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

Tax Credit: No  
Review: HAWP

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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: SARA HAYDEN
Contact Email: SARDENSAARAK@GMAIL.COM
Daytime Phone No: 202-744-9834

Tax Account No: 010722-56

Name of Property Owner: SARA HAYDEN
Daytime Phone No: 202-744-9834

Address: 7108 CEDAR AVE

City: MDC Post Code: 20912

Contractor: TBD

Contractor Registration No:

Agent for Owner: N/A

Daytime Phone No:

LOCATION OF BUILDING WORK

House Number: 7108
Street: CEDAR AVENUE

Street: NEAREST CROSS STREET EASTERN AVE NW, DC

Lot: PL 7 Block: 7

Subdivision: BF GILBERTS

PLAT BOOK A, PLAT B

PART ONE: APPLICATION AND USE

1A. Check all applicable: ☑ Construct ☑ Alter/Remodel ☑ American/Slab ☑ Room Addition ☑ Pool ☑ Deck ☑ Shed

☐ Move ☑ Install ☑ Wreck/Rebuild ☑ Solar ☑ Fireplace ☑ Woodburning Stove ☑ Single Family

☐ Revision ☑ Repair ☑ Renovate ☑ Fence/Wall (complete Section 4) ☑ Other: SIDEWALK

1B. Construction cost estimate: $ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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 FOR FENCES, RETAINING WALL

3A. Height: 5’ depth: 0 acres

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On property 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 all 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: 7/3/19

Approved: __________________

For Chairperson, Historic Preservation Commission

Disapproved: __________________

Signature: __________________

Date: __________________

Applications/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:
      HOUSE IS C. 1923 SEARS COLONIAL REVIVAL "LEXINGTON" MODEL. SITE IS APPROX. 1/2 ACRE. FRONT WALKWAY LEADING TO FRONT IS BURNT 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
      ALSO INSTALL WIRE PANELS - TO KEEP POE IN BACKYARD. PRIVACY IS NOT NEEDED, SO WIRE WILL LARGE BE "INVISIBLE" FROM STREET. BECAUSE ELATION AND SLOPE OF YARD, FENCE WILL NOT BE OBVIOUS FROM STREET.
      
      
2. SITE PLAN
   (2) REPLACE PORTION OF CONCRETE FRONT PATH WITH HISTORIC PAVILS
   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, streets, 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 openers, and other fixed features of both the existing resource(s) 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 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>7108 CEDAR AVE</td>
<td></td>
</tr>
<tr>
<td>TkPk, MD 20912</td>
<td></td>
</tr>
<tr>
<td>Adjacent and confronting Property Owners mailing addresses</td>
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</tr>
<tr>
<td>SALLY MADDEN</td>
<td>FRANCK WIEBE</td>
</tr>
<tr>
<td>7110 CEDAR AVE</td>
<td>MJ BREINHOLT</td>
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<td>OREN SHUL</td>
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<td>7015 EASTERN AVE</td>
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</table>
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 GOLDENDOODLE.