

Expedited
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	38 Hickory Avenue, Takoma Park	Meeting Date:	10/28/2020
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	10/21/2020
Applicant:	Justin Rood	Public Notice:	10/14/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20BBBB	Staff:	Michael Kyne
PROPOSAL:	New fence and new shed construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
 STYLE: Craftsman
 DATE: c. 1915-30

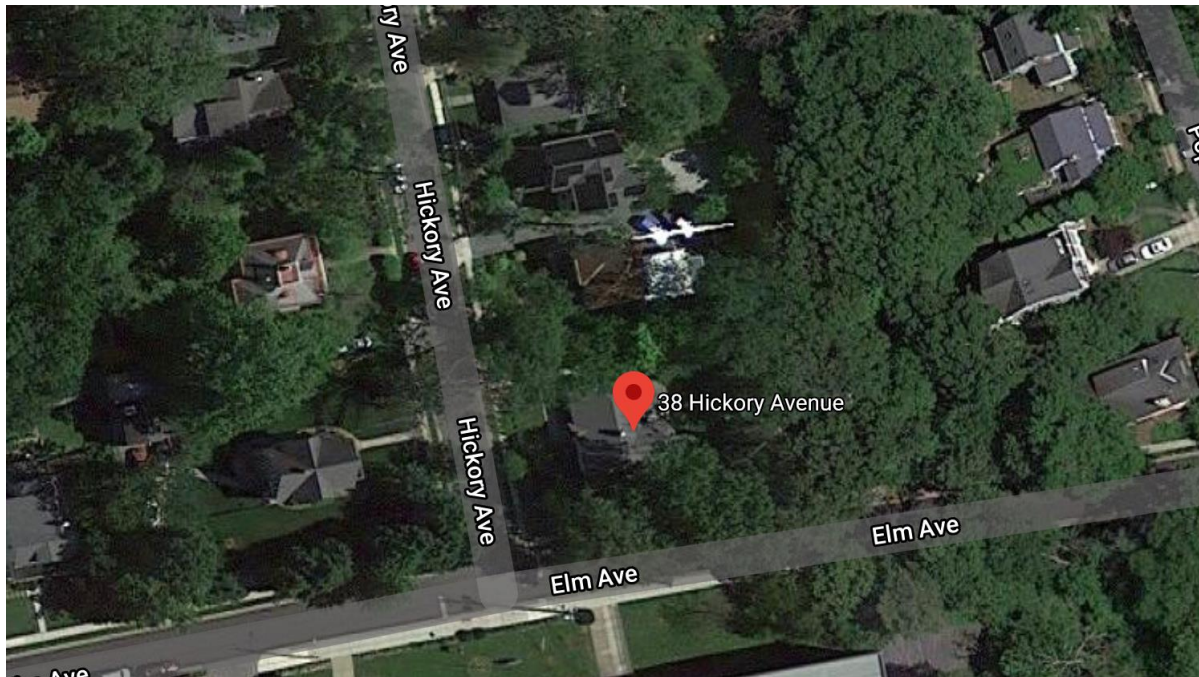


Fig. 1: Subject property.

PROPOSAL

The applicant proposes the following work items at the subject property:

- Installation of a new 12' wide x 16' long shed in the northeast (rear/left, as viewed from the public right-of-way of Hickory Avenue) corner of the property.
 - The proposed shed materials include fiber cement siding and a corrugated metal roof.
- Removal of the existing 5' high fence (wood posts with metal wire mesh) at the east (rear) side of the property.
- Installation of a new 6' high horizontal board privacy fence at the east (rear), northeast (rear/left), and southeast (rear/right) sides of the property.
 - A 6' high, 10' wide double gate will return to the northeast corner of the house.
- Installation of a 4' high horizontal board fence at the south (right) side of the property.
 - This portion of the fence will preserve greater than 50% visibility, with 7" gaps between the 6" boards.
 - A 4' high, 4' wide single gate will return to the south side of the house.

APPLICABLE GUIDELINES

IV. The Expedited Staff Report format may be used on the following type of cases:

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.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

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;

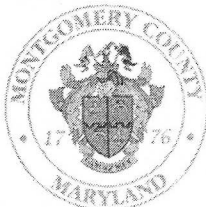
and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

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# 927723

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Justin Rood

E-mail: justinrood@gmail.com

Address: 38 Hickory Ave

City: Takoma Park Zip: 20912

Daytime Phone: 202 281 4055

Tax Account No.: 01064520

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? ☒ Yes/District Name BF Gilbert
☐ 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: 38 Street: Hickory Ave

Town/City: Takoma Park Nearest Cross Street: Elm

Lot: P21 Block: 20 Subdivision: 0025 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 checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" 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

Date

Work Item 1: Shed

Description of Current Condition:

unfinished yard

Proposed Work:

shed construction per
description enclosed

Work Item 2: Replace fence

Description of Current Condition:

decrepit, disrepair,
nonfunctional, unsafe

Proposed Work:

replace fence per description
enclosed

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

Owner's mailing address

38 Hickory Ave
Takoma Park MD
20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

34 Hickory Ave
Takoma Park MD
20912

35 Hickory Ave
Takoma Park MD
20912

202 Elm Ave
Takoma Park MD
20912



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/23/2020

Application No: 927723
AP Type: HISTORIC
Customer No: 1386292

Affidavit Acknowledgement

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

Primary Applicant Information

Address 38 HICKORY AVE
TAKOMA PARK, MD 20912

Homeowner Rood (Primary)

Historic Area Work Permit Details

Work Type CONST

Scope of Work Replace existing rear fence and build a small shed in the rear of the property.

Revised Written Description - 38 Hickory Ave. Rear Shed & Fence

Like many families, we are struggling to work, live, and raise a child on our smaller-sized property. To accommodate these demands, we would like to construct a small, simple accessory shed in our backyard, approximately 12' wide by 16' long, and under 200 square feet.

We also need to replace the property's pre-existing decrepit 5' backyard fence, as it is not functional or safe. We would like to replace the fence, following the legacy fenceline, with a more appealing and suitable wood lateral-board fence. It would have two gates -- a single gate on the south side and a double-gate on the north side. (The legacy fence features a single gate on the south side and a single gate on the north side.) The fence will be 6' in height behind the rear wall of the house, and 4' in height past the rear wall of the house. Additionally, the 4' fencing will have increased spacing/visibility between boards, per historic guidelines.

Shed

Location & Visibility

The proposed shed would be virtually out of sight from the street. We propose building it in the far rear interior corner of the yard. Our property is on a downslope from the street. The shed itself is small, with a sloped roofline whose highest point is still under 9.5' high. And it will be behind the backyard fence.

Design, Materials & Build

The proposed shed has a simple, award-winning design that complements our home and property. It is professionally assembled before shipment using quality, durable, energy-efficient materials, many environmentally friendly. It will be assembled onsite by a licensed contractor.

Impact on Neighborhood

Because it will be virtually out of sight, we expect the shed will have no impact on the appearance of the neighborhood. The structure's modest height and size are of benefit.

Impact on Trees

Zero. No trees will be removed for this project, and construction will be in accordance with the City of Takoma Park's binding guidance regarding tree protection, under the observation of the city's arborist.

Fence

Location & Visibility

The proposed fence would be installed along the same fenceline as the existing, failing fence. It encloses the rear yard. Please note that the legacy fence traverses the rear wall plane.

The fence will be 6' in height behind the rear wall plane of the house, and 4' in height forward of that line. The 4' portion will also have increased spacing between boards per historic guidelines.

Design, Materials & Build

The proposed fence is a wood, lateral-board style fence that's not uncommon to the neighborhood, to be professionally installed by Long Fence. (please see Fence - Photos - 1 for an example of the 6' height.)

Impact on Neighborhood

For the visible portion along the south side of the property, it should be positive, as the existing fence is no longer attractive or functional. (Please see Photos - Fence - 2.) The east and north sides are not visible from the street. The west (front) side of the fence is appreciably set back and graded up from street level and at least partially obscured at all times, but even in those glimpses the new fence should be a quiet enhancement to the neighborhood and our property. (Please see Fence - Photos - 3.)

Impact on Trees

We do not anticipate any impact on trees on our property. Proposed fence would replace existing fence. No trees will be removed for this project.

Plans and Elevations, 38 Hickory Rear Shed



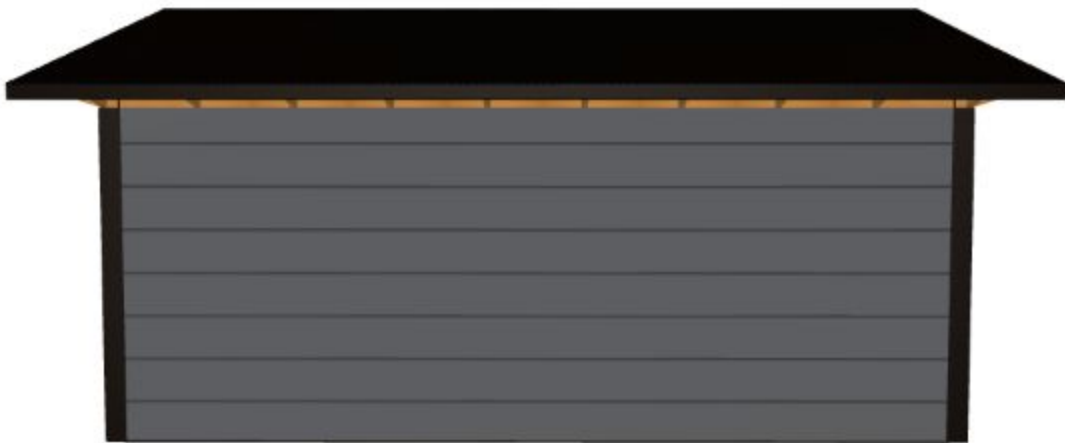
Front of shed (south face)



Left side of shed (west face)



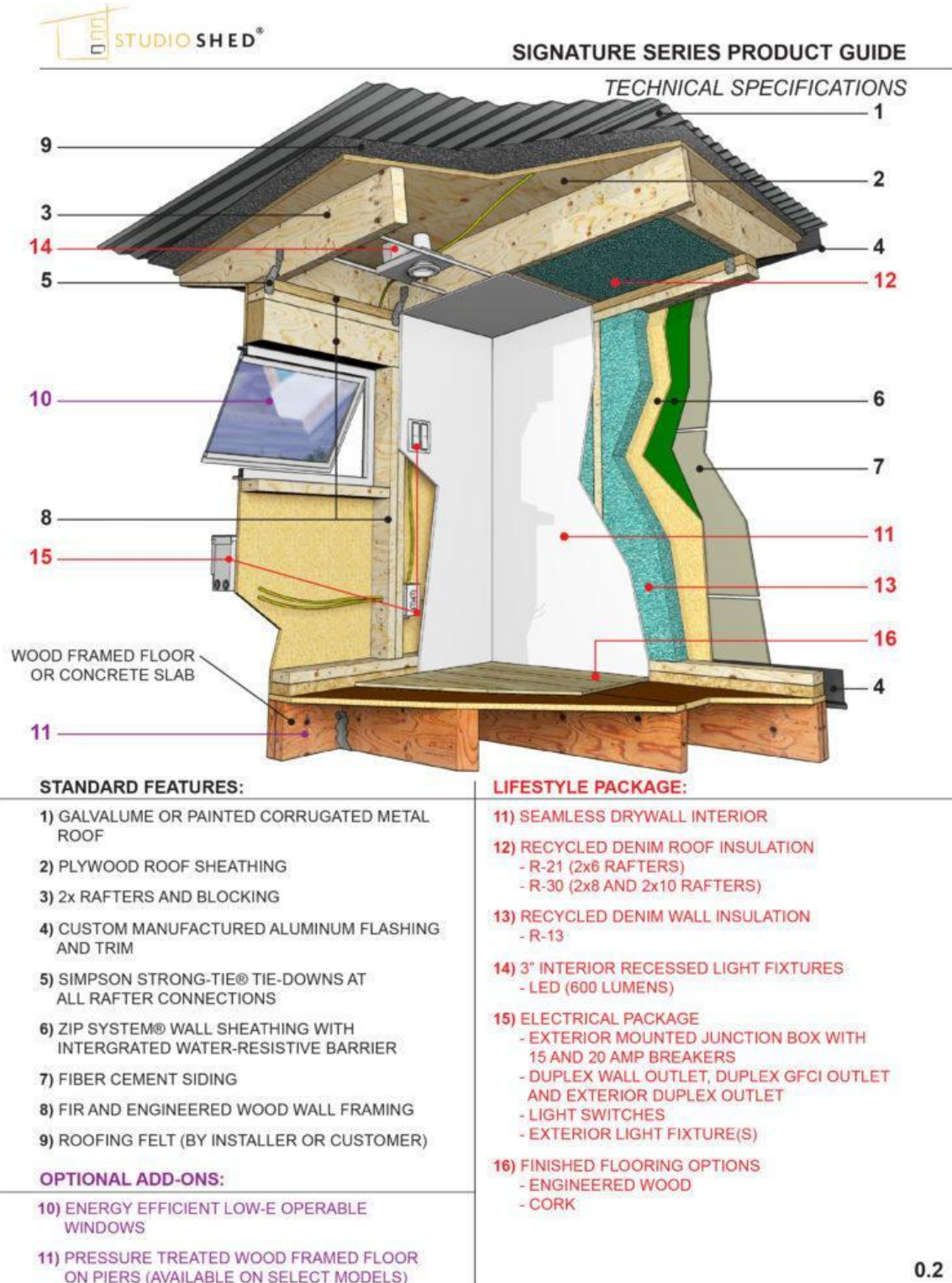
Left side of shed



Rear of shed

Material Specifications - 38 Hickory Rear Shed & Fence

Shed



Model	Signature
Size	12' x 16'
Siding	Lap
Front	F20-W2L-W2R-D72C-BL Left Justified Full Vistalite (Fixed Vertical Window), Right Justified Full Vistalite (Fixed Vertical Window), Centered 72" Door
Left	L10x-D36CR-BL Centered 36" Door
Right	R10x-BL
Back	B20-BL
Siding	Volcano Gray fiber cement siding
Door	Vistalite, Volcano Gray
Roof	26-gauge corrugated Galvalume roofing with exposed fasteners
Eaves Color	Natural Stain
Accessory:	Dark Bronze Cladding
Accessory:	Full-Lite Glass Door
Shipping	Takoma Park, MD (20912)
Foundation	Wood Frame Floor
Insulation	Insulation – R-15 (wall) and R-30 (roof)

Fence

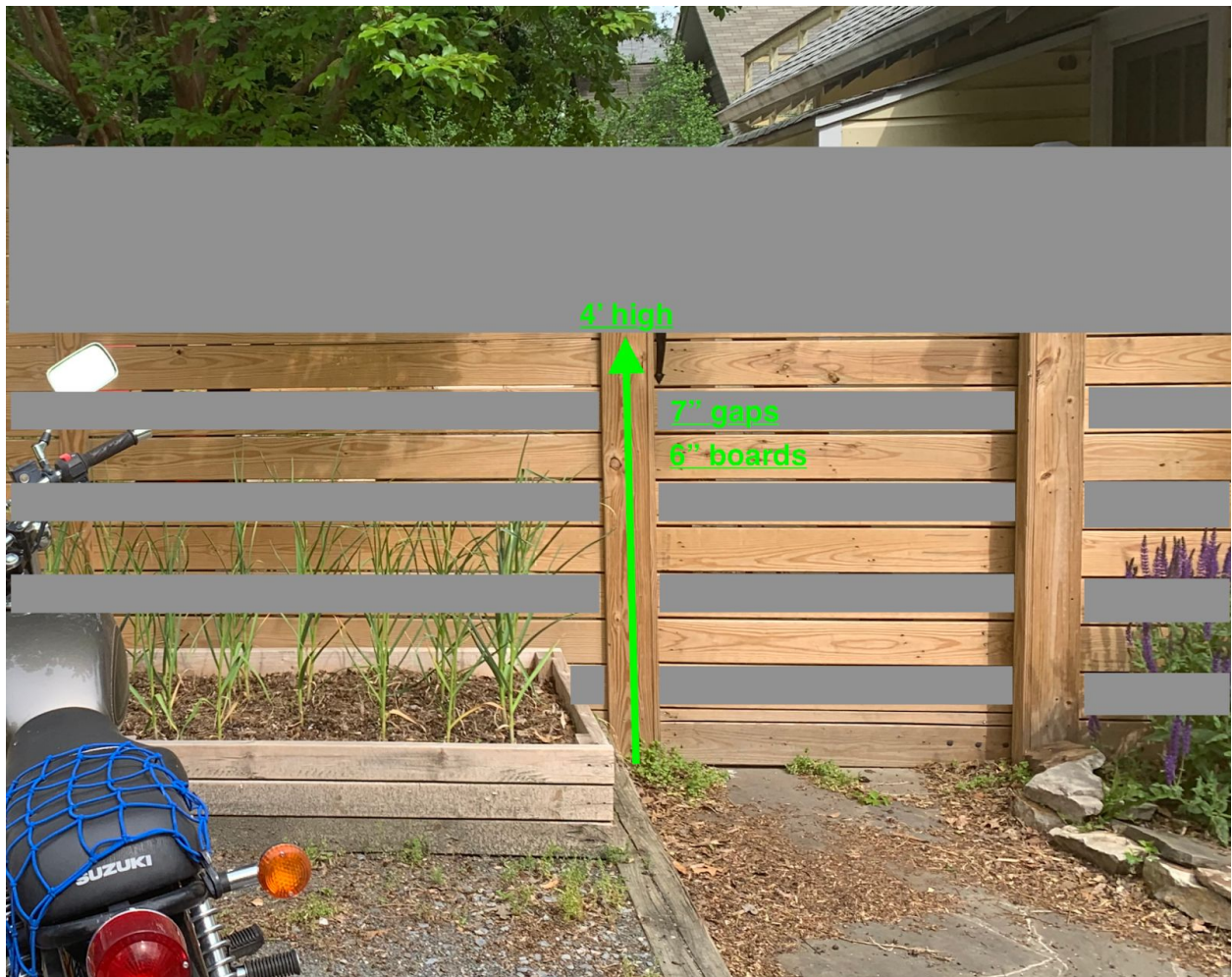
1x6 pressure-treated wood boards with 4x4 posts (example below)



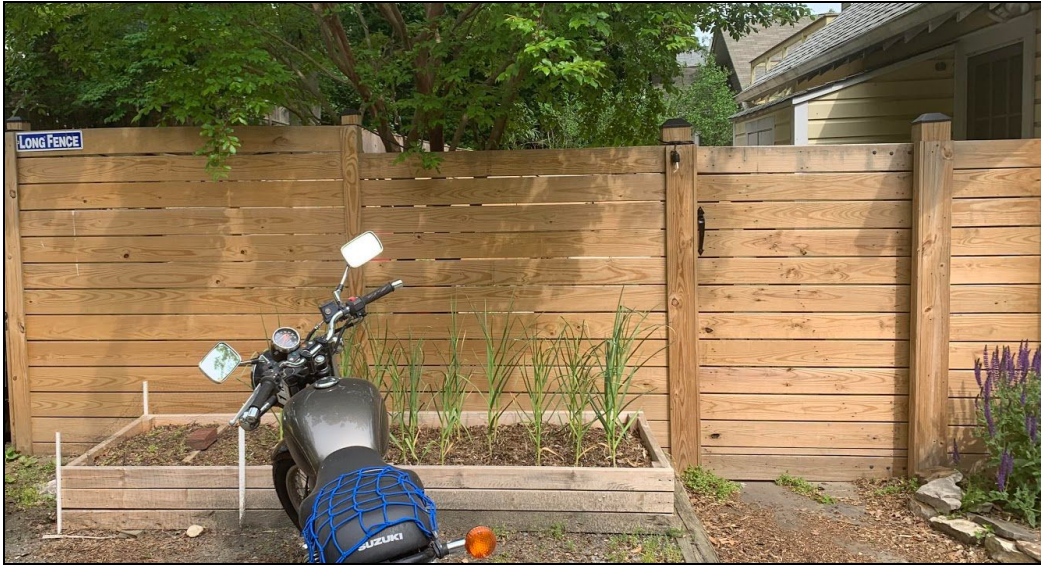
38 Hickory - Fence Project - Elevation Addendum

I regret I am unable to provide a more formal schematic showing the elevation of the proposed sections of 4' fence, to demonstrate its openness. And let me apologize in advance for the quality of my digital illustration below. It is a last resort.

I have used the photograph sample of the 6' rear fence and modified it, to show how the 4' open-style fence would appear. (I hope it looks much better than my photo illustration.) As I hope you can see, the openness is created by alternating lateral 6" boards with approximately 7" gaps, while following the style of the rest of the fence. This will achieve slightly greater than 50% visibility through the fence.



Photos - Fence



1. Lateral board style (proposed) - example



2. Existing fence - rot, failure, missing boards



5. Elm Ave. (south) view.



3. Street views of west side of fence (front facing), to show that fence is not a significant component of property's front appearance.



4. Full Hickory Ave. (west) view

Photos - 38 Hickory Rear Yard, Current



1. Current rear yard - north side, from deck
(orange poles showing approximate location of proposed shed)



2. Current rear yard - center, from deck



3. Current rear yard - south side, from deck

Tree Survey
38 Hickory Shed and Fence

As noted in the written description, no aspect of this project would adversely impact any tree on the property. Work will be carried out under the observation and direction of the Takoma Park arborist, according to a Tree Protection Plan prepared by that office.