**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

<table>
<thead>
<tr>
<th><strong>Address:</strong></th>
<th>29 Holt Place, Takoma Park</th>
<th><strong>Meeting Date:</strong></th>
<th>10/28/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Resource:</strong></td>
<td>Contributing Resource (Takoma Park Historic District)</td>
<td><strong>Report Date:</strong></td>
<td>10/21/2020</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Michael Wagner</td>
<td><strong>Public Notice:</strong></td>
<td>10/14/2020</td>
</tr>
<tr>
<td><strong>Review:</strong></td>
<td>HAWP</td>
<td><strong>Tax Credit:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Case Number:</strong></td>
<td>37/03-20IIII</td>
<td><strong>Staff:</strong></td>
<td>Michael Kyne</td>
</tr>
<tr>
<td><strong>PROPOSAL:</strong></td>
<td>New fence and new shed construction</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**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. 1915-25 |

*Fig. 1: Subject property.*
PROPOSAL

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

- Installation of a new 8’ x 10’ prefabricated shed in the southeast (rear/left, as viewed from the public right-of-way of Holt Plane) corner of the property.
  - The proposed shed materials include T1-11 siding and asphalt shingle roofing.
- Replacement of the existing 6’ stockade privacy fence at the south (rear) and southwest (rear/right) sides of the property with a 6’ high vertical board privacy fence (without lattice topper).
- Installation of a new 6’ high board on board privacy fence (without lattice topper) at the southeast (rear/left) side of the property.
- Installation of a 6’ high vertical board privacy fence (5’ high fence plus 1’ high lattice topper) with single gate at the southeast (rear/left) side of the house (parallel to Holt Place).
- Installation of a 6’ high vertical board privacy fence (5’ high fence plus 1’ high lattice topper) with single gate at the southwest (rear/right) side of the house (parallel to Holt Place).

Staff notes that the properties to the east (left) front on Philadelphia Avenue (Hwy 410), with their rear yards adjacent to the left side of the subject property. Some of these properties (including 7 Philadelphia Avenue at the southern corner of Philadelphia Avenue and Holt Place) have existing 6’ high privacy fences at the rear. Because of this, there is existing 6’ high fencing forward of the proposed fence parallel to Holt Place on the southeast (rear/left) side of the house. The proposed fence parallel to Holt Place on the southwest (rear/right) side of the house will connect to an existing 6’ high privacy fence at the neighboring property (27 Holt Place).

Fig. 2: Proposed fence plan. Prepared by staff in consultation with the applicant. This plan should only be used for the Commission’s understanding of the project, as the labeled fence locations may be imprecise.
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.

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Michael Wagner
Address: 2901 Holt Street
Daytime Phone: 301-093-096075

E-mail: Mwagner@cov.com
City: Takoma Park
Tax Account No.: 0310570034

AGENT/CONTACT (if applicable):

Name: __________________________
Address: __________________________
Daytime Phone: __________________________

E-mail: __________________________
City: __________________________ Zip: ____________
Contractor Registration No.: __________________________

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

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

☐ New Construction ☐ Deck/Porch ☑ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ 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

10/5/20
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

On the lot is a single-family house in the historic bungalow style. The house was rebuilt in 2013-2014 after the original was destroyed by a fire in 2012. Thus, although the house is a relatively new construction, it was rebuilt consistently with the historic style. The environmental setting is a backyard with native plantings (flowers, shrubs, trees) currently surrounded on two sides by a wooden fence. There is a small wooden deck on the rear of the house.

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

The project would involve the installation of a prefabricated 8'x10' shed in the rear corner of the backyard. The shed would be wooden and custom painted to match the house. We would also be replacing the existing fence on two sides of the rear yard and adding fencing to the left rear yard and across driveway and other side in order to enclose the rear yard.
<table>
<thead>
<tr>
<th>Work Item 1:</th>
<th>Work Item 2:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong> Currently plantings in area. There is no shed. Will transplant to other locations in rear yard.</td>
<td><strong>Description of Current Condition:</strong> Back and right rear yard has 6 foot tall wooden fence. Currently tilting &amp; warped wood in areas.</td>
</tr>
<tr>
<td><strong>Proposed Work:</strong> 8x10 classic cottage shed placed on gravel pad. Shed has 4'w painted door. 1-18&quot;x36&quot; window with picture frame trim and wood shutters. Shingled roof. Shed constructed &amp; delivered pre-assembled by Creative Outdoor Sheds LLC (Gambrills, MD).</td>
<td><strong>Proposed Work:</strong> Remove 6 foot wooden fence from back and right side and replace with 6' high cedar 1x4 vertical board fence. On back left, install 6' high cedar 1x4 vertical board fence. On sides, install 6' high cedar 1x4 vertical board fence with diagonal lattice topper—each side will have a 4'x6' straight top gate. Project to be completed by Builders Fence Co.</td>
</tr>
<tr>
<td>Work Item 3:</td>
<td></td>
</tr>
<tr>
<td><strong>Description of Current Condition:</strong></td>
<td><strong>Proposed Work:</strong></td>
</tr>
<tr>
<td><strong>Proposed Work:</strong></td>
<td></td>
</tr>
</tbody>
</table>
# Historic Area Work Permit Checklist of Application Requirements

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Additions/ Alterations</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Demolition</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Deck/Porch</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Fence/Wall</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Driveway/ Parking Area</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Grading/Excavation/Landscaping</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Tree Removal</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Siding/ Roof Changes</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Window/ Door Changes</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Masonry Repair/ Repoint</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>Signs</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>
PRIVACY FENCES

Board on Board-Lattice

Vertical Board-Lattice
the classic cottage

customize your classic cottage

- 10' x 16' classic cottage
- go gray trim
- black shutters & doors
- black shingles
- 179° walls
- 7/12 roof pitch
- 24'' x 30'' windows & shutters
- 30-year lifetime architectural shingles