 57°30'00"E 200.00'

GATE

GATE

REPLACE CONCRETE WITH HISTORIC PAVES



S 32°30'00"W 109.69' (TOTAL)

LOCATION DRAWING
PART OF LOTS 2 & 5, BLOCK 7
B.F. GILBERTS ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

CEDAR AVENUE
(FORMERLY OAK AVENUE)
(40' WIDE 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. 587
EXPIRES: 04-02-2015

REFERENCES

PLAT BK. A

PLAT NO. 3

LIBER 13559

FOLIO 395



SNIDER & ASSOCIATES
LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-6100 Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: E.H.

HSE. LOC.: 5-21-13

JOB NO.: 13-02073

5

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

Owner's mailing address 7188 CEDAR AVE TRPK, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
SALLY MADDEN 7100 CEDAR AVE 20912	FRANK WIEBE & M. BREINHOLT 7112 CEDAR AVE 20912
BLAIR BROWN SVIAN GERONE 7107 CEDAR AVE 20912	OREN SHUR KATIE BORDAGIANO 7109 CEDAR AVE 20912
DAN AMON MOLLY MADDEN 7015 EASTERN AVE 20912	SABRINA EATON 7019 EASTERN AVE 20912

SCOPE OF WORK: (1) INSTALLATION OF CEDAR AND WIRE FENCE & (2) REPLACEMENT OF FRONT CONCRETE PAD BETWEEN FRONT WALK & FRONT STEPS

**



(1) FRONT SIDEWALK TO BE RETAINED



(2) EXISTING CONCRETE AREA SHOWN HERE TO BE REPLACED BECAUSE IT IS IN POOR CONDITION. REPLACEMENT MATERIALS ARE THE HISTORIC "TERRA COTTA" PAVERS THAT WERE USED ON OUR SIDEWALKS



(3) HISTORIC PAVERS SHOWN HERE ARE TO REPLACE THE CONCRETE



(4) (left photo) FENCE LOCATION ON NORTH EAST SIDE OF BACKYARD IS NOT VISIBLE FROM THE STREET
(5) (right photo) FENCE LOCATION ON NORTH EAST SIDE OF BACKYARD IS NOT VISIBLE FROM THE STREET



(6) TOY TOWER SHOWN HERE HAS APPROXIMATE HEIGHT OF FENCE (5'). BECAUSE FENCE WILL BE CEDAR WITH WIRE PANEL INSERTS, AND THE SITE IS SLOPED, IT WILL BARELY BE VISIBLE FROM THE STREET.



(7) PROPOSED FENCE IS NOT VISIBLE FROM THIS ANGLE



(8) (left photo) PROPOSED FENCE WILL BE LIKE THIS FENCE IN A NEAR NEIGHBOR'S BACKYARD EXCEPT WILL BE SLIGHTLY HIGHER TO CONTAIN AN ACTIVE, JUMPY GOLDDOODLE.