

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	99 Elm Avenue, Takoma Park	Meeting Date:	7/29/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	7/22/2020
Applicant:	Clark Pettig	Public Notice:	7/15/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20ZZ	Staff:	Dan Bruechert
PROPOSAL:	Fence Installation		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1920



Fig. 1: 99 Elm Ave. is a long narrow lot.

PROPOSAL

The applicant proposes to install a 6' (six-foot) tall flat board privacy fence with a decorative top enclosing the rear of the property. Two gates will be installed, one to the east of the house at the rear wall plane and the other to the east of the house providing access from the driveway. Staff finds the fence design, materials, and location appropriate and recommends approval of this HAWP.

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
- (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.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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 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.



FOR STAFF ONLY:
HAWP# 919095
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Clark Pettig

E-mail: clark.pettig@gmail.com

Address: 99 Elm Ave

City: Takoma Park Zip: 20912

Daytime Phone: 292-236-0544

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? XYes/District Name Takoma Park Historic District

 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 99 Street: Elm Avenue

Town/City: Takoma Park Nearest Cross Street: Pine Ave

Lot: 84 Block: 16 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

7/7/20
Date

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

Owner's mailing address Clark Pettig & Laura Pardue 99 Elm Ave Takoma Park, MD 20192	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Jared and Nadia Hughes 101 Elm Ave Takoma Park, MD 20192	Mozelle Hazell 97 Elm Ave Takoma Park, MD 20192
6716 Allegheny Ave Takoma Park, MD 20912	
Multi-Unit Building 54 Elm Ave Takoma Park, MD 20192 Owner/Agent: Watassa Management 1811 S St NW, #100 Washington, DC 20009	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property has one structure, a 1920, single-family, Craftsman style home with a gray stucco exterior. The back yard currently has a stockade-style fence running along the west and south edges (A) and a chain link / metal mesh fence running along the east edge. The adjacent properties are also single-family Craftsman style homes on lots of generally similar size.

The east side of the back yard has a line of holly trees (H) that largely cover the chain link/metal fence. In the center of the back yard and immediately to the east of the deck are two Norway maple trees (M).

See attached site plan for details.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed work would replace the existing stockade-style fence with a flatboard fence that will better suit the Craftsman style character of the house and the neighborhood. The work would also install approximately new fencing at the end of the driveway and at the side of the house to fully enclose the back yard.

The proposed fence to be constructed would be a 6', cedar, flatboard fence with a 2x2 lattice topper. Photos of a similar fence are attached to the end of this application.

The upgraded fence would run along the south and west sides of the property in the back yard (A), around the end of the driveway (B), and in a short segment on the east side of the house (C). There would be two gates installed in the fence: one at the side of the driveway (D), and one in the short segment on the east side of the house (E). The existing chain link and metal mesh fencing along the east side of the back yard and will remain intact.

See attached site plan for details.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/7/2020

Application No: 919095
AP Type: HISTORIC
Customer No: 1377835

Comments

The proposed work would replace the existing stockade-style fence with a flatboard and lattice fence that will better suit the Craftsman style character of the house and the neighborhood. It would also install two short segments of new fence, of the same style, to enclose the back yard.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 99 Elm AVE
Takoma Park, MD 20912
Homeowner Pettig (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Replace old fence and construct new fence in the back yard.

Work Item 1: Install new and replacement fence around back yard

Description of Current Condition:

Two sides of the back yard are currently enclosed by a somewhat worn, stockade-style fence. The third side is enclosed by a metal mesh fence.

The north side of the back yard does not have permanent fencing — meaning the yard is open at the end of the driveway and on the east side of the house.

Proposed Work:

The proposed work would replace the stockade style fence with a 6', flatboard, cedar fence with a lattice topper. The work would also install the same fence at the end of the driveway and in a short segment on the east side of the house.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

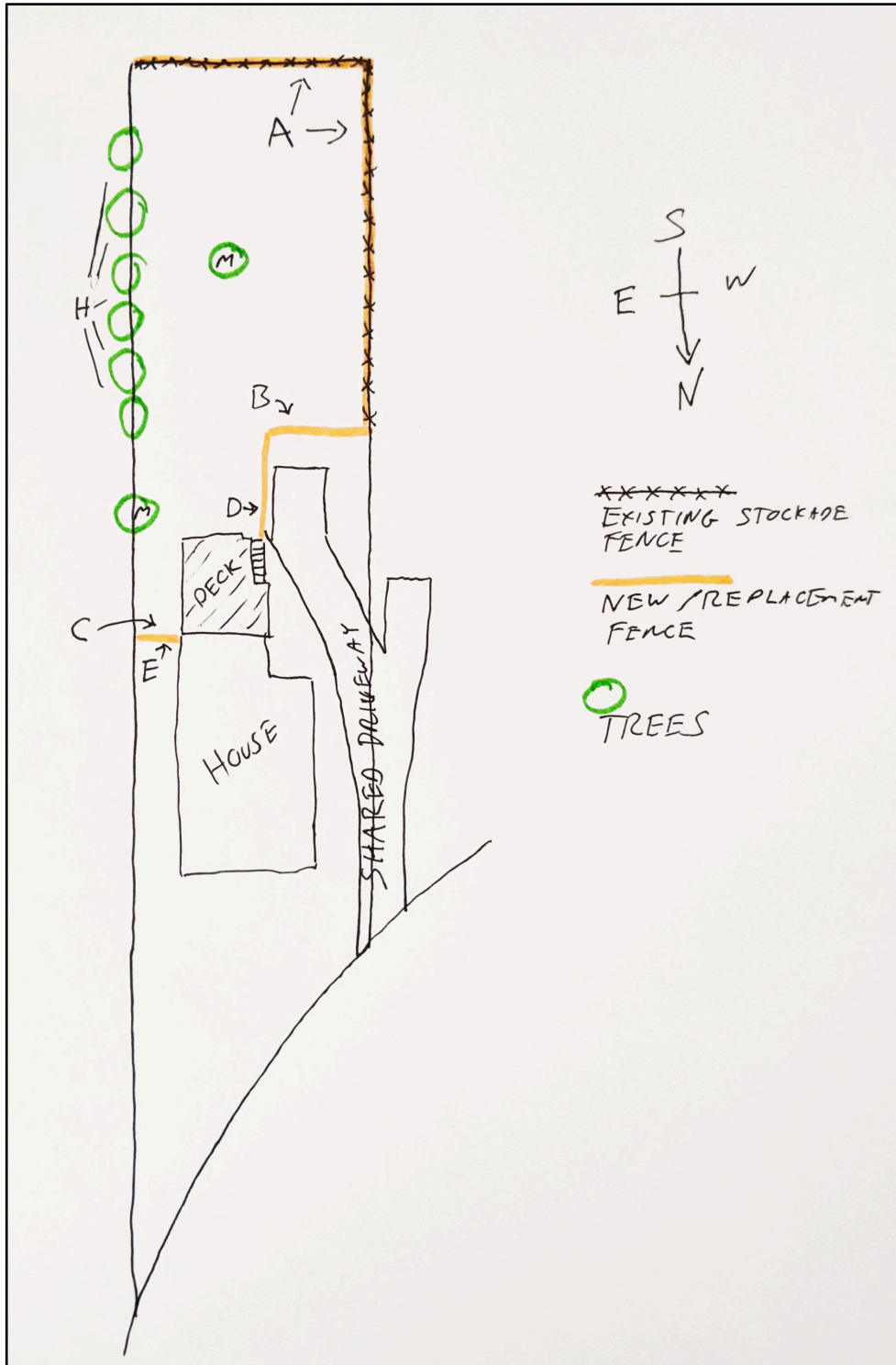
Description of Current Condition:

Proposed Work:

Pettig, Clark – HAWP Application

99 Elm Ave, Takoma Park, MD 20912

Site plan including trees



Pettig, Clark – HAWP Application
99 Elm Ave, Takoma Park, MD 20912
Photos of Proposed Fence Style

