

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                     |                                                              |                       |              |
|---------------------|--------------------------------------------------------------|-----------------------|--------------|
| <b>Address:</b>     | 7211 Holly Ave., Takoma Park                                 | <b>Meeting Date:</b>  | 1/8/2020     |
| <b>Resource:</b>    | Outstanding Resource<br><b>Takoma Park Historic District</b> | <b>Report Date:</b>   | 12/31/2019   |
| <b>Applicant:</b>   | Nancy Knight and Martin Collins                              | <b>Public Notice:</b> | 12/24/2019   |
| <b>Review:</b>      | HAWP                                                         | <b>Tax Credit:</b>    | No           |
| <b>Case Number:</b> | 37/03-20A                                                    | <b>Staff:</b>         | Michael Kyne |
| <b>PROPOSAL:</b>    | Fence installation                                           |                       |              |

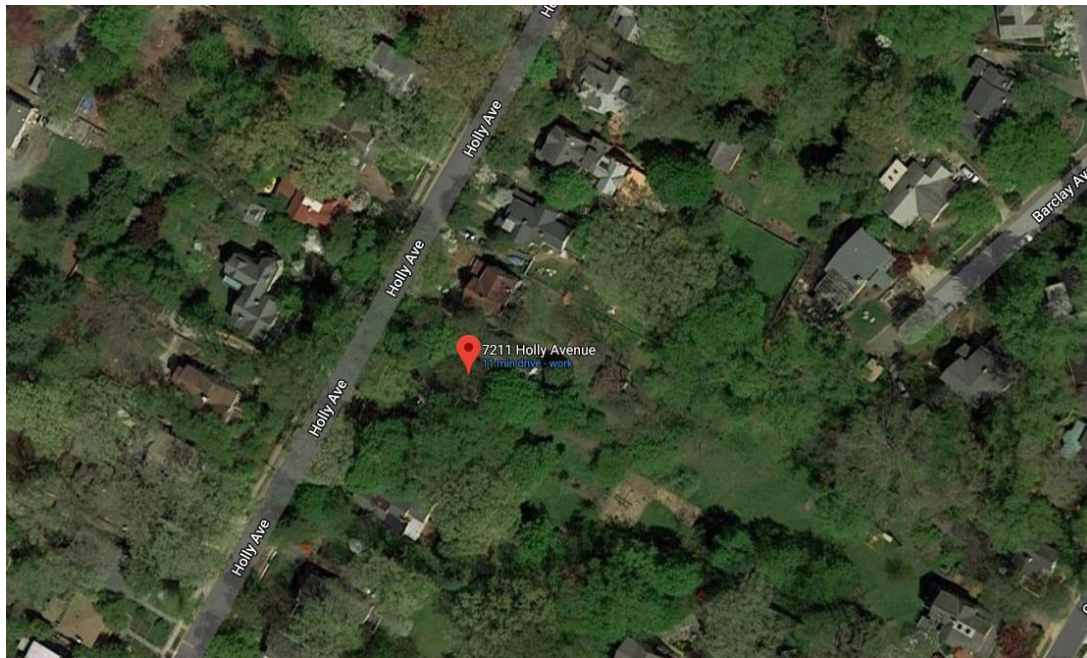
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**STAFF RECOMMENDATION:**

☒ **Approve**  
☐ **Approve with conditions**

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Shingle Style  
**DATE:** c. 1894-95



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicants propose to install a 6' tall black aluminum picket fence at the rear of the subject property. The fence will be 15' in length and will match the style of an existing 35' long fence at the rear of the subject property. This fence will close the gap in the one remaining portion that is unfenced in the rear yard.

**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:

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 ensure 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: nknight@umm.edu Contact Person: NANCY KNIGHT  
Tax Account No.: 01073741 Daytime Phone No.: 301-335-8654  
Name of Property Owner: NANCY KNIGHT/MARTIN COLLINS Daytime Phone No.: 301-335-8654  
Address: 7211 HOLLY AVE TAKOMA PARK 20912  
Street Number City State Zip Code  
Contractor: SELF Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7211 Street: HOLLY  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP  
Lot: P7 Block: 6 Subdivision: 025 BFG (BF GILBERT'S SUBDIVISION)  
Liber: A Folio: PLAT 3 Parcel: \_\_\_\_\_

## 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:

- ☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☒ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimator: \$ 900

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 6 feet 0 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 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.

Nancy Knight  
Signature of owner or authorized agent

11/26/19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 897997 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

PROPERTY WITH SHINGLE-STYLE QUEEN ANN HOUSE, A CONTRIBUTING RESOURCE IN THE TAKOMA PARK HISTORIC DISTRICT (1893). LOT IS NARROW (50') AND DEEP (200'). AT FAR REAR BOUNDARY, NEIGHBORS INSTALLED METAL FENCE COVERING 35' OF THE PROPERTY WIDTH. THIS PROJECT WOULD EXTEND THAT FENCE BY 15' TO COVER THE FULL REAR BOUNDARY.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district
- THE PROPOSED FENCE IS > 200' FROM THE NEAREST PUBLIC RIGHT OF WAY, IS NOT VISIBLE FROM ANY ROAD OR RIGHT AWAY, AND DOES NOT AFFECT ANY HISTORIC STRUCTURES OR THE ENVIRONMENT.

**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 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**

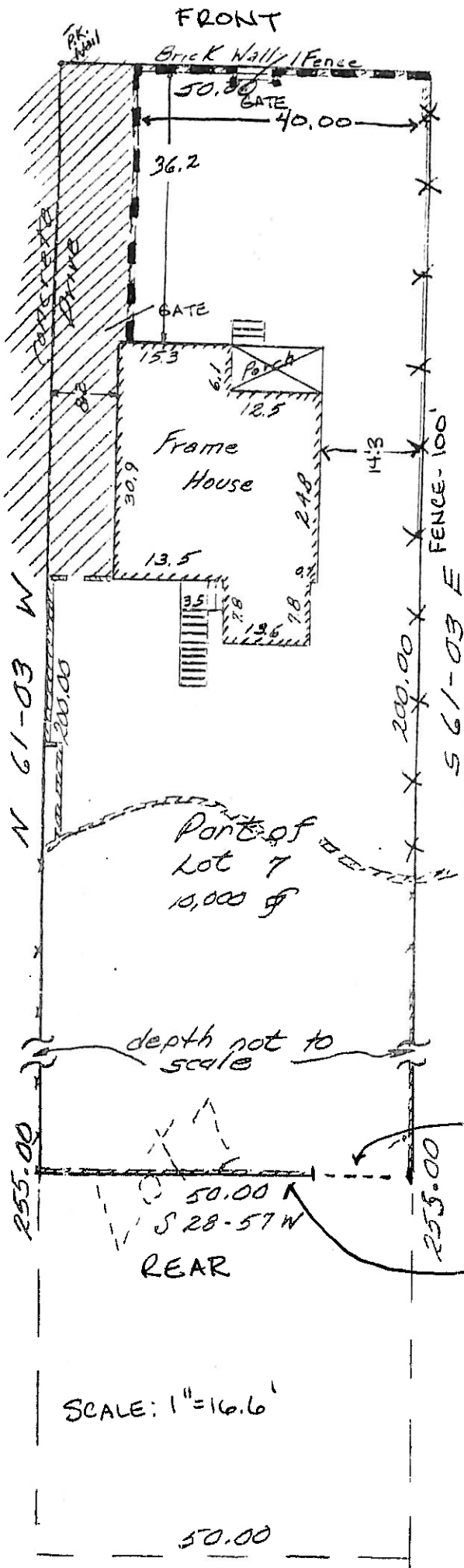
- ✓ If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.

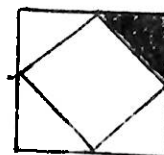
SITE PLAN  
7211 HOLLY AVE.  
TAKOMA PARK

PROPOSED EXTENSION OF EXISTING  
METAL FENCE AT REAR OF PROPERTY TO  
COVER 15' GAP

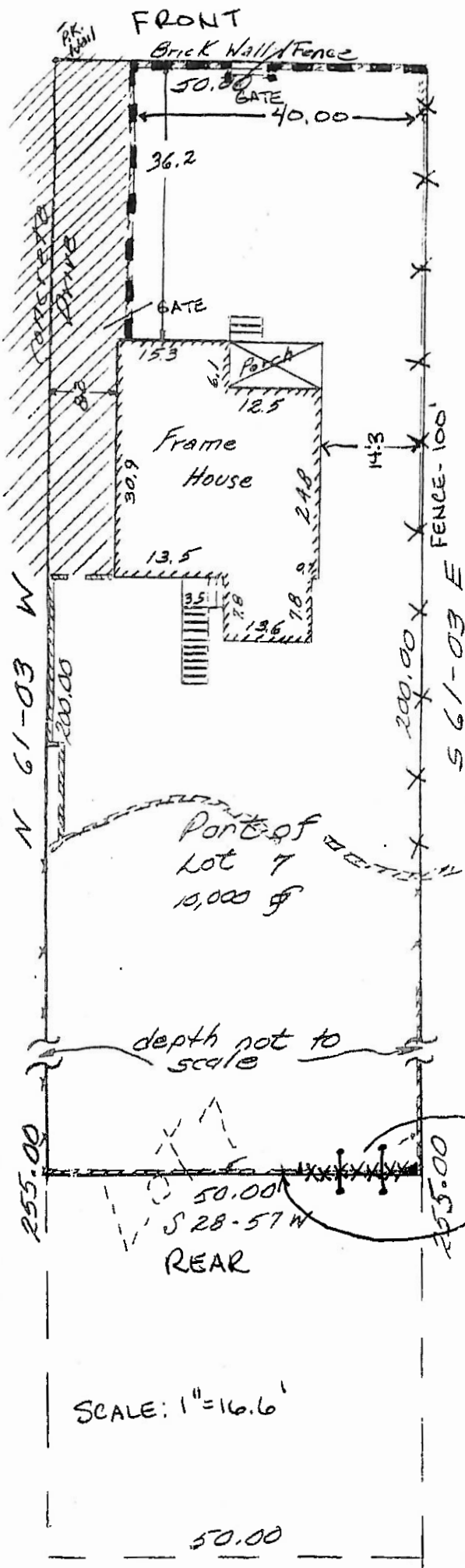


--- NEW FENCE TO COVER 15' GAP

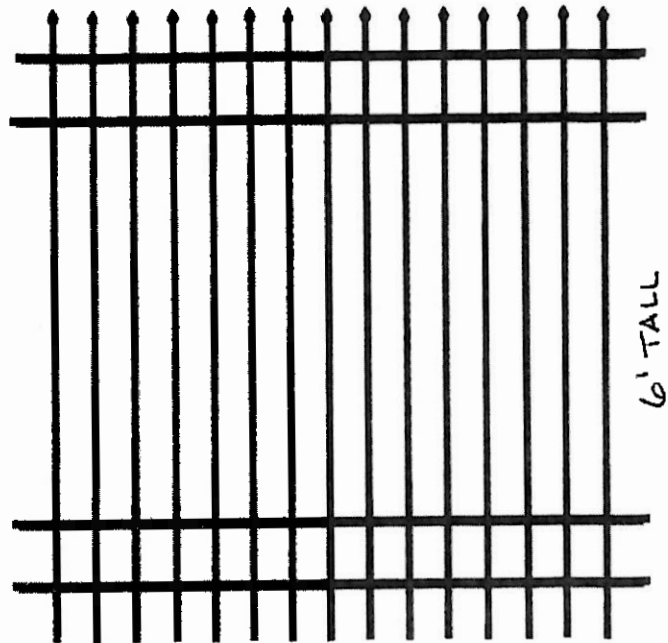
EXISTING 35' FENCE, VISUALLY COMPATIBLE  
WITH PROPOSED EXTENSION



SCALE: 1"=16.6'  
DATE: 26 NOVEMBER 2019

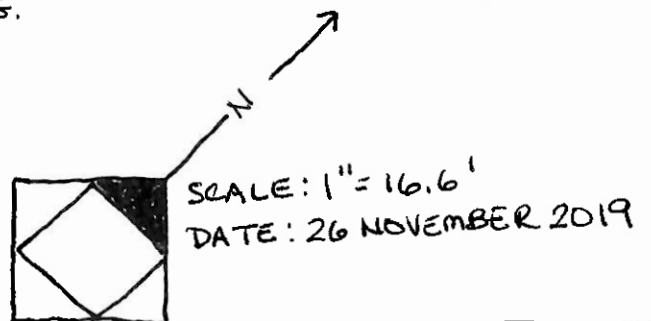


PLAN AND ELEVATION/MATERIAL SPECS  
7211 HOLLY AVE.  
TAKOMA PARK  
PROPOSED EXTENSION OF EXISTING  
METAL FENCE AT REAR OF PROPERTY TO  
COVER 15' GAP



TUFFBILT CASCADE STANDARD-DUTY  
6' H X 6' W BLACK ALUMINUM FENCE  
PANEL.

XXXX FENCE EXTENSION TO COVER 15' GAP  
EXISTING 35' FENCE, VISUALLY COMPATIBLE  
WITH PROPOSED EXTENSION  
TWO NEW POSTS (ENDS TIE IN TO EXISTING  
FENCING).





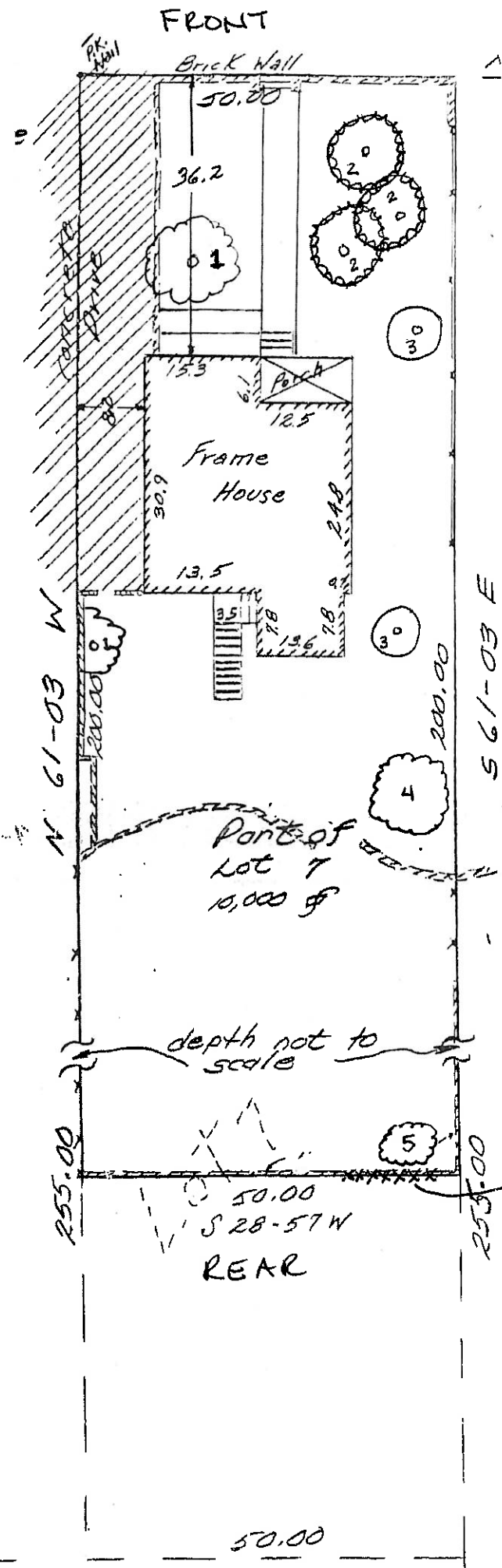
Existing Property Condition Photographs (duplicate as needed)



Detail: TWO VIEWS OF 15' GAP AT REAR OF PROPERTY. WOULD LIKE  
TO EXTEND NEIGHBORS' METAL FENCING TO COVER GAP. NOT VISIBLE FROM  
ANY PUBLIC RIGHT OF WAY.

Applicant: NANCY KNIGHT





TREE SURVEY  
7211 HOLLY AVE  
TAKOMA PARK

PROPOSED EXTENSION OF EXISTING  
METAL FENCE AT REAR OF PROPERTY  
TO COVER 15' GAP

- 01: OAKS
- 02: HOLLY
- 03: MULBERRY
- 04: MAPLE

05: ORNAMENTAL CHERRY

ONLY TREE WITH DRIPLINE  
NEAR PROPOSED FENCE EXTENSION.  
POSTS WILL NOT BE NEAR TREE.  
AFTER HAWP APPROVAL A TAKOMA  
PARK TREE IMPACT ASSESSMENT  
FORM WILL BE COMPLETED WITH  
CITY ARBORIST.

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

**Owner's mailing address**

NANCY KNIGHT  
 7211 HOLLY AVE  
 TAKOMA PARK, MD 20912

**Owner's Agent's mailing address**  
 (SAME)

**Adjacent and confronting Property Owners mailing addresses**

ADJACENT

SARAH AND JAMIE RASKIN  
 7209 HOLLY AVENUE  
 TAKOMA PARK, MD 20912

SARAH AND ZEV KANTER  
 7213 HOLLY AVE  
 TAKOMA PARK, MD 20912

ADJACENT

KELLY AND MARCOS VAENA  
 7212 CEDAR AVENUE  
 TAKOMA PARK, MD 20912

GERTRUDE AND WOLFGANG MERGNER  
 104 TULIP AVENUE  
 TAKOMA PARK, MD 20912

CONFRONTING

FRANCES AND HAROLD PHIPPS  
 7210 HOLLY AVENUE  
 TAKOMA PARK, MD 20912