

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13 Montgomery Avenue, Takoma Park	Meeting Date:	3/11/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	3/4/2020
Applicant:	James Ogerzalek	Public Notice:	2/26/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20N	Staff:	Dan Bruechert
PROPOSAL:	Fencing Removal and Fencing Construction		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1959



Fig. 1: 13 Montgomery Avenue.

PROPOSAL

The applicant proposes to remove the existing chain link fence on the property and install fencing to either side of the house and fencing in the rear yard. The applicant additionally proposes to add a railing to a portion of the rear deck, matching the existing.

All of the proposed fencing at or to the rear of the rear wall plane. On the side yards, the applicant proposes a 4' (four foot) tall picket fence. At the rear the applicant proposes installing a 6' (six foot) tall board on board privacy fence, matching the materials and design of the neighboring fence.

The railing on the rear deck will be wood, with the pickets applied on the bottom rail. While this is not the HPC's preferred design, the *Design Guidelines* state, "Most alterations to non-contributing resources should be approved as a matter of course." The exception to this rule is when the proposed change would result in alterations to the scale and massing of the resource or have an impact on the surrounding streetscape. As the rear deck is not at all visible from the public right-of-way, Staff recommends this alteration be approved.

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.
7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
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
- (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 relevant *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) and (2), and (d), having found that the proposal is consistent with the *Takoma Park Village 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB-88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JROGOREALEK@GMAIL.COM Contact Person: JIM OGOREALEK
Tax Account No.: _____ Daytime Phone No.: 240-777-6737
Name of Property Owner: JAMES OGOREALEK Daytime Phone No.: _____
Address: 13 MONTGOMERY AVE TAKOMA PARK 20912
Street Number City State Zip Code
Contractor: A1 FENLING CO. Phone No.: (202) 695-6131
Contractor Registration No.: MHIC 119203
Agent for Owner: CSAR OJEDA Daytime Phone No.: _____

LOCATION OF BUILDING/PROJECT

House Number: 13 Street: MONTGOMERY AVE
Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE
Lot: 7 Block: 17 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Lib: 58760 Folio: 31 Parcel: 01061297

ANYONE TYPE OF PERMIT/ACTS AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Reconstruct
☐ Move ☐ Install ☐ Whack/Flare
☐ Revision ☒ Repair ☐ Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \$5,600.00

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

PARTIAL COMPLETION OF CONSTRUCTION AND OTHER VARIATIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PARTIAL COMPLETION OF FENCE/RETAINING WALL

3A. Height 4 feet 0 inches FOR SIDE AND FRONT; 6'0" FOR REAR

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 of owner or authorized agent

Date

Approved: 905206 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 8/21/99

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:

- REPLACE REAR CHAIN LINK FENCE WITH 6'0" FLAT BOARD FENCE (WOOD).
- REPLACE SIDE AND PORTION OF FRONT CHAIN LINK FENCE WITH 4'0" WOOD PICKET FENCE.
- INSTALL FRONT PICKET FENCE FROM SIDE OF HOUSE TO EXISTING NEIGHBOR'S WOOD PICKET FENCE.
- INSTALL 36" HIGH WOOD RAILING TO ENCLOSE CONCRETE PAD USING 2x2" PICKETS AND 4x4" POSTS TO MIMIC EXISTING WOOD RAILING ON DECK
- REPLACE LATTICE SKIRTING WHERE IT HAS FALLEN OR FORMERLY EXISTED.

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

- ALL FENCING ON FRONT AND SIDE WILL BE WOOD PICKET IN AN EFFORT TO MIMIC NEIGHBORING FENCES, AND WITH PRIOR HPC DECISIONS APPLYING THE TAPOMA PARK HISTORIC DISTRICT GUIDELINES.
- REAR FENCING WILL BE WOOD FLAT-BOARD FENCE TO MIMIC TALLER NEIGHBORING FENCES.
- WOOD RAILING AND LATTICE WILL MIMIC THE EXISTING/FORMER DECK STRUCTURE.

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 features 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.

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.

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

Owner's mailing address

13 MONTGOMERY AVE
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

4306 PINETREE ROAD
ROCKVILLE, MD 20853

Adjacent and confronting Property Owners mailing addresses

11 MONTGOMERY AVE
TAKOMA PARK, MD 20912

15 MONTGOMERY AVE
TAKOMA PARK, MD 20912

14 MONTGOMERY AVE
TAKOMA PARK, MD 20912

112 ELM AVE
TAKOMA PARK, MD 20912

House Location Plat
 Lot 7 Block 17
 "B. F. Gilbert's Addition to Takoma Park"
 Montgomery County, Maryland
 Scale: 1" = 30'

DEPT. OF INSPECTION
 REC'D
 FEB 21 1960
 REGULATORY
 MONTGOMERY COUNTY

Engineer's Certificate

I hereby certify that the plat shown hereon is correct, and that the location of buildings shown is as by actual measurement.

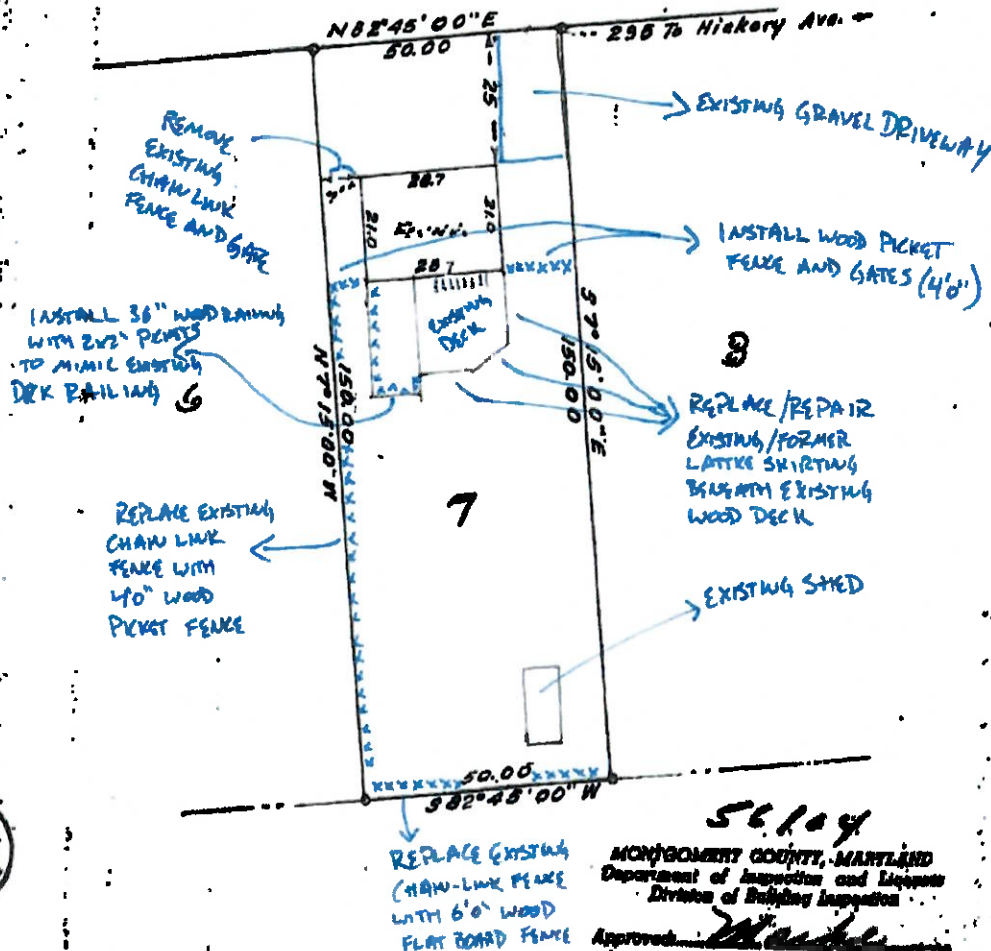
February 10, 1960

Plat Book B
 Plat 18

Maddox & Hopkins
 Engineers & Surveyors

By: *[Signature]*

MONTGOMERY AVENUE



56104
 MONTGOMERY COUNTY, MARYLAND
 Department of Inspection and Licenses
 Division of Building Inspection
 Approved: *[Signature]*
 Date: _____



STYLE OF 4'0" WOOD PICKET FENCE AND GATE FOR FRONT AND SIDE.



STYLE OF 6'0" FLAT-BOARD REAR WOOD FENCE



Existing rear chain link fence to be replaced with 6'0" flat-board wood fence



Existing side chain link fence to be replaced with 4'0" wood picket fence



Style of picket railing in foreground to be extended around concrete in background



Visual of railing extension/continuation completing wood deck and around concrete

DRIVEWAY IN FOREGROUND. LOCATION OF NEW WOOD PICKET FENCE FROM REAR OF HOME TO FRONT OF NEIGHBOR'S FENCE.

