EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

PROPOSAL: Fence installation

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 to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: nknight@ummm.edu  Contact Person: Nancy Knight

Tax Account No.: 01673741  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

Contractor: SELF  Phone No.: 

Contractor Registration No.: 

Agent for Owner:  Daytime Phone No.: 

LOCATION OF SUBMISSION

House Number: 7211  Street: Holly

Town/City: Takoma Park  Nearest Cross Street: Julip

Lot: P7  Block: 16  Subdivision: 625 BFG (BE GILBERT'S SUBDIVISION)

PLAT 3  Parcel:

PART ONE: TYPE OF PERMIT/ALTERATION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct  ☐ Extend  ☐ Alter/Remodel  ☐ A/C  ☐ Slab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed

☐ Move  ☐ Install  ☐ Wreck/Raze  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family

☐ Revision  ☐ Repair  ☐ Reversible  ☐ Fence/Wall (complete Section 4)  ☐ Other: 

1B. Construction cost estimate: $ 900

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

PART TWO: SPECIFY 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 ONLY FOR FENCE/RETAINING WALL

3A. Height: 60 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/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.

Nancy Knight  Signature: 

11/26/19  Date

Approved: 

Disapproved: 

Application/Permit No.: 899997  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:
      PROPERTY WITH SHINGLE-STYLE QUEEN ANNE HOUSE, A CONTRIBUTING
      RESOURCE IN THE TAKOMA PARK HISTORIC DISTRICT (1893), LOT
      18, 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 resources, 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 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, 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 9 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 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 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 LABEL.
SITE PLAN
7211 HOLLY AVE.
TAKOMA PARK

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

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

TUFF-BOIL CASTE DE Standard-Duty 6' H x 6' W Black Aluminum Fence Panel.

Fence Extension to cover 15' gap
Existing 35' fence, visually compatible with proposed extension
Two new posts (ends tie in to existing fencing.)

SCALE: 1" = 16.6'
DATE: 26 NOVEMBER 2019
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
TREES 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 ARBOCIST.

Frame House

XXYY NEW FENCE TO COVER 15' GAP
**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 (SAME)</th>
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<tbody>
<tr>
<td>NANCY KNIGHT</td>
<td></td>
</tr>
<tr>
<td>7211 HOLLY AVE</td>
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<tr>
<td>TAKOMA PARK, MD 20912</td>
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<table>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>SARAH AND JAMIE RASKIN</td>
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<td>7209 HOLLY AVENUE</td>
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