EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 222 Park Ave., Takoma Park  
Resource: Contributing Resource  
Takoma Park Historic District  
Applicant: Anand Parikh  
(Wendy King, Agent)  
Review: HAWP  
Case Number: 37/03-19PP  
PROPOSAL: Fence installation

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District  
STYLE: Bungalow  
DATE: c. 1915-25

Fig. 1: Subject property.
PROPOSAL:

The applicants propose to install a 6’ tall wood board-on-board privacy fence at the rear/sides of the subject property. Two gates are proposed – one on the north (right) side, and one on the south (left) side. The proposed new fence will replace an existing 6’ tall wood stockade privacy fence in the same location.

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.

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 Email: CFC.WendyKing@gmail.com
Contact Person: Wendy King
Daytime Phone No: 301 843-1108

Tax Account No: 13-01054487

Name of Property Owner: Antonio Pacikh
Daytime Phone No: 301 270-2825

Address: 222 Park Ave. Takoma Park, MD 20912

Contractor: Clinton Fence Co.
Phone No: 301 843-1108

Contractor Registration No: 1705
Agent for Owner: Wendy King
Daytime Phone No: 301 518-2331

LOCATION OF BUILDING/PROJECT

House Number: 222 Park Ave.
Street: Park Ave.

Town/City: Takoma Park
Nearest Cross Street:

Lot: 17
Block: 1
Subdivision: Hillcrest
Parcel:

PART ONE: TYPE OF WORK, LOCATION AND USE

1A. CHECK ALL APPLICABLE:
☐ New □ Construct □ Extend □ Alter/Remodel □ A/C
☐ Move □ Install □ Wreck/Raze □ Slab
☐ Revision □ Repair □ Revocable
☐ Single Family
☐ Fence/Wall (complete Section 4)
□ Other:

1B. Construction cost estimate: $ 6,078

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS:

2A. Type of sewage disposal: □ WSSC □ Septic □ Other:

2B. Type of water supply: □ WSSC □ Well □ Other:

PART THREE: COMPLETE for NEW or NEW INSTALLATION ONLY:

3A. Height feet 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
☐ On public right of way/ easement

I hereby certify that I have the authority to make this application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

9/11/19
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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:

   Fence in back yard w/ all P/T wood 112"
   Fence 6' Tall with 2 walk gates
   Privacy Fence - Board side by side

   [Blank lines]

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

   [Blank lines]

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. 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 structure(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 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 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 INTO MAILING LABELS.
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[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>Anand Pacikhe</td>
<td>Clinton Fence Co.</td>
</tr>
<tr>
<td>222 Park Ave.</td>
<td>2630 Old Washington Rd</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Waldorf, MD 20601</td>
</tr>
<tr>
<td></td>
<td>Wendy King</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Williamson</td>
</tr>
<tr>
<td>248 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. 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.

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

3. No property corners confirmed.

LOCATION DRAWING
LOT 14, BLOCK 1
HILL CREST
MONTGOMERY COUNTY, MARYLAND

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 H. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 397
Expires: 04-02-2013

REFERENCES

PLAT BK. 2
PLAT NO. 140

DATE OF LOCATIONS

WALL CHECK:

SCALE: 1" = 30'

Snider & Associates
LAND SURVEYORS
20720 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-6100 Fax 301/948-1286

DRAWN BY: J.T.H.

HSE. LOC.: 11-1-12
JOB NO.: 12-04390
Proposed fence style
Right side
Reas of Home
Left side Front
Left side