EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6 Crescent Avenue, Takoma Park Meeting Date: 8/12/2020

Resource: Contributing Resource **Report Date:** 8/5/2020

Takoma Park Historic District

Applicant: Potomac Fence **Public Notice:** 7/29/2020

Review: HAWP **Tax Credit:** n/a

Case Number: 37/03-20FFF Staff: Dan Bruechert

PROPOSAL: Fence Construction

STAFF RECOMMENDATION



Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District

STYLE: Craftsman DATE: c.1920



Fig. 1: 6 Crescent Street.

PROPOSAL

The applicant proposes to install 6' (six foot) tall horizontal board fence along the north property boundary. The fence is to the rear of the left-projecting bump out and will have a 4' (four foot) wide gate.

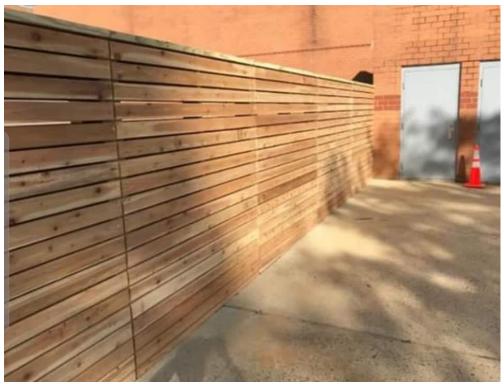


Figure 1: A precedent image of the proposed fence.



Figure 2: Front elevation of the subject property. The fence will be installed along the left property boundary, but will not project forward of the house.

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. 94, § 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve</u> 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, 9, and 10;

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.

DATE ASSIGNED_



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

APPLICANT:

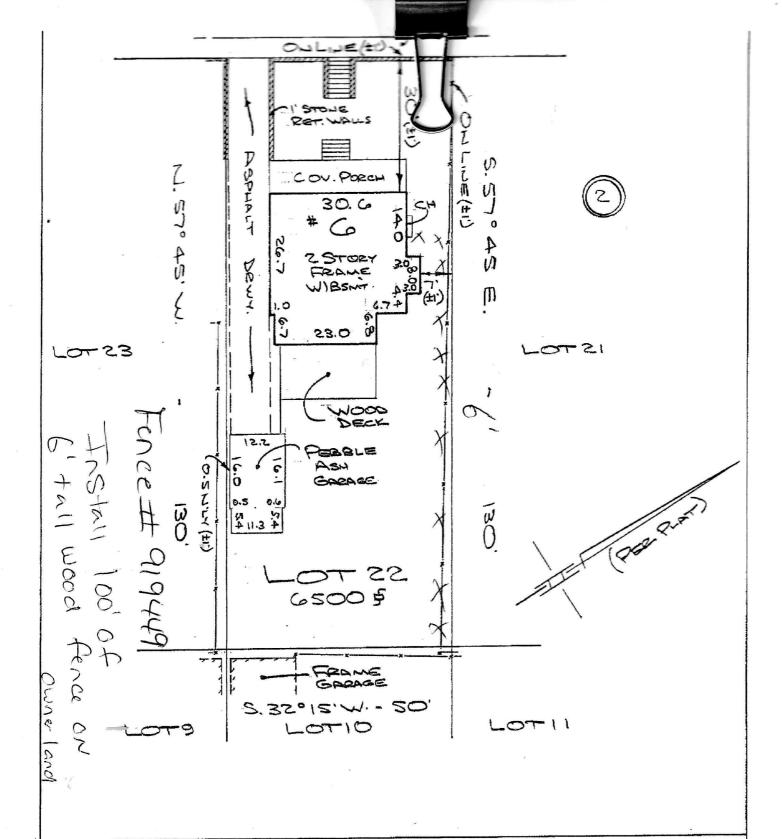
Name:	E-mail: _	E-mail:			
Address:	City:	Zip:			
Daytime Phone:	Tax Acco	ount No.:			
AGENT/CONTACT (if applicat	ole):				
Name:	E-mail: _				
Address:	City:	Zip:			
Daytime Phone:	Contract	tor Registration No.:			
LOCATION OF BUILDING/PRI	EMISE: MIHP # of Historic Property	у			
map of the easement, and doo Are other Planning and/or Hea	rumentation from the Easement H ring Examiner Approvals / Reviews cord Plat, etc.?) If YES, include info	s Required as part of this Application?			
Town/City:	Nearest Cross Street:				
Lot: Block:	Subdivision: F	Parcel:			
for proposed work are submode accepted for review. Checonstruction Addition Demolition Grading/Excavation I hereby certify that I have the and accurate and that the cor	nitted with this application. Inc ck all that apply:	verify that all supporting items complete Applications will not Shed/Garage/Accessory Structure Solar Tree removal/planting Window/Door Other: application, that the application is correct eviewed and approved by all necessary lition for the issuance of this permit.			

Description of Property: Please describe the building and surrounding environment. Include information on significant structures landscape features, or other significant features of the property:
Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1:	
Description of Current Condition:	Proposed Work:
Work Item 2:	
Description of Current Condition:	Proposed Work:
Work Item 3:	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Capitol Surveys, Inc.

10762 Rhode Island Avenue Beltsville, Maryland 20705 Phone 301-931-1350 Fax 301-931-1352 NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not be refined for the accurate identification of property boundary lines to the such interference of title or security interference refinancing.

LOCATION DRAWING LOT ここ BLOCK I hereby certify this location drawing was prepared in accordance with the minimum standards in the for the State of Maryland and is goneral to the cost of

919449

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119 Fax 301-270-4568 www.takomaparkmd.gov



7500 Maple Avenue Takoma Park, MD 20912

MUNICIPALITY LETTER

July 15, 2020

To: Hannah Deutsch & Carter Dougherty / 202.255.9814

6 Crescent Place,

Takoma Park, MD 20912

To: Department of Permitting Services

255 Rockville Pike, 2nd Floor

Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Potomac Fences, Inc. / 301.468.1228

Location of Project: 6 Crescent Place, Takoma Park, MD 20912

Proposed Scope of Work: Installing a fence along property line between 6 and 8 Crescent Place. Fence will be installed from back property line and run approx 106 feet toward the street. Will stop before the house set-back. Fence will be 5 feet high, cedar planks in horizontal design. Gate will be installed at side of house and face the street.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans