

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7201 Willow Avenue, Takoma Park	Meeting Date:	9/9/2020
Resource:	Non-Contributing Resource (Takoma Park Historic District)	Report Date:	9/2/2020
Applicant:	Julie Newport (Dana Perrone, Agent)	Public Notice:	8/26/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-20NNN	Staff:	Michael Kyne
PROPOSAL:	Fence and pergola installation		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Victorian Revival (Noted in the designation as being a total alteration or new construction)
DATE: 1906

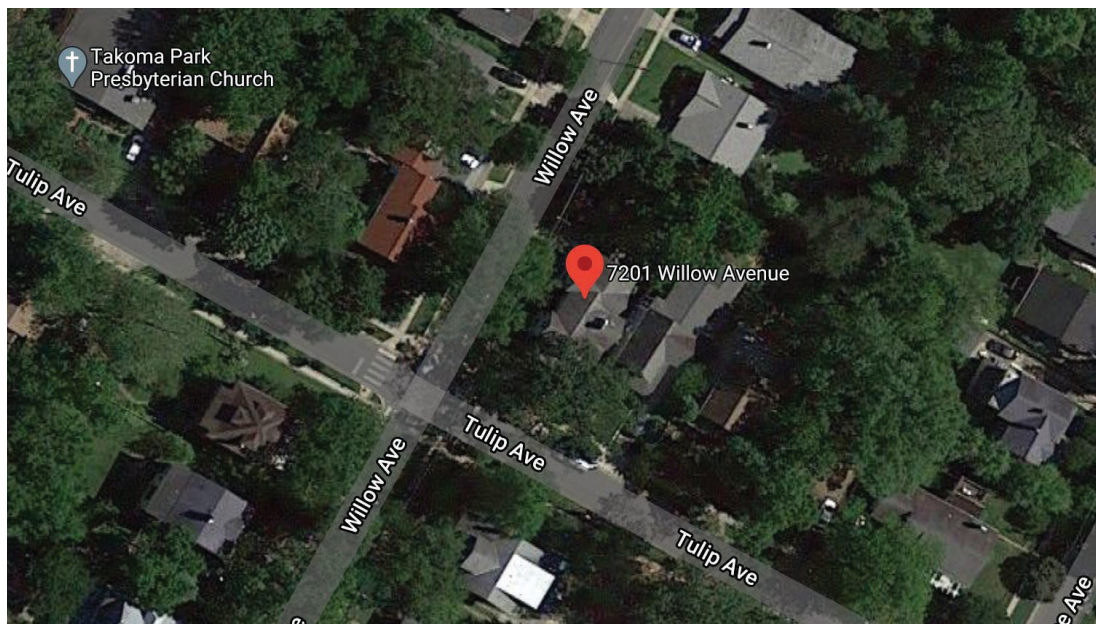


Fig. 1: Subject property.

PROPOSAL:

The subject property fronts on Tulip Avenue to the south, with Willow Avenue to the west/left side. The applicant proposes to replace the existing wooden and metal wire mesh fence at the rear (north side) of the property (at the west property line adjacent to Willow Avenue and north property line perpendicular to Willow Avenue) with a 42" high cedar picket fence in the same location. A section of the fence that separates the driveway from the patio will be moved 8' closer to Willow Avenue. The new fence will have two gates, including one with a wooden pergola constructed above it.

APPLICABLE GUIDELINES:

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 insure 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 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 proportion, and massing to protect the 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.



FOR STAFF ONLY:
HAWP# 923729
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Julie Newport
Address: 7201 Willow Ave
Daytime Phone: 857-272-2383

E-mail: janewport@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Dana Perrone
Address: 2804 Cathedral Avenue
Daytime Phone: 202-531-2288

E-mail: dperrone55@gmail.com
City: Washington, DC Zip: 20008
Contractor Registration No.: NA

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 32422

Is the Property Located within an Historic District? Yes/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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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.

Julie A. Newport

08/17/2020

Signature of owner or authorized agent

Date

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

7201 Willow Avenue is a wood frame, single family house built in 1906. It stands at the northeast corner of Willow and Cedar Avenues in Takoma Park. It is in the Takoma Park Historic District but is a non-contributing resource. The house has undergone at least one substantial alternation of the original building in the form of a two-story addition. Photographs attached.

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

Replace the existing wood and wire fence along the Willow Avenue side of the backyard and the section perpendicular to Willow Avenue next to 7205 Willow Avenue – Lot 7. The section of the fence that separates the driveway from the patio will be moved approximately 8 feet closer to Willow Avenue, as shown on the attached site plan. There will be no changes in the position of the remaining fence replacement. The stockade fence along the property line next to 402 Tulip, Lot 5 will remain.

The entire fence lies within the property boundaries and does not cross into the public right of way at any point.

The new fence will be approximately 42 inches high, depending on changes in elevation. It will have two gates in approximately the same location as existing gates. The gate between the driveway and patio will have a pergola above it. See the attached drawing for details on materials.

Work Item 1: <u>Replace existing wood and wire fence.</u>	
Description of Current Condition: Deteriorating wood and wire fencing.	Proposed Work: Replace the existing wood and wire fence along the Willow Avenue side of the backyard and the section perpendicular to Willow Avenue next to 7205 Willow Avenue - Lot 7. The section of the fence that separates the driveway from the patio will be moved approximately 8 feet closer to Willow Avenue, as shown on the attached site plan. There will be no changes in the position of the remaining fence replacement. The stockade fence along the property line next to 402 Tulip, Lot 5 will remain. The entire fence lies within the property boundaries and does not cross into the public right of way at any point. The new fence will be approximately 42 inches high, depending on changes in elevation. It will have two gates in approximately the same location as existing gates. The gate between the driveway and patio will have a pergola above it. See the attached drawing for details on materials.

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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Calvin and Julie Newport
7201 Willow Avenue
Takoma Park, MD 20912

Abram Chris Dunn
7204 Willow Avenue
Takoma Park, MD 20912

Scott Smallwood & Amanda Lenhart
7205 Willow Avenue
Takoma Park, MD 20912

Kurt Lawson and Jill Feasley
316 Tulip Avenue
Takoma Park, MD 20912

Anthony and Sara Camilli
402 Tulip Avenue
Takoma Park, MD 20912

Lin E and L J Moyer
7129 Willow Avenue
Takoma Park, MD 20912

Elizabeth Cook
7130 Willow Avenue
Takoma Park, MD 20912

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

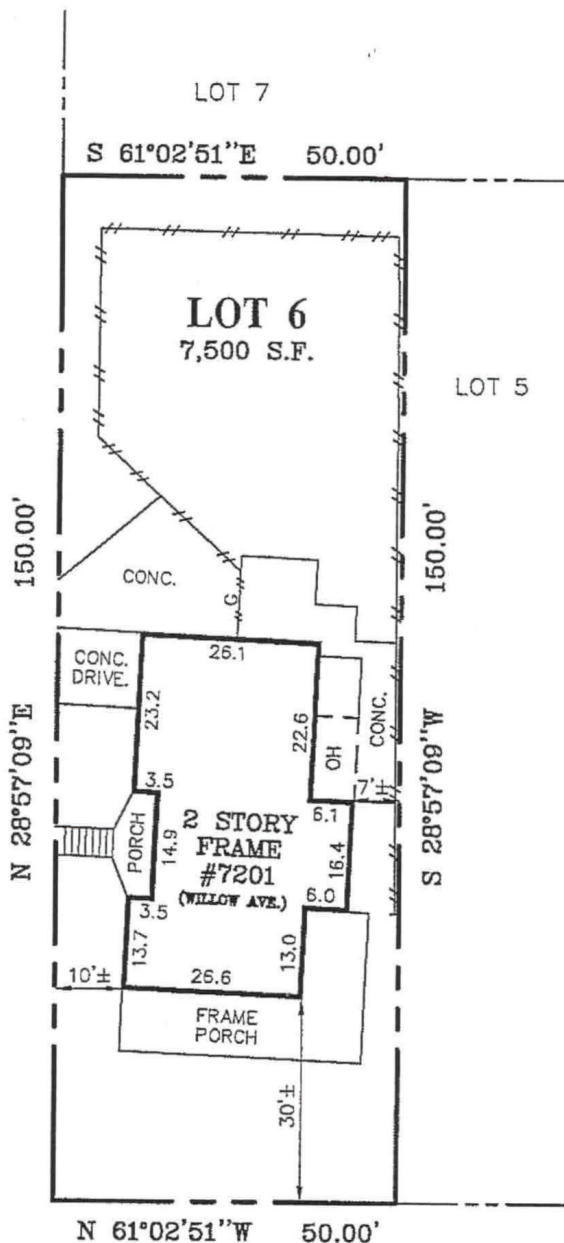
Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
- Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 6, BLOCK 8
LIPSCOMB & EARNEST TRUSTEES'
ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

WILLOW AVENUE
(50' R/W PER PLAT)



TULIP AVENUE
(45' R/W PER PLAT)

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2019

REFERENCES

PLAT BK. 1
PLAT NO. 46

LIBER
FOLIO



SNIDER & ASSOCIATES
LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20878
301/948-5100 Fax 301/948-1286

DATE OF LOCATIONS

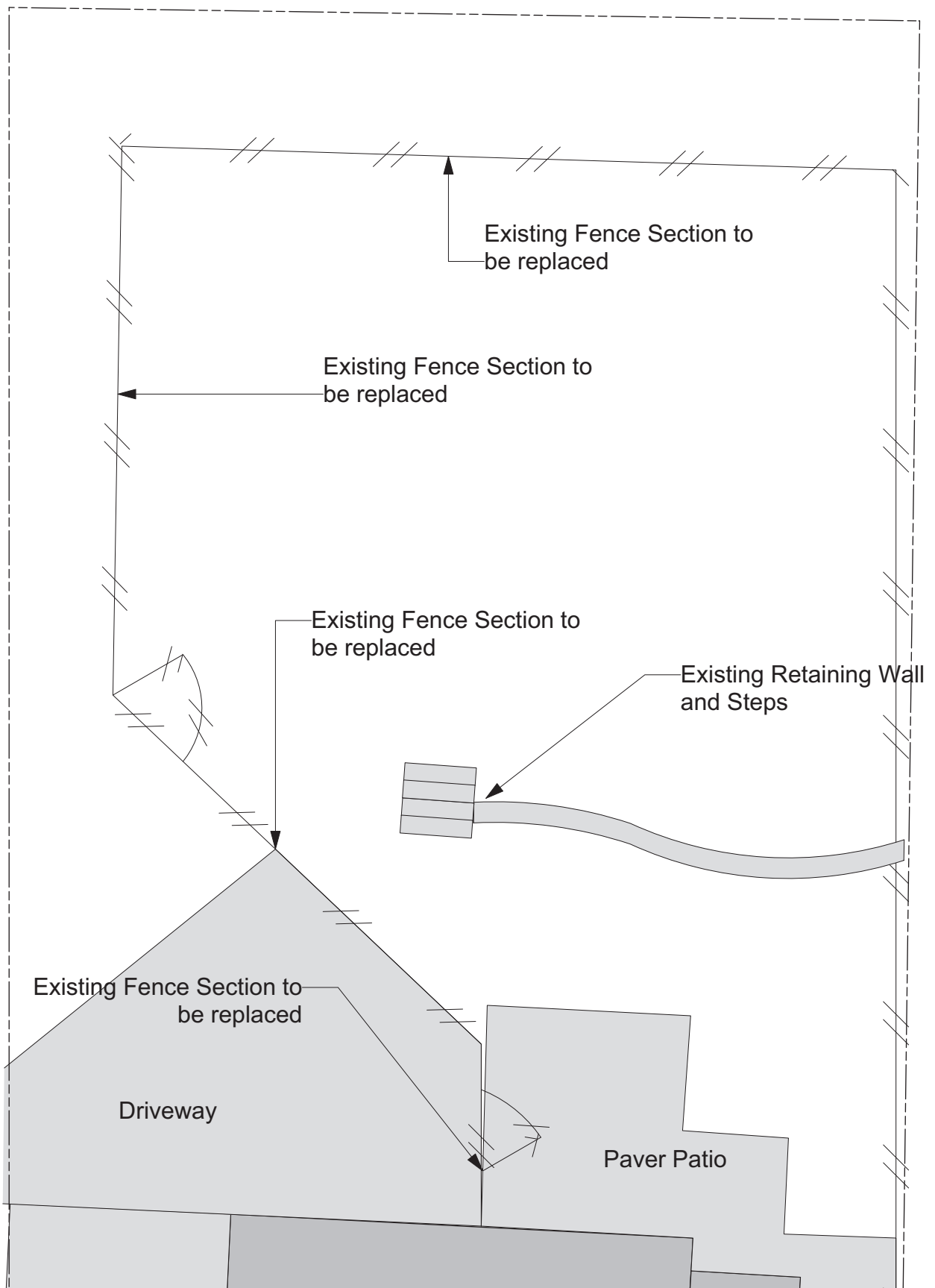
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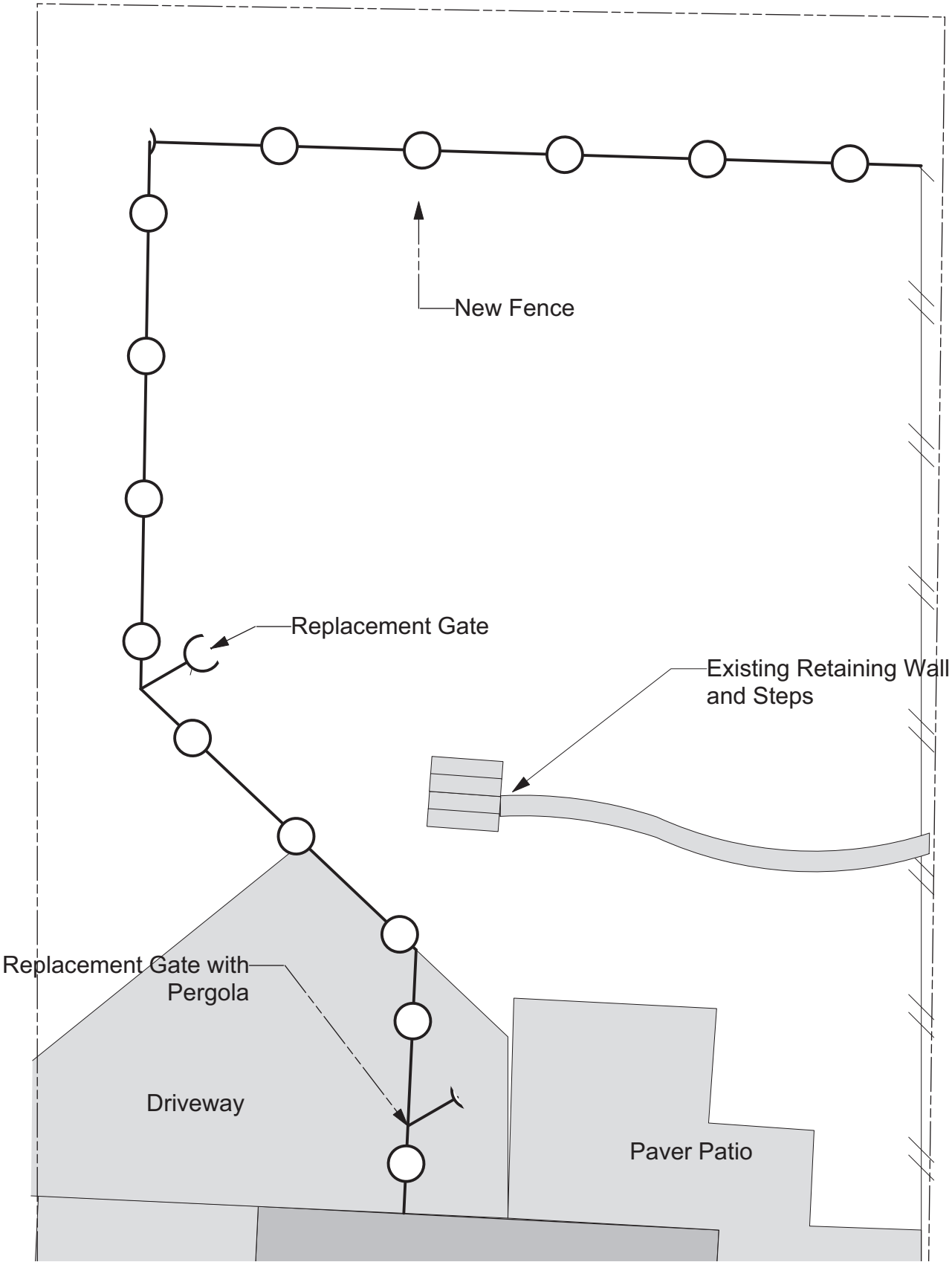
WALL CHECK:

DRAWN BY: 9 D.M.L.

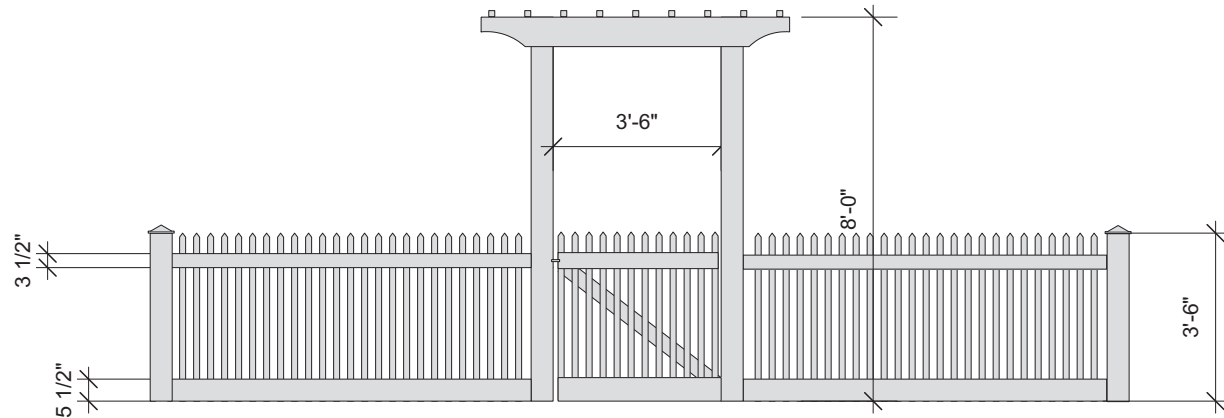
HSE. LOC.: 11-03-17

JOB NO.: 07-2934





1 [Drawing Title]
Scale: 1/8" = 1'-0"



Fence sections will be approximately 8' long, and 42" high with variations as needed for changes in grade. Materials will be 2"x2" cedar pickets set 2" apart.. The outer face will have a 1" x 4" cedar face board along the top and a 1" x 6" face board at the bottom. On the interior, the face board will be backed by a 2" x 4" cedar board at the top and a 2" x 6" cedar board at the bottom. The posts will be 6"x 6" pressure treated wood with cedar caps. The pergola above the main gate will have 2" x 2" x 18" cedar cross pieces along the top.

The fence will be stained with an opaque stain matching the trim color of the house.

1 [Drawing Title]
Scale: 1/4" = 1'-0"



EXISTING



PROPOSED

